

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 March 09, 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 USE OF FEMA FUNDS AS REQUESTED BY THE CITY OF PICKENS FIRE DEPARTMENT:
5. COMMENTS FROM CITIZENS:
6. ADMINISTRATOR'S REPORT:
7. APPROVAL OF MEETING MINUTES:
February 9, 2026 – Regular Meeting
February 23, 2026- Council Work Session
March 4, 2026 - Special Called Meeting
8. APPROVAL OF PROCLAMATION TO RECOGNIZING APRIL AS SEXUAL ASSAULT AND CHILD ABUSE PREVENTION MONTH IN PARTNERSHIP WITH PICKENS COUNTY ADVOCACY CENTER AND THE PARENTING PLACE:
9. APPROVAL OF POLICY FOR BOARDS AND COMMISSIONS APPOINTED BY CITY COUNCIL:
10. COMMENTS FROM COUNCIL MEMBERS:
11. ADJOURNMENT:

First Service Truck



Converted 1978 Tanker in 2004

Current Service Truck

- 1985 International
- Purchased in 2013 for \$9,500
- 270,000 miles
- Spent \$7,710 in past 5 years keeping it on the road
- Carries over \$150,000 worth of equipment



Current Service Truck



Proposed Service Truck

- 1990 Simon-Duplex (Refurb 2017)
- Accepted offer of \$25,000
- 33,541 miles
- Clemmons Fire Dept in NC





Contact Us

Office : 256.776.7786
Email : sales@firetruckmall.com
Website: www.firetruckmall.com

15410 US Highway 231,
Union Grove, AL 35175
Stock #: 18981
Price: \$40,000

1990 Simon-Duplex Heavy Rescue

- 1990 Simon-Duplex Heavy Rescue
- 5146-90 Simon-Duplex Chassis
- Seating for 6; 4 SCBA seats
- Detroit 6V92TA 335 HP Diesel Engine
- Allison HT740 Automatic Transmission
- 25KW PTO Generator
- Electric Reels: (2)
- Air Conditioning
- Automatic Tire Chains
- Federal Q Siren
- Engine Hours: 4,360
- Mileage: 33,541
- Length: 33' 4"

Additional equipment not included with purchase unless otherwise listed. Mileage readings may not be real-time and should be confirmed.

- Height: Truck Height: 11'
- GVWR: 41,020
- Wheelbase: 198"

- 12,000 # Winch

Multiple Loose Shelves

Loose Equipment



Brindlee Mountain Fire Apparatus is one of the world's largest used fire truck sales and service companies. Based just outside of Huntsville, Alabama, the company has forty-five full-time personnel occupying over 12,000 square feet. Our mechanics, all of whom are EVT certified, perform pump tests, general repairs, preventative maintenance, and body, collision, and paint work on over 500 used fire trucks every year. Visit us online at www.firetruckmall.com



OIL ANALYSIS REPORT

UIN 0B271EA

Diesel Engine

R-10

Unit No.

Unit:

Make

Model

Serial No.

Capacity: qt

Site

Compartment:

Diesel Engine

Name

Make

Model

Serial No.

Customer:

THE CLEMMONS FIRE DEPARTMENT

5931 James Street

Clemmons NC 27012

USA

DIAGNOSIS

Engine wear levels appear satisfactory for first sample. Silicon level (dirt/sealant material) satisfactory. Water content acceptable. Due to lack of information (oil grade) not all tests can be determined. Please provide missing oil information at next sample submission. Action: Resample at next recommended interval to monitor and establish wear trend.

DATE SAMPLED
16-Jan-25

DATE RECEIVED
24-Jan-25

DATE REPORTED
26-Jan-25

LAB NO.
42022150069

SIF NO.
43089536

TIME ON UNIT
Hrs
4372

TIME ON OIL
Hrs

OIL BRAND
Unidentified

OIL TYPE
Unidentified

OIL GRADE
Unknown

OIL ADDED
Not Changed

FILTER
Not Changed

OIL CHANGED
Not Changed

WO NUMBER

Metals (ppm)

Iron (Fe) 9

Chromium (Cr) <1

Lead (Pb) <1

Copper (Cu) 5

Tin (Sn) <1

Aluminium (Al) 2

Nickel (Ni) <1

Silver (Ag) <1

Titanium (Ti) <1

Vanadium (V) <1

Contaminants (ppm)

