

Town Council Meeting – Work Session
Location – 50 Broad Street, Campobello, SC 29322
December 5, 2022
Minutes

- 1.** The Work Session of the Campobello Town Council was called to order by Mayor Jason Shamis on December 5, 2022 at 6:30 p.m. Council Members present were Reitha Stevenson and Alician Sprouse. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill.
- 2.** Discussion of tree trimming at Gosnell Park around the pavilion and along the fence line at the ballfield.
- 3.** Discussion was done regarding trash service and how to pay for this year's bill.
- 4.** Campobello resident, Christine Santini, asked how much of the American Rescue Plan the town received and what each employee was receiving out of the budgeted \$20,000 for employee bonuses. Mayor Shamis said that the town received \$295,000 of ARPA funds and the individual bonus amounts were being discussed in tonight's executive session.
- 5.** The Work Session ended at 6:59 p.m. Minutes were recorded by Town Clerk, Kim Hyder on this 5th day of December, 2022.

Campobello Town Council Meeting

December 5, 2022

Minutes

1. The meeting of the Campobello Town Council was held on December 5, 2022 in the Campobello Fire Department training room located at 50 Broad Street. The meeting was called to order by Mayor Jason Shamis at 7:00 p.m. Council Members present were Alician Sprouse and Reitha Stevenson. Council Member Aaron Ash was absent. Also in attendance was Fire Chief Brandon McNeill and Police Chief Chad McNeill. The Pledge of Allegiance was recited by all.
2. Newly elected council member Ronald “Joe” McDowell was sworn in by Mayor Shamis. Council Member McDowell’s family stood with him as he took his oath of office.
3. The mayor and council presented Karen Dempsey, owner of Karen’s Barber Shop, with a plaque acknowledging and thanking her for her 29 years of service. In 1987, she opened a small shop on Hwy 11 and then was offered a spot on Main Street in 1993. She spoke well of her landlords during that time and how they treated her like family by only asking a small amount for rent. She mentioned how senior citizens were near and dear to her heart and after retirement she plans to volunteer at Operation Hope and Breaking Bread for Jesus. Her last day of work will be December 22, 2022.
4. Introduction of the Mayor and Council was done.
5. Mayor Shamis asked if council had reviewed the November 7, 2022 work session minutes and November 7, 2022 council meeting minutes prior to the meeting and asked for a Motion to accept them. Council Member Stevenson made a motion to accept the November 7, 2022 minutes as written, which was seconded by Council Member Sprouse and carried unanimous.
6. Mayor Shamis made mentioned of the work that has been done around town in 2022. Taxes were lowered. Several roads in need of attention got repaired. The town clerk continues to diligently work on the town’s finances and books for a more accurate accounting. Additional lighting has been done around town with the most recent lights being installed at Interstate 26 on the Hwy 11 bridge. We now have a full Planning and Zoning Committee, who work with ACOG. We’ve had better enforcement of our ordinances. New grants have been applied for by our mayor’s intern. Some police and fire vehicles have been replaced with new. A building has been purchased for use of a new Town hall and community center. The two-story brick building at Hwy 176 and 357 (105 N. Main St) was closed on today and the new owner plans to keep as much of the building as possible and will work with our Code Enforcement officer to get everything up to code. That project will go through our Planning and Zoning Committee. Mayor Shamis said that he, along with council, police chief, fire chief and clerk are committed to doing the right thing and what is best for this town.
7. Police Chief Chad McNeill and reported that the Campobello Police Department had a total of 72 calls for the month of November. It was a busy month, especially with backing up other agencies nearby. Of the 72 calls, 53 were traffic stops resulting in 24 citations. The SROs had 19 home visits checking to make sure that children have heat and all they need. Mayor Shamis mentioned that he recently had to visit Campobello-Gramling School and all he heard were how our police and fire department are always there to help. Mayor Shamis asked if animal control responds quickly. Chief McNeill said they do come out but they cannot write a citation. They only handle the removal of an

