



TOWN OF CAMPOBELLO

Council Meeting – Planning Session Minutes

February 23, 2026

The Planning meeting of the Campobello Town Council was called to order by Mayor Aaron Ash on February 23, 2026, at 6:30 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Alician Sprouse and Joe McDowell. Also, in attendance was Police Chief, Chad McNeill and Town Admin Trey Eubanks. Council Member Lance Kaminer, Fire Chief Brandon McNeill and Lt. Chris Miller were absent.

1. OLD BUSINESS

Pulse Survey / Community Engagement

The Mayor opened discussion on the Town's commitment to public engagement and reviewed the results of the recently conducted Pulse Survey. The survey summary was previously provided for Council's review. Council members were asked if they had reviewed the results and if there were any questions or comments.

The Mayor emphasized that a key priority for the coming year is increasing the Town's visibility and presence in the community to build trust and improve communication. He noted that many survey responses reflected frustration around communication and transparency, and stressed the importance of Council being more active and accessible within the community.

Council discussed the three primary themes identified in the survey:

1. Town "vibe" / protective restoration – Residents expressed both a desire for more amenities (such as restaurants, sidewalks, and general upkeep) and concerns about overdevelopment and loss of small-town character.
2. Communication – Ongoing concerns about how information is shared and how residents can engage with Town leadership.
3. Growth and development – The need to manage growth while preserving the Town's character.

The Mayor and Council reviewed several ongoing and upcoming efforts to address these concerns, including:

- Progress toward the Streetscape/Sidewalks program, anticipated to move forward in March.
- Continued focus on downtown cleanup and revitalization.
- Exploring the use of open lots for potential restaurants or food options to address concerns about a local "food desert."
- Recognition that the Town recently preserved a historic building, which was cited as an important success and foundation for future revitalization.

The Mayor proposed expanding community engagement through:

- Hosting a monthly community event or class (e.g., gardening, financial literacy, or other practical topics).
- Organizing a "Campobello: Past, Present, and Future" town hall or "Meet the Mayor / Meet the Council" event to discuss the Town's history, current initiatives, and future direction.

- Continuing to grow and promote the Town’s text and call messaging system, while also expanding outreach beyond that single platform.

Council members agreed that communication is a major priority and expressed support for holding a town hall and increasing outreach efforts. It was noted that Council would like to see greater attendance at regular meetings and more two-way communication with residents.

Council continued discussion on the purpose of the Pulse Survey, noting that while it was primarily intended to guide Council’s internal priorities, it also highlights many positive developments underway in the Town. Council agreed that it is important to better communicate these successes to residents and encourage continued constructive public feedback.

A Council member reviewed recent planning and policy progress, noting that over the past several years the Town has:

- Updated its comprehensive plan,
- Updated a significant portion of zoning and land use regulations,
- Established and engaged a Planning Commission, and
- Made substantial progress in strengthening long-term planning efforts.

Council discussed the importance of continuing to tell this story publicly, particularly in the coming months, and explaining how zoning and land use regulations are being refined based on public input. It was emphasized that the Town’s goal is to promote development that fits the character of the community, including appropriately sized lots and compatible housing, rather than incompatible or out-of-scale development.

Council agreed that communication must be two-way. While residents are encouraged to attend meetings and review agendas and minutes to stay informed, the Town should also continue improving how information is shared proactively.

Discussion turned to social media and public outreach. Council asked about engagement levels on the Town’s Facebook page and discussed ideas to increase visibility and connection, including:

- Creating “spotlight” features on Council members, staff, and community leaders (e.g., council members, police chief, and staff),
- Expanding and updating online profiles and contact information, including email addresses, so residents can more easily reach Town officials, and
- Using social media more intentionally to highlight Town projects and humanize Town leadership.

Additional community engagement ideas were discussed, including:

- Reviving or continuing a farmers’ market or similar downtown activity,
- Restarting a book club, particularly to serve seniors and others who may benefit from local social activities, and
- Exploring a small-scale Fourth of July walking or bike parade in the downtown area, potentially tied into upcoming national anniversary celebrations, with children decorating bikes and a short route focused on the downtown core.

Council expressed appreciation for the survey results, noting there were no major surprises and that the feedback aligned closely with issues already being discussed and addressed. The survey was viewed as a useful confirmation that the Town is focusing on the right priorities.

Consensus / Direction:

Council affirmed the importance of expanding community engagement, improving communication, telling the story of the Town's progress, and using multiple channels (meetings, social media, messaging systems, and events) to better connect with residents.

Action Items:

- Develop and schedule a public town hall ("Campobello: Past, Present, and Future").
- Explore options for monthly community events or classes.
- Continue promoting and expanding the Town's text/call communication system.
- Continue work on streetscape, sidewalks, and downtown revitalization planning.
- Explore social media "spotlight" features for Council, staff, and community leaders.

