

Campobello Town Special Council Meeting

April 19, 2022

Minutes

1. The meeting of the Campobello Town Council was held on April 19, 2022 in the Campobello Fire Department training room located at 50 Broad Street. The meeting was called to order by Mayor Jason Shamis at 6:30 p.m. Council Members present were Alician Sprouse, Reitha Stevenson, Aaron Ash and Wade Peeler. Also in attendance was Police Chief, Chad McNeill and Fire Chief, Brandon McNeill.

2. **Old Business**
 - The second reading of Annexation Ordinance 5.825 was done by Mayor Shamis. Motion was made by Council Member Peeler to accept the second and final reading of Annexation Ordinance 5.825, which was seconded by Council Member Ash and carried unanimous.

3. **New Business**
 - Council Member Aaron Ash was nominated by the mayor and council to become Mayor Pro Tempore. Motion was made by Council Member Stevenson to appoint Council Member Ash as Mayor Pro Tempore, which was seconded by Council Member Sprouse and carried unanimous.

 - Two bids were given on the Old Asheville Hwy project. One from Prince for \$126,840.00 and the other from Hyder Construction, Co., for \$109,810.86. Motion was made by Council Member Peeler to accept the bid from Hyder Construction, Co., which was seconded by Council Member Stevenson and carried unanimous.

4. **Other Business**
 - None

5. **Adjourned- April 19, 2022 at 6:37 p.m.**

With no further business presented, Council Member Stevenson 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 19th day of April, 2022.

Campobello Town - Public Hearing
April 12, 2022
Minutes

1. A Public Hearing was held on April 12, 2022 in the Campobello Fire Department training room located at 50 Broad Street. The hearing was called to order by Mayor Jason Shamis at 6:30 p.m. Council Members present were Alician Sprouse, Reitha Stevenson, Aaron Ash and Wade Peeler. Also in attendance was Police Chief, Chad McNeill and Town Attorney, Amy Snyder.

2. The following individuals spoke in objection to the Annexation Ordinance 5.825:
 - Mary Snoddy of Landrum, SC
 - Kim Sherwood of Greenville County/Landrum, SC

3. The following individuals spoke in favor to the Annexation Ordinance 5.825:
 - Phyliss Skuba of Campobello, SC
 - Dennis Iskra of Campobello, SC
 - Tammy Bowers of Campobello, SC
 - Wolfgang Hoelscher of Campobello, SC

4. Mayor Shamis announced that he would keep the Public Hearing open until 7p in case anyone else came in wanting to speak. With that, several members of the public had questions for the Mayor and Council:
 - Inman resident, Jeff McIntyre asked if any of the properties involved in the annexation were being forced or if they asked to be a part of the town. Mayor Shamis said the only property being forced through a 75% annexation was Graphel, in which Campobello is only forcing a 10-foot strip. Mr. McIntyre asked what ramifications does a company or resident have if they do not wish to be forced into the town. Mayor Shamis said that you have to have 75% of the freeholders to have the annexation go through. In this particular annexation, we have 75% of the freeholders.
 - Campobello resident Diane Arnett asked if her property would ever be forced into the town. Mayor Shamis said that the Town would not want to force a resident into the Town unless there was good cause. The Council looks at what is best for the majority of the residents of Campobello.
 - Campobello resident, Joyce Scoggins asked if Ingleside Baptist Church was forced to come into the Town of Campobello. Mayor Shamis answered in the negative and added that they wanted to become a part of the Town.
 - Campobello resident, Jimmie Ann McIntyre, asked what the benefits are for being annexed into the Town. Mayor Shamis first said that some of the property annexed is only for a right-of-way and they are not affected any differently than they are now. Police services and trash services are offered to residents living in the town limits.

