

**REGULAR MONTHLY MEETING
PIKE COUNTY BOARD OF COMMISSIONERS**

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, March 26, 2024, at 6:30 p.m. in the Courthouse, Main Courtroom, at 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Jason Proctor and James Jenkins attended. County Manager Brandon Rogers, County Attorney Rob Morton and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)).

1. **CALL TO ORDER** **Chairman J. Briar Johnson**
2. **INVOCATION**.....**Silent Invocation**
3. **PLEDGE OF ALLEGIANCE**..... **Chairman J. Briar Johnson**

4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))

Motion/second by Commissioners Daniel/Proctor to approve the agenda, motion carried 5-0.

5. APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))

- a. Minutes of the March 13, 2024, Regular Monthly Meeting.
- b. Minutes of the March 13, 2024, Workshop.

Motion/second by Commissioners Proctor/Guy to approve the minutes of the March 13, 2024 Regular Monthly Meeting, and the minutes of the March 13, 2024 Workshop, motion carried 5-0.

6. INVITED GUEST - NONE

7. REPORTS FROM COMMISSIONS, DEPARTMENTS, COMMITTEES, AUTHORITIES

- a. Monthly Reports submitted from County Departments and County Authorities, including a Revenue/Expenditure Statement for all departments and a summary check register. *There are no Department reports as they will be provided during the first Board meeting of April. Revenue/Expenditure Statement and Detail Check Register is included.*

Motion/second by Commissioners Proctor/Daniel to accept reports, motion carried 5-0.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$3,430,421.95
Fire Dept. Donations.....	\$9,845.95
Cash Reserve Account.....	\$74,094.09
Jail Fund	\$28,391.84
E-911 Fund	\$153,325.18
DATE Fund	\$36,244.01
Juvenile Court Fund.....	\$13,982.78
Residential Impact Fee	\$265,443.01
Commercial Impact Fees	\$5,501.69
C.A.I.P FUND	\$22,551.23
General Obligation SPLOST 2022-2028.....	\$1,317,076.87
L.M.I.G. Grant (DOT).....	\$86,663.25

- c. County Manager Comments

County Manager Brandon Rogers addressed the Board stating he has been contacted by the location manager with a filming company that is interested in bringing a scene to Pike County. The company has a bridge scene in one of the episodes and would like to film the scene at the Flat Shoals Bridge over the Flint River in May. The bridge at Flat Shoals is on Meriwether County's list of bridges even though half of the bridge is Pike County. Commissioner Daniel noted that a film company has used that bridge before, and the county was compensated for it.

Motion/second by Commissioners Guy/Daniel to allow the County Manager to discuss the filming at Flat Shoals Bridge with Meriwether County and the location manager with the filming company, motion carried 5-0.

County Manager Brandon Rogers noted that budget meetings have been taking place for the past two weeks with the Department Heads. Commissioner Proctor has sat in on several of the budget meetings with the Departments. CM Rogers stated he hoped to have some documents ready shortly for the Commissioners to start looking over the requested/recommended budget before the first reading.

County Manager Brandon Rogers stated that during the Tax Assessors audit, a member of the Review Committee addressed him and told him if he could help get the Tax Assessors Department a vehicle, that would be great. Then the member said have a nice day, I am leaving. CM Rogers stated he and Todd Goolsby have been searching for vehicles and wanted to get the Tax Assessors another truck like they have a Ford Ranger, but they are on back order until after the new budget. The F-150 is the cheapest next to the Ranger. A 2023 Ford F-150 Extended Cab, 2-wheel drive, is \$36,099.00 and a 2023 Ford F-150 Extended Cab, 4-wheel drive, is \$40,088.00 at Speedway Ford. These trucks are plain white work trucks. The county has budgeted for two vehicles for Public Works and will only need to purchase one. The Water and Sewerage Authority agreed to give the Board of Commissioners one of their vehicles at no cost to the county. CM Rogers would like to purchase the Tax Assessors office the

2-wheel drive truck and the Public Works Department the 4-wheel drive truck. CM Rogers noted these were the best prices they have received; other manufacturers were \$43,000.00 and above.

Motion/second by Commissioners Daniel/Guy to approve the County Manager to purchase two vehicles, one for Public Works and one for Tax Assessors, motion carried 5-0.