Traffic / Speeding Concerns

Council then moved to discussion of traffic and speeding concerns, particularly along Highway 11, Highway 357, and other key corridors. It was noted that law enforcement has increased enforcement efforts, including issuing citations, though speeding remains an ongoing concern.

The Mayor reported on meetings with SCDOT and Trey regarding traffic issues. SCDOT will conduct a new traffic survey to evaluate the possibility of reinstalling a traffic signal at Highway 357, which had previously been removed. Further discussion will follow once survey results and cost information are available. Additional locations were also identified as potential areas for future traffic control improvements.

Council also discussed ongoing traffic congestion concerns, particularly during the afternoon peak period. A Council member reported that around 3:00 p.m. to 4:00 p.m., traffic has been backing up as far as the red light past their residence, creating significant congestion. It was noted that this issue appears to be time-specific, with traffic flowing normally outside of that window.

Council discussed the possibility that traffic signal timing adjustments during peak hours could help alleviate the problem. It was suggested that staff contact SCDOT with the specific timeframe to explore whether signal timing changes could be made.

Additional discussion focused on lane usage and signage, noting that drivers often shift lanes shortly before the intersection. Council suggested that additional advance signage could help direct traffic earlier and potentially reduce congestion. It was also noted that bicycle lanes have recently been added, which Council viewed as a positive improvement.

The Police Chief provided input, noting that while enforcement efforts are ongoing, including addressing speeding and motorcycle-related issues, traffic volume and behavior remain challenges. The possibility of the Town investing in future traffic monitoring or enforcement tools related to motorcycle and vehicle speeds was briefly discussed. It was also noted that the project superintendent for the current roadway work, who is local to the area, has

been receptive to working with the Town on crosswalks, signal improvements, and other safety enhancements, which was viewed as a positive development.

Council then transitioned to discussion of road conditions and paving priorities. The Mayor reiterated the Town's commitment, made the previous year, to address road improvements. Staff reported that efforts have been underway to gather estimates and evaluate the best strategy for moving forward.

It was noted that:

- The Town now has its funding in place for planned road projects.
- The initial cost estimates were higher than expected, prompting further evaluation of options.
- The Town is also pursuing a USDA disaster recovery / infrastructure funding opportunity, which has taken time to progress but remains a possibility.
- Recent communication with USDA indicated that funding assistance may be possible, and additional documentation and data have already been provided.
- One additional item has since been included in the submitted information, and USDA is now fully aware of the Town's current needs.

The Mayor outlined next steps, including:

- Following up with USDA and relevant partner organizations regarding case study, administration, and eligibility requirements.
- Contacting the County to discuss coordination and funding strategy.
- Adjusting the Town's project timeline and roadmap as needed based on funding outcomes.

Council discussed a strategic approach to proceed with available funding while awaiting USDA's final decision. The proposed approach includes:

- Moving forward with County-supported funding in the near term,
- Holding flexibility to expand the scope of work if USDA funding becomes available, and
- If USDA funding is not approved, proceeding with the Town's existing funding plan to address priority roads and locations.

Council agreed that once the funding approach is finalized, the Town should publish a list of planned road projects for the year to clearly communicate to residents what improvements will be made.

The Mayor stated that staff will work to brief Council at the March meeting regarding the status of USDA funding and how it may be incorporated into the overall road improvement plan.

Continued Discussion: Communication and Growth Concerns

Council revisited the communication concerns identified in the survey. It was noted that the Town has already taken steps to improve outreach through the text and call notification system, and additional ideas such as a newsletter and expanded communication channels will continue to be explored. Council agreed that as engagement increases, the Town will better understand residents' preferred methods of receiving information.

Council also discussed growth-related concerns, noting that growth and development continue to be a frequent topic in the community. It was acknowledged that

misinformation and uncertainty contribute to public concern, and that better communication from local and regional leadership is needed. Council agreed this reinforces the importance of proactive, transparent communication about planning, zoning, and development decisions. The Mayor mentioned reaching out to our County Councilman, Bob Walker to let him know what the community is asking of us.

Pulse Survey “Quick Wins” and Long-Term Goals

Council reviewed several “quick win” recommendations identified through the survey and internal discussion. One item discussed was updating and improving the Town Hall sign, including slowing down the display so information is easier to read. It was noted that staff is already working on this and obtaining the necessary software. Council also noted that the Town’s radar speed signs are already in place and part of the ongoing effort to encourage slower speeds.

Additional visual and infrastructure items were discussed, including:

- Continuing visual roadway and signage updates,
- Reviewing the wall assessment (southern wall area), and
- Reaching out to Tom for guidance on next steps and appropriate contacts related to that project.

The Mayor emphasized the importance of being intentional and diligent about following through on commitments, continuing to engage the community, listening to feedback, and implementing improvements throughout the year.

