

**City of Pickens  
Special Called Meeting  
July 28, 2025  
6:00 p.m.**

The Mayor and City Council convened at City Hall 219 Pendleton Street, Pickens S.C. for a Special Called Meeting. Agendas were posted and sent to media on July 23, 2025.

Council Members in Attendance:

Mayor, Isaiah Scipio  
Mayor Pro-Tem Cameron Rivers  
Council Member, Floyd Rogers  
Council Member, John McManus  
Council Member, Ray Wilson  
Council Member Allie Winter

Staff:

Administrator, Tim O'Briant  
City Attorney, Daniel Hughes  
Finance Director, Mandy Hess  
Recreation Director, Jonathon Morris

**WELCOME AND CALL TO ORDER:**

Mayor Scipio called the meeting to order and welcomed those in attendance. Council Member John McManus gave the invocation followed by the Pledge of Allegiance.

**COMMENTS FROM MAYOR SCIPIO:**

Mayor Scipio stated the City has successfully closed on the purchase of property located on Moorefield Memorial Highway this afternoon.

**ADMINISTRATOR'S REPORT:**

Administrator Tim O'Briant reported on the following items to the Mayor, Council and public.

- Staff is in the middle of a water meter change-out. 50 – 60 meters per day are being changed and the front office is doing their best to get these entered.
- 1400 feet of water line improvements are being done on Fox Squirrel Circle Ridge. This should increase water pressure.
- It was reported the Summer Concert series is doing well and had over 500 people in attendance this past Saturday evening.
- The playground equipment was delivered to Jaycee Park; this was purchased in partnership with Pickens County.
- The City has a commercial garbage truck that is out of commission. The current quote for repairs is \$12,000.00. Tim O'Briant stated this just happened this afternoon and he would like to investigate this issue further and report back to Council. The City will run a back-up truck.

>>Council members Rogers, Winter, and McManus discussed they had gone on an infrastructure tour with Public Works Director, Trey Adams. They discussed the importance of businesses and residents maintaining water and sewer lines by being cautious about the types of materials they

put into the lines. The maintenance for this infrastructure is extremely labor intensive and expensive. Council also discussed the importance of added/upgraded systems such as SCADA (Supervisory Control and Data Acquisition) and these systems monitor infrastructure. Tim O'Briant stated the City does have a SCADA system in certain areas. Ms. Winter stated maybe a camera system could be used.

#### **DISCUSSION OF ORDINANCE THAT RESTRICTS FIRST FLOOR USE ON MAIN STREET:**

Council discussed the fact of an Ordinance that has many restrictions as it relates to office space on Main Street. Currently the first floor must be used for retail. Tim O'Briant stated a building on 309 E. Main that has recently sold to Mr. Bruce Smith who owns a software company. He employees approximately 26 employees and hopes to expand. However, he would utilize the building for office space only. Council discussed many visions for downtown that included parking and changes to the ordinance. Mr. Smith discussed his software company, Geograph. Council also discussed with Mr. Smith the possibility of some retail space being in the building. It was also discussed about the Courthouse being an office building and a radiance within that area can be designated as office space.

Council also discussed the need for office/industry and the benefits that brings to the City.

However, it does not want to lose the charm of the downtown.

Mr. Hughes informed Council to use caution about making decisions on a case-by-case basis. Also to evaluate if this Ordinance still meets the City's purpose. Mr. Hughes also stated when a building is sold without changing its use, it usually falls under the grandfather clause.

Council discussed forming a committee to collaborate with staff in creating a new/revised ordinance.

>>Tim O'Briant will work with Jennifer Vissage, Planning, and the Attorney to come back to the Council with amendments or a new Ordinance. Staff will continue a dialogue with Mr. Smith during this process so they can move forward by doing internal structure to the building as well as examining a variance for retail and office space in the front.

#### **DISCUSSION OF REESTABLISHING COUNCIL COMMITTEES:**

Mayor Scipio stated he wanted Council to discuss going back to using standing committees of Council. These Committees would meet and bring recommendation back to Council. Council Member John McManus asked if this is currently in the Code to have standing committees.

During Council discussion, it was recognized that Council did change from standing committees in 2023 to having a committee of the whole.

Council Member Floyd Rogers inquired about the fact that Council has staff, such as the Administrator, Finance Director, and Clerk that report to Council. However, he is confused about who these staff members actually report to for time off, sickness, etc. Mayor Scipio stated in the past, staff has reported to the Mayor and the Mayor will report to Council. Mr. Rogers stated he thought there should be procedures in place.

>>Council Member Allie Winter called for a 5-minute recess, motion was seconded by Council Member Floyd Rogers and unanimously approved. (7:35 p.m.)

>> Motion was made by Council Member Floyd Rogers, seconded by Council Member Allie Winter to reconvene from recess. Motion was approved unanimously. (7:46 p.m.)

As Council continued their discussion with the knowledge that the Code has changed to Committee of the Whole. Mayor Scipio asked if Council wants to go back to the standing committees or stay with the Committee of the Whole. Tim O'Briant stated he would think working with smaller committees would be helpful and productive. Council Member Allie Winter stated she would like to see some structure to look at in order to decide. Mr. O'Briant stated this could be brought up at the next meeting. The Attorney will also look at other municipalities. (this will be discussed at the next Committee of the whole)

Mr. Rogers stated he would like to continue the discussion that he was having prior to recess regarding who staff report to. Mayor Scipio stated this was not on the agenda and would not be appropriate to discuss. Attorney Hughes stated the agenda cannot be amended to discuss this issue since it is not considered an emergency amendment. However, he believes this is an easy policy issue. (Mayor Scipio stated he will place on the next agenda)

**MOTION TO CONVENE INTO EXECUTIVE SESSION SECTION 30-4-70 (A)(1) FOR THE PURPOSE OF DISCUSSION OF EMPLOYMENT, APPOINTMENT, COMPENSATION, PROMOTION, DEMOTION, DISCIPLINE, OR RELEASE OF AN EMPLOYEE, A STUDENT, OR A PERSON REGULATED BY A PUBLIC BODY OR THE APPOINTMENT OF A PERSON TO A PUBLIC BODY.**

>>Motion was made by Council Member Floyd Rogers, seconded by Council Member Ray Wilson and unanimously approved to convene into executive session for the stated purpose.

**RECONVENE INTO PUBLIC SESSION:**

>>Motion was made by Council Member Allie Winter, seconded by Council Member Floyd Rogers, and unanimously approved to reconvene into public session.

**ACTION AS A RESULT OF EXECUTIVE SESSION:** None

**ADJOURNMENT:**


Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Council Member Ray Wilson, seconded by Council Member Floyd Rogers, and unanimously approved to adjourn. Pickens City Council stood adjourned at 9:16 p.m.

Respectfully Submitted:



Donna F. Owen, City Clerk

Approve



Isaiah Scipio, Mayor