County Manager Brandon Rogers noted he met with the Pike County School Superintendent yesterday and discussed several projects. The projects included grading and paving a new parking lot and paving over another road and turn around that the school already has. It would not be any cost to the county. The School Board will cover all the materials, etc., that will be used. Salaries were not negotiated at the time but if the Board of Commissioners agree to this, CM Rogers will go back and negotiate salaries. CM Rogers noted it will take about three days to do, but to be safe he would say five days. The Board needs to decide if they are good with Public Works doing the work because they want the work done before school starts back in August, putting the work to be done sometime at the end of July which is the prime time for paving. Commissioner Proctor stated he would like to help the schools but does not think the county will have time. Chairman Johnson stated he would like to help the schools. Commissioner Guy noted it would be helping the taxpayers all together. CM Rogers stated the estimated cost is \$350,000.00 if the county does it and if the school had to contract the job out it would be around a half million dollars or more, there is a savings.

Motion/second by Commissioners Guy/Daniel to approve Public Works to help the Board of Education 3-5 days during the summer with grading and a new parking lot, motion carried 5-0.

d. Commissioner Reports

District 1 – Commissioner Daniel - No report.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Proctor – No report.

District 4 – Commissioner Jenkins – No report.

At-Large Chair Briar Johnson stated between now and election day he will be recognizing any candidates that are in attendance at the meeting. Todd Child and Ken Pullin were both present and are running for District 3 Commissioner.

e. County Attorney Report to Commissioners

County Attorney Rob Morton noted that most of the stuff is on the agenda or will be discussed in the Executive Session. Mr. Morton noted the transaction was completed involving Twin Oaks Pass and the deed will be recorded and he has the check to give County Manager Brandon Rogers.

8. UNFINISHED BUSINESS

a. Approve/deny right-of-way acquisition of Tanyard Road.

Chairman Briar Johnson noted there will be no action on this agenda item, an agreement has been worked out. Hofstadter, the engineer on record for Tanyard Road, will be handling Tanyard Road.

No motion entertained.

b. Discussion of Road Projects.

County Manager Brandon Rogers presented the road projects list that was started at the last Board of Commissioners Meeting and scheduled to finish the discussion at this meeting.

- Tanyard Road – no change. This is a CDBG project.
- Blanton Mill Road – no change. This is a SPLOST VI project.
- Woodcreek Road – no change. This is a SPLOST VI project.
- Roberts Quarters Road – limit the need for survey and no additional right-of-way, pave the road as is. This is a SPLOST VI project.
- McKinley Road – no change. The county is about finished with everything and ready to start. This is a SPLOST VI project.
- 2nd District – use current right-of-way, pave the road as it to connect the two paved areas from Williamson to Fox Tails subdivision. This is a SPLOST VI project.
- Old Zebulon Road – needs to do right-of-way acquisition, the road needs to be full width before paving. This road will become a highly trafficked road over the next few years. This is a SPLOST VI project.
- contractor. This is a SPLOST V project.
- Concord Road - no change. This is an LMIG/GTIB project.
- Williams Mill Road – no change. Commissioner Proctor stated this road needs to be resurfaced. Chairman Johnson stated this road has multiple potholes and stress cracks. This is an LMIG/GTIB project.
- Carter Road – This road has been completed. This is an LMIG/GTIB project.
- Etheridge Mill Road – This road has been completed. This is an LMIG/GTIB project.
- Caldwell Road (also need to add section of Harden Road in front of the Church) - This road has been completed. This is an LMIG/GTIB project.
- Chapman Road – Chairman Johnson noted a couple of potholes, stress cracks and the shoulder is eroding. Commissioner Daniel stated he lives on this road, and he does not think that the road from Highway 18 to the City Limits of Meansville needs to be resurfaced. Commissioner Daniel stated some of the funding from this road can be moved to another road. Chapman

Road just needs some patchwork. CM Rogers stated he will leave \$30,000 to do the repairs on Chapman Road. This is an LMIG/GTIB project.

