



TOWN OF CAMPOBELLO
Council Meeting – Work Session Minutes
February 6, 2023

1. The Work Session of the Campobello Town Council was called to order by Mayor Jason Shamis on February 6, 2023 at 6:30 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Joe McDowell and Alician Sprouse. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill.
2. Mayor Shamis inquired about the warranties on the three 2022 Tahoes purchased in March 2022. Police Chief McNeill replied that the warranties are 3 years or 36,000 miles. Council Member Stevenson asked how many miles were on each Tahoe. Chief McNeill answered that the new Tahoes currently have less than 6,000 miles on them.
3. Discussion was had regarding new playground equipment and how the old equipment would be removed. Mayor Shamis said the only equipment to be removed is the smaller playset that is not in the ground. We have another swing set at Fire Station #2 that will only require the purchase of new swings. Chief McNeill asked if council was going to vote on purchasing playground equipment tonight and Council Member Stevenson answered in the negative. Chief McNeill explained that the reason for asking is he has had several playground equipment vendors contact him saying they can give us a better price and that they are local. Mayor Shamis asked if we have sent this information to Emily Jolley, and if we have not, to send it to her.
4. Council Member Stevenson asked if Mayor Shamis had received a quote regarding the paving project at Gosnell Park. Mayor Shamis indicated that he had received the one quote for \$7,000. Council Member Stevenson asked if he was going to get any other quotes or put it out for bid. Mayor Shamis indicated that he was not because he had already told this company to go ahead with the work and that we were going off of what this company did on the Old Asheville Hwy project since they were the cheapest. His reason for this is we have already allocated the \$100,000 for Park renovations and as long as each project is only a couple thousand dollars that we should go forward with it without vote.
5. The Work Session ended at 6:59 p.m. Minutes were recorded by Town Clerk, Kim Hyder on this 6th day of February, 2023.



TOWN OF CAMPOBELLO

Council Meeting Minutes – Regular Meeting

February 6, 2023

1. The meeting of the Campobello Town Council was held on February 6, 2023 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 Reitha Stevenson, Alician Sprouse and Joe McDowell. Also in attendance was Fire Chief Brandon McNeill and Police Chief Chad McNeill. The Pledge of Allegiance was recited by all.
2. Introduction of the Mayor and Council was done.
3. Council Member Ash asked if council had reviewed the January 3, 2023 work session minutes and January 3, 2023 council meeting minutes prior to the meeting and asked for a Motion to accept them. Council Member Stevenson made a motion to accept the January 3, 2023 minutes as written, which was seconded by Council Member Sprouse and carried unanimously.
4. Mayor Shamis spoke of how he spoke with Sen. Corbin and he said that Governor McMaster was getting ready to release a lot of funds and he wants to get Campobello some of those funds to help with our sewer project. There is no guarantee, but he will try. His goal is to ask for \$650,000 for us to acquire an engineer to get a plan ready so that when we need funds for the actual sewer, we will be dig ready and can be in line to receive funds for that. Council Member McDowell will be heading up the sewer project. Sen. Corbin has been an advocate for the Town of Campobello for a long time.
5. Police Chief Chad McNeill reported that the Campobello Police Department had a total of 74 calls for the month of January. Of the 74 calls, 32 were traffic stops resulting in 25 citations. 5 of those tickets were drug related. The SROs had 27 home visits. Chief McNeill did report that we had an officer leave as he was offered a huge increase in pay to work for BMW. We will be advertising the open position shortly. Council Member McDowell asked how we advertise and Chief McNeill responded by way of Facebook, various law enforcement websites and the SC Municipal Association. Mayor Shamis asked where the wreck on Hwy 11 happened. Chief McNeill said near I-26 and it was during the day and it was a side swipe incident. Council Member Stevenson asked the effect of being without the officer. Chief McNeill said that Inman and Landrum PD are also short and we are all doing the best to help each other out. It is possible that a County Officer could reach the scene before the officer on duty as we are all working to cover the areas. Council Member Sprouse asked if there were any drug related charges and what types of drugs were found. Chief McNeill said there were 5 drug related charges, dealing mainly with Meth and Marijuana. Mayor Shamis asked if council had any further questions for the Police Department. No further questions were asked.