- Landrum resident, Mary Snoddy, asked if she were correct in saying that the benefits are police services and trash services. Mayor Shamis answered in the affirmative and added that the Town would have oversight of any developments within the Town's limits.
- Campobello resident, Jimmie Ann McIntyre asked how much does trash pickup cost. Mayor Shamis answered that it is included in your taxes. Trash service was implemented two years ago without having to raise taxes. People living within the Town's limits are offered free trash service.
- Town resident, Hazel Hoelscher, asked what type of homes were going to be built on the parcel of land being annexed. Mayor Shamis said that it was in preliminary stages and could not give a definite answer at this time.
- Campobello resident, Joyce Scoggins, asked what the tax rate for the Town of Campobello. Mayor Shamis answered that the County has a tax and the Town has a tax as well, which is according to your homes assessed value.
- Landrum resident, Mary Snoddy, asked if a preliminary land plan been filed with the Spartanburg County. Mayor Shamis was not aware of any such plan being filed with the County.
- Town resident, Tammy Bowers, would like for Council to address in the future, the high millage rate in the Town of Campobello and how we compare with other towns. Mayor Shamis agreed that it needs to be examined and that the residents of this Town deserve to know where every dollar is being spent.

5. Adjourned to Special Council Meeting - April 12, 2022 at 6:59 p.m.

Campobello Town Special Council Meeting
April 12, 2022
Minutes

1. The meeting of the Campobello Town Council was held on April 12, 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, Reitha Stevenson, Aaron Ash and Wade Peeler. Also in attendance was Police Chief, Chad McNeill and Town Attorney, Amy Snyder.

2. **Old Business**

- Mayor Shamis asked Town attorney, Amy Snyder, if she had anything to say regarding the Public Hearing. Attorney Snyder said that the only thing she wanted to add was that she was not in agreement with one of the earlier speaker's comments with regards to what has and has not been done regarding the annexation.

3. **New Business**

- Mayor Shamis read Annexation Ordinance 5.825. Motion was made by Council Member Peeler to accept the first reading of the annexation, which was seconded by Council Member Ash and carried unanimously.
- Wayne Willis with CC&I services spoke on their services regarding ordinance compliance, building department services/code enforcement. They work with 12 municipalities in helping with inspections, recommendations regarding condemned homes and building permits.

4. **Other Business**

- Only one bid has been given on the Old Asheville Hwy project. The bid came in higher than expected. Motion was made by Council Member Ash to put the project out for rebid, which was seconded by Council Member Stevenson, and carried unanimously.

5. **Adjourned- April 12, 2022 at 7:23 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 12th day of April, 2022.

Town Council Meeting – Work Session
Location – 50 Broad Street, Campobello, SC 29322
April 4, 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 Reitha Stevenson. Council Member Aaron Ash was absent. Also, in attendance was Fire Chief, Brandon McNeill. Police Chief Chad McNeill was absent.

2. The Work Session regarding Park cleanup and quotes for Old Asheville Hwy project 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 4th day of April, 2022.

Campobello Town Council Meeting

April 4, 2022

Minutes

1. The meeting of the Campobello Town Council was held on April 4, 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 Reitha Stevenson. Council Member Aaron Ash was present via Facetime. The Pledge of Allegiance was recited by all.
2. Town resident, Wade Peeler, was sworn in by Mayor Shamis. Afterwards, Council Member Peeler took his seat with council.
3. Mayor Shamis asked if council had reviewed the March 7, 2022 work session minutes and March 7, 2022 council meeting minutes prior to the meeting and asked for a Motion to accept them. Council Member Stevenson made a motion to accept the March 7, 2022 work session minutes and March 7, 2022 Council Meeting minutes, which were seconded by Council Member Sprouse and carried unanimously.
4. Mayor Shamis commented he was going to stick closer to the Roberts Rules of Order to keep the meeting from being three hours long like our last council meeting.
5. Fire Chief Brandon McNeill filled in for Police Chief Chad McNeill and reported that the Campobello Police Department had a total of 158 calls for the month of March. Out of those calls, one wreck was at Hwy 11 and I-26. Mayor Shamis asked if a meeting had been scheduled with Rep. Magnuson in regards to the light at Hwy 11 and I-26. Chief McNeill did not have an update in regards to that meeting. Mayor Shamis asked if council had any further questions regarding the Police Department. No further questions were asked.
6. Fire Chief Brandon McNeill reported that the Campobello Fire Department had a total of 24 calls for the month of March. Chief McNeill mentioned that their average response time was 5 minutes and 56 seconds and that was for both day and night. He especially commended those that come out in the middle of the night who volunteer their time to run calls. Mayor Shamis asked what the standard response time was and Chief McNeill responded with 3 minutes. Mayor Shamis asked if council had any further questions for Fire Chief McNeill. No further questions were asked.
7. **Old Business-**
 - Lighting for the entrance signs is still underway. We are still waiting for the signs to be finished. Nichols Decal has received the signs but they are curing. Mayor Shamis has been in touch with the electrician. Council Member Ash did not have an update regarding the PROWL wanting to have a fundraiser for the ballfield lights. He is actually waiting to see what the Town comes up with first to see what amount of money would need to be raised to make up the difference.
 - The Old Asheville Hwy project has received one bid in the amount of \$124,000, but have two more bids to come in. Council Member Peeler asked if there was a deadline and Mayor Shamis replied that