Silicon (Si) 2

Sodium (Na) 3

Potassium (K) <1

Water (%) <0.05

Coolant No

Additives (ppm)

Magnesium (Mg) 72

Calcium (Ca) 2829

Barium (Ba) <1

Phosphorus (P) 1169

Zinc (Zn) 1286

Molybdenum (Mo) 131

Boron (B) <5

Physical Tests

Viscosity (cSt 100C) 13.9

Fuel (%) **

Soot (%) Infrared D7844 <0.1

Physical / Chemical

Base number (mgKOH/g) 8.5



ANALYST: charles.dillard



Normal

LEGEND



Severe



Abnormal



Caution



Normal



OIL ANALYSIS REPORT

UIN 0B271EA

U.S. Laboratories

Atlanta, Georgia - 420 Valley View, Ohio - 410
 5300 Oakbrook Parkway Building 200, Suite 245
 Norcross, GA 30093 800.394.3669
 6180 Halle Dr. Suite D
 Valley View, OH 44125
 800.726.5400

Kansas City, Kansas - 430 Phoenix, Arizona - 440
 935 Sunshine Road 3319 West Earl Drive
 Kansas City, KS 66115 Phoenix, AZ 85017
 800.332.8055 800.445.7930

Portland, Oregon - 401
 4943 NW Front Avenue
 Portland, OR 97210
 800.770.4128

Canadian Laboratories

Burlington, Ontario - 450
 5036 South Service Rd.
 Burlington, ON L7L5V7
 905.332.8559

Edmonton, Alberta - 402
 9450 17 Ave NW
 Edmonton, AB T6N 1M9
 +1 (780) 483-1036

Sales & Marketing

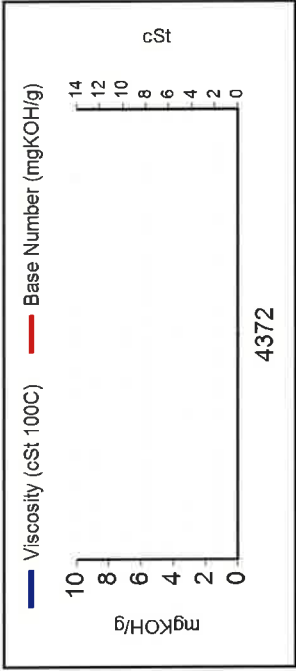
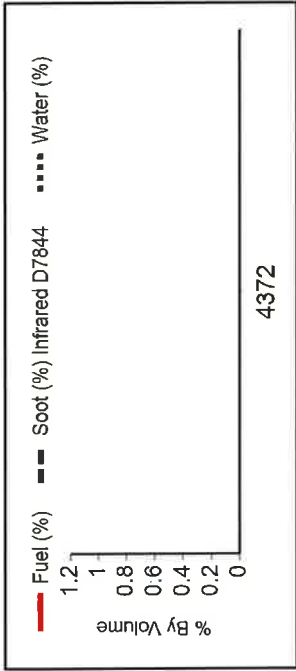
Houston, Texas
 10450 Stanciliff Road, Suite 210
 Houston, TX 77099
 877.835.8437

International Locations

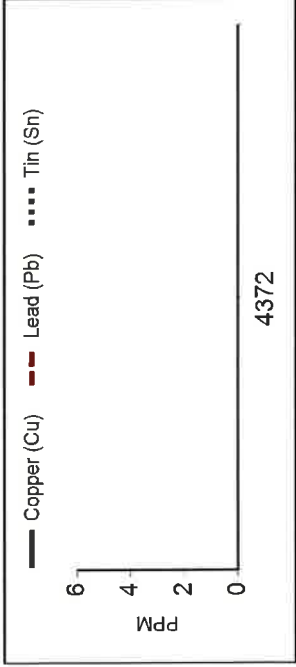
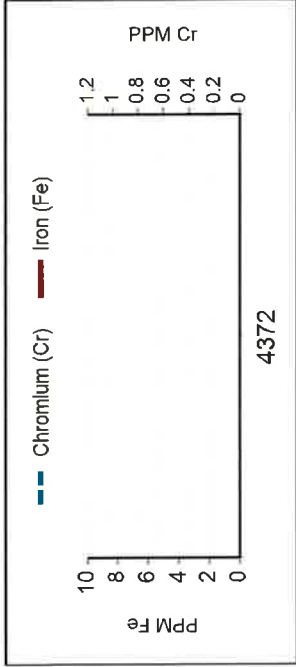
Australia
 Brisbane, Perth, Sydney,
 Muswellbrook

