

City of Pickens
Work Session
February 23, 2026
6:00 P.M.

The Mayor Pro-Tem 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 February 20, 2026.

Council Members in Attendance:

Allie Winter, Mayor Pro-Tem
Danny Adams
Jonathan Baker
Floyd Rogers
Ray Wilson

Absent: Mayor Isiaiah Scipio
Council Member Cameron Rivers

Staff:

Administrator, Tim O'Briant
Public Works Director, Trey Adams
Chief of Police, Randal Beach
Fire Chief, Chris Elrod
Recreation Director, Jonathon Morris
Front office Manager, Kayla McJunkin
Municipal Judge, Meloni Davis

(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 Allie Winter called the meeting to order and welcomed those in attendance. Police Chief Randal Beach gave the invocation followed by the Pledge of Allegiance.

COMMENTS FROM MAYOR Pro-Tem:

Council Member Allie Winter stated she would be the Mayor Pro-Tem for this evening's meeting and announced the absence of Mayor Scipio and Council Member Cameron Rivers. Ms. Winter apologized for the meeting starting a few minutes late due to the internet being down.

ADMINISTRATOR'S REPORT:

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

- Mr. O'Briant went over the downtown parking update. As suggested by Council, Mr. O'Briant checked the current ordinances, and Council can invoke the (2) hour parking. Signs are ordered and the public will have some grace time and staff will be doing education campaigns prior to any fines.
- The new sanitation truck that was purchased at the last Council meeting has been delivered and the routes should be caught up.
- FEMA Disaster update. Mr. O'Briant reminded council of the conservative budget of \$150K for FEMA reimbursement. The reimbursement is currently over \$400K.

- Council was provided with a list of priority needs from each department head. Mr. O’Briant stated these items will be discussed at a budget work session.
- Council was updated about the trailer that was purchased from Shannon Haskett at a discounted price. Mr. Haskett also outfitted the trailer and donated all the supplies. This trailer will be used for emergency operations.
Council thanked Mr. Haskett for all this work and stated appreciation for this donation.
- Mr. O’Briant reminded Council that one of the Code Enforcement Officers have resigned. Mr. O’Briant stated he and Chief Beach have collaborated and will plan the shift of an experienced law enforcement officer into Code Enforcement. This will work well with the new (2) hour parking limits. The officer will also check businesses for hospitality taxes, business licenses, and alcohol permitting for special events.

Ms. Winter asked if Council had any questions for Mr. O’Briant or the Department Heads as they are all in attendance.

Council Member Adams inquired about the need for (2) Code Enforcement Officers. Mr. O’Briant stated he believed that a second enforcement position is justified because the city has taken on a much larger workload from the county—such as building inspections, stormwater, and property maintenance—and these duties are fundamentally different from revenue and traffic enforcement, which require a sworn police officer. Mr. O’Briant reminded council that they originally proposed only one position, and the second was added to the council’s request to address lost revenue from uncollected taxes and licenses. Chief Beach stated a recent case requiring a search warrant showed why law-enforcement authority is sometimes essential. The city plans to update the job description to reflect the expanded responsibilities.

Ms. Winter stated she also had concerns about (2), but she thinks the fact of transferring a police officer is beneficial.

Council Member Floyd Rogers stated he would like to see the Building inspections become in-house instead of contracted out. Mr. O’Briant stated that could be the goal, but the licenses and certifications will take some time. Therefore, the City will need to continue the contract with BLE for building inspections.

FINANCE DIRECTOR’S REPORT:

Mayor Pro-Tem Winter stated that all Council has received this report and also received correspondence from Ms. Hess that she will be unable to attend the meeting. Council was advised to contact her with any questions or concerns.

Mr. O’Briant went over the highlights of the report including details about separating the (LGIP) accounts.

Public Works Issue:

Floyd Rogers asked Public Works Director Trey Adams to discuss his department’s problems with reoccurring sewer issues.

Mr. Adams stated the department does respond to issues when sewer is a problem. Mr. Adams stated some of these calls are to the same place where people are not careful with items they are putting into the sewer system. Mr. Adams stated he has discussed the issue with flushable wipes many times, and often this is not on the city side and should be taken care of by the homeowner.

Council agreed that the city should only clear sewer blockages within its existing right-of-way, since working on private property without an easement creates legal and financial liability. They

discussed that if the council ever wants to extend service onto private property, it will require formal easements and clear liability protections. For now, the city will maintain what it legally owns, and property owners will be responsible for repairs on their own service lines, using private plumbers rather than relying on the city.

PRESENTATION REGARDING AN UNSOLICITED PROPOSAL AT CITY OWNED PROERTY TAX MAP # 4181-20-81-5542:

Mr. Chris Morgan with Craftcon Industries came before Council with a proposal to develop a parcel of City owned property. Mr. Morgan would like to build 11 residentials singles family homes. He would request the city to give the property or to supply the water/sewer taps. This would make it possible for affordable housing.