- Sandefur Road – Commissioner Proctor noted he lives on this road, and it does not need to be resurfaced. There are two potholes that need to be repaired and the road needs new striping lines. CM Rogers stated he will leave \$15,000 to do the repairs on Sandefur Road. This is an LMIG/GTIB project.
- Daniel Road – no change. Chairman Johnson stated this road has stress cracks and the shoulder is eroding on both sides of the road. This is an LMIG/GTIB project.
- Pilkenton Road – no change. Chairman Johnson noted there are multiple potholes. This is an LMIG/GTIB project.
- Plantation Road – This road has been completed. This is an LMIG/GTIB project.
- Caldwell Bridge Road – Chairman Johnson noted there are multiple potholes, and the shoulder is eroding. Todd Goolsby, Director of Public Works, recommendation is to pave to the bridge. The Board agreed to pave to the bridge. This is an LMIG/GTIB project.
- Drew Allen Road – This road has been completed. This is an LMIG/GTIB project.
- Oliver Road – no change. Chairman Johnson stated this road has multiple potholes and shoulder is eroding. This is an LMIG/GTIB project.
- Pedenville Road – Chairman Johnson noted this road has two potholes and stress cracks. Other than that, the road is in good shape. CM Rogers stated he will leave \$10,000 for repairs. This is an LMIG/GTIB project.
- Vickery Road – Remove this road from the list. Chairman Johnson noted this road is not completely in Pike County, part of the road is in Upson County. This is an LMIG/GTIB project.
- Scott Road – no change. Chairman Johnson stated a lot of structural cracks, no potholes. This is an LMIG/GTIB project.
- Cook Road – no change. Public Works is in the process of paving this road now. This is an LMIG/GTIB project.
- Melville Brown Road at Chapel Hill Road Intersection– This road has been completed. Funded by General Fund.
- Williams Mill Road Bridge (CR35) County Manager Brandon Rogers stated this is the project that GDOT agreed to fix, and the county has a portion they have to pay. The funding on this project is just the county's portion. This is a GDOT/SPLOST project.
- Hutchinson Road – This road has been completed. This is a SPLOST V project.

County Manager Brandon Rogers noted the next group of roads are roads that were not on the original list. All the roads listed below are \$584,000 over the budget. All these roads are LMIG/GTIB projects.

- McCard Lake Road – Add to the list. Pave 1.93 miles, cost \$492,968.32.
- Harden Road – Add to the list. Pave 2.463 miles, cost \$629,109.31.
- Friendship Circle to Gaulding and Gaulding to Concord Road – Add to the list. Pave 1.986 miles, cost \$507,272.06.
- Hagans Mountain Road – Remove this road from the list.
- Watering Hole Pass Cul-de-sac both North and South of Dam – Add to the list. Cost \$94,000.00.
- Wildwood Road – Add to the list. Cost \$183,864.00.
- Calvary Road – Remove this road from the list.
- Fossett Road between Eppinger Bridge and Highway 18 – Remove this road from the list.
- Sands Road culvert – Add to the list. Cost \$60,000.00.
- Scott Road to Ward Road to Blanton Mill Road – Add to the list. Pave 2.213 miles, cost \$565,253.31.

No motion entertained.

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 on Monday, May 27, 2024 from 10:00 a.m.-12:00 p.m. for the Pike County Memorial Day Observance Program.

County Manager Brandon Rogers recommendation is to approve.

Motion/second by Commissioners Daniel/Guy to approve use of Courthouse Grounds, motion carried 5-0.

- b. Approve/deny CivicPlus for agenda and meeting management platform software.

County Manager Brandon Rogers noted the county is currently using Granicus for the agenda software. Granicus bought out Novus Agenda who the county was originally with. Granicus is terminating all Novus Agenda users, and the county needs to find another meeting and agenda platform. CM Rogers and the Clerk met with CivicPlus, and they have a platform that would benefit the county. The county is using Municode to codify the ordinances, and this is through CivicPlus. The county is also looking at CivicPlus for the county website. The turnaround period for the new agenda software platform is around 20 weeks. Multiple Departments in the county can use CivicPlus to have one location for agendas and meetings for the different Boards. Granicus does not allow the Clerk to make changes to their platform where CivicPlus does. CM Rogers noted that Granicus costs around \$12,000.00 annually. The first-year initial fee for Civic Plus is a little over \$16,740.00 and after that is a little over \$12,300.00 with a 5% increase annually.

Motion/second by Commissioners Guy/Daniel to approve CivicPlus for agenda and meeting management platform software, motion carried 5-0.

- c. Consideration of removal for cause of a member of the Pike County Parks and Recreation Authority.

