



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

January 12, 2026

1. The Work Session meeting of the Campobello Town Council was called to order by Mayor Aaron Ash on January 12, 2026, at 6:30 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Lance Kaminer, Alician Sprouse and Joe McDowell. Also, in attendance was Police Chief, Chad McNeill, Lt. Chris Miller, Fire Chief Brandon McNeill and Town Admin Trey Eubanks.

2. **NEW BUSINESS:**

- The issue of speeding on Main Street was discussed and Council was advised that Mayor Ash has spoken with Rep. Magnuson regarding assistance with the installation of crosswalks and speed pads. Efforts are underway to coordinate this work prior to the roadway being paved in March. Staff will also contact local SCDOT representatives to obtain additional information. Approval from SCDOT is required before proceeding. Upon receipt of SCDOT approval, it was noted that Community Transportation Committee (CTC) funds may be available for allocation to the project. Council was asked if there were any questions regarding this matter. No questions were asked.
- Lt. Miller reported on the quotes he had obtained from DialMyCalls that offers the capability to send mass text messages and/or automated phone calls to residents. The program offers three different price points according to our needs. This company is offering a 20% discount for the first year and then a 10% discount for the second year. Once we exhaust the limited amount of messages, the cost is 5 cent each message thereafter. Phone messages can be AI generated or a recorded voice of a staff member. Messages can be pre-loaded and set up to be delivered at a certain time. The monthly price would be around \$100/month, with a 10% recurring discount. Council is inclined to start with the lowest limited amount of 500 messages a month and would agree to raise it to the next level, if necessary.
- A summary of the responses received to date to the Pulse Survey was presented to Council. The survey will end on January 31, 2026.
- A review was done of the firms who have placed a bid for the Master Plan project. McMillan Pazdan Smith is highly favored for their cost effective pricing and that they are a local firm.
- The renewal of the annual contract with the Appalachian Council of Government (ACOG) was discussed as well as the increase of \$250.

3. **OLD BUSINESS:**

RoadProjects:

Council discussed recommendations presented at the previous meeting regarding proposed road improvement projects. It was noted that Emma Drive could not be included due to its classification as a gravel road. As a result, Chad recommended Turner Ave and Reid Street as alternatives, with Cantrell Street to be included if sufficient funding is available.

Council was advised that approval of the recommended roads during the regular meeting would finalize the project list. Upon Council action, staff will contact Andrew with Spartanburg County, who has already conducted preliminary assessments of certain roads. He will complete the remaining assessments and provide cost estimates for the proposed projects. It was further noted that prior paving cost information had been obtained from the same contractor currently utilized by Spartanburg County during earlier discussions related to potential FEMA funding.

Staff reported that, upon approval, the finalized road list would be forwarded to Spartanburg County for inclusion in the County's 2026 road project list. The proposed road list was stated as follows: Rector Street, Smith Street, Fagan Street, Old Asheville Hwy., Turner Ave, Reid Street, and, if funding allows, Cantrell Street. Paving of Old Asheville Hwy., would only include a small portion near the entrance of the Vanderbilt Farms Subdivision.

Updates to Ballfield Agreement:

Revisions to the Ballfield Agreement consist of imposing a \$40 fee per 2-hour usage without lights and a \$50 fee per 2-hour usage with lights. The field cannot be reserved any further out than 7 days. No one team will have priority over another.

2026 Scholarship Awards

Council Member Sprouse would like to limit the scholarship to be awarded to a student who resides within town limits.

4. OTHER BUSINESS:

Gateway Sign Update:

Meetings with at least two more sign companies will be scheduled and then Council will discuss How to move forward.

Planning & Zoning Committee

Two new members will need to be voted on as well as extending Dawn Ford's Chairman position. The revision to the C3 Zoning Ordinance will be presented to Council once all information comes together for a recommendation to Council.

Mayor Ash would like Council to consider moving the monthly Council meetings to the second Monday of each month, instead of the first Monday of the month. This would allow everyone adequate time to get monthly reports completed and data received.

ADJOURNED on January 12, 2026 at 6:59 p.m.

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

Town of Campobello Council Minutes were recorded by Town Clerk, Kim Hyder, on this 12th day of January, 2026.