Council then discussed longer-term community goals, including continued interest in developing a unique recreational area (“the beach” concept). The Mayor reported recent conversations with Spartanburg Water, noting that while the project is not currently in their plans for 2026, there may be an opportunity to revisit it in mid to late 2027. The Mayor expressed continued enthusiasm for pursuing this concept and stated he does not intend to abandon the idea. Council also discussed the possibility of pursuing grant opportunities related to this effort.

It was noted that the Town has a unique area that could be developed into something special for the community, particularly as the railroad project moves forward, and that this area has strong potential for future community use.

Ordinance 2.201: Change of Regular Council Meeting Date

A Second reading of Ordinance 2.201, which proposes moving the regular Town Council meetings to the second Monday of each month, was done by Mayor Ash. Motion was made by Council Member McDowell to approve Ordinance 2.201 to move council meetings to the second Monday of the month, which was seconded by Council Member Stevenson and carried unanimously.

Afterwards, Council Member Sprouse asked if she could use the first Monday of the month to hold drug awareness and rehab classes. Mayor Ash said that the Chiefs would need to be consulted first, and that this would be added to March’s work session agenda for further discussion.

FEMA Reimbursement Funds – Investment Account

Council discussed the possibility of placing the FEMA reimbursement funds designated for the Fire Department into the Town's investment account. It was noted that the Town has seen positive benefits from utilizing the investment account for appropriate funds, and the proposal was viewed favorably. The Mayor asked if there were any concerns; none were raised. Motion was made by Council Member McDowell to approve placing the Fire Department's portion of the FEMA reimbursement funds into the LGIP investment account, which was seconded by Council Member Sprouse and carried unanimously.

2. NEW BUSINESS:

America 250th Anniversary Planning

Council began discussion of preparations for the 250th anniversary. Kim presented information about banners and shared that a company had reached out regarding 250th anniversary-themed materials. Three banner sizes were discussed, with approximate pricing:

- Large banner: approximately \$80,
- Medium banner: approximately \$66,
- Small banner: approximately \$50.

Council discussed the idea of purchasing:

- Some banners specifically branded with "250," and
- Some generic banners without wording that could be reused for future events and incorporated into the Town's regular décor and flags.

It was noted that the Town already has brackets installed, though they may not fit the largest banner size. It was discussed that additional brackets could be purchased if needed.

Council also discussed reaching out to local companies for additional pricing and options.

There was discussion about previous vendors used for event materials, including the company that provided items for Family Fun Day, located in a small brick building near downtown (near the stadium/post office area). Council members noted that this vendor had done good work and was reasonably priced, and staff will look into contacting them again.

Council discussed banner visibility, placement, and sizing, with the goal of having banners that are clearly visible and appropriate for downtown display, potentially timed around the beginning of the anniversary period and extending into the celebration timeframe.

Council discussed other events to add to the 250th Anniversary of the United States celebration. Preliminary ideas included:

- Themed downtown banners
- A traditional walking parade
- Children's bike decorating contest
- Square dancing
- Community picnic-style gathering

- Live music
- Baseball or softball exhibition game
- Red, White & Blue themed food event

The Mayor proposed that each Council member bring three ideas or agenda items to the next Council meeting. These items will be discussed and used to shape the format and content of the community meeting, with the goal of making decisions efficiently and beginning promotion as soon as possible.

Council also discussed potential dates and timing for the event. Options included:

- Holding the event on a Friday evening, or
- Holding it on a Saturday.

It was noted that a decision on the date would ideally be made by the next meeting, with a preference to determine plans before the upcoming Friday in order to allow adequate time for scheduling and advertising. Council agreed that a Friday evening could be a good alternative if Saturdays present scheduling conflicts. Also, each Council member will prepare three proposed topics or items for the next meeting. Council will select the final topics and set a date for the community meeting/event so promotion can begin promptly.

Main Street Cleanup and Wall Repair

Council discussed Main Street cleanup efforts, including the use of the Town's vacuum truck to remove leaves and debris along Main Street. It was noted that this work has already begun and will continue over the next few days, including hauling away collected debris.

Council discussed the retaining wall issue and noted that outreach to the County regarding repairs has not received a response. As a result, Council agreed that the Town will need to develop its own plan to address the repairs. The Mayor stated that if necessary, Town leadership and staff will begin preliminary cleanup and preparation work while a longer-term solution is pursued.

Council also discussed debris left from recent tree trimming performed along the roadway. It was noted that a tree service had previously cut back limbs, and there was an expectation they would return to clean up the debris, particularly due to storm-related work, but this has not yet occurred. Staff will continue attempts to contact SCDOT to determine responsibility and arrange for proper cleanup. If needed, the Town will take steps to address the issue to ensure the area is cleaned.

3. OTHER BUSINESS:

Family Fun Day & Fun Run Planning

Council discussed early planning for Family Fun Day, including what is already in place and what still needs to be confirmed. Council Member Sprouse noted that she has already begun making calls and that Kim has started sending out emails to vendors and partners.

