

**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/Human Resource Dir.**  
MEAGAN NATIONS

**AGENDA**

**CITY COUNCIL REGULAR MEETING**

**Monday, June 22, 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. COMMENTS FROM CITIZENS:
5. ADMINISTRATOR'S REPORT:
6. APPROVAL OF MEETING MINUTES:  
May 27, 2026, Regular Work Session  
June 03, 2026, Special-Called Work Session
7. RESOLUTION NO. 2026-R3 APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PICKENS AND THE PICKENS COUNTY CHARTER OF FREEDOM ORGANIZATION:
8. RESOLUTION NO. 2026-R4 TO APPROVE THE PURCHASE OF PROPERTY LOCATED AT 120 WEST MAIN STREET, PICKENS SC 29671 MAP NUMBER 4181-15-74-3154:
9. FIRST READING OF ORDINANCE NO. 2026-01, AN ORDINANCE PROVIDING FOR THE FISCAL YEAR 2026/2027 BUDGET FOR THE CITY OF PICKENS:
10. FIRST READING OF ORDINANCE NO. 2026-06 TO ADOPT A PLANNED DEVELOPMENT DISTRICT ZONING DOCUMENT FOR THE SPINX DEVELOPMENT SITE LOCATED AT 2914, 2916, 2918, 2920, AND 2932 GENTRY MEMORIAL HIGHWAY:



11. SECOND READING OF ORDINANCE NO. 2026-05, AN ORDINANCE PURSUANT TO SECTION 5-3 150 (3) OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, TO ANNEX PROPERTY TO THE CITY OF PICKENS, SOUTH CAROLINA:
12. MOTION TO ENTER INTO EXECUTIVE SESSION:
  - A) FOR THE PURPOSE CONTRACTUAL MATTERS; SECTION 30-4-70 (a) (2) CONTRACT TO OUTSOURCE CITY FINANCE SERVICES.
  - B) DISCUSSION OF EMPLOYMENT, APPOINTMENT, COMPENSATION, PROMOTION, 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.  
SECTION 30-4-70 (a) (1): PERSONNEL MATTER:
13. RECONVENE INTO PUBLIC SESSION:
14. ACTION AS A RESULT OF EXECUTIVE SESSION:
15. COMMENTS FROM COUNCIL MEMBERS:
16. ADJOURNMENT:

City of Pickens  
Council Work Session  
May 27, 2026  
5:00 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 May 25, 2026.

**Council Members in Attendance:**

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

**Staff:**

Administrator, Tim O'Briant  
Mandy Hess, Finance Director  
Public Works Director, Trey Adams  
Chief of Police, Randal Beach  
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 of 5/27/26 to order and welcomed those in attendance. Chief Beach gave the invocation and Pledge of Allegiance. Mayor Scipio announced that Councilmember Baker will be at the meeting as soon as possible, as he is running late.

**ADMINISTRATOR'S REPORT:**

Administrator O'Briant stated the following for the Mayor, Council, and the Public.

- Accounting Services proposals- Staff has solicited proposals from (2) accounting firms, Manley Garvin, and Cherry Bekaert to provide immediate account support to assist the City in closing and reconciling (23) months of financial activity. In addition, these proposals have an ongoing CPA-level oversight of the City's accounting functions, and the implementation of improved internal financial controls and procedures.
- Staff provided an update on the Charters of Freedom monument project near the amphitheater, including plans to display founding documents. The project may also incorporate a restroom and water feature. An MOU was presented for Council review, with discussion to follow and formal approval at a future meeting.

>>During Council questions Mr. Rogers inquired about the current audit.

- Engaged CPA David McAllister for budget review and planning based on audit findings; collaboration was productive.

- Auditors (Green Finney) expected to complete fieldwork around the week of July 4.
- Audit finalization to begin after the holiday, with completion anticipated by late July or early August.

>>Ms. Winter clarified the MOU with Charters of Freedom project would come back to Council for final approval. The MOU will come back to Council.

>>It was also clarified the City has received funds from the State on May 14, 2026, in the amount of \$850,000. These funds were submitted back to Pickens following the Audit.

Council took the opportunity to speak with each Department Head and asked questions about their respective issues in Public Works, Police, Recreation, and code enforcement.

### **FY 2026/27 BUDGET DISCUSSIONS: (the entire budget discussion is on the website)**

Administrator O’Briant explained that the FY 2026/27 budget remained a working document and would be updated live as Council reviewed the spreadsheet and as additional revenues, including suspended funds, were confirmed. He stated that the budget format had been revised to better align with audit reporting rules, Governmental Accounting Standards Board requirements, and recommended accounting practices. He noted that prior City budgets generally grouped operating and capital expenses together, but current standards require a clearer separation between day-to-day operating costs and long-term capital investments, including assets and certain software-related costs that may need to be treated as assets and liabilities rather than ordinary operating expenses. Administrator O’Briant further explained that general fund operations should include general government, public safety, police, fire, courts, Council, and administration, while utility fund operations should include business-like activities supported by user fees. He stated that sanitation had been combined with water, sewer, and stormwater utilities in the proposed budget because those services are supported by users rather than general tax revenues. The purpose of separating capital expenses and applicable software costs was to allow Council, the public, and auditors to more clearly determine whether each fund’s operating revenues and user fees are sufficient to cover salaries, daily expenses, and other operating obligations.

- Council Focused on the Capital Improvement Plan
- Council held discussion regarding restrooms and water features at the amphitheater, FEMA Funds, and other expectations for Revenues to include hospitality, business licensing , franchise fees and permits.

>>Council decided to hold another work session for the FY 2026/2027 budget on Wednesday June 3, 2026, at 1:00 p.m.

### **APPROVAL OF MEETING MINUTES:**

>> Motion was made by Councilmember Winter to approve the minutes as presented. Motion was seconded by Councilmember Floyd Rogers.

Council held some discussions about Councilmember Baker abstaining. Mayor Scipio ruled that Mr. Baker could abstain or vote against the approval.

>>All members of council voted to approve the minutes. Councilmember Jonathan Baker abstained from the vote.

- April 13, 2026, Budget Work Session
- April 13, 2026, Regular Meeting
- April 21, 2026, Special Called Meeting
- April 27, 2026, Work Session
- May 6, 2026, Special Called Meeting
- May 11, 2026, Regular Meeting

**SECOND AND FINAL READING OF ORDINANCE NO. 2026-04, AN ORDINANCE AMENDING THE CODE OF ORDINANCE OF THE CITY OF PICKENS, SOUTH CAROLINA, TO CLARIFY THE DAY-TO-DAY SUPERVISION OF DEPARTMENT HEADS BY THE CITY ADMINISTRATOR; TO AMEND THE APPOINTMENT PROCESS FOR THE FINANCE DIRECTOR; AND TO RESERVE THE APPOINTMENT OF THE CITY ATTORNEY, CITY CLERK, AND MUNICIPAL JUDGE EXCLUSIVELY TO CITY COUNCIL:**

Motion was made by Councilmember Floyd Rogers that this constitutes a second and final reading of Ordinance No. 2026-04. Councilmember Ray Wilson seconded the motion.

>>During council discussion Councilmember Jonathan Baker stated it was his understanding that this item was going to be on the June 8<sup>th</sup>, 2026, regular meeting. Councilmember Cameron Rivers stated he also thought this item was going to be on the next agenda.

>>Councilmember Cameron Rivers moved to table this item to the next meeting. Motion was seconded by Mr. Baker. Motion failed with Mr. Rivers and Mr. Baker voting in favor. All other Council Members opposed.

>>Mayor Scipio called for the vote on the original motion for second reading. Councilmember Winter, Councilmember Floyd Rogers, Councilmember Ray Wilson, and Mayor Scipio voted in favor. Councilmember Cameron Rivers and Councilmember Jonathan Baker opposed, and Councilmember Danny Adams abstained. Motion carried.

**SECOND AND FINAL READING OF ORDINANCE NO. 2026-05, AN ORDINANCE PURSUANT TO SECTION 5-3 150 (3) OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, TO ANNEX PROPERTY TO THE CITY OF PICKENS, SOUTH CAROLINA:**

(this was requested by the property owner for this item to be delayed)

>Councilmember Allie Winter moved to postpone until June 22, 2026. Councilmember Baker seconded the motion and unanimously passed.

**DISCUSSION OF POTENTIAL PURCHASE OF PROPERTY 120 W. Main Street 4181-15-74-3154:**

>>Councilmember Jonathan Baker requested this item be in executive session at the June 3, 2026, budget work session. All council members concurred.

**REQUEST FOR FUNDING ASSISTANCE-SUNRISE CEMETERY FLAGPOLE IMPROVEMENTS:**

>>Motion was made by Councilmember Allie Winter, seconded by Councilmember Ray Wilson and unanimously passed to provide funding in the amount of \$3500.00.

**APPROVAL OF CONTRACT-VEHICLE STORAGE SHED RECONSTRUCTION (Hurricane damage)**

>>Motion was made by Councilmember Floyd Rogers, seconded by Councilmember Allie Winter and unanimously approved the reconstruction of the vehicle shed. Mr. Rivers asked for clarification that this would be 100% covered by insurance money. Mr. O'Briant stated it would.

**COMMENTS FROM COUNCIL MEMBERS:**

Councilmember Rivers discussed the importance and reverence of Memorial Day that was just celebrated. Mayor Scipio request a moment of silence to remembers those in our armed forces. Council thanked Mr. Rivers for the sentiment.

**ADJOURNMENT:**

Hearing no further business Mayor Scipio called for the motion to adjourn. Motion was made by Councilmember Ray Wilson, seconded by Councilmember Allie Winter, and unanimously passed. Pickens City Council stood adjourned at 7:50 p.m.

Respectfully Submitted:

Approved:

\_\_\_\_\_  
Donna Owen, City Clerk

\_\_\_\_\_  
Mayor, Isaiah Scipio

City of Pickens  
Special Budget Work Session  
June 3, 2026  
1:03 PM

The Mayor and City Council convened at Pickens City Hall, 219 Pendleton Street, Pickens, S.C. for a Budget Work Session. Agendas were posted and sent to media on June 2, 2026.

**Council Members in Attendance:**

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

**Staff:**

Tim O'Briant, Administrator  
Donna Owen, City Clerk  
Matt Chappell, Codes Enforcement  
Mandy Hess, Finance Director  
Jonathan Morris, Recreation Director  
Trey Adams, Public Works Director/Utility

*(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 is available in the City Clerk's office.)*

**WELCOME AND CALL TO ORDER:**

Mayor Scipio called the Budget Work Session to order and further gave the invocation followed by the Pledge of Allegiance.

**COMMENTS FROM MAYOR SCIPIO: NONE**

**DISCUSSION OF THE FISCAL YEAR 2026/2027 BUDGET ORDINANCE NO. 2026-01:**

Council held open and in-depth discussions with departments from Code Enforcement, Police, Municipal Judge, Recreation, Fire, and Public Works. Each Department went over expenditures, revenues, personnel, equipment, and other needs for the coming year.

Items of more discussion and documentation will be as follows:

- Stormwater Revenue and Expenditures

- Capital Expenditure Review:
  - Fire Department Turnout Gear
  - Central Square Public Safety Software
  - Taser/Body Camera System Obligation
  - Police Emergency Response Team Equipment
  - Discussion on Police Vehicle Technology
  - Discussion on Soccer Fields Rehabilitation
  - Discussion on Information Technology Services
  - Discussion on replacing SmartFusion system
  
- Hospitality Fund Projects
  - Discussion on Recreation Center HVAC Replacement
  - Amphitheater Improvements and Restroom Project
  - Charters of Freedom Monument
  - Restroom Trailer
  
- Utility Fund Capital Projects
  - Water Meter Replacement Program
  - Margaret Street Water Line Project
  - SCADA System Completion
  - Solid Waste Equipment
  - Pump Station Improvements
  
- Councilmember Ray Wilson made a motion to take a ten-minute recess. Mayor Pro-Tem Allie Winter seconded the motion and carried unanimously at 2:14pm. Councilmember Danny Adams left the meeting early due to a doctor's appointment and did not return to the meeting.
  
- Councilmember Floyd Rogers made a motion to reconvene. Councilmember Ray Wilson seconded the motion, and the motion carried unanimously.
  
- The budget discussion continued and discussion included, but was not limited to:
  - Administration Budget
    - Council Training Budget
    - Sponsorships and Donations
      - Council consensus to increase this budget allocation to \$8,000
    - Accounting/Auditing
    - Mayor and Council Expenses
      - Staff were directed to provide detailed expenditure reports and supporting documentation for further review prior to budget adoption.

- Fire Department Budget
  - Discussion of line item re: Fire station Site Study or Storage Shed - \$50,000
  - Future Fire Station Facility Planning
  
- Planning and Codes Compliance Division
  - Nuisance Abatement Program
  - New Planner Position
  - Discussion of hiring another person who would oversee Planning Commission, Board of Zoning Appeals, issue permits for zoning/appliance, review all annexations or business zoning requests
  - Discussion of reaching out to ACOG to see what they can provide at what cost
  
- Discussion on Cherry Bekaert Proposal
  
- Hospitality Budget
  - Salaries
  - Doodle WI-FI Connection
  - Entertainment / Chamber Events – move to \$40,000
  - Increase Christmas decoration – move to \$11,000
  - Hospitality Tax Public Safety Levy
  
- Budget Totals
  
- Mayor Pro-Tem Allie Winter made a motion to take a ten-minute recess. Councilmember Floyd Rivers seconded the motion and carried unanimously (6-0).
  
- Councilmember Ray Wilson made a motion to reconvene from the ten-minute recess. Councilmember Floyd Rivers seconded the motion and carried unanimously (6-0).
  
- Council and Staff had discussion regarding the readings of the Budget Ordinance. Council agreed to hold the First Reading of the budget on June 22, and the Second Reading and Public Hearing on June 30.

**CONVENE INTO EXECUTIVE SESSION:**

- Motion to go into executive session was made by Councilmember Allie Winter, seconded by Councilmember Floyd Rogers and unanimously approved to convene into executive session for the stated purposes:

1. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, Section 30-4-70(a)(2): 120 W. Main Street, Pendleton/Liberty, and lease or sale of other city owned property

**RECONVENE INTO PUBLIC SESSION:**

- Motion was made by Councilmember Ray Wilson, seconded by Councilmember Allie Winter, and unanimously passed to reconvene in public session.

**ACTION AS IT RELATES TO EXECUTIVE SESSION:**

- Councilmember Floyd Rogers made a motion to authorize the Administrator to negotiate the discussed amount for 120 W Main Street. Motion was seconded by Councilmember Ray Wilson and carried unanimously.
- Councilmember Floyd Rivers made a motion to authorize the Administrator to negotiate property on Pendleton Street with the amount discussed. Motion was seconded by Councilmember Ray Wilson and carried unanimously.
- Mayor Pro-Tem Allie Winterr made a motion to offer the now vacant city-owned home at Red Hill Road to an employee lottery that will be left open for 30 days, and the new rental rate will be \$850 a month, for 1 year lease. Motion was seconded by Councilmember Floyd Rivers and carried unanimously.

**COMMENTS FROM COUNCIL MEMBERS: NONE**

**ADJOURNMENT:**

Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Councilmember Allie Winter, seconded by Councilmember Floyd Rogers and unanimously passed. City of Pickens Council stood adjourned at 4:59 p.m.

Respectfully Submitted:

Approved:

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Meagan Nations, City Clerk

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Mayor, Isaiah Scipio

**Resolution NO. 2026 R3**

**RESOLUTION APPROVING MEMORANDUM OF  
UNDERSTANDING BETWEEN THE CITY OF PICKENS AND  
THE PICKENS COUNTY CHARTERS OF FREEDOM  
ORGANIZATION**

WHEREAS, the City Council of the City of Pickens desires to promote civic education, tourism, and historical preservation within the community; and

WHEREAS, the Pickens County Charters of Freedom Organization has proposed the installation of historical and educational monuments featuring the Constitution of the United States, the Bill of Rights, the Declaration of Independence, the Civil Rights Act, and local historical exhibits; and

WHEREAS, the City and the Pickens County Charters of Freedom Organization desire to establish a partnership governing the responsibilities, funding, maintenance and routine upkeep responsibilities, and operation of the project through a Memorandum of Understanding;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pickens, South Carolina, as follows:

1. The Memorandum of Understanding between the City of Pickens and the Pickens County Charters of Freedom Organization is hereby approved.
2. The Mayor is authorized to execute the Memorandum of Understanding and related documents necessary to carry out the intent of this Resolution.
3. City staff are authorized to establish the segregated charitable contribution account contemplated by the MOU and to administer the account consistent with the terms thereof.
4. This Resolution shall take effect immediately upon adoption.

ADOPTED by the City Council of the City of Pickens, South Carolina this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Mayor, Isaiah

Scipio

ATTEST:

\_\_\_\_\_  
City Clerk, Meagan Nations

**MEMORANDUM OF UNDERSTANDING  
BETWEEN THE CITY OF PICKENS, SOUTH CAROLINA  
AND THE PICKENS COUNTY CHARTERS OF FREEDOM  
ORGANIZATION**

**RECITALS**

WHEREAS, the City owns certain real property located along Main Street/U.S. Highway 183 in the City of Pickens, South Carolina, including the municipal amphitheater property and related public improvements ("Property"); and

WHEREAS, the Pickens County Charters of Freedom Organization ("PCCOF") is a civic and educational organization dedicated to preserving, displaying, and promoting the foundational documents and historical heritage of the United States and the local community; and

WHEREAS, the Parties desire to establish a public educational and historical installation featuring replicas and displays of the Constitution of the United States, the Bill of Rights, the Declaration of Independence, the Civil Rights Act, and exhibits relating to the history of Pickens County and the City of Pickens ("Monument Installation"); and

WHEREAS, the Monument Installation is intended to serve as a permanent civic, educational, and cultural enhancement integrated into the City's public amphitheater and water-feature improvements.

NOW, THEREFORE, the Parties agree as follows:

**1. PURPOSE**

The purpose of this MOU is to establish the respective responsibilities of the Parties regarding the planning, installation, operation, maintenance, and perpetual preservation of the Monument Installation on the Property.

**2. LOCATION**

The Monument Installation shall be located on City-owned property situated along Main Street/U.S. Highway 183 at or adjacent to the City amphitheater site in Pickens, South Carolina, as mutually agreed upon by the Parties and depicted in future site plans approved by the City.

### **3. PROJECT DESCRIPTION**

The Monument Installation may include:

- Permanent displays or monuments featuring the Constitution of the United States, the Bill of Rights, the Declaration of Independence, the Civil Rights Act, and other historical documents;
- Interpretive displays highlighting the history of Pickens County and the City of Pickens; and
- Associated landscaping, lighting, walkways, seating, plaques, and related improvements integrated into the overall amphitheater and water-feature development.

### **4. CITY RESPONSIBILITIES**

The City agrees to:

- a. Provide the site for the Monument Installation within the amphitheater property;
- b. Coordinate integration of the Monument Installation into the overall site development;
- c. Review and approve site plans and improvements;
- d. Cooperate with PCCOF regarding construction scheduling and public access;
- e. Be solely responsible for fundraising, appropriations, grants, public funding, and construction costs associated with all portions of the amphitheater site project other than the Monument Installation and Monument Square components, including public restroom facilities, water features, municipal infrastructure, sidewalks, amphitheater infrastructure, and related municipal improvements; and
- f. Continue ownership of the underlying real property subject to the easement rights granted herein.

### **5. PCCOF RESPONSIBILITIES**

PCCOF agrees to:

- a. Serve as the lead organization responsible for fundraising, donations, sponsorships, grants, and private financial support for the Monument Installation and Monument Square portions of the project;
- b. Be solely responsible for funding the construction, fabrication, installation, and long-term preservation of the Charters of Freedom monuments, Monument Square hardscape elements, historical displays, signage, commemorative features, and related monument components;
- c. Design, procure, construct, and install the monuments and associated historical displays, subject to City approval;
- d. Coordinate with the City regarding preservation and upkeep of the monuments and related installation components, while the City shall provide normal routine maintenance of the surrounding public site areas including landscaping, grounds maintenance, and miscellaneous upkeep consistent with the City's maintenance of the amphitheater and public restroom facilities;
- e. Ensure the Monument Installation remains accessible to the public; and

f. Comply with all applicable laws, standards, permitting requirements, and insurance obligations.

