

Mayor
ISAIAH SCIPIO
City Council
ALLIE WINTER, Mayor Pro-Tem
DANNY ADAMS
JONATHAN BAKER
CAMERON RIVERS
FLOYD ROGERS
RAY WILSON



Administrator
TIM O'BRIANT
City Clerk
DONNA F. OWEN

City of Pickens

www.cityofpickens.com

AGENDA

CITY COUNCIL REGULAR MEETING

Monday FEBRUARY 9, 2026

6:00 p.m.

CITY HALL

219 PENDLETON STREET

PICKENS, SOUTH CAROLINA

1. WELCOME AND CALL TO ORDER:
2. INVOCATION AND PLEDGE OF ALLEGIANCE:
3. COMMENTS FROM MAYOR SCIPIO:
4. APPROVAL OF PROCLAMATION FOR PICKENS COUNTY DECA STUDENTS, ALZHEIMER'S AWARENESS:
5. COMMENTS FROM CITIZENS:
6. ADMINISTRATOR'S REPORT:
7. FINANCE DIRECTOR'S REPORT:
(Typically-a work session item, on the agenda due to January cancellation)
8. APPROVAL OF MINUTES:
January 12, 2026- Regular Meeting
9. PRESENTATION FROM THE CHAMBER OF COMMERCE, ACTIVITY REGARDING NEW BUSINESSES:
10. DISCUSSION OF COURT STREET PARKING/TRAFFIC IMPROVEMENT, AND INTERGOVERNMENTAL AGREEMENT WITH PICKENS COUNTY REGARDING COURTHOUSE PARKING:
11. APPROVAL OF ON-CALL ENGINEERING AND PROFESSIONAL SERVICES:
(Tabled on 1/12/2026)

12. DISCUSSION/ACTION AS IT RELATES TO THE MECHANICAL ISSUES OF THE GARBAGE TRUCKS:

13. COMMENTS FROM COUNCIL MEMBERS:

14. ADJOURNMENT:

**CHECKMATING ALZHEIMER’S AND PICKENS COUNTY DECA STUDENT LEADERSHIP
FOR COMMUNITY SERVICE, YOUTH LEADERSHIP, AND ALZHEIMER’S AWARENESS**

WHEREAS, the City of Pickens City Council recognizes and encourages youth leadership, civic engagement, and community service that positively impact the citizens of Pickens County; and

WHEREAS, DECA is an international nonprofit organization that prepares emerging leaders and entrepreneurs for careers in marketing, finance, hospitality, management, and entrepreneurship through leadership development, competitive events, and career readiness; and

WHEREAS, the Pickens County DECA Chapter serves more than seventy (70) students from D.W. Daniel High School, Easley High School, Pickens High School, and the Pickens County Career and Technology Center, with students consistently advancing to state and international competitions; and

WHEREAS, *Checkmating Alzheimer’s* is a community-based initiative founded in Pickens County by local students and dedicated to creating “a world without Alzheimer’s and other dementia,” while supporting the South Carolina Alzheimer’s Association through education, research, and fundraising; and

WHEREAS, *Checkmating Alzheimer’s* has raised funds for the South Carolina Alzheimer’s Association through United States Chess Federation–rated charity tournaments, established chess clubs in local retirement communities, and delivered Alzheimer’s awareness presentations reaching hundreds of individuals; and

WHEREAS, the organization continues to expand its impact through statewide fundraising efforts, community partnerships, and collaboration with Clemson University researchers examining the relationship between cognitive activity and dementia; and these student-led efforts exemplify the values of service, innovation, leadership, and compassion that strengthen the community and reflect positively on Pickens County and the City of Pickens.

NOW, THEREFORE, BE IT PROCLAIMED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PICKENS, SOUTH CAROLINA, that *Checkmating Alzheimer’s* and the Pickens County DECA student leaders are hereby recognized and commended for their outstanding leadership, community service, and commitment to Alzheimer’s awareness and youth development. The City of Pickens extends its appreciation and best wishes for continued success to these students and encourages community support for initiatives promoting cognitive health, service, and leadership.

ADOPTED THIS 9th DAY OF FEBRUARY 2026.

City of Pickens, Pickens, S.C.

Mayor, Isaiah Scipio

Attest: Donna Owen, Clerk

**City of Pickens
Council Meeting
Finance Director's Report
January 22, 2026**

Good afternoon,

Please find below the Finance Report as of January 22, 2026:

At the recommendation of our accountant, the LGIP account has been segregated by fund. Two new LGIP accounts have been established, and funds have been allocated among the Hospitality, General, and Utility Funds in accordance with required reserve percentages.

The accountant has completed all necessary cleanup of the financial records, and the audit is currently underway.

Budget preparation is also in progress. The Administrator has developed a more standardized budgeting workbook, and staff are actively building and refining the budget on a daily basis.

Additionally, under the guidance of Councilman Rogers, a new financial report has been created. This report now includes quarterly totals and year-to-date totals, along with budget comparisons and percentage columns. It is anticipated that this enhanced format will provide greater clarity and improved financial tracking for Council.

All other financial reports are attached for your review. Please let me know if you have any questions or require additional information.

Sincerely,
Mandy K. Hess
Finance Director
City of Pickens



**City of
Pickens
SOUTH CAROLINA**

**Monthly Financial Report
Fiscal Year 2025 Through
22-Jan-26**

GENERAL FUND

<i>Category</i>	<i>Annual Budget</i>	<i>YTD Actual</i>	<i>% of Budget</i>	<i>% Year Passed</i>
Revenues	\$ 6,122,209	\$ 2,075,929	33.9%	58.3%
Expenditures	\$ 6,122,209	\$ 3,386,433	55.3%	58.3%
Revenues Over (Under) Expenditures	\$ -	\$ (1,310,504)		

UTILITY FUND

<i>Category</i>	<i>Annual Budget</i>	<i>YTD Actual</i>	<i>% of Budget</i>	<i>% Year Passed</i>
Revenues	\$ 4,360,027	\$ 2,354,609	54.0%	58.3%
Expenditures	\$ 4,360,027	\$ 2,337,677	53.6%	58.3%
Revenues Over (Under) Expenditures	\$ -	\$ 16,932		

HOSPITALITY TAX FUND

<i>Category</i>	<i>Annual Budget</i>	<i>YTD Actual</i>	<i>% of Budget</i>	<i>% Year Passed</i>
Revenues	\$ 600,000	\$ 381,299	63.5%	58.3%
Expenditures	\$ 600,000	\$ 361,096	60.2%	58.3%
Revenues Over (Under) Expenditures	\$ -	\$ 20,203		

RECONCILED BANK ACCOUNT BALANCES

<i>Account</i>	<i>Balance</i>
Wells Fargo Operating Account	\$ 553,067
Wells Fargo Hospitality Tax Account	\$ 376,926
Wells Fargo Grant Account	\$ 20
South State Seized Account	\$ 17,893
South State PEPI Account	\$ 13,744
PD K9 Account	\$ 12,782
LGIP General Fund	\$ 876,981
LGIP Utility Fund	\$ 176,655
LGIP Hospitality	\$ 559,605
Total Cash in Bank	\$ 2,587,672

