

City of Pickens  
Regular Meeting  
October 7, 2025  
6:00 P.M.

The Mayor and City Council convened at Pickens City Hall, 219 Pendleton Street, Pickens, S.C. for a Regular Meeting. Agendas were posted and sent to media on September 24, 2025.

**Council Members in Attendance:**

Mayor, Isaiah Scipio  
Council Member, John McManus  
Council Member, Floyd Rogers  
Council Member, Cameron Rivers  
Council Member, Allie Winter

Absent: Council Member, Ray Wilson

Absent: Donna Owen, Clerk

**Staff:**

Administrator, Tim O'Briant  
City Attorney, Daniel Hughes  
Public Works Director, Trey Adams  
Chief of Police, Randal Beach  
Kayla McJunkin, Acting Clerk

*(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.)*

**WELCOME AND CALL TO ORDER:**

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

**COMMENTS FROM MAYOR SCIPIO:**

Mayor Scipio expressed his love and concern to everyone for all they have done, including Administrator Tim O'Briant and all of City Council. Mr. Scipio stated that his health has suffered lately from stress.

**COMMENTS FROM CITIZENS:**

1. Pam Winters. Mrs. Winters thanked Mayor Scipio and Council for allowing her to speak. Ms. Winters stated she will be discussing for ugliness. She quoted some screen shots she had from social media from an appointed planning commissioner member. She wanted to read them so the public could know how an appointed official chose to talk about a citizen for exercising their right to ask questions. She states the attack happened after she shared a FOIA request that revealed the unauthorized budget changes. Instead of focusing on that, the member decided to attack her. She also stated she emailed council with concerns about the annexation and questioning how the planning commissioner got her email due to just sending it to council and the city attorney. She stated at a minimum there needs to be a

public statement condemning the behavior, and a review of how emails are shared outside of the FOIA.

2. Pat Mulkey. Mr. Mulkey stated that he attended the meeting last Thursday for public input regarding the comprehensive plan, he was disappointed with the low turnout. The few that attended he stated was complaining about small matter items, and that we are better than that. He said that it was embarrassing to citizens and the council to be attacking one another, he is proud of the council and getting things done. He feels that the annexation would be good for our town, and he welcomes anyone wanting to move here. He feels like City Council will make the right decision.
3. Kent Nillson. SC State Guard was in attendance on behalf of the State, and they are proud to serve our city and community. Captain McConnell, Lt. David White, Lt. Paul Christopher, and Kent Nillson were here to represent. They would like to develop a relationship where they can be called upon in an emergency situation and that all would be comfortable doing so.

#### **ADMINISTRATOR'S REPORT:**

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

- Memo detailing the number of grants that we have received, most recently the Appalachian Regional Council in the amount of \$50,000.00. These funds run through 2027.
- Rural Infrastructure Authority, we invested 6 million dollars to improve our water system with new pipes, with a \$1.6-million-dollar local match. A remainder amount was available to us for \$58,000.00 left from another jurisdiction.
- Police Department has done great in bringing in money to support their needs through Body Worn Camera program from SC Public Safety, the grant brought in \$20,114.00. Chief Beach is routinely bringing in grants to help maintain their technology.
- Welcomed Rebecca Cockrell to the front office staff.
- On a personal note, Mr. O'Briant stated he has chosen a life and profession where he lives and works in a glass house. He commented on the fact that he made some changes in the police department budget without the consent of Council. Appropriately, the council did reprimand those actions. Mr. O'Briant stated he believes the changes he made would have been corrected, but he should have waited for Council approval. Mr. O'Briant stated he is proud of the work he does and enjoys working with everyone.

#### **FINANCE DIRECTOR'S REPORT:**

- Gave reports that included current fiscal year and exception report for last fiscal year.
- Council Member Allie Winter appreciated Mandy Hess's recommendation on the expired CD with balance of \$35,833.83 to reallocate for the purchase of the property.
- Council Member Allie Winter wanted to state for the record that she was not in agreement with the purchase of iPads for council and that it was done without the Finance Director's knowledge/approval, and she doesn't see that as a useful expenditure.

