



# TOWN OF CAMPOBELLO

## Council Meeting – Work Session Minutes

### September 3, 2024

1. The Work Session meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on September 3, 2024, at 6:45 p.m. located at 50 Broad St., Campobello, SC. Council Members present were Reitha Stevenson, Aaron Ash and Alician Sprouse. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill. Council Member Joe McDowell was absent.

#### 2. NEW BUSINESS:

- Mayor Shamis confirmed that we currently have a PARDe grant, Public Safety Grant and Sewer grant that are currently active. Trey commented that as far as the Sewer grant, we have not incurred any cost thus far.

#### 3. OLD BUSINESS:

- In reviewing the 2024-2025 budgets, Council Member Sprouse had a conference call scheduled with First Citizens regarding bank fees, but no one called or answered the phone when it was time for the conference call. Clerk Hyder stated that no one called later on to reschedule the call, however, the bank fees have increased even more according to the latest bank statement. Mayor Shamis said that Council is allowed to go back in and amend the budget at any time. Council member Sprouse mentioned the health insurance overage for this fiscal year and Clerk Hyder said that she is working with the accountant to get the payroll liabilities going into the correct line item.
- Smith street has been cleared of kudzu and the ditches cleared by Fire Chief McNeill. Mayor Shamis asked if the road could be patched. Police Chief McNeill said he is working to get quotes on this and also mentioned that the thin layer of asphalt the County put down on Fagan Street is separating. This item will be tabled until the next meeting.
- Council is in support of the Fun Run, but would like to know more concrete details from the ladies hosting the event. Clerk Hyder will reach out to them. Council Member Sprouse stated that she has a route in mind that would work. If it starts at the District Office and go down Lude Johnson Blvd and go down Lanford and then circle around the school and come back, that would be three miles. Friday evening prior to Family Fun Day would be the desired date.

#### 4. OTHER BUSINESS:

- None

#### 5. ADJOURNMENT

At 7:00 p.m., the Work Session was adjourned. Minutes were recorded by Town Clerk, Kim Hyder, on this 3rd day of September, 2024.



# TOWN OF CAMPOBELLO

## Council Meeting Minutes – Regular Meeting

### September 3, 2024

1. The Council meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on September 3, 2024 at 7:00 p.m. located at 50 Broad St., Campobello, SC. Members present were Reitha Stevenson, Aaron Ash and Alician Sprouse. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill. Council Member Joe McDowell was absent.
2. Council was introduced.
3. The Public Hearing on the 2024-2025 Budgets began and Mayor Shamis opened the floor for public comment. Campobello resident Dawn Ford spoke in support of Council trying to get the bank fees reduced. There were no other comments or questions, so the Public Hearing ended.
4. Mayor Shamis asked if Council had reviewed the August 8, 2024 work session minutes and August 8, 2024 council meeting minutes. Council Member Ash made a motion to accept the August 8, 2024 work session minutes and August 8, 2024 council meeting minutes as written, which was seconded by Council Member Stevenson and carried unanimously.
5. Mayor Shamis had no comments.
6. Interim Town Administrator, Trey Eubanks, updated Council on the Mayors' Summit held on August 5<sup>th</sup> by saying that Inman, Landrum and Campobello had great discussions and are working together. Landrum has agreed to host the next meeting on November 18<sup>th</sup>. More details of that meeting will be made public as we receive them. Last month, two Council Members from Inman came to tour Campobello and to gain better insight into our Town. Also, the roads in our Town need to be assessed and ranked so that when we do get funding from the County, we will know which roads need to be focused on first. There are two engineering firms that have been contacted to perform the ranking. One is Kimley-Horn and the other is IMS (Infrastructure Management Services) who is used by the County for their paving assessments. We do not have money budgeted in the 2024-2025 for this project but could set aside some funds in the 2025-2026 budget. He will await the Council's direction. Lastly, Trey provided Council with a market analysis of Campobello and pointed out that the gross retail sales turn a sharp turn upwards, as did the household incomes. Council had no further questions for the Town Administrator.

