



# TOWN OF CAMPOBELLO

## Council Meeting – Work Session Minutes

### March 6, 2023

1. The Work Session of the Campobello Town Council was called to order by Mayor Jason Shamis on March 6, 2023 at 6:36 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Aaron Ash, Reitha Stevenson, and Alician Sprouse. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill. Council Member Joe McDowell was absent.
2. Quotes for playground equipment were provided to council by Police Chief Chad McNeill and Intern Emily Jolley. Council is waiting to hear from the grant committee on the approval of our PARDS grant. The committee will meet again in May, 2023.
3. The mayor asked if Mr. Taylor was still having issues with his neighbor's chickens. Chief McNeill said he is here tonight and he will be working with him to find a solution. The neighbor is an elderly lady who cannot catch the chickens to find homes for them elsewhere.
4. Council Member Sprouse was provided a quote from Earthworks regarding mosquito and ant control for Gosnell Park.
5. Police Chief McNeill spoke about using Swofford College students to help with remodeling the buildings at 214 N. Main St. All the labor is free and the Town would only need to provide the supplies. We would still use our own general contractor. Mayor Shamis asked how long we have to use the \$200,000 Community Center grant and Chief McNeill said that we have a year, but as long as we are working on a project, we would be fine.
6. Chief McNeill also said he spoke with Senator Corbin who said that 65 million came into the State for project ready items, so he has increased our request for \$650,000 for sewer to \$1.3 million to be project ready. This would help us hire a sewer engineer and be able to apply for grants for sewer. Council Member Stevenson asked if a natural gas line could be put in at the same time as sewer. Chief McNeill said that he is working to get a meeting with CPW.
7. The Work Session ended at 6:59 p.m. Minutes were recorded by Town Clerk, Kim Hyder on this 6<sup>th</sup> day of March, 2023.



# TOWN OF CAMPOBELLO

## Council Meeting Minutes – Regular Meeting

### March 6, 2023

1. The meeting of the Campobello Town Council was held on March 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 Aaron Ash. Also in attendance was Fire Chief Brandon McNeill and Police Chief Chad McNeill. Council Member Joe McDowell was absent. 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 February 6, 2023 work session minutes and February 6, 2023 council meeting minutes prior to the meeting and asked for a Motion to accept them. Council Member Stevenson made a motion to accept all February 6, 2023 minutes as written, which was seconded by Council Member Ash and carried unanimously.
4. Mayor Shamis had no comments.
5. Police Chief Chad McNeill reported that the Campobello Police Department had a total of 40 calls for the month of February. 10 of those tickets were drug related. The SROs had 18 home visits. Chief McNeill did report that he has not filled the vacant job position in the police department, but other officers are stepping up to fill that shift. He wants to advertise for the job opening a little longer. Chief McNeill did apply for a \$4,000 grant for new vests and got approved, so he will be able to order 4 new vests this year. Council Member Sprouse asked what types of drugs were found on the stops. Chief McNeill answered meth and marijuana. Lt. Miller did attend a Countywide Narcan class so that he can instruct other officers on its use. Mayor Shamis asked how things were with backing up Landrum PD. Chief McNeill said it is going well. 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 20 calls for the month of February. Of those calls, 5 were in the fire service area, 6 outside of our jurisdiction and 9 within the city limits. Fire Chief McNeill said he applied for a turn out gear grant for \$2,000 and was awarded the grant. Mayor Shamis asked if the mayor's intern was helping to write these grants and the Fire Chief answered in the negative. Mayor Shanis asked if we have had any more wrecks at Hwy 11 and Interstate 26 and Police Chief McNeill

responded that we did not have any there for February. Mayor Shamis asked if the council had any further questions for the Fire Department. No further questions were asked.

## 7. Old Business-

- Council Member Sprouse reported that she has not received a return call from Mosquito Joe's, but that she received a quote from Earthworks Garden Center & Landscaping for \$125/month (\$1,000/year) for mosquito and fire ant treatment to Gosnell Park. The monthly rate includes labor and material. Motion was made by Council Member Stevenson to accept the quote/bid from Earthworks, which was seconded by Council Member Ash and carried unanimously.
  
