PIKE COUNTY BOARD OF COMMISSIONERS

P.O. Box 377 . 77 Jackson Street
Zebulon, GA 30295

J. Briar Johnson, Chairman
Tim Daniel, Commissioner
Tim Guy, Commissioner
Jason Proctor, Commissioner
James Jenkins, Commissioner

Brandon Rogers, County Manager
Angela Blount, County Clerk

Regular Meeting AGENDA
Wednesday, August 13, 2025 - 9:00 AM
Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon, Georgia
Town Hall Meeting at 8:45 a.m.

1. CALL TO ORDER

Chairman J. Briar Johnson

2. INVOCATION

Kyle Garner

3. PLEDGE OF ALLEGIANCE

Chairman J. Briar Johnson

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

5. APPROVAL OF THE MINUTES

a. Minutes of the July 29, 2025, Regular Monthly Meeting.
b. Minutes of the July 29, 2025, Executive Session.

6. INVITED GUESTS - 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.

Department Reports

Financial Reports

b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	$361,319.73
Fire Dept. Donations	$11,658.64
Cash Reserve Account	$183,600.79
Jail Fund	$18,495.07
E-911 Fund	$39,196.77
DATE Fund	$24,428.97

Juvenile Court Fund	$13,775.83
Residential Impact Fees	$298,125.01
Commercial Impact Fees	$39,847.38
C.A.I.P. Fund	$32,117.08
General Obligation SPLOST 2022-2028	$2,084,921.95
L.M.I.G. Grant (DOT)	$887,139.18

c. County Manager Comments.

d. Commissioner Reports.

e. County Attorney Report to Commissioners.

8. UNFINISHED BUSINESS

a. Approve/Deny Public Facilities Authority Development Agreement and Quitclaim Deed for 70 Gwyn Street Zebulon, GA.

9. NEW BUSINESS

a. Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 for Patriot Day Observance Program on September 11, 2025 from 8:00 a.m. – 4:00 p.m.

b. Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 for Veterans Day Observance Program on November 11, 2025 from 8:00 a.m. – 2:00 p.m.

c. Consider one appointment to the Agribusiness Authority to fill an unexpired three-year term, set to expire December 31, 2025. *Applicant has met the criteria.*

d. Approve/Deny alcohol license (Retail Sales – beer and wine) for Bimal Patel, Royal 77 LLC dba Zebulon Whistle Stop, 5900 Highway 19 South, Zebulon, GA. *Applicant has met criteria.*

e. Consider a request regarding the reduced speed limit on Hollonville - Zebulon Road for school zone.

f. Award Bid for the Melville Brown Road Paving Project.

g. Authorize Chairman Briar Johnson to execute the pending tax appeals provided by the Chief Tax Appraiser for the digest submission.

h. Consideration of Plat for Road Abandonment – Etheridge Mill Road.

i. **PUBLIC HEARING:** To receive public input regarding Capital Improvements Element (CIE) Annual Update, pursuant to the Georgia Development Impact Fee Act and the Development Impact Fee Compliance Requirements of the Georgia Department of Community Affairs, an authorize transmittal of the CIE Resolution.

j. **PUBLIC HEARING:** To receive public input on the notice of proposed property tax increase.

10. PUBLIC COMMENT - (Limited to 5 minutes per person)

a. Bryan Richardson with Pike County American Legion Post 197 to address the Board regarding the Pike County Veterans Memorial Refurbishment Project.

11. EXECUTIVE SESSION

a. County Manager 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).

12. ADJOURNMENT

Agenda subject to revision.

PIKE COUNTY BOARD OF COMMISSIONERS

Minutes of the July 29, 2025, Regular Monthly Meeting.

SUBJECT:

Minutes of the July 29, 2025, Regular Monthly Meeting.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	7-29-2025 BOC RMM

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

REGULAR MONTHLY MEETING
PIKE COUNTY BOARD OF COMMISSIONERS

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, July 29, 2025, at 6:30 p.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Ken Pullin and James Jenkins attended. County Attorney/County Manager 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……..……Kyle Garner**
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/Guy 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 July 9, 2025, Regular Monthly Meeting.
   b. Minutes of the July 15, 2025, Special Called Meeting.

   Motion/second by Commissioners Guy/Daniel to approve the minutes of the July 9, 2025 Regular Monthly meeting and the minutes of the July 15, 2025 Special Called meeting, 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 August. Revenue/Expenditure Statement and Detail Check Register is included.*

   Motion/second by Commissioners Guy/Daniel to accept reports, motion carried 5-0.
   b. County Manager Report

   Update on County finances for the following funds/accounts:

General Fund	…$762,279.57
Fire Dept. Donations	$11,655.91
Cash Reserve Account	….....$167,824.13
Jail Fund	$17,932.64
E-911 Fund	$14,457.95
DATE Fund	$26,201.79
Juvenile Court Fund	$13,775.83
Residential Impact Fee	$257,469.07
Commercial Impact Fees	$39,845.80
C.A.I.P FUND	$32,109.98
General Obligation SPLOST 2022-2028	..$1,848,672.20
L.M.I.G. Grant (DOT)…….……..…	$1,023,416.58

   c. County Manager Comment

   County Manager Rob Morton informed the Board that the City of Williamson has submitted a request regarding directional signage on Highway 362. Mayor Steve Fry was present to speak on behalf of the city. CM Morton explained that the city would like to see the existing sign modified to include directional identification of School Road. With Highway 362 being a state road, the Georgia Department of Transportation (GDOT) requires that such a request come from the Board of Commissioners.

   Motion/second by Commissioners Pullin/Daniel to allow the City of Williamson Mayor Steve Fry to address the Board , motion carried 5-0.

   Mayor Steve Fry explained that the existing diamond-shaped yellow sign on Highway 362 includes directional arrows for Williamsson-Zebulon Road and 2nd District Road but omits School Road, which also intersects there and contains several businesses. The city is requesting that School Road be added to the sign, either by modifying the current graphic or adding a supplemental tag beneath. When citizens drive down Highway 362 now, there is no signage letting them know that School Road is coming up.

   Motion/second by Commissioners Jenkins/Daniel to approve sending a letter to the Georgia Department of Transportation formally requesting that School Road be added to the directional signage on Highway 362 in Williamson, GA, motion carried 5-0.

   CM Morton reported he met with County Engineer, Mark Whitley, to review progress on several key road projects:

   - McKinley Road: Redesign plans are expected by August 1, 2025. A meeting with contractor McLeRoy is scheduled for August 8, 2025, to discuss next steps in construction.

- Wood Creek Road: Engineer has indicated they have provided preliminary engineering, and they are about 60% complete on the revised and draft plans. The project will require acquisition of rights-of-way and easements, with draft drawings possibly ready by September.
- Old Zebulon Road – The engineer has provided the existing conditions report, the topography. Preliminary engineering should be completed by August 20, 2025, and then they will proceed with the plans necessary to do right-of-way acquisition and possibly utility relocation.
- Blanton Mill Road – Previously intended to be paved in full, the current plan only includes paving up to Ward Road. CM Morton asked the Board to confirm whether the limited scope was their intent. Preliminary Topography for the section up to Ward Road has been completed. Public Works Director Chris Goodman has expressed concern about only paving a portion of the road. CM Morton advised that if the Board wants to reconsider paving the full road, cost implications must be discussed.

Roads Inventory List – Public Works Director, Chris Goodman, is working with Whitley Engineering to distinguish between public and private roads to ensure an accurate road mileage count for the county.

Courthouse Stairs Renovation – CM Morton reported another delay in material delivery from the supplier. The county is working to get a firm delivery estimate and is also exploring alternative material options.

Etheridge Mill Road – Following the Board's previous approval to move forward with a potential road abandonment, CM Morton met with the surveyor who has provided a draft. Some revisions are needed, and once received, the Board will review the updated version to determine whether to abandon the entire section or just a portion of Etheridge Mill Road.

d. Commissioner Reports

District 1 –Tim Daniel noted he and Commissioner Pullin have received numerous phone calls regarding ongoing construction on Tanyard Road. He stated that after personally inspecting the area, any issues that had been subject of complaints appeared to have been resolved. He emphasized that the work is part of the paving of Tanyard Road.

District 2 –Tim Guy

Commissioner Guy inquired about the process for installing speed limit signs on newly paved roads. County Manager Rob Morton responded that requests should be submitted to him via email, and a determination would be made regarding the appropriate speed limit for the specified road.

District 3 – Ken Pullin – No report.

District 4 – James Jenkins addressed a negative text message that was circulated following the last Board meeting, opposing the paving of Melville Brown Road. He stated that the message included a list of names reportedly against the project, totaling 32 individuals. Upon reviewing the list, Commissioner Jenkins found that only four individuals reside in Pike County, with only one living on Melville Brown Road. Three others reside in Griffin, and the remaining entries did not include addresses. Commissioner Jenkins expressed concern regarding the legitimacy of the list and noted that after visiting approximately 90% of the homes on Melville Brown Road, most residents were in favor of the paving project.

Commissioner Jenkins also reported that he recently spoke with Mayor Steve Fry regarding the status of a potential fire station at the Crosspoint School property, which had previously been discussed by the Board. County Manager Rob Morton stated that various departments conducted inspections and concluded the site was not viable for a fire station. This information was communicated to Mayor Fry, who suggested an alternative location on the property near Hollonville-Zebulon Road. CM Morton confirmed that the site off Highway 362 had been deemed unsuitable by staff.

Mayor Fry addressed the Board, stating that the Georgia Department of Transportation had verbally approved the location, and Pike County Water and Sewerage Authority had agreed to extend water service to the site. He added that the Crosspoint Board is awaiting an update on the project, as the proposed fire station would benefit the school and surrounding areas including Hollonville, Scott Road, and Ward Road. Additionally, it would improve fire coverage in the Blanton Mill Road area, and northern Pike County areas, potentially enhancing ISO ratings.

At-Large Chairman Briar Johnson reported visiting subdivisions along Highway 19 over the weekend. He noted being approached by two residents in the Wellington subdivision who raised concerns about two large concrete sewer covers that are broken. Chairman Johnson was uncertain whether this issue falls under the responsibility of the county or the subdivision's homeowner's association.

e. County Attorney Report to Commissioners

County Attorney Rob Morton informed the Board that an Ante Litem notice has been received in connection with an accident that occurred on Old Zebulon Road on June 14, 2025. The notice has been forwarded to the county's insurance carrier for review and response.

He also provided an update on the ongoing national opioid litigation, noting that the county continues to receive documentation related to settlements involving pharmaceutical companies, including matters pertaining to bankruptcy proceedings of some of the pharmaceutical companies.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

a. Consider one appointment to the West Georgia Region 4 EMA Council to fill a three-year term, set to expire June 30, 2028. *Applicant has met the criteria.*

Applicant is Doug Neath from Concord GA. CM Morton stated Mr. Neath is qualified and recommends approval.

Motion/second by Commissioners Daniel/Guy to appoint Douglas Neath to the West Georgia Region 4 EMA Council, motion carried 5-0.

b. Appoint County voting delegate for the 2025 Legislative Leadership Conference Business Session.

County Manager Morton stated this is something that the Board does on a regular basis. No one has signed up yet for the conference. In the past, Commissioner Jenkins or Commissioner Daniel has been appointed but it is open to anyone.

Motion/second by Commissioners Pullin/Daniel to appoint Commissioner James Jenkins as the voting delegate for the 2025 Legislative Leadership Conference Business Session , motion carried 5-0.

c. Joint Board of Elections and Registration storage cabinets for election devices.

County Manager Rob Morton stated that he provided the Board with information regarding action taken by the Joint Board of Elections and Registration. The Board is requesting approval to purchase locking cabinets for voting machines, specifically to store the machines at off-site voting precinct locations. The total cost for the cabinets is $29,175.00. If approved, the purchase would be made from a sole source provider previously approved by the Joint Board of Elections and Registration.

CM Morton noted his understanding is that this provider supplies the cabinets that are approved for use with voting machines in the State of Georgia. Commissioner Guy asked whether funds had been set aside for the purchase. CM Morton responded that the Elections Supervisor believes the necessary funds are available withing the current budget. He requested that, if approved, the Board authorize the purchase from the sole source provider, contingent upon available budgetary funds.

Commissioner Pullin inquired whether the use of a sole source provider is typical, or if the County would ordinarily obtain multiple bids for a purchase of this amount. CM Morton explained that, if this purchase were being made directly by the Board of Commissioners, it would typically require a sealed bid process due to the amount exceeding the $25,000 threshold. However, the County's fiscal policies allow for a sole source purchase with proper documentation, which the Joint Board of Elections and Registration provided. CM Morton added that he had not independently verified whether this is the only provider available.

Commissioner Pullin requested that Elections Supervisor, David Neyhart, come forward to address questions regarding the sole source provider. Mr. Neyhart stated that he had researched the matter and consulted with other counties currently using the cabinets. He confirmed that this company is essentially the only manufacturer of this type of cabinet. Mr. Neyhart explained that each cabinet can hold four voting machines, which can remain inside the cabinet and do not have to be removed for any programming or charging with equipment.

Chairman Johnson asked about the need for off-site storage. Mr. Neyhart replied that there have been discussions with the Library Board about using their community room for advance voting. One concern raised was the library's desire to use the room after hours. Currently, all voting equipment must be packed up and removed each evening. The new locking cabinets would eliminate the need for nightly removal, as the machines could remain securely locked inside the cabinets.

Motion/second by Commissioners Pullin/Daniel to proceed with the purchase of storage cabinets for election devices from a sole source provider, contingent upon available budgetary funding, motion carried 5-0.

d. Discussion of a temporary moratorium on Economic Incentive Program - Extension (Chapter 114 of the Pike County Code)

County Manager Rob Morton stated that Commissioner Pullin requested a moratorium during the last Board meeting to allow time for review, possible revision, and modification of Chapter 114 of the Pike County Code, which pertains to Economic Incentive Programs. He noted that the Board recently considered a PILOT (Payment in Lieu of Taxes) program, whereas Chapter 114 primarily addresses deed/lease arrangements for bond financing.

CM Morton explained that, following a review of the chapter, the Board may choose to amend or remove it entirely. Commissioner Pullin initially requested a six-month moratorium but clarified that a shorter period, such as three months, may be sufficient. He emphasized the need to review and update Chapter 114, which was originally adopted in 2007. Commissioner Pullin also suggested that the Board consider revisiting the Economic Incentive Program as well as look into incorporating the PILOT program into the chapter.

CM Morton added that chapter 114 was originally written with manufacturing-type development in mind, which is why the deed/lease and bond financing structure is emphasized.

Motion/second by Commissioners Pullin/Daniel to approve a 90-day moratorium on Chapter 114 of the Pike County Code, titled Economic Incentive Program - Extension, motion carried 5-0.

e. Approve/Deny Board of Education (BOE) Tax Levy Resolution.

County Manager Rob Morton stated the Board was provided with information related to this request. The Board of Education approved an E-SPLOST and in connection to that approval, they also approved up-front financing. This tax levy resolution is connected to the up-front financing that they have

authorized. CM Morton noted the Board was being asked for approval because they are the taxing authority for the county, to approve the tax levy resolution which is connected to the up-front financing of their E-SPLOST projects.

Motion/second by Commissioners Daniel/Guy to approve the Board of Education Tax Levy Resolution and authorize Chairman Johnson to sign, motion carried 5-0.

f. Approve/Deny Public Facilities Authority Development Agreement and Quitclaim Deed for 70 Gwyn Street Zebulon, GA.

County Manager Rob Morton stated the surveyor has not finished the updated plat for 70 Gwyn Street therefore he is asking the Board to postpone this item until the August 13, 2025 meeting.

Motion/second by Commissioners Daniel/Guy to postpone this agenda item until the next regular meeting of the Pike County Board of Commissioners scheduled for August 13, 2025, motion carried 5-0.

g. Approve/Deny Pike County Parks and Recreation Authority mowers to be sold as surplus.

County Manager Rob Morton noted this is out of an abundance of precautions. The Parks and Recreation Authority notified the county that they are wanting to surplus their mowers and asked about the process. The question is whether these mowers were purchased by the county or by the authority, and so it was decided that both entities go through the surplus process. The identification of the three mowers are:

1) Grasshopper 329B Big Block 32 Hp 61" Deck w/ 2332 hrs – Serial # 6510738
2) Grasshopper 329B Big Block 32 Hp 61" Deck w/ 1800 hrs (Don't Start) – Serial # 6915880
3) Grasshopper 227 Kohler 27 Hp 63" Deck w/ 1580 hrs. (needs starter) – Serial # 6010473

CM Morton stated that the Parks and Recreation Authority has already surplused these machines and he is asking the Board to do the same. The allocations of the proceeds will be discussed once the mowers are sold.

Motion/second by Commissioners Guy/Daniel to approve declaring the Pike County Parks and Recreation mowers as surplus property, motion carried 5-0.

h. Approve/Deny FY 2024/2025 Auditor Engagement Letter from Fulton & Kozak.

County Manager Rob Morton stated the county has received an engagement letter from Fulton and Kozak for the Fiscal Year 2024/2025 audit. The audit will be due by December 31, 2025. Their proposal is in line with their previously presented proposals that cover the multi-year period in the amount of $32,414.00 to conduct the audit for Fiscal Year 2024/2025.