- Ms. Winter asked Mandy Hess to go over the CWS fees. The transaction took place last fiscal year. There was an overage in the budget due to intention of bringing in water and sewer in house. Ms. Hess stated during the transition the City of Pickens decided to keep CWS to handle and treat sewer, so the City continued to pay them an additional \$16,000 per month causing an over budget.
- Ms. Winter asked Mandy Hess to go over the utility, maintenance, and fleet fees. Ms. Hess stated since the City of Pickens had CWS at the time and that was part of their agreement there were no budgeted lines for fleet in the water and utility department. Bringing those departments back in house but those line items over budget due to CWS covering those fees in the amount we paid them.
- Professional Fees have gone over due to current issues seeking legal advice.
- Ms. Winter asked Ms. Hess how she felt thus far in the budget year and what has been spent. Ms. Hess stated that both she and Dana Epps are still working on ways to monitor and audit expenses. Ms. Hess gave an example of needing to have a new IT company, so that has caused some extra expenses due to equipment not working. Ms. Hess stated she feels secure with the current budget as long as expenses are monitored.
- Council Member John McManus questioned Mandy Hess about a better report for percentages now versus the end of the fiscal year. Ms. Hess stated she would research and see if there was a better report out there.
- Mayor Isaiah Scipio suggested a work session to discuss nothing but finance questions. Mayor Scipio suggested a Special Called meeting and suggested October 27<sup>th</sup>, Councilmen Rivers asked for this date to be tentative.
- Councilmen Floyd Rogers wanted the public to know that he and Ms. Hess have discussed budget items line by line .
- Councilman Rogers wanted to discuss that council members recently spent time with Recreation Director Jonathon Morris, and the air conditioners are at 50% capacity and that is not an item that is budgeted. An idea was mentioned to start charging a fee to people using our facilities and those funds could help pay for new air conditioners. He thanked Mandy Hess for the time she spent with him explaining everything.

**APPROVAL OF MEETING MINUTES:**

>>Council member Allie Winter made the motion to approve minutes from August 11, 2025, August 25, 2025, September 8,2025, and September 17, 2025. Motion was seconded by Council Member Floyd Rogers, motion passed with a unanimous vote.

**APPROVAL OF RESOLUTION NO. 2025 R-2 OF THE CITY OF PICKENS SOUTH CAROLINA , EXPRESSING GRATITUDE TO THE SOUTH CAROLINA STATE GUARD FOR THEIR ASSISTANCE FOLLOWING HURRICANE HELENE.**

Administrator O’Briant shared a statement about the history of South Carolina State Guard from their website. Since 2015 this organization has been more organized around emergency services and helping in recovery efforts.

Mayor Scipio read Resolution NO. 2025-R2.

>>Council member Floyd Rogers made the motion to approve Resolution No. 2025 R2. Council Member John McManus seconded, and the motion passed with a unanimous vote.

**FIRST READING OF ORDINANCE NO. 2025-06 AMENDING THE BUSINESS LICENSE ORDINANCE OF THE CITY OF PICKENS TO UPDATE THE CLASS SCHEDULE AS RFEQUIRED BY ACT 176 OF 2020**

- Finance Director explained what the ordinance means and explained how the fees work for business license. This is done every two years.
- >>Council member John McManus made the motion that this constitutes First Reading of ordinance No. 2025-06. Council Member Allie Winter seconded the motion, and the motion was passed unanimously.

**FIRST READING OF ORDINANCE NO. 2025-09 TO AMEND CHAPTER 5 “BUILDING AND BUILDING REGULATIONS” OF THE CITY OF PICKENS, SOUTH CAROLINA TO PROVIDE FOR THE SPECIAL PROPERTY TAX ASSESMENTS AUTHORIZED BY SECTION 4-9-195 AND MADE APPLICABLE TO MUNICIPALITIES BY SECTION 5-21-140 OF SOUTH CAROLINA CODE OF LAWS AS TO REAL PROPERTY WHICH QUALIFIES AS “REHABILITATED HISTORIC PROPERTY” AND OTHER MATTERS RELATED THERETO:**

- Administrator O’Briant stated this ordinance has been discussed, and using the Bailey Bill to provide incentives to take historic buildings and invest in them. This ordinance would allow for those property tax incentives which are extended to historic properties. In the next item on the agenda, Council would create the criteria for historic properties. They are required to invest at least 20% of fair market value to improve it with rules and regulations to maintain the historic meaning. The benefit one would receive is the property owner and enjoy a freeze on their predevelopment assessment on the property, the fee stays assessed at the lower tax for 10 years.
- >>Council member John McManus made the motion that this constitute a First Reading of Ordinance No. 2025-09. Motion was seconded by Council Member Floyd Rogers and unanimously passed.

**FIRST READING OF ORDINANCE NO. 2025-13 TO AMEND CHAPTER 5 “BUILDING AND BUILDING REGULATIONS” OF THE CITY OF PICKENS, SOUTH CAROLINA TO ADD HISTORIC DESIGNATION:**

>>Council member Allie Winters made the motion that this constitutes a First Reading of Ordinance No. 2025-13. Council member Floyd Rogers seconded the motion.