the funds were already allocated, but we need to make sure we can get the bids in and as cheap as we can get it done.

- An update had already been given regarding the entrance signs for the Town.
- No update was given in regards to the abandoned home situation throughout Town. Town Resident Skuba asked what addresses were on the list and Mayor Shamis assured her that the topic was coming up later on in the meeting. Town resident J. Rist asked if a list was going to be published and Mayor Shamis answered that her question would be addressed later on in the meeting.
- Council Member Sprouse spoke of how Family Fun Day is only a few weeks away and we have a little over 80 vendors. We will also shut down part of Lanford St., to give more space for the event. Mayor Shamis said he has been in contact with a representative with Duke Energy who said they are willing to help with items and/or funding needed for this festival. Council Member Peeler mentioned that when we have 80 vendors that this is a substantial amount of money that could be given to the Town by requiring a vendor fee. We need to at least charge a small fee for them to participate. This would only help the town to recoup the cost of the festival or used to help fund the ballfield lights. Mayor Shamis asked if we have checked with any other small towns to see what they charge and Council Member Sprouse said that Harvest Day vendors in Inman are charged \$150 for a spot.
- Mayor Shamis said that he has an upcoming meeting with Principal Darby regarding getting a Campobello Youth Council started and hopes to have an update by the May council meeting.
- Our Duke Energy Service Agreement is due for renewal. Mayor Shamis commented that most towns have increased their fees from 3% to 5% or 6%. Council Member Ash asked if there was a deadline to which Mayor Shamis said there was not as we are overdue. Council Member Peeler suggested we wait until we are closer to a budget, because we've got to figure out how adding 2% to our budget will affect us. Council Member Ash agreed and did not want to place anymore of a burden on Town's residents. Council member Peeler could see raising this agreement 2% if property taxes could be lowered. Council Member Stevenson suggested we table the issue for two months. Mayor Shamis agreed.
- A Second reading of Ordinance 8.501.4 – Amending the Business License Ordinance was summarized and read by Mayor Shamis. This is to amend the rate schedule (A) and class schedule (B). Mayor Shamis asked for a Motion to accept the second reading of Ordinance 8.501.4 – Amending the Business License Ordinance. Council Member Stevenson made a motion to accept the first reading of Ordinance 8.501.4 – Amending the Business License Ordinance, which was seconded by Council Member Peeler and carried unanimous.
- Quotes for town emails and storage were given by Mayor Shamis as follows:

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|---|------------|
| Google Drive – 1TB of storage – 14 emails = | \$1,172.52 |
| Pivotal IT – 1TB of storage – 14 emails = | \$2,700.00 |
| WIX – 5TB of storage – 14 emails = | \$2696.40 |

This will help us to get more documents digitally filed away for easier access with Cloud storage. Council Member Peeler asked if Google was the best for the money. Mayor Shamis said he has experience with Google Drive and has not had any issues. Mayor Shamis asked for a Motion to accept one of these companies to go with for email and Cloud storage. Council Member Peeler made a

Motion to go with Google Drive for \$1,172.52, which was seconded by Council Member Stevenson and carried unanimous.