Motion/second by Commissioners Pullin/Daniel to approve FY 2024/2025 Auditor Engagement Letter from Fulton & Kozak, motion carried 5-0.

i. Discussion of the Mill Rate options.

County Manager Rob Morton stated he is asking for the Board to approve the schedule, same as done last year, when contemplating the setting of the mill rate. The Board will need to authorize advertising for possible increase in mil rate over the proposed rollback rate, and that will require a specific notice to be published. CM Morton asked the Board to authorize a schedule that would conduct two public hearings on August 13, 2025, one at 9:00 a.m. and one at 1:00 p.m. and the third public hearing on the evening of August 26, 2025 at 6:30 p.m. Both of those dates are in conjunction with the Boards scheduled meetings. The legal ads and press release are required to be sent to the legal organ by Thursday at noon for publication on August 6, 2025 and August 13, 2025.

Motion/second by Commissioners Daniel/Guy to approve the proposed millage rate increase schedule, including the setting of three public hearings as required by law, motion carried 5-0. Public Hearing Dates are as follows:

- **Wednesday, August 13, 2025, at 9:00 a.m.**
- **Wednesday, August 13, 2025, at 1:00 p.m.**
- **Tuesday, August 26, 2025, at 6:30 p.m.**

j. Discussion of the Griffin Judicial Circuit salaries.

County Manager Rob Morton noted that Pike County's fiscal year ends on June 30, with the new fiscal year beginning July 1. The County's budget for the current fiscal year has already been approved. However, a request has been received from the Griffin Judicial Circuit, specifically from Fayette County, regarding potential merit-based salary increases for circuit staff.

Fayette County is considering average merit increases of 3.75%, with tiered options of 1.25%, 2.50%, 5.00% and 6.25%. Their documentation notes that historically, merit-based adjustments have been included in the Griffin Judicial Circuit staff budget with input from all the circuit member counties.

This matter is being brought before the Board because, should the proposed increase result in Pike County's financial contribution exceeding the currently approved allotment, a budget amendment would be required. Fayette County has asked participating counties to consider either maintaining current salary levels or applying one of the proposed merit increase tiers.

Commissioner Pullin asked whether this request is outside the scope of standard practice, or if it represents a cost-of-living adjustment (COLA) for employees. CM Morton responded that, according to the Fayette County Manager, COLAs were eliminated approximately ten years ago in favor of merit-based increases. Therefore, this proposal is not a replacement for COLA but follows Fayette's merit-only policy.

Commissioner Daniel inquired whether the proposed increase would apply to the Attorney, Public Defender, or Judges. CM Morton clarified that it does not involve the Public Defender, which operates under a separate contract. The increase would apply to Judges, Court Reporters, and other court staff within the Griffin Judicial Circuit. Budget allocations for these positions are typically based on caseload and population.

Commissioner Pullin asked what the merit increase was for the previous year. CM Morton stated that he is unsure if any merit increase was proposed last year and noted that this is the first time he has seen this type of suggestion presented in this format.

Commissioner Daniel questioned whether this type of budget request should have come before the Board prior to the adoption of the County's budget. CM Morton responded that it did not; the request was only received within the past week. He explained that during the County's budget preparation period (beginning in January and February), Pike County typically receives a contract from the Griffin Judicial Circuit outlining any requested changes. In past years, meetings were held, and presentations were made to the Board, but that did not occur this year.

Commissioner Pullin then asked if Pike County opts to maintain current salary levels, would the other member counties be required to cover the difference. CM Morton explained that, based on his understanding, Fayette County submits the proposal to the other counties as a courtesy and to solicit feedback prior to taking formal action. However, they are not obligated to wait for consensus and could move forward independently. If they do, Pike County would need to respond accordingly and determine whether or not to amend its budget to meet the new allocation.

CM Morton emphasized that this is an opportunity for Pike, Spalding, and Upson Counties to provide input on the proposed Merit-based increases being considered by Fayette County.

Motion/second by Commissioners Guy/Pullin to maintain the Griffin Judicial Circuit salaries at the current funding level as allocated in the Pike County FY2025-2026 budget, motion carried 4-1, with Chairman Johnson opposed.

k. Open Sealed Bids for the Melville Brown Road Paving Project.

Seven Bids were submitted for the Melville Brown Road Paving Project. Melville Brown Road is 1.44 miles. The bids will be reviewed, and a recommendation will be presented to the Board at the next meeting. The county was awarded LRA funds from the State for the paving of roads and the funds will be used for the paving of the road.

Motion/second by Commissioners Jenkins/Guy to approve receiving and opening bids submitted for the Melville Brown Road Paving project, motion carried 5-0.

- Piedmont Paving, Inc., Newnan, GA - $626,806.50
- Empire Contracting, LLC., Decatur, GA - $378,300.00
- C.W. Matthews Contracting Co., Inc. Marietta, GA - $553,215.00
- McLeRoy Inc., Zebulon, GA - $ 497,000.00
- Atlanta Paving & Concrete Construction, Inc., Peachtree Corners, GA - $ 451,373.83
- Blount Construction Company, Inc, Marietta, GA - $ 494,483.99
- MHB, Social Circle, GA - $ 522,441.18

l. Approve/Deny SUB-25-01– Linda Ballard Birath Owner and Lora Ballard Applicant for Ballard's Landing, a 14 -Lot Major Subdivision. The Owner and Applicant are requesting Preliminary Plat Approval. Property Location: Eastside of Caldwell Road, West of Gresham Road and on the North and South sides of Kendrick Road, Zebulon, GA 30295. Land Lot: 99, Land District: 2nd, Parcel ID: 076 081D. Acreage: 145.82 Acres. Commission District: 3. Commissioner: Ken Pullin. FEMA Data: Does not lie within a Flood Zone. Code Reference: Article 21, Section 2111, Major Subdivisions.

Planning and Development Director, Jeremy Gilbert, addressed the Board regarding a request for preliminary plat approval for a proposed 14-lot major subdivision. He clarified that the request at this time is soley for preliminary plat review, as the proposed subdivision will require the installation of new infrastructure.

The subject property is located within 2,500 feet of an existing Pike County water line and, per County requirements, must connect to the public water system. The proposed development meets or exceeds the minimum lot size requirements under Article 5 of the Unified Development Coe (UDC), which mandates a minimum of 10 acres per lot in the A-R (Agricultural-Residential) District. Each lot will be served by a private septic system and connected to county water.

The Pike County Water and Sewerage Authority has confirmed that public water utilities are available to the site. Additionally, the Authority has advised that Lots 3,4, and 6 may utilize a smaller 2-inch line for connection, in lieu of extending a full water main along Kendrick Road. This alternative is being considered due to the existing condition of the roadway.

The minimum house size in the A-R District is 1,500 square feet. The proposed name for the subdivision is Ballard's Landing, and staff has confirmed that the name does not conflict with any existing subdivision names within Pike County.

Planning staff recommended approval of the preliminary plat. The Planning and Zoning Board reviewed the request at their July 10, 2025, meeting and recommended approval with two conditions:

1. Shall comply with Chapter 50 of the Pike County Code.
2. A stipulation in reference to the letter dated May 30, 2025, from the Pike County Water and Sewerage Authority.

Mr. Gilbert further noted that the developer is dedicating the required right-of-way along Kendrick Road to meet the 60-foot minimum right-of-way requirement under the ordinance. While roadway improvements are not required, the right -of-way dedication is mandatory.

Mr. Gilbert concluded by explaining the approval of the preliminary plat would allow the applicant to proceed with engineering plans for the necessary infrastructure, including the water system layout. Upon completion of infrastructure installation, the applicant will return to the Board of Commissioners for final plat approval.

Motion/second by Commissioners Pullin/Daniel to approve SUB-25-01 preliminary plat with 2 conditions, motion carried 5-0. Conditions are as follows:

1) **Shall comply with Chapter 50 of the Pike County Code**
2) **A stipulation in reference to the letter dated May 30, 2025, from the Pike County Water and Sewerage Authority. (See attached letter)**

m. **PUBLIC HEARING:** To receive public input regarding REZ-25-07 - S.T.S. Development Group Sunnyside, LLC Owner, and Shannon Mullinax Applicant request a Rezoning from AR (Residential Agricultural) to R-2 (Single-Family Residential) for a portion of property located at 14242 US Hwy. 19, Griffin, GA. 30224, having frontage on Deer Lake Drive, Griffin, GA. 30224. The property consists of 3.88+/- Acres in Land Lot 90 in the 2nd Land District, further identified as part of Parcel ID: 074 113. The Request is to create two New Lots for Single-Family Homes that will have access to Deer Lake Drive. Commission District 4, Commissioner James Jenkins.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating with Agenda Items m. and n. being the same property that is being split into two different requests, he recommends having one public hearing for both items and taking separate votes for each agenda item. One request is for residential rezoning, and one request is for commercial rezoning.

Motion/second by Commissioners Guy/Daniel to approve consolidating the public hearings for Agenda Items m. and n. into a single hearing, allowing for 40 minutes for public comments in favor and 40 minutes for public comments in opposition. Following the conclusion of the consolidated public hearing, separate votes will be taken for each agenda item, motion carried 5-0.

Planning and Development Director, Jeremy Gilbert, stated the REZ-25-07 is a rezoning request from A-R (Agricultura-Residential) to R-2 (Singles-Family Residential) to develop two building lots that will front on Deer Lake Drive within Deer Lake Subdivision. The applicant is proposing to meet all the requirements outlined in Article 8 of the Unified Development Code (UDC) as it relates to minimum house size, public water connection, sodded years and paved driveways according to their letter of intent. The property is identified on the future development maps that supports a rezoning to R-2 and is the same zoning district that Deer Lake Subdivision is currently. Total acreage of the two residential lots are 3.88 acres. This request was heard by the Planning and Zoning Board at their June 12, 2025 meeting and they did recommend denial of this request. Mr. Gilbert noted the applicant has provided a revised site plan showing the house locations of these two compared to the original requirement, this was made a part of the Board of Commissioners packet.

Motion/second by Commissioners Guy/Daniel to approve consolidating the public hearings for Agenda Items m. and n. into a single hearing, allowing for 40 minutes for public comments in favor and 40 minutes for public comments in opposition. Following the conclusion of the consolidated public hearing, separate votes will be taken for each agenda item, motion carried 5-0.

In Favor:

- Shannon Mullinax
- Alton Turner

Opposed:

Several emails were submitted for the record in opposition by Sarah Stanfield, Matthew McCord and Darlene Betsill.

- Sandy Hardy
- Chad Doughtie
- David Hamilton
- Stephanie Coker
- Steven Neill
- David Paulson
- Kristen Cudnohufsky
- Darlene Betsill
- Jon Shoemaker
- Kathy Hall
- Kim Thornton

Chairman Briar Johnson stated that he did not see the reason Planning and Zoning Board denied the rezoning requests. Jeremy Gilbert, Director of Planning and Development responded that the Planning and Zoning Board did not provide a specific reason during the meeting for denying the requests.

Mr. Gilbert explained that the property in question is currently zoned A-R (Agricultural-Residential), which allows for a wide range of permissible uses. Chairman Johnson asked for clarification on the differences between permitted uses in the C-1 and C-3 zoning districts.

Mr. Gilbert stated that C-1 zoning allows for uses such as appliance repair stores, auto parts stores, automotive service stations, bakeries, barber shops, catering services, clothing stores, craft stores, gift shops, and similar businesses. In contrast, C-3 zoning allows for more intensive commercial uses, such as heavy automotive and truck sales, boat sales, commercial kennels, dry cleaning establishments, feed and seed stores, hotels and motels and similar businesses. Additionally, any use permitted in C-1 and C-2 are also permitted in C-3.

Commissioner Pullin asked whether, once the property is zoned C-1, the developer would need to return to the Board with development plans. Mr. Gilbert replied that, under the overlay requirements, any substantial improvements defined as improvements exceeding 50% of the existing structure would require compliance with the overlay process, including review and approval.

Commissioner Jenkins asked if the County could regulate the hours of operation. Mr. Gilbert replied that operational hours cannot be regulated through zoning. However, he added that based on the County's ordinance, a minimum 40-foot buffer is required between non-residential and residential properties. The Board could, if it chooses, increase the required buffer or condition the approval to include a privacy fence to enhance screening.

Commissioner Jenkins noted that there is very little commercial development in the area, and that existing commercial businesses that are in the area typically close at 5:00 or 6:00 p.m. and do not operate on weekends.

Commissioner Jenkins also asked about the distance between the proposed driveways on the two lots, which appeared close together. Mr. Gilbert stated that the current plans do not show proposed driveway locations. However, the Board has the authority to condition driveway access, including requiring a single shared access point to serve both lots if deemed necessary.

Commissioner Pullin inquired about the percentage of Lot 1 located in the wetlands. Mr. Gilbert responded that while the exact percentage was not listed, it appears that slightly less than half the lots is within wetlands – approximately an acre.

Chairman Johnson asked whether parking would be better located at the front or the rear of the commercial property. Mr. Gilbert stated that such decisions would be addressed during the development and site plan review phase.

Mr. Gilbert reminded the Board that if only one of the rezoning requests is approved – such as approving the residential rezoning but denying the commercial portion – it would result in a non-conforming lot for the remaining A-R parcel, as it would not meet the minimum five-acre requirement. To correct this, approximately 0.23 acres (a 50-foot strip from the back of the residential lots) would need to be allocated to the remaining A-R property to maintain compliance with zoning requirements.

Commissioner Jenkins commented on recent activity in Deer Lake Subdivision. He stated that, as residents described, the neighborhood has a strong sense of community. He observed children playing, riding bikes from house to house, and noted that there was no fear – just neighbors enjoying their community together.

Motion/second by Commissioners Jenkins/Pullin (for discussion purposes only) to deny REZ-25-07, motion failed 1-4 with Chairman Johnson and Commissioners Daniel/Guy/Pullin opposed.

For discussion: Commissioner Pullin stated he agrees with Commissioner Jenkins' comments; however, he does not believe that adding two lots with two new homes to the Deer Lake Subdivision would negatively impact the community. He noted that, in his opinion, the addition is not a deterrent to the subdivision.

Motion/second by Commissioners Guy/Daniel to approve REZ-25-07 with 2 conditions, motion carried 4-1, with Commissioner Jenkins opposed. Conditions are as follows:

1) **All new homes shall be all brick or constructed of a combination of two or more of the following materials on all sides: brick, stone, stucco, or cement fiber board. Vinyl siding is prohibited, except in the eves and soffits.**
2) **County water shall be required for both new lots and at the expense of the owner/developer.**

n. **PUBLIC HEARING:** To receive public input regarding REZ-25-08 – S.T.S. Development Group Sunnyside, LLC Owner, and Shannon Mullinax Applicant request a Rezoning from AR (Residential Agricultural) to C-3 (Heavy Commercial) for a portion of property located at 14242 US Hwy. 19, Griffin, GA. 30224. The property consists of 4.77+/- Acres in Land Lot 90 in the 2nd Land District, further identified as part of Parcel ID: 074 113. The Request is to Create One New Commercial Lot and Renovate the Existing Structure for a Commercial Office. Commission District 4, Commissioner James Jenkins.

Planning and Development Director, Jeremy Gilbert, stated the REZ-25-08 is a request for a rezoning from A-R (Agricultural-Residential) to C-1 (Neighborhood Commercial). The applicant originally submitted and was advertised based on the C-3 (Heavy Commercial). The rezoning is to convert the existing structure on the site into a commercial office. The proposed site plan shows parking in the rear of the building to comply with the requirements of Article 16 of the Unified Development Code (UDC). The subject property is located within the Highway 19 Overlay District and will be required to go through the overlay review should the applicant trigger the requirements as outlined in Article 16. Total

acreage for the Commercial tract is 4.77 acres. This request was heard by the Planning and Zoning Board at their June 12, 2025 meeting and they did recommend denial of this request.

Public Hearing combined with Item m. Public Hearing.

Motion by Commissioner Jenkins to deny REZ-25-08, motion died due to lack of second.

Motion/second by Commissioners Daniel/Guy to approve REZ-25-08 from A-R to C-1 with 4 conditions, motion carried 4-1, with Commissioner Jenkins opposed. Conditions are as follows:

1) **An application for an overlay review shall be required if the proposed development triggers the requirements for said review in accordance with Article 16 of the UDC.**
2) **Buffers must be established in accordance with Article 26 of the UDC.**
3) **A survey shall be submitted for approval and recorded splitting the 4.77 acres out of the parent parcel.**
4) **Any proposed use of the subject property must receive prior approval from the Board of Commissioners.**

10. PUBLIC COMMENT (Limited to 5 minutes per person) - NONE

11. EXECUTIVE SESSION

a. County Manager 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).

Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 8:53 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 7-29-2025.

2.

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

3.

The executive session was called to order at 8:53 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:

No 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);

No 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.)
Ken Pullin, Commissioner (L.S.)
James Jenkins, Commissioner (L.S.)

This the 29th day of July 2025.
Sworn to and subscribed
Before me this 29th day of July 2025.

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 9:06 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 9:07 p.m., motion carried 5-0.