## **5A. ACKNOWLEDGMENT OF SEPARATE FUNDING RESPONSIBILITIES**

The Parties expressly acknowledge and agree that the project consists of distinct components with separate financial responsibilities.

PCCOF shall be exclusively responsible for fundraising and funding the Monument Installation and Monument Square components of the project, while the City shall be exclusively responsible for public funding, fundraising, appropriations, grants, and construction costs associated with the remaining municipal project components, including the restroom structure, water feature, amphitheater-related infrastructure, and other public amenities not specifically assigned to PCCOF.

Nothing herein shall obligate either Party to fund costs assigned to the other Party unless separately approved in writing.

## **5B. JOINT DONATION ACCOUNT AND CHARITABLE CONTRIBUTIONS**

In furtherance of the partnership established by this MOU and to facilitate the receipt and administration of charitable contributions supporting the Monument Installation and Monument Square project, the Parties agree as follows:

a. The City shall establish and maintain a segregated bank account dedicated exclusively to the receipt, management, and disbursement of donations and project funds associated with the Monument Installation and Monument Square components of the project.

b. The account shall be established at a local financial institution mutually selected by the City Council of the City of Pickens and the leadership of PCCOF.

c. The account shall include four authorized signatories consisting of two representatives designated by the City and two representatives designated by PCCOF.

d. No expenditure, withdrawal, transfer, or disbursement from the account shall occur without the approval and authorization of both Parties.

e. The City shall maintain financial records and accounting for all donations, deposits, expenditures, and balances associated with the account and shall provide periodic financial reporting to PCCOF upon request.

f. The City agrees to acknowledge and receipt all charitable donations received for the project and, to the extent permitted by applicable law and Internal Revenue Service

regulations, shall provide donors with written documentation acknowledging the amount and date of each contribution, the purpose of the contribution, and that no goods or services were provided in exchange for the contribution, if applicable.

g. The Parties acknowledge their mutual intent that philanthropic contributions made pursuant to this project be administered in a manner supporting the charitable deductibility of donations under applicable federal and state tax laws; provided, however, that neither Party shall provide tax advice or guarantee the tax treatment of any individual contribution.

h. Funds within the segregated account shall be used exclusively for purposes consistent with this MOU unless otherwise approved in writing by both Parties.

## **6. PERPETUAL ACCESS AND MAINTENANCE EASEMENT**

The City agrees to grant PCCOF a perpetual non-exclusive easement over the portion of the Property containing the Monument Installation for the purposes of access, inspection, maintenance, repairs, landscaping, and preservation of the historical and educational installation.

The easement shall run with the land and shall be memorialized in a future recorded easement document approved by the Parties.

## **7. LIABILITY AND INSURANCE**

Each Party shall be responsible for its own acts and omissions. Nothing herein shall constitute a waiver of protections under the South Carolina Tort Claims Act.

## **8. TERM**

This MOU shall become effective upon execution and remain in effect indefinitely unless terminated by mutual written agreement of the Parties.

## **9. GOVERNING LAW**

This MOU shall be governed by the laws of the State of South Carolina.

## **SIGNATURES**

CITY OF PICKENS, SOUTH CAROLINA

By: \_\_\_\_\_

Name:

Title:

Date:

PICKENS COUNTY CHARTERS OF FREEDOM ORGANIZATION

By: \_\_\_\_\_

Name:

Title:

Date:

**RESOLUTION 2026-R4**

**A RESOLUTION TO APPROVE THE PURCHASE OF PROPERTY LOCATED AT 120 WEST MAIN STREET, PICKENS, SC 29671 IDENTIFIED AS PICKENS COUNTY TAX MAP NO. 4181-15-74-3154**

**WHEREAS**, the City of Pickens, by and through its City Council, desires to purchase certain real property located at 120 W. Main Street, Pickens, SC 29671 and identified by Pickens County Tax Map No. 4181-15-74-3154 (“Property”) according to the terms contained in the Purchase Agreement attached hereto as **Exhibit “A”** (“Agreement”); and,

**WHEREAS**, City Council finds and determines that the acquisition of the Property according to the terms of the Agreement is in the best interests of the City and hereby authorize the Mayor, or his designee, to execute the Agreement and all closing documents related to this acquisition; and,

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and Members of Council of the City of Pickens, as follows:

**Section 1.** That the City hereby approves the purchase of the Property located at located at 120 W. Main Street, Pickens, SC 29671 and identified by Pickens County Tax Map No. 4181-15-74-3154 according to the terms of the Agreement attached hereto as **Exhibit “A”** and hereby authorize the Mayor or his designee to execute the Agreement and all closing documents related to this transaction.

**Section 2.** This Ordinance shall be effective upon first and final reading approval thereof and no further authorization is required to execute and deliver all documents related to the conveyance contemplated by this Resolution.

ADOPTED this \_\_\_\_ day of June 2026.

**CITY OF PICKENS, SOUTH CAROLINA**

\_\_\_\_\_  
Isaiah Scipio, Mayor

Attest:

\_\_\_\_\_  
Meagan Nations, City Clerk

Approved as to form:

\_\_\_\_\_  
Daniel R. Hughes, City Attorney



AGREEMENT/CONTRACT: TO BUY AND SELL REAL ESTATE (GENERAL COMMERCIAL USE)

1. PARTIES: This legally binding Agreement ("Contract") To Buy and Sell Real Estate is entered into as of the Effective Date between:

Buyer(s), CITY OF PICKENS, SC ("Buyer"), and

Seller(s), THREE A CHARM, LLC ("Seller").

- (A) "Party" -defined as either Buyer or Seller, "Parties" defined as both Buyer and Seller.
(B) "Brokers" are licensed South Carolina brokers-in-charge, their associated real estate licensees, and their subagents.
(C) "Closing Attorney" -is the licensed South Carolina attorney selected by Buyer to coordinate the transaction and Closing.
(D) "Effective Date" -the final date upon which a Party to the negotiation places the final and required signatures and/or initials and date on this Contract and Delivers Notice to cause this Contract to be binding on all Parties.
(E) "Business Day" -a 24 hour period starting at 10 AM (M/Tu/W/Th/Fr) and counted from 10 AM of the first Business Day following the Effective Date. Business Days shall not begin or end on a Saturday, Sunday, or Federal legal holiday.
(F) "Good Funds" -is the transfer of the required amount of United States Dollars (USD) within any required timeframe.
(G) "Time" -all time stated shall be South Carolina local time. Time is of the essence with respect to all provisions of this Contract stipulating time, deadline, or performance periods.

BUYER SELLER IS A SOUTH CAROLINA REAL ESTATE LICENSEE

2. PURCHASE PRICE: \$ 275,000 (USD)

Payable by a combination of financing and cash or cash. Payment shall be good funds.

The sale of Buyer's real property is is not required for Purchase and this contingency terms are are not attached.

3. PROPERTY: Seller will sell and Buyer will buy for the Purchase Price any and all lot or parcel of land, appurtenant interests, improvements, landscape, systems, and fixtures if any thereon and further described below ("Property"). Seller agrees to maintain the Property in the same general condition as existed on the Effective Date, including any landscaping, grounds and any agreed upon repairs or replacements, from the Effective Date through Closing subject to normal wear and tear. Buyer is solely responsible for inquiring about lease issues prior to signing Contract. Leasing issues: (see Adjustments).

Leased items on Property can include fuel tanks, alarm systems, satellite equipment, roll carts etc. and contain fuel, etc.

Address 120 West Main Street Suite/Unit#
City Pickens State of South Carolina
Zip 29671 County of Pickens

[Signature] BUYER [Signature] BUYER [Signature] SELLER [Signature] SELLER HAVE READ THIS PAGE

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section/Phase \_\_\_\_\_ Subdivision \_\_\_\_\_  
Other \_\_\_\_\_ TMS 4181-15-74-3154

Parties agree that no personal property will transfer as part of this sale, except described below and/or  in attachment(s):  
Property Report Attached

4. **CONVEYANCE/CLOSING/POSSESSION:** "Closing" occurs when Seller conveys Property to Buyer and shall occur the  earlier  later of 5 PM on or before July 8, 2026 or \_\_\_\_\_ days from the expiration of the Due Diligence period set forth in Sec. 12 ("Closing Date") with One (1) automatic extension of three (3) Business days for an unforeseen delay through no fault of either party. Conveyance shall be fee simple made subject to all easements, reservations, rights of way, restrictive covenants of record (provided they do not make the title unmarketable or adversely affect the use/value of the Property in a material way) and to all government statutes, ordinances, rules, permits, and regulations. Seller agrees to convey marketable title with a properly recorded general warranty deed free of encumbrances and liens except as herein stated; and in ownership type and name(s): \_\_\_\_\_

\_\_\_\_\_ or as stipulated by Buyer. The deed shall be delivered to the Closing Attorney's designated place on or before the Closing Date no later than 10 AM. Parties agree the Brokers shall have access to the closing and relevant documents; and the Brokers shall be given copies of the settlement statement prior to Closing for review. Seller shall convey possession of the property to Buyer at Closing.

5. **EARNEST MONEY:** \$ 0 (USD) Earnest Money is paid as follows: \$ \_\_\_\_\_ accompanies this offer and \$ \_\_\_\_\_ will be paid within \_\_\_\_\_ Business Days after Effective Date and Earnest Money is in the form of  check  cash  other (wire, etc.) \_\_\_\_\_ to be a Credit to Buyer at Closing or disbursed only as Parties agree in writing or by court order or by Contract or as required for Closing by Closing Attorney. Buyer and seller authorize \_\_\_\_\_ as Escrow Agent to deposit and hold and disburse earnest money according to the terms of this Contract, the law, and any regulations. Broker does not guarantee payment of a check or checks accepted as earnest money. Parties direct escrow agent to communicate reasonable information confirming receipt and status of earnest money upon a Broker request.

**THE PARTIES UNDERSTAND AND AGREE THAT: UNDER ALL CIRCUMSTANCES INCLUDING DEFAULT, ESCROW AGENT HOLDING THE EARNEST MONEY DEPOSIT WILL NOT DISBURSE IT TO EITHER PARTY UNTIL BOTH PARTIES HAVE EXECUTED AN AGREEMENT AUTHORIZING THE DISBURSEMENT OR UNTIL A COURT OF COMPETENT JURISDICTION HAS DIRECTED A DISBURSEMENT OR AS OTHERWISE AGREED UPON IN THIS CONTRACT OR FIVE YEARS AFTER CLOSING DATE, ESCROW AGENT MAY DISBURSE EARNEST MONEY TO SC TREASURER. EARNEST MONEY WILL NOT BE DISBURSED UNTIL DETERMINED TO BE GOOD FUNDS. IF LEGAL ACTIONS OCCUR, NONPREVAILING PARTY AGREES TO INDEMNIFY AND PAY ESCROW AGENT'S FEES, COURT COSTS AND ATTORNEY FEES. IF INTERPLEADER OR MEDIATION IS TO BE UTILIZED, PARTIES AGREE THAT \$ 0 OF EARNEST MONEY SHALL BE RELEASED AND/OR PAID TO THE ESCROW AGENT PRIOR TO FILING INTERPLEADER OR MEDIATION AS COMPENSATION. ESCROW AGENT ACKNOWLEDGES DUTIES.**

6. **TRANSACTION COSTS:** Buyer's transaction costs include all costs and closing costs resulting from selected financing, pre-paid recurring items, insurance (mortgage insurance, title insurance lender/owner, hazard) discount points, all costs to obtain information from or pertaining to any owners association (aka certificate of assessment), interest, non-recurring closing costs, title exam, FHA/VA allowable costs, fees and expenses of Buyer's attorney, contractually required real estate broker compensation, and the cost of any inspector, appraiser, or surveyor. Seller's transaction costs include deed preparation, deed recording costs, deed stamps/tax/recording costs calculated based on the value of the Property, all costs necessary to deliver marketable title and payoffs, satisfactions of mortgages/liens and recording, property taxes prorated at Closing, contractually required real estate broker compensation, and fees and expenses of Seller's attorney.

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Buyer will pay Buyer's transaction costs and Seller pay Seller's transaction costs unless otherwise agreed:

Buyer to pay all costs

Private/public transfer fees and any costs similar to transfer fees (ex. capital contributions, conservancy fees, estoppel fees, or otherwise named but similar fees paid to the owners association, etc.) are the  Seller's or  Buyer's transaction costs.

7. **FINANCE:** Buyer's obligation under this Contract  is  is not contingent upon obtaining financing during the Due Diligence Period.

8. **INSPECTION/REINSPECTION RIGHTS:** Buyer and qualified/certified inspectors ("Inspectors") can reasonably perform any reasonable ultimately non-destructive examination and make reasonable record of the Property with reasonable Notice to Seller through Closing including investigations of off-site conditions and any issues related to the Property at Buyer Expense ("Inspections"). Buyer and persons they choose may make reasonable visual observations of Property.

Seller will make the Property accessible for inspection and not unreasonably withhold access, unless otherwise agreed in writing by the Parties. Seller will keep all utilities operational through Closing unless otherwise agreed:

Seller grants Buyer permission to connect utilities, pay for utilities, and hire professionals (electricians, plumbers, etc.) to safely connect and operate the utilities during the Inspections

Other \_\_\_\_\_  see attached.

Buyer will hold harmless, indemnify, pay damages and attorneys fees to Seller and Brokers for all claims, injuries, and damages arising out of the exercise of these rights. Seller will hold harmless, indemnify, pay damages and attorneys fees to Brokers for all claims, injuries, and damages arising out of the exercise of these rights. Brokers recommend that Parties obtain all inspections as soon as possible. Brokers recommend that Parties and Inspectors use insurance to manage risk.

9. **APPRAISED VALUE:**

This Contract  is  is not contingent upon the Property being valued at an Appraised Value equal to or greater than the Purchase Price.

10. **SURVEY, TITLE EXAMINATION, INSURANCE:** Brokers recommend Buyer have Property surveyed, title examined, and appropriate insurance (including owner's title) effective at Closing. Seller to cancel existing insurance and Buyer to obtain new insurance policies by Closing unless otherwise agreed upon in writing by Parties. Flood Insurance, if required by Lender or at Buyer's option, shall be assigned to Buyer with permission of carrier and premium prorated to Closing. Buyers are solely responsible to investigate pricing and requirements of insurance for the property prior to signing Contract.

11. **SURVIVAL:** If any provision herein contained which by its nature or effect is required to be observed, kept, or performed after Closing, it will survive the Closing and remain binding upon for the parties hereto until fully observed, kept or performed.

12. **DUE DILIGENCE:**

The DUE DILIGENCE PERIOD ends no later than  earlier  later of \_\_\_\_\_ Business Days after the original Effective Date or on July 8, 2026 unless the Parties agree in writing to extend the DUE DILIGENCE PERIOD.

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Form 331 PAGE 3 of 9

During the Due Diligence Period, Seller agrees Buyer may choose any of the following:

- Conduct/obtain inspections
- Obtain necessary permits
- Obtain necessary rezoning of the Property
- Determine availability of utilities to the Property
- Obtain financing
- Conduct a survey of the Property
- Conduct an environmental study of the Property
- Conduct a soil analysis of the Property
- Terminate Contract by delivering written notice to the Seller

**TERMINATION: During the Due Diligence Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller Notice of Termination**

If Seller receives the Delivered Notice of Termination during the Due Diligence Period, any remaining Earnest Money shall be returned to the Buyer. Should Buyer not Deliver Notice of Termination to Seller prior to the end of the Due Diligence Period, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract.

**SHOULD BUYER FAIL TO TERMINATE THE CONTRACT: The Buyer agrees to buy and Seller agrees to sell the Property AS IS. Parties agree "As Is" means Buyer buys the Property for the Purchase Price while Seller maintains the Property from the Effective Date through Closing subject to normal wear without repair or replacement and sells the Property for the Purchase Price unless otherwise agreed upon in writing by the Parties in this Contract.**

**13. FIRE OR CASUALTY OR INJURY:** In case the Property is damaged wholly or partially by fire or other casualty prior to Closing, Either Party will have the right for 10 Business Days after Notice of damage to Deliver Notice of Termination to the other party. If both Parties agree to proceed according to the Contract, Seller is to be responsible to (1) repair all damage, (2) remit to Buyer an amount for repairs, or (3) assign to Buyer the right to all proceeds of insurance and remit any deductible amount applicable to such casualty. If Buyer or Inspections caused the damage, Buyer is responsible for indemnifying and paying Seller for damages. Brokers and Parties should ensure that they are protected by appropriate risk management strategies such as insurance.

**14. PERMITS AND LICENSES:** This Contract  is  is not contingent upon Buyer's ability to acquire all required licenses and permits from the appropriate authorities for Buyer's intended use.

**15. REZONING:** This Contract  is  is not contingent upon the Property being rezoned.

**16. WELL, SEPTIC, WATER LINE, SEWER AVAILABILITY:** This Contract  is  is not contingent upon Buyer's ability to obtain from the South Carolina Department of Health and Environmental Control or other appropriate authorities all required permits for water and sewer service to the Property suitable for the Buyer's intended use.

**17. CONDITION OF PROPERTY:** Seller shall not remove any timber, vegetation, dirt, minerals, or otherwise affect the condition of the property from the Effective Date through Closing. All timber, vegetation, dirt, minerals, or similar shall remain as part of the Property and be conveyed to the Buyer at Closing. The Seller shall not bring any trash, refuse, debris, dirt, fill, medical wastes, hazardous wastes, or other materials onto the Property. Seller shall Deliver Notice of any legal action or condemnation action to the Buyer as soon as possible. If Seller Delivers such Notice, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination. If Seller receives this Delivered Notice of Termination at any time, remaining Earnest Money shall be returned to the Buyer. Should Buyer not Deliver this Notice of Termination, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract.

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Form 331 PAGE 4 of 9

**18. SC RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT ("CDS") [check one]:**

Buyer and Seller agree that Seller has Delivered prior to this Contract, a CDS to Buyer, as required by SC Code of Laws Section 27-50-10 et seq. If after delivery, Seller discovers a CDS material inaccuracy or the CDS becomes materially inaccurate due to an occurrence or circumstance; the Seller shall promptly correct this inaccuracy by delivering a corrected CDS to the Buyer or making reasonable repairs prior to Closing. Buyer understands the CDS does not replace Inspections. Buyer understands and agrees the CDS contains only statements made by the Seller. Parties agree the Brokers are not responsible nor liable for any information in the CDS and the Brokers have met requirements of SC Code 27-50-70.

Buyer and Seller agree that Seller will **NOT** complete nor provide a CDS to Buyer in accordance with SC Code of Law, as amended, Section 27-50-30, Paragraph (13).

**19. LEAD BASED PAINT/LEAD HAZARDS:** If Property was built or contains items created prior to 1978, it may contain lead based hazards and Parties agree to sign "Disclosure of Information of Lead Based Paint and/or Lead Hazards" forms and give copies to Brokers.

**20. MEGAN'S LAW:** Parties agree that Brokers are not responsible for obtaining or disclosing information in the SC Sex Offender Registry and no course of action may be brought against any Brokers for failure to obtain or disclose sex offender or criminal information. Buyer and Seller agree that they have sole responsibility to obtain their own sex offender, death, clandestine laboratory, and crime information from appropriate law enforcement officials or information sources.

**21. TRUST ACCOUNT INTEREST/CHARITABLE CONTRIBUTION:** According to the rules and regulations of the South Carolina Real Estate Commission and the Code of Laws of South Carolina, as amended, any interest earned on Buyer's earnest money deposit would belong to Buyer until the closing of the transaction referenced in this Contract. It is understood that Broker  may  may not place deposited earnest monies into an interest bearing trust account.