8. New Business-

- Discussion was made regarding whether we want to continue with Mosquito Joe's for pest control at the park. We paid \$406.94 last year, but we started late. This year the cost would be \$1,008.90. Council Member Peeler suggested that we do it ourselves. Mayor Shamis said that he was going to buy a sprayer for his own personal use and does not mind using it for the park if the chemicals are provided. Town resident Mr. Skuba volunteered to help. Council member Ash said that he had a way to get the chemicals from Hired Killers. It was agreed that the Town would try to combat the mosquito problems on its own.
- Mayor Shamis spoke of how we need 3 volunteers to help with our sewer project. Also, we are in need of volunteers for the Planning and Zoning Committee, who could also help with the sewer project. Town resident Owenby said he would be glad to oversee the committee and provide information.
- As for cleanup at the park, Clerk Hyder, suggested we allow a couple of community service individuals use their hours to help clean up the park the week of or before Family Fun Day. A community service worker had been at the park this morning and had limbs and brush picked up. Council Member Ash said that he would like more cleanup around the buildings close to the ballpark. Fire Chief McNeill said that at least one of the buildings is still being used for storage, but that cleanup of the overgrowth around the buildings could definitely be taken care of prior to Family Fun Day. Council Member Stevenson asked if the key to the bulletin board at the park was still under lock and key. Clerk Hyder and Fire Chief McNeill both answered that the whereabouts of that particular key is unknown as former Fire Chief Ed McNeill had it in his possession. Council Member Stevenson also asked if items in the ladies' restroom at the park were going to be fixed, such as the toilet paper holder, etc. Clerk Hyder said that will be added to the repair list.
- Mayor Shamis recognized Town resident Phyllis Skuba who completed the form to speak before council regarding ideas for fundraising, condemned homes throughout town and the scholarships. Mayor Shamis appreciated that she is a Town resident wanting to get involved unlike some who want to come to these meetings who do not live in the town or anywhere near the town and they complain and cause trouble which is not very honorable. Mayor Shamis wants more residents involved. Mrs. Skuba began with saying that while the scholarships are a noble cause, she does not want her tax dollars going to someone who does not live in the Town's limits. She stated that she wondered what else was the town giving away because she doesn't see a budget. She also stated how embarrassed she was of all of the abandoned homes that are throughout the Town. She wants the places cleaned up and the owners fined. This is a great way to raise money and clean up our Town. Town resident, J. Rist, spoke about wanting inspections to get stuff brought up to code. Mayor Shamis interrupted her to say that Mrs. Skuba took the time to complete the form in order to speak tonight so he is trying to be fair. Council Member Peeler commented that he was glad that County Council member Bob Walker was present tonight so that he will know that the Town is upset with the condition of the old Fireworks Stand at 17959 Asheville Hwy (*address added for clarification*) is currently in and that there are disabled people living in this commercial building. This particular piece of property is not in the Town limits of Campobello, but is actually in Spartanburg County's jurisdiction. Council member Peeler started to say that "whomever is renting to these people...", when interrupted by Mrs. Skuba who called them a slumlord. Council Member Peeler agreed with Mrs. Skuba's word choice. Mayor Shamis asked if

council had any other comments or questions before he answered Mrs. Skuba's questions. Council Member Peeler said that he wanted to add that we are doing our Town's residents a disservice by allowing their property values to be lowered because these abandoned homes sit here. We represent everyone in Town and should make people feel good about where they live. Mayor Shamis said that these properties did not get this way overnight and went on to read the Town's ordinance 5.204. He then went on to say that we don't know the circumstances of these owners and he suggest we give them 90 days to let us know what they plan to do with the property to get it fixed. He said there is a company called CC&I who are employed by Inman and other towns that assess what the proper fine should be towards these buildings. Council Member Peeler said he did not agree with his tax money going towards helping these people who have had time to get the problem fixed. What he agrees with is if the Town has to fix the issue, that a lien be placed against the property so that the Town can recoup the expense. Council Member Ash said that we do not know the situations of these individuals are but we need to find out so we can get a plan together to find out how it can best be solved. Mayor Shamis suggested we send a letter with a copy of the Ordinance 5.204 and give them time to respond with a plan to fix the problem. Council Member Peeler said it is not fair for us to approach the home owner and not get the business owner as well, such as the brick building across from Town Hall. Mayor Shamis asked Chief McNeill about Hidden Treasures beside of Town Hall and said that he does not have a CO (Certificate of Occupancy). Chief McNeill said that is not 100% true and that he does have a CO. Mayor Shamis said that a letter also needed to be sent to him regarding the multiple yard sales. Mayor Shamis said that we are supposed to treat our neighbor as we treat ourselves. Council Member Peeler said he agrees with that but that we shouldn't use tax payer money to help these people.