Police Chief Chad McNeill reported the Police Department had a total of 53 calls for the month of August. We also had a checkpoint which resulted in 20 tickets, a few of those being drug related charges dealing with marijuana and meth. One of the newer Tahoes has been received and Chief McNeill is working on getting the vehicle equipped. Council Member Sprouse asked if Officer McSwain uses a police Tahoe to go back and forth to work. Chief McNeill said yes, and it also gives him the ability to perform traffic stops. Mayor Shamis asked if there was an update on the hit and run involving a cyclist. Chief McNeill answered in the negative. Council Member Ash asked school traffic was under control and Chief McNeill answered in the affirmative by saying that four lanes have been made to help keep school traffic from blocking or holding up traffic on Asheville Hwy. Council Member Stevenson mentioned that she had received a complaint of speeders and motorist running the stop sign at Lude Johnson and Lanford St. Chief McNeill said

he received the same complaint and has put officers in that location. Council Member Stevenson asked if the speed monitor sign could be placed in that location to monitor speeds. Town Admin Trey commented that on the PARDs grant, we can use the time worked by town employees towards our \$25,000 match. Mayor Shamis asked if Council had any further questions for the Police Department. No further questions were asked.

Fire Chief McNeill reported that the Campobello Fire Department had a total of 24 calls for the month of August. 7 of those calls were in Town limits, 14 in the fire service area and 3 were assisting other agencies. Fire Chief McNeill said that with the \$100,000 Public Safety Grant that was awarded to Campobello, we will purchase two new side-by-sides to prepare for the Rails to Trails and be able to obtain new extrication equipment for the trucks which has been ordered and will arrive in 7-8 weeks. Council Member Ash asked if all the new equipment could be set up for viewing when it comes in. Fire Chief McNeill answered in the affirmative. Council Member Stevenson asked if someone wanted to leave an infant outside of the Fire Department, how would they get in touch with someone if there is no doorbell. Both Fire Chief McNeill and Lt. Miller stated that a person would have to contact an individual and cannot simply leave an infant outside, otherwise they could face prosecution. There are cameras around the Fire Department, however, Council Member Stevenson would like this investigated to find a way to make it easier for someone to get in touch with a member of the Fire Department. Mayor Shamis asked if the council had any further questions for the Fire Department. No further questions were asked.

## **7. Old Business-**

- Mayor Shamis reported on the sewer project by informing everyone of a meeting with Inman on September 4<sup>th</sup> at 2p at the waste facility. We could possibly run sewer lines down Old Mill Road and Big Mulberry. The big issue is who controls the tap, but we have a Flexible Review District plan in place which may help Campobello keep its small-town charm.
- Police Chief McNeill reported that Mr. Mock is working with Officer Godfrey in his progress with getting a roof on the two story brick building, which he hopes to have done at the same time demolition of the white house commences. Council Member Stevenson asked who the two trucks belong to that are parked on Hwy 11 across from Depot Street. Chief McNeill will check into it. Council member Ash asked if Officer Godfrey could resume with sending Council a report of his findings and violations each month. Police Chief McNeill will contact Officer Godfrey about the request. Mayor Shamis asked for an update on the house at Buena Vista as the grass is near shoulder high. Police Chief McNeill said that since the passing of the owner, they have been trying to get in touch with his ex-wife and daughter but have not received any response from them. He will continue reaching out to them until he is successful.
- Police Chief McNeill is working to get quotes on replacing some of the fencing at the park and painting others. The fence in the outfield around to first base needs to be replaced. The vinyl needs to be replaced. The vinyl at the pavilion and bathrooms needs repairing/replacing, as does the retaining wall on the district office side of the ballfield. If there is money left over, we hope to add a second set of restrooms on the ballfield side of the park. Mayor Shamis asked that the park hours be revisited as we now have lights and could possibly remain open later. Council Member Ash would like to speak with the residents that live near the park. Chief McNeill said they have had to ask people to leave the basketball court after dark. Fire Chief McNeill said that the reason the hours are what they are now is due to having issues with people parking and doing illegal things. Council Member Stevenson asked if the toilets were now working. Chief McNeill answered in the affirmative. Mayor Shamis asked if the Lions team was still taking care of the ballfield. Chief

McNeill said yes, but the field can be sprayed if needed. Council Member Stevenson gave a recommendation that some people would like fans at the pavilion.