Quarterly Report

General Fund

AS of
12-31-25
YTD

Account Codes	QTR1	QTR2	BUDGET	% of BUDGET	Account Code Reference
10-4150-4010 ELECTION FILING FEES	300.00	0.00	200.00	150.00%	
10-4150-4020 SIGN AND PLANNING PERMIT FEES	1,815.00	1,150.00	75,000.00	3.95%	10-4150 Administrative
10-4150-4025 SCMIT REFUND (WORKERS COMP)	0.00	0.00	26,000.00	0.00%	10-4210 Police
10-4150-4028 FEMA HELENE/FLOOD REIMBURSEMENT	5,771.36	16,343.27	150,000.00	14.74%	10-4310-Public Works
10-4150-4040 CITY RENTALS	2,100.00	2,100.00	8,400.00	50.00%	10-4510 Parks and Recreation
10-4150-4050 FRANCHISE FEES	29,276.03	44,220.48	485,000.00	15.15%	10-4520- Grounds
10-4150-4055 MERCHANTS INVENTORY	3,609.08	3,609.08	15,000.00	48.12%	10-4650-Court
10-4150-4060 PROPERTY TAX	45,958.91	47,724.85	575,000.00	16.29%	11 Accounts are Victim's Advocate
10-4150-4061 HOMESTEAD EXEMPTION TAX	0.00	0.00	47,000.00	0.00%	12 Accounts are Police special funds
10-4150-4065 LOCAL OPTION SALES TAX	78,830.66	78,830.66	1,100,000.00	14.33%	15-Hospitality
10-4150-4070 ACCOMMODATIONS TAX	0.00	0.00	21,200.00	0.00%	16-Special Account/Grants
10-4150-4071 AID TO SUBDIVISIONS	0.00	0.00	40,000.00	0.00%	17-SCILP Grant
10-4150-4072 MFG PVE REIMBURSEMENT PROGRAM	0.00	0.00	250.00	0.00%	91-Fire 1%
10-4150-4080 BUSINESS LICENSE	40,698.82	18,569.57	850,000.00	6.97%	60-Utility O&M/Water/Wastewater
10-4150-4082 MASC BL Tax Revenue	24.27	45.78	0.00	100.00%	
10-4150-4084 Building Permits	270.00	5,288.00	0.00	100.00%	
10-4150-4085 SCMIRF INSURANCE CLAIMS	71,835.11	-6,440.00	0.00	100.00%	
10-4150-4175 INTEREST INCOME	12,346.28	9,194.77	300,000.00	7.18%	
10-4150-4180 MISCELLANEOUS/ALL OTHER	159,440.44	414.40	120,000.00	133.21%	
10-4150-4191 HOSPITAL TAX OH REIMBURSEMENT	228,800.00	0.00	228,800.00	100.00%	
10-4150-9005 UTILITY FUND TRANSFER 5%	379,869.74	0.00	0.00	100.00%	
10-4210-4090 SCHOOL RESOURCE OFFICER REV	140,000.00	70,000.00	210,000.00	62.50%	
10-4210-4092 School Events Revenue	3,987.50	16,565.00	20,552.50	100.00%	
10-4210-4095 MUNICIPAL FINES	18,149.63	8,428.19	26,577.82	22.15%	
10-4210-4099 MISCELLANEOUS REVENUE	155.00	55.00	210.00	100.00%	
10-4210-4100 GOV DEALS REVENUE	3,750.00	0.00	0.00	100.00%	
10-4220-4215 IN CITY FIRE FEES	2,868.55	57,936.96	600,000.00	10.13%	
10-4310-4099 MISCELLANEOUS REVENUE	0.00	3,100.00	0.00	100.00%	
10-4310-4112 SANITATION INSIDE CITY	109,694.75	73,463.31	368,343.58	49.72%	
10-4310-4122 SANITATION OUTSIDE CITY	13,224.00	8,920.50	66,145.66	33.48%	
10-4510-4099 MISC REVENUE	190.00	3,452.68	0.00	100.00%	
10-4510-4135 Basketball Fees	420.00	2,500.00	24,000.00	12.17%	
10-4510-4140 Volleyball Fees	3,733.30	0.00	35,000.00	10.67%	
10-4510-4145 Baseball/Sorbball Fees	0.00	0.00	14,000.00	0.00%	
10-4510-4150 Football & Cheering Fees	1,905.50	2,117.53	20,000.00	20.12%	
10-4510-4160 Facility Rentals	120.00	0.00	8,000.00	1.50%	
10-4510-4170 SUMMER CAMP FEES	1,775.00	0.00	10,000.00	17.75%	
10-4510-4171 Soccer Fees	1,650.00	2,073.00	19,000.00	19.59%	
Utility Fund Transfer	379,869.74	0.00	379,869.74	100.00%	
Total Revenues per period	1,742,438.66	469,663.02	2,212,101.68	6,122,208.98	36.13%
AdmIn					
10-4150-5000 ADM. SALARIES	48,855.91	71,070.40	119,926.31	40.56%	
10-4150-5005 CITY COUNCIL SALARY (1/2)	4,846.20	5,884.66	10,730.86	44.71%	
10-4150-5015 SOCIAL SECURITY	4,050.27	5,074.91	22,621.21	40.34%	
10-4150-5020 RETIREMENT-EMPLOYER	10,436.31	14,988.70	55,043.07	46.19%	
10-4150-5025 SCMIT (WORKERS COMP)	1,350.88	3,015.80	5,000.00	87.33%	
10-4150-5026 SCMIRF (LIABILITY & PROPERTY)	13,729.11	26,115.87	37,857.84	105.25%	
10-4150-5036 HEALTH & LIFE INSURANCE	14,944.81	13,477.80	35,939.45	79.08%	
10-4150-5070 Appreciation/Bonus	1,084.52	433.33	650.00	233.52%	
10-4150-5002 SFTWARE/COM/EMAL PER USER SUPPORT	33,195.56	17,867.10	51,062.66	170.21%	

All accounts highlighted in green are revenue accounts

10-4150-6004	HARRIS SOFTWARE SUPPORT	0.00	0.00	0.00	20,000.00	0.00%
10-4150-6005	OFFICE SUPPLIES & EXPENSES	5,124.32	2,987.82	8,112.14	5,500.00	147.49%
10-4150-6010	PLANNING EXPENSES	1,345.00	9,600.00	10,945.00	30,000.00	36.48%
10-4150-6015	BUILDING REPAIRS & MAINTENANCE	3,652.77	498.62	4,151.39	6,410.10	64.76%
10-4150-6025	TRAINING/DEVELOPMENT/DUES	8,886.85	1,804.91	10,691.76	10,000.00	106.92%
10-4150-6030	MAYOR & COUNCIL EXPENSE	6,529.92	8,990.13	15,510.05	6,000.00	258.50%
10-4150-6035	Sponsorships/Donations	2,000.00	4,854.10	6,854.10	14,000.00	48.98%
10-4150-6050	OFFICE UTILITIES	3,813.19	3,596.97	7,410.16	14,000.00	52.93%
10-4150-6085	ELECTION EXPENSE	0.00	11,296.23	11,296.23	10,000.00	112.96%
10-4150-6070	MEDIA ADVERTISING	632.00	3,432.00	4,064.00	3,000.00	135.47%
10-4150-6075	PROFESSIONAL FEES	54,892.50	15,771.04	70,663.54	100,000.00	70.66%
10-4150-6076	ACCOUNTING & AUDITING	4,464.50	3,111.50	7,576.00	100,000.00	7.58%
10-4150-6077	ORDINANCE CODIFICATION EXPENSES	1,274.05	2,611.88	3,885.93	5,000.00	77.72%
10-4150-6080	CLEANING SERVICE & SUPPLIES	2,754.19	2,526.96	5,281.15	5,000.00	105.62%
10-4150-6081	BUSINESS LICENSE EXPENSE	1,247.61	2,825.04	4,072.65	5,000.00	81.45%
10-4150-6095	MISCELLANEOUS EXPENSE	208.67	527.40	736.07	100.00	736.07%
10-4150-6135	Code Enforcement Expenses	0.00	3,724.49	3,724.49	0.00	100.00%
10-4150-6180	PRE-EMPLOYMENT TESTING	76.00	651.00	727.00	0.00	100.00%
10-4150-8040	CAPITAL OUTLAY	122,793.65	0.00	122,793.65	0.00	100.00%
10-4150-8050	Department Contingency	0.00	206.88	206.88	5,000.00	4.14%
10-4150-8080	New Website/Logo	740.00	1,161.80	1,901.80	7,500.00	25.36%
Total Expense per period		352,928.79	238,097.34	591,026.13	853,323.43	69.28%