animal and transportation to the Greenville Humane Society. Mayor Shamis asked if people were still calling Chief McNeill's cell phone instead of 911 or the non-emergency number of (864) 596-2222. Chief McNeill responded that he still gets some calls but it is getting better. He doesn't mind people calling his phone, but if they are in need of help and he is out of town or just didn't hear his phone, then that could delay the response time in getting to them. The non-emergency number is posted to our town's Facebook and website. Council Member Sprouse asked where the two break-ins occurred. Chief McNeill said in Inman and Landrum. She also asked if any of the 24 citations were drug related. Chief McNeill responded that some were, but that we did not have as many as last month. Only 8 that were drug related. Mayor Shamis asked if council had any further questions for the Police Department. No further questions were asked.

8. Fire Chief Brandon McNeill reported that the Campobello Fire Department had a total of 22 calls for the month of November. Of those calls, 7 were in the fire service area, 6 outside of our jurisdiction and 9 within the city limits. No wrecks were at Hwy 11 and I-26. They've had 3 cardiac arrests for November. Fire Chief McNeill commended his crew for getting to the fire at Mr. Juan's so quickly and knocking the fire out before it could do any major damage to the building. Council Member Stevenson asked if it was electrical and it was not. It was turned over to an arson investigator. They believe it was someone staying in the building trying to keep warm, started a fire, walked away and didn't tell anyone. Fire Chief McNeill commended everyone's hard work on the Christmas parade this year. We have a great turn out for entries and attendance. Mayor Shamis said the parade doesn't happen if both chiefs and the clerk don't get involved. Chief McNeill said there was a large group up here beginning at 8a and ending at 6:30p. Police Chief McNeill wanted to say that he appreciates that our council wants to be a part of the parade, as he had been to a few other local parades where their mayor and council do not participate. Mayor Shamis said we just show up and represents and that the chiefs and clerk do all of the work. Council member Stevenson said has some new things she wants to incorporate with the parade and Christmas time next year and looks forward to working on those. Council Member Sprouse asked if the three structure fires other than the one at the restaurant were in town. Chief McNeill responded that the other two were outside the town limits. Council Member McDowell spoke of how he enjoyed his first time in the parade. Mayor Shamis asked if council had any further questions for the Fire Department. No further questions were asked.

9. **Old Business-**

- Mayor Shamis gave an update on the progress of the mayor's intern. She finished her grant class and submitted the PARD application for the park. Applying for one in December. She is looking for cyber security grant for the PD, but one did not fit our needs, but she will apply for a different one. She has several strong proposals that will be ready to go in January. The allocations process is taking longer due to the committees that look at this have not met yet, but this should not hurt our chances. Mr. Owenby commented that he did not see any mentioned in past minutes of a grant for sewer being applied for. Mayor Shamis said he has specifically asked her to look for grants for that. Mr. Owenby said that he spoke with Sen. Tom Corbin and he is very interested in getting sewer for us.
- Chief McNeill spoke regarding code enforcement. The Smith Street property is about 75% finished and the owners plan to put it on the market when done. With the renovations, the value has gone from \$30,000 to \$200,000. There is no update on Turner Ave., as the landlord is having an issue with getting the renters out and getting them notice of eviction. It is a foreclosure. It was asked about the plan for the two-story brick building. We don't know as those plans would go

through the Planning and Zoning Committee, but the new owner is meeting with his contractor/engineer to get started on repairs. Mayor Shamis said the owner asked if he would need an architectural stamp or engineering stamp. Police Chief McNeill said that would be up to the County, but it may possibly be an architectural stamp. Mr. Owenby said he has spoken with the owner and he is interested in sewer. It would be a good idea to get those interested parties together and talk about all of the things that need to be ironed out with sewer.

