City of Pickens
Council Work Session
September 28, 2026
6:00 p.m.

The Mayor and City Council convened at Pickens City Hall, 219 Pendleton Street, Pickens, S.C. for a regular Work-Session. Agendas were posted and sent to media on September 24, 2026.

Council Members in Attendance:

Mayor, Isaiah Scipio
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

Staff:

Meagan Nations, City Clerk/Human Resources Director
Randal Beach, Chief of Police
Chris Griffin, Police Lieutenant
Trey Adams, Public Works Director
Jonathon Morris, Recreation Director
Matt Chappell, Developmental Services Manager

(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 council meeting to order and welcomed those in attendance. Mayor Scipio further gave the invocation followed by the Pledge of Allegiance.

MONTHLY REPORTS FROM DEPARTMENT HEADS:

Chief Beach: Police Department Report

- Chief Beach provided a department update and reported that the Department is fully staffed, with personnel continuing professional education and training.
- Year-to-date statistics through September included 13,601 calls for service, 1,161 case reports, 219 traffic accidents, 3,131 traffic stops, 1,276 warnings, 1,523 citations, and 374 arrests. The Chief noted that arrests and theft offenses are down compared to previous years. Pasted text
- The Chief also discussed ongoing investigations, traffic enforcement efforts, the K-9 program, and the Department's successful response to multiple community events held on the same day.

Matt Chappell: Development Services/Planning/Zoning

- Matt Chapell provided an update on Development Services, reporting 31 open code compliance cases and 42 closed cases, involving 13 violation types and 40 total violations. The building at 209 West Main Street has been condemned and is expected to be demolished within the next few weeks.
- Since August 3, seven building permits and 21 zoning applications were processed. Plan reviews generated nearly $11,000 in revenue. The Board of Architectural Review, Board of Zoning Appeals, and Planning Commission have also remained active.
- The Public Works vehicle shed damaged during Hurricane Helene is nearing completion, with a total project cost of $323,250, most of which is covered by insurance.
- The new online permitting system is now fully operational, with 15 application processes available online. The system has reduced processing times from approximately 4–5 days to 24–36 hours and has improved record retention and convenience for applicants.
- The Downtown Master Plan is approximately 15% complete, with public input planned at an upcoming City event. Staff is also reviewing zoning and land-use regulations for potential updates and developing a rental-property inspection program.
- Council discussed property maintenance standards, sidewalk merchandise/encroachment, and the City's permitting requirements. Staff will further review the applicable codes and report back to Council.

Bryan Owens: Marketing

- Bryan Owens provided an update on City events and marketing efforts. He reported that seven events have been held since the beginning of the fiscal year, including a recent concert that drew approximately 1,000 attendees. He recognized the Police and Fire Departments for their assistance with the event and their response to a medical emergency.
- Upcoming events include a square dance and line dancing on October 9, a concert featuring Karen Peck and New River on November 20, and trick-or-treating downtown on October 31. The city is also preparing for the Soapbox Derby on November 14 and the Christmas Parade on December 4. Pasted text
- Mr. Owens also reported that a community survey has received nearly 100 responses, including suggestions for future events and volunteers interested in assisting. Staff will continue collecting feedback to help develop next year's programming.

Meagan Nations: Human Resources

- The mayor read the September 2026 HR report. A new PTO Request Form is being implemented for all employees to provide a consistent process for requesting and tracking leave, ensuring PTO is properly approved, utilized, and accurately entered into Timeclock.
- Open Enrollment will take place October 1–31. Information has been mailed to employees, and weekly email reminders and updates will be provided throughout the enrollment period.

- Ongoing HR projects include managing workers' compensation and insurance claims through SMIRF and SCMIT, updating City assets in SMIRF, reviewing and updating the City's travel reimbursement policy and reimbursement form, and working toward a centralized employee information and HR database. It was reported that Harris Smart Fusion has an HR portal that may help centralize employee information, and training will be scheduled to evaluate how the system can be utilized.
- The HR Director also provided in the report plans to incorporate standalone City policies into the City Employee Handbook to provide employees with one centralized resource for policies, procedures, and expectations.
- A staffing update was provided on our new Administrative Assistant.
- Council discussed the importance of having a centralized HR database and combining City policies into one employee handbook. An update was provided on the Director's ongoing HR training and professional development, including certification efforts and support from an HR mentor.

