

**Town Council Meeting – Work Session**  
**Location – 50 Broad Street, Campobello, SC 29322**  
**August 1, 2022**  
**Minutes**

1. The Work Session of the Campobello Town Council was called to order by Mayor Jason Shamis at 6:32 p.m. Council Members present were Alician Sprouse and Aaron Ash. Also in attendance was Fire Chief, Brandon McNeill and Police Chief Chad McNeill.
  
2. ITEMS DISCUSSED:
  - No items were discussed.

No votes or actions were taken by Council during the session. The Work Session ended at 6:59p. Minutes were recorded by Town Clerk, Kim Hyder on this 1st day of August, 2022.

# Campobello Town Council Meeting

## August 1, 2022

### Minutes

1. The meeting of the Campobello Town Council was held on August 1, 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 Aaron Ash. 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. Mayor Shamis asked if council had reviewed the July 11, 2022 work session minutes, July 11, 2022 council meeting minutes and amended June 23, 2022 work session minutes prior to the meeting and asked for a Motion to accept them. Council Member Ash made a motion to accept the July 11<sup>th</sup> work session and regular council meeting minutes and the amended June 23<sup>rd</sup> work minutes, which was seconded by Council Member Sprouse and carried unanimous.
4. Mayor Shamis spoke about the rumors going around town about how the council is wanting to defund the Police Department and do away with our Fire Department. He responded to those accusations by saying that none of those are true and that as long as he is Mayor, Campobello will always have a Police and Fire Department. He made mention of the hard work that has been performed on the budget and that a lot has been done since his becoming the mayor.
5. Police Chief Chad McNeill and reported that the Campobello Police Department had a total of 47 calls for the month of July, which included five wrecks with injuries, six wrecks without injuries and two breaking and entering. Council member Sprouse asked where the break-ins were. Chief McNeill answered that they really weren't break-ins, but rather utility workers or the like working at a neighbor's home. Council Member Ash asked for an update on an inventory list. Chief McNeill responded that he thought he had put it on the Google Drive, but will make sure it is there this week. Chief McNeill asked council if he was allowed to hire an officer. Mayor Shamis mentioned that it was already out there. Mayor Shamis also asked how many of the 47 calls were to his cell phone. Chief McNeill said the call volume was a little low this month, but he estimated about 8 to 10 calls were to his cell phone. Some calls are made to Town Hall. Mayor Shamis asked if council had any further questions for the Police Department. No further questions were asked.
6. Fire Chief Brandon McNeill reported that the Campobello Fire Department had a total of 16 calls for the month of July. Council Member Ash asked for Fire Chief McNeill to also update his inventory list to the Google Drive. Chief McNeill said that according to prior emails it was already on the Drive. Mayor Shamis asked who the Fire Department assisted this month. Chief McNeill said it was Gowensville, Landrum, Holly Springs and Inman Community. Mayor Shamis also asked if the Fire Department needed anything and Chief McNeill responded with a new HVAC system since it was not working. Mayor Shamis asked if council had any further questions for the Fire Department. No further questions were asked.
7. **Old Business-**

- The storage buildings located at the ballpark have been cleaned out. Council Member Ash said that we are working on cleaning up the ballfield and park and hope to have more of an update later on. Mayor Shamis said one of the updates would be to get the lease of the ballpark extended and they are working with Spartanburg School District One to find out if that can be done.
- Old Asheville Hwy paving projects is done, to include a speed bump to slow down drivers. We are looking at another project soon for another road and hope to obtain money for that.
- The speed limit on Old Asheville Hwy needs to be reduced to 25 mph. Mayor Shamis asked that we not vote on that tonight, but for council to think about it.
- In conjunction with the volunteers for the sewer project, Mayor Shamis took this time to introduce the mayor's intern, Emily Jolley and asked her to tell us about herself. Ms. Jolley started by saying she is currently working on a degree in political science and public health at College of Charleston. She has worked with Senator Tim Scott and have worked in an office where funding is allocated and finds it interesting to work on this side trying to obtain grants and funding for the Town. Mayor Shamis said that she is a huge asset and has dug into getting our projects funded. Mr. Owenby has also done a lot of research and work on the sewer project, although it won't be a quick process.
- Fire Chief McNeill and the Planning and Zoning Committee met with both builders of the homes going on Emma Drive regarding the fire hydrant and culvert issue. Chief McNeill is waiting on an agreement from the builders stating that they have agreed to pay for the fire hydrant and will take responsibility for the culvert, which is equivalent to \$18,000 - \$20,000 in costs.
- The topic of the Employee Handbook will be tabled for now as Mayor Shamis is waiting to hear back from the Municipal Association of SC.
- The inspection of the building located at 214 N. Main St., has proven that the building is a tear down building as it has mold, roof and electrical issues. The Town can purchase the building for \$40,000 and utilize the land for a new town hall complex. Motion was made by Council Member Ash to purchase 214 N. Main St., for \$40,000, which was seconded by Council Member Sprouse and carried unanimous.
- Past Prime Partners, the owners of 105 N. Main St., spoke that since they purchased the building in the spring of 2020, they presented a plan to council to refurbish it and told council the need for sewer in order to have storefront and condos. Not having the foot traffic needed, they are looking to put in just the condos. They are currently pursuing options with builders/masonry contractors to improve the overall safety of the structure. They do have insurance on the building for anything should happen. They are also pursuing the sale of the building. They have recently listed it and have had four showings since doing that. Mayor Shamis asked if the structural engineer who inspected the building missed anything. Mr. Brothers said no and that he structurally determined that the brick structure of the building was sound. There are a few cracks that can be taken care of but the building itself was physically ok. That has changed a little as the roof has caved in and there is some separation

