



TOWN OF CAMPOBELLO

Council Meeting – Work Session Minutes

November 6, 2023

1. The Work Session of the Campobello Town Council was called to order by Council Member Reitha Stevenson on November 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. Mayor Jason Shamis and Council Member Aaron Ash were absent.

2. **NEW BUSINESS:**

- Council discussed needing to update the ballfield agreement since more teams are wanting to use it. Coaches from the Prowl softball teams were present and requested to use the field from end of January until the end of June in the evening hours. They would possibly also need the field in the Fall season. Chief McNeill said that any team wanting to use the field will need to furnish insurance information, which was never done by the Prowl baseball team. One softball coach said that they were actually the ones cutting the grass and cleaning up the field when it was the baseball team's responsibility. Since October 1st, a new team called the Lions, began leasing the field and have been using the field Tuesdays, Thursdays, Sundays and some Saturdays. The Lions coach, Terry Meng, will take care of cutting the grass and weed eating. Chief McNeill asked council to consider allowing himself and Clerk Hyder to take care of scheduling of the teams, as it is usually a time sensitive matter and we cannot wait to hear back from council via email. Also, since the Lions team's coach is a town resident, this team would have priority over out-of-town residents. Council needs to determine what fees they want to impose on teams. Clerk Hyder mentioned that the Lions team is wanting to hold a tournament at some point in spring/summer and she has made them aware that the first Saturday in May and the first Tuesday in August are off limits due to Town events. Council had previously discussed imposing a \$50 fee for outside residents and \$25 for in town residents. Council will table this item until its December meeting.
- Any questions regarding the Land Development Regulations will be asked and answered during the regular council meeting.

3. **OLD BUSINESS:**

- Discussion of plans for a new Town Hall will be tabled until the December council meeting.

4. **ADJOURNMENT**

At 6:58 p.m., Council Member McDowell made a motion to adjourn the November 6, 2023 work session, which was seconded by Council Member Sprouse and carried unanimously. Minutes were recorded by Town Clerk, Kim Hyder on this 6TH day of November, 2023.



TOWN OF CAMPOBELLO

Council Meeting Minutes – Regular Meeting

November 6, 2023

1. The meeting of the Campobello Town Council was called to order by Council Member Reitha Stevenson on November 6, 2023 at 7:00 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. Mayor Jason Shamis and Council Member Aaron Ash were absent. The Pledge of Allegiance was done by all. Council Member Sprouse opened the meeting with prayer.
2. Introduction of Council was done.
3. Council Member Stevenson asked if Council had reviewed the October 2, 2023 work session minutes and October 2, 2023 council meeting minutes. Council Member McDowell made a motion to accept October 2, 2023 work session minutes and the October 2, 2023 council meeting minutes as written, which was seconded by Council Member Sprouse and carried unanimously.
4. No comments were made by the Mayor as he was not present.
5. Fire Chief McNeill reported that the Campobello Fire Department had a total of 24 calls for the month of October. Of those calls, 5 were in the fire service area, 5 assisting other agencies and 14 within the town limits. Fire Chief McNeill made mention of the upcoming parade which is scheduled for Sunday, December 3, 2023 at 3:00 p.m. and Breakfast with Santa scheduled for Saturday, December 2, 2023 at 9:00 a.m. Council Member Stevenson asked if there was a ban on burning. Chief McNeill responded that the SC Forestry Commission has not issued one at this time, but that it is not a good idea to burn anything at this point. While the Campobello Fire Department has not been requested to assist with the Hendersonville wildfires, it was said that they, along with many other fire departments, are on standby and ready to go when needed. Council Member Stevenson asked if council had any further questions for the Fire Department. No further questions were asked.
6. Police Chief Chad McNeill reported the Police Department had a total of 26 calls for the month of October and of those calls 3 were assisting Inman PD and 3 assisting Landrum PD. Council Member McDowell asked if there would be anymore checkpoints this year. Chief McNeill responded that they would start in January due to events going on and officers using what vacation time they had left. Council Member Sprouse asked if there were any drug related calls for last month and Chief McNeill answered in the negative. Council Member Stevenson asked if council had any further questions for the Police Department. No further questions were asked.
7. **Old Business-**
 - Police Chief McNeill reported on behalf of Code Enforcement. Mr. Mock, owner of the brick building at 105 N. Main Street, was able to obtain 50% interest in the white house beside 105 N. Main St. However, Mr. Mock is consulting with his attorney to find out if they can locate the remaining owners of the white house, in hopes of being able to obtain full and complete ownership. It is hopefully that he will be able to start next year off with demolition of the house to make room for septic and parking.