During discussion Ms. Winter wanted clarification that anyone that was under this ordinance would not be put on the National Register of Historic Places. Administrator clarified that it was correct.

>>All members voted unanimously.

**FIRST READING OF ORDINANCE NO. 2025-11 AUTHORIZING THE EXECUTION AND DELIEVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF PICKENS, SOUTH CAROLINA AND BRD LAND AND INVESTMENT WITH RESPECT TO CERTAIN INVESTMENTS MADE IN THE CITY; AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT; AND PROVIDING FOR OTHER RELATED MATTERS:**

City Attorney, Mr. Hughes, went over the following items as it relates to the Development Agreement Ordinance.

- Incorporates (PD) Ordinance
- Term – 5 years with one extension of 5 years if Developer is not in default and has diligently pursued development
- Development must comply with Site Plan, approved Statement of Intent, Final Development

- Plan, and LDRs, all building codes and environmental regulations
- Developer's minimum investment is \$6MM
- General constructions requirements
  - Cleanliness to entire worksite area
  - Repair of damage to utilities
  - Parking for construction employees, material lay down area
  - Coordination with residents regarding noise, after-hours construction
- Development Schedule – to be approved as part of the PD
- Vested Rights – once City approves site specific development plan, then developer under state law has vested rights for 2 years, but under our agreement, they would have 5 years.
- Developer agrees that all direct costs, including public infrastructure, are Developer's responsibility
  - Public roads to be constructed to City road standards
  - Stormwater system must comply with all City ordinances
  - City to provide
    - solid waste and recycling as is customary
    - police protection
    - fire service and EMS
    - school services
- Offsite road improvements
  - Intersection improvements and 2 separate entrances
- Defaults
  - Developer shall continuously and diligently proceed with Project
  - If work stops for more than 6 months, developer shall be in default
  - ADR
- Bonds
  - P&P bond
- Insurance requirements
- Indemnification for City from Developer's failure to comply with this Agreement; developer's performance under the Agreement; and environmental matters

>>During Council discussion, Council Member Allie Winter wanted to clarify that there is a cap of 142 homes on site. Mr. Hughes confirmed.

Council member Floyd Rogers questioned the 126 ft water line extension and to be paid for by the developers. Mr. Hughes stated that is public infrastructure

Council member Allie Winters questioned and wanted to clarify the wording of the Ordinance on page 1 about the Administrator and Mayor. Attorney Daniel Hughes is proposing that paragraph, Council would give the authority for the Mayor and Administrator to sign agreements.

>>Council Member Floyd Rogers moved that this constitutes a First Reading of Ordinance No.2025-11 as stated. Motion was seconded by Allie Winter. Motion carried 5-1 with Council Member Cameron Rivers voting in opposition.

**FIRST READING OF ORDINANCE NO. 2025-12 TO ADOPT ZONING CLASSIFIACATION OF CERTAIN PROPERTY LOCATED ON WOLF CREEK ROAD PARCEL #4180-00-46-1109 OWNED BY E. DEAN HOLDER, TRUSTEE OF TRUST B FBO E. DEAN HOLDER CREATED UNDER THE EDGAR O. HOLDER REVOCABLE TRUST U/A DATED NOVEMBER 8, 2006, TO THE PLANNED DEVELOPMENT ZONING DISTRICT:**

- Attorney Daniel Huges explains that the Annexation must happen before the re-zoning can happen. This has already had the First Reading approval and has not had Second Reading.

The planning commission reviewed a request for zoning on September 24, 2025, and made a request for approval for Planned Development District. (PDD)  
>>Motion was made by Council Member John McManus that this constitutes First Reading of Ordinance No. 2025-12. Motion was seconded by Council Member Allie Winter. All in favor were council members Allie Winters, John McManus, Floyd Rogers, and Mayor Isaiah Scipio. Council member Cameron Rivers voted in opposition. Motion carried 5-1.

**REQUEST FOR \$4,000.00 FOR THE APPLICHAIN FOLK FESTIVAL:**

- Mr. Bryan Owens spoke on behalf of the Pickens Chamber of Commerce and stated they started the Folk Festival in 2023. The first year was very successful and the city gave \$5,000.00 to help with paying for bands. Year 2 was successful in not having to ask for additional help because they had enough sponsorship. This year they do have some sponsorship; they did receive funding from the County to pay for advertising but are still in need of funds to cover bands and lighting. This year the festival is moving to Hagood Mill. The bands will be performing at the new pavilion they have at the Hagood Mill.