**22. SC INCOME TAX ON NON-RESIDENT GAIN AND COMPLIANCE AND USA FEDERAL INCOME TAX:** Seller and Buyer will comply with the provisions of the SC Code 12-8-580 (as amended) regarding state income tax withholding requirements if the Seller is not a resident or has not filed SC state income tax returns. Seller and Buyer will comply with United States of America federal income tax laws. Seller and Buyer should discuss tax laws and minimization actions with their qualified tax advisor. Parties will comply with all local, state, federal laws, and any rules.

**23. ROLLBACK TAXES (IF ANY):** The Parties agree that the  Seller or  Buyer shall pay any rollback taxes when rollback taxes are determined and billed.

**24. ENTIRE AND BINDING AGREEMENT (MERGER CLAUSE):** Parties agree that this Contract expresses the entire agreement between the parties, that there is no other agreement, oral/otherwise, modifying the terms and this Contract is binding on Parties and principals, heirs, personal representatives, successors, and assigns. Illegal provisions are severable.

**25. ADJUSTMENTS:** Buyer and Seller agree to settle or prorate, annually or as appropriate; as of Closing Date: (A) utilities and waste fees issued after Closing which include service for time Property was owned/occupied by Seller (B) real estate taxes and owner association fees/assessments for the calendar year of Closing (C) any rents, deposits, fees associated with leasing (D) insurance, EMS service, fuel/consumables, and assessments. Closing Attorney shall make tax proration based on the available tax information deemed reliable by the Closing Attorney. Should the tax or tax estimate or proration later become inaccurate or change, Buyer and Seller shall make any financial adjustments between themselves once accurate tax information is available. This section survives Closing. Buyer is solely responsible for minimizing the Buyer's taxes and obtaining tax minimization procedural information including related legal counsel and financial counsel.

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Form 331 PAGE 5 of 9

**26. DEFAULT:**

- (A) If Seller defaults in the performance of any of the Seller's obligations under this Contract ("Default"), Buyer may:
  - (i) Deliver Notice of Default to Seller and terminate Contract and
  - (ii) Pursue any remedies available to Buyer at law or equity and
  - (iii) Recover attorneys' fees and all other direct costs of litigation if Buyer prevails in any action against Seller.
- (B) If Buyer defaults in the performance of any of the Buyer's obligations under this Contract ("Default"), Seller may:
  - (i) Deliver Notice of Default to Buyer and terminate Contract and
  - (ii) Pursue any remedies available to Seller at law or equity and
  - (iii) Recover attorneys' fees and all other direct costs of litigation if Seller prevails in any action against Buyer.
- (C) If either/both Parties default, Parties agree to sign an escrow deposit disbursement agreement or release agreement.
- (D) Parties may agree in writing to allow a Cure Period for a default. If within the Cure Period, either Party cures the Default and Delivers Notice, Parties shall proceed under the Contract.

**27. MEDIATION CLAUSE.** Mediation is an alternative dispute resolution system and may help avoid potentially expensive and lengthy litigation. The mediation participants voluntarily decide their settlement with the mediator facilitating their decisions and documentation of the settlement. Mediation is not binding arbitration. The mediator does not decide the outcome. The mediation participants make their own decisions include reaching or not reaching a settlement. Any dispute, claim, breach, or services issues relating to this Contract shall be submitted to mediation in accordance with the Procedures of the Dispute Resolution System of the NATIONAL ASSOCIATION OF REALTORS® (info@SCREALTORS.org 1-800-233-6381). Disputes include representations made by any Party, Broker, person or entity in connection with the sale, purchase, financing, condition or any other aspect of the Property, including without limitation allegations of concealment, misrepresentation, negligence or fraud. Any agreement signed by the Parties pursuant to mediation is binding. This mediation clause shall survive the Closing Date. The following matters are excluded from mediation herein: (a) judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or land contract; (b) an unlawful detainer action; (c) the filing or enforcement of a mechanic's lien; (d) any matter which is within the jurisdiction of a probate court; (e) the filing of a interpleader action to resolve earnest money disputes. The filing of a judicial action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver of the right to mediate under this provision, nor shall it constitute a breach of the duty to mediate.

**28. NON-RELIANCE CLAUSE (NOT A MERGER CLAUSE NOR EXTENSION OF A MERGER CLAUSE):** Parties execute this Contract freely and voluntarily without reliance upon any statements, representations, inducements, promises, or agreements by Brokers or Parties except as expressly stipulated or set forth in this Contract. If not contained herein, such statements, representations, inducements, promises, or agreements shall be of no force or effect. Parties acknowledge that Brokers are being retained solely as licensed real estate agents and not as any attorney, tax/financial advisor, appraiser, surveyor, engineer, mold or air quality expert, home inspector, or other professional service provider.

**29. BROKER DISCLAIMER:** Parties acknowledge that Brokers give no warranties or representations of any kind, expressed or implied as to: (1) condition of the Property, including but not limited to termites, radon, mold, asbestos, moisture, environmental issues, water, waste, air quality, HVAC, utilities, plumbing, electrical or structure, etc. (2) condition of the Property, survey or legal matters, square footage (3) off site conditions; (4) schools (5) title including but not limited to easements, encroachments, projections, encumbrances, restrictions, covenants, setbacks, and the like (6) fitness for a particular purpose of the Property or the improvements (7) zoning ordinances and restrictions (8) projected income, value, marketability, taxes, insurance, or other possible benefits to Buyer. Parties consent that their Brokers may communicate with them via any means; and use or disclose information not made confidential by written instruction of Parties.

**31. BROKERS COMPENSATION:** Parties direct Closing Attorney to use settlement funds to collect and disburse Brokers Compensation to Brokers in accordance with agreements and document compensation on the settlement statement. If a Party disputes Brokers Compensation, that Party agrees to retain a SC law firm to escrow only the disputed amount of Brokerage Compensation until the dispute is resolved by a written agreement signed by that Party and the Affected Broker, arbitration award, or court order. Party requesting the escrow shall pay all costs for escrow. If the dispute is not resolved

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within 180 days of Closing, the escrow shall be disbursed to the Broker. Parties agree that Brokers are third party beneficiaries to this Contract and have standing to seek remedies at law and equity. Parties represent that their only enforceable agency agreements are with the Brokers disclosed in this Contract.

**32. BROKER LIABILITY LIMITATION:** Parties agree Brokers provided Parties with benefits, services, assistance, and value in bringing about this Contract. In consideration and recognition of the risks, rewards, compensation and benefits arising from this transaction to Brokers, Parties each agree that they shall pay Brokers' attorneys fees and that Brokers, shall not be liable to either Party or both, either jointly, severally or individually, in an amount exceeding that Broker's Compensation by reason of any act or omission, including negligence, misrepresentation, errors and omissions, or breach of undertaking, except for intentional or willful acts. This limitation shall apply regardless of the cause of action or legal theory asserted against either Broker, unless the claim is for an intentional or willful act. This limitation of liability shall apply to all claims, losses, costs, damages or claimed expenses of any nature from any cause(s), except intentional or willful acts, so that the total liability of either Broker shall not exceed the amount set forth herein. Parties will indemnify and hold harmless and pay attorneys fees for Brokers from beach of contract, any negligent or intentional acts or omissions by any Parties, Inspectors, Professionals, Service Providers, Contractors, etc. including any introduced or recommended by Brokers. Parties each agree that there is valid and sufficient consideration for this limitation of liability and that Brokers are the intended third-party beneficiaries of this provision.

**33. ATTACHMENTS, OTHER CONTINGENCIES, TERMS, AND/OR STIPULATIONS:** There may be attachments to this Contract. The most recent changes, amendments, attachments, contingencies, stipulations, addendum, additions, exhibits, or writings, agreed to by the Parties; is evidence of the Parties' intent and agreement and shall control any Contract language conflicts. (Land issues may include: restrictions and easements that may affect desired use, drainage issues, hazardous wastes, environmental issues, water rights, availability of water, sewer or septic waste water issues, soil tests, wetlands surveys and studies, subordination, lot releases, and other issues.) If any documents are attached as addenda, amendments, attachments, or exhibits considered part of this Agreement, they are further identified or described here:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**34. NOTICE AND DELIVERY:** Notice is any unilateral communication (offers, counteroffers, acceptance, termination, unilateral requests for better terms, and associated addenda/amendments) from one Party to the other. Notice to/from a Broker representing a Party is deemed Notice to/from the Party. All Notice, consents, approvals, counterparts, and similar actions required under Contract must be in paper or electronic writing and will be effective as of delivery to the Notice address/email/fax written below and awareness of receipt by Broker ("Delivered") unless Parties agree otherwise in writing.

**35. PARTIES ARE SOLELY RESPONSIBLE FOR OBTAINING LEGAL ADVICE PRIOR TO SIGNING THIS CONTRACT AND DURING THE TRANSACTION. REAL ESTATE LICENSEES RECOMMEND OBTAINING LEGAL COUNSEL.**

Parties acknowledge receiving, reading, reviewing, and understanding: this Contract, the South Carolina Disclosure of Real Estate Brokerage Relationships, any agency agreements, and copies of these documents. Parties acknowledge having time and opportunity to review all documents and receive legal counsel from their attorneys prior to signing Contract.

**36. EXPIRATION OF OFFER:** When signed by a Party and intended as an offer or counter offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at 5  AM  PM on June 22, 2024 unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline.

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Form 331 PAGE 7 of 9

IN WITNESS WHEREOF, this Contract has been duly executed by the Parties.  
If signee is not a Party, appropriate legal documents (Power of Attorney, Corporate Authorization, etc.) are  attached or  to be Delivered within \_\_\_\_\_ Business Days.

Parties shall initial and date all changes in this Contract and initial all pages.

BUYER: [Signature] Date: 6/4/2026 Time: 11:53 AM  
BUYER: Prickers City Administrator Date: \_\_\_\_\_ Time: \_\_\_\_\_  
\_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_

NOTICE ADDRESS/EMAIL/FAX: 219 Pandleton Street, Prickers, SC 29671

SELLER: Charles Monks Date: 6/10/2026 Time: 13:30  
SELLER: Charles Monks Date: 6/10/2026 Time: 13:30  
\_\_\_\_\_  
Date: \_\_\_\_\_ Time: \_\_\_\_\_

NOTICE ADDRESS/EMAIL/FAX: \_\_\_\_\_

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Form 331 PAGE 8 of 9

# Pickens County, SC

## Summary

**Parcel Number** 4181-15-74-3154  
**Account Number** R0058490  
**Location Address** 120 W MAIN ST  
**Account Status** A  
**Account Type** Vac Land Comm  
**Property Type**  
**Subdivision**  
**LEA Code** 0035  
**Zoning** CBD  
**Tax District** 7-Pickens  
**Business name** F11-04-067B  
**Local No**  
**Lot No**  
**Acres** 0.5900  
**Property Description** N/SIDE WEST MAIN ST  
**Extension**

[View Map](#)

## New Search

## Owner

Threes A Charm LLC  
 148 Le Fair Way  
 Pickens, SC 296710000



## Valuation by Year

	2025	2024	2023
Market Value	\$177,100	\$35,000	\$35,000
Taxable Value	\$40,300	\$35,000	\$35,000
Assessed Value	\$2,420	\$2,100	\$2,100

## Notice of Value

## Assessment Appeal Process

Would you like to submit an appeal for the assessment of this property? [Click here to open an instruction document.](#)

## Documents

Sale Date	Sale Price	Doc Type	Book	Page	Vacant or Improved	Grantor	Grantee
04/27/2018	\$75,000	ATI	1950/	295	Improved	BORK SCOTT	THREES A CHARM LLC
10/20/2014	\$16,396	ATI	1640/	108	Improved	RKD HOLDINGS LLC	BORK SCOTT
10/20/2014	\$1	ATIMPD	1640/	102	Improved	INNOVATIONS IN HEALTHCARE LLC	RKD HOLDINGS LLC BORK SCOTT
10/27/2009	\$57,200	ATI	1286/	44	Improved	PICKENS JAYCEE'S INC	INNOVATIONS IN HEALTHCARE LLC
10/04/1997	\$45,000	Deed	400	346	Improved	HALVERSON HENRY R	PICKENS JAYCEE'S INC



**AN ORDINANCE**

**AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF PICKENS, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027**

**WHEREAS**, Subsection 3 of Section 5-7-260 of the Code of Laws of South Carolina 1976, as amended, requires that a municipal council shall act by ordinance to levy taxes and adopt a budget pursuant to public notice.

**NOW, THEREFORE, BE IT ORDAINED AND ORDERED** by the Mayor and City Council of the City of Pickens, South Carolina, in Council duly assembled, that the following provisions are hereby adopted and enacted:

**SECTION 1.** A tax to cover the period from July 1, 2026 to June 30, 2027, both inclusive and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the City of Pickens, South Carolina, for the use and service thereof; i.e., a tax of \$86.30 on every thousand dollars (\$1,000.00) in assessed value of real estate and personal property of every description owned and used in the City of Pickens, South Carolina, except as is exempt from taxation under the Constitution and laws of the State of South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Pickens, South Carolina, for the corporate purposes, permanent improvements, current expenses and the payment of interest and retirement of outstanding bonds and debts of the City of Pickens, South Carolina, making a total levy of eighty-six and three tenths (86.3) mills for tax purposes. Such tax is levied on such property as is assessed by the Pickens County Tax Assessor for County and State purposes.

**SECTION 2.** The total revenues and expenditures, by fund, for the fiscal year beginning July 1, 2026 and ending June 30, 2027, are as follows:

<b>Fund</b>	<b>Revenues</b>	<b>Expenditures</b>	<b>Net</b>
General Fund	\$5,453,554.10	\$5,167,109.25	\$286,444.85
Utility Fund	\$6,073,027.00	\$6,073,027.00	\$969,936.13
Hospitality Fund	\$750,000.00	\$748,012.18	\$1,987.82
<b>Total City Budget</b>	<b>\$12,276,581.10</b>	<b>\$11,018,212.98</b>	<b>\$1,258,368.80</b>

The prepared budget and the estimated revenue for the payment of the same is hereby adopted and made a part hereof as if fully incorporated herein, and, a copy of the Fiscal Year 2026-2027 Budget for the City of Pickens, South Carolina, including Capital Improvement Program expenditures drawn from fund surpluses, and available unrestricted reserves in the amount of \$2,990,885.00, is attached hereto as Exhibit A.

**SECTION 3. SCHEDULE OF FIRE FEES.** The Fire Fees as established, approved and adopted by City Council for fiscal year 2026-2027, are as follows:

(a) There shall be charged annually to each owner of real property for each tax parcel constituting real property a fire protection services fee as set forth in this section.

(b) For purposes of this section, real property means any parcel of real property designated as a separate tax parcel by Pickens County, South Carolina which is located in the City of Pickens, South Carolina which is subject to ad valorem property taxes, tax-exempt property, or which is subject to payment of fees-in-lieu of ad valorem property taxes pursuant to S.C. Code 1976, §§ 4-1-170, 4-12-10 et seq., 4-29-67, or 12-44-10 et seq., as amended.

(c) The fire protection services fee shall appear as a separate line item on each ad valorem property tax bill (or, if applicable, the fee-in-lieu of ad valorem property tax bill) issued with respect to real property. If required, tax-exempt properties not receiving an ad valorem tax bill from the Pickens County Treasurer’s office will be billed directly by the City of Pickens Finance Department.

(d) All fire fees collected shall be segregated in the City of Pickens General Fund and be used solely to fund the operational and capital needs of the Pickens Fire Department required to provide the highest level of fire protection.

(e) The amount of the fire protection services fee for each tax parcel shall be determined based on the classification of the real property for ad valorem property tax purposes as set forth in the table below:

**Fire Protection Services Fee**

- Regardless of assessed value, there shall be a minimum Fire Services Protection Fee of \$131.25.
- Multi-family residential apartment complexes shall be charged \$131.25 for 1-3 units and \$75 for each unit over three.
- Real Property assessed value (4%, 6%, 10.5% based on property classification) multiplied by 4%

**SECTION 4. SCHEDULE OF RECREATION FEES.** The Recreation Fees as established, approved and adopted by City Council for fiscal year 2026-2027, are as follows:

**Schedule of Recreation Facility Fees**

**Single Gym Fees**

Hours	Cost	Clean Up Fee	Total
2	\$80.00	\$50.00	\$130.00
3	\$120.00	\$50.00	\$170.00
4	\$160.00	\$50.00	\$210.00

5	\$190.00	\$50.00	\$240.00
6	\$220.00	\$50.00	\$270.00
7	\$250.00	\$50.00	\$300.00
8	\$280.00	\$50.00	\$330.00

Notes: 2 Hour Minimum; Maximum Daily Fee is \$330.00

**Double Gym Fees (2 Gyms Rented Simultaneously)**

Hours	Cost	Clean Up Fee	Total
2	\$120.00	\$60.00	\$160.00
3	\$200.00	\$60.00	\$260.00
4	\$300.00	\$60.00	\$360.00
5	\$300.00	\$60.00	\$460.00
6	\$400.00	\$60.00	\$560.00
7	\$600.00	\$60.00	\$660.00
8	\$600.00	\$60.00	\$660.00

Notes: 2 Hour Minimum; Maximum Daily Fee is \$525.00

**Multi-Day Discount for Gym Fees**

Days	Discount
2	10%
3	20%
4	30%
5 or More	40%

Notes: No Discount on Clean-Up Fee; Charged Only Once for Multi-days; User is Responsible for Daily Cleanup

**Multi-Purpose Room Fees (Each Room)**

\$20.00 Per Hour (or part of an hour) plus a \$15.00 Clean-Up Fee; Maximum Fee for Daily Rental is \$135.00

**Soccer Field or Baseball Field Rentals**

\$20.00 an hour without lights or \$30.00 an hour with lights

**Batting Cages**

\$10.00/hour

**Large Picnic Pavilion**

\$20.00/hour + \$20.00 clean up fee

**Small Picnic Pavilion**

\$10.00/hour + \$20.00 clean up fee

See Parks and Recreation for any additional fee schedules.

**Schedule of Bruce Stadium Facility Fees**

**Stadium Fee**

Hours	Cost	Clean Up Fee	Total
2	\$80.00	\$75.00	\$155.00
3	\$120.00	\$75.00	\$195.00
4	\$160.00	\$75.00	\$235.00
5	\$190.00	\$75.00	\$265.00
6	\$220.00	\$75.00	\$295.00
7	\$250.00	\$75.00	\$325.00
8	\$280.00	\$75.00	\$355.00

Notes: 2 Hour Minimum. Includes use of restrooms only. Please be aware the large field lights are not available. Clean up fee may be waived if inspected by City Staff and determined to be in clean condition.

**Schedule of Pickens Amphitheater Facility Fees**

**Pickens Amphitheater Fee**

Hours	Cost
2	\$100.00
3	\$150.00
4	\$200.00
5	\$250.00
6	\$300.00
7	\$350.00
8	\$400.00

Notes: 2 Hour Minimum. \$100.00 Clean up fee. Clean up fee may be waived if inspected by City Staff and determined to be in clean condition.