Administration

- They mayor read the administration report

Jonathon Morris: Recreation Director

- Mr. Morris provided an update on the Recreation and Grounds Department. The Department maintains approximately 153 acres, including 57 acres of mowing areas, and staff continue to manage significant mowing, grounds maintenance, facility upkeep, and event support responsibilities. Staff were recognized for improvements to the JC Park ball fields, which are now predominantly Bermuda grass.
- The Director reported that repairs are being evaluated for several areas of the Doodle Trail, with cost estimates provided for three areas on the Pickens side. The HVAC project at the Recreation Center has received bids, with a recommendation identified based on the proposals, company history, system knowledge, and warranty.
- The Department currently has more than 600 athletes participating in football, cheerleading, volleyball, and soccer. Mr. Morris discussed the possibility of replacing spring soccer with spring flag football due to limited competition for spring soccer. Fall soccer would continue, while flag football would provide opportunities for competition with other recreation departments and participation in tournaments.
- Council also discussed recreation registration fees and comparisons with other departments in the county. The Director noted that the city currently has lower registration fees but also has fewer staff and facilities. He recommended not increasing registration fees at this time unless the city is able to increase the level of service, potentially through additional staffing.
- The Director reported that the Department is exploring opportunities to generate additional revenue through field rentals and tournaments as interest from travel teams increases. He also discussed the workload associated with grounds maintenance and event support, noting that additional staffing would make the responsibilities more manageable.

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- For FY 2025–26, the Recreation Department recorded more than 1,800 registrations, a new departmental record and an increase of approximately 600 registrations since 2023. The Director expressed appreciation to Council and staff for their continued support.

Trey Adams: Public Works and Utilities Director

- Mr. Trey Adams provided an update on Public Works activities. Streets and Sanitation completed two full brush and C&D collection routes and is now fully staffed. Stormwater crews completed ditch cleanups, drainage work, and a driveway tie-in on Booth Street and will begin stormwater inspections to maintain MS4 compliance.
- The Water Distribution Division completed 107 work orders, meter reading cycles, 10 taps, 11 leak repairs, and 173 utility locates. Wastewater crews completed eight taps, seven sewer service line cleanings, and routine lift station inspections. The wastewater system also recently underwent a state inspection, with two of three recommended items already addressed.
- The City is transitioning wastewater treatment operations in-house following the termination of the CWS contract. A qualified operator with 7½ years of experience and a Class A wastewater license has accepted the position.
- Special projects include SCADA upgrades, the Margaret Street waterline replacement, and a generator for the Public Works facility. The Margaret Street project is pursuing grant funding, with construction anticipated to begin in January 2027.
- Council also discussed the former water treatment plant, including securing the property, potential public safety training uses, and the removal or relocation of equipment. Staff will provide a proposal for securing and utilizing the property. The City's water meter replacement program was also discussed, with staff reporting significant improvement in meter readings and fewer issues as the replacement process continues.

CONSIDERATION AND APPROVAL OF A RESOLUTION 2026-R9 HONORING THE LIFE AND MEMORY OF GABBY PETITO AND PROCLAIMING MARCH 19, 2027, AS "GABBY PETITO DAY" IN THE CITY OF PICKENS.

- Lieutenant Chris Griffin introduced his sister, Brianne Griffin, and discussed her work providing domestic violence resources at the Hiding Place in Pickens County. He shared information about Gabby Petito's story and the efforts of her family to raise awareness of domestic violence.
- Gabby Petito's family will visit Pickens from November 10–14 to share her story, meet with community members and leaders, and provide free domestic violence and first responder training for police, fire, EMS, and service providers.
- Ms. Griffin read Resolution 2026-R9, honoring the life and memory of Gabrielle "Gabby" Petito and proclaiming March 19, 2027, as Gabby Petito Day in the City of Pickens, which would have been Gabby's 28th birthday.

>>>Councilmember Allie Winter moved to approve Resolution 2026-R9 as presented. The motion was seconded by Councilmember Floyd Rogers and carried unanimously (7-0).

CONSIDERATION AND APPROVAL OF A RESOLUTION 2026-R8 ESTABLISHING REQUIREMENTS AND A FEE FOR THE CITY OF PICKENS TEMPORARY LIVESTOCK KEEPING PERMIT.

- Matt Chapel presented Resolution 2026-R8, establishing requirements and a fee for a temporary livestock keeping permit. The proposed process would allow temporary livestock use for activities such as vegetation management, entertainment, exhibition, educational, recreational, and agricultural purposes, while addressing current zoning restrictions. The discussion focused primarily on using livestock, such as goats, for vegetation management.
- Council discussed concerns regarding the scope of the proposed resolution, permitted zoning areas, permit duration, fees, enforcement, and potential impacts on neighboring properties. Members expressed support for allowing livestock for vegetation management but agreed that the language should be narrowed and clarified.