- Council Member Stevenson and her husband painted the Town sign on Hwy so this item can be removed from the agenda.
- Council Member Ash continues to reach out to the County regarding the inspection of the Old Asheville hwy bridge and is awaiting a return call. He has also reached out to Rep. Magnuson to see if there are any funds to help with Smith Street repairs. He hopes to have an update at the next meeting.
- The repair of Smith Street is tabled until the next meeting.
- Grant update: Police Chief McNeill has requested two used Tahoes from the State with mileage below 100,000 miles for the SROs. The \$50,000 grant money will be used to purchase these vehicles and necessary equipment. Mayor Shamis asked how many miles were on the two oldest Tahoes. Chief McNeill responded with 150,000 and 165,000 miles. Mayor Shamis mentioned that the only active grants in place are the PARDs grant for \$125,000, Sewer Grant for \$600,000 and Public Safety Grant for \$150,000. All information will be uploaded to the Google Drive in the Shared folder.
- Council would like to find out more details on the fun run event, so this item is tabled until the next Council meeting.

## **8. New Business-**

- Mayor Shamis read Ordinance 2425.1 – To Adopt Annual Budgets for the Town of Campobello for the Fiscal Year Ending September 30, 2025. Motion was made by Council Member Ash to accept the first reading of Ordinance 2425.1 – To Adopt Annual Budgets for the Town of Campobello for the Fiscal Year Ending September 30, 2025, which was seconded by Council Member Stevenson and carried unanimously.
- Town resident John Owenby submitted a request to speak regarding the sewer and gave a list of questions to Council. He referenced the nine questions he handed out at the previous meeting, but did not address all of the questions. He stated that the information on sewer that he provided Council in 2022 is still pertinent. He mentioned that he had hoped Mr. Mock would attend tonight's meeting so that he could ask him how he is going to be able to use a septic tank for 6 apartments, as 1 apartment can use up to 300 gallons a day. It is Mr. Owenby's recommendation that Mr. Mock seek a package sewer plant which would be cost effective and could be taken offline and sold when the sewer comes to Campobello.

## **9. Other Business**

- Dawn Ford, Chairperson of the Planning and Zoning Committee, said the newest member, Lance Kaminer, has joined the Committee and was present at the last meeting. Peggy Burt and Eric Larson are also attending the meetings for training purposes only. The only item on their agenda for the next meeting on September 10<sup>th</sup> at 2:30p is a family who has property located at 71 Emma Drive. They have requested a permit to build, but are missing an updated DHEC approval. The main concern with building on Emma Drive is the condition of the road, which was designated as a private driveway and not a road. The Committee did some research and found that MPM Construction owns a majority of the lots on this road and a few years ago started construction

leaving it unfinished, which is now causing drainage problems. Her objective is to reach out to MPM Construction and ask what their plan is for the road and the unfinished construction. Also, Mrs. Ford will also contact and ask Dan Mock, owner of 105 N. Main St., to attend the next meeting and provide an update. Council Member Ash likes the idea of reaching out to MPM Construction and having Dan Mock come to the main Council meeting to find out what his timeframe is for his building. Police Chief McNeill mentioned that a few years ago, MPM Construction was told that the road would have to be fixed, and a hydrant installed prior to any permits being issued. Mayor Shamis said that Emma Drive is one of the worst roads in Campobello as it is not even paved. Town Admin, Trey, said that he will research this because if it is designated as a private drive, then the property owners are required to bring it up to standard before permits are issued.

Mayor Shamis mentioned that he spoke with the owner of the 102 acres for sale on Hwy 11 and there is interest to see the land placed into a conservatory to limit development of all the rural land. Even though this property is in the County, it will affect the surrounding towns. A meeting has been scheduled for this Friday at 2:00 p.m. with Ms. McClure to talk about the future plans of the farm land.

- Mayor Shamis asked if anyone had any questions before Council entered into executive session. Town resident Owenby said that he would save his questions for the next Council meeting but gave a handout to Council with the questions he will be asking.
- The New Town Hall Committee has no plans set; therefore, Mayor Shamis would like a master plan together to find out what is best for the town. Town Admin, Trey will work on getting some quotes on what a master plan will cost.

#### **Questions from the floor:**

- Town resident, Leo Lopshire asked what streets or roads would be used in the town if someone wanted to have a block party. Mayor Shamis answered that the Park would be the place to have events.