Council discussed several assumptions and preliminary plans, including:

- Holding the event in the same location as previous years,

- Continuing the run/walk event,
- Continuing the scholarship program associated with the event, and
- Continuing overall coordination similar to prior years, with improvements based on lessons learned.

A new fundraising idea was proposed: creating a Family Fun Day t-shirt to sell, with all proceeds going to the scholarship fund. Council discussed modeling this after other festivals that release a new shirt design each year, making it collectible (e.g., 2026, 2027, etc.) and using it as a way to grow the scholarship fund over time. Council discussed collaborating on the design and confirmed the intent would be for this to support and expand the scholarship program.

Council and Jamie Meng then discussed ways to improve the success of the run event compared to last year. It was noted that last year was the first year and that scheduling conflicts (including another run in the area and a wedding) likely affected participation. Council discussed adjusting the schedule so the run would take place in a way that better aligns with the overall event and vendor participation, allowing vendors to stay longer and potentially increase engagement and sales.

Council discussed keeping a similar start time (around mid-afternoon) and generally following the same format, with improvements based on experience from last year. One idea discussed was offering two run options: one standard run and one color run, provided there is sufficient support and volunteers to manage both.

The Police Chief noted that from a logistics and safety standpoint, the Town can support the event as planned. It was mentioned that because the event is on a Saturday, there may be some overlap with normal operations (such as the convenience center/trash site), but this can be managed as it was successfully handled the previous year. Council noted that lessons learned last year will help improve traffic flow, setup, and teardown timing.

Council discussed promotion and outreach, noting that while social media is a major tool, not all residents use it. Additional outreach methods were discussed, including:

- Increased and earlier use of social media,
- Posting flyers at local businesses such as gas stations and other high-traffic locations,
- Reaching out to schools, run clubs, and community groups, and
- Exploring additional local publicity options to broaden awareness.

Council also discussed the idea of enhancing the participant experience, including the possibility of offering medals or small incentives for runners, noting that many run participants value the experience and memorabilia as much as competition placement.

Next Steps:

- Continue vendor and partner outreach
- Confirm event location, run details, and scholarship components.
- Explore and develop the Family Fun Day t-shirt fundraiser for the scholarship fund.
- Refine the run format and schedule based on last year's lessons learned.
- Expand promotion efforts beyond social media to include local businesses, schools, and community groups.

Director of Planning and Community Development – Applicant Review

Council discussed the resumes received for the Director of Planning and Community Development position. Trey asked whether Council members had an opportunity to review the applications and if there were any questions.

It was noted that there are at least two strong candidates, including one particularly well-qualified applicant and another candidate who is currently working with the Town and has relevant experience. Council agreed that both candidates merit further consideration.

Council discussed the interview process, with the goal of scheduling interviews within the next two weeks. It was suggested that interviews could be structured as approximately 45-minute conversations to better assess each candidate's experience, approach, and fit for the position.

The Mayor asked for consensus to proceed with contacting candidates to schedule interview times and to coordinate availability among Council members. It was noted that one candidate's schedule may require a Saturday interview, and Council agreed to remain flexible to accommodate scheduling needs.

Follow-Up Item: Part-Time Maintenance Position

Council also discussed the need to begin developing a job description for a part-time maintenance position. The Mayor stated that this will be coordinated with Chad, and the item will be placed on the agenda for the next meeting for further discussion.

Community Sponsorship – Landrum High School Track & Field

Council discussed a request from Landrum High School Track & Field regarding sponsorship for the upcoming championship track event, which Landrum will be hosting this year. The Mayor emphasized the importance of community engagement and giving back, noting that this aligns with the Town's ongoing efforts such as the scholarship program.

It was noted that the team requested \$1,000 in sponsorship support. The Mayor proposed that the Town contribute \$250, and shared that Brandon has agreed for the Fire Department to match that amount, bringing the total contribution to \$500.

The Mayor stated that this sponsorship would provide a positive opportunity for the Town to support the community and demonstrate continued commitment to local schools and activities. Council was asked if there were any concerns; none were raised.

Motion was made by Council Member Stevenson to approve a \$500 sponsorship to Landrum High School Track & Field (with \$250 from the Town and \$250 from the Fire Department), which was then seconded by Council member Sprouse and carried unanimously.

4. ADJOURNED on February 23, 2026 at 7:44 p.m.

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

Town of Campobello Council Minutes were recorded by Town Clerk, Kim Hyder, on this 23rd day of February, 2026.



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

February 10, 2026

The Work Session meeting of the Campobello Town Council was called to order by Mayor Aaron Ash on February 10, 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.

1. NEW BUSINESS

Fire Department's Final Payment

Council discussed the final payment related to 406 N. Main Street. It was noted that the payment has already been included in the approved budget. No concerns were expressed by Council, and there was general consensus to proceed as planned.

Council Meeting Schedule

Council discussed establishing a regular meeting schedule of the second Monday of each month.

