

Campobello Town Council Meeting
May 3, 2021
Minutes

1. The meeting of the Campobello Town Council was held on May 3, 2021 in the Campobello Fire Department training room where the CDC Guidelines were followed by sanitizing all tables and chairs, spacing seating 6 feet apart, face masks made available and hand sanitizer. The meeting was called to order by Mayor Philip Wilds at 6:30 p.m. Members present were Council Members, Jason Shamis, Don Cohenour, Reitha Stevenson and Alician Sprouse. Invocation was done by Police Chief Chad McNeill, followed by the Pledge of Allegiance.
2. Introduction of the Council Members took place immediately following the invocation.
3. Council Member Reitha Stevenson made a motion to accept the April 5, 2021 Public Hearing minutes, which were seconded by Council Member Don Cohenour and carried unanimous. Council Member Reitha Stevenson made a motion to accept the April 5, 2021 Council meeting minutes, which were seconded by Council Member Don Cohenour and carried unanimous.
4. Police Chief McNeill reported that the Campobello Police Department had a total of 93 calls for the month of April. Mayor Wilds asked if anyone had any questions for the Chief and Council Member Shamis asked if auto accidents were sporadic or in a certain area in Campobello. Police Chief McNeill answered that some were sporadic, but that most happen at the bridge at Hwy. 11 and Interstate 26, due to the road being higher than the bridge.
5. Fire Chief McNeill reported that the Campobello Fire Department had a total of 24 calls for the month of April. Mayor Wilds asked if anyone had any questions for the Fire Chief. None were asked.
6. Before beginning with Old Business, Mayor Wilds reminded everyone that if you wish to speak before council, you must complete a Notice to Speak and submit that to the Clerk at least one week prior to the council meeting. Also, any questions asked, unless already discussed, will be placed on the next month's agenda so as to give council time to research and discuss the answer.
7. **Old Business-**
 - Mayor Wilds began by praising Council Member Sprouse on how well everything went at Family Fun Day this past Saturday. There was a good crowd and believed that everyone had a great time. Council Member Sprouse added that she would like to thank all who helped in getting the event organized and appreciated the opportunity to get to do this for her Town.
 - Mayor Wilds confirmed that a SC Law was passed in 2015 prohibiting anyone from having an unregulated public dump site. This is specific to the Smith Street property owned by the Town and residents wanting to dump debris and other items there. DHEC was contacted and explained that we cannot have a public dump site unless regulated by them, especially since the Smith street property was close to a water supply.

- The drainage issues at Cane Creek have been an issue for residents living on Old Asheville Hwy. It has been researched and found that this would be the builder's responsibility since the road was already in place long before construction began and, therefore, falls under the responsibility of the builder (Enchanted Construction) to adhere to DHEC's standards/rules. As for the ditches needing to be dug deeper, Mayor Wilds said that we would be in touch with the homeowners on when either the County or the Town could begin working on that. Town resident Aaron Ash asked when they might expect the ditches to be cleared. Police Chief McNeill answered that it could be a few weeks. Mayor Wilds went on to address the issue of water draining into the Landrum High School dugouts. The school has asked the Town to help with the expense of getting 3 loads of dirt and a pallet of sod to help keep water from draining into the dugout due to the road having eroded away. Earthworks would be packing the dirt and placing the sod since they were also working on another area of the school. The Town only needed to help in the delivering of the dirt and with funding. Motion was made by Mayor Wilds to help Landrum High School with this project. Council Member Cohenour did not agree with this project as the high school was not in the Town's limits. Police Chief McNeill said the school was not, but the roadway was in the Town's limits. Council Member Stevenson asked if the dirt would help or just simply get washed away. She also suggested some sort of gravel or rocks. Mayor Wilds said that was the reason for the sod being put into place, so that it would help not wash away the dirt. Police Chief McNeill said that gravel/rocks would cause damage to cars that ran off of the road. Town resident Jeanne Wrist suggested a native plant or bush of some kind being planted to help. Mayor Wilds did not know of any kind of native plant that could be used to keep the water drainage away from the dugouts. Also, Police Chief McNeill that when the County bush hogs that it would just move down any native plants put in place. Town resident Lance Kaminer asked who would maintain the sod. Police Chief McNeill answered that the school would and that if the dirt and sod did not fix the problem, that it would be the school's responsibility to find another solution. Also, the school has not charged us for the removal of the dirt from the dugout. Mayor Wilds suggested that council ride by and view the problem area, discuss it and possibly vote on it via email. This issue will be placed on June's agenda per the Mayor.