Campobello resident, Dawn Ford, asked what the plans were for the white house across from the Dog House restaurant. Council member Sprouse said it was unknown, but the house was up to code.

Mr. Owenby mentioned the low-lying trees on Cantrell Street and how limbs are knocked down when an ambulance or garbage truck comes down the street. Mayor Shamis said that street was on the list of conversation and what to do.

Town resident Lopshire mentioned that he has noticed that some motorists seem to lay down on their mufflers when right in front of Town Hall which rattles the windows. Police Chief McNeill said he will investigate this issue. Mayor Shamis said we have the No Exhaust Brake Ordinance and signs in place; however, Mr. Lopshire said it has not helped. Mr. Lopshire also asked when Asheville Hwy would be paved as it is in terrible shape.

10. At 8:09 p.m., Council Member Stevenson made a motion to enter into executive session regarding contractual matters, which was seconded by Council Member Ash and carried unanimously. At 9:13 p.m., Council exited the executive session with no action taken.
11. **Adjourned- September 3, 2024 at 9:13 p.m.**

With no further business presented, Council Member Ash made a motion to adjourn, seconded 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 Minutes were recorded by Town Clerk, Kim Hyder, on this 3rd day of September, 2024.



# TOWN OF CAMPOBELLO

## Council Meeting Minutes – Special Meeting

### September 12, 2024

1. The Council meeting of the Campobello Town Council was called to order by Mayor Jason Shamis on September 12, 2024 at 6:30 p.m. located at 50 Broad St., Campobello, SC. Members present were Reitha Stevenson, Aaron Ash and Alician Sprouse. Also in attendance was Police Chief Chad McNeill and Fire Chief Brandon McNeill. Council Member Joe McDowell was absent.
  
2. **OLD BUSINESS:**
  - Mayor Shamis asked if Council had any questions on the 2024-2025 Budgets. Council Member Stevenson questioned the bonuses from the Police Department and Town budgets. Council Member Sprouse said to leave the line item labeled 'Bank Charges' as is, as she has a meeting scheduled with the bank to get those reduced. Trey, the Town Administrator, mentioned that there are some conservative projections with regards to the property tax revenues and the Aid to Subdivisions revenue from the State. He also mentioned that Council can amend the budgets, as needed, throughout the year. Also, the additional cost of the streetlights in Cane Creek have been factored into this budget. Duke Energy franchise fees have increased now that we are receiving 5%. Mayor Shamis said he needs to contact Charter/Spectrum to increase that percentage from 3% to 5% as well. As for the ballfield, all renovations/maintenance being done will come out of the PARs grant. Council Member Stevenson was concerned that not enough money has been set aside for attorney fees and would like to know what the Town has spent thus far. Council Member Stevenson also asked about the trash service line item and when the contract expires. Council Member Ash said it expires in 2025. Council Member Stevenson also questioned the line item for computer upgrades and would like to see if the Town and Police stayed under budget. She also asked Fire Chief McNeill when he foresees the tires needing to be replaced on the fire trucks. Chief McNeill answered that it would not be in the 2024-2025 budget. Town Administrator, Trey, mentioned that the budgets have gone unchanged for a while and that Council was given these proposed budgets in June. A second reading of Ordinance 2425.1 regarding the 2024-2025 Budgets was done by Mayor Shamis. Council Member Ash made a motion to approve and accept Ordinance 2425.1 which adopts the 2024-2025 Budgets, which was seconded by Council Member Stevenson and carried unanimously.
  
3. **NEW BUSINESS:**
  - Mayor Shamis had Arrow Exterminators come out to perform a CL-100 at Town Hall and it was discovered that there is a problem with termites. The report also mentioned that there are active subterranean termites due to the excessive moisture underneath the house. The quote from Arrow Exterminators is \$700 for the initial cost and renewal for \$265.00/yr. Council will need three quotes on treatment before proceeding.

**4. OTHER BUSINESS:**

- None

**5. ADJOURNMENT**

At 7:01 p.m., a motion was made by Council Member Ash to adjourn the Special Council Meeting, which was seconded by Council Member Stevenson and carried unanimously. Minutes were recorded by Town Clerk, Kim Hyder, on this 12<sup>th</sup> day of September, 2024.