Europe Prague
New Zealand Wellington

South America Santiago de Chile, Belo Horizonte, Brazil
Southeast Asia Kuala Lumpur, Singapore



Filter patch test is not performed Contact laboratory for more information



Since services are based on samples and information supplied by others, and since corrective actions, if any, are necessarily taken by others, these services are rendered without any warranty or liability of any kind beyond the actual amount paid to ALS Tribology for the services. Reported recommendations are based on interpretations of the generated test results and historical data. Certain test results appearing in this report may have been tested at other ALS laboratories within the Tribology divisional network.

The Clemmons Fire Department
 Attn: Fire Chief Gary Styers
 5931 James Street
 Clemmons NC 27012
 USA



The Clemmons Fire Department, Inc.
5931 James Street
Clemmons, NC 27012
336-766-4114

This agreement is between The Clemmons Fire Department, located at 5931 James Street, Clemmons, NC 27012, and The City of Pickens Fire Department, located at 302 Johnson Street, Pickens, SC 29671.

This agreement concerns the sale of a 1990 Simon Duplex E-One Heavy Rescue, VIN 1D91P11E4L1008176, owned by The Clemmons Fire Department (the *seller*) and purchased by the City of Pickens (the *buyer*).

The vehicle will be held and will not be available for sale to any other party from the date both parties sign this agreement. The agreed selling price is \$25,000.

The buyer will pick up the vehicle at The Clemmons Fire Department at a mutually agreed-upon date and time. Prior to pickup, the buyer will obtain insurance and complete all required paperwork and registration for the vehicle.

The truck will be sold "as is" with no warranty of any kind. The Holmatro hydraulic pump and the two hose reels will be removed; however, shelving and ladders will remain with the truck.

Any available testing records or maintenance manuals will be provided with the truck. The truck will also include a full tank of fuel.

The seller will provide a free and clear title, notarized and signed over to the buyer upon collection of payment. Payment will be made in the form of a certified bank check for \$25,000.

By signing below, both parties agree to the terms listed above.

City of Pickens, Representative

Date

Print Name and Title

The Clemmons Fire Department

Date



Mayor
ISAIAH SCIPIO

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

Administrator
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City Clerk
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City of Pickens

www.cityofpickens.com

TO: Mayor and City Council
FROM: Tim O'Briant, City Administrator
DATE: March 6, 2026
RE: Administrator's report

Mayor and Council,

I am writing to advise that based on the advice of Finance Director Mandy Hess, in consultation with me and the Mayor, the City Policy on Temporary Freeze of Non-Essential Expenditures, implemented on Oct. 22, 2025, is hereby rescinded.

As Council will recall, the temporary spending controls were implemented as a prudent financial management measure during a period of limited operating cash flow while several anticipated revenue sources were pending. Since that time, the City has received the majority of its annual ad valorem property tax revenues, significantly improving the City's short-term liquidity position. There is no longer any danger of a need to access reserves to fund monthly operations and this prudent policy meant no such reserve transfers were actually required.

Additionally, the completion and release of the City's FY 2023–2024 annual audit, which is expected shortly, will allow the State of South Carolina to release certain state funding (currently roughly \$800,000) currently being held in suspense pending audit completion. The receipt of these funds will further stabilize the City's operating cash position.

With these revenues now materializing as expected, the conditions that warranted the temporary spending freeze no longer exist. Departments may therefore resume normal purchasing and expenditure practices consistent with the approved City budget, procurement policies, and applicable financial controls.

I appreciate the cooperation of department heads and staff during the period in which these measures were in place. Their diligence ensured the City maintained responsible fiscal stewardship while awaiting the arrival of major revenue sources.

Downtown parking update

Work to expand downtown parking and provide high-speed electric vehicle charging in the downtown lot located between The Porkette and Domino's is now in its final stages.