TOWN OF CAMPOBELLO

Council Meeting – Regular Meeting Minutes

January 12, 2026

1. The Council meeting of the Campobello Town Council was called to order by Mayor Aaron Ash on January 12, 2026, at 7:00 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Lance Kaminer, Alician Sprouse and Joe McDowell. 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 Ash asked if Council had reviewed the December 1, 2025 work session minutes and December 1, 2025 council meeting minutes. Motion was made by Council Member Stevenson accept the December 1, 2025 work session minutes and December 1, 2025 council meeting minutes, as written, which was seconded by Council Member Kaminer and unanimously approved.
4. Mayor Ash addressed Council and the public to extend New Year's greetings and expressed hope that everyone had an enjoyable and restful holiday season. He noted that the start of the new year is a time for reflection and planning for the year ahead. He encouraged the Town and Council to approach the coming year with a focus on understanding, preserving the Town's traditions, engaging in respectful and productive interactions, and maintaining a commitment to listening, transparency, unity, and community involvement. It was acknowledged that mistakes may occur; however, the Mayor emphasized a commitment to learning from them promptly and taking corrective action when necessary. Mayor Ash stated that it is an honor and privilege to serve the community and affirmed that Council shares that sense of responsibility. The remarks concluded with an expression of optimism and gratitude, and confidence that the coming year will be a positive one for the Town of Campobello.
5. TOWN ADMIN:

Gateway Sign:

Trey provided several updates to Mayor and Council. Regarding the gateway sign, it was noted that, as discussed during the work session, the Mayor had previously suggested engaging additional firms to develop design concepts in order to identify the best fit for the Town.

Sewer Project:

Trey reported that a meeting was held with Mayor Ash, Council Member McDowell, Eric Horton (Consulting Engineer), and Police Chief McNeill. All prior work was reviewed with Mr. Horton to ensure he was fully briefed on progress to date. It was stated that Mayor Ash is working to schedule a meeting with the Superintendent to find out the school district's position on publicly supporting sewer infrastructure, as the district has another referendum scheduled for November.

An update was also provided regarding alternative sewer solutions. Trey referenced the 2024 hurricane impacts on Chimney Rock, where a package treatment plant was implemented to quickly restore sewer service. It was reported that this system has been effective. Police Chief McNeill has been in communication with representatives from Chimney Rock, and the option was discussed

with Mr. Horton. Mr. Horton agreed to study this type of system, and a meeting will be scheduled with Chimney Rock officials, with Mr. Horton in attendance.

Trey noted that this approach could represent an alternative method of providing sewer service to the community. It was emphasized that, should this option prove to be the most effective solution, there would be no tax or millage assessed unless a property owner elects to connect to the system. Staff indicated efforts will continue to evaluate and determine the best solution for the Town.

FEMA Reimbursements:

A brief FEMA update was also provided. Trey reported that reimbursement has been received for debris collection and power line expenses. However, reimbursement for equipment and mileage costs, estimated at approximately \$170,000, is still pending. It was noted that the federal government shutdown late last year delayed processing. The reimbursement has been approved, but payment has not yet been received.

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:

Council was reminded that the Saluda Grade Trail trademark license agreement was previously presented for information. Legal counsel reviewed the agreement and identified an indemnification provision that municipalities cannot accept. Spartanburg County revised the language accordingly, and the agreement now meets legal approval and is presented for Council consideration.

Municipal Facilities Master Plan:

Trey reported that proposals from three firms for the municipal facilities master plan were reviewed in December following their posting on December 9th. Based on qualifications, staff recommended McMillan Pazdan Smith for Council's consideration. It was noted that cost estimates were requested and that McMillan Pazdan Smith submitted the lowest proposal. The firm's local presence and relevant experience with Spartanburg County facilities were also cited as factors in the recommendation.

Spartanburg County Paving Program:

Trey reported that the proposed road list is as follows: Rector Street, Smith Street, Fagan Street, Old Asheville Hwy., Turner Ave, Reid Street, and, if funding allows, Cantrell Street. Paving of Old Asheville Hwy., would only include a small portion near the entrance of the Vanderbilt Farms Subdivision.

Planning Meeting

A Planning meeting has been scheduled for January 27, 2026 at 6p at the Fire Department, for Council and staff to bring their ideas and resolutions of what they want Campobello to look like in the future. We will work through those and find out what plan best fits our town.

