

**City of Pickens
Work Session
Wednesday May 28, 2025
6:00 P.M.**

The Mayor and City Council convened at City Hall 219 Pendleton Street, Pickens S.C. for a Work Session. Agendas were posted and sent to media on May 22, 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
Finance Director, Mandy Hess
Chief of Police, Randal Beach
Fire Chief, Chris Elrod
Jonathan Morris, Recreation Director

(The minutes are a synopsis of the meeting, and they are not a verbatim discussion. Full viewing and recording of the meeting is available on the City of Pickens Web-page and Facebook. Also, the full agenda packet with all departmental reports are available in the City Clerk's office and on-line).

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 he understood the request for annexation is on the agenda realizes this is a difficult issue. However, Council is at a place where nothing can move forward on this project until the Council decides about annexation.

ADMINISTRATOR'S REPORT:

Tim O'Briant informed the Mayor, Council, and the Public of the following items.

- Mr. O'Briant stated the 3.6 acres on Highway 178 that Council approved to purchase is under contract.
- 2023 Audit – Mr. O'Briant stated per Council's instructions, staff has been working diligently to determine the unreconciled amount of \$157,000. To date it appears reconciliations were showing checks as far back as 2016. The CPA believes the finding is approximately \$103,000 and leaves approximately a \$50,000 difference. These funds could be on the utility side with erroneous water meter readings and reconciling the re-reads. The CPA and Finance staff are still working, and these findings have to go back through the Auditor. Mr.

O'Briant stated he wanted to update Council on this process as this is more positive than the last update Council received.

APPROVAL OF CONTRACT WITH CITY ATTORNEY FOR LEGAL SERVICES:

Mayor Scipio read the contract and called for a motion.

>>Council Member John McManus made the motion to approve the contract as presented. Council Member Ray Wilson seconded the motion.

During discussion, Council Member John McManus inquired about the code stating a (2) year appointment and the contract stating, "At Will." Mayor Scipio clarified that the Attorney is appointed by Council each election cycle. Council always has discretion to terminate the contract.

Council Member Floyd Rogers inquired about the paragraph regarding the fee for the paralegal and research services. Mr. Rogers stated it is not clear which hourly rate is being billed.

Administrator O'Briant stated since the attorney is not present, he would advise waiting for approval.

>>Council Member John McManus and Council Member Ray Wilson concurred and withdrew the motion.

FIRST READING OF ORDINANCE NO. 2025-03 TO REZONE PROPERTY AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PICKENS. PARCEL # 4181-14-42-3651 815B WEST MAIN STREET:

Planning Director Jennifer Vissage stated this is a vacant property behind Butterfly Wellness located at 815 West Main Street and the owner would like to rezone from General Business to Residential R12. The Planning Commission did recommend the request.

During Council discussion, Council Member Allie Winter stated the language in the Ordinance is incorrect in Section (1) and should state "from GBD to R12. Council Member John McManus stated the Zoning Map looks as if this property is residential. Jennifer Vissage stated that that map is incorrect. Council discussed the adjoining property of 807 West Main. Jennifer stated that it was residential but zoned GBD and was grandfathered. Council Member John McManus stated he would think the property on the front of West Main would all be commercial as it is worth more and may be difficult to change back in the future.

>>Motion was made by Council Member Allie Winter to rezone property #4181-14-42-3651 and amend Section (1) to state "from GBD to R12" Motion was seconded by Council Member Floyd Rogers. All Council Members voted in favor with the exception of Council Member John McManus who opposed. Motion carried 5-1.

FIRST READING OF ORDINANCE NO. 2025-04 TO ANNEX 215 ACRES LOCATED AT THE NORTHSIDE OF WOLF CREEK ROAD AND MAULDIN LAKE ROAD, PARCEL # 4180-00-46-1109:

>>Motion was by Council Member Floyd Rogers to approve the First Reading of an Ordinance to provide for the annexation of property owned by Eddie Dean Holder, trustee, of the Eddie Dean Holder revocable trust dated march 22, 2018, as amended located at the intersection of Mauldin Lake Road and Wolf Creek School Road (tax map parcel # 4180-00-46-1109) by one hundred percent petition method pursuant to the provisions of S.C. Code section 5-3-150(3); and to establish a zoning classification to be determined upon a recommendation from the Planning Commission and subsequent City Council action for said properties with Second Reading approval contingent upon the following conditions precedent:

- The execution of a fully executed development agreement in recordable form pursuant to the statutory requirements of S.C. Code Section 6-31-10 et seq. between the City and the developer that requires and is subject to among other things,

approved building standards, density limitations, landscaping, sufficient ingress and egress, and other elements of the proposed development, including the provision of utilities and that the development agreement be perpetual and binding upon all successors in interest to the development agreement.

>>Motion was seconded by Council Member Allie Winter.

During Council discussions, Council Member John McManus stated he wanted to reiterate this is not a final decision on this request for annexation and the subsequent development of the property. This is an important step to getting answers to many questions that still remain extremely important as to the City's ability to provide the proper services. This is a process that must take place in order for answers to be provided.

Council Member Allie Winter concurred with Mr. McManus and stated she continues to have questions and seek factual information daily. Ms. Winter stated that she was able to locate the Right of Way and Sewer Easement, which was a concern. Ms. Winter stated this was the next step in order to have the Planning Commission and Administrator provide accurate information involving utilities and other important information.

Council Member Floyd Rogers stated this issue has been discussed for almost (2) years. It is time to obtain accurate information from the Planning Commission, Utilities, and the Developer. Mr. Rogers stated he would not be in favor of a final reading until information is provided.

Council Member Cameron Rivers stated he would not be in favor at this time because he has tried to seek information on various items and he has not been provided with the information. Mr. Rivers stated the process of going to the Planning Commission and obtaining the development agreement may change his views, but at this time he stated he does not have enough of the data he has inquired about.

Mayor Scipio stated he tabled this annexation request and dealt with the hostility from that action. Mayor Scipio stated as the Mayor he is trying to move this forward in the direction that all of Council has echoed, and that is the fact that more information is needed, and this is the process to obtain the information to know the advantages or disadvantages of the proposed project.

>>Mayor Scipio stated there is a motion on the floor and hearing no further discussion called for the vote. Mayor Scipio, Council Member Allie Winter, Council Member Floyd Rogers, Council Member John McManus, and Council Member Ray Wilson voted in favor of a First Reading. Council Member Cameron Rivers opposed. Motion carried 5-1.

COMMENTS FROM COUNCIL:

Mayor Scipio stated his gratitude for the Council's perseverance with this issue, and he knows this has been difficult.

Council Member Floyd Rogers asked about next budget work session. It was determined the next budget work session will be at 9:00 a.m. on June 4, 2025.

Tim O'Briant recommended that Council email with specific questions or recommendations regarding the FY 2025/26 Budget so staff can provide information.

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 7:00 p.m.

Respectfully Submitted:

Approved:



Donna F. Owen, City Clerk



Mayor Isaiah Scipio