6. Fire Chief McNeill went on to report that the Campobello Fire Department had a total of 18 calls for the month of January. Of those calls, 8 were in the fire service area, 4 outside of our jurisdiction and 4 within the city limits. Council Member Sprouse asked how much the Fire Department can get their fire alarms for. Chief McNeill said Lowes or Home Depot is the best place, however, we are waiting for the State to make another purchase and hope to make a purchase with them. Right now, the County does not have any. We hope to have a smoke detector blitz in the spring where the County comes out and helps. Mayor Shamis asked if the council had any further questions for the Fire Department. No further questions were asked.

7. **Old Business-**

- Mayor's Intern Work – Mayor Shamis reported that we are still waiting on several different grants, including the PARDS grant which we are waiting on the Committee to make a decision on and allocate those funds. We are still waiting for the \$25,000 grant to help with the Comprehensive plan. Also, we are working on the park to get it into better shape. We had many from the police and fire department help to pressure wash and clean up the park. Trees were cut back. We are also looking at playground equipment ranging from \$40,000 to the most expensive being \$60,000, however, we have \$100,000 that has been allocated for park renovations and we hope that some PARDS grant will help with the cost. Also, the old buildings that were rotted have been removed and we are working on quotes for getting the fence painted instead of getting it replaced which would cost \$90,000. Town Resident J. Owenby asked if the PARD money had been received and Mayor Shamis responded that we have not because that money will be in addition to the \$100,000 that is allocated for park renovations. Town resident K. Williamson asked if the price of the park equipment included installation. Mayor Shamis answered in the affirmative. Mayor Shamis said that these are items that Emily is working on, along with the sewer.
- Code Enforcement Officer Godfrey reported that he had been in contact with the owner of the brick building across from Town Hall and he is working on getting some reports and information to share with Council. He is also meeting with a general contractor on Thursday. Mayor Shamis said the roof is the greatest concern. Officer Godfrey said that the owner is very eager to get things going, but red tape is preventing that from starting as soon as he would like. Mayor Shamis asked if the previous owners ever got the building deemed historical. Officer Godfrey contacted the historical society and they said they never received an application from them. Mayor Shamis said the owner wants to keep the structure and just updating it.
- Police Chief McNeill reported that the Gramling family has been contacted several times about the land for the sign, but we have not received a return call, so he considers that to mean they are no longer interested. Chief McNeill did mention some other options of either closer to town or towards the interstate. Where the sign is on Hwy 11 is fine, but it needs power to it. Council requested this be added to March's agenda.

- No other questions were asked regarding the park renovations, however, Council Member Stevenson asked if Emily has contacted the Committee to find out a timeframe of when we might receive an answer on the PARDs grant, but Mayor Shamis responded that no one can give her a definite date.
- Officer Godfrey reported that Council needs to make a decision on whether to condemn 114 Montgomery Street as the flooring in the house is completely gone. If we condemn it, we give the owner an amount of time to tear it down and if they don't it would be the Town's responsibility. Town resident Williamson said that she and her husband are waiting to close on the house and have plans to renovate it and get it up to code. She estimates a timeline of 6 months as the house is full of household items, etc. Council will hold off and follow up with Mrs. Williamson for an update.
- Mayor Shamis gave an update on the litigation by reporting that we had a hearing regarding an injunction that Landrum filed. The Court granted Landrum's injunction and denied our Motion for Judgment, which means that ECS will not be able to start construction on their property. It is very frustrating and we did not expect it to go this way.

8. New Business-

- Mayor Shamis asked if everyone was happy with the work of the Mayor's Intern, which will not go on forever, but she does have some things in the works. Most of the Council was happy with the work she has done.
- A first reading of Ordinance 5.100 – Comprehensive Plan was done by Mayor Shamis in title only. The Comprehensive Plan must be reviewed every five (5) years, which establishes the Town's goals for growth and development of the community. A Public Hearing was held on December 13, 2022 and a link to the Comprehensive Plan has been on the Town's website. Council Member Sprouse made a motion to accept the first reading of Ordinance 5.100 – Comprehensive Plan, which was seconded by Council Member Stevenson and carried unanimous.
- Fire Chief McNeill spoke of his desire to purchase additional Christmas lighting around town. He mentioned an idea of different families sponsoring a corner of the town. We would like to repair some of the existing lights and to add some additional wiring. He is asking for \$8,000 to be able to do this. Council Member Stevenson said this would be for the entire town and Chief McNeill said that we can't put any lighting down Hwy. 11 as there is no power there, as well as no power at Landrum High School. Council Member Stevenson asked what he had in mind. Chief McNeill said they are looking at some action lighting, three-to-four-foot snowmen, more Christmas trees, etc. Council Member Sprouse asked where the funds would come from and Chief McNeill suggested the Hospitality funds. Mayor Shamis asked what the time frame is on this. Chief McNeill said he would get on the repairs now and would like to purchase new lighting while there are some after Christmas sales. Mayor Shamis said that we have to be careful with spending since we have litigation going on. Council Member Stevenson asked for an example of what we want. Police Chief McNeill