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 December:

There was a total of 135 calls for the month. SROs had 35 home visits. There were no drug related charges in December, as we did not have Court in December.

An annual enforcement summary for 2025 was also provided. Staff reported issuing a total of 422 citations during the year, including 48 criminal citations, 167 traffic citations, and 176 warnings.

Ongoing concerns regarding speeding were discussed. Staff noted that speed feedback signs continue to indicate frequent speeding despite enforcement efforts. It was reported that the signs are capable of collecting and storing data, including the number of vehicles exceeding the speed limit, timeframes, and locations. Staff emphasized that enforcement and traffic-calming efforts are ongoing within available staffing resources.

Council Member Sprouse engaged in discussion regarding the possibility of restricting the sale of drug paraphernalia within the Town. It was noted that there are no retail establishments selling such items within the Town's municipal limits. Staff clarified that the Town does not have regulatory authority over businesses located outside the municipal limits, even if they have a Campobello mailing address, as those locations fall under County jurisdiction.

It was further discussed that while concerns could be raised with Spartanburg County, any county ordinance would apply countywide. Staff advised that the County does not currently have a per se drug paraphernalia ordinance and that, under South Carolina law, drug paraphernalia violations are classified as civil rather than criminal matters. As a result, the County has previously indicated it would not adopt an ordinance superseding state law on this issue.

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 December, the Campobello Fire Department responded to a total of 21 calls. Of these incidents: 7 occurred within the Town limits of Campobello, 7 were within the Campobello Fire Service Area, and 8 were mutual aid calls assisting other departments.

An annual report for 2025 was also provided. Staff reported approximately 288 total calls for the year, noting that reporting totals are approximate due to a transition to new reporting software. Of the total calls, 68 were fire-related, 93 were EMS calls, and the remaining calls involved miscellaneous incidents such as brush fires, downed trees, and other minor responses. It was noted that overall call volume was slightly lower than the department's typical annual average of 300–320 calls.

Fire Chief McNeill further reported that the ladder/engine apparatus is expected to return to service the following day after completion of repairs, noting that while the repair cost was significant, the unit will be fully operational.

The Fire Department requested Council approval to make the final payment on the property located at 406 North Main Street approximately five months early. It was noted that the seller did not charge interest and that early payoff would result in full ownership of the property by the

department. Mayor Ash asked that this be added to the agenda of the January 27th planning meeting.

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. Mayor Ash is working to schedule a meeting with School superintendent, Dr. Smith and a meeting will be scheduled to go to Chimney Rock to look at the procedures used there for sewer.

Code Enforcement:

Police Chief McNeill reported that Mr. Mock continues to work on his two-story brick building, and hopes to have the roof completed by the end of the week. Mayor Ash hopes to have Mr. Mock at the February meeting for further detail and explanation.

Gosnell Park:

Police Chief McNeill reported that the only project left at the park is to obtain better stadium seating that is more comfortable than sitting on concrete steps. However, Council was asked to go by and look at the park and ballfield and let him know if there is anything that they deem more important to be done. Council Member Stevenson asked about the winterizing of the bathrooms, to which Chief McNeill confirmed had already been done. Council Member Kaminer asked if one of the toddler swing seats could be addressed as it has a rip in the seat which could easily cut a child.

Grants

Police Chief McNeill did report that the body cameras have come in and now they are waiting for the cloud-based software to be installed.

A sidewalk grant will have to be pursued through SC Rural and Infrastructure. A request was also made to SCDOT to repair the six areas where the rock wall has crumbled. They will reach out to Jill with ACOG to see if she has any other grant resources to help.

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

Gateway Sign:

Council continues to look at several alternatives and are meeting with other companies to find the right fit for this project.

Road Projects:

Motion was made by Council Member Stevenson for the proposed road list previously mentioned to be provided to the County, which was seconded by Council Member McDowell and carried unanimously.

Ballfield Agreement

The proposed changes to the ballfield agreement would be for scheduling not to exceed 7 days out and a \$50 fee imposed for light usage and a \$40 fee for non-light usage for a two hour

timeframe. This would apply to anyone living in or out of the Town's limits. The only exceptions are churches and non-profits may use the field for free. Motion was made by Council Member McDowell to accept the changes to the ballfield agreement, which was seconded by Council Member Stevenson and carried unanimously.