- Chief McNeill said that he has spoken with the Gramlings and they are still trying to get approval from all involved before they can consent to the town putting a sign on their property.
- To add a fee to the Town's fee schedule, a public hearing will need to be had. A grading fee of \$100 needs to be added. Council did not have any objection to scheduling a public hearing regarding the fee addition for some time in January, but will get with the Clerk to pinpoint a date and time.
- Police Chief McNeill said they have a couple of quotes on getting the trees trimmed at the park and ballfield, but are still waiting on one more quote. Everyone would like to start sometime in January. Council Member Stevenson asked what trees are being trimmed. Chief McNeill said the one at the pavilion and pruning the limbs back on the fence line at the ballfield. The ones near the old out buildings and the ones near home plate and run down the corner of Lude Johnson Blvd. She asked if the district office is ok with this and Chief McNeill said they are in agreement and want it done as well. Mayor Shamis said he will begin grading the ballfield next week. His father-in-law will be doing it. Quotes on the ballfield lighting should be in by January.
- There was discussion of continuing to allow Steven Fusaro to lease the ballfield, but to revise it to a one-year term instead of a two-year term. Any other possible revisions to the agreement will be done after all of the work to the ballfield is finished and we see how much interest we have in teams wanting to use it. Council Member Stevenson made a motion to revise the ballfield lease agreement to a one-year term, instead of a two-year term, which was seconded by Council Member Sprouse and carried unanimous.

10. New Business-

- A first reading of zoning ordinance Article V Zoning Use Regulations – Section X Flexible Review District was done by Mayor Shamis. He commented how great this is for our town to give structure to any growth that is coming such as the mini horse farms on Old Asheville Hwy. It was asked by a Campobello resident if the Town did all of this work on its own or did it seek help with the zoning ordinance. Mayor Shamis commented that the town hired ACOG (Appalachian Council of Government) to take on this project, which the cost will be covered by a grant we have coming. Council Member Stevenson made a motion to accept the first reading of zoning ordinance Article V Zoning Use Regulations – Section X Flexible Review District, which was seconded by Council Member McDowell and carried unanimous.
- Mayor Shamis gave update on the litigation with the City of Landrum and Graphel. A developer bought a piece of land that had been for sale for a little over two years that was just beyond Campobello's town limits. It is about 88 acres and the railroad runs through the property. The same developer approached Landrum on a different parcel of land on Fairwinds Road in Landrum and knowing this developer and how they pack homes on land, one of the Landrum council

members said to the developer that we (Landrum) do not want you here. After the developer purchased the 88 acres, they went to Landrum first to ask if they wanted to annex it in and they got the same response of that Landrum does not want you here. The developer then came to Campobello and asked about annexation and we (Campobello) agreed to see if we could make it happen. We went to annex the first parcels of land because you have to have continuity, meaning the Town of Campobello has to touch the land in order to be able to annex it. In the process of that, the developer contacted Campobello and asked us to put a hold on our annexing anything so they could give Landrum another chance to annex the land. Two weeks after that the developer called back and said they were done with Landrum and for us to proceed with annexing the property. Prior to the first reading of the second annexation, one of the property owners who were giving us a ten-foot strip across his property dropped off a piece of paper saying they no longer wished to do this, after they had already submitted a signed petition to be annexed. Mayor Shamis went and spoke with the property owners and gave them the facts of what Campobello was trying to do and he verbally agreed for Campobello to annex a ten-foot strip across his property as long as it didn't interfere with his land. Part of Landrum's issue is they don't believe that this particular property owner gave permission to annex his property. We have a signed affidavit from the property owner which clearly states he is in agreement with Campobello annexing a ten-foot strip of his property. The second issue that Landrum has is the railroad that runs through the developer's land and that it cuts the property in half and that the other half cannot be annexed. However, according to SC State law, a railroad right of way does not defeat contiguity. Mayor Shamis spoke with someone in Spartanburg County mapping and they confirmed that the railroad is definitely a right of way. Where we are today is Landrum has filed an injunction basically saying that the developer cannot do anything with the land while this lawsuit is pending. Why would you want to spend taxpayer's money on something that is factual and when you were given two chances to annex property in your fire district. Mayor Shamis and Council member Stevenson met with Landrum's mayor and a council member. The meeting was cordial and proposed an agreement on annexations in the future and work together in the future. At the end of the meeting, we were asked if we were going to drop the annexation. We are not and the reason being that it is not good for a subdivision to be in the County and go unregulated which could result in something like Boiling Springs. As of right now, another developer, Mark III Properties, is grading a large piece of property that touches Landrum's city limits and they have not made a move to annex that property. Based on our conversations with Landrum, it is both of our goals to not have subdivisions in the unincorporated Spartanburg County because we would have no control over it. Plus, this would help our tax rate which is why we lowered our tax base. We do not know how we can move forward with Landrum. We should continue litigating this, but we wish Landrum would drop it. Our argument to them is that they have no standing at all on this annexation. A Campobello resident asked if there was such a thing as a nuisance lawsuit. Mayor Shamis said that he is currently exploring that. Landrum was asked how they were going to get contiguity if they wanted to annex the 88 acres. They gave no answer. Mr. Owenby commended the mayor and council on what they have gone through to get this property. The property owner offering a ten-foot strip doesn't want to be a part of the litigation, but understands what Campobello is trying to do for the town. Mayor Shamis said that Campobello's council has been very supportive in this litigation and in protecting our town. Town resident Brandon McNeill commended the mayor and council for trying to grow Campobello, as it is coming whether we like it or not. If we want to survive, we are going to have to grow. He appreciates that we have a council that sees that. We know that our community is awesome and the land is beautiful. Having these ordinances and planning will hopefully help with that. Mayor Shamis said that he wanted Campobello residents to know that we are trying to do the right thing.