County Manager Brandon Rogers noted this is in reference to Jason Leatherman on the Pike County Parks and Recreation Authority. Mr. Leatherman was appointed to the Parks and Recreation Board and later appointed to the Planning and Zoning Board. While the county policy allows for a member to serve on two Boards, the Parks and Recreation Authority enacting legislation only allows Mr. Leatherman to serve on one Board. CM Rogers noted that Mr. Leatherman has done a great job on both Boards and appreciates everything he has done. Mr. Leatherman stated he would rather serve on the Planning and Zoning Board. According to Parks and Recreation legislation, Mr. Leatherman has to be afforded an opportunity for a hearing. Mr. Leatherman was afforded an opportunity for a hearing and provided a written waiver of that hearing. Commissioner Proctor asked if appointing someone to a Board is considered serving a public office. County Attorney Rob Morton replied that this is defined in the enacting legislation for the Pike County Parks and Recreation Authority, it is listed no member of the authority shall hold any appointed or elected local, state, or federal public office. Mr. Morton noted to answer Commissioner Proctor, it is an appointed office at the local level. Commissioner Guy asked if it was a decision the Board of Commissioners can override. Mr. Morton replied no this is a requirement of the enacting legislation that would have to go up to the state legislation for change. If the Board of Commissioners chooses to not to act, then the Commissioners are potentially subjecting the Authority issues taken by actions the Authority because of the membership. Commissioner Guy stated he would love to keep Jason Leatherman, but the county has to follow the rules. Commissioner Proctor stated he wants to leave Jason Leatherman on the Board because he does not interpret the enacting legislation as a board member being a public office, a public office is something the citizens have to vote on like a government position. County Attorney Rob Morton stated with all due respect the enacting legislation states appointed or elected and he has given his legal opinion, and the Board of Commissioners is subjecting themselves to liability on this issue. Commissioner Jenkins noted he hates to see Jason Leatherman come off the Pike County Parks and Recreation Authority. Commissioner Guy noted he is obligated to make the motion due to legal reasons.

Motion/second by Commissioners Guy/Jenkins to remove Jason Leatherman from the Pike County Parks and Recreation Authority, motion carried 3-2, with Commissioner Proctor and Commissioner Daniel opposed. Mr. Leatherman was afforded an opportunity for a hearing and Mr. Leatherman provided a written waiver of that hearing.

- d. Discussion of the Master Plan and other services for a new proposed 238 ± acre mixed use Business Park.

County Manager Brandon Rogers noted the Board of Commissioners setup a committee to get qualifications for someone to start the Master Plan for the new proposed 238+ acres the county recently purchased. Requests for Qualifications were sent out and the county received five qualifications. The committee narrowed it down to three firms and each firm did a presentation to the committee last Friday. The committee narrowed it down to two after the presentations. The committee's recommendation is that the Board of Commissioners move forward with Falcon Design with Whitley Engineering being the alternative. CM Rogers noted the county did not receive costs from the firms until the three made presentations to the committee. One firm came in at \$468,000.00 and two firms came in at around \$20,000.00. Commissioner Proctor stated he would motion for Falcon Design to do the master plan only and no design. Commissioner Jenkins stated he is not against the business park but asked if there was a clause in the policy about picking someone local if the cost is the same or is it off the committee's recommendation. CM Rogers noted in the policy it is mainly the funding source. Commissioner Jenkins noted he met with Falcon Design and there were some discrepancies that were presented that he followed up on after he left the meeting with Falcon Design. CM Rogers noted the policy states Local Preference, bids awarded to local vendors contribute to the local tax base and will, therefore, be given special consideration when bidding against outside vendors. The County Manager is given the authority to give vendors from within the confines of the County, whose initial bid is within three percent of the low bid submitted by an out-of-county bidder, an opportunity to meet the lower priced bid. The local bidder must agree in writing within 48 hours to meet the lowest price. This policy does not apply to any purchases of materials, equipment, or services in excess of \$20,000.00. In those cases, the Board of Commissioner will make their decision based on the lowest and best bid by a responsive and responsible bidder submitted. CM Rogers noted that Mark Whitley with Whitley Engineering has more current inside knowledge on the property and what has been done because he did Phase I on the environmental when the Industrial Development Authority was looking at it. CM Rogers stated he does not think the Board of Commissioners could go wrong with either firm, Whitley Engineering or Falcon Design.

Motion/second by Commissioners Proctor/Daniel to approve Falcon Design for the master plan only, motion carried 3-2, with Commissioner Jenkins and Commissioner Guy opposed.

- e. Discussion of Pike County Ordinance 35.09 Financial Policies, Section (B) Purchase of Materials and Services; Contracts for Public Works and Road Construction; Subsection (4)(j-o).