_____ _____

J. Briar Johnson, Chairman Angela Blount, County Clerk

PIKE COUNTY BOARD OF COMMISSIONERS

Department Reports

SUBJECT:
Department Reports

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Agribusiness Authority
🗋	Exhibit	Ameripro - June
🗋	Exhibit	Animal Control
🗋	Exhibit	Building and Grounds
🗋	Exhibit	Coroner
🗋	Exhibit	DFCS
🗋	Exhibit	Extension Office
🗋	Exhibit	J. Joel Edwards Library
🗋	Exhibit	Magistrate Court
🗋	Exhibit	PCPRA Minutes 5-21-25
🗋	Exhibit	PCPRA Minutes 6-25-25
🗋	Exhibit	Planning and Development
🗋	Exhibit	Probate Court
🗋	Exhibit	Public Works
🗋	Exhibit	Superior - Juvenile Courts
🗋	Exhibit	Tax Assessors
🗋	Exhibit	Transfer Station

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Pike County Agribusiness Authority

July 21, 2025
PCAA/Extension Building
7:00 PM

- Call to order — Ray Brumbeloe
- Approval of Agenda
- Approval of Minutes

  Dec 16, 2024; March 17, 2025; May 19, 2025; & June 16,2025
- Financial Report — Ray Brumbeloe
- Chairman's Report — Vacant
- Executive Director's Report — Ashley Wilson
- Chestnut Oak

  Tree limb trimming along secondary back driveway

  Removal of trees that have fallen
- Old Business

  Livestock Panels – (Suggestion Priefert Premier)

  501(c)(3) Organization Status
- New Business

  Open Position on Ag Authority Board

  Bulls & Barrels Oct 17/18, 2025

  (Contract signed by 8/18; Responsibilities; Supplies)

  3 Point Hitch Quick Connect

  No T-post or metal driven into arena ground
- Advisory Member Comments — Brooklyne Wassel
- Public Comments

  Next meeting scheduled for August 18, 2025
- Adjourn

Pike County Agribusiness Authority
July 21, 2025 Meeting

June-July Bank Activity

61,495.18	**5/31/25 Bank Statement Balance**
3,579.17	Pike County Deposit- June
220.00	Venmo Deposit- June
700.00	Patricia & Friends Clinic (May Check- AW)
350.00	LJ Vendor Fees (May Check- AW)
550.00	LJ Vendor Fees (May Check- AW)
2.54	Interest Income
5,401.71	**Total Deposits**
239.69	Upson EMC
89.77	Ray Brumbeloe- Reimbursements
176.88	Pike Depot
506.34	**Total Expenses**
66,390.55	**6/30/25 Bank Statement Balance**
130.00	Venmo Deposit- July
3,833.33	Pike County Deposit- July
505.00	Hat- Vendor Fees (May Cash- AW)
100.00	Fries- Vendor Fees (May Cash- AW)
220.00	Ponies- Vendor Fees (May Cash- AW)
300.00	Ryan Landry- Vendor Fees (June Cash- AW)
5,088.33	**Total Deposits**
141.94	Upson EMC
375.00	Jenny Bowman- Monthly Acct (May-July)
500.00	Pike County FFA Alumni (Sponsorship)
50.00	Matt Anderson- Reimbursements (Fuel)
976.80	Reggie Blount- Reimbursements (Pressure Washer & Fuel)
200.00	Professional Printing (Farm To Table Pamphlets)
2,243.74	**Total Expenses**
69,235.14	**7/21/25 Bank Balance**

Pike County Agribusiness Authority Meeting
7/21/2025

Ray Brumbeloe called the meeting to order at 7:00pm

In Attendance: Ray Brumbeloe, Bill Cloy, Reggie Blount, Matt Anderson, Jenny Bowman, Brooklyne Wassel, Annikah Self (FFA Rep).

Reggie Blount motion to approve the agenda, second by Matt and passed unanimously.

Minutes not available Dec 16, 2024; March 17, 2025; May 19, 2025; June 16, 2025

Financial Report: Financials prepared by Jenny Bowman and discussed. Motion to approve Financials by Bill Cloy and second by Reggie Blount and passed unanimously.

Chairman's Report: No Report position vacant

Executive Director Report: Ashley Wilson not at meeting. (No Report)

Chestnut Oak: FFA Representative Annikah Self was at the meeting to set up the date of Friday March 27, 2026, for Farm Day at Chestnut Oak Arena. Tree limbs along the secondary drive need to be trimmed (FAA will assist) on Sept 27, 2025, at 8am. The removal of two big trees that have fallen need to be removed. Brooklyne gave an update on the hot water line repair to the new building, the breakers are tripping and need to be replaced, and pictures that will be hung in the hallways. There is a need to find someone to clean the bathrooms since the Hanson girls are no longer available.

Old Business: Livestock Panels discussed. Matt to get more quotes on WW panels. Ray suggested Priefert Premier Panels. Everyone agreed we need the panels before the fall events. 501(c)(3) Organization Status was discussed and the need to have this finished ASAP.

New Business: Open position on the Ag Authority board was discussed. Bulls & Barrels Oct 17/18, 2025. The contract needs to be signed by Aug 18, 2025. Responsibilities for which Director will oversee mowing the parking lot, stocking supplies, running concession stand, and other tasks at Chestnut Oak. Look for 3 Point Hitch Quick Connect to help hook up to the bush hog. No T-post or other metal object can not be driven into the dirt of the arena. Discussion to donate to the Pike County FFA Alumni Association for the sheep and hogs shows. Motion to donate $500 by Bill Cloy and second by Matt Anderson, motion passed unanimously.

Advisory Member Comments: Brooklyne request that Ashley be at the Extension Office on August 1 while UGA members are there working on the computers.

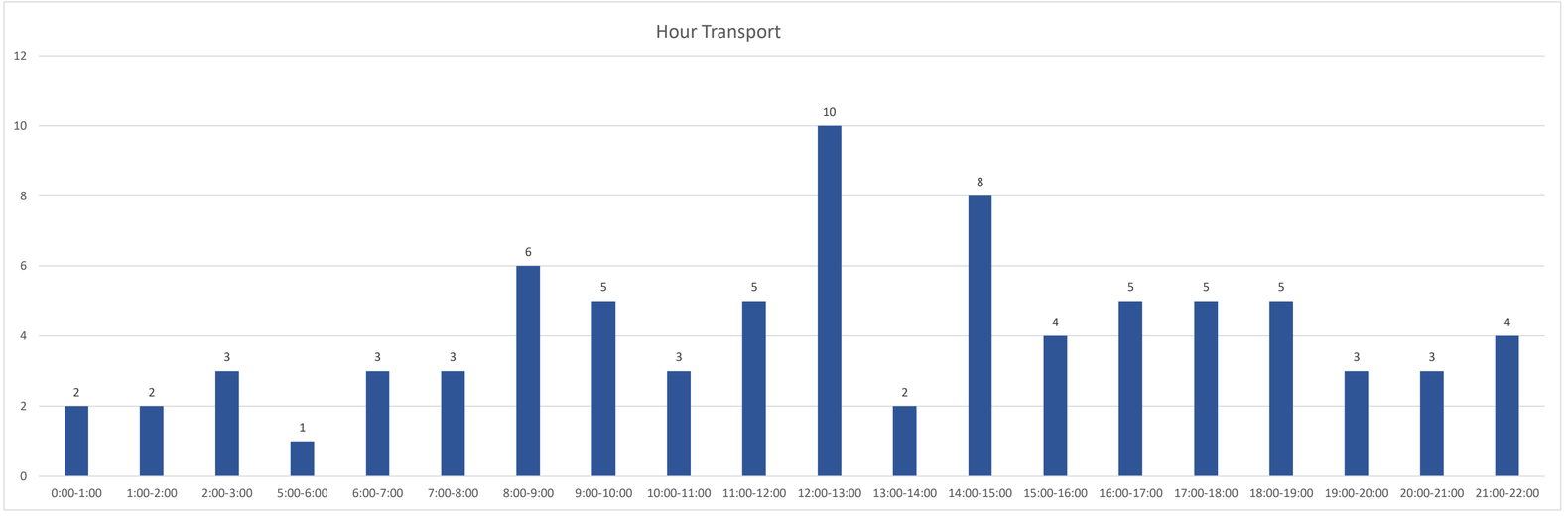
Public Comments: Bill Cloy said his church has a sound system and would like to donate to the Ag Authority. Next meeting scheduled for Monday August 18, 2025.

Adjourn: Motion by Bill Cloy and seconded by Matt Anderson.

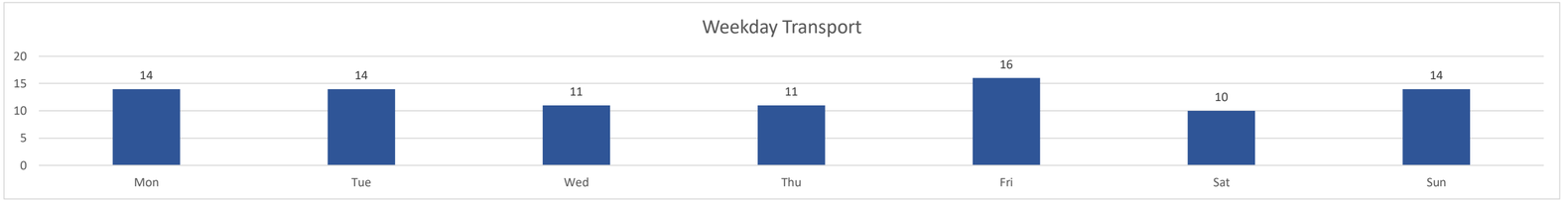
911 Pike

Month	Request	Transport	Refusal	Cancellation	Response Time Goal	Response Time	Out of Chute Time	Mutual Aid Given	Mutual Aid Received	Exception
June	163	90	45	28	00:11:59	00:09:04	00:02:38	8	2	53

Hour	Transport
0:00-1:00	2
1:00-2:00	2
2:00-3:00	3
5:00-6:00	1
6:00-7:00	3
7:00-8:00	3
8:00-9:00	6
9:00-10:00	5
10:00-11:00	3
11:00-12:00	5
12:00-13:00	10
13:00-14:00	2
14:00-15:00	8
15:00-16:00	4
16:00-17:00	5
17:00-18:00	5
18:00-19:00	5
19:00-20:00	3
20:00-21:00	3
21:00-22:00	4
22:00-23:00	5
23:00-24:00	3
Grand Total	90



Weekday	Transport
Mon	14
Tue	14
Wed	11
Thu	11
Fri	16
Sat	10
Sun	14
Grand Total	90



Drop Off	Transport
Upson Regional Medical Center	42
Spalding Regional Hospital	33
Wellstar Spalding Medical Center	2
Piedmont Fayette Hospital	2
25 PLANTATION RD	1
801 W GORDON ST	1
Piedmont Henry Hospital	1
30 PATTON RD	1
50 MCCRARY RD	1
225 JACKSON ST APT 5	1
Atrium Health Navicent - Main	1
Archbold Memorial Hospital	1
REIDSBORO RD	1
PIEDMONT NEWNAN HOSPITAL	1
Atrium Health Navicent Children's	1
Grand Total	90

Mutual Aid	Handled By
Call County	Upson
Pike	2

ANIMAL CONTROL

PO Box 377
Zebulon, GA 30295

956 County Farm Rd.
Williamson, GA 30292

Phone: 678-603-7285

"Serving Citizens Responsibly"

July 2025 Monthly Animal Control Report

July 1st-6th

-Vacation

July 7th-13th

-Went out to Impound a dog from Hollonville Rd. for biting a 17 year old boy on the 4th while I was out of work. Once I arrived on scene, the property owner put the dog down after it aggressively tried to attack his wife and myself. The dog was taken to be tested for rabies.
-1 dog scanned for a microchip
-Magistrate Court Arraignment:
P.Smith :Nuisance Dog x2 $200 No show for Court Cont. to August 21st
K.Shoemake: Cruelty to animals x3 $1500 Ent. Guilty plea and paid fines
-Received a cat bite call. Citizen bit by a cat and needing the cat caught for rabies testing. I set a livetrap to catch the cat. Currently unable to capture the cat.
-2nd Welfare check on a dog on Oak Grove Path(dog is well taken care of)
-Received a dog bite call on Saturday. Attempted to make contact with the owner of the dog. No contact made. Left a card on the door.

July 14th-20th

-The owner of the dog that bit someone on Saturday returned my call. There will be a 10-day in house quarantine done on Monday July 21st. The victim was not suppose to be on the property due to the property owner being out of town.
-follow-up with a nuisance dog on Williamson-Zebulon Rd.
-ORR completed
-Welfare check on a dog on cook Rd. Dog was fine.
-follow-up on New Rd. before court, same issues occurring.
-Report of a dog being shot. I was made aware that the S.O. was contacted and asked if it was legal to put the dog down due to suffering and old age. The S.O. responded that if the dog was suffering they could put the dog down.

ANIMAL CONTROL

PO Box 377
Zebulon, GA 30295

956 County Farm Rd.
Williamson, GA 30292

Phone: 678-603-7285

"Serving Citizens Responsibly"

-Nuisance dog warning issued for Rosehill Rd.
-July 17th Magistrate Court Trail:
-H. Maddox requesting to remove her guilty plea from her last Trial in Court where she entered a guilty plea
-H. Gorsuch: 3 dangerous dogs charges $750, 3 Cruelty to animal charges $1500 Could not attend his 1st arraignment and now the case is Continued to August 21st for Mr. Gorsuch to obtain an attorney.
-Rabies observation of a cat on Hwy 18 completed
-Scanned a dog on West Curtis Rd. and posted on social media

July 21st-27th
-transported a cage to a citizen at Victory Life Tabernacle to transport a dog to be spayed. The dog has been at the church for about 3 months.
-Rabies observation on Hwy 362 completed
-report of a missing white German shepherd from Bottoms Rd. that ran off during the storms. The dog was later found deceased in the pond on Concord Rd.
-puppy brought in to be scanned for a microchip (no microchip)
-trying to impound a dog in Irish Hills for biting someone on 7-19-25, the dog ran off and later showed up at another address in Irish Hills. The dog was aggressive and had to be put down for safety reasons and was sent for rabies testing because the dog has now bit two people.
-posted several missing pets on social media
-Nuisance dogs warning issued for 2 dogs on Millwood Rd.

July 28th-31st
-Welfare check on dogs at 561 Gaulding Rd. after the owner passed away.
-1 ORR completed
-Trying to locate a citizen who abandoned 3 dogs.
-posted several missing pets on social media
-Issued a nuisance dogs warning to A.Pryor for several dogs
-Issued a nuisance dog citation to S.Pelt

Magistrate Court: Fines brought in for Animal Control violations

From January 2025 to June of 2025 **$3,099.56** has been attributed to Animal Control Ordinance cases.

Pike County Building and Grounds Monthly Report

July 2025

Courthouse:

- Fixed A/C in small courtroom
- Installed drop box for probate office
- Finished painting courthouse stairs
- Replace light bulbs in small courtroom
- Fixed toilet in jail side of courthouse
- Unclogged sink in break room

Sheriff's Office/Jail:

- Repaired 5 lights to LED in S.O.

Library:

- Tore out old carpet and service counter
- Installed new flooring, circulation desk and counter top in front entrance
- Installed metal racks in new storage building
- Sprayed for weeds
- Installed wall mount and new receptacle for new TV
- Installed new supply drawers under new countertop

Fire station:

- Had A/C repaired at Gresham
- Installed 3 new wall pack lights at Williamson Firestation

Annex:

- Cut up 375 lbs of license plates for Tag and tax and took to Bare Metals and received 200.00 for scrape aluminum.
- Repaired bathroom light in Tag and Tax office
- Met with Engineer about roof system for insurance purposes

Public works:

- Replaced bad breaker in shop area

Senior Center:

- Installed new address sign on roadside entrance sign

Buildings and Grounds:

- Rewired gas power for temporary gas tanks
- Added GFI receptacle for DEF tank
- Moved voting Machines for runoff election
- Sprayed for weeds at Courthouse, Annex, SO, BOC, Health Dept., Animal Shelter
- Moved filing cabinets for BOC office
- Inspected and ordered new flags for County Buildings

Chestnut:

- Added on/off switch to outside rear light to help with bug problem at night
- Repaired broken water pipe at chestnut. Minor flooding and cleanup
- Installed two bulletin boards
- Assembled dry erase board and small piece of furniture.
- Hung 3 pictures in building

Moody-Daniel Funeral Home

Post Office Box 756
10170 Highway 19 North
Zebulon, Georgia 30295
770-567-8642 (office) 770-567-3006 (fax)

To:

Pike County Coroner's Office

C/O Board of Commissioners of Pike County

331 Thomaston Street

Zebulon, GA 30295

Invoice for decedent transportation to GBI for the month of July 2025.