Police

10-4210-5000	POLICE SALARY	263,159.48	317,241.40	580,400.88	1,036,421.49	56.00%
10-4210-5006	POLICE PART TIME SALARIES	8,125.23	6,086.86	14,212.09	44,994.56	31.59%
10-4210-5010	POLICE OVERTIME	22,147.24	11,565.69	33,712.93	40,000.00	84.33%
10-4210-5015	EMPLOYER SOCIAL SECURITY	21,409.56	25,394.91	46,804.47	80,000.00	58.51%
10-4210-5020	RETIREMENT EMPLOYER	61,213.06	69,014.47	130,227.53	217,652.44	59.83%
10-4210-5025	SCMIT (WORKERS COMP)	1,350.88	3,015.80	4,366.68	32,245.33	13.54%
10-4210-5026	SCMIRE (LIABILITY & PROPERTY)	0.00	19,966.00	19,966.00	37,857.84	52.74%
10-4210-5035	HEALTH & LIFE INSURANCE	29,287.25	28,147.48	57,434.73	141,037.92	40.72%
10-4210-5070	APPRECIATION/BONUS	0.00	1,850.00	1,850.00	2,200.00	84.09%
10-4210-6005	SUPPLIES & EXPENSE	932.28	2,172.74	3,105.02	10,000.00	31.05%
10-4210-6015	BUILDING REPAIRS & MAINTENANCE	1,374.61	125.95	1,500.56	1,000.00	150.06%
10-4210-6058	FIREARMS TRAINING/AMMO	352.46	1,077.48	1,429.94	3,500.00	40.86%
10-4210-6075	PROFESSIONAL FEES	650.00	0.00	650.00	500.00	130.00%
10-4210-6095	MISCELLANEOUS	1,651.56	869.33	2,520.89	2,000.00	126.04%
10-4210-6120	TRAINING & PROFESSIONAL DEVELOPMENT	6,715.51	542.50	7,258.01	12,394.69	58.55%
10-4210-6125	TECHNOLOGY EXPENSE	5,127.42	12,205.63	17,333.05	35,000.00	49.52%
10-4210-6127	DISPATCH CENTRAL SQUARE	0.00	0.00	0.00	16,000.00	0.00%
10-4210-6130	AUTOMOBILE EXPENSE	17,565.86	8,340.74	25,906.60	45,000.00	57.57%
10-4210-6135	FUEL EXPENSE	16,965.17	12,476.44	29,441.61	50,000.00	58.88%
10-4210-6140	RADIO MAINTENANCE	995.85	272.85	1,268.70	1,500.00	84.56%
10-4210-6145	DISPATCH EXPENSE	0.00	11,950.00	11,950.00	48,000.00	24.90%
10-4210-6150	COMMUNITY EDUCATION	1,220.20	158.28	1,378.48	3,000.00	45.95%
10-4210-6155	UNIFORMS	1,821.80	6,183.40	8,005.20	5,000.00	160.10%
10-4210-6160	HOUSING OF PRISONERS	128.97	1,153.46	1,282.43	10,000.00	12.82%
10-4210-6180	PRE-EMPLOYMENT TESTING	877.00	245.00	1,122.00	1,000.00	112.20%
10-4210-6181	ENTERPRISE LEASE EXPENSE	34,082.98	12,025.03	46,108.01	102,000.00	45.20%
10-4210-6183	Evidence Room / Evidence Supplies	231.02	530.59	761.61	2,000.00	38.08%
10-4210-6185	TASER EQUIPMENT	0.00	2,811.00	2,811.00	3,000.00	93.70%
10-4210-6190	VEHICLE TECHNOLOGY (ARPA)	0.00	37,390.08	37,390.08	15,000.00	249.27%
10-4210-9050	Police Contingency	0.00	0.00	0.00	5,000.00	0.00%
Total Expense per period		497,385.39	592,833.11	1,090,218.50	2,003,304.27	54.42%

10-4220-5000	SALARIES FIREMEN	91,522.83	109,173.35	200,696.18	400,275.00	50.14%
--------------	------------------	-----------	------------	------------	------------	--------

54.42% 5,000 of PD budget is in special PD account-12

10-4220-5006	PART TIME SALARIES	8,635.86	12,818.38	21,454.24	59,220.00	36.23%
10-4220-5010	OVERTIME	7,642.36	21,003.89	28,646.25	41,676.00	68.74%
10-4220-5015	SOCIAL SECURITY	7,690.80	10,853.02	18,543.82	41,180.14	45.03%
10-4220-5020	EMPLOYER RETIREMENT	22,809.52	29,624.46	52,433.98	114,335.45	45.86%
10-4220-5025	SCMIT (WORKERS COMP)	1,350.88	3,015.80	4,366.68	11,441.23	38.17%
10-4220-5026	SCMIRF (LIABILITY & PROPERTY)	0.00	19,966.00	19,966.00	37,857.84	52.74%
10-4220-5035	HEALTH & LIFE INSURANCE	27,434.66	24,878.26	52,310.92	97,159.88	53.84%
10-4220-5050	VOLUNTEER FIRE	0.00	24,088.59	24,088.59	37,131.50	64.87%
10-4220-5070	APPRECIATION/BONUS	0.00	1,000.00	1,000.00	1,200.00	83.33%
10-4220-6002	SOFTWARE/COMPIEMAL PER USER SUPPORT	3,233.22	1,290.52	4,523.74	9,000.00	50.26%
10-4220-6005	SUPPLIES-EXPENSE	602.92	1,032.04	1,634.96	6,000.00	27.25%
10-4220-6015	BUILDING REPAIRS & MAINTENANCE	2,702.80	514.53	3,217.33	4,500.00	71.50%
10-4220-6016	EQUIPMENT MAINTENANCE	1,006.50	1,094.38	2,100.88	10,000.00	21.01%
10-4220-6025	MEMBERSHIP DUES	6,206.58	40.00	6,246.58	4,500.00	138.81%
10-4220-6099	MISCELLANEOUS EXPENSE	390.13	681.80	1,071.93	1,925.00	55.68%
10-4220-6130	TRUCK EXPENSE	5,936.54	1,570.35	7,506.89	20,000.00	37.53%
10-4220-6135	FUEL	1,146.08	926.44	2,072.52	9,000.00	23.03%
10-4220-6140	RADIO MAINTENANCE	383.57	214.65	598.22	7,000.00	8.55%
10-4220-6141	AIR PACK MAINTN & SERVICE	0.00	0.00	0.00	7,000.00	0.00%
10-4220-6155	FIREMEN UNIFORMS	0.00	5,400.29	5,400.29	7,000.00	77.15%
10-4220-6157	TURN OUT GEAR	2,792.70	0.00	2,792.70	31,000.00	9.01%
10-4220-6158	FIRE PREVENTION EXPENSES	68.47	373.25	441.72	3,000.00	14.72%
10-4220-6180	PRE EMPLOYMENT TESTING	0.00	0.00	0.00	250.00	0.00%
10-4220-6185	TRAINING EXPENSES	25.00	1,738.58	1,763.58	5,500.00	32.07%
10-4220-6205	HEALTH PHYSICALS	6,330.00	0.00	6,330.00	9,200.00	68.80%
10-4220-6207	Capital Improvement	9,970.00	0.00	9,970.00	34,078.34	29.26%
10-4220-9050	Capital Improvement Plan	0.00	0.00	0.00	12,630.00	0.00%
10-4220-9050	Fire Contingency	290.55	1,622.95	1,913.50	10,000.00	19.14%
Total Expense per period		208,171.97	272,919.53	481,091.50	1,033,060.38	46.57%

Public Works

10-4310-5000	PUBLIC WORKS SALARIES	100,467.56	121,217.22	221,684.78	374,799.28	59.15%
10-4310-5006	PART TIME PUBLIC WORKS SALARIES	189.00	0.00	189.00	21,840.00	0.87%
10-4310-5010	PUBLIC WORKS OVERTIME	3,044.66	5,019.35	8,064.01	13,577.75	59.39%
10-4310-5015	PUBLIC WORKS SOCIAL SECURITY	7,442.03	8,999.26	16,441.29	31,010.56	53.02%
10-4310-5020	PW RETIREMENT-EMPLOYER	18,958.13	22,895.14	41,853.27	76,136.30	54.97%
10-4310-5025	SCMIT (WORKERS COMP)	3,850.88	3,015.80	6,866.68	5,001.51	137.29%
10-4310-5026	SCMIRF (LIABILITY & PROPERTY)	0.00	19,966.00	19,966.00	37,857.84	52.74%
10-4310-5035	HEALTH & LIFE INSURANCE	21,160.85	20,406.09	41,566.94	78,585.80	52.89%
10-4310-5070	APPRECIATION/BONUS	67.86	1,557.19	1,625.05	1,300.00	125.00%
10-4310-6002	SOFTWARE/COMPIEMAL PER USER SUPPORT	3,005.38	862.69	3,868.07	5,000.00	77.36%
10-4310-6050	ELECTRICITY	17,145.84	22,308.60	39,454.44	74,000.00	53.32%
10-4310-6130	TRUCK EXPENSE	14,216.36	31,986.78	46,203.14	40,000.00	115.51%
10-4310-6131	EQUIPMENT EXPENSE	1,798.53	1,406.02	3,204.55	10,000.00	32.05%
10-4310-6135	PUBLIC WORKS FUEL	7,410.72	17,666.98	25,077.70	30,000.00	83.59%
10-4310-6155	PW UNIFORMS	7,627.42	127.65	7,755.07	7,000.00	110.79%
10-4310-6180	PRE EMPLOYMENT TESTING	592.00	424.58	1,016.58	500.00	203.32%
10-4310-6215	PW MAINTN EXPENSE	534.57	132.42	666.99	8,000.00	8.34%
10-4310-6216	DUMPSTERS/ROLLCARTS	2,466.80	190.80	2,657.60	6,000.00	44.63%
10-4310-6218	2ND ROLL CART PURCHASE	203.35	0.00	203.35	0.00	100.00%
10-4310-6220	SAFETY EQUIPMENT	99.24	99.24	198.48	3,000.00	6.62%
10-4310-6225	COUNTY LANDFILL TIPPING FEES	6,999.71	12,871.63	19,871.34	50,000.00	39.74%
10-4310-6235	CHEMICALS	156.20	0.00	156.20	4,000.00	3.91%
10-4310-6245	SIGNS	0.00	0.00	0.00	2,000.00	0.00%
10-4310-6255	OFFICE SUPPLIES	1,628.42	726.75	2,355.17	2,500.00	94.21%
10-4310-8045	STISAN CAPITAL EXPENSE	116,581.83	-70,276.11	46,305.72	102,000.00	45.40%
10-4310-8057	Road Maint Fee Uses	0.00	280.00	280.00	0.00	100.00%