**Schedule of Recreation Fees**

**Youth Sports Fees**

Sport	In City	Out of City
Football/Cheerleading	\$50.00	\$60.00
Fall Soccer	\$50.00	\$60.00
Basketball	\$50.00	\$60.00
Volleyball	\$50.00	\$60.00
Spring Soccer	\$50.00	\$60.00
Baseball/Softball	\$50.00	\$60.00
Volleyball Camp	\$50.00	\$60.00

Notes: (1) Additional \$5.00 for XL or Larger Jersey; (2) Head Coach Discount is \$20.00 & is Paid at the End of the Season

**Summer Camps**

Summer Camp	1 <sup>st</sup> Child	2 <sup>nd</sup> Child

Full Week	\$125.00	\$100.00
½ Week (2 Days)	\$50.00	\$50.00 (no discount)
Registration Fees	\$25.00* (one time fee for t-shirt & snacks)	

Notes: \* \$10.00 Registration Late Fee (if paid after the due date)

**Adult Coed Volleyball (21 or Older)**

<b>Adult Coed Volleyball</b>	In City	Out of City
Per Couple	\$100.00	\$120.00
Per Person	\$50.00	\$60.00

Notes: (1) Additional \$5.00 for XL or Larger Jersey

**SECTION 5. SCHEDULE OF PLANNING AND ZONING FEES.** The fees for Planning and Zoning as established, approved and adopted for fiscal year 2026-2027, are as follows:

**Schedule of Planning and Zoning Fees**

Activity	Fee
Temporary Sign	\$10
Grand Opening Temporary Sign	\$0 for 60 days for grand openings
Permanent Sign/ Application to B.A.R.	\$25
Zoning Compliance Letter	\$10
Zoning Appeal	\$50
Variance	\$50
Home Occupation Application	\$50
Rezoning	\$50
Facade Improvement Application	\$25

**SECTION 6. SCHEDULE OF SANITATION FEES.** The Sanitation Fees as established, approved and adopted for fiscal year 2026-2027, are as follows:

	Inside City	Outside City*
Residential	\$17.00 per month	\$28.50 per month
Commercial Light	\$50.00 per month	\$75.00 per month
Commercial Heavy	\$117.50 per month	\$273.75 per month

\* New outside city sanitation customers must be pre-approved by Public Works Director or City Administrator based upon proximity of current customers and availability of staff & resources.

**SECTION 7. SCHEDULE OF WATER AND SEWER RATES, FEES AND CHARGES.** The Water and Sewer Rates, Fees and Charges for fiscal year 2026-2027, are as follows:

**Capital Improvements Fee** – Beginning July 1, 2021, the City of Pickens will charge a \$5 per month Capital Improvements Fee per meter. The fee will be used to make needed infrastructure improvements to the City’s water distribution system.

**Water & Sewer Base Rate & Usage Charges—3/4” Meter (Primarily Residential)**

¾” Meter	Inside City	Outside City
Water Base Rate—up to 3000 Gallons	\$27.50 per month	\$47.50 per month
Sewer Base Rate—up to 3000 Gallons	\$24.50 per month	\$72.45 per month
<b>Water &amp; Sewer Base Rate up to 3000 Gallons</b>	\$52.00 per month	\$119.95 per month
Water—Additional 1000 Gallon Units	\$3.50 per unit	\$5.25 per unit
Sewer—Additional 1000 Gallon Units	\$4.10 per unit	\$10.00 per unit

**Water & Sewer Base Rate & Usage Charges—1” Meter**

1” Meter	Inside City	Outside City
Water Base Rate—up to 3000 Gallons	\$29.50 per month	\$69.00 per month
Sewer Base Rate—up to 3000 Gallons	\$29.50 per month	\$72.45 per month
<b>Water &amp; Sewer Base Rate up to 3000 Gallons</b>	\$59.00 per month	\$141.45 per month

Water—Additional 1000 Gallon Units	\$3.50 per unit	\$4.15 per unit
Sewer—Additional 1000 Gallon Units	\$4.10 per unit	\$10.35 per unit

**Water & Sewer Base Rate & Usage Charges—1.5” Meter**

<b>1.5” Meter</b>	<b>Inside City</b>	<b>Outside City</b>
Water Base Rate—up to 3000 Gallons	\$61.50 per month	\$92.25 per month
Sewer Base Rate—up to 3000 Gallons	\$61.50 per month	\$124.20 per month
<b>Water &amp; Sewer Base Rate up to 3000 Gallons</b>	\$123.00 per month	\$297.20 per month
Water—Additional 1000 Gallon Units	\$3.50 per unit	\$4.00 per unit
Sewer—Additional 1000 Gallon Units	\$4.10 per unit	\$10.35 per unit

**Water & Sewer Base Rate & Usage Charges—2” Meter**

<b>2” Meter</b>	<b>Inside City</b>	<b>Outside City</b>
Water Base Rate—up to 3000 Gallons	\$94.00 per month	\$141.00 per month
Sewer Base Rate—up to 3000 Gallons	\$94.00 per month	\$181.15 per month
<b>Water &amp; Sewer Base Rate up to 3000 Gallons</b>	\$188.00 per month	\$322.15 per month
Water—Additional 1000 Gallon Units	\$3.50 per unit	\$5.25 per unit
Sewer—Additional 1000 Gallon Units	\$4.10 per unit	\$10.35 per unit

**Water & Sewer Base Rate & Usage Charges—3” Meter**

<b>3” Meter</b>	<b>Inside City</b>	<b>Outside City</b>
Water Base Rate—up to 3000 Gallons	\$194.00 per month	\$291.00 per month
Sewer Base Rate—up to 3000 Gallons	\$194.00 per month	N/A
<b>Water &amp; Sewer Base Rate up to 3000 Gallons</b>	\$388.00 per month	N/A

Water—Additional 1000 Gallon Units	\$3.50 per unit	\$5.25 per unit
Sewer—Additional 1000 Gallon Units	\$4.10 per unit	N/A

**Water & Sewer Base Rate & Usage Charges—4" Meter**

<b>4" Meter</b>	<b>Inside City</b>	<b>Outside City</b>
Water Base Rate—up to 3000 Gallons	\$294.00 per month	\$441.00 per month
Sewer Base Rate—up to 3000 Gallons	\$294.00 per month	N/A
<b>Water &amp; Sewer Base Rate up to 3000 Gallons</b>	\$588.00 per month	N/A
Water—Additional 1000 Gallon Units	\$3.50 per unit	\$4.00 per unit
Sewer—Additional 1000 Gallon Units	\$4.10 per unit	N/A

**Water & Sewer Base Rate & Usage Charges—6" Meter**

<b>6" Meter</b>	<b>Inside City</b>	<b>Outside City</b>
Water Base Rate—up to 3000 Gallons	\$588.00 per month	\$608.00 per month
Sewer Base Rate—up to 3000 Gallons	\$588.00 per month	N/A
<b>Water &amp; Sewer Base Rate up to 3000 Gallons</b>	\$1,176.00 per month	N/A
Water—Additional 1000 Gallon Units	\$3.50 per unit	\$5.25 per unit
Sewer—Additional 1000 Gallon Units	\$4.10 per unit	N/A

**Water Base Rate & Usage Charges—Wholesale Meter (Reseller of City Water)**

<b>Wholesale Meter</b>	<b>Wholesale Customer</b>
4" Water Base Rate--up to 50,000 Gallons	\$304.30 per month
6" Water Base Rate--up to 50,000 Gallons	\$608.60 per month
Water—Additional 1000 Gallon Units	\$1.40 per unit

**Water & Sewer Tap Fees**

	<b>Inside City</b>	<b>Outside City</b>
Water Tap Fee 5/8" x 3/4"	\$1800.00	\$2,200.00
Water Tap Fee 1"	\$2,400.00	\$2,800.00
Sewer Tap Fee 1"	\$1,500.00+	1500.00+

Fees for taps greater than 1" are priced on a case by case basis.

**Miscellaneous Water & Sewer Fees—All Customers (Inside & Outside City)**

Deposit--Property Owner	N/A
Deposit--Non Property Owner (applied/refunded when deactivated)	\$100.00
Connection (establishing account)	\$30.00
Transfer Service (within our service area)	\$30.00
Sprinkler Fee	.10 per head
Meter Testing (refunded if meter is defective)	\$50.00
Late Fee	\$5.00
Penalty for Non-Payment (may waive twice per calendar year)	\$50.00
Extensions—Each customer is allowed two (2) extensions per calendar year when made prior to cutoff. (cannot be extended further than the following bills due date)	N/A
Non-Sufficient Check or Bank Draft Penalty	\$30.00
Moving Meter for Customer	City's Cost (\$500 cap)

**SECTION 8. SCHEDULE OF BUSINESS LICENSE RATES. FEES AND CHARGES.** The Business License Rates, Fees, and Charges for Fiscal Year 2026-2027, are as follows:

RATE CLASS	INCOME: 0 - \$2000	ALL OVER \$2000
	MINIMUM FEE	Rate per Thousand or fraction thereof
1	\$30 .00	\$0.85
2	\$35 .00	\$0.90
3	\$40 .00	\$0.95
4	\$45 .00	\$1.00
5	\$50 .00	\$1.05
6	\$55 .00	\$1.10
7	\$60 .00	\$1.15
8.1	\$35 .00	\$1.10
8.1A	\$70.00	\$2.30
8.2	\$500 set by State statute	
8.3	MASC Telecommunications	
8.4	See individual	See individual
8.5	\$30 .00	\$.60

8.6	\$45 .00	\$1.50
8.6A	\$25 .00	\$1.50
8.7	MASC Insurance	
8.8A	\$12.50 + \$12.50 per machine	
8.8B	\$ 75.00	\$3.50
8.8C	\$12.50 + \$180.00 per machine	
8.9	See individual	See individual
8.10	\$100 .00 + \$5.00 per table	\$1.30

**NON-RESIDENT RATES**

Unless otherwise specifically provided, all minimum fees and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the municipality.

**DECLINING RATES**

Declining Rates do not apply.

**CLASS 8 RATES**

Each NAICS Number designates a separate sub classification. The businesses in this section are treated as separate and individual subclasses due to provisions of State law, regulatory requirements, service burdens, tax equalization considerations, etc., which are deemed to be sufficient to require individually determined rates. Non-resident rates do not apply except where indicated.

**NAICS 230000 - Contractors, Construction, All Types**

**8.1 - Having permanent place of business within the municipality**

Minimum on first \$2,000 ..... \$35.00 PLUS  
Each additional 1,000..... \$1.21

**8.1A – Having no permanent place of business within the municipality**

Minimum on first \$2,000 ..... \$70.00 PLUS  
Each additional \$1,000..... \$2.53  
(non-resident double rates do not apply)

A trailer at the construction site, or structure in which the contractor temporarily resides is not a permanent place of business under this ordinance.

The total fee for the full amount of the contract shall be paid prior to commencement of work and shall entitle contractor to complete the job without regard to the normal license expiration date. An amended report shall be filed for each new job and the appropriate additional license fee

per \$1,000 of the contract amount shall be paid prior to commencement of new work. Only one base fee shall be paid in a calendar year.

No contractor shall be issued a business license until all state and municipal qualification examination and trade license requirements have been met. Each contractor shall post a sign in plain view on each job identifying the contractor with the job.

Sub-contractors shall be licensed on the same basis as general or prime contractors for the same job. No deductions shall be made by a general or prime contractor for value of work performed by a sub-contractor.

No contractor shall be issued a business license until all performance and indemnity bonds required by the Building Code have been filed and approved. Zoning permits must be obtained when required by the Zoning Ordinance.

Each prime contractor shall file with the License Official a list of sub-contractors furnishing labor or materials for each project.

**8.2 - NAICS 482 - Railroad Companies -(See S.C. Code § 12-23-210 )**

For the first 1000 inhabitants of the City ..... \$500.00  
[2000 census population: 3012 . Fee = \$ 500 ]

**8.3 - NAICS 5171, 5172 – Telephone Companies:**

a. Notwithstanding any other provisions of the Business License Ordinance, the business license tax for "retail telecommunications services", as defined in S. C. Code Section 58-9-2200, shall be at the maximum rate authorized by S. C. Code Section 58-9-2220, as it now provides or as provided by amendment. The business license tax year shall begin on January 1 of each year. The rate for the 2005 business license tax year shall be the maximum rate allowed by State law in effect on February 1, 2005. Declining rates shall not apply.

b. In conformity with S.C. Code Section 58-9-2220, the business license tax for "retail telecommunications services" shall apply to the gross income derived from the sale of retail telecommunications services for the preceding calendar or fiscal year which either originate or terminate in the municipality and which are charged to a service address within the municipality regardless of where these amounts are billed or paid and on which a business license tax has not been paid to another municipality. The measurement of the amounts derived from the retail sale of mobile telecommunications services shall include only revenues from the fixed monthly recurring charge of customers whose service address is within the boundaries of the municipality. For a business in operation for less than one year, the amount of business license tax shall be computed on a twelve-month projected income.

c. For the year 2005, the business license tax for "retail telecommunications services" shall be due on February 1, 2005, and payable by February 28, 2005, without penalty. For years after 2005, the business license tax for "retail telecommunications services" shall be due on January 1 of each year and payable by January 31 of that year, without penalty.

d. The delinquent penalty shall be five percent (5 %) of the tax due for each month, or portion thereof, after the due date until paid.

e. Exemptions in the business license ordinance for income from business in interstate commerce are hereby repealed. Properly apportioned gross income from interstate commerce shall be included in the gross income for every business subject to a business license tax.

f. Nothing in this Ordinance shall be interpreted to interfere with continuing obligations of any franchise agreement or contractual agreement in the event that the franchise or contractual agreement should expire after December 31, 2003.

g. All fees collected under such a franchise or contractual agreement expiring after December 31, 2003, shall be in lieu of fees or taxes which might otherwise be authorized by this Ordinance.

h. As authorized by S. C. Code Section 5-7-300, the Agreement with the Municipal Association of South Carolina for collection of current and delinquent license taxes from telecommunications companies pursuant to S. C. Code Section 58-9-2200 shall continue in effect. Notwithstanding the provisions of the Agreement, for the year 2005, the Municipal Association of South Carolina is authorized to collect current and delinquent license taxes, in conformity with the due date and delinquent date for 2005 as set out in this Ordinance and is further authorized, for the year 2005, to disburse business license taxes collected, less the service agreed charge, to this municipality on or before April 1, 2005, and thereafter as remaining collections permit.

**NAICS 22112 - Electric Power Distribution** ..... See Consent or Franchise

**NAICS 22121 - Natural Gas Distribution** ..... See Consent or Franchise

**NAICS 517110 - Television, Cable or Pay,**  
**Services using public streets** ..... See Franchise

**8.4 - Cable television services not using public streets:**

Minimum on first \$2,000 ..... See Franchise  
Per \$1,000, or fraction, over \$2,000 ..... See Franchise

**8.4 - NAICS 423930 - Junk or Scrap Dealers [Non-resident rates apply]**

Minimum on first \$2,000 ..... \$100.00 PLUS

Per \$1,000, or fraction, over \$2,000 ..... \$5.50

**8.4 - NAICS 522298 - Pawn Brokers - All Types**

Minimum on first \$2,000 ..... \$200.00 PLUS  
Per \$1,000, or fraction, over \$2,000 ..... \$2.20

**8.5 - NAICS 4411, 4412 - Automotive, Motor Vehicles, Boats, Farm Machinery, Retail**

(except auto supply stores - see 4413)

Minimum on first \$2,000 ..... \$30.00 PLUS  
Per \$1,000, or fraction, over \$2,000 ..... \$.66

One sales lot not more than 400 feet from the main showroom may be operated under this license provided that proceeds from sales at the lot are included in gross receipts at the main office when both are operated under the same name and ownership.

**Gross receipts for this classification shall include value of trade-ins. Dealer transfers or internal repairs on resale items shall not be included in gross income.**

**NAICS 454390 - Peddlers, Solicitors, Canvassers, Door-To-Door Sales, direct retail sales of merchandise. [Non-resident rates apply]**

**8.6 - Regular activities [more than two sale periods of more than three days each per year]**

Minimum on first \$2,000.....\$45.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....\$1.65

**8.6A- Seasonal activities [not more than two sale periods of not more than three days each year, separate license required for each sale period]**

Minimum on first \$2,000.....\$25.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....\$1.65

**Applicant for a license to sell on private property must provide written authorization from the property owner to use the intended location.**

**8.7- NAICS 5241 Insurance Companies:**

Except as to fire insurance, "gross premiums" means gross premiums collected on policies on property or risks located in the municipality, or on policies, wherever the insured property or risk is located, that are sold, solicited, negotiated, taken, transmitted, received, delivered, applied for, produced or serviced by the insurance company's office located in the municipality or by the insurance company's employee doing business within the municipality or by the office of the insurance company's licensed or appointed producer (agent) located in the municipality or by the insurance company's licensed or appointed producer (agent) doing business within the municipality. As to fire insurance, "gross premiums" means gross premiums collected through an office or agent located in the municipality, wherever the risk is located, or realized from risks located within the limits of the municipality, wherever the premiums are collected.

Gross premiums shall include new and renewal business without deductions for any dividend, credit, return premiums or deposit.

Solicitation for insurance, receiving or transmitting an application or policy, examination of a risk, collection or transmitting of a premium, adjusting a claim, delivering a benefit, or doing any act in connection with a policy or claim shall constitute doing business within the municipality whether or not an office is maintained therein. A premium collected on property or a risk located within the municipality shall be deemed to have been collected within the municipality. Declining rates shall not apply.

**NAICS 52411 - Life, Health and Accident** ..... 0.75% of Gross Premiums

**NAICS 524126 - Fire and Casualty** (Licensed in SC) ..... 2% of Gross Premiums

**NAICS 524127 - Title Insurance** ..... 2% of Gross Premiums

**NAICS 524210 - Brokers for Fire & Casualty Insurers - non-admitted:**

As to brokers for non-admitted fire and casualty insurers, "gross premiums" means gross premiums collected by or for fire and casualty insurers not licensed in South Carolina (1) on policies on property or risks located in the municipality and/or (2) on policies, wherever the insured property or risk is located, that are sold, solicited, negotiated, taken, transmitted, received, delivered, applied for, produced or serviced by a broker located in or doing business within the municipality. Brokers shall provide, with their payment of the tax, a copy of a report showing the locations of the property or risks insured

2% of Gross  
Premiums

[Premiums for non-admitted business are not included in broker's gross commissions for other business.]

Notwithstanding any other provisions of this ordinance, license taxes for insurance companies and brokers for non-admitted fire and casualty insurers shall be payable on or before May 31 in each year without penalty. The penalty for delinquent payments shall be 5% of the tax due per month, or portion thereof, after the due date until paid.

Any exemptions in the business license ordinance for income from business in interstate commerce are hereby repealed. Gross income from interstate commerce shall be included in the gross income for every business subject to a business license tax.

The Agreement with the Municipal Association of South Carolina, pursuant to S. C. Code Section 5-7-30, for collection of current and delinquent license taxes from insurance companies and brokers for non-admitted fire and casualty insurers shall continue in effect.

**NAICS 713120 - Amusement Machines, coin operated (except gambling) -**

Music machines, juke boxes, kiddie rides, video games, pin tables with levers, and other amusement machines with or without free play feature licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(1) and (A)(2)- **[Type I and Type II]**

**8.8A - Operator of machine** ..... \$13.75/machine,  
PLUS \$13.75 business license for operation of all machines (not on gross income). [§12-21-2746]

**8.8B - Distributor selling or leasing machines** (not licensed by the State as an operator pursuant to § 12-21-2728) - [Nonresident rates apply.] -

Minimum on first \$2,000 ..... \$75.00 PLUS  
Per \$1,000, or fraction, over \$2,000 .....\$3.85

**8.8C NAICS 713290 - Amusement Machines, coin operated, non-payout -**

Amusement machines of the non-payout type or in-line pin game licensed by SC Department of Revenue pursuant to S.C. Code § 12-21-2720(A)(3) -**[Type 1111 8.8C -**

**Operator of machine** (owner of business) ..... \$13.75  
business license for operation of all machines (not on gross income). [§ 12-21-2720(B)]

**8.8B - Distributor selling or leasing machines** (not licensed by the State as an operator pursuant to § 12-21-2728) - [Nonresident rates apply.] -

Minimum on first \$2,000 ..... \$75.00 PLUS  
Per \$1,000, or fraction, over \$2,000 .....\$3.85

**8.9 - NAICS 713290 - Bingo halls, parlors -**

Minimum on first \$2,000 ..... \$75.00 PLUS  
Per \$1,000, or fraction, over \$2,000..... \$3.85

**8.9 - NAICS 711190 - Carnivals and Circuses -**

Minimum on first \$2,000 ..... \$75.00 PLUS  
Per \$1,000, or fraction, over \$2,000 ..... \$1.43

**8.9 - NAICS 722410 - Drinking Places, bars, lounges, cabarets -**

(Alcoholic beverages consumed on premises)

Minimum on first \$2,000 ..... \$100.00 PLUS  
Per \$1,000, or fraction, over \$2,000 .....\$2.00

License must be issued in the name of the individual who has been issued a State ABC license and will have actual control and management of the business.