Decedent: James Stone.....$325

DOD: 07/27/2025

Total: $325

Coroner Signature: Jerrell A. Moody

Office of the Coroner
Pike County
Terrell A. Moody, Coroner
P.O. Box 727, Zebulon, GA 30295

Jessica Rowan, Deputy Coroner
15512 Concord Street, Zebulon, GA 30295

Glenn David White, Deputy Coroner
5164 US 19, Zebulon, GA 30295

Business 770-567-8642

Cell 770-468-7176

July 2025

July 18, 2025
Rexcene Duberry
451 Hagans Mountain Road
Meansville, Georgia 30256
Investigated by: Jessica Rowan, Deputy Coroner

July 26, 2025
Robert Wayne Byrom
561 Gaulding Road
Concord, Georgia 30206
Investigated by: Jessica Rowan, Deputy Coroner

July 27, 2025
James Harold Stone, Jr.
624 East Milner Road
Zebulon, Georgia 30295
Investigated by: David White, Deputy Coroner

Total Cases for July: 3
Terrell Moody: 0
Jessica Rowan: 2
David White: 1

Pike COUNTY DFCS
COUNTY BUDGET-FY26

		July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Totals		Balance	% Spent
Admin Exp	**Acct #**																
Board per die	651.450		$ -		$ -			$ -	$ -		$ -	$ -	$ -	$ -	$ 810.00	$ 810.00	0.00%
Foster Care																	
Clothing	812.450													$ -	$ 500.00	$ 500.00	0.00%
Medical	813.450													$ -	$ 300.00	$ 300.00	0.00%
Incidentals	814.450	$ 10.03	$ -				$ -			$ -				$ 10.03	$ 4,000.00	$ 3,989.97	0.25%
Total F/C		$ 10.03	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10.03	$ 4,800.00	$ 4,789.97	0.21%
Foster Cr-ILP																	
Board														$ -		$ -	0.00%
Clothing	812.460												$ -	$ -	$ 500.00	$ 500.00	0.00%
Medical	813.460													$ -	$ 300.00	$ 300.00	0.00%
Incidentals	814.460	$ 78.53	$ -	$ -		$ -	$ -		$ -	$ -	$ -	$ -		$ 78.53	$ 4,000.00	$ 3,921.47	1.96%
Total F/C		$ 78.53	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 78.53	$ 4,800.00	$ 4,721.47	1.64%
Sal Supp-CM	561.201						$ -		$ -					$ -	$ -	$ -	0.00%
Sal Supp-CM	561.207						$ -		$ -					$ -	$ -	$ -	0.00%
Sal Supp-Cty	511.450						$ -		$ -		$ -	$ -		$ -	$ -	$ -	0.00%
FICA Supp-C	514.450						$ -		$ -		$ -	$ -		$ -		$ -	0.00%
CTY travel	640.450													$ -	$ 500.00	$ 500.00	0.00%
General Assis	851.450				$ -		$ -							$ -	$ 1,000.00	$ 1,000.00	0.00%
Other Op	627.450	$ 315.00		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 315.00	$ 5,000.00	$ 4,685.00	6.30%
Supplies	614.450													$ -	$ 1,000.00	$ 1,000.00	0.00%
County Printir	618.450														$ 143.00	$ 143.00	
Equip > $100	643.450													$ -		$ -	0.00%
Equip < $100	646.450													$ -		$ -	0.00%
Contracts	653.450													$ -		$ -	0.00%
Totals		$ 403.56	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 403.56	$ 18,053.00	$ 17,649.44	2.24%

Pike County Extension

July 2025 Monthly Report

General Department Announcements

- Morgan Mathews began role as Administrative Assistant on June 23rd.
- Brandi Baade began role as 4-H Agent on August 1st.
- UGA Extension Internal Audit- Civil Rights Review findings were received. Suggestions from audit were to conduct civil rights trainings for volunteers and staff more regularly and to make the front door more accessible. All other findings were satisfactory.
- Extension continues to work closely with members of the Agribusiness Authority Board for success of Chestnut Oak facility and remains in constant communication with the board through group text, calls, and in-person meetings, and board meetings. UGA IT is set to assist with getting a shared calendar up and running for both groups to have shared access. This was delayed due to unforeseen circumstances with UGA IT's support staff. (Rescheduled date of August 13th.)

Agriculture and Natural Resources: Brooklyne Wassel

- Programs
  - *Equine Biosecurity*, Equine Exchange Webinar, Invited
  - *All About Honey Bees,* J. Joel Edwards Public Library Summer Program, Invited
  - *Ag Experience Trailer,* J. Joel Edwards Public Library Summer Program, Invited
  - *8-4-1 One for All,* City of Griffin Family Fun Day, Invited
- Meetings
  - Pike County Agribusiness Authority Meeting
  - Pike County Farm Bureau Board Meeting
  - Georgia One Health Consortium Meeting (Virtual)
  - 2028 NACAA Planning Meeting (Virtual)
- Trainings
  - Cut Flower Growers Virtual Symposium (Virtual)
  - Soil Health and Regenerative Agriculture (Virtual)
- Research
  - Native Bees Utilization of Oak Trees – Ongoing
  - Pasture Herbicide Trial – Ongoing
  - Sentinel Plot Sampling for Row Crops – Ongoing
  - Bermudagrass Cultivar DNA – Samples collected
- Educational Posts
  - Get Your Water Tested
  - Soil Testing

    - We Do Plant ID
- Media
    - *"Bee" in the Know July 17*, Pike County Journal Reporter
- Social Media
    - Instagram- 2705 indirect contacts, 57 direct contacts (19 posts)
    - Facebook- 1684 indirect contacts, 17 direct contact (10 posts)
- Contacts (Does not include program participants)
    - Phone- 198 contacts
    - Email- 187 contacts
    - Face to Face- 76
    - Sites- 12
- Other
    - Monitor station for CoCoRaHS (Community Collaborative Rain, Hail & Snow Network)
    - Geocache
    - Weekly NASS Crop Weather Reporter
    - Drought Monitor Reporter
    - Pike County High School Summer Intern, 16 hours a week
    - Annual Farm Gate Data Submitted, Agricultural value for the county

<u>4-H and Youth: Vacant Position</u>

- 4-H programming is being conducted by Brooklyne Wassel in the interim to include:
    - State Congress – Recognized Master 4-H'er in Swine Showmanship Miley Dysart for her achievement
    - Summer Camp
    - SAFE Sports Coaches' Liaison
    - 4-H Representative to UGA and the Northwest District Office

<u>Extension Administrative Assistant: Morgan Mathews</u>

- Contacts
    - Phone- 44
    - Email- 33
    - Face to Face- 74
- Services
    - Soil Samples- 1
    - Water Samples- 15
    - Forage Samples- 21
    - Other- 0

0J. JOEL EDWARDS PUBLIC LIBRARY
Manager's Report
JULY 2025

JULY 2025 STATS	
# PATRONS	1920
COMPUTER SESSIONS	104
Wi-Fi USERS	276
AWE COMPUTER SESSIONS	
GADD	1002
ADULT VOL. HRS	28.45
ONSITE 0-5 PGMS	1
ONSITE 0-5 PGM ATTEND	309
OFFSITE 0-5 PGM	2
OFFSITE 0-5 PGM ATT	5
ONSITE 6-11 PGM	
ONSITE 6-11 PGM ATT	
OFFSITE 6-11 PGM	1
OFFSITE 6-11 PGM ATT	2
ONSITE TEEN PGM	
ONSITE TEEN ATT	
ONSITE ADULT PGM	1
ONSITE ADULT ATT	7
SELF-DIRECTED ACTIVTIES 6-11	
SELF-DIRECTED ACTIVITIES 6-11 PARTICIPANTS	
SELF-DIRECTED ACTIVITIES ADULTS	
SELF-DIRECTED ACTIVITIES ADULT PARTICIPANTS	
ITEMS RECEIVED	70
TOTAL COLLECTIONS/ITEMS	31,716
CIRCULATION	3,229
STEAM Room	9
***INCOMING TRANSITS**	988
***OUTGOING TRANSITS**	925

July Programs

7/1 – Story Time
7/1 – Melted Crayon Art
7/2 – Story Time
7/3 – Tie Dye
7/4 – 7/5 – CLOSED
7/8 – Story Time
7/8 – Perler Beads
7/9 – Story Time
7/10 - Mahealani Dancer
7/12 – CLOSED
7/15 – Story Time
7/16 – Story Time
7/17 – Honey Bees
7/17 – Origami
7/19 – Murder Mystery
7/21 – Homeschool Huddle Planning
7/22 – Story Time
7/22 – AG Trailer
7/22 – Book Club
7/23 – Story Time
7/24 – Southern Rivers Energy
7/24 – Are You Smarter Than Librarian
7/26 – Summer Reading Finale Party
7/29 – Story Time
7/30 – Story Time

Daily STEAM Room Open

Breakdown of the programs

On-site 0—5 y.o. programs:
Story Time

Off-site 0—5 y.o. programs:
Summer Reading Program
1,000 Books Before Kindergarten

Off-site 6—11 y.o. programs:
Book Boxes

On-site Adult programs:
Book Club

Summer Reading Programs (All Ages) –
Melted Crayon Art, Perler Beads, Mahealani Dancer, Honey Bees, Origami, Murder Mystery, UGA AG Experience, Are You Smarter Than a Librarian, Southern Rivers Energy, Finale Party

July Total Summer Reading Program Attendees:
527

Conference Room
Homeschool Huddle Planning Session

Pike County Magistrate Court

Memo

To: Pike County Board of Commissioners
CC: Tanya Perkins, Animal Control Officer

From: M. Callaway-Ingram, Chief Magistrate
Saylar Clark, Deputy Clerk

Re: Breakdown on Animal Control County Ordinance Violation Fines and Fees for July 2025

Date: August 1, 2025

In an effort to help distinguish fines and court costs derived from Animal Control County Ordinance Violations and other County Ordinance Violations, this information is being provided as a breakdown of fines, fees and court costs received during the month of **July 2025** as they relate to Animal Control County Ordinance Violations.

Dalton Clark	24-101CO	$67.10
John Simms	24-38CO	$18.51
John Simms	24-39CO	$84.86
Steven Skinner	25-20CO	$132.48
Steven Skinner	25-34CO	$60.95
Steven Skinner	25-35CO	$60.95
Steven Skinner	25-36CO	$60.95
Steven Skinner	25-37CO	$60.95
Steven Skinner	25-38CO	$60.95
Kevin Shoemake	25-64CO	$500.00
Kevin Shoemake	25-65CO	$500.00
Kevin Shoemake	25-66CO	$500.00
Diaminen Loveless	24-9CO	$50.10
Diaminen Loveless	24-10CO	$52.68
John Simms	24-179CO	$500.00
John Simms	24-178CO	$70.00

Thus, $2,780.48 of the check in the amount of $4,981.94 paid to the Pike County Board of Commissioners is attributable to Animal Ordinance cases for the month of July 2025.

Should you have any questions or concerns, please do not hesitate to contact our office at 770-567-2004.

MEETING MINUTES
REGULAR MONTHLY MEETING
PCPRA Community Center
May 21, 2025 @ 6:00 pm

Board Attendees: Chairman- Chris Childress; Secretary- Becky DeGraff; Brian Hammock; Cory Brinson.
Board Members not in Attendance/Late Arrivals: Vice Chairman- Matt Wood (arrives 7:32); Craig Smith (arrives 8:15); Josh Follett (arrives 7:48).
Others Attending: Director- Heather Miller; James Dutton.

Call to Order by Chairman- Chris Childress at 6:00 pm.
Moment of Silence led by Chairman- Chris Childress
Pledge of Allegiance led by Chairman- Chris Childress

Approval of Agenda: (Attachment A)
MOTION: Motion to approve the Agenda. Presented by Mr. Brinson, second by Sec DeGraff. Carried 4-0

Approval of Minutes
Approval of April 16, 2025 Regular Monthly Meeting Minutes. Presented by Mr. Hammock, second by Mr. Brinson. Motion carried 4-0.

Treasurers Report: (Attachment B) Read into minutes by Director Miller

Bank Account Statement as of 04/30/25
Given on 05/21/25

Operation & Maintenance Account

Previous Balance	($290,028.97)
4 Deposits/Credits	($ 17,119.23)
31 Checks/Debits	$ 91,855.60
Service Charge	-
Interest Paid	($ 86.88)
Current Balance	($285,997.97)

Concession Account

Previous Balance	($ 68,144.44)
23 Deposits/Credits	($ 32,857.37)
71 Checks/Debits	$ 20,752.10
Service Charge	-
Interest Paid	($ 22.97)
Current Balance	($ 80,272.68)

NOTES: All-Star uniforms about $5,000 to come out of Operations Account. Concessions Account is $80,272.00 as of today. We expect another $9,000 to come out for updates made and inventory. We will be hosting some Softball All-Star Sub State tournaments at our park.

MOTION: Approve Regular Operations Account balance as presented. Presented by Secretary-DeGraff, second by Mr. Brinson. Motion carried 4-0.

MOTION: Approve Concession Account balances as presented. Presented by Mr. Brinson, second by Mr. Hammock. Motion carried 4-0.

Impact Fee Balance: (Attachment C)
Unapproved 2024-25 balance as of 05/20/25 is $71,767.08. There is no Approved balance. Remaining unused balance rolls off every 2 years.

Working Budget 2024-2025 (Attachment D)
Expenditures year to 04/30/25 is $577,719.55 as provided by the BOC 05/16/25.

Budget vs Actuals 2024-2025 (Attachment E)
July 1, 2024 to date.

Fiscal Year 2025-26 Budget Discussion
Attachment F – BOC Approved Budget
Attachment G – PCPRA List of increases requested but rejected by BOC.
Discussion: Many non-salary/ operational expenses will have to paid from reserves. This includes Porta Potty rentals, turf tank, lawn care, toilet paper, mulch, maintenance, Express Sanitation fees, This will deplete our reserves. Chairmen -Childress will address the BOC at next budget meeting 5-22-25. Also note, the loan payment ($12,400) will now appear as a line item on our budget rather than on the county budget although the county will provide those funds to PCPRA.
Attachment H – 2024*2025 budget comparison to 2025*2026. BOC changes marked in green.

Director's Report —presented by Director Miller (Attachment I)

Umpires: We have a good base list of umpires interested, working with Buster to get them established and I am confident we will have umpires and referees for football and fall ball.

Football: current registration numbers: 6U: 7, 7U: 10, 8U:10, 9U: 4, 10U:19, 11U: 0

and 6U Coed Flag Football: 3. Registration closes 6/20/25 at 5:00 pm.

Note: this is down from 94 registered this time last year.

Vice-Chairman Wood arrives 7:32.

Cheer: current registration numbers: 38 registered. Registration closes 6/6/25 at 5:00 pm.

Note: There were 73 registered last year.

Spring Baseball & Softball: All-Star Uniforms have been ordered, and all teams have been registered for the warm-up tournament.

All-Star Uniform Cost (including hat)- $6200.

-We will be hosting the USSSA Sub-State softball tournament 6/7-6/8. Age groups not yet confirmed.

Fall Baseball & Softball: Registration will open 7/7 and close 7/18.

Adult Softball League: Current Registration: 3 Co-ed and 4 Men's teams.

Soccer: No report.
Note: Travel club tryouts are wrapping up.
Concessions: The Football concession stand is being gutted. Would like to rearrange some plumbing lines so we can move the water heater to the corner to open more space.

Sponsorship: Football has $100 in sponsorships for this season. Cheer has raised $655

Tournaments: The last scheduled Training Legend tournament is on 5/31-6/1.

Coach and Sponsorship Banquet: No Report.

Events: No report.

PCPRA Website: Up to date.

Community Center: No Report.

Staff: Discuss summer hours. Maintenance crew are allowed to come in earlier and leave earlier due to the heat.

Mr. Follett arrives 7:48.

Equipment Report: One of the new mowers is back at Advanced Power Equipment. They have provided a mower. If we keep having issues with it, they will replace it with a new one, at no cost to us. The old mowers are going up for sale on the government website.

Park Update: All fields -baseball, softball, and football were treated today.

Mr. Smith arrives 8:15.

Project Report:

- Football concession stand is being gutted. A smaller, new water heater is needed as well as some plumbing upgrades ($3100). Cabinet upgrades ($5000) and floor painting, metal tables. Total needed $9000.
- Softball concession need the front roll up window to be replaced with a sliding window that will match the rear window ($3800) and an AC unit that will service both upstairs and down. A mini split has been discussed in the past. ($5200 total).
  MOTION: Allow up to $20,000 from concessions account to pay for 1) the football concessions improvements including the plumbing upgrades, cabinets and tables and 2) allowing for $5000 for softball concession AC replacement, window replacement, and flooring. Presented by Vice Chairman Wood, second by Mr. Follett. Carried 7-0.

Grant Report:

P*I*K*E (Pike Improving Kilowatt Efficiency -formerly known as the Drew Ferguson Grant)

- The Chief of Staff for Brian Jack requested a letter giving the details and background of this appropriations request that originally began while Drew Ferguson was in office. The information will be used in committee for a bill specifically for housing, transportation, infrastructure, etc.
- Director Miller's letter (attachment J) has been sent. Chairman Childress plans to supplement her letter with a letter of his own. To include specifics on pole placements, meter needs, wiring needs, costs for each.
  DNR Grant –
- On hold.