Speeding Issue

Council discussed efforts to reduce speeding along Main Street. It was noted that, despite enforcement efforts and the issuance of 167 traffic citations, speeding remains a concern. Staff reported discussions with the Police Chief and Lieutenant Miller regarding alternative traffic-calming measures.

Staff outlined a phased approach to address the issue. Phase one includes the installation of speed feedback signs currently in place. Staff also reported communication with Representative Magnuson regarding the potential installation of crosswalks in the near future. Additionally, staff discussed the possible installation of speed pads in conjunction with the planned roadway paving scheduled for March or April, subject to funding availability. It was noted that speed pads would function similarly to rumble strips to alert drivers and encourage reduced speeds.

Council was advised that all proposed traffic-calming measures require approval from the South Carolina Department of Transportation (SCDOT). Staff indicated that additional options, including alternative traffic-calming devices and potential applications on other roadways, may be evaluated pending SCDOT recommendations and cost considerations.

Council engaged in discussion regarding the potential expansion of traffic-calming measures and expressed interest in reviewing SCDOT guidance and cost information before proceeding.

Communication with Community

Council discussed improving communication methods to better disseminate information and alerts to Town residents, noting that not all residents use social media and that certain notifications may need to be issued quickly.

Lt. Miller evaluated several communication platforms and identified a service called *DialMyCalls* as a potential option. The system would allow the Town to send phone calls, text messages, and mobile app notifications to residents who opt in to receive alerts. Messages may be sent to the full subscriber list or to specific groups or geographic areas as needed.

It was noted that multiple administrators could be assigned access to the system, allowing messages to be sent by authorized personnel in the event of emergencies or staff absences.

Staff reported that three companies were reviewed. The platform currently used by the school district was noted to cost approximately \$15,000–\$20,000 annually due to additional features not needed by the Town. The proposed system was described as more cost-effective while meeting the Town's communication needs.

Staff further reported that the system has been tested on a trial basis with employees and Council members and has shown positive results. Council discussed the proposal and expressed support for continued evaluation of the system.

After brief discussion, Motion was made by Council Member McDowell to move forward with the lowest priced program with *DialMyCalls* which is 500 messages, which was seconded by

Council Member Sprouse and carried unanimously. Afterwards, it was suggested that Council also vote to allow staff to increase the program from 500 not to exceed 700 messages without staff having to go back before Council. Motion was made by Council Member McDowell to begin with the 500 message program, not to exceed 700 messages with *DialMyCalls*, which was seconded by Council Member Sprouse and carried unanimously.

Pulse Survey

Council discussed continued outreach efforts for the Community Pulse Survey and emphasized the importance of encouraging community participation. The survey will serve as a planning tool for initiatives leading into 2026. The survey's deadline is January 31st.

Municipal Facilities Master Plan

Council reviewed proposals from three firms for the Town's Master Plan:

- McMillan, Pazdan, Smith
- Creech & Associates
- MRB Group

It was noted that the Town has secured a \$25,000 grant and approved a 10% local match, resulting in a total project budget of \$27,500. McMillan, Pazdan, Smith was recommended based on qualifications, and alignment with project needs. Motion was made by Council Member McDowell to approve McMillan, Pazdan, Smith as the Town's Master Plan Consultant, which was seconded by Council Member Stevenson and carried unanimously.

Consideration of ACOG Service Contract (2026)

Council reviewed the 2026 service contract with ACOG, which includes a \$250 increase. Council expressed satisfaction with services provided and support for continuing the partnership. Motion was by Council Member Sprouse to approve the 2026 ACOG service contract, which was seconded by Council Member Stevenson and carried unanimously.

7. NEW BUSINESS

Mayor Pro Tem

Mayor Ash opened discussion for the selection of a Mayor Pro Tem. He nominated Joe McDowell, noting his leadership and ability to effectively serve in the Mayor's absence. No questions or concerns were raised by Council. Motion was made by Council Member Kaminer to appoint Council member Joe McDowell as Mayor Pro Tem, which was seconded by Council Member Stevenson and carried unanimously.

Auditor

Mayor Ash made Council aware that McKinley Cooper will be performing the FYE 2025 audit and Clerk Hyder is working with them to get that accomplished.

8. Other Business

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

A report was presented regarding recent and upcoming Planning & Zoning Committee matters.

Committee Vacancies and Recommendations:

Council was informed that three community members expressed interest in serving on the Planning & Zoning Committee at the last meeting. Originally, one vacancy existed due to a committee member's appointment to Town Council and another member rolling off this year. An additional vacancy was created following a recent resignation, resulting in two current openings, with a third seat expiring at the end of the year.

The following individuals were recommended to fill the current vacancies:

- Michelle Fann, resident of Vanderbilt Farms (inside Town limits)
- Jennifer Shensky, resident just outside the Town limits

Additionally, due to the number of new members and the relative youth of the committee, it was recommended that the current member presenting the report remain on the committee for an additional three-year term. Council members expressed support and no questions were raised.

Building Permit Request – 26 Lude Johnson Road:

A building permit request was reviewed for the addition of a garage to the rear of the property at 26 Lude Johnson Road. Adjustments are required to comply with side and front setback requirements. No approval or decision has been made at this time.

Proposed Amendment to C-3 (Central District) Zoning Ordinance:

The committee is proposing an update to the C-3 zoning ordinance to expand permitted uses. The current ordinance allows for limited uses such as parks or courtyards. The proposed amendment would expand permitted uses to include Park, Playground, Community recreation and Sports facility. This recommendation is driven by anticipated development related to the Rails-to-Trails project and proposed mixed-use recreational concepts discussed by a local property owner. Council discussed concerns regarding the potential vagueness of the term "community recreation" and the importance of refining language to avoid unintended uses. The committee agreed to further review and refine the wording as needed. A public hearing will be held at the Planning & Zoning Committee meeting next month. Following the public hearing, a recommendation may be forwarded to Council for first and second readings.

Upcoming Planning & Zoning Discussions:

The committee will also be discussing:

- A conceptual property discussion requested by John Owenby
- Potential updates to R-1 zoning to allow limited accessory dwelling units (ADUs), including consideration of safeguards to prevent overdevelopment

These items are discussion-only at this stage.

Committee Organization and Scheduling:

At the upcoming Planning & Zoning meeting, officers will be appointed, including Chair, Vice Chair and Secretary. The committee will also discuss adjusting its meeting schedule to avoid conflict with Town Council meetings, including consideration of alternate weeks and meeting times.

After hearing from Planning and Zoning, a Motion was made by Council Member Sprouse to appoint Michelle Fain and Jennifer Shensky to the Planning and Zoning Committee for Campobello, which was seconded by Council Member Kaminer and carried unanimously. An additional Motion was made by Council Member Sprouse to extend Dawn Ford's term as Chairman for the Planning and Zoning Committee, which was seconded by Council Member McDowell and carried unanimously.

Request to Speak:

Town resident, John Owenby, addressed Council regarding the Town's progress and challenges as the Town enters 2026. He commended Town staff for recent community-focused efforts, specifically recognizing the organization of a financial seminar as a positive service to residents.

The speaker outlined several concerns, including:

- The increase in used car lots and informal curbside sales
- The lack of walk-in restaurants and reduced presence of food trucks
- The perceived negative impact of these issues on the Town's appearance and economic vitality

The speaker also highlighted positive developments, including:

- Improvements to roadway safety at the intersection of Highway 357 and Main Street
- Adoption of the Town's zoning ordinance and comprehensive plan with assistance from ACOG
- Grant funding used for fencing and lighting improvements at the Town park

The speaker expressed support for exploring alternative wastewater treatment solutions, including portable or package sewer systems, and encouraged Council to continue evaluating sewer options. Concerns were raised regarding the lack of sewer infrastructure as a barrier to development, including residential construction and commercial uses such as restaurants and proposed facilities.

The speaker cited examples of high septic system costs for new homeowners and suggested that cumulative private septic expenses could offset the cost of investing in a centralized sewer system. Reference was made to an existing state grant awarded to the Town for sewer-related purposes.

The speaker concluded by distributing written materials outlining additional thoughts and recommendations and invited Council members to follow up with questions.

9. Adjourned- January 12, 2026 at 8:03 p.m.

With no further business presented, Council Member Kaminer 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 12th day of January, 2026