of the roof and wall. Without the sewer, they are unable to complete their project. What they can do is get the roof put back on and get the brick in better condition. If they could access the white house beside the building, they would have room for parking and septic. They've also took getting the building historically registered as far as they can go and were not successful.

- Our Duke Energy Service Agreement is currently at 3% and most municipalities have it at 5%. Mayor Shamis proceeded with reading the entire service agreement. Motion was made by Council Member Sprouse to accept the first reading of Duke Energy Service Agreement and to raise the percentage to 5%, which was seconded by Council Member Ash and carried unanimous.

## **8. New Business-**

- Council Member Ash read Ordinance 5.101 -Standard Codes Adopted. Modifications. Conflicts. It is proposed that Ordinance 5.101 be amended to update this Ordinance to adopt the latest editions and any revisions to the International Building Codes. Motion was made by Council Member Ash to accept the first reading of 5.101 -Standard Codes Adopted. Modifications. Conflicts., and the amendments thereto, which was seconded by Council member Sprouse and carried unanimous.
- The first reading of a trash ordinance has been tabled.
- Emily Jolley, Mayor's Intern, gave an update on the grants she is working on which are for a new town hall complex, beautification, and for Gosnell Park. The PARDs grant for the park will need council's approval as well as the PARDs Commission. The deadline is November. Mayor Shamis asked her to elaborate on the town hall complex grant. Ms. Jolley stated that there is a Hometown Grant which is a yearly grant. She has been in contact with the Town of Travelers Rest who are also building a new town hall and police department. A lot of grants like the Hometown Grant and PARDs grant are non-competitive. She has also worked on getting narratives set up so when a grant comes up that we could apply for, we will have everything ready to go. Mayor Shamis asked how many grants we have missed out on? Ms. Jolley responded that she did not know. Mayor Shamis asked if council would like to make a motion to apply for the PARDs Grant. Council Member Ash made a motion to move forward with applying for the PARDs grant, which was seconded by Council Member Sprouse and carried unanimous.
- Town resident Owenby requested that council give time for the public to ask questions and tell council their needs. He also asked if a master plan for the sewer project has been done. Mayor Shamis said it has not been done. Mr. Owenby said that since January 2022, he has put in 30 hours working on the sewer project.
- Town resident Brenda Rogers asked where the new town hall would be. Mayor Shamis said that 214 N. Main St. would be torn down and it would be built in its place. Karen's Barber Shop plans to retire in December 2022 and we would wait until that happened before doing any demolition.
- Town resident Phyliss Skuba asked what will happen to the residents/businesses after the 90 days is up for them to get things cleaned up. Mayor Shamis said that August 1<sup>st</sup> is the 90 day

deadline. More pressure will be put on the homeowners and businesses to get things done, but that he has not had to put any pressure on Officer Godfrey, as he has taken the initiative to get things done and providing updates on the properties involved. However, Mayor Shamis said that if anyone needs help and has issues to please contact us so we can help.