- Mayor's Intern Work – Mayor Shamis moved this item to be updated during the update on Park renovations. Town resident Owenby did have a question for council. He asked if anyone from Town Council or the Planning and Zoning Committee willing to take a course in grant writing. Mayor Shamis said the only one who has taken the grant writing course is Emily, which was paid by the Fire Department.
  
- Chief McNeill reported that the only issue present tonight was chickens on Depot St, which will be taken care of in the next day or so. Mayor Shamis asked if Town resident K. Williamson had purchased the property/house at 114 Montgomery St., and she answered in the affirmative. They are working to restore the house. Mayor Shamis asked about the home on Turner Ave. and Police Chief McNeill responded that it was in a tax sale. Council Member Sprouse said it sold Wednesday through a tax sale for \$70,000.
  
- Police Chief McNeill reported that he has not heard from the Gramling Family which tells him they are no longer interested. Mayor Shamis asked council if we could just keep the sign where it is on Hwy 11 and all agreed.
  
- Council Member Ash reported that he met with an electrician for a quote on the ballfield lights. The resurfacing of the basketball court will be done in three weeks. Mayor Shamis spoke with a painter for the fences and is waiting on a quote. We also have some playground equipment quotes for council's review. The quotes range from \$45,000 - \$60,000. Mayor Shamis asked if council could review the structures and at least pick out what we want to go with. We don't necessarily have to purchase it now, but narrow it down to what we want. Council Member Stevenson said she would rather go with playground equipment over purchasing lights for the ballfield as children would get more use out of the playground than the ballfield. Council Member Ash agreed. Chief McNeill said if playground

equipment is purchase before you are awarded a PARs grant, then you will not get reimbursed by the grant. It must be purchased after being awarded the grant. Council Member Ash suggested that we get the quotes for the ballfield lights and then call for another meeting to make that decision then.

- Mayor Shamis gave an update on the litigation by reporting that we are in a holding pattern with Landrum as they have an injunction against us, but a bond will have to be calculated to make the injunction hold. The bond is the total amount of what the town would have earned had the injunction not been put into place.
- Council Member Sprouse mentioned that she had been contacted by someone in town saying that they are not seeing the officers patrolling. Fuel usage is currently \$9,024.00 out of a \$22,000 budget and we are almost halfway through the budget year. Police Chief McNeill said the officers are out there, but are watching their fuel usage. Council Member Stevenson said that she believes that people don't realize that the Tahoes are police vehicles even though they are marked as you have to be closer to the vehicle to see it. Chief McNeill said for those residents that go to bed early, the officers light up their vehicles at night and maybe it is because they do not have the light bars on top like the old police vehicles. Mayor Shamis added that police officers are not going to stop all crime, especially when we don't have 4 or 5 officers per shift. It is not possible to be everywhere at once and he believes the police are doing fine. Council Member Ash said that the new police Tahoes are helping with fuel usage. Chief McNeill said the guys try to look for good fuel prices.
- Discussion of the property at 406 N. Main Street was tabled to the executive session.
- Town Resident Owenby spoke on an update on sewer. He has talked with Sen. Corbin and that we don't need to let this slip by us. Mayor Shamis gave the update that Sen. Corbin is trying to get us up to 1.2 million to work on getting an engineer for sewer. Money is there for projects that are shovel ready. Council Member McDowell's father-in-law has a doctorate in wastewater treatment. Mr. Owenby mentioned that he has his masters in wastewater treatment. Mr. Owenby encouraged everyone to take advantage of our elected officials. Mayor Shamis said all of this started by Mr. Owenby writing a letter to Sen. Corbin.
- A second 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 for over a month. Council

Member Stevenson made a motion to accept the second reading of Ordinance 5.100 – Comprehensive Plan, which was seconded by Council Member Ash and carried unanimous.

- A second reading of Ordinance 8.504 – Fee Schedule - was done by Mayor Shamis.

The Fee Schedule includes:

|                                |                      |
|--------------------------------|----------------------|
| 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 |

A Public Hearing was held on February 13, 2023 for public comment. Council Member Ash made a motion to accept the second reading of Ordinance 8.504 – Fee Schedule, which was seconded by Council Member Stevenson and carried unanimous.