- Mayor Wilds spoke on the feral cat problem plaguing the Police Department and surrounding homes. The Police Department has taken steps to trap some of the cats and have them spayed or neutered, but the problem is too great to continue. Spartanburg County's Animal Control was contacted, but they would only do the same as what we have done, only it would cost us rental fees on their traps and they would spay/neuter the cats and return them to the place they were picked up. Mayor Wilds did confirm that the Campobello Police Department has employed a Codes Enforcement Officer who will work on getting our buildings up to code, both business and residential, which should help with our cat problem, as if would take care of sealing up where the cats seek shelter and live. Town resident Wrist asked if this meant that the large openings at the back of the Dutch Plate would be sealed. Mayor Wilds said that he couldn't specifically remember the code section for that, but assure her that it would be part of the code enforcement. Ms. Wrist went on to say that the cats tend to frequent her house, often times spraying her porch and that she would be glad for the problem to be solved.

8. New Business-

- A second reading of Business License Ordinance 8.501.3 was read by Council Member Cohenour. Afterwards, Council Member Cohenour made a Motion to accept the second reading of this Ordinance 8.501.3, which was seconded by Council Member Stevenson and carried unanimous.

- Mayor Wilds explained to council that they had been given an Employee Handbook for their review. This will be placed on June's Agenda for discussion and a possible vote.

- Mayor Wilds informed council that former Fire Chief William "Ed" McNeill's name needed to be removed from all bank accounts, bank cards, credit cards and/or any other financial institution that he was given access. The name of the current Fire Chief, Brandon McNeill, needed to be added to any and all bank accounts, credit unions, bank cards, credit cards and/or any other financial institution that the former Fire Chief was listed upon. Motion was made by Council Member Cohenour that former Fire Chief William "Ed" McNeill's name be removed from all bank accounts, credit unions, bank cards, credit cards and/or any other financial institution of the Town of Campobello and Campobello Fire Department and that Fire Chief Brandon McNeill's name be added to all of the aforementioned financial institutions, including, but not limited to, bank cards, credit cards and credit unions. The Motion was seconded by Council Member Jason Shamis and carried unanimous.

- Clerk Hyder brought to council's attention that at the time of the passing of former Fire Chief Ed McNeill, that it was noticed that a need for the Assistant Fire Chief, Brian Gosnell, to have a bank card for necessary purchases in the absence of the Fire Chief. The credit card limit would be the same as all other bank cards with First Citizens and that the Assistant Chief would be solely responsible for any purchases made with this card and provide all receipts to the Clerk. Motion was made by Council Member Cohenour for a First Citizens bank card to be provided to Assistant Fire Chief, Brian Gosnell, which was seconded by Council Member Sprouse and carried unanimous.

- Mayor Wilds asked council about the email they were sent by Fire Chief McNeill regarding the need for a new vehicle for the Fire Department. All of council answered in the affirmative. Motion was made by Council Member Cohenour that the Fire Department be approved to purchase the new vehicle, which was seconded by Council Member Sprouse and carried unanimous.

- Gary Brothers and Cal Evans of Past Prime Partners submitted a request to speak before council in regards to their plans for the brick building located at 105 N. Main Street in Campobello. By way of history, the building had been an old mercantile store and bank. Their plans would include inquiring assistance from the State and Federal Government to gain any historic tax credit assistance. They have submitted the proper paperwork/application for this and will inform the town the outcome of such. Whether or not they are success, they plan to proceed with getting the building up to code and want to construct 4 apartments upstairs and 2 apartments downstairs with the front of the building being designated for stores. They have had the building inspected and as far as the shape of the building, the walls are sound and are supportive. They would like to maintain the integrity of the exterior of the building and repair/upgrade the windows presently in place in an effort to maintain its historic appeal. The brick has a good rating, but there are spots that would need repair. Replacing the roof will be their largest expense. There hope is to acquire the house beside it at 203 N. Main Street, in an effort to gain parking for their building. They have not made any progress on being able to reach the owners of this house. Also, the need for sewer exists as a septic system simply will not suffice. In the past, they have acted as a public utility in another State to help get a sewer system up and running, but have no desire to do that now. Council Member Shamis asked how big the apartments would be. Mr. Brothers answered