During discussion, a question was raised regarding the possibility of meeting on the second Tuesday. A council member stated they would be unable to attend Tuesday meetings due to prior obligations. It was also noted that several neighboring municipalities meet on Tuesdays, and holding meetings on Monday may provide scheduling flexibility if coordination with other towns is necessary. Council members generally expressed agreement with the proposed second Monday schedule. A formal vote will be taken at an upcoming meeting to officially adopt the change.

2. OLD BUSINESS:

Director of Planning & Community Development Position

The Administrator informed Council that resumes for the Director of Planning & Community Development position had been distributed for review. Council members were asked to review the materials and bring forward any questions.

Discussion included scheduling interviews in conjunction with the upcoming planning meeting, either prior to or following that meeting, in order to move the process forward efficiently.

The position was discussed as a part-time role (approximately 20 hours per week), with flexibility to adjust hours as needed.

Community Pulse Survey Results

Council discussed the Community Pulse Survey results. Council Member Kaminer assisted with compiling the survey data, and the results were previously distributed to Council for review.

It was agreed that the survey results will be further reviewed during the upcoming planning meeting. Council plans to display the results and discuss key findings to help guide goal setting and planning initiatives for 2026.

Plans to Deter Speeding

Council discussed ongoing efforts to deter speeding within town limits. Speed detection signs have been reinstalled.

Updates were provided regarding proposed crosswalk improvements. Mayor Ash has contacted Rep. Magnuson to get funding, which should not be a problem. Additional discussion and next steps will be addressed at the next meeting.

Rescheduling of Planning Meeting

Council discussed rescheduling the upcoming Planning Meeting. It was noted that planning meetings have not been held consistently in the past, and there is an effort to reestablish them on a more regular basis.

After discussion of availability, Council agreed to schedule the Planning Meeting for Monday, February 23rd at 6:30 p.m.

3. OTHER BUSINESS:

Gateway Sign Update

An update was provided regarding the proposed Gateway Sign project. Council members met with a representative from Sign Ant to review preliminary concepts. The company will prepare new renderings reflecting adjustments discussed during the meeting. Specifically, the revised designs will:

- Present a shorter structure due to height considerations.
- Offer alternative concepts differing from previous renderings.

Updated renderings are expected within approximately 30 to 45 days, at which time Council will review and provide further direction.

Planning & Zoning Discussion

It was noted that Planning & Zoning matters are not yet ready for Council discussion and will be placed on a future agenda when appropriate.

Family Fun Day T-Shirt Proposal

Discussion was held regarding the potential design and sale of an official Family Fun Day t-shirt, with proceeds benefiting the Town's scholarship fund.

Council discussed:

- Creating a unique, keepsake-style shirt similar to other annual festivals.
- Incorporating elements of the festival into the design.

- Recognizing that this year marks the 5th Annual Family Fun Day.
- Ensuring the Town's shirt would not conflict with or compete with shirts produced by other community groups, such as the youth group.

Council expressed general support for the concept as a fundraising opportunity for the scholarship awarded by the Town.

Public Safety Updates

Appreciation for Winter Weather Response

Council expressed appreciation to the Fire Department and Police Department for their efforts during recent winter weather events. Members noted that roads were well managed and that the response reflected positively on the Town.

Fire Department – Vintage Fire Truck Restoration

An update was provided regarding the restoration of the Town's older fire truck.

- Casey Thompson has been consulted to evaluate the project and provide a cost estimate.
- The Town has a target budget in mind for the restoration.
- Funding for the project is intended to come from proceeds generated by the sale of surplus military equipment and related items.
- Preliminary discussions indicate the project may be achievable within the anticipated budget range.
- Desired completion timeline: Before December of this year.

Mr. Thompson indicated that timeline appears feasible. General restoration needs include:

- Paint
- Chrome polishing
- Replacement of carburetor
- New brakes and tires

Specific financial details were deferred until a formal estimate is received and presented to Council. Council expressed confidence in the contractor's experience and qualifications.

Fire Department Uniform Standards & Annual Portrait Plan

The Fire Chief informed Council that he plans to schedule one designated evening each year during which all firefighters will report in full dress uniform to ensure proper fit and completeness of issued uniforms. They will verify that badges and related components are current and have an individual portrait taken, along with a formal group photo.

The Chief stated the purpose of the initiative is to maintain professional standards, ensure uniform compliance, and provide updated professional photographs for departmental records. The group photo may be displayed publicly, while individual portraits would primarily be retained for departmental records and internal use. Chief McNeill further noted that the recent loss of former Campobello firefighter, Carey Ballew, highlighted the importance of maintaining updated photographs and formal uniforms for ceremonial and memorial purposes.

At present, all volunteer and full members have issued dress uniforms. Part-time personnel who are employed full-time with other departments are not issued Campobello dress uniforms. Uniform costs are approximately \$1,000 per member. Replacement badges cost approximately \$100 each.

