

City of Pickens
Work Session
April 27, 2026
6:00 P.M.

The Mayor and City Council convened at Pickens City Hall, 219 Pendleton Street, Pickens, S.C. for a Council Work Session. Agendas were posted and sent to media on April 23, 2026.

Council Members in Attendance:

Mayor Scipio,
Council Member Allie Winter, Mayor Pro-Tem
Council Member Danny Adams
Council Member Jonathan Baker
Council Member Camerson Rivers
Council Member Floyd Rogers
Council Member Ray Wilson

Staff:

Administrator, Tim O'Briant
Daniel Hughes, City Attorney
Mandy Hess, Finance Director
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 Scipio called the meeting of 4/27/26 to order and welcomed those in attendance. Mayor Scipio further gave the invocation and Pledge of Allegiance.

COMMENTS FROM MAYOR SCIPIO:

Mayor Scipio thanked everyone who helped and made the Azalea Festival one of the largest.

PROCLAMATION TO RECOGNIZE OUTSTANDING COMMUNITY SERVICE AND CIVIC PRIDE:

Mayor and Council presented a proclamation to honor and thank Mr. William Leonardt. Mayor Scipio read the proclamation and thanked Mr. Leonardt for his public service as he volunteers each day to pick up trash for the City of Pickens.

APPOINTMENT OF CITY CLERK/HUMAN RESOURCES DIRECTOR:

Mayor Scipio opened the floor for a motion to appoint Ms. Meagan Nations as the new City Clerk/Human Resources Director. Motion was made by Council Member Floyd Rogers,

seconded by Council Member Allie Winter. Mr. Baker asked if Council has the corrected contract. The Mayor said he has changed that and Ms. Nations will sign. The Mayor called for the vote. All voted with the exception of Mr. Baker who opposed. Motion carried 5-1. Mayor Scipio asked Ms. Nation to come forward, and he formally introduced her as the new City Clerk and HR director.

ADMINISTRATOR'S REPORT:

Administrator Tim O'Briant reported on the following items to the Mayor, Council, and Public. Council Members were provided a letter from the administrator regarding the prior fiscal years have not yet been formally closed, and the required audits were not completed before this administration took office. Because those years remain open, we still have the ability—and the responsibility—to address any issues that may arise from them. If there are outstanding concerns from 2024 or earlier, we must identify them clearly so we can take corrective action. This is essential for transparency, accountability, and good governance. We cannot resolve what we cannot see, and completing these audits is the only way to fully understand any inherited issues.

>>During Council discussion, Council Member Cameron Rivers stated he thought this is information that Council should be getting from the Finance Director. Mr. O'Briant stated he is trying to do his job as it is the Administrator's main job to keep Council informed about the operations of budgets and audits.

>>Council would also like to hear from the Auditors and the Accountants as it relates to these issues.

>>the Finance Director addressed Council, and she has been in conversations with both Auditors and Accountant's, and they are both aware the surplus continues to be problematic. Ms. Hess said it is part of her report to revisit the budget and stop unnecessary and excessive spending.

>>Ms. Winter stated it appears every department is over budget. Ms. Hess also spoke about the fact the City will be getting the withheld funds from the State when the Audit is complete.

>>Ms. Winter wanted to know what the unnecessary spending is. Ms. Hess gave the example of spending on emergency only items. Also, those items should be items that may hinder revenues. Ms. Hess stated there are no unassigned funds, and the money coming back via the state are assigned.

Council wants to meet as soon as possible to hear from the auditor and obtain advice about best practices to cut spending in order for reserves to be back to normal.

DISCUSSION OF ORDINANCE NO. 2026-02-AN ORDINANCE TO AMEND SECTION 2-49 OF DIVISION 2 (NOMINATIONS AND ELECTIONS) OF ARTICLE II (MAYOR AND COUNCIL) OF CHAPTER 2 (ADMINISTRATION) OF THE CITY OF PICKENS CODE OF ORDINANCES TO CHANGE THE METHOD OF ELECTION IN THE CITY FROM NON-PARTISAN MAJORITY RUNOFF (S.C. CODE SECT. 5-15-62) TO NONPARTISAN PLURALITY (S.C. CODE SECT. 5-15-61)

Council discussed this ordinance and decided they did not want to pursue at this time. Council also discussed this item being a referendum on a future ballot.

FIRST READING OF NO. 2026-03- AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND APPROVAL OF APPLICATIONS FOR VAPE AND TOBACCO RETAIL

BUSINESSES WITHIN THE CITY OF PICKENS AND FOR A PERIOD OF SIX (6) MONTHS IN ORDER TO ALLOW TIME FOR REVIEW AND POSSIBLE AMENDMENT OF THE CITY'S ZONING ORDINANCES:

During discussion it was clarified this has nothing to do with shops that are already established. This is simply to realize where the vapes shops are and look at how many the City already has in business.

>>Motion was made by Council Member Allie Winter, seconded by Council Member Floyd Rogers, and unanimously passed that this constitutes a first reading of Ordinance NO. 2026-03

DISCUSSION OF COUNCIL STANDING COMMITTEES:

>>>During discussion Council talked about re-visiting separate committees. However, it was decided that the Council can support special committees on an as needed basis and will continue to operate the second meeting of the month as a work session/ Committee of the Whole.

DISCUSSION OF SPINX PICKENS ANNEXATION-PROPOSED DEVELOPMENT DISTRICT:

No action, Council saw the request for the 100% annexation. This annexation is contiguous on all sides. This would close a donut hole of approximately 15 acres. Spinx will come back with definite site plans for remaining acreage that does not involve Spinx. Council discussed traffic flow and public safety issues. There were no concerns. This will come back to Council for first reading.

>>Council Member Allie Winter moved for a (5) minute recess, motion was seconded by Council Member Floyd Rogers and Unanimously passed.

>>Council Member Allie Winter moved to reconvene form recess, seconded by Council Member Ray Wilson and unanimously passed.

CONVENE INTO EXECUTIVE SESSION:

>>Prior to going into executive session Council Member Baker wanted to be clear about who would be in executive session besides Council. The attorney stated that it would be himself, the clerk and if needed the Administrator would be called in.

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

- a. Motion to enter into executive session to discuss employment, appointment, compensation, or promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body as allowed by S.C. 30-4-70 (a) (1):
- b. Motion to enter into executive session to discuss matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body as allowed by S.C. 30-4-70 (a) (5)

RECONVENE INTO PUBLIC SESSION:

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

ACTION AS IT RELATES TO EXECUTIVE SESSION:

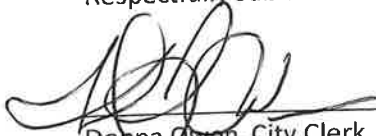
Jonathan Baker made a motion to establish immediate formal evaluations of employees as discussed in executive session. Motion was seconded by Council Member Danny Adams and unanimously passed.

COMMENTS FROM COUNCIL MEMBERS: NONE

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 Danny Adams, and unanimously passed. Pickens City Council stood adjourned at 9:41 p.m.

Respectfully Submitted:



Donna Owen, City Clerk

Approved:



Mayor, Isaiah Scipio