- Police Chief McNeill asked Council to review the Rules and Regulations for the ballfield sent to council's emails last week. He also requested for Council to allow himself and Clerk Hyder to take over the scheduling of the use of the ballfield. He would be the contact on the weekends and Clerk Hyder would take care of scheduling during weekdays. The lights will be updated and ready for use by the end of this week. It was found that a lot of the wiring had rotted and is in the process of being replaced, along with busted bulbs.
- Litigation with Landrum will be tabled until the December's meeting due to the mayor's absence.
- Council Member McDowell, Mr. Owenby and Chip Bentley had a good meeting regarding sewer. He has also had a good conversation with Spartanburg Water. Both suggested we hire a separate engineer to find out how we want to start and how big we want our sewer system to be. Do we want to make it available for just the downtown area only and then later on open it up to residential. Also, we need to determine if we want to tie on to the existing sewer at Landrum high school. Overall, we need to get an engineer onboard by way of the most cost-effective firm. He will have an update on that by the next meeting. Mr. Owenby provided a list to Council of the different engineering firms in the area, which was previously provided at the beginning of this sewer project. He mentioned that Summit Engineering is used by Inman and they come highly recommended.
- Police Chief McNeill said that the DHEC structural fill permit has been approved. Four different demolition quotes have been provided to Council for their review.
- Discussion of a new Town Hall will be tabled until December's meeting.
- Police Chief McNeill updated everyone that the Hwy. 11 sign has been erected and concrete will be added this week. He spoke with the Mayor on Friday and he is supposed to be getting paint for the sign. A meter will be installed at the sign and Duke Energy is working with us to get power to the meter by the first week in December. Council Member Sprouse asked about the South Fork Tree sign and the process of it coming down. Chief McNeill will contact Officer Godfrey for an update. Clerk Hyder is working with Officer Godfrey on a letter to the company, but due to his school obligations, it has yet to be completed.

8. New Business-

- A first reading of Ordinance 5.113 – An Ordinance Adopting New Town of Campobello Land Development Regulations was done. Jeff Guilbault with ACOG summarized the regulations by saying they govern the change of land use when land is developed or redeveloped. They control site designs among other things, including water and sewer. It explains the requirement of traffic studies for certain sized developments. Language for private roads was added so there is no confusion on who owns and maintains the road. Motion was made by Council Member McDowell to accept the first reading of Ordinance 5.113, which was seconded by Council Member Sprouse and carried unanimously.
- Purchase Request Form was tabled until December's meeting.
- Town Clean Up Day was tabled until December's meeting.
- Council Member Sprouse spoke of how she would like to amend the scholarship by way of limiting it to just a child in the town limits and it not be less than \$500.00. They would just need to submit a description of themselves and have it turned in by March. The "We Support You" scholarship would remain the same, but she would like to it to not be less than \$500.00. Motion

was made by Council Member Stevenson to accept the aforementioned amendments to the “We Believe in You” and “We Support You” scholarships, which was seconded by Council Member McDowell and carried unanimously. Council Member Sprouse went on to comment about her desire to have a meeting at least twice a month for families of addicts and those addicted to drugs and/or alcohol. She would like FAVOR to come and speak with anyone who would like to attend as there is a big need in this community. Council Member Stevenson asked if she could get more information on the program so we can discuss it at the next meeting.

