



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

December 1, 2025

1. The Work Session meeting of the Campobello Town Council was called to order by Mayor Shamis on December 1, 2025, at 6:45 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Aaron Ash, Reitha Stevenson and Joe McDowell. Also, in attendance was Police Chief, Chad McNeill, Lt. Chris Miller, Fire Chief Brandon McNeill and Town Admin Trey Eubanks. Council Member, Alician Sprouse was absent.

2. NEW BUSINESS:

- None

3. OLD BUSINESS:

Emergency Shelter Update:

Fire Chief McNeill continues to work with the First Baptist Church to compile an agreement for their facilities to be listed for use as an emergency shelter. Dr. Littlefield is the contact for the Church.

Road Projects:

Spartanburg County will not consider Emma Drive in the roads project request as it is a gravel road. Reid Street and Cantrell Street have been added to the list of roads. Current and upcoming road projects include Smith, Fagan, Rector St., and Turner Avenue once those are complete. Bids continue to be collected from contractors, including Bird Construction.

Updates to Ballfield Agreement:

Council Member McDowell is collecting information from various other Towns and Counties as to what fees they charge for the use of their ballfields. The ultimate goal is to establish a fair fee that will cover the cost of the lights and maintenance of the field.

Trademark License Agreement –Saluda Trail:

Council briefly discussed the trademark license agreement regarding the use of the “Saluda Trail” mark. The initial draft was revised to remove an indemnification clause that the Town could not accept. The current version is acceptable per the Town Attorney.

4. OTHER BUSINESS:

Gateway Sign Update:

Council Member Ash asked for Trey to obtain two more renderings from other sign companies and allow those to be put on our Facebook page for public opinion.

ADJOURNED on December 1, 2025 at 6:59 p.m.

Town of Campobello Council Minutes were recorded by Town Clerk, Kim Hyder, on this 1st day of December, 2025.



TOWN OF CAMPOBELLO

Council Meeting – Regular Meeting Minutes

December 1, 2025

1. The Council meeting of the Campobello Town Council was called to order by Mayor Shamis on December 1, 2025, at 7:00 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Aaron Ash, Reitha Stevenson and Joe McDowell. Council Member Sprouse joined the meeting later on. Also, in attendance was Police Chief, Chad McNeill, Lt. Chris Miller, Fire Chief Brandon McNeill and Town Admin Trey Eubanks.
2. Council was introduced.
3. Mayor Shamis asked if Council had reviewed the November 3, 2025 work session minutes and November 3, 2025 council meeting minutes. Motion was made by Council Member Stevenson accept the November 3, 2025 work session minutes and November 3, 2025 council meeting minutes, as written, which was seconded by Council Member Ash and unanimously approved.
4. Mayor Shamis reconvened the meeting and, foregoing additional comments, proceeded to swear in the newly elected officials: Council Member Lance Kaminer, Council Member Reitha Stevenson, and Mayor Aaron Ash. He then expressed his appreciation for the support shown during his term and departed the building.

Mayor Ash then assumed leadership of the meeting, expressing that he is humbled by the support of the community and staff. He encouraged everyone to work together to make Campobello the best it can be.

5. TOWN ADMIN:

Gateway Sign:

Staff provided an update on the Gateway sign project. It was noted that, as discussed at the workshop, additional quotes and design proofs will be obtained from two more companies to provide a wider range of options. The companies will be given the input received during the meeting to incorporate into their proposals. Once the designs are received, they will be posted on the Town's website and social media to allow citizens an opportunity to provide feedback.

Sewer Project:

Staff reported no new updates regarding sewer service. Mayor Ash requested a meeting be set up with Erik Horton so that we keep the sewer project moving along and not allow it to become stagnant.

FEMA Reimbursements:

FEMA funding for equipment purchases and staff time related to last year's hurricane has not yet been received; however, reimbursement for debris collection and the damaged power line has been issued. The remaining FEMA reimbursement is still pending.

USDA Grant Application:

It was noted that the recent federal government shutdown caused delays with USDA. A USDA grant application has been completed and submitted, which may supplement any unmet FEMA

funding. There is also a possibility that the USDA grant could include roadway improvements, and staff is awaiting further information.