10-4310-9050	PW Contingency	316.83	48.64	365.47	5,000.00	7.31%
Total Expense per period		335,984.17	221,932.72	557,916.89	989,109.04	56.41%
Parks & Recreation/Grounds						
10-4510-5000	SALARIES RECREATION	58,405.66	68,924.59	127,330.25	248,558.00	51.23%
10-4510-5006	PART TIME SALARIES	17,308.95	17,658.50	34,967.45	85,000.00	41.14%
10-4510-5010	OVERTIME	1,931.36	1,354.04	3,285.40	5,000.00	65.71%
10-4510-5015	RECREATION SOCIAL SECURITY	5,047.72	5,751.01	10,798.73	19,303.92	55.94%
10-4510-5020	RETIREMENT-EMPLOYER	12,585.39	14,366.51	26,951.90	46,834.04	57.55%
10-4510-5025	SCMIT (WORKERS COMP)	1,350.84	0.00	1,350.84	5,000.00	27.02%
10-4510-5026	SCMIR (LIABILITY & PROPERTY)	0.00	19,966.00	19,966.00	37,857.84	52.74%
10-4510-5035	HEALTH & LIFE INSURANCE	10,076.46	9,457.84	19,534.30	38,042.59	51.35%
10-4510-5070	APPRECIATION/BONUS	18.17	600.00	618.17	750.00	82.42%
10-4510-6002	SOFTWARE/COMP/EMAIL PER USER SUPPORT	9,365.66	2,165.28	11,530.94	8,200.00	140.62%
10-4510-6005	Supplies-Office	1,616.27	523.65	2,139.92	7,500.00	28.53%
10-4510-6006	TRAININGS/MEETINGS/DUES	845.47	756.63	1,602.10	3,500.00	45.77%
10-4510-6015	Building Repairs and Maintenance	17.11	-17.11	0.00	0.00	0.00%
10-4510-6017	PLAYGROUND MAINTENANCE	6,740.10	925.00	7,665.10	0.00	100.00%
10-4510-6018	VEHICLE MAINTENANCE	0.00	319.30	319.30	0.00	100.00%
10-4510-6020	Rec Fire Replacement Expense	13,287.35	738.05	14,025.40	0.00	100.00%
10-4510-6050	ELECTRICITY & HEATING	19,360.56	22,822.45	42,183.01	60,000.00	70.31%
10-4510-6145	FIELD LIGHTING (ARPA)	0.00	0.00	0.00	0.00	#DIV/0!
10-4510-6155	REC EMPLOYEE UNIFORMS EXPENSE	666.23	704.40	1,370.63	2,000.00	68.53%
10-4510-6180	PRE EMPLOYMENT TESTING	0.00	0.00	0.00	750.00	0.00%
10-4510-6265	BASKETBALL EXPENSE	4,158.06	918.00	5,076.06	35,000.00	14.50%
10-4510-6270	VOLLEYBALL EXPENSE	3,804.25	3,589.51	7,393.76	30,000.00	24.65%
10-4510-6275	BASEBALL EXPENSE	628.17	691.06	1,319.23	25,000.00	5.28%
10-4510-6279	CHEERING EXPENSES	8,447.81	0.00	8,447.81	5,000.00	168.96%
10-4510-6280	FOOTBALL EXPENSE	4,985.12	4,553.92	9,539.04	30,000.00	31.80%
10-4510-6281	SUMMER CAMP EXPENSE	13,255.35	321.30	13,576.65	12,500.00	108.61%
10-4510-6285	CONCESSIONS	773.47	173.05	946.52	2,500.00	37.86%
10-4510-6290	SOCCER EXPENSE	4,142.76	3,270.61	7,413.37	15,000.00	49.42%
10-4510-6295	EVENTS	1,302.39	643.68	1,946.07	4,000.00	48.65%
10-4510-6300	RECREATION CAPITAL OUTLAY	0.00	0.00	0.00	32,630.84	0.00%
10-4510-8055	Capital Improvement Program	0.00	0.00	0.00	12,630.00	0.00%
10-4510-9050	Rec Contingency	0.00	0.00	0.00	5,000.00	0.00%
10-4520-5000	GROUND MAINT. SALARIES	4,709.27	5,618.40	10,327.67	24,341.24	42.43%
10-4520-5006	PART TIME GROUND SALARIES	6,140.00	480.00	6,620.00	10,000.00	66.20%
10-4520-5010	OVERTIME	998.16	99.73	1,097.89	1,000.00	109.79%
10-4520-5015	SOCIAL SECURITY	416.16	433.50	849.66	1,929.28	44.04%
10-4520-5020	RETIREMENT-EMPLOYER	1,036.70	1,119.18	2,155.88	4,880.69	46.06%
10-4520-5025	SCMIT (WORKERS COMP)	1,350.88	0.00	1,350.88	0.00	100.00%
10-4520-5035	HEALTH & LIFE INSURANCE	-244.92	1,371.22	1,126.30	3,340.18	33.72%
10-4520-6015	BUILDING REPAIRS & MAINTENANCE	9,764.15	4,206.80	13,970.95	40,000.00	34.93%
10-4520-6017	Playground Maintenance	0.00	0.00	0.00	15,000.00	0.00%
10-4520-6105	WELLNESS AND SAFETY EXPENSE	0.00	0.00	0.00	500.00	0.00%
10-4520-6135	FUEL	4,974.26	4,210.51	9,184.77	8,000.00	114.81%
10-4520-6145	Field Lighting	0.00	0.00	0.00	8,000.00	0.00%
10-4520-6235	CHEMICALS AND FERTILIZER	7,542.54	7,650.83	15,193.37	16,000.00	94.96%
10-4520-6300	LANDSCAPING	0.00	49.24	49.24	5,000.00	0.98%
10-4520-6310	IRRIGATION SUPPLIES	0.00	0.00	0.00	1,000.00	0.00%
10-4520-6315	REC FIELD SETUP & MAINT	8,025.00	0.00	8,025.00	16,000.00	50.16%
10-4520-6320	TRUCK AND EQUIP MAINT	15,099.39	909.63	16,009.02	10,000.00	160.09%
10-4520-6321	GROUND MAINTENANCE	11,625.22	170.72	11,795.94	12,500.00	94.37%
10-4520-6325	JANITORIAL SUPPLIES	2,481.25	2,661.17	5,142.42	10,000.00	51.42%
10-4520-6326	TRAIL MAINTENANCE	3,122.65	2,809.05	5,931.70	8,000.00	74.15%
10-4520-9050	Grounds Contingency	0.00	0.00	0.00	10,000.00	0.00%

Total Expense per period

277,161.39

212,967.25

490,128.64

982,848.62

49.87% 100,000 of budget in special projects

Court

10-4650-5000 MUNICIPAL COURT SALARIES	15,217.30	17,675.02	32,892.32	65,170.35	50.47%
10-4650-5006 PART TIME JUDGE SALARY	520.00	0.00	520.00	12,000.00	4.39%
10-4650-5015 SOCIAL SECURITY	1,031.60	1,287.74	2,319.34	5,903.54	39.29%
10-4650-5020 RETIREMENT-EMPLOYER	2,861.17	3,257.38	6,118.55	14,322.82	42.72%
10-4650-5025 SCMTT (WORKERS COMP)	1,350.88	0.00	1,350.88	2,500.00	54.04%
10-4650-5035 HEALTH & LIFE INSURANCE	2,114.23	1,322.91	3,437.14	18,001.53	19.09%
10-4650-5070 APPRECIATION/BONUS	0.00	100.00	100.00	165.00	60.61%
10-4650-6002 SOFTWARE/COMP/EMAIL PER USER SUPPORT	200.00	1,919.01	2,119.01	1,500.00	141.27%
10-4650-6050 TRAINING/TRAVEL	456.19	1,049.39	1,505.58	4,000.00	37.64%
10-4650-6095 MISC EXPENSE	761.97	417.70	1,179.67	1,000.00	117.97%
10-4650-6185 TRAINING/COURT EXPENSES	60.04	0.00	60.04	6,000.00	1.00%
10-4650-6335 JURORS EXPENSE	0.00	510.00	510.00	5,000.00	10.20%
10-4650-6340 PUBLIC DEFENDER	0.00	0.00	0.00	5,000.00	0.00%
Total Expense per period	24,573.38	27,539.15	52,112.53	140,563.24	37.07%

10-8000-5024 Hurricane Helene Expenses

9,916.40

7,951.44

17,867.84

0.00

100.00%

Total Expense per period

1,706,121.49

1,574,240.54

3,280,362.03

6,122,208.98

53.58%

- 100k-Special project added
- 15k Victim Advocate added
- 5k PD Special Funds added

City of Pickens
Regular Meeting
January 12, 2026
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 January 8, 2026.