Board Application Discussion:

- There are 4 applicants so far. 3 are reappointment applications from Chris Childress, Craig Smith and Josh Follett. There is 1 application from Kalum Alverson, who has served on the board before.
- Once the May 31st deadline for applications has passed, Vice Chairman Wood will lead the 4 members that are not up for reappointment in discussions on who should be recommended by the PCPRA. This list will be presented to the BOC for their consideration at the meeting in June when the appointments are made.
- It is understood that County Manager Morton may bring each applicant in for an interview. He wants to get to know the applicants before making his recommendations to the BOC.

- The BOC will make their appointments in their next meeting June 11at 9am.

Member Reports:

- Chairman Childress – It has been brought to our attention that the authority has been referred to as Pike County Recreation Authority and Pike County Parks and Recreation Authority by the Department of Community Affairs. Chris has called several members from previous rec boards to determine what has happened. He will research when the legislation was passed that changed the Authority name to include both Parks and Recreation. Spring season went well.
- Vice Chairman Wood – No Report
- Secretary DeGraff – The mound on F5 should be checked and cleaned of the mud that has accumulated. It seemed to be worn down, but it could be the mud.
- Mr. Follett – No Report
- Mr. Brinson – No Report
- Mr. Hammock – No Report
- Mr. Smith – No Report

MOTION — To adjourn regular meeting presented by Vice Chair-Wood, second by Mr. Follett. Carried 7-0.

Meeting adjourned at 9:38 pm.

Attachments:

A-Meeting Agenda 05/21/25
B-Treasurers Report 05/12/25
C-Impact Fee Balance 05/20/25
D-Working Budget YTD 05/16/25
E-Budget vs Actuals 05/16/25
F-2025/2026 Budget Approved by BOC 05/15/25
G- List of Items With Requested Increases by PCPRA 05/20/25
H-2024/25 vs 2025/26 Budget Comparison (BOC changes shown in green) 05/20/25
I-Directors Report 05/21/25
J-Directors Letter to Congressman Brian Jack 05/21/25

MEETING MINUTES
REGULAR MONTHLY MEETING
PCPRA Community Center
June 25, 2025 @ 6:00 pm

Board Attendees: Chairman- Chris Childress; Vice-Chairman- Matt Wood; Secretary- Becky DeGraff; Brian Hammock; Josh Follett.
Board Members not in Attendance/Late Arrivals: Cory Brinson (arrives 6:29); Craig Smith (arrives 6:31).
Others Attending: Director- Heather Miller; Athletic Coordinator- Josh Rice

Call to Order by Chairman- Chris Childress at 6:05 pm.
Moment of Silence led by Chairman- Chris Childress
Pledge of Allegiance led by Chairman- Chris Childress

Approval of Agenda: (Attachment A)
MOTION: Motion to approve the Agenda. Presented by Vice-Chairman- Matt Wood, second by Sec DeGraff. Carried 5-0

Approval of Minutes
Approval of May 21, 2025 Regular Monthly Meeting Minutes with addition of the Balance Sheet information that did not print. Presented by Vice-Chairman- Matt Wood, second by Mr. Follett. Motion carried 5-0.

Treasurers Report: (Attachment B) Read into minutes by Director Miller

Bank Account Statement as of 05/31/25
Given on 06/25/25

Operation & Maintenance Account

Previous Balance	($215,379.48)
29 Deposits/Credits	($ 50,283.17)
19 Checks/Debits	$ 26,396.66
Service Charge	-
Interest Paid	($ -)
Current Balance	($239,265.99)

Concession Account

Previous Balance	($ 80.272.68)
16 Deposits/Credits	($ 29,855.34)
68 Checks/Debits	$ 17,604.13
Service Charge	-
Interest Paid	($ -)
Current Balance	($ 92,523.89)

NOTES: These accounts are not the final balances for the fiscal year. They do not include the June checks that have not cleared. Concessions Account does not include payment for the window in softball concession workers for All-Star games or the plumber repairs. Concessions end of year balance is estimated to be around $70,000.

MOTION: Approve Regular Operations and Concessions Account balances as presented. Presented by They do not include the June checks that have not cleared. Presented by Secretary- DeGraff, second by Vice-Chairman- Matt Wood,. Motion carried 5-0.

Impact Fee Balance: (Attachment C)
Unapproved 2024-25 balance as of 06/24/25 is $80,363.80. There is no Approved balance.

Working Budget 2024-2025 (Attachment D)
Expenditures year to 06/25/25 is $624,051.00 as provided by the BOC 06/24/25.

Budget vs Actuals 2024-2025 (Attachment E)
July 1, 2024 to date.

Fiscal Year 2025-26 Budget Discussion (Attachment F)
The difference between the requested amounts and the BOC approved amounts ($44,145.64) will have to be covered using reserve funds. This includes Porta Potty rentals, turf tank, lawn care, toilet paper, mulch, maintenance, Express Sanitation fees, This will deplete our reserves as explained by Chairman Childress to the BOC at their last budget meeting. Also note, the loan payment ($12,400) will now appear as a line item on our budget rather than on the county budget although the county will provide those funds to PCPRA.
MOTION: Approve 2025/26 Budget as presented. Presented by Mr. Follett, second by Vice-Chairman- Matt Wood.
Discussion: Current reserves balance is approximately $69,000. The residual would be less than $25,000.

Mr. Brinson arrives 6:29. Mr. Smith arrives 6:31.

Amend the above motion to read: Approve the 2025-26 budget of $776,107 presented by the BOC and move $44,145.64 from reserves to cover shortfalls in the following accounts:
100-61-6120-521200-000 Professional Audit-$9500
100-61-6100-522320-000 Equipment Rentals-Sod cutter, Port-a-Potty$-$8000
100-61-6170-522201-000 Park Maintenance-$22,000
100-61-6170-522200-000 Athletic Field Maintenance-$43,400
to bring the 2025-26 Budget Total to $820,242.64. Presented by Mr. Follett, second by Vice-Chairman- Matt Wood. Carried 7-0.

Director's Report: Presented by Director Miller (Attachment G)

Umpires: We are moving forward with forming our own umpire group. We need to discuss the price per game per umpire. Please see the attached break down. (Attachment H)

Discussion: We will need 18 umpires at a time for baseball and softball 6U and up. The price per game will be more than what we have paid through the Locust Grove program. The software we want to use will cost $1500 annually. It tracks games, who umpires those games, amounts paid and creates 1099s. Umpires will be able to go online and select the games they want to work. We are looking at $70 per ump per game for coach pitch age groups and $80 for kid pitch age groups which will give us a $7000 deficit. We will need to raise registration fees to cover the increase. The spring ball programs typically support basketball and football programs that we typically lose money on. We will provide training for new umpires.
MOTION: Approve an increase in registration for fall ball to $120. Presented by Vice-Chairman- Matt Wood, second by Mr. Follett. Motion carried 7-0.

Football: current registration numbers: 6U: 22, 7U: 27, 8U:20, 9U: 16, 10U:34, 11U: 1 and 6U Coed Flag Football: 15. Registration will remain open for 9U & Flag till Friday, 6/27 or until teams fill up. Flag Football will have to travel for games. Coach Holmes has asked to include his 12U middle school team in our rec league.

This will give the team more more games and more experience. Registration is down from this time last year but the 12U is not included in this years numbers.

Cheer: 116 registered cheerleaders, last year we had 73 cheerleaders. 93 are tentatively attending cheer camp. Cheer camp is 7/8,7/10,7/15 & 7.15 from 6-8 pm at the community center. Registration income: $26,87.00.

Spring Baseball & Softball: All Star Updates: 6u Softball Red team is undefeated in Sub-State & State and is advancing to the World Series. 8U softball teams are attending the World Series as well. 10U & 14U baseball is attending the World Series in Dublin.

-Review rules for Spring of next year. Please see the attached rules. (Attachment I) Please review before the next meeting.

Fall Baseball & Softball: Registration will open 7/7 and close 7/18.

-Rule Update: We are removing the 5-minute rule. There is no drop-dead rule either. Everything else is staying the same.

Adult Softball League: Games began the week of 6/16th and are going great. Concessions have been opened, and we are getting rid of the remaining product from spring. Co-Ed has 6 teams, and Men's league has 8 teams. They play on Monday, Tuesday, and Thursday

Concessions: The new glass and the AC unit have been put in Softball, and the old AC has been removed. The football concession renovation has been completed. Both press boxes have had new flooring put in and repainted. Total spent: $15,225.34 NOTES: We need mats for the stools in the press boxes. Also, we need more bar stools for use in the concession stands and press boxes. We also need a table for the softball press box. We can use it as a break area for umpires.

Sponsorship: Football has $100 in sponsorships for this season. Cheer has $100 in sponsorship raised $655

Tournaments: Mickey Moody, Hunter Strickland, and Michael Pierce want to rent the fields on the weekends during the fall for the Pike County Sports Complex. He wants to host tourneys to start getting their name out there.

Coach and Sponsorship Banquet: No Report.

Soccer: Invoice for Spring Dues has been sent, and they will have a check to us ASAP. NOTE: The check was received today.

Events: No report.

PCPRA Website: Up to date. NOTE: Mr. Smith asks if the old web site (pikecorec.org) has been cleared out? We need to be sure that is cleared so no one can access our website through it illegally. Director Miller will research.

Community Center: On 6/13, we hosted the County Employee Appreciation Day. Everything went well.

Staff: Tyler is no longer employed. We have hired Ben Brado for full-time, and he will start 6/27/25.

Equipment Report: Everything is back and working well. The motor has been replaced in the new mower that was having problems. It is running well.

Park Update: We top-dressed fields 5,7,8,9, & 10. We put sod down on fields 2 & 3.

Director Miller would like to add screening above the mats on the backstops for the 7 larger fields. This will prevent people from being behind the backstops and yelling at the umpire and players. (Attachment J).

MOTION: Approve up to $4000 from the Concessions Account for the purchase of the screens to be placed above the mats on the backstops on the 7 larger fields. Presented by Mr. Follett, second by Mr. Hammock. Discussion: Can we add the field numbers onto the screens? Director Miller will look

into it. We need to check that home plate can be seen from the press box on these fields. Motion carried 7-0.

Project Report:

- Many of the locks on bathroom stalls are broken.
- Lights in baseball concession are not very bright.

Grant Report:

P*I*K*E (Pike Improving Kilowatt Efficiency -formerly known as the Drew Ferguson Grant)

- Chairman Childress has reviewed the bill that was to include P*I*K*E and did not find any mention of it.

DNR Grant –

- Vice Chairman – Wood will meet with County Manager Morton in July to discuss next steps.
- This Friday there will be a presentation of two checks totaling $30,000 to PCPRA in support of this grant. One check is from the Kiwanis for $15,000 and the other is from United Bank for $15,000.

Board Recognition:

- Chairman Childress presented a plaque to Mr. Follett thanking him for his three years of service to PCPRA. Mr. Follett has volunteered his time at the park by pitching in where ever needed. He has worked concessions, helped with field maintenance, worked to get equipment repaired, helped with spring evals as well as coaching and service on the board. Mr. Follett has always spoke his mind in board discussions, providing different perspectives even when they weren't popular. Thank you for your time and efforts.

Member Reports:

- Chairman Childress – HB 561, the document converting the title of the rec department to Pike County Parks and Recreation Authority, has been located and submitted to the county. (Attachment K)
- Vice Chairman Wood – Thank you Josh for all you have done to help over the past three years.
- Secretary DeGraff – Are the phones fixed so that callers can reach someone and voice mails can be heard? Director Miller says yes, and the calls will forward to other staff and cell phones.
- Mr. Follett – Thank you. We did a lot over the last three years. Don't stop. Don't hesitate to stand up and speak your mind,
- Mr. Brinson – No Report
- Mr. Hammock – No Report
- Mr. Smith – No Report

MOTION — To adjourn regular meeting presented by Mr. Follett, second by Mr. Beinson. Carried 7-0.

Meeting adjourned at 11:08 pm.

Attachments:

A-Meeting Agenda 06/25/25
B-Treasurers Report 06/03/25
C-Impact Fee Balance 06/24/25

D-Working Budget YTD 06/25/25
E-Budget vs Actuals 06/24/25
F-2025/2026 Budget Approved by BOC 06/25/25
G-Director's Report 6/25/25
H-Spring/Fall Expense & Umpire Costs 06/25/25
I-Spring Baseball/Softball Rules 06/25/25
J-Backstop Windscreen Estimate 06/25/25
K-HB 561 Amending Name to PCPRA 04/14/09

PLANNING AND DEVELOPMENT
OFFICE
Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement
P. O. Box 377
77 Jackson Street
Zebulon, GA 30295
Phone: 770-567-2007
Fax: 770-567-2024
Jgilbert@pikecoga.gov
"Serving Citizens Responsibly"

August 4, 2025

County Manager and Commissioners,

Here's a look back on the month of July 2025 from the office of Planning and Development:

Permits: 49 Total (6 New Home)
Fees: $ 18,587.23
Impact Fees Residential: $ $40,655.94
Impact Fees Commercial: $0

Business Licenses:6 -Fees: $861.30

Plats: 6 -Fees: $350

Zoning Cases, Letters and Final Plats: 3 -Fees: $1,668.25

LDP: 0 -Fees: $0

Administrative Variance: 0

Code Enforcement: Court Arraignment: 0
Follow Up Site-Visit: 4
Inspections: 3
Phone calls: 3
Total: 10

All Planning and Development activities are staying steady, and department staff members are keeping up with the workload. The CIE has been completed and will be in front of the BOC on August 13 for transmittal to DCA for approval as the next step in the Impact Fee Study process. As additional information is made available regarding the Impact Fee Study we will provide updates to the commissioners.

Regards,

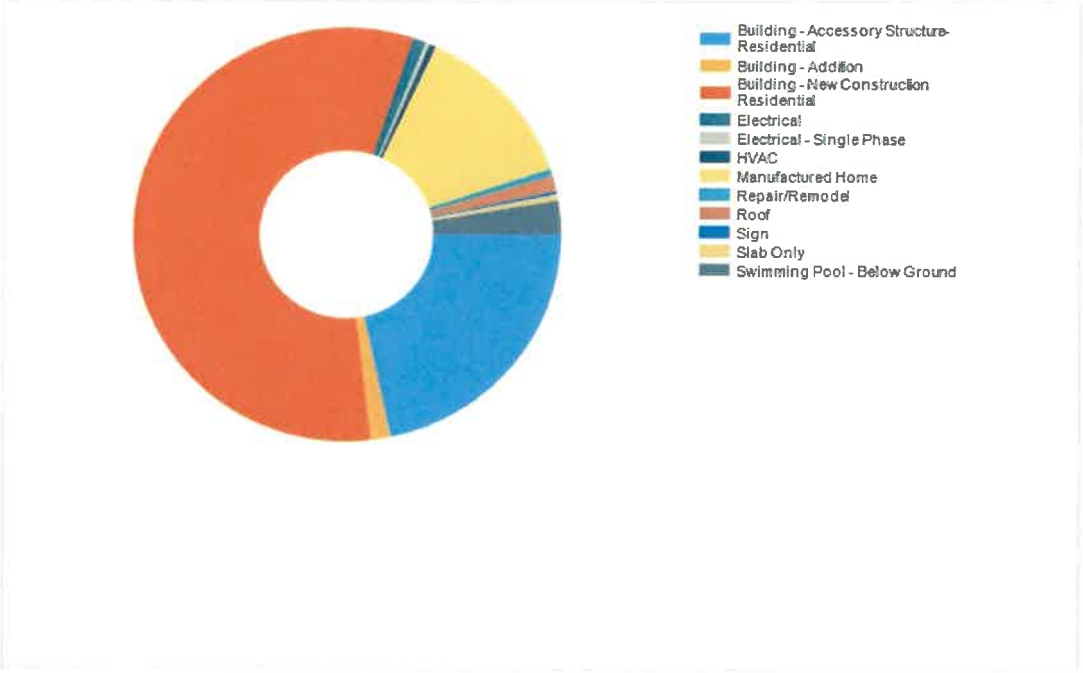
Jeremy Gilbert
Director

Permit Type Report

Permit Date
07/01/2025 to 07/31/2025

Description	Fees	Payments	Permits
Building - Accessory Structure-Residential	$12,789.59	3,713.70	10
Building - Addition	$904.20	569.20	4
Building - New Construction Residential-Includes Imapct Fees	$33,713.66	25,060.37	6
Electrical	$550.00	300.00	4
Electrical - Single Phase	$200.00	200.00	2
HVAC	$300.00	200.00	3
Manufactured Home	$7,710.39	7,710.39	1
Repair/Remodel	$300.00	0.00	1
Roof	$750.00	750.00	8
Sign	$136.33	0.00	1
Slab Only	$280.00	280.00	1
Swimming Pool - Below Ground	$1,600.00	1,200.00	8
Total	$59,234.17	39,983.66	49

Fees Breakdown



JUDGE GINNY BLAKENEY

JULY 2025

Monthly Report
Prepared for the Pike County Board of Commissioners
by Ginny W. Blakeney, Judge
Probate Court of Pike County

Total Monthly Collections:
$19,973.86

Weapons Carry Licenses:
79 ISSUED

Citations Received:
Georgia DNR - 1
Georgia State Patrol -50
Pike County SO - 28
Total: 79 Cases