The department plans to apply for its annual grant (approximately \$13,000), which was used last year to purchase extrication equipment. This year's application may include requests for equipment upgrades and uniform/badge improvements, pending grant eligibility. If grant funding does not cover uniform needs, alternative funding options may need to be considered.

4. ADJOURNED on February 10, 2026 at 6:59 p.m.

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

Town of Campobello Council Minutes were recorded by Town Clerk, Kim Hyder, on this 10th day of February, 2026.



TOWN OF CAMPOBELLO

Council Meeting – Regular Meeting Minutes

February 10, 2026

1. The Council meeting of the Campobello Town Council was called to order by Mayor Aaron Ash on February 10, 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 January 12, 2026 work session minutes and January 12, 2026 council meeting minutes. Motion was made by Council Member Stevenson accept the January 12, 2026 work session minutes and January 12, 2026 council meeting minutes, as written, which was seconded by Council Member Kaminer and unanimously approved.
4. Mayor Ash began by offering heartfelt condolences to the Fire Department and the community for the losses experienced this year. It has been a difficult and unfortunate time, with several valued members lost. Their dedication and light continue to shine in our community.

The Mayor also emphasized how special Campobello is, noting how fortunate residents are to live in a supportive and caring town. Appreciation was extended to the Fire Department and Police Department for their outstanding service, particularly during recent storms. While other communities faced significant challenges, Campobello was fortunate, and that success is credited to the dedication of local emergency personnel.

5. TOWN ADMIN:

Highway 11 & 176 Discussion

Earlier in the day, town representatives met at the intersection of Highways 11 and 176 with a sign company from Spartanburg (Sign Ant) to discuss conceptual improvement ideas. A second company was scheduled but unable to attend and will hopefully meet at a later date. The concepts discussed, along with input from town leadership, are expected to generate stronger, more tailored options than previously received.

Sewer Service Update

The Town met in December with its consulting engineer to review progress. Discussions continue regarding collaboration with the school district; however, the school board is currently focused on its referendum efforts. The Mayor plans to continue discussions with the superintendent in the near future.

Staff also explored alternative options, including a package sewer system implemented in Chimney Rock following hurricane damage. Initial feedback indicates the system is performing well. The consulting engineer is reviewing this option, and town representatives plan to visit Chimney Rock in the coming weeks or months to evaluate the system firsthand. The Town continues to explore all viable options to determine the best long-term solution for sewer service in Campobello.

Hurricane Reimbursement Update (FEMA)

The Town has received its final FEMA reimbursement payment, including funds for equipment and labor. In total, Campobello received \$247,913.18, reimbursed at 100% of the requested

amount. This includes prior reimbursements for Town Hall power line replacement and debris collection. The 100% reimbursement reflects updated FEMA program guidelines and is very positive news for the Town.

USDA Disaster Recovery Grant (Roads)

With FEMA covering 100% of eligible expenses, the USDA grant is no longer needed to offset the previously anticipated 25% gap. However, USDA funding may still assist with road repairs not covered by FEMA.

Town staff recently held a conference call with USDA officials, who indicated road reimbursement is likely possible (potentially at 75%). Updated cost estimates are being prepared and will be submitted for review. Timing is critical, as some of the roads are currently included in the County resurfacing list. If USDA funding is approved, adjustments may be made to maximize available funding sources.

Municipal Facilities Master Plan

The Town was awarded a highly competitive grant in December to complete a Municipal Facilities Master Plan. Following an RFQ process, Council selected McMillan Pazdan Smith to conduct the study. A kickoff meeting was held earlier today to outline the planning and programming process, which will include staff input to assess future needs for the Fire Department, Police Department, Town Hall, and other facilities. Council Member Sprouse would like to eventually see an EMS station in Campobello, but because that is a separate entity from the Town, that would be their decision to make.

The study is expected to take approximately six months, with completion anticipated around mid-August.

South Carolina Local Government Investment Pool

After 12 months of participation in the SC Local Government Investment Pool, the Town earned \$38,296.98 in interest revenue. Approximately \$26,252 was earned in Town accounts and \$12,000 in Fire Department accounts. Interest continues to accrue monthly, allowing funds to grow while remaining accessible. This has proven to be a financially beneficial decision by Council.

POLICE DEPT:

For the month of January, the department responded to 16 motor vehicle collisions, including 8 with injuries and 8 without injuries. Overall, it was a slower month.

Officers conducted 40+ home visits, primarily due to the winter weather. These were proactive wellness checks during the ice and snow to ensure residents—especially those who may have been without power—were safe. These visits extended beyond School Resource Officer duties and reflected a community-wide effort.

Traffic enforcement activity was down due to reduced road traffic during the winter weather. There were:

- No drug-related charges
- Citations primarily for speeding and lack of insurance

Officers were fully staffed and active during the ice and snowstorms. Fortunately, the area experienced minimal power interruptions, and overall storm response went smoothly.