Demolition of the former bank drive-through structure on the site has been completed, clearing the way for final site preparation. The lot is scheduled to be resurfaced and striped in the coming weeks, with the goal of having the parking area fully operational prior to the late-April Azalea Festival.

The high-speed EV charging unit for the site has been ordered and is expected to be delivered within the next several weeks. Installation will proceed immediately upon receipt.

In addition, two-hour parking signs for the downtown district have been ordered and will be installed in the coming weeks as part of the City's broader effort to improve downtown parking turnover and availability for visitors and local businesses.

These improvements represent another step toward enhancing accessibility and supporting continued economic activity in the downtown area ahead of the busy spring event season.

180kW DC FAST CHARGER Specifications



Product Number	TP5-180-480	HPC-180-480
Maximum Power	180kW	
Output Voltage	150 □ 1000VDC	
Max Output Current	Up to 600A	
Input Voltage Frequency	480VAC (3P + N + PE) 60 Hz	
FLA Breaker Rating	240A 300A (or larger)	
Rated Power	199.3kVA	
Power Factor	> 0.98 @ full load	
Efficiency	> 94% at nominal output power	
Connector Options	CCS1 CHAdeMO NACS	
CCS Cable	Optional up to 300A (Nominal) & 350A (Peak) - Air Cooled	Up to 500A - Liquid Cooled
NACS Cable	Up to 400A □ Air Cooled	Up to 600A □ Liquid Cooled
CHAdeMO Cable	Standard up to 125A - Air Cooled Optional up to 200A - Air Cooled	
Cycle Mode	1 x 180kW (Max: 400A)	1 x 180kW (Max: 600A)
Parallel Mode	2 x 90kW (Max: 600A)	
Charging Protocol	Mode 4, IEC-61851, ISO-15118, DIN 70121 Mode 4, CHAdeMO 0.9, 1.0	
Charging Cable	CCS □ 16ft (5m) or 20ft (6m) (Optional for Air Cooled) CHAdeMO & NACS □ 16ft (5m) Cable Management included for all connectors	
Weight	882lbs (400 kg)	1102 lbs. (440 kg)
Dimension (L x D x H)	39.96□ x 29.52□ x 73.42"	43.07□ x 36.97□ x 81.3□
Insulation (input □ output)	> 2.5 kV	
Ingress Protection	NEMA 3S (IP54), IK10	
Altitude	< 6,600ft (2,000m)	
Operating Temperature	-20□ C to 55□ C (-4□ F to 131□ F)	
Working Storage Humidity	≤ 95% RH ≤ 99% RH (Non-condensing)	
Display	10□ LCD Touch Screen	
Interface Protocol	OCPP 1.6J	
Access Control	RFID: ISO/IEC 14443A/B Credit Card Reader	
Power Electronics Cooling	Air Cooled	
Regulatory Compliance	UL 2202, UL 2231-2 EMC: EN 61000-6-1:2007, EN 61000-6-3:2007/A1:2011/AC:2012	
Communication Protocol	Ethernet, WiFi, 4G	
Electrical Safety: GFCI	RCD 20mA Type A	
Electrical Safety: Surge Protection	20kA	
Electrical Safety General	Over Voltage, Under Voltage, Over Current, Missing Ground	
Electrical Safety: Output Short	Output power disabled when output is short circuited	
Electrical Safety Temperature	Temperature Sensors @ Charge Coupler and Power Electronics	
Emergency Stop	Disables output power with emergency stop button	
Metering	DC kWh meter per connector	

City of Pickens
Regular Meeting
February 9, 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 February 5, 2026.

Council Members in Attendance:

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

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. Fire Chief Chris Elrod gave the invocation followed by the Pledge of Allegiance.

COMMENTS FROM MAYOR SCIPIO:

Mayor Scipio thanked staff and especially fire and police for taking diligent care of the citizens during the recent ice/snowstorms. The Mayor also expressed gratitude to the council members who volunteered at the shelter.

Mayor Scipio thanked Council Member Ray Wilson for spearheading the beautification project of the flower planters on Main Street.