- Town resident Dennis Iskra asked when the paperwork would be filed for the tax/millage reduction. Mayor Shamis responded that it was not due today, but started today and he will get it sent in immediately.
- Town resident Mr. Stanley asked why the speed limit on Asheville Hwy, behind the Cane Creek neighborhood, cannot be reduced. Mayor Shamis said that he and Chief McNeill have put in for the speed limit to be reduced and they denied it. The school has also put in for it to be reduced, but was denied. Mayor Shamis suggested that the public contact SCDOT about the speed limit getting reduced.
- Mayor Shamis asked who in the audience would be in favor for the Rails To Trails project. A majority raised their hands.

## **9. Other Business-**

- Dennis Iskra of the Planning and Zoning Committee said that the update had previously been mention about the hydrant and culvert issue on Emma Drive. ACOG is meeting with Planning and Zoning on August 11<sup>th</sup>. Emma Drive will need to be looked at as far as the road since 7-9 homes are going on that road.
- At 7:56p, motion was made by Council Member Ash to go into Executive Session regarding pending litigation, which was seconded by Council Member Sprouse and carried unanimous. Council adjourned the Executive Session at 8:24p, with no action taken.

## **10. Adjourned – August 1, 2022 at 8: 26 p.m.**

With no further business presented, Council Member Sprouse made a motion to adjourn, second by Council Member Ash 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 1<sup>st</sup> day of August, 2022.

**TOWN OF CAMPOBELLO**  
**Public Hearing on August 16, 2022 at 5:30 p.m.**  
**Minutes**

1. A Public Hearing was held on August 16, 2022 in the Campobello Fire Department training room located at 50 Broad Street. The meeting was called to order by Mayor Jason Shamis at 5:30 p.m. Council Members present were Aaron Ash and Reitha Stevenson. Police Chief Chad McNeill and Fire Chief Brandon McNeill were also present.
2. The purpose of this Public Hearing was to allow the public to voice their opinion and/or concern on the 2022-2023 Budgets.
3. Landrum/Greenville County resident, Kim Sherwood, spoke of her concerns as to why past audits and expenditures have not been made available by way of the Town's website. She also voiced concern on how the American Rescue Funds could be voted on tonight when there is nothing revealing what it is for. As for the Town's budget, she mentioned not seeing a raise for the Town Clerk, the garbage service expense not listed, bank charges being \$1,700 and if we had enough budgeted for legal fees, as Landrum had budgeted \$65,000 in legal fees for FYE 2023. The Police Department's budget is 12% lower which appeared to affect salaries and bonuses in the amount of \$10,000, along with vehicle loan payments which have been removed. She also questioned the \$22,000 budgeted for fuel and the number of miles per week the Police Department puts on their vehicles. Her only concern with the Fire Department's budget was if the people were comfortable with its 16% increase.
4. The Public Hearing was adjourned by Mayor Shamis on August 16, 2022 at 5:30 p.m.

Town of Campobello Public Hearing minutes were recorded by Town Clerk, Kim Hyder on this 16<sup>th</sup> Day of August, 2022.

**Town Council Meeting – Work Session**  
**Location – 50 Broad Street, Campobello, SC 29322**  
**August 16, 2022**  
**Minutes**

1. The Work Session of the Campobello Town Council was called to order by Mayor Jason Shamis at 6:00 p.m. Council Members present were Reitha Stevenson and Aaron Ash. Also in attendance was Fire Chief, Brandon McNeill and Police Chief Chad McNeill.

2. ITEMS DISCUSSED:

POLICE DEPARTMENT BUDGET FYE 2021-2022

Review and questions about the 2021-2022 budgets. Mayor Shamis announced that the Police Department was under budget by \$125,000 and asked Police Chief McNeill if he could explain. Chief McNeill said the reason for the excess was due to not using a part-time position and purchases being cut. Landrum/Greenville County resident, Kim Sherwood, interrupted the work session several times by saying she couldn't hear what was being said and Mayor Shamis asked her to refrain from further interruption or she would be asked to leave. Mayor Shamis asked if council had any further questions about the Police Department's budget. No other was asked.

AMERICAN RESCUE PLAN BUDGET 2022-2023

Council Member Ash asked that if the lease on Gosnell Park is not extended by the School District, what happens to the money allotted for the park renovations. Mayor Shamis answered that it would be revisited. He went on to explain that the park has not been updated for 8 or 9 years. We have a lease on park now, but that will end in 2036. One of the renovations needed is all new lighting for the ballfield as most have burned out. We want to serve our community better. Mayor Shamis said that part of these funds will be used to pay off the new fire vehicle and new police vehicles just purchased. Town resident Phyliss Skuba asked if the old police vehicles had been sold. Mayor Shamis responded with not yet as we are down a police officer. Skuba also asked how hiring an officer would change the budget. Mayor Shamis responded that it would not change the budget.

