City of Pickens
Regular Meeting
August 10, 2026
6:01 p.m.

The Mayor Pro-Tem and City Council convened at Pickens City Hall, 219 Pendleton Street, Pickens, S.C. for a Regular Called Meeting. Agendas were posted and sent to media on August 7, 2026.

Council Members in Attendance:
Mayor Pro-Tem, Allie Winter
Council Member Danny Adams
Council Member Jonathan Baker
Council Member Cameron Rivers
Council Member Floyd Rogers
Council Member Ray Wilson

Council Members Absent:
Mayor, Isaiah Scipio

Staff:
Tim O'Briant, Administrator
Meagan Nations, City Clerk/Human Resources Director
Randal Beach, Police Chief
Matt Chappell,
Jonathan Morris, Parks and Recreation Director

(The minutes are a synopsis of the meeting, and they are not a verbatim discussion. Full viewing and recording of the meeting is available on the City of Pickens Web-page and Facebook. Also, the full agenda packet with all departmental reports are available in the City Clerk's office.)

WELCOME AND CALL TO ORDER:

Mayor Pro-Tem Winter called the council meeting to order and welcomed those in attendance. Randal Beach, Chief of Police, further gave the invocation followed by the Pledge of Allegiance.

COMMENTS MAYOR SCIPIO:

Mayor Pro-Tem Winter stated that Mayor Scipio will not be present tonight as he is ill. She asked for thoughts and prayers for him.

COMMENTS FROM CITIZENS:

Barbara Robinson- Mrs. Barbara Robinson expressed concerns regarding the proposed use of 404 Hampton Avenue as a homeless shelter. Staff explained that the City denied the request because the proposed use does not comply with current zoning regulations. The property owners/operators have appealed the decision to the Board of Zoning Appeals. Ms. Robinson also asked about screening policies for individuals who may reside at the shelter. Staff stated that no shelter is currently authorized at the property and that specific screening policies were not known at this time.

APPROVAL OF MEETING MINUTES:

- July 13, 2026 – Regular Meeting

>>>Motion was made by Councilmember Ray Wilson and seconded by Councilmember Floyd Rogers. Hearing no discussion, the motion carried unanimously.

ADMINISTRATOR'S REPORT:

Mr. O'Briant gave the following report:

- Matt Chappell is now serving as Development Services Manager and will oversee planning, permitting, codes, and boards and commissions. QR Codes will be added to public hearing notices to provide residents with additional information through the City Website.
- An update on Court Street Parking Discussion IGA Agreement.
- An update regarding McMillan Pazdan Smith on the Facility Siting Study.
- The City's financial audit is progressing, with a bank reconciliation issue substantially resolved.
- The Public Works vehicle shed is nearing completion following Hurricane Helene damage.
- Goats continue to assist with kudzu removal near the amphitheater.
- A new Ford Explorer patrol vehicle has been delivered and is fully reimbursable through the State's SRO grant program.

Council Questions for the Administrator:

- Question regarding the Goats and no Livestock Ordinance within the City
- Question regarding closing on a city property adjacent between furniture store and entrance to amphitheater on Main Street
- Question regarding any increases for PEBA health insurance

FINANCE REPORT:

- Council received a large packet of Financial Information for the new budget year.

Council Questions regarding Finance Report:

- Question regarding new fuel tank and system at Public Works
- Question regarding the accounting firm (Cherry Bekaert) giving us monthly and quarterly basis
- Question regarding Administrative Assistant position
- Question regarding adjusting spending due to Audit being pushed back

COURT STREET PARKING DISCUSSION

Pat Welborn, Pickens County Clerk of Court, provided an overview of the need to prioritize what is best for Pickens. He noted limited parking on Court Street and emphasized the importance of safety and security for courthouse employees. He expressed concern that two-hour parking on the west side of the street allows anyone to park there.

Discussion between Council and Staff included, but was not limited to:

- 16+ spaces needed on Court Street for Courthouse personnel
- Question regarding providing security escorts for attorneys and any other employees entering and exciting the building

Council asked the Administrator to meet with the Clerk of Court to recraft the language in the Intergovernmental Agreement and bring back to Council at the next work session. Council would also like to plan an onsite meeting for Council and citizens to meet to look at the parking spaces being discussed.

CONSIDERATION OF A RESOLUTION NO. 2026-R7 COMMITTING THE CITY OF PICKENS TO PROVIDING A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA BIG IDEA GRANT AND FOLLOWING ITS PROCUREMENT POLICY WHEN SECURING SERVICES AND PRODUCTS WITH GRANT IDEAS.
Administrator Tim O'Briant went into an overview on this Resolution, stating this is a grant that offers up to $100,000 for cities for big ideas and support projects.

>>>Councilmember Ray Wilson made a motion to approve Resolution 2026-R7 as presented. Motion was seconded by Councilmember Floyd Rogers and carried unanimously (6-0).

MEMORANDUM OF AGREEMENT FOR SOUTH CAROLINA DEPARTMENT OF JUVENILE JUSTICE DETENTION OF YOUTH
Administrator O'Briant discussed the annual standard agreement with the South Carolina Department of Juvenile Justice regarding the detention of youth, including daily detention rates and additional medical expense. It was noted that the number of juveniles being detained has increased significantly in recent years.

>>>Councilmember Floyd Rogers made a motion to approve the South Carolina Department of Justice Juvenile Justice Detention of Youth Memorandum Agreement. Motion was seconded by Councilmember Danny Adams and carried unanimously (6-0).