COMMENTS FROM CITIZENS: None

APPROVAL OF PROCLAMATION FOR PICKENS COUNTY DECA STUDENTS, ALZHEIMER'S AWARENESS:

Council Member Allie Winter moved to approve the Proclamation for the Pickens County DECA students with their efforts for Alzheimer's Awareness. Motion was seconded by Council Member Ray Wilson and unanimously passed.

Mayor Scipio presented a Proclamation to Caton Taso, a Junior at D.W. Daniel High School. Mr. Taso represents the Pickens County DECA Chapter.

ADMINISTRATOR’S REPORT:

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

- Ice/snow – Mr. O’Briant reiterated what Mayor Scipio stated regarding the recent storms. Mr. O’Briant invited Council to join him and department heads in the morning (2/10/ 26) to discuss the storm event and after-action thoughts.
- Audit Updates- Mr. O’Briant updated Council that the audits are progressing and accountants and staff are still on track to complete as soon as possible.
- Public Parking – the parking lot beside Domino’s is being worked on with hopes of completion in the spring.

FINANCE DIRECTOR’S REPORT:

(Typically-a work session item, on the agenda due to January cancellation)

Council went over several revenue and expense items and thanked Ms. Hess for adding the extra quarterly reports.

Mr. Rivers inquired about the enterprise expense. Ms. Hess stated those are public works and police only.

Council held discussions on why the city’s municipal fine revenue is far below the \$120,000 that was budgeted, with council members questioning whether low collections stem from limited police enforcement, the municipal judge’s discretion, or unrealistic revenue expectations. Staff explained that fine revenue is reduced significantly because the state and victim-advocate programs take substantial portions before the city receives its share. Council members agree that the issue should be discussed further with both the police chief and the municipal judge during a future work session. They also review overtime procedures—still requiring prior approval and sometimes offset by county reimbursements—Again, Council thanked staff for providing clear year-to-date information.

APPROVAL OF MINUTES:

Motion was made by Council Member Allie Winter, seconded by Council Member Jonathan Baker, and unanimously passed to approve the January 12, 2026, minutes Regular Meeting.

PRESENTATION FROM THE CHAMBER OF COMMERCE, ACTIVITY REGARDING NEW BUSINESSES:

Dave Michael, President of the Greater Chamber of Commerce came before Council and gave a presentation about the past and future of the Chamber and its impact on the community. Council also discussed the A-Tax funds that have been awarded from Pickens County.

DISCUSSION OF COURT STREET PARKING/TRAFFIC IMPROVEMENT, AND INTERGOVERNMENTAL AGREEMENT WITH PICKENS COUNTY REGARDING COURTHOUSE PARKING:

Council has held many discussions as it relates to a request for assistance with parking on Court Street. Council discussed that they need to address all of the parking and not just in a particular area. Mayor Scipio stated for Council to express how they would like to address this, and the Attorney can provide an ordinance moving forward.

During discussion, Council Member Adams stated the property owners know how the parking is distributed with each building. Mr. Adams stated caution when you are making rules for one and not all. Mr. Adams stated the citizens are not utilizing the many parking areas that are already in existence. Mr. Baker stated caution about using Legacy Square because that lot does not belong to the City. Mr. Baker also stated the one-way street makes sense to him (Court Street). Council also discussed (2) hour parking on all streets. Council discussed Code Enforcement enforcing the (2) hour parking. Council held discussion as it relates to residential parking. Council also revisited AI/Camera to assist with enforcement. Staff was instructed to gather all relevant information, have the attorney present at the next meeting and finalize an ordinance or amend an existing ordinance. And solve the recurring parking issue near the courthouse. Also, look into the designated parking on the courthouse side. Implement two-hour parking. Council Members all stated they are ready to finalize this issue.

APPROVAL OF ON-CALL ENGINEERING AND PROFESSIONAL SERVICES: (Tabled on 1/12/26

>>Motion was made by Council Member Floyd Rogers, seconded by Council Member Danny Adams to remove this item from the table. Motion was unanimous.

Mr. O'Briant explained that the City has always had on call engineering and it was time to place this item out to bid. The prior engineering firm did not engage. Therefore, staff is recommending with (2) of the companies Five One and McAdams. This will eliminate any concerns about only having one company. As Council is aware, Five one, LLC is a former employee and designer of many of the City's infrastructure. The attorney has stated this is not a problem and having (2) firms will be a solution to any concern. Also (2) firms will be good as the City has different engineering needs. Mr. Baker also stated a need to know about baseline budgeting for engineering services.