Mayor Shamis said that he would like to give the people the benefit of the doubt. Mayor Shamis spoke on the scholarships that the Town offers and says that he likes the scholarships, but not that they are opened up to the entire Campobello zip code. If it's funded by the Fire Department then there is no issue that it can be opened up to the 29322 zip code, but if it comes out of the Town's budget then it should be kept local to the residents within the Town's limits. Chief McNeill said that the scholarship comes out of the Hospitality account which is not tax payer's money, but money from the town's restaurants. Council Member Ash agreed that there are ways to help without touching tax money.

Mayor Shamis let Mrs. Skuba know that our budgets are displayed on our website and that when budget work sessions are scheduled, the public is welcomed to attend. Mrs. Skuba asked if the public was allowed to vote on the budget and Mayor Shamis responded that council is the only vote on the budget, but he welcomes the public's input.

Mayor Shamis asked if there was a Motion to send out letters to the property owners of the abandoned and rundown homes/businesses and give him 90 days to respond with a plan. Council Member Sprouse made a motion to send the letters to the various home owners and businesses to give them 90 days to respond with a plan to fix the issues, which was seconded by Council Member Peeler and carried unanimous. Council member Peeler also asked Mayor Shamis to address the continuous yard sale that Hidden Treasures has every week and how there are ordinances against that. Mayor Shamis replied that this issue was on the list as well.

9. Other Business-

- There is no update at this time from the Planning and Zoning Committee as there was no meeting March.

- Mr. Owenby spoke of a benefit to the Town and will serve a need to the Town. It is regarding improving our green space. It is provided free of charge. Master Gardeners is a training program offered by Clemson Cooperative and NC State University. In order to pass this program, 40 hours of community service must be done. This is a free service. Mr. Owenby provided the phone numbers to the Clerk.
- County Councilman, Bob Walker, asked to speak and let everyone know that he is here to help with the abandoned building issues. He asked if the Town had an agreement with the Town regarding this. He did not know that the Fireworks place mentioned was in the County and that no one has contacted him about it. He said that it is his error for assuming that the property was in the Town of Campobello. Spartanburg County has the ability to do some law enforcement if need be. Mayor Shamis asked how the County could help with the Fireworks place? Mr. Walker said that all we have to do is call and if nothing is done in a reasonable amount of time that he needs to know about it. Council Member Peeler asked about the notice from Spartanburg County regarding condemnation on the two-story brick building on the corner of Hwy. 176 and 357. Mr. Walker said that the Town must have requested that be done as the County cannot do so without a request from the Town. Mr. Walker spoke on how the County was able to finally demolish an abandoned hotel at Hearon Circle. Council Member Peeler spoke of how the Town has sent letters to the owner of 108 Smith Street which is an abandoned block building that needs to be torn down. There was no response to our letters and a NC County deputy actually went to serve the letter on the owner, but was able to locate the owner.

Town resident J. Rist asked if we have a count of all of the uninhabited houses in the Town. Mayor Shamis said that he does have a list from where he drives the streets throughout the Town at least once a month. Council Member Peeler asked if a letter could be sent to Hidden Treasures to ask them not to bring their merchandise out in the parking lot. Mayor Shamis said that it is on the list of things to do.

10. Adjourned- April 4, 2022 at 8:11 p.m.

With no further business presented, Council Member Stevenson made a motion to adjourn, second by Council Member Peeler 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 4th day of April, 2022.