Additionally, an intergovernmental agreement has been established between the Town of Campobello and the City of Landrum regarding Victim Advocate services. Landrum has agreed to contract with Campobello to utilize the Town's Victim Advocate rather than hiring a separate position.

Under this agreement:

- Campobello's Victim Advocate will now also serve Landrum.
- The arrangement provides financial benefit to Campobello through contract reimbursement.
- The partnership strengthens collaboration between the two departments and enhances support services for victims in both communities.

This agreement represents a positive step in regional cooperation and resource sharing.

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 January, the Fire Department responded to a total of 36 calls, which is considered busy for a typical January. 15 calls inside Campobello town limits, 14 calls within the fire service area and 7 mutual aid responses assisting other agencies.

The recent winter weather did not significantly increase call volume, and the department is thankful there were no major weather-related emergencies.

Emergency Shelter Update

The emergency shelter operated very successfully during the recent winter weather event. The Fire Department worked closely with the Police Department to ensure a quick and efficient setup.

The department expressed appreciation for the strong partnership with the local church. While a formal agreement is still being finalized, the collaboration has been seamless and highly effective.

Moving forward, leadership hopes to utilize the shelter not only for natural disasters but also as a cold-weather warming shelter when needed. The goal is to ensure residents have access to food, water, and a warm place to stay if power outages occur.

Proposed Equipment Purchase (Reimbursement Funds)

The department is exploring the purchase of a large commercial freezer and refrigerator to be housed at the Fire Station.

Purpose:

- Support emergency shelter operations
- Assist residents during extended power outages (preserving food when possible)
- Provide additional capacity for community events

The church is also purchasing a freezer, and coordination between both facilities may provide added community benefit.

There was discussion about placing FEMA reimbursement funds designated for the Fire Department into the Town's investment account to allow those funds to earn interest. Council will place this item on an upcoming agenda for formal consideration.

FEMA Reimbursement & Power Line Project

The Town has received FEMA reimbursement funds for the power line project. Materials are on site; however, installation was delayed due to winter weather. The contractor is expected to reschedule soon, with installation anticipated to take approximately three to five days once work begins.

Christmas Decorations (Hospitality Fund)

Council discussed potentially purchasing additional Christmas decorations during post-holiday sales. It was decided to revisit the matter in March or April planning discussions to ensure other hospitality fund priorities are addressed first.

Cold Weather Shelter Discussion

Currently, there are no known homeless residents within town limits. When individuals experiencing homelessness have been encountered, they have been transported to shelters in Spartanburg, such as Miracle Hill, which operate year-round.

Future warming shelter decisions will likely follow Spartanburg County's lead when extreme cold temperatures persist below freezing for several consecutive days.

Snow Plow Installation

Staff installed the snow plow on the department truck in-house, saving the Town money. Installation required approximately two full days of labor, including at least eight solid work hours.

Community Support

The department also expressed thoughts and prayers for the Ballew family. The community's outpouring of support has been a testament to the strength and compassion of Campobello. Fire Chief McNeill praised the firefighters, police and staff who were there for the family.

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

6. OLD BUSINESS

Sewer Project Update

Council discussed the importance of continuing to follow up with the Town's consulting engineer to ensure timelines remain on track. While recognizing competing priorities, leadership emphasized the need to consistently communicate that the sewer project remains a top priority.

Eric is currently coordinating with Smith & Loveless, the manufacturer of the package sewer systems referenced in prior discussions. The goal is to gather additional technical information so Council can be better informed by the next meeting.

A visit to Chimney Rock to review their system firsthand is expected to be scheduled in the near future.

Ordinance Enforcement Update

Several ordinance concerns were recently reported to the Mayor and have since been addressed. Property owners have been notified and are in the process of resolving the issues.

Council also discussed the ongoing renovation of Mr. Mock's building downtown. The project is progressing well, and there is excitement about the building's transformation. It was noted that the structure has historically experienced roof leaks for decades, and recent improvements appear to be resolving that issue.

Concerns were raised about a ladder being left against the building. The matter will be addressed to ensure public safety.

Historic photos of the original Caldwell ownership were mentioned, and copies may be obtained for historical or display purposes.

Parks & Recreation Update

The Town is currently working through grant-funded improvements at the park and ball field.

- The Town is obtaining quotes to repair the retaining wall and steps at the ball field.
- The grant administrator recommended completing the wall repairs first, as it represents a significant portion of the funding.
- The handrail for the steps has been installed.
- New seats and toddler bucket swings have been delivered and will be installed within the next week. Installation was briefly delayed due to weather-related priorities.

Council also noted positive community feedback regarding the new stairwell connecting Lude Johnson Blvd., to the basketball court area. The stairway proved especially useful during the snow, allowing safe access to the park.

Downtown Development Discussion

Mr. Mock previously attended a Planning & Zoning meeting and continues exploring development concepts for the building. Due to sewer and septic limitations, one concept under

consideration includes recreational uses (such as a baseball training or sports-related facility), along with potential lower-impact artisan or small business space.