During council discussion, Council inquired about the size and cost per square footage. Mr. Morgan gave examples but stated the cost would depend on his request such as if the City would donate the property or the water/sewer taps.

The council discussed a 30-day proposal period to be open to all that may be interested who can submit ideas for developing/purchasing. This approach is meant to keep the process fair, transparent, and free of any perceptions. Council members agree to solicit proposals directly rather than listing the property with a realtor, since commission costs would reduce the viability of affordable housing. After 30 days, the council will review all submissions and choose the highest and best proposal. Staff will prepare the required public notice, open a 30-day window for proposals, and then evaluate all submissions to determine the best path forward.

APPROVAL OF CONTRACTS WITH FIVE ONE, LLC AND McADAMS:

Motion was made by Council Member Floyd Rogers to approve the on-call engineering with Five one, LLC and McAdams. Motion was seconded by Council Member Danny Adams.

During Council discussion It was clarified this is for an as needed basis and there are items that require a licensed engineer.

>>Motion carried with a unanimous vote.

APPROVAL OF SAMPLE POLICY FOR BOARDS AND COMMISSIONS:

Council has examined a policy in the past that would have procedures for the appointment, terms, conduct, and removal of board members as appointed by Council Members. At the present, the City Council only has (3) boards. This policy is broad and would cover any appointments with the City Council.

Council asked the City Attorney and Planning Director if they had any issues with the way this policy is written. All concurred this is a good policy to have in place.

Council discussed the fact that Council Member Cameron Rivers introduced this policy, and it was suggested we wait for him to be present for approval. (this policy will be on the next agenda)

APPROVAL OF EMPLOYMENT ADVERTISEMENT FOR CITY CLERK:

>>Motion was made by Council Member Jonathan Baker to approve the employment advertisement for the Council Clerk. Motion was seconded by Council Member Ray Wilson and unanimously passed.

Council held discussion and concurred the position will be posted with a first deadline of March 20, 2026. The position will be open until it is filled. Council can begin interviews at their March Work

Session or call special meetings in order to have interviews. Council will review all applications and select their top candidates for interviewing. The Clerk will email resumes to the Mayor and Council.

CONVENE INTO EXECUTIVE SESSION:

Mayor Pro-Tem Allie Winter read both reasons for entering executive session.

- a. **Motion to enter into executive session for the purpose of receiving legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege related to Citizens' Petitions for Ordinance by Initiative and Referendum as allowed by S.C. Code 30-4-70(a)(2).**

>>Motion was made by Council Member Floyd Rogers to convene into executive session for the stated purpose. Motion carried with all members present voting in favor with the exception of Council Member Jonathan Baker who opposed. Motion carried with a 4-1 vote.

- b. **Motion to enter into executive session for the purpose of receiving legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege related to water service rights for annexed property identified as Pickens County Tax Map No. 4180-00-46-1109 as allowed by S.C. Code 30-4-70(a)(2).**

>>Motion was made by Council Member Floyd Rogers to convene into executive session for the stated purpose. Motion carried with all members present voting in favor with the exception of Council Member Jonathan Baker who opposed. Motion carried with a 4-1 vote.

RECONVENE INTO PUBLIC SESSION:

Motion was made by Council Member Ray Wilson, seconded by Council Member Floyd Rogers, and unanimously passed to reconvene into public session.

ACTION AS IT RELATES TO EXECUTIVE SESSION:

>>Council Member Floyd Rogers made a motion to authorize the City Attorney to take appropriate legal action as discussed in executive session regarding the citizens ordinance petitions. Motion was seconded by Council Member Ray Wilson. All members present voted in favor with the exception of Council Member Jonathon Baker who opposed. Motion carried 4-1.

>>Motion was made by Council Member Floyd Rogers to authorize the City Administrator and City Attorney to negotiate terms of an agreement with Bethlehem Roanoke Water District regarding water service rights to the Wolf Creek track tax number 4180-00-46-1109. Motion was seconded by Council Member Ray Wilson. All members present voted in favor with the exception of Council Member Jonathon Baker who opposed. Motion carried 4-1.

COMMENTS FROM COUNCIL MEMBERS:

Council Member Jonathan Baker-

Mr. Baker stated he would once again state for the record that he has not received any documentation regarding his request for information as it relates to the December 18, 2025, executive session and allegations made against him.

Council Members Adams, Wilson, and Rogers stated to Mr. Baker that they have spoken to him personally about this issue. Mr. Rogers stated he had seen an email provided by the Mayor. Ms. Winter stated she did not have anything to provide.

Mr. Baker reiterated that he has requested documents relating to this issue, and he has not received anything to date.

ADJOURNMENT:

Hearing no further business, Mayor Pro-Tem Winter called for the motion to adjourn. Motion was made by Council Member Floyd Rogers, seconded by Council Member Danny Adams, and unanimously passed. Pickens City Council stood adjourned at 8:59 p.m.

Respectfully Submitted:



Donna Owen, City Clerk

Approved:



Mayor Pro-Tem, Allie Winter