>>Motion was made by Council Member Danny Adams, seconded by Council Member Floyd Rogers to approve both Five One, LLC and McAdams for on call engineering.

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

Public Works Director Trey Adams wrote a detailed memorandum and went over the details of the issue of the garbage truck maintenance, and the emergency need for this purchase. Mr. Adams stated one truck is under warranty, but this warranty is still being discussed and is not resolved. Finance Director Mandy Hess and Mr. Adams went over the finance options for this purchase. Ms. Hess stated she agrees the City needs a truck, but does not think the City should pay cash, and a finance option would be her recommendation. Once funds are released from the state, Council could look at a payoff. Ms. Hess reminded Council that staff has worked tirelessly to have reserve funds that meet requirements 24% and 16%. This is a best practice. Mr. Baker asked about the resale and also asked about outsourcing garbage pick-up. Mayor Scipio stated that outsourcing was tried one time but could certainly be revisited. Sanitation employees could be used for a stormwater department.

RECESS:

>>Council Member Allie Winter moved for a (5) minute recess. Council Member Floyd Rogers seconded the motion and was unanimously passed. (7:42 p.m.)

>>Motion to reconvene was made by Council Member Allie Winter, seconded by Council Member Floyd Rogers, and unanimously passed. Council reconvened from recess at (7:48 p.m.)

Council continued discussion regarding the truck. Mr. Baker stated he would like to look at several options, including buying a cheaper truck. Council asked about the garbage days and to include Saturday as a possibility.

Mayor Scipio stated we do need to decide, and we can look at outsourcing during the budget meetings. Council Member Cameron Rivers discussed the interest rates and also questioned the funds in the Local Government Fund (LGIP). Mr. Rivers wanted it to be clear that it may be recommended that we not use the LGIP funds, but it is not mandatory that Council cannot use those funds. Mr. O'Briant stated that was correct. Mr. Baker inquired about the repair bill. Mr. Adams stated the PTO would be about \$8k but was not sure about the down time. Ms. Winter stated the City should repair the truck and purchase a new truck. Mr. Rogers also stated that the City had land that could be sold to help offset this cost.

>>Motion was made by Council Member Allie Winter to lease/purchase the Peterbilt truck at \$341,000 and pay 7-year lease at \$4950.19 per month. Ms. Winter made this motion as it relates to the emergency procurement code. This contract is with NCL Government Capital. Motion was seconded by Council Member Ray Wilson. Mr. Rogers stated this can be paid off. Ms. Winter stated she would like to see the other truck repaired. Motion carried with all members voting in favor with the exception of Councilman Baker who opposed. Motion carried 6-1.

--Mr. Adams will email the warranty to Council.

COMMENTS FROM COUNCIL MEMBERS:

Council Member Jonathan Baker- Mr. Baker request the following be read and placed on the record: *Just wanted to put it on the record again just for some clarification here to make sure you know it is on the record. Previously I've made some requests for some records and some information in reference to an executive session on December 18th, 2025. And I'll read a note from part of my request: as a council member, I'm requesting records and clarification regarding executive session on December 18th, 2025. All reports, injury information, or investigation related to this matter. This request is made in my capacity as a city council member seeking information necessary to fulfill my official duties. This request is not submitted as a formal FOIA request. Specifically, I wanted to point out the fact this request is not submitted as a formal FOIA request.*

So, I had some questions and one of a few of my responses I'll read. One of them was: 'Police investigative matters are generally not subject to FOIA unless...' This is not a FOIA request that I've made. And some of this information was then directed—mind you, this is my second request for the same information—because it was directed secondary again here. 'The police department can provide some information for some of these questions' was some of my responses. And then another response was: 'Please communicate with council colleagues for any communications that they may have shared.' And another response is: 'This is a council matter outside of my purview. Please address requests to mayor and council.'

I have forwarded all of these questions and concerns over to all council members and the mayor, and I have not received any updated information.

Mayor Scipio stated he will email Mr. Baker and get back with him regarding this concern. Council Member Danny Adams stated he would be glad to talk to Mr. Baker anytime.