Vital Records:
53 Birth Certificates
145 Death Certificates

Technology Fund Collections
$345.00

Citizen Engagements:
203 (receipted)

Marriage Licenses:
23 ISSUED

Estate Filings:
Petition to Probate: 5
Petition for Year's Support: 1
Administrations: 2
Guardianships: 9
Discharge: 0
Misc. Filings:5

Total: 22 Filings

Orders to Apprehend:
3 Cases

Paid to Commissioners
(after fund disbursements)
$12,425.32

**Data reflected above is according to CJT Software as of 8/4/2025

Pike County Public Works Monthly Report July 2025

- Regrade ditches so homeowners can maintain at 3105 Hollonville Rd
- Removed large dead tree on the North End of Perkins Rd
- Removed furniture dumped in the road on Midway Rd
- Take down a large pine tree at 416 Campbell Rd
- Repair a bad hole in asphalt at 959 Kendrick Rd
- Repaired a crushed culvert at 176 New Hebron Church Rd
- Removed vegetation from the ditch at 351 Skyview Drive
- Put up Dead End No Turnaround signs on Williamson Drive for the City of Williamson
- Put up private road name sign for Spring Hill Drive for 911
- Repaired a bad washed-out area on the edge of the road at 1346 McCard Lake Rd
- Cleaned ditches at 1346 McCard Lake Rd
- Removed trash from the road at 1386 Friendship Circle Rd
- Multiple dead deer removed from the roadway to include Gresham,Williamson Zebulon,New Hope,Robert Quarters, Williams Mill, Whitfield Walk,McKinley etc
- Install new crossdrain to help with flooding at Caldwell Rd and Quail Drive as well as repair intersection
- Remove multiple low hanging limbs on Patton Rd at Starks Rd
- Clean up large fallen tree on Bagwell Rd at Sands Rd
- Install a new driveway for a new construction on River Rd
- Clean ditches throughout the entire road on Deer Trail and replace multiple drainpipes
- Clean ditches throughout all of Bolton Rd and Old Bolton Rd
- Installed a new driveway culvert damaged by the fire dept during a house fire at 99 Meadow Lark Rd
- Repair a driveway at 2471 Dunn Rd
- Repair multiple culverts that were stopped up on Adams Rd
- Mowing R/W throughout the county and are currently around New Hope Rd
- Scraping of dirt roads throughout the county on an as needed basis as well as call ins
- Some of the pipes for the repair of Hunter Rd should be delivered this week and hopefully we will be on schedule to get started once the rest of the materials arrive
- Installed the new fuel tanks at public works and got them plumbed in. PC set the tanks with our equipment
- Public Works shop is working on cars and equipment daily for Sheriffs Dept, Fire Dept, Animal Control, Public Works and any other county owned vehicles.
- Repaired several driveway culverts on the north end of New Hope Rd across the 4 lane

Thanks, Chris Goodman Pike County Public Works Director

MONTHLY REMITTANCE FROM SUPERIOR/JUVENILE COURTS
TO PIKE COUNTY BOARD COMMISSIONERS

SUBMITTED: FOR THE MONTH OF: **JULY 25'**

	Amount	Check #	VEN #
RECORDINGS & CIVIL FILINGS - Pike BOC	$7,900.52	6532	9
Pike BOC - TRANSFER TAX	$5,784.90	6544	148
Pike BOC- INTANGIBLE TAX	$13,929.87	6535	50
Pike BOC - INTANGIBLE TAX - 6%	$ 2,160.78	6539	54
FINES & FORFEITURES	$8,613.70	2594	
SHERIFFS' SERVICE	$ 900.00	2594	
JAIL CONSTRUCTION & STAFFING FUND / JAIL FUND	$ 556.00	2600	
DRUG ABUSE TREATMENT & EDUCATION FUND	$ 250.00	2599	
COUNTY VICTIMS ASSISTANCE	$ 233.50	2595	
JUVENILE SUPERVISORY FEE	$ 100.00		
TOTAL REMITTED	$40,429.27		

IDA - TRANSFER **$125.95 CK 6550**
IDA - INTANGIBLE **$260.38 CK 6551**
PASSPORTS PROCESSED **29**

RESPECTFULLY SUBMITTED,
REBEKAH HANSON
CLERK SUPERIOR COURT
PIKE COUNTY

"Serving Citizens Responsibly"
Greg Hobbs, Chief Appraiser
PIKE COUNTY BOARD OF ASSESSORS
P.O. Box 377
73 Jackson Street
Zebulon, Georgia 30295
www.pikeassessor.com
770-567-2002

August 6, 2025

Dear Commissioners,

I am pleased to provide this monthly update from the Tax Assessor's Office.

Over the past two months, our office has remained actively engaged with the appeals process. I am proud to report that the total number of appeals received—covering both real and personal property—remained under 400. This is a positive indicator of our ongoing efforts to ensure fair and equitable assessments throughout Pike County.

Our selected appraisal vendor, Norman Appraisal Services, has been diligently working on these appeals. Their team has been in the field inspecting and reviewing the appealed properties. We continue to work closely with them on a daily basis. Currently, they are nearing completion of the properties with residential structures, and Mr. Norman has informed me that they are now transitioning to review the vacant and unimproved tracts.

In a shift to technology updates, I have been in regular communication with Mr. Mike Morefield of Schneider Geospatial, our go-to resource for all technical matters. I'm happy to report that QPublic has received the hard copy tiles and imagery grid of the county. These were successfully uploaded last week. We are now eagerly awaiting the arrival and integration of the new aerial imagery from the most recent flight, which will further enhance the accuracy and accessibility of our GIS system.

Please feel free to reach out with any questions or if further information is needed. Thank you for your continued support of the Tax Assessor's Office.

Respectfully I am,

RGHOBBS
PIKE CO.
CHIEF APPRAISER

What is the "Appeal Count" in the Digest Submission Packet?

Each year, when counties submit their tax **digest** (the official list of taxable property values) to the Georgia Department of Revenue (DOR), they must include a list of any **pending appeals**. These are appeals where taxpayers—either individuals or public utilities—have questioned their property valuation or exemption status but have not yet been resolved.

The **"Appeal Count"** typically refers to:

- **The number of separate appeals filed**—essentially, how many parcels or accounts are currently under appeal.
- **Potentially** a tally of appeals by type (e.g. taxpayer appeals vs. utility appeals), depending on the digest format.

This count indicates the **volume of contested valuations** at the time of submission

Why Does Appeal Count Matter?

1. **Approval Limits**
   Under Georgia Code § 48-5-304 (2024), the **Commissioner cannot approve** a county's digest if the total assessed value under appeal exceeds **5% of the total digest value**, or, in revaluation years, **8% in both value and appeal count**
2. **Detailed Listing Requirement**
   Appeals must be listed with the county's assessed value vs. the taxpayer's claimed value. These listings are submitted in separate spreadsheets for:
   - Public utilities, and
   - Properties other than utilities
3. **County Accountability**
   The submission confirms the county has notified all impacted taxpayers (via a "Notice of Change of Assessment") and compiled accurate pending appeal stats, even those still within the 45-day appeal window

How/When Appeals Are Filed

- **Timeline**: Taxpayers receive a change-of-assessment notice and have **45 days from mailing** to file an appeal in writing.
- Appeals can involve issues such as value, exemption denial, taxability, or uniformity.

When an appeal is filed, counties log it—even if it's unresolved by packet submission time

County Board & Department Appeals

- Appeals against the Department Commissioner's determination on illegal digest entries are filed by a **county board**, not by taxpayers themselves, and must be submitted within 45 days of that determination letter Georgia Rules & Regulations.
- For digest-level disputes (not individual property issues), counties may appeal the Commissioner's conditional digest approval or disapproval via the Department within **30 days**

Summary Table

Term	Meaning
Appeal Count	Number of unresolved taxpayer or utility appeals listed during annual digest submission
Why it matters	High volume/value of pending appeals can block digest approval by DOR
What counties must submit	Separate lists of pending appeals, showing disputed assessed vs. county values
Key limits	Digest approval denied if appeals exceed **5% of total assessed value** (or 8% in revaluation years)

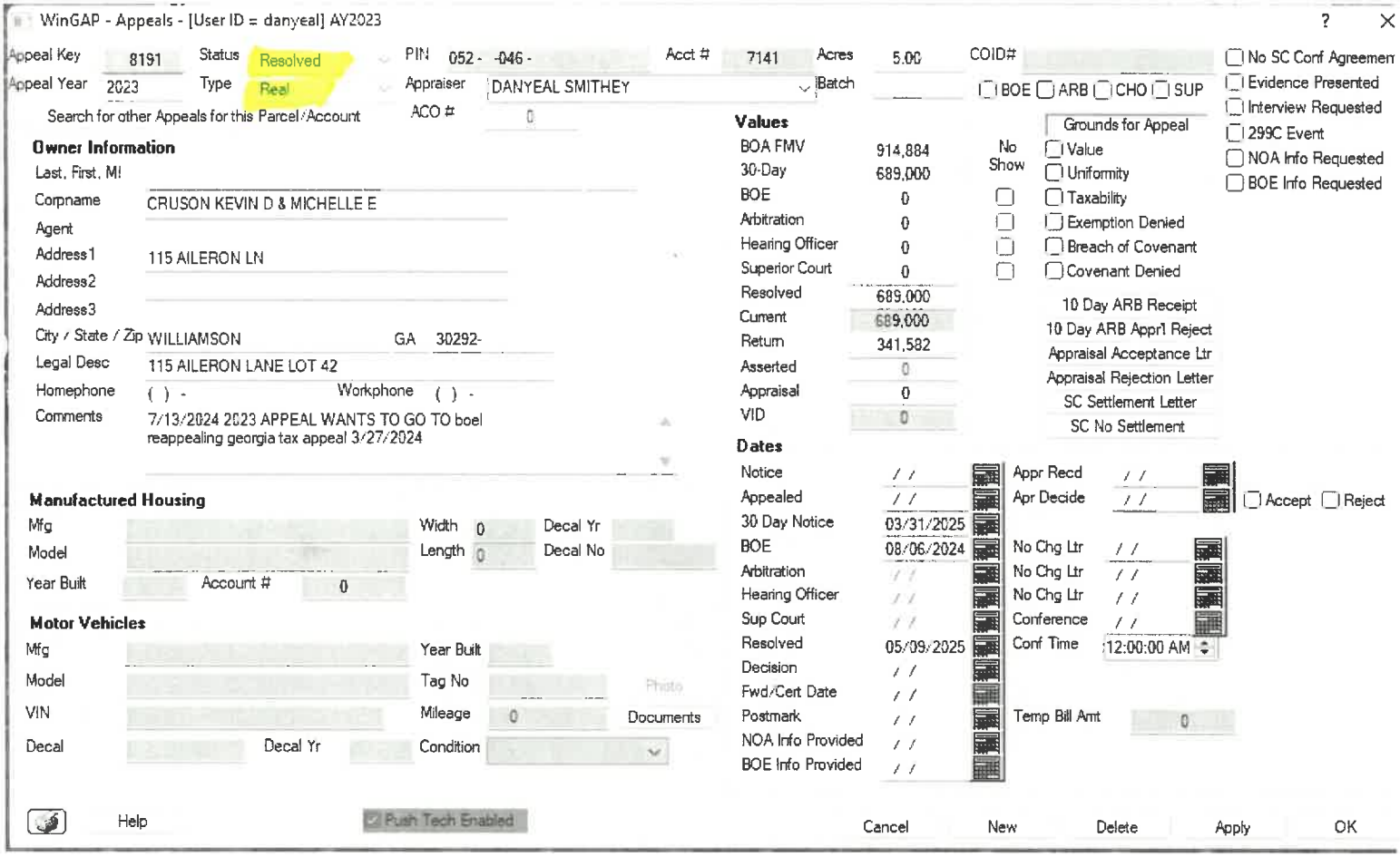
In Practical Terms

- If your county's digest shows a high appeal count, it means many property owners have formally challenged their assessments.
- That can delay **state approval of the digest**, affect **grant distributions**, or even trigger potential penalties if within the statutory thresholds.

  For taxpayers, once their appeal is accepted into that count, it's considered officially filed—even if the county hasn't adjudicated it yet.

Bottom line:

The **Appeal Count** measures how many unsolved property tax challenges are logged at the time of digest submission. It serves as a threshold measure for state approval (via the DOR Commissioner): if too many appeals or too much value is contested, the digest can be flagged for rejection or further review.


WinGAP - Appeals - [User ID = danyeal] AY2023

Appeal Key 8191 Status Resolved PIN 052 - -046 - Acct # 7141 Acres 5.00 COID#

Appeal Year 2023 Type Real Appraiser DANYEAL SMITHEY Batch

BOE ARB CHO SUP

Search for other Appeals for this Parcel/Account ACO # 0

Owner Information

Last, First, MI

Corpname CRUSON KEVIN D & MICHELLE E

Agent

Address1 115 AILERON LN

Address2

Address3

City / State / Zip WILLIAMSON GA 30292-

Legal Desc 115 AILERON LANE LOT 42

Homephone ( ) - Workphone ( ) -

Comments 7/13/2024 2023 APPEAL WANTS TO GO TO boel reappealing georgia tax appeal 3/27/2024

Manufactured Housing

Mfg Width 0 Decal Yr

Model Length 0 Decal No

Year Built Account # 0

Motor Vehicles

Mfg Year Built

Model Tag No Photo

VIN Mileage 0 Documents

Decal Decal Yr Condition

Values

		No Show
BOA FMV	914,884	
30-Day	689,000	
BOE	0	
Arbitration	0	
Hearing Officer	0	
Superior Court	0	
Resolved	689,000	
Current	689,000	
Return	341,582	
Asserted	0	
Appraisal	0	
VID	0	

Grounds for Appeal

Value
Uniformity
Taxability
Exemption Denied
Breach of Covenant
Covenant Denied

10 Day ARB Receipt
10 Day ARB Appr'l Reject
Appraisal Acceptance Ltr
Appraisal Rejection Letter
SC Settlement Letter
SC No Settlement

No SC Conf Agreemen
Evidence Presented
Interview Requested
299C Event
NOA Info Requested
BOE Info Requested

Dates

Notice	/ /	Appr Recd	/ /
Appealed	/ /	Apr Decide	/ /
30 Day Notice	03/31/2025		
BOE	08/06/2024	No Chg Ltr	/ /
Arbitration	/ /	No Chg Ltr	/ /
Hearing Officer	/ /	No Chg Ltr	/ /
Sup Court	/ /	Conference	/ /
Resolved	05/09/2025	Conf Time	12:00:00 AM
Decision	/ /		
Fwd/Cert Date	/ /		
Postmark	/ /	Temp Bill Amt	0
NOA Info Provided	/ /		
BOE Info Provided	/ /		

Accept Reject

Help Push Tech Enabled Cancel New Delete Apply OK

WinGAP - Appeals - [User ID = danyeal] AY2025

Appeal Key 7684 | Status Resolved | PIN 027 - -026 - | Acct # 3029 | Acres 11.40 | COID#

Appeal Year 2023 | Type Real | Appraiser Dusty Williams | Batch | BOE ARB CHO SUP

Search for other Appeals for this Parcel/Account | ACO # 0

No SC Conf Agreement
Evidence Presented
Interview Requested
299C Event
NOA Info Requested
BOE Info Requested

Owner Information

Last, First, MI
Corpname JONES DANIEL
Agent
Address1 891 MILNER RD
Address2
Address3
City / State / Zip CONCORD GA 30206-
Legal Desc 891 MILNER ROAD TRACT A LOT 21
Homephone ( ) - Workphone ( ) -
Comments CONT APPEAL 5/10/2024
CONT APPEAL3/6/2024
cont appeal 12-5-2023
EXCESSIVE CHANGE IN A SINGLE YEAR. I HAVE 10ACRS OF WET

Manufactured Housing

Mfg | Width 0 | Decal Yr
Model | Length 0 | Decal No
Year Built | Account # 0

Motor Vehicles

Mfg | Year Built
Model | Tag No | Photo
VIN | Mileage 0 | Documents
Decal | Decal Yr | Condition

Values

		No Show
BOA FMV	316,971	
30-Day	279,859	
BOE	279,859	
Arbitration	0	
Hearing Officer	0	
Superior Court	0	
Resolved	279,859	
Current	279,859	
Return	192,528	
Asserted	0	
Appraisal	0	
VID	0	

Grounds for Appeal
Value
Uniformity
Taxability
Exemption Denied
Breach of Covenant
Covenant Denied

10 Day ARB Receipt
10 Day ARB Appr'l Reject
Appraisal Acceptance Ltr
Appraisal Rejection Letter
SC Settlement Letter
SC No Settlement

Dates

Notice	06/07/2023	Appr Recd	/ /
Appealed	07/18/2023	Apr Decide	/ / Accept Reject
30 Day Notice	04/10/2024		
BOE	08/06/2024	No Chg Ltr	/ /
Arbitration	/ /	No Chg Ltr	/ /
Hearing Officer	/ /	No Chg Ltr	/ /
Sup Court	/ /	Conference	/ /
Resolved	05/08/2025	Conf Time	12:00:00 AM
Decision	/ /		
Fwd/Cert Date	/ /		
Postmark	/ /	Temp Bill Amt	0
NOA Info Provided	/ /		
BOE Info Provided	/ /		