DISCUSSION OF APPROVAL OF THE PROFESSIONAL SERVICES PROPOSAL FROM MCMILLAN PAZDAN SMITH FOR FACILITY SITING STUDY
Council discussed the professional services proposal from McMillan Pazdan Smith for a facility siting study. The study will evaluate the needs of all City departments and provide up to three potential facility scenarios, including consideration of current and future growth, existing facilities and potential property expansion.

Discussion between Council, staff and McMillan Pazdan Smith representatives included, but was not limited to:

- Discussion regarding the study's importance for future grant funding and facility planning
- Questions regarding funding and timing
- Discussion on three options presented in the study
- Discussion regarding expiration date for the study

>>>After much more discussion, Councilmember Floyd Rogers made a motion to approve the proposal presented from McMillan Pazdan Smith. Motion was seconded by Councilmember Ray Wilson and the motion failed (3-3), with Councilmember Danny Adams, Councilmember Jonathan Baker and Councilmember Cameron Rivers opposed.)

Councilmember Rivers stated he is for this, but he feels we need to wait until the audit is complete before moving forward with this.

Councilmember Jonathan Baker stated he thinks the study will be great but wants to revisit in January after the audit is complete.

Mayor Pro-Tem Allie Winter made a motion to recess for five minutes. Motion was seconded by Councilmember Floyd Rogers and carried unanimously (6-0).

Councilmember Ray Wilson made a motion to reconvene to open session. Motion was seconded by Councilmember Floyd Rogers and carried unanimously (6-0).

FIRST READING OF AN ORDINANCE 2026-07 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
Administrator O'Briant gave an overview of this Ordinance.

>>>Councilmember Ray Wilson made a motion to constitute first reading of this ordinance and discuss in work session prior to second reading. Motion was seconded by Councilmember Floyd Rogers and carried unanimously (6-0).

FIRST READING OF AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN
Administrator O'Briant gave an overview of the Comprehensive Plan. He stated the last comprehensive plan for the city passed in 2014.

>>>Councilmember Floyd Rogers made a motion to constitute first reading of this Ordinance to adopt the Comprehensive Plan. Motion was seconded by Councilmember Danny Adams and carried unanimously (6-0).

CONVENE INTO EXECUTIVE SESSION:
Motion to enter in executive session for the following items:

1. Board and Commissions-Section 30-4-70(A)(1):
    a. Board and Commissions Appointments
2. Contractual-Section 30-4-70(A)(2):
    a. Discussion of Proposed Sale on Moorefield Memorial Highway (#4181-20-81-5542)

>>>Councilmember Floyd Rogers moved to convene into executive session for the stated purposes. Motion was seconded by Councilmember Jonathan Baker. Motion carried unanimously.

RECONVENE INTO PUBLIC SESSION:

Motion was made by Councilmember Ray Wilson to reconvene into Public Session, seconded by Councilmember Floyd Rogers and unanimously passed.

ACTION AS IT RELATES TO EXECUTIVE SESSION:

1. Board and Commissions-Section 30-4-70(A)(1):
    a. Board and Commissions Appointments
        i. The floor was opened for nominations to the Planning Commission. Mayor Pro-Tem Winter stated there are two seats open for this board.
            1. Councilmember Ray Wilson nominated Mark Gillespie.
            2. Councilmember Ray Wilson nominated David Michel.
            3. Councilmember Jonathan Baker nominated Douglas Tate.
                a. Hearing no other nominations, the Mayor closed nominations for the Planning Commission.
                    i. The results of the vote were as followed:
                        1. Mr. Gillespie received 6 votes.
                        2. Mr. Michel received 5 votes.
                        3. Mr. Tate received 1 vote.
                    ii. Mr. Mark Gillespie and Mr. Douglas Tate were appointed to the planning commission.
        ii. Mayor Winter stated that Mr. Michel will move from the Board of Architectural Review Board to the Planning Commission, so this will open a seat on the BAR Board.
        iii. The floor was opened for nominations to the Board of Architectural Review Board. Mayor Pro-Tem Winter stated that there is one seat open on this board.
            1. Councilmember Ray Wilson nominated Shannon Williams.
            2. Hearing no other nominations, the Mayor Pro-Tem closed the nominations for this Board.
                a. The results of the vote were as follows:
                    i. Shannon Williams received 6 votes. Shannon was appointed to the BAR Board.

2. Contractual-Section 30-4-70(A)(2):
    a. Discussion of Proposed Sale on Moorefield Memorial Highway (#4181-20-81-5542)
        i. The Mayor Pro-Tem stated that Council has given the Administrator direction to proceed with a counter related to price and zoning.

COMMENTS FROM COUNCIL MEMBERS:
Allie Winter- Mayor Pro-Tem Winter shared the Charters of Freedom Reception Invitation, and gave an overview of the Fall Events happening in the City of Pickens.

Floyd Rogers- Councilmember Rogers stated we missed the Mayor tonight, and we pray that he feels better soon.

ADJOURNMENT:
Hearing no further business, Mayor Pro-Tem Winter called for the motion to adjourn. Motion was made by Councilmember Ray Wilson, seconded by Councilmember Floyd Rogers and unanimously passed. Pickens City Council stood adjourned at 9:00 p.m.

Respectfully Submitted:	Approved:
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Meagan Nations City Clerk/Human Resources Director	Mayor, Isaiah Scipio