Council Members in Attendance:

Mayor, Isaiah Scipio
Cameron Rivers
Danny Adams
Jonathan Baker
Floyd Rogers
Ray Wilson
Allie Winter

Staff:

Administrator, Tim O'Briant
Finance Director, Mandy Hess
Public Works Director, Trey Adams
Chief of Police, Randal Beach
Fire Chief, Chris Elrod
Recreation Director, Jonathon Morris

(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 wished everyone a Happy New Year, and expressed gratitude to the citizens, staff, and City Council.

COMMENTS FROM CITIZENS: None

ADMINISTRATOR'S REPORT:

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

- Audit Updates- Mr. O'Briant informed Council that the accountants have been at City Hall, and auditors should be underway by the end of January. The next audit will then begin, and the audits should be completed and up to date by June of 2026.
- Garbage Truck- Council was updated about repairs of a residential garbage truck. Mr. O'Briant stated many thanks to the City of Easley for offering a truck and driver to assist the City of Pickens.

- Legislative Action Day and MEO Institute – Mr. O’Briant announced the upcoming Legislative Day as presented by the S.C. Municipal Association. (January 20 – 21) Also Council Members Rivers, Winter, and Wilson will be graduating from the Municipal Elected Officials Institute of Government, and Mayor Scipio will be graduating from the Advanced Institute of Government. Council members Adams and Baker will be attending the Institute of Government classes, and Council Member Floyd Rogers will continue attending the Advanced Institute.
- Budget Calendar- Council was provided with a budget calendar for the FY 2026 budget.

Council Member Allie Winter asked if there was further information regarding the S.C. Department of Transportation meeting. Staff clarified that S.C. DOT is working to have a February 25th meeting.

Council Member Jonathan Baker asked about the Finance Report that was in the agenda packet but is not on the agenda for discussion. Mayor Scipio stated this was for information only and would be open for discussion during the work session of 1/26/26.

Council Member Jonathan Baker asked about the procedure regarding “Council Comments” not covered on the December 8, 2025, agenda. Mr. Baker stated that Council did not have the opportunity to speak prior to adjourning and asked why the Council Comments are at the end of the meeting. Mayor Scipio stated he liked to provide Council the opportunity to speak at the end of the meeting in the event something happened during the meeting that Council would like to address prior to adjourning, and sometimes Council will request an item to be on the next agenda or work session. Mayor Scipio stated if the Comments were overlooked on December 8th, he would suggest more time for commenting during this business meeting.

Council Member Floyd Rogers asked the Administrator to verify that when he is reporting about the audits not being completed, it be made clear that this Council and this Administration had nothing to with the audits being incomplete or behind.

Mr. O’Briant stated that it is correct, this Council and this Administration are not at fault for the Audits being behind.

APPROVAL OF MEETING MINUTES:

Motion was made by Council Member Allie Winter to approve the minutes of 11/10/2025, December 8, 2025, and December 18, 2025. Motion was seconded by Council Member Floyd Rogers and unanimously passed.

- November 10, 2025, Regular Meeting
- December 8, 2025, Regular Meeting
- December 18, 2025, Special called Meeting

ELECTION OF MAYOR PRO-TEMPORE:

Mayor Scipio opened the floor for nominations for Mayor Pro-Tempore.

>>Council Member Floyd Rogers moved to nominate Council Member Allie Winter.
>>Council Member Jonathan Baker moved to nominate Council Member Cameron Rivers.
>>Council Member Ray Wilson moved to close nominations. Motion was seconded by Council Member Allie Winter and unanimously passed. Nominations were closed with Council Member Allie Winter and Council Member Cameron Rivers being nominated to serve as Mayor Pro-Tem.

>>Mayor Scipio called for the vote on nominee Council Member Allie Winter. (Ms. Winter and Mr. Rivers did not participate in the vote) Council Member Floyd Rogers, Council Member Danny Adams, Council Member Ray Wilson, and Mayor Scipio voted in favor of Ms. Winter.
>>Mayor Scipio called for the vote on nominee Council Member Cameron Rivers. (Ms. Winter and Mr. Rivers did not participate in the vote) Council Member Jonathan Baker voted in favor of Mr. Rivers.

Mayor Scipio congratulated Ms. Winter, as she will serve as Mayor Pro-Tempore for a (2) year term. Mayor Scipio thanked Council Member Cameron Rivers for his service as Mayor Pro-Tem for the past (2) years.

APPROVAL OF THE 2026 CALENDAR:

Mr. Rivers requested clarification that the employee holidays were as posted in the calendar, and no further dates would be added. Mr. O'Briant stated that was correct.
>>Motion was made by Council Member Floyd Rogers to approve the calendar/schedule for 2026. Motion was seconded by Council Member Ray Wilson and unanimously approved.

APPROVAL OF ON-CALL ENGINEERING AND PROFESSIONAL SERVICES:

Mr. O'Briant stated the request for qualifications (RFQ) were sent out and the City received three proposals. Mr. Trey Adams, Public Works Director, stated he would recommend Five One, LLC. As many Council Members know, Cory Cox is the engineer with Five One and he was the former Public Works Director for the City of Pickens and is familiar with the system.

Mr. O'Briant stated this is to accept the proposal and a contract will be signed later. This is not for specific projects and would be as needed for certain engineering projects that require the expertise of an engineer. (stormwater reviews, grants, etc.)

>>Motion was made by Council Member Allie Winter to approve on call engineering services with Five One, LLC. Council Member Danny Adams seconded the motion.

During Council discussions, Council Member Jonathan Baker asked if Council would receive a copy of the contract. Mr. O'Briant stated the contract would be a separate issue this will be voting on excepting the qualifications from Five One, LLC. Mayor Scipio stated Council will receive a copy of the contract. Council Member Danny Adams asked if the City of Pickens had the maps and designs from the previous engineering group. It was clarified that the City is in possession of those maps. Council Member Floyd Rogers questioned the fact that Mr. Cox with Five One, LLC was a previous employee and the lead engineer for the City, therefore, this may need to be addressed by the City Attorney. Mr. Rogers stated this could potentially be a conflict or an ethical issue.

Administrator O'Briant stated he would view Mr. Cox experience as a positive but agreed this can be an issue the attorney can address.

Mayor Scipio asked Council if they would like to table this item.

>>Council Member Floyd Rogers made a motion to table this issue. Motion was seconded by Council Member Cameron Rivers and unanimously passed.

CONVENE INTO EXECUTIVE SESSION: discussion of employment, as it relates to the contract of the Administrator, and appointment of City Clerk and City Attorney as allowed by S.C. CODE OF LAWS, SECTION 30-4-70 (a) (1)

Mayor Scipio called for a motion to enter into executive session for the stated purposes. Council Member Baker requested that it be stated who will be present in executive session. Mayor Scipio stated only Council Members will be present. Council may request that someone could be called in if Council has questions, otherwise, this will be Council only.
>>Council Member Allie Winter made the motion to convene into executive session for the purpose of discussion of the contract of the Administrator, appointment of City Attorney and City Clerk. Motion was seconded by Council Member Floyd Rogers and unanimously passed.

RECONVENE INTO PUBLIC SESSION:

>>Motion was made by Council Member Floyd Rogers, seconded by Council Member Allie Winter, and unanimously passed to reconvene into Public Session.

ACTION AS IT RELATES TO EXECUTIVE SESSION:

- Appointment of City Attorney – Motion was made by Council Member Floyd Rogers to extend the City Attorney’s contract for (1) year. Motion was seconded by Council Member Allie Winter. Council Members Winter, Rivers, Adams, Rogers, and Wilson voted in favor. Council member Baker abstained from the vote due to insufficient information. Motion carried.
- Contract of City Administrator- Motion was made by Council Member Johnathan Baker to extend the Administrator’s contract for (1) year and hold the pay grade as is. Motion was seconded by Council Member Cameron Rivers. Council Members Rivers and Baker voted in favor. Council Members Winter, Adams, Rogers, and Wilson opposed. Motion failed with a 4-2 vote.
Motion was made by Council Member Floyd Rogers to extend the City Administrator’s contract for (2) years and hold the pay grade as is. Motion was seconded by Council Member Allie Winter. Council Members Winter, Adams, Rogers, and Wilson voted in favor. Council Members Rivers and Baker opposed. Motion carried with a 4-2 vote.
- City Clerk- Motion was made by Council Member Danny Adams to appoint Donna Owen as the City Clerk. Motion was seconded by Council Member Ray Wilson and unanimously passed.