Saluda Trail – Trademark License Agreement:

Staff reported that the Town's attorney completed his review of the agreement and identified one section requiring removal. Because the Town is not legally permitted to indemnify another local government, the indemnification clause in favor of Spartanburg County was removed. PAL agreed to the change, and the revised agreement is presented to Council for consideration. It was noted that there is no urgency in taking action and Mayor Ash would like the newly appointed council to have time to review it.

Municipal Association of South Carolina (MASC) Problem Solver Grant:

Staff also provided an update on the Municipal Association's Impact Grant. With more than 60 applicants, the process was highly competitive; however, the Town was awarded a \$25,000 grant. Council has previously approved the required 10% match. In accordance with the procurement code, the request for qualifications has been posted by staff and additionally advertised through South Carolina Business Opportunities (SCBO). Several firms have already contacted the Town to request the RFQ. Submittals are due December 5th. Once received, staff will distribute the responses to Council for review. The next step will be for Council to select a firm to develop a municipal facilities master plan for Campobello.

Spartanburg County Paving Program:

Staff reported that the Town received positive news regarding road funding for 2026. The Town has been allocated \$92,050 through the County CTC program, which will be matched with an equal amount by the CTC. In addition, \$40,424 is available in Campobello's road fee fund, providing a total of more than \$224,000 for roadway improvements in the coming year. Staff and Council Members met with Spartanburg County on November 6th at the County's request. County staff expressed confidence that they could complete the Town's road projects at costs comparable to earlier quotes and indicated that their previously distributed formula for estimating road work was likely flawed. The Town expressed interest in having the County perform the work if the pricing remains consistent. The County has already made an initial site visit. It was noted that Emma Drive cannot be included because it is a gravel road and therefore does not qualify under the County's funding criteria. Staff will revisit the project list and add additional roads for consideration. Based on prior assessments, Turner Street and Reid Street are the next roads recommended for inclusion, with Cantrell Road as a potential third option. County staff will return to conduct a more detailed assessment, and final costs will be compared to estimates received earlier in the year. Regarding Emma Drive, staff reported that alternative options are being explored. Brandon, Miller, and staff are working to negotiate for asphalt millings to be used in place of gravel, similar to the millings used in the Town's parking areas. A construction crew has offered four to five loads beginning in April, with the possibility of additional loads being purchased if needed. It was noted that the budget includes \$20,000 that could be used toward this work. Depending on the type and quality of millings, eight to ten loads are estimated to cover the length of Emma Drive at a depth of two to four inches. The County would like our list of roads by the end of the year. Council was in agreement with the updated list of roads to be provided to the County.

Mayor Ash asked if the council had any further questions for the Town Administrator. No further questions were asked.

POLICE DEPT:

Police Chief McNeill reported on the calls for the month of November:

Traffic Incidents: 11 wrecks with no injuries and 3 wrecks with injuries. Of those wrecks, 3 were at the Hwy 11 bridge at the interstate. Traffic Enforcement: 95 total traffic stops, resulting in approximately 27 citations. Of those, 5 were drug-related charges (all marijuana-related). SROs had 13 home visits. An issue arose around Campobello-Gramling School with the County chasing a robbery suspect on foot. The Campobello Police Department had 4 extra officers at the school for the entire day. Mayor Ash did receive a call from Dr. Smith, Superintendent of School District One, commending the police department on how well they handled the incident.

Mayor Ash asked if the council had any further questions for the Police Department. No further questions were asked.

FIRE DEPT:

For the month of November, the Campobello Fire Department responded to a total of 21 calls. Of these incidents: 5 occurred within the Town limits of Campobello, 12 were within the Campobello Fire Service Area, and 4 were mutual aid calls assisting other departments.

Community Event:

Preparations are underway for the Campobello Christmas Parade, scheduled for Sunday, December 7th at 3:00 p.m. A trailer has been provided by Ken Feagin for Council to decorate for the parade. The Grand Marshal for this year's parade is Mayor Aaron Ash.

Christmas Lighting:

It was requested that Council consider allotting a set amount of money on Christmas lighting/décor to be spent within a certain amount of time throughout the year. This would allow the Town to purchase items that are on sale or that are being sold by other Towns, in an effort to save money. Many Towns update their Christmas decorations every two years, selling the old equipment at a discounted rate. This request will be made early on in 2026 to give Council time to ask any questions they may have. The Christmas Light line is scheduled to be repaired by the end of this week or beginning of next, weather permitting.