>>>Councilmember Allie Winter made a motion to postpone this resolution and the Ordinance to the next business meeting so our Attorney can tighten up the language. Motion was seconded by Councilmember Danny Adams and carried unanimously 7-0.

FIRST READING OF AN ORDINANCE 2026-09 TO AMEND CHAPTER 4, "ANIMALS," OF THE CODE OF THE CITY OF PICKENS, SOUTH CAROLINA, TO ESTABLISH A TEMPORARY LIVESTOCK KEEPING PERMIT.

Council moved in the motion above to postpone discussion until the next meeting.

DISCUSSION OF ZONING AND PERMITTED USES FOR TAX MAP #4181-12-97-9113, 225 PUMPKINGTOWN HIGHWAY, AND CONSIDERATION OF RECOMMENDATION TO THE PLANNING COMMISSION FOR A REVIEW OF POSSIBLE AMENDMENT TO THE ZONING MAP AS ALLOWED IN SECTION 1303 OF CITY CODE.

- Matt Chappell presented a discussion regarding the zoning and permitted uses for Tax Map Number 4181-12-97-9113, located at 225 Pumpkintown Highway, and a possible recommendation to the Planning Commission for an amendment to the City's zoning map.
- Mr. Chappell explained that the approximately 90–100-acre property, which includes Market at the Mill and Bridge Brothers, is currently zoned General Business District (GBD). Certain businesses operating or seeking to operate on the property involve manufacturing activities, which are not permitted under the current GBD zoning. The proposed amendment would rezone the property to General Industrial, which would allow the existing manufacturing operations, as well as other businesses that are consistent with the proposed zoning classification.
- Council discussed the history of the property's zoning, existing businesses and permitted uses, potential impacts on surrounding residential areas, and the required 70-foot buffer between industrial development and residential zoning. Staff reported that existing businesses at the property would be permitted under the proposed zoning.
- Council also discussed the circumstances surrounding the previous zoning change and the need to correct the zoning classification to better reflect the existing and intended uses of the property.

>>>Councilmember Floyd Rogers made a motion to refer the proposed zoning map amendment to the Planning Commission for review and recommendation. Motion was seconded by Councilmember Allie Winter and carried (5-2), with Councilmember Danny Adams and Councilmember Cameron Rivers opposed.

CONVENE INTO EXECUTIVE SESSION:
Motion to enter into Executive Session for the following items:

1. Personnel Matter-Section 30-4-70(A)(1):
    a. Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or an appointment to a public body regarding an Interim City Administrator

2. Personnel Matter-Section 30-4-70(A)(1):
    a. Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or an appointment to a public body regarding the Finance Department

3. Legal-Section 30-4-70(A)(2):
    a. Receipt of Legal Advice regarding Former City Administrator

4. Legal-Section 30-4-70(A)(2):
    a. Receipt of Legal Advice regarding Police Policy and Procedure

5. Contractual-Section 30-4-70(A)(2):
    a. Discussion regarding Clearwater Solutions, LLC. Contract and Enterprise Contract

>>>Councilmember Danny Adams made a motion to convene into Executive Session for the stated purposes. Motion was seconded by Councilmember Ray Wilson and carried unanimously (7-0).

RECONVENE INTO PUBLIC SESSION:
>>>Motion was made by Councilmember Danny Adams and seconded by Councilmember Ray Wilson to reconvene into public session.

ACTION AS IT RELATES TO EXECUTIVE SESSION:
Attorney Daniel Hughes stated for the record, no decisions or votes were taken during executive session.

1. Personnel Matter-Section 30-4-70(A)(1):
    a. Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or an appointment to a public body regarding an Interim City Administrator – **No Action Taken.**

2. Personnel Matter-Section 30-4-70(A)(1):

a. Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, or an appointment to a public body regarding the Finance Department - **No Action Taken.**

3. Legal-Section 30-4-70(A)(2):
    a. Receipt of Legal Advice regarding Former City Administrator – **No Action Taken.**

4. Legal-Section 30-4-70(A)(2):
    a. Receipt of Legal Advice regarding Police Policy and Procedure – **No Action Taken.**

5. Contractual-Section 30-4-70(A)(2):
    a. Discussion regarding Clearwater Solutions, LLC. Contract and Enterprise Contract – **No Action Taken.**

COMMENTS FROM COUNCIL MEMBERS:
No Comments from Council

ADJOURNMENT:
Hearing no further business, Mayor Scipio called for the motion to adjourn. Motion was made by Councilmember Floyd Rogers, seconded by Councilmember Allie Winter and unanimously passed. Pickens City Council stood adjourned at 11:00 p.m.

Respectfully Submitted:

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Meagan Nations
City Clerk/Human Resources Director

Approved:

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Mayor, Isaiah Scipio

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