COMMENTS FROM COUNCIL MEMBERS:

Council Member Cameron Rivers – Mr. Rivers stated that he appreciated the last (2) years serving the City and Council as Mayor Pro-Tem, and further stated this was a great experience. Council thanked Mr. Rivers for serving a (2) year term in this capacity.

Council Member Jonathan Baker - Mr. Baker - requested to read a statement into the record. Mr. Baker read the following statement.

“Mr. Mayor, I need to place a procedural concern on the record regarding the executive session held on December 18, 2025.

“Immediately prior to entering executive session, I raised a Point of Order requesting that the presiding officer state the specific purpose of the executive session as closely as possible to a lawful exception. The stated purpose was overly vague, and I now have additional information related to that concern.”

“I also raised a Point of information requesting clarification as to who was expected to be present in executive session. Not all individuals who attended were clearly identified on the record, which raises concern as to whether executive session attendance was properly limited.”

“During that executive session, statements, allegations, and accusations were made directly against me that were criminal in nature, including claims of unlawful entry into a judge’s office and references to alleged video evidence, despite no law enforcement authority being present.”

“I object to council engaging in discussion, evaluation, or characterization of alleged criminal conduct. Council does not possess investigative or adjudicative authority in criminal matters, and such allegations must be addressed through proper lawful channels with full due process.”

“Executive session is not a forum for conducting what amounts to an informal hearing, presenting witnesses or witness statements, or making accusatory claims against a member.”

“Had this matter been handled through appropriate legal channels, I would not have needed to later provide verified proof and alibi of my whereabouts, which I did provide after the fact.”

“I am also concerned that inaccurate claims arising from this discussion are now being repeated publicly, including statements suggesting I am under investigation. I have confirmed directly that this is not the case.”

“I am placing this on the record to object to the process, to preserve my rights, and to state clearly that allegations of criminal conduct should not be discussed or implied by council outside of lawful procedures.”

ADJOURNMENT:

Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Council Member Danny Adams, seconded by Council Member Ray Wilson, and unanimously passed. Pickens City Council stood adjourned at 8:09 p.m.

Respectfully Submitted:

Approved:

Donna Owen, City Clerk

Mayor, Isaiah Scipio

Please see previous minutes as they refer to Court
Street/parking

City of Pickens

Work Session

February 24, 2025

6:00 P.M.

The Mayor Pro-Tem 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 February 20, 2025.

Council Members in Attendance:

Absent: 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,
Fire Chief, Chris Elrod
Front Office Manager, Kayla McJunkin

(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 Pro-Tem Cameron Rivers called the meeting to order and welcomed those in attendance. Council Member John McManus gave the invocation followed by the Pledge of Allegiance.

>Mayor Pro-Tem Rivers made note that Mayor Scipio is sick and unable to attend this evening.

Administrator Tim O'Briant read a statement from Mayor Scipio that stated the Mayor's displeasure in not being able to be in the discussion as it relates to the pay study. Mayor Scipio asked that his opinion about the study be read into record: *"I would like to see us implement the recommendations for our employees that were given by Evergreen Solutions. I feel that any raises given need to be given on July 1st, 2025, after discussing this with our Finance Director Mandy Hess, she feels it would be more fiscally responsible to start fresh with a new budget. I know this is a Council decision, I just want you to know where I stand, and I know I am only one vote. Again, thank you for your commitment to the citizens of Pickens."*

DISCUSSION REGARDING PARKING ON COURT STREET (Council Member Winter)

Council Member Allie Winter requested to bring this issue up as a matter of discussion for a solution regarding business owners not having parking at their place of business. Ms. Winter stated she thought if it was a City owned street, the City should be able to assist with this problem. She asked that Barry Crawford be allowed to make a brief presentation. Mr. Crawford had a drawing of Court Street showing where he will be

opening an Airbnb at 107 Court Street. Mr. Crawford also included addresses and businesses of 105, 111, and 113 Court Street. Council was informed that Mr. Crawford did have signs for his property that a previous administration gave him permission to put in place, however he has not strictly enforced the towing of vehicles that continue to park. Also, there are other businesses that are having the same problem. Mr. Les Hendricks, with Hendricks Law Firm, stated he thought signs would be effective in conjunction with a City Ordinance. Mr. Hendricks stated the parking for courthouse employees at these business locations have become convenient, but with more commerce parking is now problematic. >>During Council discussion, several items were brought up for discussion.

- Legal questions about signage and towing enforcement on public property.
- Questions regarding courthouse employee parking.
- Questions regarding other city streets demanding reserved parking.
- Meters for parking.
- Certain timeframes for parking (such as Main Street)

Administrator Tim O'Briant will communicate with the City Attorney and report back to Council.

DISCUSSION REGARDING BANNERS FOR BUSINESSES: (Council Member Wilson)

Council Member Wilson requested to discuss the banner program that currently is on Main Street that promotes the businesses on Main Street. Mr. Wilson stated he has had other businesses that are not directly on Main Street that would like to have banners. Mr. Wilson pointed out this program was initiated by a committee that is no longer active. These banners were ordered and several of the businesses are no longer in place. Councilman Wilson would like to reactivate this program and extend the banners beyond Main Street. Currently Mark Gillispie, a volunteer and citizen of the City, is willing to promote and talk to businesses about this program.

>>During Council discussion, several points were brought up for discussion.

- How to reactivate the program and keep banners updated.
- Costs associated with extending the banner program.
- Seasonal banners.
- Possible annual fees associated with the program.
- Banner programs for community events.
- Maintenance and fee issues.
- Comparisons to other communities.

DISCUSSION REGARDING SIGN ORDINANCE:

Administrator Tim O'Briant, stated this ordinance is going back to the Planning Commission for further review. The Ordinance will come back to Council at a later date.

CONVENE INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL AS IT RELATES TO COMPENSATION AND MARKET ANALYSIS AS ALLOWED BY SC CODE SECTION 30-4-70 (A) (1):

City of Pickens

Work Session

March 24, 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 March 21 , 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
Attorney, Daniel Hughes
Chief of Police, Randal Beach

(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 Scipio called the meeting to order and welcomed those in attendance. Tim O'Briant gave the invocation followed by the Pledge of Allegiance.

COMMENTS FROM MAYOR SCIPIO:

Mayor Scipio thanked all the first responders and citizens as they are dealing with the wildfires in Pickens County.

ADMINISTRATOR'S REPORT:

Administrator Tim O'Briant provided the following information to the Mayor, Council, and Public.

- Final Reimbursement and successful completion for the South Carolina infrastructure Investment Program. (SCIP grant) This grant totaled over \$6M in State and Local funds for the infrastructure of water lines in Pickens.
- The City has applied for other grants to assist with infrastructure on Robinson Lane. Mr. O'Briant stated the importance of being able to apply for these types of grants.
- Mr. O'Briant thanked volunteers Susan and Michael Ralston for doing some much needed painting around City Hall.

PRESENTATION FROM PICKENS COUNTY WORKFORCE:

Ms. Stephanie Brewer came before the Mayor and Council to introduce the services that are provided by Pickens County Workforce. Ms. Brewer stated she works as a special education

instructor at the career center. Workforce partners with Vocational Rehabilitation to establish relationships with employers that can employ student workers who obtain their certificate in South Carolina High School Employability Credentials. She explained the benefits of the program, including liability insurance and job coaching.

ATTORNEY'S REPORT REGARDING PARKING ISSUES ON CITY STREETS:

The attorney, Daniel Hughes, discussed parking issues on Court Street. Mr. Hughes specifically addressed the concerns of a business owner's concerns about Courthouse employees using the parking spaces. Mr. Hughes proposed an application process for business owners to request reserved parking spaces, or ordinances that deal directly with Court Street. He addressed concerns about enforcement and the need for a formal agreement with the County regarding parking spaces. Council and the Attorney discussed the difference between State, County, and City streets.

Shannon Odum from the solicitor's office provided insights into the parking needs of the courthouse and the pre-trial intervention program. She suggested limiting parking to two hours to accommodate the needs of various businesses and government functions.

>>Tim O'Briant and Mr. Hughes will have discussions with the County to determine the needs of Court Street and produce a formal agreement.

DISCUSSION REGARDING COMPENSATION AND COLA POLICIES:

The council discussed compensation and cost-of-living adjustment (COLA) policies, considering the implementation of annual reviews based on the Consumer Price Index . They also reviewed the employee compensation policy and its scope.