ADJOURNMENT:

Hearing no further business, Mayor Scipio 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 8:22 p.m.

Respectfully Submitted:

Approved:

Donna Owen, City Clerk

Mayor, Isaiah Scipio

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:

Approved:

Donna Owen, City Clerk

Mayor Pro-Tem, Allie Winter

City of Pickens
Special Called
March 4, 2026
10:00 a.m.

The Mayor and City Council convened at Pickens City Hall, 219 Pendleton Street, Pickens, S.C. for a special called meeting. Agendas were posted and sent to media on March 3, 2026.

Council Members in Attendance:

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

Staff:

Administrator, Tim O'Briant

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

CONVENE INTO EXECUTIVE SESSION:

Mayor Scipio read both reasons for the executive session.

a. Motion to enter into executive session to discuss investigative proceedings regarding allegations of criminal misconduct as allowed by S.C. Code 30-4-70 (a) (4):

>>Motion was made by Council Member Allie Winter, seconded by Council Member Floyd Rogers and unanimously passed to convene into executive session for the stated purpose.

b. Motion to enter into executive session to discuss employment, appointment, compensation, promotion, demotion, discipline or release of an employee, a student, or a person regulated by a public body as allowed by S.C. 30-4-70 (a) (1):

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

RECONVENE INTO PUBLIC SESSION:

>>Motion was made by Council Member Allie Winter, seconded by Jonathan Baker and unanimously to reconvene into Public Session.

ACTION AS IT RELATES TO EXECUTIVE SESSION:

Mayor Scipio stated the City Council went into executive session for the stated purposes, and he would make the following statement regarding both items.

- 1) Fabricated Email Accusing Council Members of Bribery
 - An original email was altered to falsely claim that the Mayor and several council members accepted bribes related to an annexation issue.
 - SLED investigated and confirmed the accusations were false.
 - The source of the fabricated email is still unknown.
 - The city plans to conduct an internal investigation and hopes local law enforcement will help identify who created and distributed the false information.
 - The Mayor emphasized the importance of clearing the council’s names and allowing Council to get back to doing the work of the citizens.
- 2) False Accusation Against Council Member Jonathan Baker
 - Newly elected Council Member Jonathan Baker was accused of being in a judge’s office improperly.
 - Both SLED and an internal investigation found this accusation to be false.
 - The Mayor stated Mr. Baker is fully exonerated of this accusation.

Mayor Scipio thanked Council for their time and patience with these unfortunate issues.

ADJOURNMENT:

Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Council Member Floyd Rogers, seconded by Council Member Allie Winter, and unanimously passed. Pickens City Council stood adjourned at 12:56 p.m.

Respectfully Submitted:

Approved:

Donna Owen, City Clerk

Mayor, Isaiah Scipio

Official Proclamation
Recognizing April as Sexual Assault and Child Abuse Prevention Month
In Partnership with Pickens County Advocacy Center and The
Parenting Place

WHEREAS, Sexual Assault Awareness Month and Child Abuse Awareness Month, observed each year in April, provide an opportunity to raise public awareness and support for these two causes, every child and individual deserves to grow up and live in a safe, nurturing, and healthy environment, free from abuse and neglect, and surrounded by love, support, and opportunity; and

WHEREAS, child abuse and sexual assault are serious issues that impact children, families, and communities across our nation, including right here in Pickens County; and

WHEREAS, Pickens County Advocacy Center and The Parenting Place work tirelessly to raise awareness, educate the public, and provide critical resources to prevent sexual assault and child abuse while supporting families throughout our community; and

WHEREAS, during the month of April, we join together as a community to acknowledge the importance of preventing child abuse and sexual assault, promoting positive parenting, and supporting organizations that help strengthen families and protect our most vulnerable citizens—our children and sexual assault survivors; and

WHEREAS, everyone in Pickens County can play a role in preventing sexual assault and child abuse to ensure every individual and child grows up safe, healthy, and prepared to reach their full potential;

NOW, THEREFORE, I, Isaiah Scipio, Mayor of Pickens, do hereby proclaim the month of **April 2026** as:

CHILD ABUSE PREVENTION MONTH and SEXUAL ASSAULT AWARENESS MONTH and urge all residents to recognize this month by supporting the efforts of Pickens County Advocacy Center, The Parenting Place and Prevent Child Abuse Pickens County, by participating in awareness activities, and committing to protect and uplift every child in our community.