introduced a booklet of items that have been considered. Mayor Shamis asked how much the ones we currently hang up cost. Chief McNeill said brand-new ones are \$800, but we didn't buy them new. Council Member Stevenson asked if other towns sell their used lights. Chief McNeill said yes there are and he has looked at them. He also mentioned that there is a company that other towns use to put up their lights and sell their old lights for them and we have been in contact with them for pricing. He also mentioned that we have some inventive people in town because the tree that is put up on the vacant lot at Lanford and Asheville Hwy was made, excluding the bulbs. Most of the lighting we want to purchase will go at the signs and on the vacant lot. Mayor Shamis said that the Hospitality funds are used for things such as this and for other projects that will attract people to town. Campobello resident D. Ford said we could get some string lighting that could be used at Christmas and throughout the year to add a certain ambience in town. Clerk Hyder gave the current balance of the Hospitality funds to be \$34,753.00. Mayor Shamis summarized Chief McNeill's request for \$8,000 to repair our current lighting, add new lighting, replace some wiring and add some power outlets/drops in 7 or 8 different places. Council Member Stevenson would like a committee to form and work on this. Council Member Sprouse liked the idea of wintery/snowy items that may last throughout the season longer. Council Member McDowell understands the need to go ahead and get items that may be on sale now, but not closer to the Christmas season. He also asked if there were any future expenses coming up that we would need to consider. Mayor Shamis did not foresee any large expenses that would need to come out of Hospitality. Motion was made by Council Member Sprouse to allow \$8,000 to be used for additional Christmas lighting for the 2023 season, repair of existing lights and to add new wiring/drops, which was seconded by Council Member McDowell and carried unanimous.

- Council Member Sprouse reported that she has left Mosquito Joe's a message, but has not heard back from them as far as mosquito control at Gosnell Park. Mayor Shamis asked what last year's quote was and Sprouse responded with \$1,100.00. Fire Chief McNeill said knows someone who has his commercial spraying license and will ask him to provide a quote. Police Chief McNeill asked if spraying for fire ants could also be added to the quote. Everyone concurred.

9. Other Business-

- Dennis Iskra, chairman for the Planning and Zoning Committee, reported that they have a meeting on February 14th at 1:00 p.m. to meet with ACOG to go over commercial and industrial zoning and signage. We hope that will be the end of the journey with ACOG. Mayor Shamis asked when Mr. Iskra's last meeting will be and he reported that March 2023 will be his last meeting before he moves. He has learned a lot being on the Committee and that everyone has worked hard and we have come a long way. Campobello resident D. Ford asked if we had someone to fill the spot. Mr. Iskra answered in the affirmative and they will be at the next meeting.
- Town resident Owenby spoke about the mayor's intern and how she has submitted 6 grants for the town and completed a grant writing course. His point being is her term

may or may not be ending, but a town this size or smaller at least has a town administrator. One of the major functions of a town administrator is grant writing and getting money for the town. Our budget probably would not allow for a town administrator, but he encourages the council to enroll in a course in grant writing and work to get money for the town.

10. Executive Session.

- At 7:54 p.m., Mayor Shamis asked for a Motion to enter into executive session with regards to proposed contractual arrangement. Motion was made by Council Member Sprouse to enter into executive session with regards to proposed contractual arrangement, which was seconded by Council Member Stevenson and carried unanimously. At 9:20 p.m., Council exited the executive session with no action taken.
- Officer Godfrey forgot to mention that the only part in question on the brick building at 105 N. Main Street is the back corner, which was likely caused by the road construction on Hwy 357 when a drainage pipe/ditch was put in less than a foot from the building. Other than the roof, along with support beams, needing to be replaced, the building was constructed using older techniques, which are generally very strong and last for years and years.
- The Fire Department is interested in purchasing property at 406 N. Main St. Mayor Shamis asked if council had any motions on this. Council Member Stevenson made a Motion to allow Fire Chief McNeill to make an offer on the property at 406 N Main Street, which was seconded by Council Member McDowell and carried unanimously.