## 8. New Business-

- A new street light pole was requested from Town resident David Breen for Roberts Street and Point Drive. Lights are between \$10-\$14 a month, but that is with a pole already there. One resident on Old Asheville wanted a light, but after talking with her neighbors, decided against it as they did not want it. Council Member Ash suggested that the neighbors be contacted on Robert and Point to see if they agree with a light and pole. Council agreed.

A new light request was entered by Town resident Paul Dudley for Patterson Road and Hwy 357. Council member Sprouse said she would also light to see a welcome sign on Hwy 357. Fire Chief McNeill said we have property at the beginning of the Town limits at the Fire Station. As far as the light request, there is a pole there. Council Member Ash made a motion to approve the light request on Patterson Road, which was seconded by Council Member Sprouse and carried unanimous.

- Garbage pick-up was discussed and cans that are at homes where no one is living need to be retrieved so that we are not being charged for those. Mayor Shamis said we need to have a budget meeting to see where we are because if the Town can pick up the cost of the garbage service, that would be better than making the residents pay for it. Council Member Sprouse said we can discuss the ballfield/park at that time too. Council agreed to have a Special council meeting will be held on Wednesday, March 15, 2023 at 6:30 p.m. -

## 9. Other Business-

- Dennis Iskra, chairman for the Planning and Zoning Committee, reported that the Committee will be meeting with ACOG to go over bylaws, signage and a checklist. The checklist would be for anyone applying for permits. Mr. Iskra will be moving the middle of March and stepping down from Planning and Zoning Committee. Rick Sweeney will be taking over as chairman.
- The Planning and Zoning Committee met with town resident, Keith Taylor, whom they approved as a new member for the Committee. Mr. Taylor introduced himself and spoke on how he felt his employment background would benefit him, as he worked with various cities to get Bi-lo grocery stores annexed. Council Member Sprouse made a motion to approve Keith Taylor as a new member of the Planning and Zoning Committee, which was seconded by Council Member Stevenson and carried unanimously.
- At 7:44 p.m., motion was made by Council Member Ash to enter into executive session with regards to proposed contractual arrangement, which was seconded by Council Member Stevenson and carried unanimously. At 8:55 p.m., Council exited the executive session with no action taken.

**11. Adjourned- March 6, 2023 at 8:56 p.m.**

With no further business presented, Council Member Stevenson made a motion to adjourn, second by Council Member Ash 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 6<sup>th</sup> day of March, 2023.



# TOWN OF CAMPOBELLO

## Council Meeting Minutes – Special Meeting

### March 15, 2023

1. A Special meeting of the Campobello Town Council was held on March 15, 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 6:31 p.m. Council Members present were Alician Sprouse, Reitha Stevenson and Joe McDowell. Council Member Aaron Ash was absent. Also in attendance was Fire Chief Brandon McNeill and Police Chief Chad McNeill.
  
2. **Old Business**
  - Decision on the playground equipment will be tabled until we receive quotes for the cost of the lights for the ballfield.
  
  - Fire Chief McNeill spoke on the benefit of the Fire Department and Town obtaining 214 N. Main Street for future use of a possible fire station or for whatever we need it for. He reported that he spoke with the owners of the property at 214 N. Main Street to ask if they would accept \$230,000 as a fair offer. He has not received confirmation accepting the offer, but feels confident that they will agree. Mayor Shamis commented that this has not been his most favored topic, but is now onboard with the offer of \$230,000 and if the Rails to Trails project does take place in the future, we will have a nice piece of land near it. Council Member Sprouse spoke in favor of buying the property as did Council Member McDowell. Council Member Stevenson says she was in favor of it from the beginning and would like to see the home on the property be leased to bring revenue to the Town while we wait to use the property. Council Member Sprouse was in agreement with Council Member Stevenson. Fire Chief McNeill said that we can use the property and still be good neighbors by not making any more noise than we already do at the Fire Department's present location. Mayor Shamis asked what the pay arrangement would be. Fire Chief McNeill said we would make 5 payments of \$46,000 and would come out of the Fire Department's Capital Expenditure account and that money would be replaced from any excess left over from purchasing a fire truck. Council Member Stevenson asked if we would have a problem with the Planning and Zoning Committee. Council Member Sprouse said she specifically asked Jeff Shacker, our SC Municipal Association representative, if there would be a problem with there being a house on the property and he said it is already zoned for residential use and commercial alike. Fire Chief McNeill said that the Fire Department would be responsible for the closing costs. Mayor Shamis asked if there was a Motion to draw up a contract for purchase of 214 N. Main Street for \$230,000 on a 5-year payment plan with the initial payment being \$46,000. Motion was made by Council Member Sprouse purchase 214 N. Main Street for \$230,000 on a 5-year payment plan with the initial payment being \$46,000, which was seconded by Council Member Stevenson and carried unanimously. Mayor Shamis