**8.10 - NAICS 713990 - Billiard or Pool Rooms, all types \$5.00 stamp/table PLUS**

Minimum on first \$2,000..... \$100.00  
..... PLUS  
Per \$1,000, or fraction, over \$2,000 .....\$1.43

The prepared budget and the estimated revenue for the payment of the same for business licenses are in accordance with the classifications established in the latest edition of the *United States North American Industry Classification System Manual* (NAICS codes).

The Business License Ordinance of the City of Pickens, South Carolina, is hereby amended at Rate Class 8.9 to provide that the rates for "Drinking Places, bars, lounges, & cabarets" shall be established at \$100.00 for the first \$2000.00 of gross income, and then \$2.00 per \$1000.00 of gross income or portion thereof thereafter.

**SECTION 9.** By mutual agreement between the City of Pickens, South Carolina, and Pickens County, South Carolina, Pickens County will bill and collect the taxes enumerated herein and pay the same over to the treasury of the City of Pickens, South Carolina, in the manner as agreed by both parties. The billing dates, the penalty dates and the amount of the penalty which shall be levied for delinquent taxes shall be the same as those adopted by Pickens County. The City Administrator shall inform the Pickens County Tax Collector, or such other officer of Pickens County as designated or may be appropriate, to levy such ad valorem millage as established in this budget document, and to set the Local Option Sales Tax credit factor to achieve the goals as established herein.

**SECTION 10.** The City Administrator shall administer the budget and may authorize the transfer of appropriated funds within and between departments as necessary to achieve the goals of the budget as established by City Council.

**SECTION 11.** If for any reason any sentence, clause or provision of this ordinance shall be declared invalid, such shall not affect the remaining provisions thereof. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of conflict or inconsistency.

**THIS ORDINANCE SHALL BECOME EFFECTIVE JULY 1, 2025**

**INTRODUCED** the \_\_\_ day of \_\_\_\_\_, 2025.

**DONE** the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor



\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Council Member

\_\_\_\_\_  
Council Member

ATTEST:

\_\_\_\_\_  
Clerk to Council

# PUBLIC NOTICE

Pursuant to Section 6-1-80 of the S.C. Code of Laws, public notice is hereby given that Pickens City Council will hold a public hearing on the municipal budget for the 2026-2027 fiscal year which begins on July 1, 2026 and ends on June 30, 2027. The public hearing will be held on June 30, 2026 at 6:00pm.

Location: Council Chambers, Pickens City Hall, 219 Pendleton Street, Pickens, SC.

FY26-27

## General Fund:

Projected Current Fiscal Year Financial Sources 2025-2026	Projected Financial Sources 2026-2027	Percentage Change In Financial Resources	Current Fiscal Year Millage
\$6,122,208.98	\$5,453,554.10	-10.92%	86.3 Mills

Projected Current Fiscal Year Expenditures 2025-2026	Projected Expenditures 2026-2027	Percentage Change In Expenditures	Estimated Millage for 2026-2027
\$6,122,208.98	\$5,167,109.25	-15.60%	86.3 Mills

Estimated Millage Equals \$86.3 per \$1,000

4% of assessed value of residential property (value X .04)0.0863  
6% of assessed value of commercial property (value x .06)0.0863

## Utility Fund:

Projected Current Fiscal Year Financial Sources 2025-2026	Projected Financial Sources 2026-2027	Percentage Change In Resources
\$4,360,027.00	\$ 6,073,027.00	39.29%

Projected Current Fiscal Year Fexpenses 2025-2026	Projected Expenditures	Percentage Change In Expenditures
\$4,360,027.00	\$5,103,090.87	17.04%

Total Projected 2026-2027 Budget	Restricted Reserves
Revenues	\$ 12,276,581.10
Expenditures	\$ 11,018,212.30
	\$1,786,590.76

## Donna Owen

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**From:** Tim O'Briant  
**Sent:** Friday, June 5, 2026 12:42 PM  
**To:** Meagan Nations; Mandy Hess  
**Subject:** Downtown incentives request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor and Council, Attorney,

At Council's direction, I have developed a proposed Downtown Revitalization Forgivable Loan Program utilizing the \$100,000 previously slated for transfer from the Hospitality Tax Fund to the General Fund for administrative overhead. Council member and Daniel, please review the attached details and ordinance and provide any feedback.

The purpose of the program is to leverage limited public funds to encourage significantly greater private investment in Downtown Pickens. Rather than transferring the funds for general governmental purposes, this program would utilize those funds as matching forgivable loans to support building rehabilitation, façade improvements, code compliance upgrades, accessibility improvements, upper-story residential conversions, historic preservation projects, and other redevelopment activities that strengthen the downtown business district.

Under the proposed structure, applicants would be required to invest a minimum of \$25,000 of their own funds into an eligible project before receiving City assistance. The City could then provide a matching forgivable loan of up to \$25,000 per project, with City participation limited to no more than fifty percent of total eligible project costs.

Loans would carry no interest and would be forgiven over a ten-year period, provided the property remains in compliance with program requirements and continues contributing to the economic vitality of downtown. If the property is sold or the business vacates before the forgiveness period expires, the unforgiven portion of the loan would generally be repaid to the City.

The program would be available not only to property owners but also to downtown business tenants making substantial improvements to leased spaces, provided the property owner consents and appropriate security measures are in place.

To protect taxpayers, all loans would be secured by recorded instruments, development agreements, or other collateral approved by the City Attorney. Funding would be distributed on a reimbursement basis only after approved work is completed and verified.

The ordinance limits annual program funding to \$100,000 unless otherwise authorized by Council and includes strong non-appropriation language to ensure the program does not create municipal debt or obligate future Councils to continue funding.

Based on similar programs implemented throughout South Carolina, each public dollar invested often leverages several dollars of private investment. Assuming full utilization of the annual \$100,000 allocation, the program could support four projects annually at the maximum funding level and potentially generate at least \$200,000 in direct private investment each year, with significantly higher leverage possible for larger redevelopment projects.

The program is intended to serve as a long-term economic development tool that encourages reinvestment in downtown properties, improves the appearance and functionality of commercial buildings, increases property values,

supports small businesses, promotes tourism, expands the tax base, and advances Council's ongoing efforts to revitalize Downtown Pickens.

Below are the basic proposed details followed by a draft ordinance:

- \$25,000 minimum private match
- \$25,000 maximum City forgivable loan
- \$100,000 annual appropriation cap
- Hospitality tax + other legally available funds
- Leasehold participation with owner consent
- Full non-appropriation (no debt creation) protections

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ESTABLISHING THE CITY OF PICKENS DOWNTOWN REVITALIZATION FORGIVABLE LOAN PROGRAM; PROVIDING FOR ELIGIBLE APPLICANTS INCLUDING PROPERTY OWNERS AND LEASEHOLD BUSINESS OWNERS; ESTABLISHING PROGRAM PURPOSE, ELIGIBILITY REQUIREMENTS, LOAN TERMS, SECURITY, FORGIVENESS, REPAYMENT OBLIGATIONS, FUNDING SOURCES, ANNUAL APPROPRIATION LIMITATIONS, NON-APPROPRIATION PROTECTIONS, AND ADMINISTRATIVE PROCEDURES**

**WHEREAS,** The City Council of the City of Pickens finds that investment in the Downtown Business District promotes economic development, job creation, private reinvestment, historic preservation, improved public safety, increased property values, and expansion of the municipal tax base; and

**WHEREAS,** The City Council finds that leveraging limited public funds to encourage private investment is a proper public purpose; and

**WHEREAS,** The City Council desires to establish a structured matching forgivable loan program to support downtown redevelopment and rehabilitation; and

**WHEREAS,** The City finds that such program is authorized under South Carolina law and constitutes a valid exercise of municipal authority;

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Pickens, South Carolina:

**SECTION 1. ESTABLISHMENT OF PROGRAM**

There is hereby created the **City of Pickens Downtown Revitalization Forgivable Loan Program**("Program").

The purpose of the Program is to encourage private investment in downtown properties through matching forgivable loans that support rehabilitation, redevelopment, code compliance, accessibility improvements, historic preservation, housing creation, and economic development.

**SECTION 2. DEFINITIONS**

**Downtown Business District**

Area designated by City Council resolution.

**Eligible Property**

Any commercial or mixed-use property located within the Downtown Business District.

**Property Owner**

Fee simple owner of Eligible Property.

#### **Leasehold Business Owner**

A business operating under a valid written lease within an Eligible Property.

#### **Eligible Applicant**

Shall include:

1. Property Owner; or
2. Leasehold Business Owner with written consent of Property Owner and compliance with Program requirements.

#### **Private Match**

Qualified private funds invested in eligible project costs.

#### **Forgivable Loan**

A zero-interest loan subject to forgiveness over a ten (10) year period.

### **SECTION 3. ELIGIBILITY REQUIREMENTS**

Applicants must:

- A. Own or legally occupy an Eligible Property;
- B. Be current on all City and County taxes, fees, and assessments;
- C. Have no unresolved municipal code violations unless approved by Council;
- D. Demonstrate financial capacity to complete the project;
- E. Submit required application documentation.

#### **Leasehold Applicants Additional Requirements**

Leasehold Business Owners must provide:

1. Written Property Owner consent;
2. Copy of lease agreement;
3. Evidence of lease term sufficient for project viability;
4. Acknowledgment of Program terms by Property Owner;
5. Required security instruments as determined by the City.

### **SECTION 4. ELIGIBLE IMPROVEMENTS**

Eligible uses include:

- Façade restoration and storefront improvements
- Structural rehabilitation
- Roof, HVAC, electrical, and plumbing systems
- Fire suppression and life safety upgrades
- ADA accessibility improvements
- Code compliance work
- Upper-story residential conversion
- Mixed-use redevelopment
- Historic preservation
- Site and exterior improvements

### **SECTION 5. INELIGIBLE EXPENDITURES**

Program funds shall not be used for:

- Operating expenses
- Inventory or movable equipment
- Debt refinancing
- Property acquisition
- Working capital
- Routine maintenance
- Non-permanent personal property

## SECTION 6. MATCHING REQUIREMENT

Applicants must invest a minimum of **Twenty-Five Thousand Dollars (\$25,000.00)** in eligible private funds.

The City may provide a matching forgivable loan up to **Twenty-Five Thousand Dollars (\$25,000.00)** per project.

City participation shall not exceed fifty percent (50%) of total eligible project costs.

## SECTION 7. LOAN TERMS

Each loan shall:

- A. Bear no interest;
- B. Have a term of ten (10) years;
- C. Be evidenced by a Promissory Note;
- D. Be subject to a Development Agreement;
- E. Be secured by recorded instruments acceptable to the City Attorney.

## SECTION 8. SECURITY

### Property Owner Projects

Secured by a recorded mortgage or deed of trust.

### Leasehold Projects

Secured by one or more of the following:

- Property Owner consent agreement
- Tenant improvement lien or security interest
- Personal guaranty (if required)
- Subordinate mortgage (if applicable)

## SECTION 9. FORGIVENESS SCHEDULE

Loan principal shall be forgiven as follows:

Year	Forgiveness
1	10%

2	20%
3	30%
4	40%
5	50%
6	60%
7	70%
8	80%
9	90%
10	100%

Upon completion of ten (10) years, the loan shall be fully forgiven.

**SECTION 10. TRANSFER OF PROPERTY**

Any sale, transfer, or conveyance of an Eligible Property prior to full forgiveness shall:

1. Trigger immediate repayment of the remaining unpaid balance;
2. Require payment at closing;
3. Maintain City lien until satisfied.

Transfers of more than fifty percent (50%) ownership interest in an entity shall be treated as a transfer of the property unless approved by City Council.

**SECTION 11. LEASE TERMINATION**

If a Leasehold Business Owner:

- Vacates the premises
- Terminates lease
- Is evicted
- Ceases operations

prior to full forgiveness, the remaining balance shall become immediately due.

Council may waive repayment if:

1. Improvements remain with the property; and
2. Public benefit continues; and
3. Waiver serves the public interest.

**SECTION 12. DEFAULT**

Events of default include:

- Fraud or misrepresentation
- Failure to complete project
- Tax delinquency exceeding 12 months
- Code violations unresolved after notice
- Violation of Program agreements

### **SECTION 13. APPLICATION AND APPROVAL**

Applications shall be reviewed by staff and approved by City Council.

Council may approve, deny, or condition any application.

### **SECTION 14. DISBURSEMENT**

Funds shall be reimbursed only after:

- Completion of approved work
- Submission of invoices and proof of payment
- Final inspection approval

Progress payments may be authorized by Council for larger projects.

### **SECTION 15. FUNDING SOURCES**

Program funding may be derived from:

- Hospitality tax revenues (where legally permissible)
- Other legally available municipal funds
- General fund appropriations
- Economic development or grant funds

### **SECTION 16. ANNUAL APPROPRIATION LIMITATION**

This Program is subject to annual appropriation by City Council.

Annual funding shall not exceed **One Hundred Thousand Dollars (\$100,000.00)** unless modified by Council.

No applicant shall have a vested right to funding beyond the fiscal year appropriated.

### **SECTION 17. NON-APPROPRIATION / NO DEBT CLAUSE**

This Program and all related agreements:

- Do not constitute a debt of the City
- Do not pledge the full faith and credit of the City
- Do not create a multi-year financial obligation

Failure to appropriate funds in any fiscal year shall:

- Not constitute breach of contract
- Not create liability
- Not give rise to damages or claims

All obligations are expressly subject to annual appropriation.

**SECTION 18. ADMINISTRATION AND REPORTING**

The City Administrator shall administer the Program and provide an annual report to Council detailing:

- Projects funded
- Private investment leveraged
- City funds expended
- Outstanding loan balances
- Economic impact metrics

**SECTION 19. SEVERABILITY**

If any provision is held invalid, remaining provisions shall remain in full force and effect.

**SECTION 20. EFFECTIVE DATE**

This Ordinance shall become effective upon second reading and adoption.

ADOPTED this \_\_\_ day of \_\_\_\_\_, **20**.

CITY OF PICKENS, SOUTH CAROLINA

Mayor

ATTEST:

Clerk



# Budget Totals

## CASH POSITION ANALYSIS FY26-27

Cash On Hand	As of 5/15/26	Projected FY26-27	CAPEX FY26-27	Ending Cash on Hand
General Fund LGIP	\$888,605.03	\$2,383,318.88	\$497,017.50	\$2,172,746.22
Hospitality Fund LGIP	\$556,375.77	\$1,163,632.59	\$850,000.00	\$315,620.42
Utility Fund LGIP	\$178,676.73	\$2,745,612.86	\$1,643,867.50	\$2,071,681.48
Wells Fargo HF Operating	\$625,269.00	\$20,000.00	-	\$20,000.00
Wells Fargo GF Operating	\$2,058,269.00	\$500,000.00	-	\$500,000.00
Receivable '25 STO Suspense		-	-	-
<b>TOTAL ALL FUNDS</b>	<b>\$4,307,195.53</b>	<b>\$6,812,564.33</b>	<b>\$2,990,885.00</b>	<b>\$5,080,048.12</b>

OPERATING COST PER DAY	FUND BLANCE/RESERVES
Utilities and Sanitation	Restricted Funds UF
General Fund	Restricted Funds GF
TOTAL	Unrestricted Funds

### OPERATING CASH IN RESERVE:

All Funds Coverage Days: **181**  
 Months: **6**

### FY 26-27 HIGHLIGHTS

- 3% COLA
- Adds Sanitation to UF
- GF repays UF \$1.2M

FY2026-2027 BUDGET TOTALS	2023-2024	2024-2025	2025-2026	2026-2027
GF Revenues	\$4,880,917.26	\$5,291,883.80	\$6,122,208.98	\$5,453,554.10
GF Expenses	\$4,880,917.26	\$5,291,883.80	\$6,122,208.98	\$5,167,109.25
<b>SURPLUS/DEFICIT</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$286,444.85</b>
<b>NOTE: Transfer of FB to UF (Repayment)</b>				<b>-\$1,200,000.00</b>
Hospitality Revenue	\$590,000.00	\$1,200,000.00	\$600,000.00	\$750,000.00
Hospitality Expense	\$590,000.00	\$1,200,000.00	\$600,000.00	\$748,012.18
<b>SURPLUS/DEFICIT</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,987.82</b>
UF Revenue	\$5,656,767.88	\$5,149,413.96	\$4,360,027.00	\$6,073,027.00
UF Expense	\$5,656,767.88	\$5,149,413.96	\$4,360,027.00	\$5,103,090.87
<b>SURPLUS/DEFICIT</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$969,936.13</b>
<b>NOTE: Transfer of FB from GF (Reimbursement)</b>				<b>\$1,200,000.00</b>
<b>ALL OPEX TOTALS</b>	<b>\$11,127,685.14</b>	<b>\$11,641,297.76</b>	<b>\$11,082,235.98</b>	<b>\$11,018,212.30</b>
<b>CAPEX TOTALS</b>				<b>\$2,990,885.00</b>
<b>UF REPAYMENT FROM GF FB</b>				<b>\$1,200,000.00</b>
<b>BUDGET TOTALS</b>	<b>\$11,127,685.14</b>	<b>\$11,641,297.76</b>	<b>\$11,082,235.98</b>	<b>\$15,209,097.30</b>

# REVENUE SUMMARY

Fund	Description	FY24-25	FY25-26	FY26-27
<b>GF</b>	Accomodations Tax	\$2,500.00	\$21,200.00	\$7,000.00
	Aid to Subdivisions	\$40,000.00	\$40,000.00	\$40,000.00
	Business License	\$750,000.00	\$850,000.00	\$500,000.00
	MASC BL Collections			\$500,000.00
	Election Fees	\$0.00	\$200.00	\$0.00
	Franchise Fees	\$275,000.00	\$485,000.00	\$497,000.00
	Homestead Exemption Tax	\$45,000.00	\$47,000.00	\$48,500.00
	Hospitality Tax Reimbursement	\$115,000.00	\$228,800.00	\$0.00
	Local Government Fund-Aid to Sub	\$80,000.00	\$80,000.00	\$92,000.00
	Mechant Inventory Tax	\$10,500.00	\$15,000.00	\$18,000.00
	Local Option Sales Tax	\$1,100,000.00	\$1,100,000.00	\$1,200,000.00
	MFG PVE Reimbursement	\$250.00	\$250.00	\$250.00
	Planning /Permit/Code Fees	\$2,000.00	\$75,000.00	\$15,000.00
	City Rentals	\$10,059.68	\$8,400.00	\$10,200.00
	Police Fines / Forfeits	\$80,000.00	\$120,000.00	\$70,000.00
	Property Taxes	\$545,000.00	\$575,000.00	\$675,000.00
	Rec Dept Fees	\$93,000.00	\$130,000.00	\$135,000.00
	Investment P&I Returns	\$197,660.87	\$300,000.00	\$50,000.00
	Utility and Sanitation HQ lease			\$350,000.00
	School Resource Reimbursement	\$280,000.00	\$336,000.00	\$336,000.00
	SCMIT Refund(Wcomp)	\$26,000.00	\$26,000.00	\$26,000.00
	Hospitality Tax public safety 5% levy			\$154,604.10
	All other	\$140,984.60	\$120,000.00	\$130,000.00
	Utility Fund Transfer Capital Improvement	\$581,239.78	\$379,869.74	\$200,000.00
	FEMA	\$100,000.00	\$150,000.00	\$399,000.00
	Bond payoff savings	\$225,117.87		
<b>ARPA</b>	<b>Other Fund Source-ARPA-CP</b>	\$600,000.00	Transfer to Hospitality	
	ARPA transfer Admin			
	ARPA transfer Fire			
	ARPA transfer Police			
	FEMA			
	ARPA transfer PW			
	<b>Total General Fund</b>	<b>\$4,699,312.80</b>	<b>\$5,087,719.74</b>	<b>\$5,453,554.10</b>
<b>FF</b>	Fire Fees	\$217,915.00	\$600,000.00	\$620,000.00
<b>HF</b>	<b>Hospitality Tax</b>	<b>\$1,200,000.00</b>	<b>\$600,000.00</b>	<b>\$750,000.00</b>
<b>UF</b>	Water Revenue	\$2,942,402.00	\$2,942,402.00	\$2,942,402.00
	Sewer Revenue	\$759,625.00	\$759,625.00	\$759,625.00
	Sanitation Inside Fees	\$340,656.00	\$368,343.58	\$370,000.00
	Sanitation Outside Fees	\$34,000.00	\$66,145.66	\$68,000.00
	Capital Improvements Fee	\$300,000.00	\$320,000.00	\$320,000.00
	Stormwater Fees (combined)	\$100,000.00	\$200,000.00	\$275,000.00
	GF FB Repaymentt to UF			\$1,200,000.00
	Water Taps	\$55,000.00	\$55,000.00	\$55,000.00
	Connection Fees	\$18,000.00	\$18,000.00	\$18,000.00



# Expenditures Totals

## City of Pickens Expenditures by Department FY 26/27 Budget

Fund	Department	FY25-26	FY 26-27 Budget	Increase / (Decrease)	
				\$	%
GF	Administration	\$853,323.43	\$1,010,693.76	\$157,370.33	18%
	Police	\$1,872,304.27	\$2,034,362.66	\$162,058.39	9%
	Fire	\$990,560.38	\$1,057,719.27	\$67,158.89	7%
	Grounds	\$209,901.39	\$226,595.85	\$16,694.46	8%
	Recreation	\$777,557.23	\$671,974.23	-\$105,583.00	-14%
	Court	\$140,563.24	\$138,458.53	-\$2,104.71	-1%
	Victim Advocate	\$15,000.00	\$27,304.95	\$12,304.95	82%
	<b>Total General Fund</b>	<b>\$4,859,209.94</b>	<b>\$5,167,109.25</b>	<b>\$307,899.31</b>	<b>6%</b>
HF	Hospitality	\$536,300.00	\$748,012.18	\$211,712.18	39%
UF	Operations	\$681,387.90	\$1,671,397.47	\$990,009.57	145%
	Water Quality Control	\$706,536.93	\$904,754.80	\$198,217.87	28%
	Water Quality Control	\$993,028.07	\$650,000.00	-\$343,028.07	-35%
	Sanitation Services	\$975,609.04	\$1,067,789.10	\$92,180.06	9%
	W&S Bond Debt Servic	\$809,149.50	\$809,149.50	\$0.00	0%
	<b>Total Utility Fund</b>	<b>\$4,165,711.44</b>	<b>\$5,103,090.87</b>	<b>\$937,379.43</b>	<b>23%</b>
	<b>Total All Funds</b>	<b>\$9,561,221.38</b>	<b>\$11,018,212.30</b>	<b>\$1,456,990.92</b>	<b>15%</b>

WO UF Tranfer \$9,818,212.30

# CAPITAL IMPROVEMENT PLAN (CIP)

Account code	Project	Fund	Description	Funding Src.	Amount
10-4220-6157	TURN OUT GEAR	Gf	Replacement firefighter turnout gear and PPE to maintain NFPA compliance and firefighter safety readiness	GF CIP and Operating Surplus	\$31,000.00
10-4210-6002	CENTRAL SQUARE	GF	Annual licensing, hosting, and support costs for CentralSquare public safety software systems	GF CIP and Operating Surplus	\$20,000.00
10-4210-6185	TASER EQUIPMENT	GF	Purchase and replacement of TASER devices, batteries, cartridges, and related law enforcement equipment	GF CIP and Operating Surplus	\$5,000.00
10-4210-6190	AXON	GF	Body camera, evidence management, and digital records platform subscription and equipment costs	GF CIP and Operating Surplus	\$80,000.00
10-4220-5075	Capital Outlay-ERT	GF	Breaching equipment and active shooter suppression	GF CIP and Operating Surplus	\$13,000.00
10-4210-6190	VEHICLE TECHNOLOGY	GF	In-car cameras, MDTs, radios, GPS, and vehicle-mounted police technology systems	GF CIP and Operating Surplus	\$15,000.00
10-4150-8050	Soccer Field Rehabilitation	GF	Rehabilitation and improvement of municipal soccer field facilities and related infrastructure	GF CIP and Operating Surplus	\$50,000.00
10-4155-6002	Software/comp/email	GF	Citywide software subscriptions, computer systems, email services, and technology support	GF CIP and Operating Surplus	\$13,250.00
10-4150-6002	SFTWARE/COMP/E MAIL	GF	Information technology software licensing, cloud services, and communication platforms	GF CIP and Operating Surplus	\$80,000.00

# CAPITAL IMPROVEMENT PLAN (CIP)

10-4155-6002	GoGov	GF	Codes Software	GF CIP and Operating Surplus	\$12,500.00
10-4210-6181	Capital Vehicle Lease	GF	Lease payments for municipal vehicle acquisitions and fleet replacement program	GF CIP and Operating Surplus	\$152,267.50
10-4150-6004	HARRIS SOFTWARE SUPPORT	GF	Annual maintenance, support, and licensing for Harris municipal software systems	GF CIP and Operating Surplus	\$25,000.00
<b>GF Total</b>					<b>\$497,017.50</b>
15-5000-6002	Rec.Center HVAC	HF	HVAC replacement and facility climate control improvements at Recreation Center	HF CIP and Operating Surplus restricted to tourism	\$250,000.00
15-4520-6900	Property Acquisition	HF	Acquisition of property for tourism, recreation, or economic development purposes	HF CIP and Operating Surplus restricted to tourism	\$275,000.00
15-4150-6322	Ampitheater CAPEX	HF	Capital improvements and infrastructure upgrades for amphitheater facilities to include water feature, restrooms building and Charters of Freedom monument	HF CIP and Operating Surplus restricted to tourism	\$250,000.00
15-4150-6322	Restroom Trailer	HF	Amphitheater Restroom	HF CIP and Operating Surplus restricted to tourism	\$75,000.00
<b>HF Total</b>					<b>\$850,000.00</b>
60-4300-6431	WTR. METERS & BOXES	UF	Replacement and expansion of water meters, meter boxes, and associated utility infrastructure	UF CIP and Operating Surplus	\$470,000.00

# CAPITAL IMPROVEMENT PLAN (CIP)

60-4300-6470	ENGINEERING EXPENSE	UF	Engineering, design, permitting, and construction administration for utility capital projects	UF CIP and Operating Surplus	\$50,000.00
60-4300-8000	SCADA	UF	Supervisory Control and Data Acquisition system upgrades and utility automation improvements	UF CIP and Operating Surplus	\$168,600.00
10-4310-6216	DUMPSTERS/ROLLCARTS	UF	Purchase and replacement of sanitation dumpsters and residential roll carts	UF CIP and Operating Surplus	\$8,000.00
60-4300-6421	PUMP STATION IMPROVEMENTS	UF	Rehabilitation and improvement of wastewater pump station infrastructure	UF CIP and Operating Surplus	\$95,000.00
60-4300-6430	Replacement UTV		Polaris model UTV used by UF to monitor and maintain remote water/sewer rights of way and for garbage collection during city events		\$40,000.00
60-4300-6434	Margaret Street Water Line Replacement Project	UF	Replacement of end-of-life 6 inch water line along Margaret Street	UF CIP and Operating Surplus	\$400,000.00
60-4300-6004	HARRIS SOFTWARE SUPPORT	UF	Annual maintenance, support, and licensing for Harris municipal software systems	UF CIP and Operating Surplus	\$25,000.00
60-4300-6002	Software/comp/email	UF	Annual maintenance, IT support, and licensing for municipal software systems	UF CIP and Operating Surplus	\$80,000.00
60-4300-6422	LIFT STATION IMPROVEMENTS	UF	Rehabilitation and modernization of sewer lift station facilities and equipment	UF CIP and Operating Surplus	\$25,000.00
60-43306481	Hydrants	UF	Fire Hydrants	UF CIP and Operating Surplus	\$50,000.00

# CAPITAL IMPROVEMENT PLAN (CIP)

60-4300-6422	LIFT STATION IMPROVEMENTS	UF	Two Influent pumps	UF CIP and Operating Surplus	\$80,000.00
10-4310-8045 Current #	Capital Vehicle Lease	UF	Lease payments associated with utility and sanitation fleet replacement	UF CIP and Operating Surplus	\$152,267.50
UF Total					\$1,643,867.50
				ALL CAPEX	\$2,990,885.00

# ADMINISTRATION

**EXPENDITURE BUDGET**  
26-27 FY Budget

Account	Description	FY24-25	FY25-26	FY26-27
10-4150-5000	SALARIES	\$147,074.18	\$295,701.76	\$220,117.28
10-4150-5015	SOCIAL SECURITY	\$10,918.18	\$22,621.21	\$17,631.08
10-4150-5020	RETIREMENT-EMPLOYER	\$26,925.78	\$55,043.07	\$42,775.54
10-4150-5025	SCMIT (WORKERS COMP)	\$5,000.00	\$5,000.00	\$665.00
10-41-50-5035	Health Insurance		\$35,939.45	\$45,636.58
10-4150-5026	SCMIRF (LIABILITY &	\$37,857.84	\$37,857.84	\$37,857.84
10-4150-5070	Appreciation/Bonus	\$450.00	\$650.00	\$660.00
10-4150-6005	OFFICE SUPPLIES &	\$5,500.00	\$5,500.00	\$10,500.00
10-4150-6015	BUILDING REPAIRS &	\$15,000.00	\$6,410.10	\$8,000.00
10-4150-6025	TRAINING/DEVELOPMENT/D	\$12,000.00	\$10,000.00	\$10,000.00
10-4150-6050	OFFICE UTILITIES	\$13,500.00	\$14,000.00	\$16,500.00
10-4150-6065	ELECTION EXPENSE		\$10,000.00	\$0.00
10-4150-6070	MEDIA ADVERTISING	\$3,000.00	\$3,000.00	\$7,500.00
10-4150-6075	PROFESSIONAL FEES	\$75,000.00	\$100,000.00	\$70,000.00
10-4150-6076	ACCOUNTING & AUDITING	\$50,000.00	\$100,000.00	\$100,000.00
10-4150-6077	ORDINANCE CODIFICATION	\$10,000.00	\$5,000.00	\$5,000.00
10-4150-	PAYROLL FEES			\$15,000.00
10-4150-6080	CLEANING SERVICE &	\$6,000.00	\$5,000.00	\$10,000.00
10-4150-6081	BUSINESS LICENSE EXPENSE	\$5,000.00	\$5,000.00	\$8,000.00
10-4150-6095	MISCELLANEOUS EXPENSE	\$1,000.00	\$100.00	\$100.00
10-4150-8050	Department Contingency	\$9,906.00	\$5,000.00	\$5,000.00
10-4150-8060	New Website/Logo	\$30,000.00	\$7,500.00	\$2,500.00
10-4150-8080	MISC. CAP. IMPROVEMENTS	\$47,203.38	\$0.00	\$0.00
<b>4150</b>		<b>\$511,335.36</b>	<b>\$729,323.43</b>	<b>\$633,443.32</b>
<b>ADMINISTRATIVE</b>				
<b>Subtotal:</b>				
<b>Mayor and City Council Division</b>				
10-4150-5005	CITY COUNCIL SALARY (1/2)	\$24,000.00	\$24,000.00	\$24,000.00
10-4150-5015	SOCIAL SECURITY			\$1,836.00
10-4150-5020	RETIREMENT-EMPLOYER			\$4,454.40
10-4150-5025	SCMIT (WORKERS COMP)			\$2,000.00
10-4150-5035	HEALTH & LIFE INSURANCE			\$19,673.28
10-4150-6025	COUNCIL TRAINING			\$15,000.00
10-4150-6035	Sponsorships/Donations	\$8,000.00	\$14,000.00	\$8,000.00
10-4150-6030	MAYOR & COUNCIL EXPENSE	\$7,000.00	\$6,000.00	\$8,000.00
<b>Mayor- Council Div.</b>		<b>\$39,000.00</b>	<b>\$44,000.00</b>	<b>\$82,963.68</b>



# ADMINISTRATION

Planning and Codes Compliance Division				
10-4155-6010	PLANNING EXPENSES	\$30,000.00	\$30,000.00	\$15,000.00
10-4155-5000	SALARIES			\$170,380.00
10-4155-6075	PROFESSIONAL FEES			
10-4155-5015	SOCIAL SECURITY			\$13,034.07
10-4155-5020	RETIREMENT-EMPLOYER			\$31,622.53
10-4155-5025	SCMIT (WORKERS COMP)			\$507.00
10-4155-5035	HEALTH & LIFE INSURANCE			\$20,468.16
10-4155-4070	Appreciation/Bonus			\$450.00
10-4155-6005	Office Supplies			\$3,550.00
10-4155-6030	Vehicle Expenses			\$6,575.00
10-4155-6025	TRAINING/DEVELOPMENT			\$1,500.00
10-4155-6155	Uniforms			\$200.00
10-4155-6110	NUISANCE ABATEMENT			\$15,000.00
Division Totals		\$30,000.00	\$30,000.00	\$278,286.76
Contingency				\$16,000.00
<b>Administration Totals</b>				
		<b>\$580,335.36</b>	<b>\$853,323.43</b>	<b>\$1,010,693.76</b>

% Difference	WO CAPEX	18%
	With Capex	28%



# FIRE DEPARTMENT

**EXPENDITURE BUDGET VERSION REPORT**

26-27 FY Budget

Account	Description	FY24-25	FY25-26	FY26-27
10-4220-5000	SALARIES FIREMEN	\$300,818.00	\$400,275.00	\$412,283.25
10-4220-5006	PART TIME SALARIES	\$55,891.56	\$59,220.00	\$60,996.60
10-4220-5010	OVERTIME	\$41,617.35	\$41,676.00	\$42,926.28
10-4220-5015	SOCIAL SECURITY	\$33,229.83	\$41,180.14	\$42,415.55
10-4220-5020	EMPLOYER RETIREMENT	\$92,261.66	\$114,335.45	\$117,765.51
10-4220-5025	SCMIT (WORKERS COMP)	\$10,146.00	\$11,441.23	\$16,199.00
10-4220-5026	SCMIRF (LIABILITY & PROPERTY)	\$37,857.84	\$37,857.84	\$45,636.58
10-4220-5035	HEALTH & LIFE INSURANCE	\$82,591.49	\$97,159.88	\$109,840.00
10-4220-5050	VOLUNTEER FIRE	\$36,050.00	\$37,131.50	\$37,131.50
10-4220-5070	APPRECIATION/BONUS	\$1,200.00	\$1,200.00	\$1,200.00
10-4220-6005	SUPPLIES-EXPENSE	\$5,000.00	\$6,000.00	\$3,000.00
10-4220-	MEDICAL SUPPLIES			\$3,500.00
10-4220-6015	BUILDING REPAIRS & MAINTENANCE	\$2,000.00	\$2,000.00	\$4,500.00
10-4220-6016	EQUIPMENT MAINTENANCE	\$10,000.00	\$10,000.00	\$10,000.00
10-4220-6025	MEMBERSHIP DUES	\$4,500.00	\$4,500.00	\$250.00
10-4220-6099	MISCELLANEOUS EXPENSE	\$1,000.00	\$1,925.00	\$1,925.00
10-4220-6130	TRUCK EXPENSE	\$20,000.00	\$20,000.00	\$20,000.00
10-4220-6135	FUEL	\$10,000.00	\$9,000.00	\$10,000.00
10-4220-6140	RADIO MAINTENANCE	\$7,000.00	\$7,000.00	\$4,000.00
10-4220-6141	AIR PACK MAINT'N & SERVICE	\$6,000.00	\$7,000.00	\$7,000.00
10-4220-6155	FIREMEN UNIFORMS	\$6,500.00	\$7,000.00	\$7,500.00
10-4220-6158	FIRE PREVENTION EXPENSES	\$3,000.00	\$3,000.00	\$4,000.00
10-4220-6180	PRE EMPLOYMENT TESTING	\$250.00	\$250.00	\$250.00
10-4220-6185	TRAINING EXPENSES	\$5,500.00	\$5,500.00	\$5,500.00
10-4220-6205	PHYSICALS	\$5,000.00	\$9,200.00	\$7,900.00
10-4220-6207	Capital Improvement		\$34,078.34	
10-4220-8050	Capital Improvement Plan	\$46,398.22	\$12,630.00	\$0.00
10-4220-9050	Fire Contingency	\$11,724.00	\$10,000.00	\$15,000.00
16-4220-6000	Emergency Preparedness			\$17,000.00
	Fire Station Site Study or storage shed			\$50,000.00
		<b>\$835,535.95</b>	<b>\$990,560.38</b>	
		<b>\$835,535.95</b>	<b>\$990,560.38</b>	<b>\$1,057,719.27</b>
			<b>GF Total</b>	<b>\$437,719.27</b>
			<b>FIRE FUND Total</b>	<b>\$620,000.00</b>

# HOSPITALITY

## HOSPITALITY

### 26-27 FY Budget

Account	Description	FY24-25	FY25-26	FY26-27
15-4150-5000	SALARIES	\$42,233.69	\$44,446.93	\$98,755.01
15-4150-5006	PART-TIME			\$0.00
10-4150-6321	GROUNDS MAINTENANCE	\$10,000.00	\$12,500.00	\$15,000.00
10-4150-6017	PLAYGROUND MAINT		\$15,000.00	\$15,000.00
10-4150-6016	PARKS & TRAIL MAINT		\$15,000.00	\$15,000.00
10-4150-6325	JANITORIAL SUPPLIES	\$5,000.00	\$10,000.00	\$10,000.00
10-4150-8050	Capital Improvement Plan	\$46,368.24	\$0.00	
15-4150-5010	OVERTIME	\$819.00	\$1,000.00	\$1,554.13
15-4150-5015	SOCIAL SECURITY	\$3,293.54	\$3,467.37	\$6,295.46
15-4150-5020	RETIREMENT-EMPLOYER	\$10,690.59	\$8,412.31	\$15,525.85
15-4150-5025	SCMIT WORKERS COMP		\$2,500.00	\$2,122.00
15-4150-5035	HEALTH & LIFE INSURANCE	\$5,781.20	\$5,441.80	\$13,559.04
15-4150-6004	HARRIS SOFTWARE SUPPORT	\$1,000.00	\$8,000.00	\$8,000.00
15-4150-6005	OFFICE EXPENSES			
15-4150-6051	DOODLE WIFI CONNECTION	\$1,500.00	\$6,500.00	\$6,500.00
15-4150-6052	MAINTENANCE EXPENSE	\$10,000.00	\$10,000.00	\$10,000.00
15-4150-6071	TRAINING/PROFESSIONAL DEVELOPMENT			
15-4150-6305	DOWNTOWN LANDSCAPING	\$5,000.00	\$10,000.00	\$10,000.00
15-4150-6322	AMPHITHEATER MAINTENANCE			
15-4150-6324	PORTABLE TOILETS	\$7,500.00	\$15,000.00	\$10,000.00
15-4150-6325	JANITORIAL SUPPLIES	\$2,000.00	\$10,000.00	\$10,000.00
15-4150-6410	BANK SERVICE FEES			
15-4150-6900	ADMIN HOSP EXPENSE			\$100,000.00
15-4150-6960	MARKETING	\$28,000.00	\$28,000.00	\$28,000.00
15-4150-6961	SENIOR CENTER	\$10,000.00	\$10,000.00	\$10,000.00
15-4150-6963	MAIN STREET CHALLENGE			
15-4150-6970	COMMUNITY FESTIVALS	\$20,000.00	\$25,000.00	\$25,000.00
15-4150-6971	JULY 4TH FESTIVAL	\$15,000.00	\$18,000.00	\$25,000.00
15-4150-6972	CHRISTMAS DECORATIONS	\$10,000.00	\$10,000.00	\$11,000.00
15-4150-6973	DECORATIONS			
15-4150-6980	CHAMBER EVENTS	\$21,000.00	\$30,000.00	\$40,000.00
15-4150-6981	AMPHITHEATER MOVIES & SOUND			
15-4150-6985	FARMERS MARKET			
15-4150-6988	Hospitality Tax Publice Safety levy			\$152,469.10
15-4150-6990	SOCIAL MEDIA MANAGEMENT FEES			
15-4150-6991	AMPHITHEATER PATIO			
15-4150-8050	Reserve Contribution	\$70,082.82		
15-415-6987	TRANSFER TO GF	\$315,887.00	\$228,800.00	\$0.00
	Downtown Improvement Forgivable Loan Prog.			\$100,000.00
15-5000-8507	TF Consumer Fund Loan		\$9,231.59	\$9,231.59
Add Account	CAPITAL PROJECTS			

# HOSPITALITY

<b>15-4150 Hospitality Total</b>	<b>\$641,156.08</b>	<b>\$536,300.00</b>	<b>\$748,012.18</b>
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# MUNICIPAL COURT

## EXPENDITURE BUDGET VERSION REPORT

26-27 FY Budget

per diem added to salary

Account	Description	FY24-25		FY 25-26		FY26-27
10-4650-5000	MUNICIPAL COURT SALARIES	\$ 49,753.60	\$	65,170.35	\$	68,925.46
10-4650-5006	PART TIME JUDGE SALARY	\$ 10,000.00	\$	12,000.00	\$	12,000.00
10-4650-5010	Court Overtime	\$ 2,000.00	\$	-		
10-4650-5015	SOCIAL SECURITY	\$ 4,961.40	\$	5,903.54	\$	6,190.79
10-4650-5020	RETIREMENT-EMPLOYER	\$ 11,794.44	\$	14,322.82	\$	15,019.76
10-4650-5025	SCMIT (WORKERS COMP)	\$ 1,175.26	\$	2,500.00	\$	878.00
10-4650-5035	HEALTH & LIFE INSURANCE	\$ 15,100.93	\$	18,001.53	\$	6,779.52
10-4650-5070	APPRECIATION/BONUS	\$ 165.00	\$	165.00	\$	165.00
10-4650-6002	SFTWARE/COMP/EMAIL PER USER	\$ 500.00	\$	1,500.00	\$	6,000.00
10-4650-6050	TRAINING/TRAVEL	\$ 4,000.00	\$	4,000.00	\$	4,000.00
10-4650-6095	MISC EXPENSE	\$ 1,000.00	\$	1,000.00	\$	1,000.00
10-4650-6185	OFFICE/COURT EXPENSES	\$ 6,000.00	\$	6,000.00	\$	6,000.00
10-4650-6335	JURORS EXPENSE	\$ 5,000.00	\$	5,000.00	\$	5,000.00
10-4650-6340	PUBLIC DEFENDER	\$ 6,500.00	\$	5,000.00	\$	6,500.00
	CONTINGENCY				\$	2,043.00
<b>4650 MUNICIPAL</b>		<b>\$117,950.63</b>		<b>\$140,563.24</b>		<b>\$138,458.53</b>

# POLICE DEPARTMENT

## EXPENDITURE BUDGET VERSION REPORT

26-27 FY Budget

Column1	Column2	24-25	25-26	26-27
10-4210-5000	POLICE SALARY	\$833,554.05	1036421.49	\$1,103,162.08
10-4210-5006	POLICE PART TIME SALARIES	\$37,437.92	\$44,994.56	\$10,000.00
10-4210-5010	POLICE OVERTIME	\$40,000.00	\$40,000.00	\$60,000.00
10-4210-5015	EMPLOYER SOCIAL SECURITY	\$65,059.43	\$80,000.00	\$84,391.90
10-4210-5020	RETIREMENT EMPLOYER	\$190,328.06	\$217,652.44	\$241,022.14
10-4210-5025	SCMIT (WORKERS COMP)	\$32,245.33	\$32,245.33	\$55,273.00
10-4210-5026	SCMIRF (LIABILITY & PROPERTY)	\$37,857.84	\$37,857.84	\$45,636.58
10-4210-5	RESERVE OFFICERS			\$10,000.00
10-4210-5035	HEALTH & LIFE INSURANCE	\$91,253.27	\$141,037.92	\$125,976.96
10-4210-5070	APPRECIATION/BONUS	\$2,000.00	\$2,200.00	\$2,200.00
10-4210-6005	SUPPLIES & EXPENSE	\$10,000.00	\$10,000.00	\$9,000.00
10-4210-6015	BUILDING REPAIRS & MAINTENANCE	\$1,000.00	\$1,000.00	\$3,000.00
10-4210-6050	POLICE ELECTRICITY			
10-4210-6058	FIREARMS TRAINING/AMMO	\$3,500.00	\$3,500.00	\$3,500.00
10-4210-6075	PROFESSIONAL FEES	\$2,900.00	\$500.00	\$500.00
10-4210-6095	MISCELLANEOUS	\$2,500.00	\$2,000.00	\$1,000.00
10-4210-6099	PROPERTY RECOVERY CHARGES			
10-4210-6115	K-9	\$4,000.00		
10-4210-6120	TRAINING & PROFESSIONAL DEVELOPMENT	\$13,000.00	\$12,394.69	\$15,000.00
10-4210-6125	TECHNOLOGY EXPENSE	\$50,000.00	\$35,000.00	\$40,000.00
10-4210-6130	AUTOMOBILE EXPENSE	\$45,000.00	\$45,000.00	\$45,000.00
10-4210-6135	FUEL EXPENSE	\$50,000.00	\$50,000.00	\$45,000.00
10-4210-6140	RADIO MAINTENANCE	\$1,500.00	\$1,500.00	\$1,500.00
10-4210-6145	DISPATCH EXPENSE		\$48,000.00	\$48,000.00
10-4210-6150	COMMUNITY EDUCATION	\$3,500.00	\$3,000.00	\$2,000.00
10-4210-6155	UNIFORMS	\$7,000.00	\$5,000.00	\$9,700.00
10-4210-6160	HOUSING OF PRISONERS	\$15,000.00	\$10,000.00	\$10,000.00
10-4210-6180	PRE-EMPLOYMENT TESTING	\$1,000.00	\$1,000.00	\$3,000.00
10-4210-6183	Evidence Room / Evidence Supplies	\$3,000.00	\$2,000.00	\$1,000.00
10-4210-6184	Purchase of Evidence / Information			
10-4210-6195	WELLNESS PROGRAM	\$1,500.00	\$0.00	
10-4210-8050	Capital Improvement Plan	\$46,398.25		
\$843,985.00	Transfer to Victim's Advocate			\$21,000.00
10-4210-9050	Police Contingency	\$23,545.00	\$5,000.00	\$31,000.00
12-4210-6005	MISC EXPENSE--POLICE DRUG FUND	\$5,000.00	\$2,500.00	\$2,500.00
12-4210-6025	MISC EXPENSE--K9			\$2,500.00
<b>4210 POLICE</b>		<b>\$1,624,079.15</b>	<b>\$1,872,304.27</b>	<b>\$2,034,362.66</b>



# POLICE DEPARTMENT

# RECREATION DEPT.

## EXPENDITURE BUDGET VERSION REPORT 26-27 FY Budget

Account	Description	24-25FY	FY25-26	FY26-27
10-4510-5000	SALARIES RECREATION	\$221,159.75	\$248,558.00	\$183,009.62
10-4510-5006	PART TIME SALARIES	\$77,000.00	\$85,000.00	\$85,000.00
10-4510-5010	OVERTIME	\$10,000.00	\$5,000.00	\$5,000.00
10-4510-5015	RECREATION SOCIAL SECURITY	\$17,135.18	\$19,303.92	\$13,834.77
10-4510-5020	RETIREMENT-EMPLOYER	\$41,562.35	\$46,834.04	\$34,251.38
10-4510-5025	SCMIT (WORKERS COMP)	\$4,207.80	\$5,000.00	\$9,537.00
10-4510-5026	SCMIRF (LIABILITY & PROPERTY)	\$37,857.84	\$37,857.84	\$45,636.58
10-4510-5035	HEALTH & LIFE INSURANCE	\$2,754.45	\$38,042.59	\$25,154.88
10-4510-5070	APPRECIATION/BONUS	\$325.00	\$750.00	\$450.00
10-4510-6002	SOFTWARE/TECHNOLOGY	\$8,200.00	\$8,200.00	\$8,500.00
10-4510-6005	Supplies-Office	\$6,000.00	\$7,500.00	\$8,500.00
10-4510-6006	TRAININGS/ MEETINGS/DUES	\$5,000.00	\$3,500.00	\$4,000.00
10-4510-6050	ELECTRICITY & HEATING	\$60,000.00	\$60,000.00	\$72,000.00
10-4510-6135	FUEL VEHICLES & EQUIPMENT	\$8,000.00		
10-4510-6155	REC EMPLOYEE UNIFORMS EXPENSE	\$2,000.00	\$2,000.00	\$3,500.00
10-4510-6180	PRE EMPLOYMENT TESTING	\$1,500.00	\$750.00	\$100.00
10-4510-6265	BASKETBALL EXPENSE	\$35,000.00	\$35,000.00	\$35,000.00
10-4510-6270	VOLLEYBALL EXPENSE	\$30,000.00	\$30,000.00	\$30,000.00
10-4510-6275	BASEBALL EXPENSE	\$20,000.00	\$25,000.00	\$25,000.00
10-4510-6279	CHEERING EXPENSES	\$5,500.00	\$5,000.00	\$7,000.00
10-4510-6280	FOOTBALL EXPENSE	\$27,000.00	\$30,000.00	\$30,000.00
10-4510-6281	SUMMER CAMP EXPENSE	\$10,000.00	\$12,500.00	\$15,000.00
10-4510-6285	CONCESSIONS	\$2,500.00	\$2,500.00	\$2,500.00
10-4510-6290	SOCCER EXPENSE	\$15,000.00	\$15,000.00	\$15,000.00
10-4510-6295	EVENTS	\$3,000.00	\$4,000.00	\$4,000.00
10-4510-6300	RECREATION CAPITAL OUTLAY	\$100,000.00	\$32,630.84	
10-4510-6325	JANITORIAL SUPPLIES	\$15,000.00		
10-4510-8055	Capital Improvement Program	\$46,398.25	\$12,630.00	
10-4510-9050	Rec Contingency	\$10,595.03	\$5,000.00	\$10,000.00
16-4510-6001	JC PARK RESTROOM PROJECT 2016			
16-4510-6004	CONSERFUND LOAN EXPENSE			
<b>4510 RECREATION</b>		<b>\$822,695.65</b>	<b>\$777,557.23</b>	<b>\$671,974.23</b>

### 4520 GROUNDS

Account	Description	24-25FY	FY25-26	FY26-27
10-4520-5000	GROUND MAINT. SALARIES		\$24,341.24	\$80,236.00
10-4520-5006	PART TIME GROUNDS SALARIES		\$10,000.00	\$10,000.00
10-4520-5010	OVERTIME		\$1,000.00	\$1,735.95
10-4520-5015	SOCIAL SECURITY		\$1,929.28	\$6,270.86
10-4520-5020	RETIREMENT-EMPLOYER		\$4,680.69	\$15,214.00
10-4520-5035	HEALTH & LIFE INSURANCE		\$3,340.18	\$13,559.04
10-4520-5070	APPRECIATION/BONUS		\$110.00	\$330.00



# RECREATION DEPT.

10-4520-6105	WELLNESS AND SAFETY EXPENSE		\$500.00	\$750.00
10-4520-6025	DUES/SCHOOLS/MEETINGS			\$3,000.00
10-4520-6135	FUEL		\$8,000.00	\$18,000.00
\$957,211.00	Enterprise Lease			\$11,000.00
10-4520-6015	BUILDING REPAIRS & MAINT			\$10,000.00
10-4520-6145	FIELD LIGHTING		\$8,000.00	\$8,000.00
10-4520-6235	CHEMICALS AND FERTILIZER	\$4,000.00	\$16,000.00	\$16,000.00
10-4520-6300	LANDSCAPING	\$5,000.00	\$5,000.00	\$5,000.00
10-4520-6310	IRRIGATION SUPPLIES	\$1,500.00	\$1,000.00	\$1,500.00
10-4520-6315	REC FIELD SETUP & MAINT		\$16,000.00	\$16,000.00
10-4520-6320	TRUCK AND EQUIP MAINT		\$10,000.00	\$10,000.00
16-4520-6000	GROUNDS SPECIAL PROJECTS		\$100,000.00	
<b>4520 GROUNDS</b>		<b>\$10,500.00</b>	<b>\$209,901.39</b>	<b>\$226,595.85</b>



# UTILITY AND SANITATION

**EXPENDITURE BUDGET VERSION REPORT**  
26-27 FY Budget

Account	Description	FY24-25	FY25-26	FY26-27
60-4300-5000	O&M SALARIES	\$278,039.19	\$215,192.41	\$426,505.98
60-4300-5005	CITY COUNCIL SALARY (1/2)	\$24,000.00	\$24,000.00	\$24,000.00
60-4300-5006	PART TIME O&M			
60-4300-5010	OVERTIME	\$2,813.00	\$5,623.13	\$17,881.50
60-4300-5015	SOCIAL SECURITY EMPLOYER	\$21,342.46	\$16,749.03	\$32,915.62
60-4300-5020	SC RETIREMENT EMPLOYER	\$51,779.85	\$40,635.49	\$79,858.03
60-4300-5022	WATER-PENSION EXPENSE			
60-4300-5025	SCMIT (WORKERS COMP)	\$6,528.00	\$5,000.00	\$17,679.00
60-4300-5026	SCMIRF (LIABILITY & PROPERTY)	\$37,857.84	\$37,857.84	\$45,636.58
60-4300-5070	Appreciation/Bonus	\$1,300.00	\$1,330.00	\$1,220.00
60-4300-6076	ACCOUNTING & AUDITING			\$100,000.00
60-4300-6050	HEALTH INSURANCE			\$62,200.76
60-4300-6002	SFTWARE/COMP/EMAIL	\$30,000.00	\$40,000.00	\$40,000.00
60-4300-6004	HARRIS SOFTWARE SUPPORT	\$20,000.00	\$20,000.00	\$22,000.00
60-4300-6005	OFFICE SUPPLIES & MAIN'T	\$4,000.00	\$4,000.00	\$15,000.00
60-4300-6011	UB PRINTING & MAILING	\$40,000.00	\$40,000.00	\$40,000.00
60-4300-6012	POSTAGE MACHINE	\$2,500.00	\$2,500.00	\$2,500.00
60-4300-6015	FLEET MAINTENANCE	\$15,000.00	\$10,000.00	\$15,000.00
	EPA Lead Service Line Survey			\$45,000.00
60-4300	Enterprise			\$25,000.00
60-4300-6016	BUILDING REPAIRS		\$10,500.00	\$10,500.00
60-4300-6017	EQUIPMENT RENTALS	\$10,000.00	\$5,000.00	\$5,000.00
60-4300-6025	DUES, SCHOOLS & MEETINGS-TRAINING			\$5,000.00
60-4300-6155	UNIFORMS		\$5,000.00	\$5,000.00
60-4300-6180	PRE-EMPLOYMENT TESTING	\$500.00	\$500.00	\$500.00
60-4300-6220	SAFETY EXPENSE		\$8,500.00	\$8,500.00
60-4300-6415	WATER/SEWER CHEMICALS	\$5,000.00	\$10,000.00	\$3,000.00
60-4300-6419	GRASS AND SEEDING	\$1,000.00	\$6,000.00	\$3,000.00
60-4300-6420	ASPHALT PATCHING	\$5,000.00	\$7,500.00	\$30,000.00
60-4300-6050	POWER		\$15,000.00	\$50,000.00
60-4300-6430	O&M EQUIPMENT & SUPPLIES		\$3,000.00	\$3,000.00
60-4300-6432	PIPES & PARTS		\$95,000.00	\$95,000.00
60-4300-6433	MISC EXPENSE		\$2,500.00	\$2,500.00
60-4300-6434	WATER LINE CONTINGENCY		\$5,000.00	\$5,000.00
60-4300-6470	ENGINEERING EXPENSE		\$25,000.00	
60-4300-6475	CONTINGENCY		\$20,000.00	\$80,000.00
60-4300-6500	UTILITY LOCATE SERVICES			\$3,000.00
60-4300-####	133 Railroad HQ lease (\$10/sf, 35,000SF)			\$350,000.00
<b>4300 UTILITY OPERATIONS</b>		<b>\$556,660.34</b>	<b>\$681,387.90</b>	<b>\$1,671,397.47</b>
<b>Subtotal:</b>				



# UTILITY AND SANITATION

## 4330-WATER QUALITY CONTROL

Account	Description	FY24-25	FY25-26	FY26-27
60-4320-5000	WASTE WATER SALARIES	\$116,930.00	\$215,192.41	\$426,505.98
60-4320-5015	SOCIAL SECURITY	\$8,945.15	\$16,749.03	\$32,915.62
60-4320-5020	SC STATE RETIREMENT-EMPLOYER	\$22,342.52	\$40,635.49	\$79,858.03
60-4320-5025	SCMIT (WORKERS COMP)		\$3,825.67	\$17,679.00
60-4320-5026	SCMIRF (LIABILITY & PROPERTY)	\$37,857.84	\$37,857.84	\$45,636.58
60-4320-5035	HEALTH & LIFE INSURANCE	\$16,145.16	\$20,969.21	\$62,200.76
60-4320-6010	CWS O&M FEES	\$637,162.92	\$202,307.28	\$69,458.83
60-4320-6050	POWER - WASTE WATER	\$80,000.00	\$80,000.00	\$72,000.00
60-4320-6235	CHEMICALS/WASTE WATER	\$54,000.00	\$7,000.00	\$2,500.00
60-4320-6445	Six Mile Water Expense			\$5,000.00
60-4320-6435	DHEC FEES	\$25,000.00		
60-4320-6450	WASTE WATER MAINTENANCE		\$30,000.00	\$20,000.00
60-4320-6455	LAB SUPPLIES & TESTING		\$12,000.00	\$14,000.00
60-4320-6440	SLUDGE DISPOSAL	\$40,000.00	\$40,000.00	\$57,000.00
<b>4330-WATER QUALITY CONTROL</b>		<b>\$1,038,383.59</b>	<b>\$706,536.93</b>	<b>\$904,754.80</b>
60-4330-5000	WATER PLANT SALARIES	\$317,621.20	\$215,192.41	CONTINGENT ON
60-4330-5006	PART TIME WTR PLANT SALARIES			SCADA FEEDBACK
60-4330-5010	WATER PLANT OVERTIME	\$6,000.00	\$5,623.13	
60-4330-5015	SOCIAL SECURITY/EMPLOYER	\$25,595.47	\$16,749.03	
60-4330-5020	SC STATE RETIREMENT-EMPLOYER	\$27,913.84	\$40,635.49	
60-4330-5025	SCMIT (WORKERS COMP)		\$5,000.00	
60-4330-5026	SCMIRF (LIABILITY & PROPERTY)	\$37,857.84	\$37,857.84	
60-4330-5035	HEALTH & LIFE INSURANCE	\$44,868.07	\$20,969.21	
60-4330-5070	APPRECIATION/BONUS			
60-4330-6000	YMCA MEMBERSHIPS WATER PLANT			
60-4330-6002	SFTWARE/COMP/EMAIL PER USER SUPPORT	\$10,000.00	\$10,000.00	
60-4330-6003	INTERNET/VOIP FEES			
60-4330-6015	REPAIRS & MAINT/TRK & EQUIP			
60-4330-6025	SCHOOLS, DUES, MEETINGS			
60-4330-6455	LAB SUPPLIES & TESTING			
60-4330-6050	POWER WATER PLANT	\$40,000.00	\$10,000.00	
60-4330-6055	TELEPHONE EXPENSES/WTR PLANT			
60-4330-6135	GAS EXPENSE/WTR PLANT			
60-4330-6136	TRUCK EXP. GASOLINE			
60-4330-6155	UNIFORMS/WTR PLANT			
60-4330-6235	CHEMICALS/WATER PLANT	\$54,000.00	\$8,000.00	
60-4330-6385	STATE - PERMIT FEES	\$25,000.00	\$25,000.00	
60-4330-6395	GREENVILLE WATER EXPENSE	\$276,666.64	\$588,000.96	\$650,000.00
60-4330-6475	WATER PLANT MAINTENANCE	\$15,000.00	\$10,000.00	
60-4330-6477	WATER TANK MAINTENANCE			
60-4330-8100	DWELLING IMPROVEMENTS			