Help | Cancel | New | Delete | Apply | OK

WinGAP - Appeals - [User ID = danyeal] AY2025

Appeal Key 7248 | Status Resolved | PIN 062 - -016 -A | Acct # 10630 | Acres 10.00 | COID#

Appeal Year 2023 | Type Real | Appraiser Greg Hobbs | Batch | BOE ARB CHO SUP

Search for other Appeals for this Parcel/Account | ACO # 0

No SC Conf Agreemen
Evidence Presented
Interview Requested
299C Event
NOA Info Requested
BOE Info Requested

Owner Information

Last, First, MI
Corpname SWEAT TRAVIS
Agent
Address1 982 CHAPEL HILL RD
Address2
Address3
City / State / Zip WILLIAMSON GA 30292-
Legal Desc 982 CHAPEL HILL ROAD
Homephone (678)878-7141 Workphone ( ) -
Comments CONT APPEAL 5/13/2024

Values

		No Show
BOA FMV	465,341	
30-Day	465,341	
BOE	465,341	
Arbitration	0	
Hearing Officer	0	
Superior Court	0	
Resolved	465,341	
Current	465,341	
Return	311,753	
Asserted	0	
Appraisal	0	
VID	0	

Grounds for Appeal
Value
Uniformity
Taxability
Exemption Denied
Breach of Covenant
Covenant Denied

10 Day ARB Receipt
10 Day ARB Appr1 Reject
Appraisal Acceptance Ltr
Appraisal Rejection Letter
SC Settlement Letter
SC No Settlement

Manufactured Housing

Mfg | Width 0 | Decal Yr
Model | Length 0 | Decal No
Year Built | Account # 0

Motor Vehicles

Mfg | Year Built
Model | Tag No | Photo
VIN | Mileage 0 | Documents
Decal | Decal Yr | Condition

Dates

Notice	06/07/2023	Appr Recd	/ /
Appealed	06/30/2023	Apr Decide	/ /
30 Day Notice	12/05/2023		
BOE	08/06/2024	No Chg Ltr	/ /
Arbitration	/ /	No Chg Ltr	/ /
Hearing Officer	/ /	No Chg Ltr	/ /
Sup Court	/ /	Conference	/ /
Resolved	05/08/2025	Conf Time	12:00:00 AM
Decision	/ /		
Fwd/Cert Date	/ /	Temp Bill Options	
Postmark	/ /	Temp Bill Amt	0
NOA Info Provided	/ /		
BOE Info Provided	/ /		

Accept Reject

Help | Cancel | New | Delete | Apply | OK

Summary Material Activity Report

July 01, 2025 to July 31, 2025
All Ticket Types
All Materials
Facility: Pike County Transfer Station

Material	Weight Inbound	
C&D (TONS)	0.22	TN
MSW (TONS)	490.71	TN
Passenger Tires	111.00	EA
Tractor Trailer Tires	5.00	EA
	490.93	TN

PIKE COUNTY BOARD OF COMMISSIONERS

Financial Reports

SUBJECT:
Financial Reports

ACTION:
Approve/Deny/Discuss

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	911 Check Register
🗋	Exhibit	Balance Sheet
🗋	Exhibit	Bank Balances
🗋	Exhibit	Date Check Register
🗋	Exhibit	General Fund Check Register
🗋	Exhibit	Georgia Fund 1
🗋	Exhibit	Impact Fee Worksheet
🗋	Exhibit	LMIG Check Register
🗋	Exhibit	Opioid Check Register
🗋	Exhibit	Revenue & Expenditure Statement
🗋	Exhibit	Sales Tax History

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 215-00-0000-111100-000

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
3532	07/29/2025	1078 CITY OF ZEBULON-WATER	Check	No	47.61
	215-38-4400-531210-000	WATER & SEWAGE		47.61	
3533	07/29/2025	3002 DISH NETWORK	Check	No	103.11
	215-38-3800-523200-000	COMMUNICATION - PHONE		103.11	
3534	07/29/2025	1000 OFFICE DEPOT	Check	No	577.54
	215-38-3800-531000-000	SUPPLIES		577.54	
3535	07/29/2025	4389 WiReD TECHNOLOGY	Check	No	483.60
	215-38-3800-523200-000	COMMUNICATION - PHONE		483.60	
3536	08/05/2025	1044 AT&T	Check	No	6,896.81
	215-38-3800-523200-000	COMMUNICATION - PHONE		190.00	
	215-38-3800-523200-000	COMMUNICATION - PHONE		5,483.17	
	215-38-3800-523200-000	COMMUNICATION - PHONE		1,223.64	
3537	08/05/2025	5202 AT&T MOBILITY	Check	No	1.25
	215-38-3800-523200-000	COMMUNICATION - PHONE		1.25	
3538	08/05/2025	4034 UNITED BANK ENDEAVOR	Check	No	688.82
	215-38-3800-523850-000	CONTRACT SERVICES		652.14	
	215-38-3800-531000-000	SUPPLIES		36.68	
3539	08/05/2025	1206 SOUTHERN RIVERS ENERGY	Check	No	113.00
	215-38-4600-531530-000	ELECTRICITY EXPENSE		113.00	
3540	08/05/2025	4389 WiReD TECHNOLOGY	Check	No	175.00
	215-38-3800-531000-000	SUPPLIES		107.00	
	215-38-3800-531000-000	SUPPLIES		68.00	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**9**	**$9,086.74**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**9**	**$9,086.74**

** Denotes Check Numbers that are out of sequence.*

Account		Balance ($)
Fund: 100 GENERAL FUND		
Type: Assets		
100-00-0000-111100-000	CASH IN BANK-GENERAL FUND	361,319.73
100-00-0000-111100-003	GENERAL-CASH RESERVES	183,600.79
100-00-1000-111110-076	ONE GA GRANT (CHESTNUT OAK	550.00
100-00-1000-111110-080	PC FIRE DEPT DONATIONS	11,658.64
100-00-1000-111301-000	GEORGIA FUND 1 - INVESTMENT	6,306,585.76
100-00-1000-111800-000	PROPERTY TAX RECEIVABLE	217,565.88
100-00-1000-111850-000	PROPERTY TAX ALLOWANCE	-2,850.49
100-00-1000-111901-000	ACCOUNTS RECEIVABLE-OTHER	-23,937.76
100-00-1000-111903-000	A/R PC RECREATION AUTHORITY	5,983.72
100-00-1000-111914-000	A/R CITY OF MOLENA	787.87
100-00-1000-111919-000	A/R PC DEVELOPMENT AUTHORIT	9,904.06
100-00-1000-111920-000	A/R C BRYAN	152.92
100-00-1000-111921-000	A/R R CORLEY	206.52
100-00-1000-113100-215	DUE FROM E911 FUND	538,064.85
100-00-1000-113100-325	DUE FROM L.M.I. GRANT FUND	125,000.00
100-00-1000-113100-716	DUE FROM LAW LIBRARY	8,462.86
100-00-1000-113600-000	INVENTORY-FUEL CONSUMPTION	43,983.97
100-00-1000-113800-000	PREPAID POSTAGE	2,126.56
100-00-1000-113801-000	PREPAID YEAREND EXPENSES	8,953.43
Type: Assets Total		**$7,798,119.31**
Type: Liabilities & Equity		
Liabilities		
100-01-1000-121100-000	ACCOUNTS PAYABLE	1,322.58
100-01-1000-121210-000	ACCRUED SALARIES & WAGES	108.78
100-01-1000-121211-000	ACCRUED ACCOUNTS PAYABLE	1,361.42
100-01-1000-121310-000	FEDERAL Withholding	-20,182.77
100-01-1000-121316-000	MEDICAL - Withholding	-385,897.39
100-01-1000-121318-000	VISION - Withholding	-1,685.82
100-01-1000-121319-000	FLEXIBLE SPENDING ACCOUNT	-637.25
100-01-1000-121320-000	FICA / MEDICARE Withholding	-19,185.03
100-01-1000-121326-000	DENTAL - Withholding	-13,872.12

Account	Balance ($)
100-01-1000-121330-000 STATE Withholding	-9,464.20
100-01-1000-121336-000 LIFE INSURANCE	-2,248.94
100-01-1000-121337-000 SHORT TERM DISABILITY	-3,832.49
100-01-1000-121338-000 LONG TERM DISABILITY	-6,532.60
100-01-1000-121345-000 DEFFERED COMP	-3,535.98
100-01-1000-121346-000 TAX COMMISSION DEFERRED CC	492.72
100-01-1000-121361-000 BANKERS FIDELITY - LIFE Withhol	-182.00
100-01-1000-121371-000 ADDITIONAL LIFE INS - Withholdin	-9,471.73
100-01-1000-121375-000 ALLSTATE LIFE / AMERICAN HERI	1,345.67
100-01-1000-121376-000 ANTHEM ACCIDENT	-1,506.97
100-01-1000-121377-000 ANTHEM CRITICAL ILLNESS	-1,430.57
100-01-1000-121378-000 ANTHEM HOSPITAL	-1,360.54
100-01-1000-121379-000 DEFINED BENEFIT PLAN	4,372.00
100-01-1000-121400-000 EMPLOYER'S FICA	-19,097.05
100-01-1000-121500-000 GARNISHMENTS PAYABLE	-573.39
100-01-1000-121510-000 CHILD SPT-GA PAYABLE	-664.26
100-01-1000-121530-000 CHPTR 13 PAYABLE	-534.59
100-01-1000-121700-000 DEFERRED PROPERTY TAXES	202,496.23
100-01-1000-121801-000 LOCAL VICTIMS ASSISTANCE FU	233.50
100-01-1000-121900-230 DUE TO ARP FUND	3,083,112.86
100-01-1000-121900-325 DUE TO L.M.I. GRANT FUND	1,005,970.63
100-01-1000-122500-000 DEFERRED REVENUE	21,523.00
100-01-1000-123300-000 OTHER CURRENT LIABILITY	1,372,566.00
100-01-7000-121800-000 CITY OF MOLENA - PERMITS	450.00
100-01-7000-121801-000 CITY OF WILLIAMSON-PERMITS	400.00
100-01-7000-121802-000 CITY OF MEANSVILLE - PERMITS	125.00
100-01-7000-121803-000 CITY OF ZEBULON PERMITS	1,252.80
100-01-7000-121804-000 CITY OF CONCORD - PERMITS	700.00
Liabilities Total	**$5,195,937.50**
Equity	
100 CURRENT FUND BALANCE	-1,453,714.35
100-02-1000-134000-000 FUND BALANCE - GENERAL	3,725,059.42
100-02-1000-134101-000 PRIOR PERIOD ADJUSTMENT	10,316.82

Account	Balance ($)
100-02-1000-135100-000 FUND BALANCE - NONSPENDABL	5,112.00
100-02-1000-135101-000 FUND BALANCE - NONSPENDABL	250,708.00
100-02-1000-135300-017 FUND BALANCE - COMMITTED TA	40,000.00
100-02-1000-135300-018 FUND BAL COMMITTED BUILDINC	8,000.00
100-02-1000-135300-024 FUND BALANCE COMMITTED- PR	4,500.00
100-02-1000-135302-000 FUND BAL - PROPERTY ASSESSM	12,200.00
100-02-1000-135307-000 FUND BAL RESTRICTED - ANIMAL	0.04
100-02-1000-135308-000 FUND BAL - CDBG GRANT PROJE	-0.12
Equity Total	**$2,602,181.81**
Type: Liabilities & Equity Total	**$7,798,119.31**
Fund: 206 JAIL CONSTRUCTION & OPERATION	
Type: Assets	
206-00-1000-111100-000 CASH IN BANK JAIL	18,495.07
Type: Assets Total	**$18,495.07**
Type: Liabilities & Equity	
Equity	
206 CURRENT FUND BALANCE	557.50
206-02-1000-134000-000 FUND BALANCE	17,937.57
Equity Total	**$18,495.07**
Type: Liabilities & Equity Total	**$18,495.07**
Fund: 210 IMPACT FEES	
Type: Assets	
210-00-0000-111110-002 RES IMPACT FEE	298,125.01
210-00-0000-111120-002 COMM IMPACT FEE	39,847.38
210-00-0000-111301-000 GEORGIA FUND 1 - INVESTMENT	1,294,332.40
Type: Assets Total	**$1,632,304.79**
Type: Liabilities & Equity	
Liabilities	
210-01-1000-123601-000 IMPACT FEE CREDIT LIABILITY	23,166.34
Liabilities Total	**$23,166.34**
Equity	
210 CURRENT FUND BALANCE	66,814.30
210-02-1000-134000-000 FUND BALANCE	1,542,324.15

Account	Balance ($)
Equity Total	**$1,609,138.45**
Type: Liabilities & Equity Total	**$1,632,304.79**
Fund: 211 CONFISCATED ASSETS FUND	
Type: Assets	
211-00-1000-111102-000 CASH - STATE SEIZURES	3,631.00
211-00-1000-111103-000 CASH - PENDING ASSETS FORFEI	17,392.00
Type: Assets Total	**$21,023.00**
Type: Liabilities & Equity	
Liabilities	
211-01-1000-121500-000 PENDING CASES	3,630.00
Liabilities Total	**$3,630.00**
Equity	
211-02-1000-134220-000 FUND BALANCE	17,393.00
Equity Total	**$17,393.00**
Type: Liabilities & Equity Total	**$21,023.00**
Fund: 215 E-911 FUND	
Type: Assets	
215-00-0000-111100-000 CASH IN BANK- E-911 OPERATION	39,196.77
Type: Assets Total	**$39,196.77**
Type: Liabilities & Equity	
Liabilities	
215-01-1000-121900-100 DUE TO GENERAL FUND	538,064.85
Liabilities Total	**$538,064.85**
Equity	
215 CURRENT FUND BALANCE	-13,177.82
215-02-1000-134000-000 FUND BALANCE	-485,690.26
Equity Total	**-$498,868.08**
Type: Liabilities & Equity Total	**$39,196.77**
Fund: 225 FEDERAL SEIZURE FUND	
Type: Assets	
225-00-1000-111110-000 FEDERAL SEIZURE FUND	113,677.25
Type: Assets Total	**$113,677.25**
Type: Liabilities & Equity	
Equity	

Account	Balance ($)
225-02-2000-134000-000 FUND BALANCE	113,677.25
Equity Total	**$113,677.25**
Type: Liabilities & Equity Total	**$113,677.25**
Fund: 230 AMERICAN RESCUE PLAN FUND	
Type: Assets	
230-00-0000-111100-000 CHECKING UNITED BANK - ARP	37,273.43
230-00-1000-113100-100 DUE FROM GENERAL FUND	3,083,112.86
Type: Assets Total	**$3,120,386.29**
Type: Liabilities & Equity	
Liabilities	
230-01-1000-122500-000 Deferred Revenue	3,254,967.77
Liabilities Total	**$3,254,967.77**
Equity	
230-02-1000-134000-000 FUND BALANCE	-134,581.48
Equity Total	**-$134,581.48**
Type: Liabilities & Equity Total	**$3,120,386.29**
Fund: 231 OPIOID ABATEMENT FUND	
Type: Assets	
231-00-0000-111100-000 OPIOID ABATEMENT CHECKING A	67,954.88
Type: Assets Total	**$67,954.88**
Type: Liabilities & Equity	
Equity	
231 CURRENT YEAR FUND BALANCE	-1,666.68
231-02-1000-134200-000 FUND BALANCE	69,621.56
Equity Total	**$67,954.88**
Type: Liabilities & Equity Total	**$67,954.88**
Fund: 245 DRUG ABUSE TREATMENT EDUCATION	
Type: Assets	
245-00-1000-111110-001 CASH IN BANK - DATE	24,428.97
Type: Assets Total	**$24,428.97**
Type: Liabilities & Equity	
Equity	
245 CURRENT FUND BALANCE	-1,775.00

Account	Balance ($)
245-02-2000-134000-000 FUND BALANCE	26,203.97
Equity Total	**$24,428.97**
Type: Liabilities & Equity Total	**$24,428.97**
Fund: 250 TECHNOLOGY FEE FUND	
Type: Assets	
250-00-0000-111100-000 CHECKING - TECHNOLOGY FEE	7,197.92
Type: Assets Total	**$7,197.92**
Type: Liabilities & Equity	
Equity	
250-02-1000-134000-000 FUND BALANCE	7,197.92
Equity Total	**$7,197.92**
Type: Liabilities & Equity Total	**$7,197.92**
Fund: 275 HOTEL/MOTEL TAX FUND	
Type: Assets	
275-00-0000-111100-000 CASH IN BANK-HOTEL/MOTEL TA	2,179.83
Type: Assets Total	**$2,179.83**
Type: Liabilities & Equity	
Equity	
275-02-1000-134000-000 FUND BALANCE	2,179.83
Equity Total	**$2,179.83**
Type: Liabilities & Equity Total	**$2,179.83**
Fund: 285 JUVENILE COURT FUND	
Type: Assets	
285-00-1000-111110-000 CASH IN BANK JUVENILE COURT	13,775.83
Type: Assets Total	**$13,775.83**
Type: Liabilities & Equity	
Equity	
285-02-2600-134000-000 FUND BALANCE JUVENILE FUND	13,775.83
Equity Total	**$13,775.83**
Type: Liabilities & Equity Total	**$13,775.83**
Fund: 320 SPLOST 2016-2022	
Type: Assets	
320-00-0000-111301-000 GEORGIA FUND 1 - INVESTMENT	1,149,351.58