said he would take care of the paperwork if needed or attorney Matt Henderson could be the closing attorney.

- In regards to the sale of Engine 1, Fire Chief McNeill mentioned that a deposit of \$5,000 had been made, but now that Fire Department has decided against it. Therefore, we are sending their money back to them, but have another Fire Department from Montana going to make a \$5,000 deposit and fly out to look at the Engine. Chief McNeill told them that the \$5,000 was a non-refundable deposit and they agreed to those terms.

### **3. New Business**

- A review of the 2022-2023 Budgets was done. The questions asked were as follows:
  - Mayor Shamis asked about the real estate tax revenue and when to expect our next payment. Clerk Hyder said we usually receive the largest check in February and smaller checks every month thereafter throughout the year. Fire Chief McNeill said that the Fire Department is set to receive \$24,000 more than last year, but that includes the Fire Service District, so the Town should receive some sort of increase, but it would not be as much as what the Fire Department would receive.
  - Mayor Shamis asked why the hospitality tax was significantly lower. Police Chief McNeill said that one business is not doing well and that is why they decided to open more hours. Mayor Shamis was surprised as the other restaurants are doing well.
  - Mayor Shamis asked if we have seen an increase in our franchise fees from Duke since having signed an agreement with them to increase the rate to 5%. Clerk Hyder said there has been a slight increase, but not significant. She states that the amount received thus far are from the last two quarters of 2022.
  - The Fire Department's tax revenue, like the Town's, is projected at a 95% collection rate. Of course, any new housing that comes to the district will cause the revenue amount to be over. Fire Chief McNeill said that is not the increase he mentioned earlier so this is great news for the Fire Department. Mayor Shamis said this is part of the reason why a lot of fire departments are going to SPDs because the Towns can't afford to run them. The MASC said that SPDs are overused and not what most towns should be doing.
  - Mayor Shamis acknowledged that police salaries are down. Chief McNeill mentioned that he has just recently filled the police officer position as Will Tidwell is coming back. Council Member Sprouse asked about the Swofford SRO. Chief McNeill answered that the decision will be made in



June, but he feels confident we will take that over and receive payment from the school district for that salary. Council Member Stevenson asked if Officer Tidwell's pay would be that of what the previous officer made. Police Chief McNeill answered in the affirmative. Fire Chief McNeill said that Officer Tidwell is also a certified firefighter, as is Lt. Miller, which saves in having to send someone to school.

- Health insurance is over budget as everyone's insurance premiums is under one class when it should be broken out among all departments. Clerk Hyder is working with the Town's accountant to find a solution for this.
- Utilities for Town Hall are down.
- Mayor Shamis asked why there was no money budgeted for garbage service. Clerk Hyder reminded him that he took this out of the budget as the garbage service is being added to the residents' annual county tax bills. She also mentioned that he also had the police and fire department's car payments removed from the budget. Also, to have the garbage service added to the tax bill, a public hearing must be held and two readings of an ordinance which must be given to the County prior to June, as the County's fiscal year begins July 1st.
- A question was asked what the \$14,000 in building repair was spent on for Town Hall. Clerk Hyder will research this and get an answer to council.
- The Fire Department's vehicle fire apparatus is the Fire Chief's truck payment and the 2022 Tahoe.
- The Fire Department's meals in service line item was for the annual Christmas dinner for the firefighters.
- Fire Chief McNeill asked for the yearly loan payment to be moved to building debt. This loan was acquired to build Fire Station #3 on Hwy 357.

#### **4. Adjourned- March 15, 2023 at 7:04 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 15th day of March, 2023.