This the 9th day of March, 2026

Mayor, Isaiah Scipio

Attest, City Clerk, Donna Owen

BOARDS AND COMMISSIONS

CITY OF PICKENS

APPOINTMENTS TO BOARDS AND COMMISSIONS

A. Any individual desiring to apply for appointment, or reappointment, to a City board or commission shall contact the City Clerk for an application or can apply online through the City website. The City Clerk will retain all such applications for consideration of Council as vacancies occur on boards and commissions.

B. Any adult resident of The City of Pickens is eligible for service on a city board or commission regardless of race, color, national origin, sex, age, disability or income. It is the policy of the City of Pickens to comply with all federal and state authorities requiring nondiscrimination, including but not limited to Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA), and the Age Discrimination Act of 1975 and Executive Order 12898 (Environmental Justice) and 13166 (Limited English Proficiency).

C. The City Clerk will notify Council monthly of any and all vacancies occurring due to the end of terms of service, removals, and/or resignations, and provide Council with all applications submitted for any such vacancy or vacancies.

CONDUCT FOR BOARDS AND COMMISSIONS

A. Code of Conduct: An appointment to a board or commission is both a position of honor and trust. The citizens are best served when their duly elected City Council has the benefit of the energy and advice of various boards and commissions. Accordingly, members of boards and commissions should recognize and adhere to the following principles:

- i. No board member has supervisory or executive authority over any city employee, equipment, or other property.
- ii. A board or commission is empowered to act in an advisory role only, unless specifically authorized by state statute and/or city ordinance.
- iii. To the extent that a board or commission is authorized to take official action, such action is only appropriate when the board or commission is voting as a group during a publicly-noticed meeting of that board or commission.
- iv. A Board or Commission should communicate with other components of city government through the City Administrator and/or his designee.

- v. Board or commission members should abstain from voting in situations where their financial interest may be impacted by a proposal before them.
- vi. Board or commission members should not represent others before the board or commission on which they serve, or any other supervisory and/or dependent board thereof, including City Council.
- vii. Board or commission members should not accept gifts, cash, offers for free service and/or other impermissible benefits from individuals appearing before, or likely to appear before, a board or commission on which the member serves.
- viii. Board or commission members should avoid the appearance of impropriety in the conduct of their official and non-official duties.
- ix. Board or commission members should avoid conduct, whether public or private, which reflects negatively on a board or commission, or on the City government as a whole.

B. Removal: All members appointed by Council to boards and commissions serve at the pleasure of City Council and are subject to removal with or without cause. To the extent that a member of a board or commission is appointed to a fixed term, that member is subject to removal for cause shown (as hereinafter defined). Upon the expiration of any term of service, a member may remain in service on the board or commission until such time as the member's successor is appointed or until ninety (90) days after the expiration of the term, whichever may first occur, but such continued service is at the pleasure of Council, and such a member is subject to removal with or without cause. Upon the expiration of the 90-day post-term period provided for above, the board or commission member's term and appointment shall automatically cease without further action of City Council.

C. "Removal for cause shown" is defined as removal of a member of a board or commission as is authorized by a positive vote of City Council. Circumstances warranting a removal for cause include but are not limited to:

- i. embezzlement or misappropriation of public or trust funds to private use.
- ii. crimes of moral turpitude.
- iii. malfeasance or misfeasance.
- iv. incompetency, incapacity, absenteeism, or persistent neglect of duty in office.
- v. conflict of interest.
- vi. conduct that reflects negatively on the City and/or its citizens.

vii. use of official position to advance a private religious, economic, or political interest.

viii. violation of the Code of Conduct established herein.

D. Notice of removal. The City Clerk, and /or other designee of City Council, will notify a member that is removed for cause in writing, and state in the correspondence the reason(s) for the removal. The written notice will also notify the board member that he or she must object to the removal for cause determination in writing within 10 days of notice thereof, with all appeals to be heard as council deems appropriate.

Conduct of Meetings. All Board and Commissions will follow the Organizational Rules of Council for conducting meetings unless other rules have been approved by Council