- Mr. Owenby asked if an environmental assessment been made on the property that the town just purchased and was there any asbestos found. Mayor Shamis said that he spoke with the licensed commercial inspector come out and he spoke with him while he was in the building and there is some asbestos. We are getting a quote from the same company that is tearing down the Maybry's Used Cars building when they are finished with that project. Mr. Owenby stated that whomever tears it down has to be a state approved asbestos removal contractor and it has to be disposed of in a special place at the landfill. The liability is our and not the previous owners.
- Chief McNeill gave update on the gas usage and since having the new police vehicles, we are not filling up as much and only twice a week. The fuel amount budgeted for 2022-2023 is \$24,000 and Chief McNeill feels we should come in under that due to the new vehicles which get better gas mileage than the previous ones. Fire Chief McNeill said that another difference is gas/diesel has drop almost \$2.00 in price. The fire dept bought 2,000 gallons in bulk about four months ago when we were worried about a fuel shortage. They have used some of that but are trying to keep a reserve for emergency use. Council Member Sprouse asked why there were two fill ups in Lyman. Police Chief McNeill said that would be Lt. Miller as he lives in that area. The other fill ups were in Holly Springs and that would be the SRO that is at Holly Springs Elementary. Fire Chief McNeill said that wherever we are, we will fill up if it is cheaper. Police Chief McNeill said the Ingles in Boiling Springs is about 20 cents cheaper than others and we do take advantage of that.

11. Other Business-

- The Planning and Zoning Committee has just gotten through the Flexible Review District. 113 acres on Old Asheville Hwy has just been closed on and the developer plans to do mini horse farms. We will need to do something with the rest of Old Asheville Hwy., as it narrows as it gets to this property, so we will see if we can get the developer to help with the cost to get the rest of Old Asheville Hwy paved. We have a quote of about \$60,000 from Bird Paving that we will pass on to the Planning and Zoning Committee. Clerk Hyder mentioned that the Committee has a public hearing on December 13th at 1p to adopt a new Comprehensive Plan for the Town.
- At 8:16pm, with no further business to address, motion was made by Council Member Stevenson to enter into Executive Session regarding the allocation of American Rescue Plan funds, which was seconded by Council Member Sprouse and carried unanimous. At 8:43pm, council exited Executive Session with no action taken.

12. Adjourned- December 5, 2022 at 8:44 p.m.

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

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

Town of Campobello Council Meeting minutes recorded by Town Clerk, Kim Hyder on this 5th day of December, 2022.