11. Adjourned- February 6, 2023 at 9:24 p.m.

With no further business presented, Council Member Sprouse made a motion to adjourn, second 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 Meeting minutes recorded by Town Clerk, Kim Hyder on this 6th day of February, 2023.



TOWN OF CAMPOBELLO

Council Meeting Minutes – Public Hearing

February 13, 2023

1. A Public Hearing of the Campobello Town Council was held on February 13, 2023 in the Campobello Fire Department training room located at 50 Broad Street. The Public Hearing was called to order by Mayor Jason Shamis at 6:00 p.m. Council Members present were Alician Sprouse and Joe McDowell. Council Member Aaron Ash was present by way of Facetime. Also in attendance was Fire Chief Brandon McNeill and Police Chief Chad McNeill.
2. Mayor Shamis read Ordinance 8.504 – Fee Schedule and opened the floor for anyone to sign in and speak on the matter. No one signed up to speak, nor did anyone have any questions on the proposed Fee Schedule.
3. **Adjourned- February 13, 2023 at 6:07 p.m.**

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

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Town of Campobello Council Meeting minutes recorded by Town Clerk, Kim Hyder on this 13th day of February, 2023.



TOWN OF CAMPOBELLO

Council Meeting Minutes – Special Meeting

February 13, 2023

1. A Special meeting of the Campobello Town Council was held on February 13, 2023 in the Campobello Fire Department training room located at 50 Broad Street. The Public Hearing was called to order by Mayor Jason Shamis at 6:07 p.m. Council Members present were Alician Sprouse and Joe McDowell. Council Member Aaron Ash was present by way of Facetime. Also in attendance was Fire Chief Brandon McNeill and Police Chief Chad McNeill.

2. Old Business

- None.

3. New Business

- Mayor Shamis read Ordinance 8.504 – Fee Schedule which proposed the following as a fee schedule for the Town of Campobello:

• Sign Permits	\$100.00
• Existing Building Modification	\$100.00
• Replacement Sign Permits	\$50.00
• New Building Permit	\$100.00
• Appeals and Variances	\$100.00
• Rezoning permit	\$100.00
• Grading fee	\$100.00 per 5 acres

Mayor Shamis asked for a Motion to approve the first reading of Ordinance 8.504. Council Member McDowell made a motion to accept the first reading of Ordinance 8.504 – Fee Schedule, which was seconded by Council Member Sprouse and carried unanimous.

- Clerk Hyder requested permission to move the \$200,000 that the Town received from Senator Corbin to the Town's capital expenditure account so that it may draw interest while we wait to utilize the funds on a community center. Council Member Sprouse gave the idea to put in a CD at United Community Bank. Mayor Shamis said that we didn't want it tied up for that long. Motion was made by Council Member McDowell to move the \$200,000 to the Capital Expenditure account with First Citizens, which was seconded by Council Member Sprouse and carried unanimous.

4. Other Business

- Fire Chief McNeill gave an update on the property at 406 N. Main Street regarding an appraisal and termite inspection. He spoke with the family and they are not interested in paying for an appraisal since they are offering it to the Town at a discounted rate of \$30,000 less than what they plan to list it for. As far as the CL100, the family knows that they kept it under an exterminating company and should be able to show proof of that. Chief McNeill mentioned that the house is not as important to him as the land, as he would like to build a fire station there. It is a little over 2 acres, which backs up to the property that the Town already owns, which would make it around 6 acres. Council Member Ash asked if the family would have an objection to the Town paying for an appraisal. Chief McNeill did not think they would have a problem. Council Member Sprouse would like to walk the property and see inside the house. The property has already been surveyed. Mayor Shamis said he could get a market analysis done quickly. Council Member Sprouse made a motion to get an appraisal done on the property, which was seconded by Council Member McDowell and carried unanimous.

5. Adjourned- February 13, 2023 at 6:19 p.m.

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

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Town of Campobello Council Meeting minutes recorded by Town Clerk, Kim Hyder on this 13th day of February, 2023.