Council member John McManus asked if there was an admission charge and Bryan clarified that there were not. Council members clarified that the police protection will come from the County, and Sheriff Tommy Blankenship has already provided the alcohol permit. Council member Allie Winters questioned the funding available, and Mandy Hess stated that the Hospitality and Community Festival Budget was available.

>>Council Member Allie Winter made the motion to approve the \$4,000 to assist with the Appalachian Folk Festival. Council Member Floyd Rogers seconded the motion. Motion carried with a unanimous vote.

**APPROVAL OF A MEMORANDUM OF AGREEMENT BETWEEN SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION AND THE CITY OF PICKENS:**

- Administrator Tim O'Briant explained that the County and SCDOT combined together to handle all clean up of debris from Hurricane Helene at no charge to us. In the process of trying to provide all the paperwork, FEMA requested documentation about the clean up and get a signed agreement to do so. Now the paperwork needs to be signed between all parties in order to get the funding they need, this is just a housekeeping procedure that will not be backdated.

>>Council member Floyd Rogers made the motion to approve the memorandum of agreement as presented. Council member Allie Winter seconded the motion. Motion carried with a unanimous vote.

**COMMENTS FROM COUNCIL:**

- Council Member John McManus stated that he empathizes with the community's concerns about the proposed development. He shared that his own entry into politics was driven by a similar situation in his neighborhood, where a developer ultimately worked with residents to reach a compromise. Although the outcome wasn't initially welcomed, it turned out to benefit the area in ways they hadn't anticipated. Mr. McManus acknowledged the emotional difficulty of change and encouraged thoughtful planning, transparency, and a commitment to doing what's best for the community. Mr. McManus expressed hope that, despite the challenges, the project would ultimately be a positive change for the neighborhood.
- Council Member Floyd Rogers expressed his support for the proposed development, emphasizing that he had carefully reviewed the details and ensured that his prior concerns were addressed. He stated that the project would:

- Serve the long-term interests of the city
- Generate capital investment and controlled growth
- Expand the city's tax base
- Provide a development that remains under council oversight

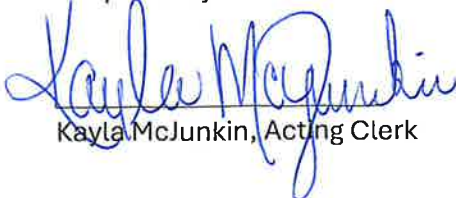
Mr. Rogers acknowledged the emotional and physical toll the process has taken on Council Members and staff, noting the extensive time and effort invested over two years. He praised the collaborative work of the Mayor, City Attorney, Administrator, and staff. Mr. Rogers concluded his comments by stating he believes the City Administrator does a very good job for the residents of Pickens.


- Mayor Scipio stated that Clerk to Council was out due to her husband having surgery and Council Member Ray Wilson is out due to going to Texas to be with his wife receiving an award for her work. Mayor Scipio thanked Kayla McJunkin for being the acting Clerk. Mayor Scipio reiterated the comments of Mr. Rogers and thanked staff for all the hard work.
- Council Member Cameron Rivers wanted to thank the ladies at City Hall for working so hard the last (2) months with all the water meter changes, and other office issues. The staff handles many things that others do not see.
- Council member Allie Winter thanked all staff including the Department Heads. Ms. Winter shared appreciation for a recent tour of the City's Recreation facilities led by Jonathon Morris.  
Ms. Winter addressed concerns from constituents regarding a perceived conflict of interest related to the annexation vote Ms. Winter stating that she had consulted legal counsel and was assured there was no conflict, and that she is eligible to vote. Ms. Winter acknowledged the difficulty of the decision at hand and emphasized her commitment to fulfilling her elected responsibilities.
- Council member John McManus wanted to follow up with Jonathon Morris about the Recreation Department. Mr. McManus stated he's doing a great job with organization, and he appreciates all Department Heads, and he has spent some time with the police department lately as well. He stated we have some challenges regarding equipment.
- Council member Allie Winter wanted to make sure Recreation departments was added to the list at the next meeting to discuss for finance.
- Council member Floyd Rogers echoed what has been said about Jonathon Morris and showed Council many things about recreation in Pickens.

**ADJOURNMENT:**

Hearing no further business, Mayor Scipio called for the motion to adjourn. Council member John McManus made the motion to adjourn. Council member Allie Winters seconded; all were in favor. Pickens City Council stood adjourned at 7:44 p.m.

Respectfully Submitted:

  
Kayla McJunkin, Acting Clerk

Approved   
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Mayor Isaiah Scipio