As a result, proposed updates to the C-3 Downtown Ordinance are being considered to allow recreational activities within that district. Further updates are expected as research continues.

Council may also receive additional citizen feedback regarding possible ordinance concerns in the near future.

Signage RFP Update

The Town is currently awaiting updated renderings before proceeding with a Request for Proposals for new signage.

Main Street Speed Reduction Plan

Speed feedback signs have been installed, and solar panels are now operational. One sign (near Joe's residence) is experiencing limited battery charging due to tree coverage. Staff are exploring whether it may be feasible to connect the unit to a nearby power source.

Initial observations indicate the signs are effective—drivers are visibly slowing when the display activates.

Staff are also working with the sign company to resolve a Bluetooth connectivity issue with one unit so messaging can be updated. Future programming will likely include displaying "Speed Limit 25" once final wording is confirmed.

Fire Department Payment

Council discussed approving the Fire Department's final budgeted payment earlier than originally scheduled. The expense is already included in the current budget; the request simply moves the payment forward by a few months. Motion was made Council Member Sprouse to approve the Fire Department making the final payment on 406 N. Main Street, which was seconded by Council Member Kaminer and carried unanimously.

Ordinance 2.201 – Change of Council Meeting Date

Council considered Ordinance 2.201 to change regular Council meetings from the first Monday of each month to the second Monday at 7:00 p.m. at the Campobello Fire Department Training Room, unless otherwise set by the Mayor. Proper notice requirements remain unchanged. Motion was made Council Member McDowell to accept the first reading of Ordinance 2.201 to move the Council meeting from the first Monday of the month to the second Monday of the month, which was seconded by Council Member Sprouse and carried unanimously.

7. NEW BUSINESS

Town Messaging Service ("Town Connection")

Council discussed the launch of the Town's new messaging service, allowing residents to receive text messages or voicemail notifications regarding:

- Trash pickup changes
- Road closures
- Emergency alerts
- Town Hall closures
- Meeting changes
- Other time-sensitive Town updates

At this time, the initial rollout is focused on **Town residents only**. A separate contact group has been created for individuals living outside Town limits but working within Town. Those individuals may be added to receive applicable updates.

Current participation is steadily increasing. Residents may sign up by:

- Scanning the QR code on the flyer
- Visiting the provided web link (accessible via computer or smartphone)
- Contacting Town Hall directly to be manually added

Printed copies of the flyer will be posted at Town Hall, Post Office and local businesses. The service will also be used for public safety notifications when Town police or fire personnel are directly involved in incidents affecting local residents. Council expressed strong support for the new communication tool.

8. OTHER BUSINESS

Planning & Zoning Update

Officer Appointments (January Meeting):

- Chair: Dawn Ford
- Vice Chair: Katherine Williamson
- Secretary: Michelle Fain

C-3 Downtown Ordinance Update

Planning & Zoning will schedule a public hearing in March to consider updating the C-3 ordinance to allow additional recreational uses in the downtown district. This change would accommodate potential redevelopment concepts currently being explored.

Required public notice will be published in advance. Following the public hearing, Planning & Zoning will make a recommendation to Council, after which Council will conduct the required readings.

Property Matter – Mr. Owenby

Mr. Owenby met with Planning & Zoning to clarify property division and zoning matters. He was provided detailed guidance regarding:

- Updating his plat to remove an unnecessary right-of-way designation
- Rezoning procedures for a parcel where he is considering constructing a duplex

Additional documentation will be provided to him to assist with next steps.

R-1 Zoning Update (Accessory Dwelling Units)

Planning & Zoning continues discussions on updating the R-1 (Single-Family Residential) district to allow **Accessory Dwelling Units (ADUs) as conditional uses**.

The goal is to:

- Support potential future Rails-to-Trails activity
- Increase housing flexibility
- Provide additional rental or visitor accommodations

Draft language has been developed and will be reviewed again next month before moving forward with a formal recommendation.

11 Emma Drive – Subdivision Proposal

A prospective buyer presented a preliminary concept to subdivide approximately six acres at 11 Emma Drive. The initial proposal includes dividing the property into approximately ten residential lots, utilizing existing road frontage on Highway 11, Roberts Street, and Emma Drive. It was also said that he might use the front which borders Hwy. 11 for commercial use, which would need to be rezoned. If he did subdivide the lots, they would default to R-1 zoning.

Discussions are ongoing, and no formal action has been taken at this time.

Fee Schedule Review

The need for review of the Town's fee schedule is needed and may be placed on an upcoming agenda.

Planning and Zoning Schedule

The Committee is considering moving its meeting to the third Tuesday of the month. This would put a week in between Council's meeting and the Planning and Zoning meeting.

9. Adjourned- February 10, 2026 at 7:49 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 10th day of February, 2026