County Manager Bradnon Rogers stated this was brought up when the county started talking about the road project list and the additional contractor cost. The county ordinance verses the state code, there is a significant difference. The state is currently looking at increasing theirs. The current state contract requires sealed bids after \$100,000.00 and looking to increase it to \$200,000.00 only for road projects. It is still a way to be competitive. Currently the Pike County Code is set at \$20,000.00. Pike County is already \$80,000.00 less than the state and the state is about to increase theirs. CM Rogers noted it is almost impossible to do a road for less than \$20,000.00, causing the county to get sealed bids. CM

Rogers would like the Board of Commissioners to look at the policy and consider getting it closer to the state law for just road projects. This will shorten the process without having to get sealed bids. While waiting on sealed bids, prices have increased, or the vendor may have taken on another project. Increasing the amount the county must get sealed bids on for road projects will help. CM Rogers noted he would leave the intent in the policy because the intent will be the same, the applicability he would change the provision to separate the construction contracts from Public Works. CM Rogers does not recommend changing the other contracts, just Public Works. CM Rogers stated Pike County Ordinance needs to mention something about state law and code as described in Georgia Code 36.91 and replace in the Pike County Ordinance 35.09 (B) (4) (j-o) with the Georgia code. Commissioner Daniel asked how many readings it will take to update this ordinance. County Attorney Rob Morton replied, two readings. County Attorney Rob Morton stated if the Board makes the motion to approve, it can be considered a first reading. Commissioner Jenkins asked Mr. Morton if this would be his recommendation on the legal side. County Attorney Rob Morton replied his recommendation is to tell him what they want, and he will tell them what they need to do to get there. Mr. Morton stated he does not have a legal issue with the proposed change, it is a policy matter. Commissioner Proctor asked if the Board would still approve the purchase since this is just a limit change. CM Rogers replied yes, it does not change the approval process.

Motion/second by Commissioners Daniel/Guy to approve the first reading of the Pike County Ordinance 35.09 that distinguishes between regular contracts and road construction related contracts for services and materials and mirror the state law requirements for the Public Works road contracts, motion carried 5-0.

- f. Approve/deny 2012 Dodge Charger, 2013 Dodge Charger and 2016 Dodge Durango as surplus on GovDeals.

County Manager Brandon Rogers recommendation is to deem all three vehicles as surplus with considering putting the 2016 Dodge Durango back into service if it does not cost too much to repair it. If the cost is too much on the 2016 Dodge Durango, then the county will sell it on GovDeals. County Manager Brandon Rogers noted that he will update the Board of Commissioners on the 2016 Dodge Durango after he and Todd Goolsby look at it. The 2012 Dodge Charger and 2013 Dodge Charger will be sold on GovDeals.

Motion/second by Commissioners Guy/Proctor to deem all three vehicles as surplus and approve to sell the 2012 Dodge Charger and the 2013 Dodge Charger on GovDeals, motion carried 5-0.

10. PUBLIC COMMENT - NONE

11. EXECUTIVE SESSION

- a. County Attorney Rob Morton requests an Executive Session for consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1), germane to pending or potential litigation.
- b. County Attorney Rob Morton requests an Executive Session to discuss the possible acquisition of real property pursuant to O.C.G.A. 50-14-3 (b)(1).
- c. County Manager Brandon Rogers requests an Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee or interviewing applicants for the position of the executive head of an agency, as provided in O.C.G.A. § 50-14-3(b)(2), germane to personnel.

Motion/second by Commissioners Daniel/Proctor to adjourn Regular Session and enter into Executive Session at 8:20 p.m., motion carried 5-0.

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

**STATE OF GEORGIA
COUNTY OF PIKE**

AFFIDAVIT OF PIKE COUNTY BOARD OF COMMISSIONERS

Members of the Pike County Board of Commissioners, being duly sworn, state under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Pike County Board of Commissioners met in a duly advertised meeting on 3-26-2024.

2.

During such meeting, the Board voted to go into closed session.

3.

The executive session was called to order at 8:20 p.m.

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

Yes Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to

be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

No Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____*insert the citation to the legal authority making the tax matter confidential*);

Yes Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

Yes Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee or interviewing applicants for the position of the executive head of an agency, as provided in O.C.G.A. § 50-14-3(b)(2);

No Other – Germane to authorizing negotiations to purchase, dispose of or lease property.

Pike County Board of Commissioners:

J. Briar Johnson, Chairman	(L.S.)
Tim Daniel, Commissioner	(L.S.)
Tim Guy, Commissioner	(L.S.)
Jason Proctor, Commissioner	(L.S.)
James Jenkins, Commissioner	(L.S.)

This the 26th day of March 2024.

Sworn to and subscribed
Before me this 26th day of March 2024.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public
My commission expires: August 10, 2026.

Motion/second by Commissioners Daniel/Guy to adjourn Executive Session and enter into Regular Session at 9:21 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Proctor/Guy to adjourn at 9:21 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk