

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 8th, 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:



Donna Owen, City Clerk

Approved:



Mayor, Isaiah Scipio