Mayor Ash asked if Council had any further questions for the Fire Department, and none were raised.

6. **Old Business-**

Sewer Updates:

The sewer update was previously given.

Code Enforcement:

Police Chief McNeill reported continued progress on ordinance enforcement. Mr. Mock continues to work on the two-story brick building, with concrete being poured today.

Gosnell Park:

Police Chief McNeill reported that the portable bathrooms will be available for use before, during and after the Christmas parade. With the grant funds left, it is hopeful to obtain better stadium seating that is more comfortable than sitting on concrete steps. He would certainly obtain a quote from Seating Solutions, a nearby business. Mayor Ash suggested that Council go by and walk the field at their convenience to look over the field, but he was confident that everything was good after the new dirt had been put down.

Grants

There were no new updates on grants. However, Police Chief McNeill did mention that software used by the police department and Court was bought out by a new company who is still cheaper in price than a few others he has reached out to. The new software will be cloud based and more user friendly, but at an increased price. However, there is money in the budget for the increase. The new company is called ARMS.

Mayor Ash would like to get started on applying for a grant for sidewalks, to include replacing the rock wall.

Gateway Sign:

Council noted that progress on the gateway sign remains pending. Follow-up communication will be made with SignForce if no response is received within the next few days.

Emergency Shelter Agreement:

Discussion was held regarding the agreement designating Campobello First Baptist Church as an emergency shelter. The agreement is still in progress, with a goal of completion by the end of the year.

Road Projects:

Police Chief McNeill reported that the Town is awaiting one final bid for Emma Drive. The 2026 road improvement plan includes Rector Street, Fagan Street, and Smith Street, with Emma Drive to follow based on bid results. All town roads, excluding those in the Vanderbilt Farms subdivision, will be graveled once completed. Council requested that once bids are finalized, a summary of planned road improvements be shared with the public on the Town's Facebook page. Three contractors have submitted or are in the process of submitting bids. Existing bids previously obtained through FEMA remain valid if agreements are signed before the end of the year. Construction work could begin as soon as weather permits in early 2026. The contractor confirmed that roadwork will meet all county standards, including full excavation, re-graveling, and asphaltting, at a lower cost than initially projected.

Ballfield Agreement

Mayor Ash and Council Member McDowell plan to have a finalized draft of the ballfield agreement for January's meeting.

Community Budgeting Class Discussion

Council revisited the prior discussion regarding hosting a community budgeting class. It was noted that additional conversations had taken place and that January 8th was proposed as a suitable date for the session.

The purpose of the class is to provide residents with basic household budgeting information and supporting literature. The anticipated duration of the session is approximately one and a half to two hours. The class will be held at the Fire Department in the training room. Fire Chief McNeill confirmed he was agreeable to the date and time. The start time of 6:00 p.m. was suggested to allow participants adequate time to arrive after work.

A motion was requested to approve January 8th at 6:00 p.m. for the community budgeting class. A motion was made by Council Member Stevenson, which was seconded by Council Member McDowell and carried unanimously.

Saluda Trail Agreement

This item will be tabled until January's meeting to give newly elected Council Member Kaminer a chance to review it prior to voting.

7. **New Business**

Communication with Community

Mayor Ash is working with Police Chief McNeill to get quotes from different companies that provide a texting service for municipalities. The goal is to have a way to alert the community of any delays, emergencies or alerts that need to be provided in a quick manner. Chief McNeill hopes to provide quotes at January's meeting. Council agreed that implementing automated messaging would be beneficial.

Community Survey Discussion

Council then moved to discuss the development of a community survey. Mayor Ash and Clerk Hyder have been coordinating on creating a survey consisting of approximately five or six questions. The draft survey will be shared with Council for review, and later with the community for additional input. The intent is to use the survey results as a guiding roadmap for Council priorities and town initiatives in the upcoming year. The target for completing and distributing the survey is the end of January. Council emphasized that this effort is aimed at improving communication and better understanding community needs.