# UTILITY AND SANITATION

\$880,523.06      \$993,028.07      \$650,000.00

**Sanitation Division**

10-4310-5000	sanitation services SALARIES	\$427,882.63	\$374,799.28	\$426,771.70
10-4310-5006	PART TIME sanitation services SALARIES		\$21,840.00	
10-4310-5010	sanitation services OVERTIME	\$8,500.00	\$13,577.75	\$21,500.00
10-4310-5015	sanitation services SOCIAL SECURITY	\$33,542.28	\$31,010.56	\$33,354.92
10-4310-5020	sanitation services RETIREMENT-EMPLOYER	\$82,580.93	\$76,136.30	\$82,065.02
10-4310-5025	SCMIT (WORKERS COMP)	\$5,001.51	\$5,001.51	\$25,940.00
10-4310-5026	SCMIRF (LIABILITY & PROPERTY)	\$37,857.84	\$37,857.84	\$45,636.58
10-4310-5035	HEALTH & LIFE INSURANCE	\$80,492.19	\$78,585.80	\$65,420.88
10-4310-5070	APPRECIATION/BONUS	\$1,300.00	\$1,300.00	\$1,100.00
10-4310-6002	SOFTWARE/TECHNOLOGY		\$5,000.00	\$5,000.00
10-4310-6050	ELECTRICITY	\$74,000.00	\$74,000.00	\$95,000.00
10-4310-6130	TRUCK EXPENSE	\$30,000.00	\$40,000.00	\$40,000.00
10-4310-6131	EQUIPMENT EXPENSE	\$12,000.00	\$10,000.00	\$12,000.00
10-4310-6135	sanitation services FUEL	\$40,000.00	\$30,000.00	\$47,000.00
10-4310-6	Trash Truck	\$3,000.00		\$65,000.00
10-4310-6155	sanitation services UNIFORMS	\$7,000.00	\$7,000.00	\$15,000.00
10-4310-6180	PRE EMPLOYMENT TESTING	\$1,000.00	\$500.00	\$1,000.00
10-4310-6215	sanitation services MAINT'N EXPENSE	\$8,000.00	\$8,000.00	\$5,000.00
10-4310-6220	SAFETY EQUIPMENT	\$3,000.00	\$3,000.00	\$3,000.00
10-4310-6225	COUNTY LANDFILL TIPPING FEES	\$50,000.00	\$50,000.00	\$45,000.00
10-4310-6235	CHEMICALS	\$4,000.00	\$4,000.00	\$4,000.00
10-4310-8045	Enterprise Lease		\$102,000.00	\$25,000.00
10-4310-6245	SIGNS	\$2,000.00	\$2,000.00	\$4,000.00
<b>4310 sanitation services Subtotal:</b>		<b>\$911,157.38</b>	<b>\$975,609.04</b>	<b>\$1,067,789.10</b>

**43XX Stormwater**

GIS Mapping	\$20,000.00
Repair/Maint	\$30,000.00
Driveway tie-in	\$10,000.00
Sampling	\$10,000.00
Training	\$1,000.00
Engineering EXP.	\$25,000.00
Upgrades/Grant match	\$127,000.00
Erosion Control/Stabilization	\$50,000.00
	<b>\$273,000.00</b>

**43XX**

**Stormwater subtotal**

60-4800-8576	2021A Bond	\$405,012.70	\$405,012.70	\$405,012.70
60-4800-8577	2021B Bond	\$404,136.80	\$404,136.80	\$404,136.80

# UTILITY AND SANITATION

60-4300-9050	CIP	\$140,753.41	\$0.00	
	Utility 5% Franchise fee			\$222,000.00
60-4300	Utility Transfer	\$581,239.78	\$379,869.74	\$200,000.00
	<b>Other Utilities Total</b>	<b>\$949,902.91</b>	<b>\$1,189,019.24</b>	<b>\$1,231,149.50</b>
	<b>Total UtilityBudget Total</b>	<b>\$3,425,469.90</b>	<b>\$3,569,972.14</b>	<b>\$5,798,090.87</b>

# VICTIMS ADVOCATE

## EXPENDITURE BUDGET VERSION REPORT

26-27 FY Budget

Account	Description	FY24-25	FY25-26	FY26-27
11-4530-5006	PART TIME SALARIES	\$9,269.32	FY26-27	\$18,370.00
11-4530-5015	SOCIAL SECURITY	\$709.11	\$709.11	\$1,405.31
	RETIREMENT			\$3,309.25
11-4530-6005	VICTIM SRV OPERATING EXPENSES	\$3,301.18	\$3,301.18	\$2,500.00
<b>4530 VICTIMS ASSISTANCE FUN</b>		<b>\$15,000.00</b>	<b>\$15,000.00</b>	<b>\$27,304.95</b>
<b>Subtotal:</b>				

**From:** Jeff Guilbault <JGuilbault@scacog.org>  
**Sent:** Wednesday, June 17, 2026 10:23 AM  
**To:** Meagan Nations; Donna Owen  
**Cc:** Tim O'Briant  
**Subject:** Spinx PDD adoption ordinance  
**Attachments:** draft pdd adoption ordinance spinx.docx; Spinx PDD June 2026.pdf

**CAUTION: This email originated from outside the City of Pickens. Maintain caution when opening external links/attachments**

Good morning,

I have attached a draft ordinance to adopt the PDD for the Spinx property, along with the actual PDD zoning document for the site.

The Planning Commission held a public hearing on the proposed PDD document for the Spinx development site on Gentry Memorial Highway. This meeting was held on Tuesday, June 9, 2026, at 5:30 PM.

Council is being asked to adopt the attached document for first reading.

The Planning Commission had some concerns about the future status of the Stockade property and the uses in Tract C. One resident had questions about site lighting, which we assured her would be addressed in the site plan review process.

Please let me know if you have any questions.



**Jeffrey Guilbault, AICP, CCEA**  
**Zoning Administrator**  
 219 Pendleton Street  
 Pickens, SC 29671  
 (864) 241-4629  
[www.cityofpickens.com](http://www.cityofpickens.com)

STATE OF SOUTH CAROLINA)  
COUNTY OF PICKENS)  
CITY OF PICKENS)

ORDINANCE NO. 2026-06

**AN ORDINANCE TO ADOPT A PLANNED DEVELOPMENT DISTRICT ZONING DOCUMENT FOR THE SPINX DEVELOPMENT SITE LOCATED AT 2914, 2916, 2918, 2920, AND 2932 GENTRY MEMORIAL HIGHWAY.**

**WHEREAS**, pursuant to the procedures established by the South Carolina Local Government Comprehensive Planning Enabling Act (S.C. Code Ann. § 6-29-310 et seq.), application was made to adopt Planned Development District zoning standards for a parcel of real property totaling 14.79 acres; and

**WHEREAS**, the property is identified as Tax Map Serial (TMS) Number 4191-17-01-7196, 4191-17-01-8411, 4191-17-01-9988, 4191-17-11-0228, 4191-17-11-0270, and 4191-17-11-1124; and

**WHEREAS**, the City of Pickens Planning Commission held a public hearing on June 9, 2026, reviewed the request, and has recommended approving the zoning request to City Council; and

**WHEREAS**, City Council has determined that the requested zoning is consistent with the City's Comprehensive Plan and promotes the public health, safety, and general welfare of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Pickens, in Council duly assembled, that:

**SECTION 1: Rezoning Approved.**

The Official Zoning Map of the City of Pickens is hereby amended to zone the property located at 2914, 2916, 2918, 2920, AND 2932 GENTRY MEMORIAL HIGHWAY, identified as TMS No. 4191-17-01-7196, 4191-17-01-8411, 4191-17-01-9988, 4191-17-11-0228, 4191-17-11-0270, and 4191-17-11-1124, PDD Planned Development District, subject to the requirements of the attached Spinx Planned Development District document.

**SECTION 2: Map Amendment.**

The Zoning Administrator is hereby authorized and directed to amend the Official Zoning Map of the City of Pickens to reflect the change in zoning classification approved by this Ordinance.

**SECTION 3: Severability.**

If any section, phrase, sentence, or portion of this Ordinance is held invalid by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4: Effective Date.**

This Ordinance shall take effect and be in full force immediately upon its adoption by the City Council.

DONE AND RATIFIED BY THE MAYOR AND COUNCIL OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

Introduced (1st Reading) June 22, 2026

Final (2nd Reading) \_\_\_\_\_

---

Mayor, Isaiah Scipio

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Attest, Meagan Nations, City Clerk

**SPINX DEVELOPMENT  
A PLANNED DEVELOPMENT DISTRICT  
PICKENS, SOUTH CAROLINA  
JUNE 2026**

I. PURPOSE

The purpose of this Planned Development District (PDD) document is to establish the development standards for the Spinx development site. It is the intent of this document to specify the standards for this PDD, including various permitted land uses within this development, and the development criteria hereof.

II. PROJECT AREA

The total project area consists of 14.79 acres located near the intersection of Gentry Memorial Highway, Ireland Road, and John Street. This property is broken down into three development areas. Tract A consists of approximately 3.1 acres of land on the south side of the property, bordering an existing commercial property. Tract B (the Stockade), consists of approximately 0.92 acres of land on the southwest portion of the site. Tract C consists of approximately 10.77 acres of land on the northern portion of the site (see map below).



### III. DEVELOPMENT STANDARDS

The Spinx Development site will be a mixed-use planned development. As such, it will provide important facilities to the community of a diverse nature. These may include commercial, institutional, single-family, and open-space uses. The Spinx Development site has been divided into three development tracts. Therefore, the following development standards are described on a tract-by-tract basis and will govern the permitted uses and development of each tract. When practical, there will be street connectivity between development tracts. Approval of a subdivision plat by the Planning Commission is necessary prior to developing any portion of a tract.

#### A. TRACT A - SPINX

##### 1. Permitted Use

Gas Station  
Convenience Store

##### 2. Development Standards

- a) Open Space – 20%
- b) Minimum Lot Size: NA
- c) Minimum Lot Width: NA
- d) Maximum Building Height 35 feet
- e) Setbacks
  1. Front Yard – 35 feet
  2. Side Yard (each side) – 10 feet
  3. Rear Yard – 25 feet
  4. A 25-foot minimum setback is required from any external PDD property line (Along perimeter of development, not between tracts)

##### 3. Landscaping

Exterior Landscaping – Exterior boundaries of each tract shall maintain a landscaping buffer that meets or exceeds the Bufferyard 1 requirements of the City of Pickens. Bufferyard 1 consists of a minimum of 2 canopy trees, 4 understory trees, 4 evergreen/conifers, and 4 shrubs per 100 linear feet of landscaping area. Existing undisturbed vegetation in these areas may count towards these requirements.

Canopy trees shall have a minimum caliper of 1.5 inches measured at a height of 6 inches above ground at planting. Understory trees must be a minimum of 4' in height at planting. Evergreen trees must be a minimum of 3' in height at planting. Shrubs must be a minimum of 12" in height at planting.

Parking Lot Landscaping - Where off-street parking, developed in conjunction with a permitted use or as a separate use occupying an individual lot or lots, comprises

twenty (20) or more off-street parking spaces, at least ten (10) percent of the impervious surface area shall be open and landscaped in such a manner as to divide and break up the expanse of paving with islands and barriers.

All landscaping must be irrigated.

#### 4. Signage

Freestanding signs:

Gentry Memorial Highway frontage - One freestanding sign is allowed along Gentry Memorial Highway. The sign may be up to 17' in height and a maximum of 135 square feet in area.

Wall signs:

The total area of exterior signage may not exceed 20% of the exterior wall area of any wall fronting a public road.

Signs on gas canopy:

The canopy may have up to 60 square feet of signage. The approved canopy sign plan is attached to this document.

Electronic Signs:

Electronic sign panels may be allowed on the freestanding sign. Electronic sign panels may use static images without flashing or scrolling. Static images must remain on the screen for at least 8 seconds before switching to a new image.

#### 5. Parking

Parking for Tract A must meet the minimum requirements of Article V – Off-Street Parking and Loading Regulations of the City of Pickens Zoning Ordinance. The parking standard for convenience stores will apply.

### B. **TRACT B – THE STOCKADE**

#### 1. Permitted Uses

All uses allowed in the GBD General Business District are allowed in Tract B.

#### 2. Development Standards

- a) Open Space – 20%
- b) Minimum Lot Size: N/A
- c) Minimum Lot Width: N/A

- d) Maximum Building Height 35 feet
- e) Setbacks
  - 1. Front Yard – 35 feet
  - 2. Side Yard (each side) – 10 feet
  - 3. Rear Yard – 25 feet
  - 5. A 25-foot minimum setback is required from any external PDD property line (Along perimeter of development, not between tracts)

### 3. Landscaping

Exterior Landscaping – Exterior boundaries of each tract shall maintain a landscaping buffer that meets or exceeds the Bufferyard 1 requirements of the City of Pickens. Bufferyard 1 consists of a minimum of 2 canopy trees, 4 understory trees, 4 evergreen/conifers, and 4 shrubs per 100 linear feet of landscaping area. Existing undisturbed vegetation in these areas may count towards these requirements.

Canopy trees shall have a minimum caliper of 1.5 inches measured at a height of 6 inches above ground at planting. Understory trees must be a minimum of 4' in height at planting. Evergreen trees must be a minimum of 3' in height at planting. Shrubs must be a minimum of 12" in height at planting.

Parking Lot Landscaping - Where off-street parking, developed in conjunction with a permitted use or as a separate use occupying an individual lot or lots, comprises twenty (20) or more off-street parking spaces, at least ten (10) percent of the impervious surface area shall be open and landscaped in such a manner as to divide and break up the expanse of paving with islands and barriers.

The approved landscaping plan is attached to this document.

All landscaping must be irrigated.

### 4. Signage

Signage for Tract B shall be in accordance with Article VI Sign Regulations and the Gateway Overlay District requirements.

### 5. Parking

Parking for Tract B must meet the minimum requirements of Article V – Off-Street Parking and Loading Regulations of the City of Pickens Zoning Ordinance and the Gateway Overlay District requirements.

## C. **TRACT C - REMAINDER OF SITE**

### 1. Permitted Use

All uses allowed in the GBD General Business District are allowed in Tract C.



## 2. Development Standards

- a) Open Space – 20%
- b) Minimum Lot Size: N/A
- c) Minimum Lot Width: N/A
- d) Maximum Building Height 35 feet
- e) Setbacks
  - 1. Front Yard – 35 feet
  - 2. Side Yard (each side) – 10 feet
  - 3. Rear Yard – 25 feet
  - 4. A 25-foot minimum setback is required from any external PDD property line (Along perimeter of development, not between tracts)

## 3. Landscaping

Exterior Landscaping – Exterior boundaries of each tract shall maintain a landscaping buffer that meets or exceeds the Bufferyard 1 requirements of the City of Pickens. Bufferyard 1 consists of a minimum of 2 canopy trees, 4 understory trees, 4 evergreen/conifers, and 4 shrubs per 100 linear feet of landscaping area. Existing undisturbed vegetation in these areas may count towards these requirements.

Canopy trees shall have a minimum caliper of 1.5 inches measured at a height of 6 inches above ground at planting. Understory trees must be a minimum of 4' in height at planting. Evergreen trees must be a minimum of 3' in height at planting. Shrubs must be a minimum of 12" in height at planting.

All landscaping must be irrigated.

## 5. Signage

Parking for Tract C must meet the minimum requirements of Article V – Off-Street Parking and Loading Regulations of the City of Pickens Zoning Ordinance and the Gateway Overlay District requirements.

## 6. Parking

Parking for Tract C shall be in accordance with Article V of the City of Pickens Zoning Ordinance – Off-Street Parking and Loading.

## **D. Billboard Signs:**

No more than two billboard signs may be located on the PDD property. Billboard signs may be no more than 35 feet in height and 378 square feet in area. Billboards must be located a minimum of 250 feet from any other billboard on the PDD site.

City of Pickens)  
County of Pickens)  
State of South Carolina)

Ordinance Number 2026-05

**AN ORDINANCE PURSUANT TO SECTION 5.3 150 (3) OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, TO ANNEX PROPERTY TO THE CITY OF PICKENS, SOUTH CAROLINA.**

WHEREAS, one hundred percent (100%) of the freeholders owning one hundred percent (100%) of the assessed value of property addressed as 2914, 2916, 2918, 2920 and 2932 Gentry Memorial Highway and identified as Tax Map Numbers 4191-17-01-7196, 4191-17-01-8411, 4191-17-01-9988, 4191-17-11-0228, 4191-17-11-0270, and 4191-17-11-1124, has petitioned the City of Pickens, South Carolina, to annex said property into the City of Pickens, South Carolina, and

WHEREAS, the property as aforementioned is contiguous to the current City of Pickens, South Carolina, and is eligible for annexation and,

WHEREAS, the said real property as described above shall become a part of the corporate limits of the City of Pickens, South Carolina, upon second and final reading of this ordinance.

Now, THEREFORE, BE IT ORDAINED and ordered the Mayor and City Council of the City of Pickens, South Carolina, that the property located at 2914, 2916, 2918, 2920 and 2932 Gentry Memorial Highway and identified as Tax Map Numbers 4191-17-01-7196, 4191-17-01-8411, 4191-17-01-9988, 4191-17-11-0228, 4191-17-11-0270, and 4191-17-11-1124, and exhibit attached is hereby annexed in the corporate limits of the City of Pickens, South Carolina, and, that said property shall be zoned PDD pursuant to the Zoning Ordinance of the City of Pickens, South Carolina. Future use of the property will be governed by the City's zoning ordinance, any variances thereto as may be granted solely by City Council; and, by a voluntary Development Agreement by and between the property owner and the City detailing various fees and construction standards in addition to the base zoning requirements.

DONE AND RATIFIED BY THE MAYOR AND COUNCIL OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

Introduced (1<sup>st</sup> Reading) May 11,2026

Final (2<sup>nd</sup> Reading) \_\_\_\_\_

\_\_\_\_\_  
Mayor, Isaiah Scipio

\_\_\_\_\_  
Attest, Donna Owen, City Clerk



**100 Percent Petition-Ordinance Annexation  
Petition Form**

TO THE MAYOR AND COUNCIL OF THE CITY OF PICKENS, SOUTH CAROLINA:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City of Pickens, South Carolina by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

The property is designated as follows on the County tax maps as parcel number \_\_\_\_\_  
4191-17-01-8411, 4191-17-01-9988, 4191-17-01-7196, 4191-17-11-  
0228, 4191-17-0270, & 4191-17-11-1124

*Carla Jean Jeannine J. Belknap* 307 South "C" St. Easley SC 29640 5-10-26  
*[Signature]* 244 Clardy Rd. Liberty, S.C., 29657  
Signature Street Address, City Date

**For City Use:**

Petition received by \_\_\_\_\_, Date \_\_\_\_\_

Description and Ownership verified by \_\_\_\_\_, Date \_\_\_\_\_

Recommendation \_\_\_\_\_

By: \_\_\_\_\_, Date \_\_\_\_\_



Exhibit A