>>During Council discussion, Council Member John McManus had edits regarding the last sentence in the COLA policy that should be placed in the Compensation policy. The directive by Council should also be clarified. Council agreed with these edits.

"Additionally, the City Administrator is directed by Council to commission a salary survey every four years to determine the wages paid by similar local government in the region to ensure the City of Pickens remain competitive in the marketplace."

(this will be in the compensation policy and removed from the COLA policy)

Council Member Allie Winter requested an edit on the Compensation Policy to state "Compensation" instead of "Salary" as not to confuse employees that are paid hourly. Council concurred. Also, there will be a sentence to state the Mayor and Council are not included in this compensation plan.

>>These revisions will be made and sent back to Council at the Work Session of 4/28/2025.

CONVENE INTO EXECUTIVE SESSION TO DISCUSS A CONTRACTUAL ISSUE AS ALLOWED BY SECTION 30-4-70 (A) (2):

>>Motion was made by Council Member Allie Winter to convene into executive session to discuss a contractual issue as allowed by Section 30-4-70 (A)(2) for the purpose of discussing the purchase of property located in the City of Pickens. Motion was seconded by Council Member Cameron Rivers and unanimously passed.

City of Pickens
Regular Meeting
June 23, 2025
6:00 P.M.

The Mayor and City Council convened at City Hall 219 Pendleton Street, Pickens S.C. for a Regular Meeting. Agendas were posted and sent to media on June 19, 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
Attorney, Daniel Hughes
Finance Director, Mandy Hess
Fire Chief, Chris Elrod
Recreation Director, Jonathon Morris

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

COMMENTS FROM MAYOR SCIPIO:

Mayor Scipio thanked the City Attorney, Daniel Hughes, for being in attendance and stated Attorney Hughes plans to be in attendance every work session.

COMMENTS FROM CITIZENS: None.

ADMINISTRATOR'S REPORT:

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

- Heat Wave - Mr. O'Briant cautioned everyone about the heat wave. Mr. O'Briant stated there is a cooling station at Pickens Recreation (11:00 a.m. – 5:00 p.m.) Council was informed that staff is being watchful of employees who are working outdoors. These schedules may fluctuate if needed.
- FY 2022/2023 Audit - The Public and Council were informed that the Accountants were confident they have identified the unreconciled funds and are comfortable with a \$20,000 difference. The unreconciled amount was originally \$157,000. The Auditors have stated they will give the final confirmation, but they have agreed these transactions appear to be

It was determined that Council's next work session was August 25, 2025. Mr. Rogers withdrew the motion for the July 28th work session and stated the same motion but to forward this item to the August 25, 2025, work session. Motion was seconded by Council Member Allie Winter and unanimously passed.

DISCUSSION AS IT RELATES TO CITY PARKING:

Mayor Scipio stated this issue was brought to the attention of Council regarding a property owner on Court Street and Courthouse staff parking in front of the business. Mayor Scipio stated he thought this issue should be cautiously handled as Council does not want to make legislative decisions for individual property owners.

Attorney Hughes concurred and stated Council needs to benefit the City as a whole and not individual property owners.

Council Member Floyd Rogers stated he has been working on this issue and Court Street is a City owned Street. He has researched many laws as it relates to City owned streets. Mr. Rogers inquired how Council felt about Court Street being a one-way street with angled parking, and 2-hour time limits. Council Member Allie Winter stated Council should start looking at parking for the entire business district and not only Court Street. She is also in favor of Monday – Saturday time limits. Council Member John McManus stated the Council can draft legislation to deal with Court Street alone. Mr. Hughes stated the City has an Ordinance that only deals with Main Street. Therefore, there could be several solutions. Mr. McManus also pointed out that State Law provides the City has jurisdiction over all City Streets.

Tim O'Briant informed Council that during one of the Comprehensive Plan meetings with business owners, parking was a topic of discussion. Business owners did want the Domino's public parking lot more assessable, and they also wanted more turnover in the parking on Main Street, which timed parking would allow. Mr. O'Briant also discussed the methods of enforcement using video and Artificial Intelligence surveillance.

Council will review this item during the August 25, 2025 Work Session. Mr. O'Briant will also be in discussions with the County as there are possibilities for more parking.

COMMENTS FROM COUNCIL:

The Mayor and all Council Members thanked the staff and applauded one another for the efforts that was put in place to pass this year's budget. Mr. O'Briant also declared admiration for the many work sessions and stated the Mayor and Council have put in the work and completed an excellent budget.

ADJOURNMENT:

Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Council Member Allie Winter, seconded by Council Member Rogers, and unanimously approved to adjourn. Pickens City Council stood adjourned at 8:25 p.m.

Respectfully Submitted:

Approved:

Donna F. Owen, City Clerk

Isaiah Scipio, Mayor



To: Mayor and City Council, City of Pickens
From: Trey Adams, Public Works and Utilities Director
Subject: Recommendation of the Award On-call Engineering and Professional Services Contract

I am recommending that the City of Pickens award the contract for on-call engineering and professional services to **Five One LLC**.

After reviewing the qualifications submitted, Five One LLC has demonstrated the experience, responsiveness, and technical capability required to support the City's ongoing and future engineering needs. Their proposal reflects a strong understanding of municipal infrastructure, project management, and regulatory compliance. In addition, their approach aligns well with the City's goals for timely, cost-effective, and professional engineering support.

Based on these factors, I recommend that the City of Pickens enter into an on-call services agreement with Five One LLC.

Please let me know if any additional information or documentation is needed.

Donna Owen

From: Mandy Hess
Sent: Tuesday, February 3, 2026 10:50 AM
To: Isaiah Scipio; Allie Winter; Cameron Rivers; Floyd Rogers; Jonathan Baker; Ray Wilson; Danny Adams
Cc: Donna Owen
Subject: Fw: On-going trash truck issues
Attachments: City of Pickens 2024 Leach 436 monthly finance proposal 2-2-2026.pdf; City of Pickens 2025 Leach 436 monthly finance proposal 2-2-2026.pdf

Good Morning,

I have received the following information from our Utility Director and wanted to pass along so council can potentially add to the agenda for discussion/action.

Thank you,

*Mandy K. Hess
Finance Director
City of Pickens*

From: Trey Adams <tadams@pickenscity.com>
Sent: Tuesday, February 3, 2026 8:05 AM
To: Mandy Hess <mhess@pickenscity.com>
Subject: On-going trash truck issues

Truck #1319 - We have spent close to \$100,000 in maintenance on this truck in the last year and a half. This is the truck we were trying to replace last year when the council asked me if we could limp it through another year (I told them we would try but I couldn't promise we would make it.) The PTO has now gone out on it, We changed the switch, the relay, and traced to the wires to make sure it wasn't something small that we could fix in-house

Truck #1379 - This is the truck we installed a new engine is approx. a year and a half ago. The truck developed a skip, after diagnostics were preformed, there was a miss fire in cylinder 3 and 6. After talking with the shop late last week, the entire engine has been torn down with heavy wear on all wear parts in the engine. They are communicating out and back with the president of the company they bought the new engine from. I would guess it could take 6 months to get this truck back.

I have got quotes together for a new trash truck in hopes to get the ball rolling for the new budget process, but it appears there may be some options to address this need now like a RPO (rent to purchase) and a few finance options. I have attached finance options for a slightly used Peterbilt at \$321,000 and a new Peterbilt at \$341,000. I have also got two other quotes, one on a western star truck for \$321,895.00 and a international truck for \$316,895.00. After some research and reading forums it appears he Peterbilt truck would be the best truck as far as motor and transmission, the pack body on all four trucks are realitivy the same. The price difference comes from the differences in trucks

City of Pickens
Public Works & Utilities Director
Trey Adams
133 Railroad St. Pickens, SC 29671
(864) 898-8149



February 2, 2026

City of Pickens
133 Railroad St
Pickens, South Carolina 29671

Re: Tax Exempt Municipal Lease Proposal

Dear Sir or Madam:

Lease Servicing Center, Inc. dba NCL Government Capital ("NCL") is pleased to propose to City of Pickens the following Tax Exempt Municipal Lease transaction as outlined below. Under this transaction, City of Pickens would enter into a Tax Exempt Municipal Lease agreement with NCL for the purpose of acquiring 2024 Leach 436 2R-III 25CY Rear Loader. This transaction is subject to formal review and approval by both the Lessor and Lessee.