that they would be somewhere in the neighborhood of 1400 sq. ft each for a total of 5600 sq. ft. as a whole. They understand that certain things inside the building would need to remain in order to keep the historic aspect of the building, which could take up some space. There is an old freight elevator inside. Council Member Shamis asked how many parking spots did they believe they could gain from obtaining 203 N. Main St. Mr. Brothers answered 20-30 spots. Mayor Wilds commented that the problem for current businesses in the Town was parking and sewer. Town resident Owenby exclaimed that he has experience in environmental issues and suggested that piping be brought in and to get DHEC's approval on a sewer plant package. Police Chief McNeill said that in his contact with Spartanburg Water and the Inman Water District, it is suggested that we go to Appalachian Council of Government (ACOG) for help with the sewer issue. Campobello resident Sweeney asked if whether or not Past Prime Partners was dependent upon getting the historic tax credit assistance. Mr. Brothers answered in the negative. Council Member Cohenour mentioned that the revamping of Hwy 357 right at the corner of Asheville Hwy would begin sometime this year. This project would straighten up the intersection to align it with Depot Street and provide a turning lane which may help protect the corner of their building from the large trucks that have to make turns at the intersection. Mr. Brother said they are aware of the project to fix the intersection. Town resident Kaminer asked how far down Hwy. 357 would the project go. Police Chief McNeill said it would start at the corner of the first brick house on Hwy. 357. Mr. Kaminer also asked if Past Prime Partners had reached out to any shops or restaurants for the building. Mr. Brothers answered in the negative as it is too premature to do so. Mr. Brothers showed his gratitude to the Town Clerk and Police Department for their help in getting him information when requested and for looking after the building. The previous owner did not have insurance on the building, but he confirmed that they have obtained insurance. Cal Evans asked if the moratorium in place would affect their progress. Council Member Shamis answered in the negative, that it would not affect them. Mayor Wilds said that before becoming Mayor that he had always wanted to see this particular building restored. He also said that the town once looking to getting natural gas, but there was not enough interest. However, he believes that sewer is something that needs to be investigated further. Town resident Wrist expressed her dislike with a sewer, saying that the cost would be too high for the citizens and that we would even be charged for waste water, which would possibly double a person's water bill. Mr. Brothers said that his experience with sewer in Landrum was that the tap on fee was \$3,000 - \$5,000 per home and that the expense is one that would be recovered over time. Their objective is to be realistic and fair and looking out for the Town. They would like to be able to have a sewer engineer come talk at a council meeting to answer questions such as how much land would be needed, how many people would it need to serve. Mr. Brothers believe that if the Town had any land it could offer, that it would put the Town that much further ahead in getting a sewer system. Mayor Wilds asked that the get in touch with an engineer and coordinate it with the Town Clerk as to when everyone is available. In the meantime, the Town will try to help with contacting the owners of the house at 203 N. Main St.

9. Other Business-

- Council Member Jason Shamis updated everyone regarding the Planning & Zoning Committee. He will be meeting with a representative from ACOG on May 17th and will hold off having any planning and zoning meetings until further notice.

- Mayor Wilds asked if there were any progress on the property on Montgomery Street. Council Member Shamis answered in the negative. The house on the corner is on hold pending Probate and discussion between family members who inherited the property.
- Town resident Owenby congratulated Council Member Sprouse on a job well done with Family Fun Day, but asked that next year that all driveways belonging to town residents stay open in case of emergency. He said that a neighbor of his was quite upset that he had to drive across his lawn to exit his property. Council Member Sprouse asked if this was Mr. Byrd that he was speaking of and Mr. Owenby answered in the affirmative. Council Member Sprouse replied that she had specifically asked for Mr. Byrd's permission to be able to block one of his driveways and he agreed.
- Town resident Jeanne Wrist asked of who she needed to speak with regarding her land being used as a dump site before she purchased it. Mayor Wilds asked that Ms. Wrist stay behind after the council meeting so they might discuss the issue she is having.

10. Adjourned- May 3, 2021 at 7:41 p.m.

With no further business presented, Council Member Reitha Stevenson made a motion to adjourn, second by Council Member Jason Shamis 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 3rd day of May, 2021.