- Mr. Owenby spoke on his excitement about the number of people who came out to tonight’s meeting. He inquired as to why we have a council member and a mayor who were not in attendance. He questioned why they would sign up to run for a position that they do not intend to take seriously and be present when needed. Council Member Stevenson did not have an answer for him, but would bring it to their attention and hopefully get the matter taken care of.

- Dave Stoltzfus, owner of Hidden Treasures and building which was occupied by The Dutch Plate restaurant, presented a group photo of a former mayor, fire chief, council member and the present police chief that hung in the restaurant for many years. He said that he had a good relationship with the mayor and council members of the past. He commented on the absence of Mayor Shamis and said in his experience that good help is hard to find. He went on to say that when information is not provided that the void is often filled with the negative. He presented a letter received by the Town which stated that the public was not allowed to enter Hidden Treasures until the building was brought up to code. Mr. Stoltzfus said that he and his wife started a yard sale/rummage type of store years ago and when people found out that their daughter was a missionary, people started contributing and so it took off. As a result of being shut down for code violations, it hurt the missionary work. Mr. Stoltzfus said there was a lot of confusion to find out what needed to be done. After finally finding out what needed to be done, he got a licensed contractor to come in and get a few things done and now they are waiting for the electrician to do his job and they should be ready to go. A lot of rumors were spread on both sides and Mr. Stoltzfus posted the Town’s letter on the door of Hidden Treasures, which led to several people making hateful and rude comments to the Town Clerk, to which he apologized for. He said it hurt that they couldn’t proceed with their mandate and that there was now a bad relationship between he and the Town. Mr. Stoltzfus was upset by the citation he received from the Code Enforcement Officer for allowing the public into Hidden Treasures after notice was given, even though they had a sign up that said ‘Keep Out’. The hard feelings he has is not only over the citation he received, but not receiving a return call from the Mayor after leaving his number with the Clerk on several different occasions. Mr. Stoltzfus then turned to the Clerk and asked if she had, in fact, passed on the messages to the mayor, to which she replied in the affirmative. Mr. Stoltzfus said that all of this looks as if the Town is trying to weaken him so that he will hand over the building to the Town. In Mr. Stoltzfus’ opinion, the offer given by the Mayor and Council to purchase the buildings was an insult. Council Member Stevenson stopped him and asked if the buildings were indeed for sale. Mr. Stoltzfus answered that anything is for sale for a price and when he found out that the Town was going to purchase the other buildings on the other side of Town Hall, he thought the deal was off. At this time now, he confirmed that the buildings are not for sale. Mr. Stoltzfus then turned to his friend, Mr. Broome, and asked him to speak on the matter. Mr. Broome said that in 2006 the State did away with eminent domain, which means that no one can take a building/business away from someone for profit. It can only be done on the federal level, for example, if a highway is coming through. He mentioned that you have to give a person a chance to get a building up to code. It is not necessary for a business to have a restroom that holds a rummage sale. If that were the case, then everyone who has a sale in their garage must have a restroom, which is the same difference. Mr. Stoltzfus ended by reiterating that the Town’s offer to purchase his buildings was an absolute insult.

9. Other Business-

- There was no update from the Planning and Zoning Committee.
- At 7:55 p.m., Motion was made by Council Member McDowell to enter into Executive Session with regards to the park agreement/contract, which was seconded by Council Member Sprouse and carried unanimously. At 8:55 p.m., council exited with no action taken. Motion was made by Council Member McDowell to adjourn the Executive Session, which was seconded by Council Member Sprouse.

10. Adjourned- November 6, 2023 at 8:56 p.m.

With no further business presented, Council Member McDowell made a motion to adjourn, second by Council Member Sprouse 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 November, 2023.