FIRE DEPARTMENT BUDGET FYE 2022-2023

Mayor Shamis answered one of Ms. Sherwood's questions regarding the Fire Department's increase. It is due to growth in the Fire District Area.

TOWN BUDGET FYE 2022-2023

Ms. Sherwood asked about the Town's audit. Mayor Shamis said that the auditor is not finished with the 2021 audit, but the 2020 audit is complete. She asked that they be posted to the website. Town resident Phyliss Skuba asked if accounting fell under the work of the auditor. Mayor Shamis responded that it is illegal for an auditor and accountant to be the same. He stated that Clerk Hyder is handling all of the accountant work for now. Ms. Skuba also asked if we had an increase in our hospitality tax. Mayor Shamis said that we wouldn't be able to

increase our hospitality tax without more restaurants moving in. Ms. Sherwood also asked if the Town Clerk would receive a raise as the amount was the same for the previous year. Mayor Shamis said that the Clerk was well taken care of and that her raise would include getting a new Town Hall.

Mayor Shamis also commented that there was rumor that our town was going broke. He countered those rumors by saying that we are actually under budget and have an excess of \$335,221.00, which is not bad considering this town was not in good shape four years ago. A lot of time has gone into these budgets.

A town resident asked about the recent annexation. Mayor Shamis did not wish to comment on the pending lawsuit. However, he did mention that Landrum does want to have a meeting about it and that we do not want bad blood between our towns.

- 3.** No votes or actions were taken by Council during the work session. The Work Session ended at 6:30p. Minutes were recorded by Town Clerk, Kim Hyder on this 16th day of August, 2022.



**Town of Campobello**  
**Special Council Meeting**  
**August 16, 2022 @ 6:30p**  
**Minutes**

1. The Campobello Town Council had a Special meeting which was held on August 16, 2022 in the Training Room at the Fire Department located at 50 Broad Street. The meeting was called to order by Mayor Jason Shamis at 6:30 p.m. Members present were Council Members, Reitha Stevenson and Aaron Ash. Also in attendance, was Police Chief, Chad McNeill and Fire Chief, Brandon McNeill.
  
2. Mayor Shamis began with thanking everyone who had a hand in working on the budgets, which was not easy. An endless amount of time was poured into this year's budgets and the end result is proof of what you can do when you work hard to achieve your goals. He thanked Council, the Town Clerk, Police Chief and Fire Chief. This is just one of many goal that we have reached. We are excited for the direction that Campobello is going.
  
3. **Old Business-**
  - None.
  
4. **New Business-**
  - Mayor Shamis read the 2022-2023 Town budget, 2022-2023 American Rescue Plan budget, 2022-2023 Police Department budget, 2022-2023 Victim's Advocate budget and 2022-2023 Fire Department budget in title only. He then asked if council had any questions. None were asked. Motion was then made by Council Member Ash to accept the first reading of the 2022-2023 Town budget, 2022-2023 American Rescue Plan budget, 2022-2023 Police Department budget, 2022-2023 Victim's Advocate budget and 2022-2023 Fire Department budget, which was seconded by Council Member Stevenson and carried unanimous.
  
  - At 6:34 pm., Mayor Shamis asked for a motion to go into executive session. Council Member Ash made a motion to enter into executive session to discuss pending litigation, which was seconded by Council Member Stevenson and carried unanimous. At 7:15 p.m., Council exited the executive session with no action taken.
  
5. **Other Business**
  - Ms. Jolley, the mayor's intern, reported that she had a meeting regarding playground equipment and how we could better utilize our park. The grant for this would match our funds. She also reached out to the Spartanburg One beautification group who wants to help beautify and unify our town's intersections and entrances. Also, after speaking with

Rep. Magnuson, the progress to close Wheeler Street looks good and the State will proceed with checking traffic on this particular street. Ms. Jolley plans to have three grant applications submitted by the end of the month. Town resident Phyllis Skuba asked if Campobello has a beautification committee. Mayor Shamis answered that we do not, but welcomes volunteers. Town resident Nylene Wilds said that the Ladies Auxiliary Group helps with those kinds of things and would be glad to be included.

**6. Adjourned August 16, 2022 at 7:20 p.m**

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

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

Town of Campobello Council Meeting minutes recorded by Town Clerk, Kim Hyder on this 16<sup>th</sup> day of August, 2022.