Planning Meeting

The next item discussed was the need to establish a plan moving forward. A Planning meeting for Council was scheduled for January 27, 2026 at 6p.

8. **Other Business**

Planning & Zoning Update to include Dan Mock Property and Zoning Discussion

Council received an update regarding the project previously discussed with property owner Dan Mock. Mr. Mock attended the last meeting and provided information about the challenges and potential plans for the building.

The primary issues noted were septic capacity and limited parking. Mr. Mock explained that his original plan was to utilize the lower level for commercial artisan-type businesses and to convert the upper level into approximately eight residential apartments. However, the existing septic system cannot support that level of occupancy, and he is awaiting availability of sewer service before moving forward with the residential component. As an interim use, Mr. Mock proposed converting the upper level into a baseball training facility, consisting of batting cages and an indoor infield area. This operation would take place after normal business hours, minimizing any impact on downtown parking. The use would also require significantly less sewer capacity, limited to the existing one to two bathrooms located on the upper floor. He indicated that the space would still be laid out and plumbed in a way that would allow for a future conversion to apartments once sewer service becomes available. Mr. Mock also indicated the possibility of locating baseball-related businesses on the lower level depending on how the interim use performs. A longstanding concern related to the property is the lack of available parking. The current parking ordinance requires a minimum number of spaces based on use type, and the site does not have sufficient space to meet those requirements. A conditional parking variance may be necessary. Planning & Zoning discussed possible options, noting constraints such as the inability to place parking over septic drain fields. Mr. Mock is also exploring alternative septic system types that may reduce

these limitations. No formal request for approval has been submitted at this time; Mr. Mock attended solely to seek input and understand how the Town may approach the parking issue.

The Committee then discussed the need for an update to the C-3 (Downtown Central District) permitted-use language. Recreational facilities are currently not permitted in C-3 but are permitted in C-2. In order to allow the proposed baseball training facility downtown, the Planning and Zoning Committee will consider adding “recreational facilities” as an allowed use within C-3.

This item will be placed on the agenda for next month’s Planning and Zoning Committee meeting. If approved, a recommendation will be forwarded to Town Council. As a zoning ordinance amendment, the change will require two public readings before final approval.

The Committee received a presentation from the owners of Old Mill Village, who provided a 3D overview of their proposed phased development. The developers expressed interest in being annexed into the Town but wished to ensure that their plans align with Town expectations before moving forward. Jeff Guilbault, with ACOG, was present and recommended that the developers submit a formal written proposal outlining their intended uses, development phases, and project details. This proposal would serve as a guiding document during the annexation process and provide the clarity needed for banks and investors when evaluating financing. Jeff provided his contact information, and the developers’ engineer will prepare the proposal for review. The Town will collaborate with them as the plan is refined.

Council then briefly revisited potential parking solutions for Mr. Mock’s property. Staff will continue internal discussions, and input will be brought to the upcoming Planning and Zoning Committee meeting. Possible adjustments may be identified that could expand parking options and support redevelopment of the building.

An update was provided regarding vacancies on the Planning and Zoning Committee. An advertisement was posted to solicit new applicants. Council Member Kaminer is now on Town Council and the other committee seat expires on December 31st. The Committee will review interested applicants and determine recommendations for Town Council regarding:

- Filling Lance’s unexpired term, and
- Appointing a member for the new term beginning in January.

Two applications have been received. One applicant resides outside town limits, and the residency status of the second applicant requires verification.

Public Comment:

Town resident, John Owenby, raised concerns regarding the length of time the Town has been discussing the sewer project, noting that updates have appeared on agendas for several years without visible construction activity. He asked whether any concrete progress has been made. Council responded that substantial information has been gathered from Spartanburg Water, Inman, and other relevant agencies. The Town is evaluating cost implications, service options, and public input before determining the preferred direction. Staff are now working with the engineer on outlining next steps and preparing for a public hearing to gather community feedback.

9. Adjourned- December 1, 2025 at 8:07 p.m.

With no further business presented, Council Member Sprouse made a motion to adjourn, seconded by Council Member Stevenson and carried unanimously.

Let it be known, there are times it may be necessary for the Council Members to enter an executive meeting.

Town of Campobello Council Minutes were recorded by Town Clerk, Kim Hyder, on this 1st day of December, 2025.