LESSEE:	City of Pickens
LESSOR:	Lease Servicing Center, Inc. dba NCL Government Capital
EQUIPMENT:	2024 Leach 436 2R-III 25CY Rear Loader
EQUIPMENT COST:	\$321,000.00
DOWN PAYMENT / TRADE-IN:	<u>\$0.00</u>
AMOUNT FINANCED:	\$321,000.00
FUNDING DATE:	February 10, 2026
DEFERRAL DAYS:	28
FIRST PAYMENT DUE:	April 10, 2026
TERM:	4 Years
MONTHLY LEASE PAYMENTS:	\$7,619.08
ALTERNATIVE LEASE OPTIONS:	5 years \$6,232.95
	6 years \$5,319.26

BALLOON PAYMENT: \$0.00

PRICING: The payments outlined above are locked, provided this proposal is accepted by the Lessee and the transaction closes/funds prior to March 2, 2026. After these days, the final payments shall be adjusted commensurately with market rates in effect at the time of funding and shall be fixed for the entire lease term.

DOCUMENTATION FEE: \$500 paid to Lessor at closing

DOCUMENTATION: Lessor shall provide all of the documentation necessary to close this transaction. This documentation shall be governed by the laws of the State of Lessee.

TITLE / INSURANCE: Lessee shall retain title to the equipment during the lease term. Lessor shall be granted a perfected security interest in the equipment and the Lessee shall keep the equipment free from any/all liens or encumbrances during the term. Lessee shall provide adequate loss and liability insurance coverage, naming Lessor as additional insured and loss-payee.

TAX STATUS: This transaction must be designated as Tax-Exempt under Section 103 of the IRS code of 1986 as amended.

SOURCEWELL CONTRACT: NCL has been competitively bid and awarded a contract through Sourcewell (Formerly NJPA).
#092424-NCL NCL's Sourcewell Contract # is 092424-NCL.

We appreciate this opportunity to offer an NCL Financing Solution. Please do not hesitate to contact me if you have any questions at (320) 763-7600. Acceptance of this proposal is required prior to credit underwriting by NCL. Upon acceptance of this proposal, please scan and e-mail to my attention. Thank you again.

Sincerely,

Tim Goetsch - (320) 763-7600
timg@nclgovcap.com

ACCEPTANCE

As a duly authorized agent of City of Pickens, I hereby accept the proposal as outlined above and intend to close this financing with NCL, subject to final approval.

ACCEPTED:	_____	DATE:	_____
NAME:	_____	TITLE:	_____
PHONE:	_____		

WE ARE PROVIDING THE INFORMATION CONTAINED HEREIN FOR INFORMATIONAL PURPOSES ONLY IN CONNECTION WITH POTENTIAL ARMS-LENGTH COMMERCIAL BANKING TRANSACTIONS. IN PROVIDING THIS INFORMATION, WE ARE ACTING FOR OUR OWN INTEREST AND HAVE FINANCIAL AND OTHER INTERESTS THAT DIFFER FROM YOURS. WE ARE NOT ACTING AS A MUNICIPAL ADVISOR OR FINANCIAL ADVISOR TO YOU, AND HAVE NO FIDUCIARY DUTY TO YOU OR ANY OTHER PERSON PURSUANT TO SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934. THE INFORMATION CONTAINED IN THIS DOCUMENT IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS "ADVICE" WITHIN THE MEANING OF SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934 AND THE MUNICIPAL ADVISOR RULES OF THE SEC. WE ARE NOT RECOMMENDING THAT YOU TAKE AN ACTION WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. BEFORE ACTING ON THIS INFORMATION, YOU SHOULD DISCUSS IT WITH YOUR OWN FINANCIAL AND/OR MUNICIPAL, LEGAL, ACCOUNTING, TAX AND OTHER ADVISORS AS YOU DEEM APPROPRIATE. IF YOU WOULD LIKE A MUNICIPAL ADVISOR THAT HAS LEGAL FIDUCIARY DUTIES TO YOU, THEN YOU ARE FREE TO ENGAGE A MUNICIPAL ADVISOR TO SERVE IN THAT CAPACITY.



February 2, 2026

City of Pickens
133 Railroad St
Pickens, South Carolina 29671

Re: Tax Exempt Municipal Lease Proposal

Dear Sir or Madam:

Lease Servicing Center, Inc. dba NCL Government Capital ("NCL") is pleased to propose to City of Pickens the following Tax Exempt Municipal Lease transaction as outlined below. Under this transaction, City of Pickens would enter into a Tax Exempt Municipal Lease agreement with NCL for the purpose of acquiring 2025 Leach 436 2R-III 25CY Rear Loader. This transaction is subject to formal review and approval by both the Lessor and Lessee.

LESSEE:	City of Pickens	
LESSOR:	Lease Servicing Center, Inc. dba NCL Government Capital	
EQUIPMENT:	2025 Leach 436 2R-III 25CY Rear Loader	
EQUIPMENT COST:	\$341,154.03	
DOWN PAYMENT / TRADE-IN:	<u>\$0.00</u>	
AMOUNT FINANCED:	\$341,154.03	
FUNDING DATE:	February 10, 2026	
DEFERRAL DAYS:	28	
FIRST PAYMENT DUE:	April 10, 2026	
TERM:	4 Years	
MONTHLY LEASE PAYMENTS:	\$8,097.45	
ALTERNATIVE LEASE OPTIONS:	5 years	\$6,624.18
	6 years	\$5,653.13
	7 years	\$4,950.19

BALLOON PAYMENT: \$0.00

PRICING: The payments outlined above are locked, provided this proposal is accepted by the Lessee and the transaction closes/funds prior to March 2, 2026. After these days, the final payments shall be adjusted commensurately with market rates in effect at the time of funding and shall be fixed for the entire lease term.

DOCUMENTATION FEE: \$500 paid to Lessor at closing

DOCUMENTATION: Lessor shall provide all of the documentation necessary to close this transaction. This documentation shall be governed by the laws of the State of Lessee.

TITLE / INSURANCE: Lessee shall retain title to the equipment during the lease term. Lessor shall be granted a perfected security interest in the equipment and the Lessee shall keep the equipment free from any/all liens or encumbrances during the term. Lessee shall provide adequate loss and liability insurance coverage, naming Lessor as additional insured and loss-payee.

TAX STATUS: This transaction must be designated as Tax-Exempt under Section 103 of the IRS code of 1986 as amended.

SOURCEWELL CONTRACT: NCL has been competitively bid and awarded a contract through Sourcewell (Formerly NJPA).
#092424-NCL NCL's Sourcewell Contract # is 092424-NCL.

We appreciate this opportunity to offer an NCL Financing Solution. Please do not hesitate to contact me if you have any questions at (320) 763-7600. Acceptance of this proposal is required prior to credit underwriting by NCL. Upon acceptance of this proposal, please scan and e-mail to my attention. Thank you again.

Sincerely,

Tim Goetsch - (320) 763-7600
timg@nclgovcap.com

ACCEPTANCE

As a duly authorized agent of City of Pickens, I hereby accept the proposal as outlined above and intend to close this financing with NCL, subject to final approval.

ACCEPTED:	_____	DATE:	_____
NAME:	_____	TITLE:	_____
PHONE:	_____		

WE ARE PROVIDING THE INFORMATION CONTAINED HEREIN FOR INFORMATIONAL PURPOSES ONLY IN CONNECTION WITH POTENTIAL ARMS-LENGTH COMMERCIAL BANKING TRANSACTIONS. IN PROVIDING THIS INFORMATION, WE ARE ACTING FOR OUR OWN INTEREST AND HAVE FINANCIAL AND OTHER INTERESTS THAT DIFFER FROM YOURS. WE ARE NOT ACTING AS A MUNICIPAL ADVISOR OR FINANCIAL ADVISOR TO YOU, AND HAVE NO FIDUCIARY DUTY TO YOU OR ANY OTHER PERSON PURSUANT TO SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934. THE INFORMATION CONTAINED IN THIS DOCUMENT IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS "ADVICE" WITHIN THE MEANING OF SECTION 15B OF THE SECURITIES EXCHANGE ACT OF 1934 AND THE MUNICIPAL ADVISOR RULES OF THE SEC. WE ARE NOT RECOMMENDING THAT YOU TAKE AN ACTION WITH RESPECT TO THE INFORMATION CONTAINED HEREIN. BEFORE ACTING ON THIS INFORMATION, YOU SHOULD DISCUSS IT WITH YOUR OWN FINANCIAL AND/OR MUNICIPAL, LEGAL, ACCOUNTING, TAX AND OTHER ADVISORS AS YOU DEEM APPROPRIATE. IF YOU WOULD LIKE A MUNICIPAL ADVISOR THAT HAS LEGAL FIDUCIARY DUTIES TO YOU, THEN YOU ARE FREE TO ENGAGE A MUNICIPAL ADVISOR TO SERVE IN THAT CAPACITY.