Account	Balance ($)
320-00-1000-111100-000 CASH IN BANK-SPLOST CONST A(	20,439.74
Type: Assets Total	**$1,169,791.32**
Type: Liabilities & Equity	
Equity	
320-00-1000-134000-000 FUND BALANCE	1,169,791.32
Equity Total	**$1,169,791.32**
Type: Liabilities & Equity Total	**$1,169,791.32**
Fund: 323 SPLOST 2022-2028	
Type: Assets	
323-00-0000-111100-000 CASH IN BANK SPLOST 2022-2028	2,084,921.95
323-00-0000-116100-000 RESTRICTED CASH - REGIONS TF	10,732,249.66
323-00-1000-111100-001 CASH IN BANK BOND 2023-2024	1,000.00
Type: Assets Total	**$12,818,171.61**
Type: Liabilities & Equity	
Equity	
323-02-1000-134000-000 FUND BALANCE SPLOST 2022-20	12,818,171.61
Equity Total	**$12,818,171.61**
Type: Liabilities & Equity Total	**$12,818,171.61**
Fund: 325 LMI GRANT FUND	
Type: Assets	
325-00-0000-111100-042 CASH-L.M.I. GRANT (DOT)	887,139.18
325-00-1000-113100-100 DUE FROM GENERAL FUND	1,005,970.63
Type: Assets Total	**$1,893,109.81**
Type: Liabilities & Equity	
Liabilities	
325-01-1000-121900-100 DUE TO GENERAL FUND	125,000.00
325-01-1000-125300-000 GTIB LOAN PAYABLE - NON-CURF	4,967,660.00
Liabilities Total	**$5,092,660.00**
Equity	
325 CURRENT FUND BALANCE	-136,277.40
325-02-1000-134000-000 FUND BALANCE LMI GRANT	-3,063,272.79
Equity Total	**-$3,199,550.19**
Type: Liabilities & Equity Total	**$1,893,109.81**

Account	Balance ($)
Fund: 341 CDBG GRANT FUND	
Type: Assets	
341-00-1000-111100-000 CDBG Grant - State - Cash in Bank	178.03
Type: Assets Total	**$178.03**
Type: Liabilities & Equity	
Equity	
341-02-1000-134000-000 Fund Balance CDBG	178.03
Equity Total	**$178.03**
Type: Liabilities & Equity Total	**$178.03**
Fund: 350 C.A.I.P FUND	
Type: Assets	
350-00-1000-111100-000 CAIP FUND- CASH IN BANK	32,117.08
Type: Assets Total	**$32,117.08**
Type: Liabilities & Equity	
Equity	
350-02-1000-134000-000 FUND BALANCE	32,117.08
Equity Total	**$32,117.08**
Type: Liabilities & Equity Total	**$32,117.08**
Fund: 715 CLERK OF SUPERIOR COURT	
Type: Assets	
715-00-0000-111110-000 UB CASH - CRIMINAL & CIVIL - 090	1,285.81
715-00-0000-111120-000 FBP CASH - REAL ESTATE/OFFICE	51,292.00
715-00-0000-111130-000 FBP CASH - CONDEMNTN/GARNIS	114,306.64
715-00-0000-111140-000 UB CASH - CASH BONDS - 0493	331,692.25
715-00-1000-113100-750 DUE FROM MAGISTRATE COURT	650.00
Type: Assets Total	**$499,226.70**
Type: Liabilities & Equity	
Liabilities	
715-01-1000-121120-000 PAYABLE TO OTHERS	284,580.15
715-01-1000-121900-100 DUE TO GENERAL FUND	26,631.42
715-01-1000-121900-206 DUE TO JAIL FUND	161.24
715-01-1000-121900-245 DUE TO DATE FUND	70.00
715-01-1000-121900-716 DUE TO LAW LIBRARY	180.00

Account	Balance ($)
Liabilities Total	**$311,622.81**
Type: Liabilities & Equity Total	**$311,622.81**
Fund: 716 LAW LIBRARY - SUPERIOR COURT	
Type: Assets	
716-00-1000-111110-000 CASH IN BANK - LAW LIBRARY	21,421.45
716-00-1000-113100-715 DUE FROM SUPERIOR	180.00
716-00-1000-113100-720 DUE FROM PROBATE	435.00
716-00-1000-113100-750 DUE FROM MAGISTRATE COURT	295.00
Type: Assets Total	**$22,331.45**
Type: Liabilities & Equity	
Liabilities	
716-01-1000-121900-100 DUE TO GENERAL FUND	4,612.02
Liabilities Total	**$4,612.02**
Equity	
716-02-2000-134000-000 FUND BALANCE	17,719.43
Equity Total	**$17,719.43**
Type: Liabilities & Equity Total	**$22,331.45**
Fund: 720 PROBATE COURT	
Type: Assets	
720-00-0000-111110-000 CASH - UB PROBATE CT - 4456	1,175.00
720-00-0000-111120-000 CASH - UB PROBATE BOND ACCT	11,563.11
Type: Assets Total	**$12,738.11**
Type: Liabilities & Equity	
Liabilities	
720-01-1000-121120-000 PAYABLE TO OTHERS	10,764.99
720-01-1000-121900-100 DUE TO GENERAL FUND	11,757.89
720-01-1000-121900-206 DUE TO JAIL FUND	923.34
720-01-1000-121900-250 DUE TO TECH FUND	420.00
720-01-1000-121900-716 DUE TO LAW LIBRARY	435.00
Liabilities Total	**$24,301.22**
Type: Liabilities & Equity Total	**$24,301.22**
Fund: 740 TAX COMMISSIONERS FUND	
Type: Assets	

Account	Balance ($)
740-00-1000-111110-000 UB - TAX COMM MAIN ACCT 2917	547,041.83
740-00-1000-111120-000 UB - TAX COMM EXCESS FUNDS S	16,370.94
740-00-1000-111500-000 TAXES RECEIVABLE	433,337.99
Type: Assets Total	**$996,750.76**
Type: Liabilities & Equity	
Liabilities	
740-01-1000-121101-000 TAXES PAYABLE UPON COLLECTI	433,337.99
740-01-1000-121900-100 DUE TO GENERAL FUND	291,002.89
740-01-1000-121902-000 DUE TO OTHER GOVTS & AGENC	272,409.88
Liabilities Total	**$996,750.76**
Type: Liabilities & Equity Total	**$996,750.76**
Fund: 750 MAGISTRATE COURT FUND	
Type: Assets	
750-00-1000-111110-000 MAGISTRATE CASH - UB 5405	15,614.54
Type: Assets Total	**$15,614.54**
Type: Liabilities & Equity	
Liabilities	
750-01-1000-121120-000 PAYABLE TO OTHERS	9,627.28
750-01-1000-121900-100 DUE TO GENERAL FUND	4,971.28
750-01-1000-121900-206 DUE TO JAIL FUND	70.98
750-01-1000-121900-715 DUE TO CLERK OF SUP CT	650.00
750-01-1000-121900-716 DUE TO LAW LIBRARY	295.00
Liabilities Total	**$15,614.54**
Type: Liabilities & Equity Total	**$15,614.54**

PIKE COUNTY BANK BALANCES	7/23/2025	8/6/2025
GENERAL FUNDS		
General Fund (100 Fund)	762,279.57	361,319.73
Pike County Fire Department Donations (100 Fund)	11,655.91	11,658.64
Pike County Cash Reserves (100 Fund)	167,824.13	183,600.79
One GA Grant (Chestnut Oaks)	550.00	550.00
Georgia Fund 1 - Investment Accounts (100 Fund)	6,306,585.76	6,306,585.76
SPECIAL REVENUE FUNDS		
Pike County Jail Construction (206 Fund)	17,932.64	18,495.07
E-911 Operation (215 Fund)	14,457.95	39,196.77
Pike County Drug Abuse Treasment & Education (245 Fund)	26,201.79	24,428.97
Pike County Federal Seizure Fund (225 Fund)	113,649.07	113,677.25
Pike County Juvenile Court (285 Fund)	13,775.83	13,775.83
Hotel/Motel Tax Fund (275 Fund)	2,183.83	2,179.83
Opioid Abatement Fund (231 Fund)	68,788.22	67,954.88
Probate Court Technology Fee (250 Fund)	7,197.92	7,197.92
CAPITAL PROJECT FUND		
Residential Impact Fee - 237 (210 Fund)	257,469.07	298,125.01
Commercial Impact Fee - 933 (210 Fund)	39,845.80	39,847.38
Georgia Fund 1 - Investment Accounts (210 Fund)	1,294,332.40	1,294,332.40
C.A.I.P. Fund (350 Fund)	32,109.98	32,117.08
L.M.I.G. Grant - DOT (325 Fund)	1,023,416.58	887,139.18
CDBG Grant - State (341 Fund)	178.03	178.03
American Rescue Plan (230 Fund)	72,277.01	37,273.43
SPLOST FUND		
S.P.L.O.S.T. 2022-2028 (323 Fund)	1,848,672.20	2,084,921.95
S.P.L.O.S.T. Construction (320 Fund)	20,439.74	20,439.74
Georgia Fund 1 - Investment Accounts (320 Fund)	1,149,351.58	1,149,351.58
Bond Fund 2023 - 2024 (323)	1,000.00	1,000.00
Bond Trust Fund Regions Bank 2023-2024 Bonds (323)	10,732,249.66	10,732,249.66
GRAND TOTAL	23,984,424.67	23,727,596.88

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 245-00-1000-111110-001

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
1101	07/29/2025	2779 144TH MARKETING GROUP	Check	No	2,025.00
	245-31-2000-531000-000 DATE-SUPPLIES			2,025.00	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**1**	**$2,025.00**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**1**	**$2,025.00**

** Denotes Check Numbers that are out of sequence.*

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 100-00-0000-111100-000

	Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
	140036	07/24/2025	4952 UNITED BANK	Check		No	63,259.90
		100-13-8000-582016-000	UNITED BANK LOAN 3807 - INTEREST			63,259.90	
*	140043	08/01/2025	1072 CHAPTER 13 TRUSTEE, M.D. GA	Check		No	662.50
		100-01-1000-121530-000	CHPTR 13 PAYABLE			662.50	
	140044	08/01/2025	4067 FAMILY SUPPORT REGISTRY	Check		No	330.81
		100-01-1000-121510-000	CHILD SPT-GA PAYABLE			152.30	
		100-01-1000-121510-000	CHILD SPT-GA PAYABLE			178.51	
	140045	08/01/2025	5191 TX CHILD SUPPORT SDU	Check		No	461.54
		100-01-1000-121520-000	CHILD SPT-NON-GA PAYABLE			461.54	
	140046	07/29/2025	1008 ACCG-GSIWCF #0384	Check		No	1,464.00
		100-61-6110-512100-000	GROUP INSURANCE		Accrual	1,464.00	
	140047	07/29/2025	1019 AGRIBUSINESS AUTHORITY	Check		No	3,833.33
		100-76-7525-572000-000	AGRIBUSINESS AUTH			3,833.33	
	140048	07/29/2025	4909 AMERIPRO EMS LLC	Check		No	74,851.33
		100-39-3940-572000-000	AMBULANCE CONTRACT			74,851.33	
	140049	07/29/2025	5270 ARAMSCO INC	Check		No	1,222.84
		100-42-4220-522000-000	SIGN M&R			281.64	
		100-42-4220-522000-000	SIGN M&R			941.20	
	140050	07/29/2025	2475 ATLANTA COMMERCIAL TIRE	Check		No	2,694.00
		100-42-4220-522200-000	EQUIPMENT M&R			2,694.00	
	140051	07/29/2025	2773 ATLANTA HEART ASSOCIATES, PC	Check		No	277.11
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	48.02	
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	61.19	
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	167.90	
	140052	07/29/2025	1049 BLOUNT SHEET METAL	Check		No	175.00
		100-42-4220-522200-000	EQUIPMENT M&R			175.00	
	140053	07/29/2025	1050 BOB BARKER COMPANY	Check		No	123.20
		100-32-3326-531000-000	INMATE SUPPLIES		Accrual	123.20	
	140054	07/29/2025	4386 BRENDA MATHIS	Check		No	45.00
		100-14-1400-523850-000	Poll Workers - Contract Svc.			45.00	
	140055	07/29/2025	1990 CADENHEAD ENTERPRISES, INC	Check		No	2,932.50
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			2,932.50	
	140056	07/29/2025	5345 CENTRAL GEORGIA EMERGENCY GROUP LL(	Check		No	1,280.00
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	1,280.00	
	140057	07/29/2025	1253 CHARLES B. O'NEILL, JR	Check		No	2,166.67
		100-20-2800-521000-000	GUARDIAN AD LITEM			2,166.67	
	140058	07/29/2025	5017 CHRISTOPHER EDENS MD	Check		No	1,500.00
		100-80-3040-521200-000	MEDICAL FEES		Accrual	1,500.00	
	140059	07/29/2025	4581 CITY OF CONCORD	Check		No	118.16
		100-80-1550-523200-000	COMMUNICATIONS			50.00	

	Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
		100-80-4400-531210-000	WATER EXPENSE			68.16	
*	140061	07/29/2025	1078 CITY OF ZEBULON-WATER	Check		No	1,722.19
		100-18-1565-531210-000	WATER / SEWAGE			25.00	
		100-13-4400-531210-000	WATER/SEWAGE			91.50	
		100-56-5520-531210-000	WATER / SEWER SENIOR CENTER			29.00	
		100-71-4400-531210-000	WATER / SEWAGE			91.50	
		100-34-4400-531210-000	WATER / SEWAGE - JAIL			733.20	
		100-91-3910-531210-000	WATER / SEWAGE EXPENSE			55.50	
		100-65-6500-531510-000	WATER			81.35	
		100-20-4400-531210-000	WATER / SEWAGE			91.50	
		100-33-4400-531210-000	WATER / SEWAGE			168.87	
		100-34-4400-531210-000	WATER / SEWAGE - JAIL			154.02	
		100-17-4400-531210-000	WATER/SEWAGE			33.43	
		100-14-4400-531210-000	WATER /SEWAGE			26.27	
		100-74-4400-531210-000	WATER / SEWAGE			27.46	
		100-16-4400-531210-000	WATER / SEWAGE			27.46	
		100-33-4400-531210-000	WATER / SEWAGE			4.78	
		100-42-4400-531210-000	WATER / SEWAGE			81.35	
	140062	07/29/2025	5256 COMPLETE MOBILE REPAIR	Check		No	900.00
		100-42-4220-542200-000	VEHICLES- M&R			900.00	
	140063	07/29/2025	5123 FAMILY MEDICAL CLINIC OF MCDONOUGH	Check		No	157.50
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	157.50	
	140064	07/29/2025	4333 SHEILA FERGUSON	Check		No	45.00
		100-14-1400-523850-000	Poll Workers - Contract Svc.			45.00	
	140065	07/29/2025	5060 FLAGSTAR PUBLIC FUNDING CORP	Check		No	6,782.00
		100-42-8000-582225-000	CAT Lease#???? Motor Grader 140			3,391.00	
		100-42-8000-582230-000	CAT Lease#???? Motor Grader 140			3,391.00	
	140066	07/29/2025	4418 FLINT RIVER LANDSCAPING	Check		No	4,791.66
		100-33-3300-521200-000	CONTRACT SERVICES			250.00	
		100-18-1565-522201-000	CONTRACT SERVICES - BLDG & GROUNDS			4,541.66	
	140067	07/29/2025	1136 GALL'S, LLC	Check		No	953.46
		100-33-3300-512900-000	UNIFORMS			77.33	
		100-34-3326-512900-000	UNIFORMS			77.33	
		100-33-3300-512900-000	UNIFORMS			353.67	
		100-34-3326-512900-000	UNIFORMS			110.67	
		100-34-3326-512900-000	UNIFORMS			92.64	
		100-33-3300-512900-000	UNIFORMS			113.43	
		100-33-3300-512900-000	UNIFORMS			128.39	
	140068	07/29/2025	1146 GA TECHNOLOGY AUTHORITY	Check		No	430.29
		100-33-3300-521200-000	CONTRACT SERVICES			430.29	
	140069	07/29/2025	5250 GEORGIA DIRT EQUIPMENT AND AUTO LLC	Check		No	237.00
		100-80-3510-522200-000	VEHICLE R & M			237.00	

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 100-00-0000-111100-000

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
140070	07/29/2025	4223 GEORGIA EMERGENCY GROUP, LLC	Check	No	1,870.00
	100-32-3370-523100-000	INMATE MEDICAL	Accrual	1,870.00	
140071	07/29/2025	2932 HILLEY'S AUTO SEAT COVER	Check	No	700.00
	100-14-1400-531000-000	SUPPLIES		700.00	
140072	07/29/2025	4404 H&M Hauling	Check	No	2,932.00
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		2,932.00	
140073	07/29/2025	1172 HOME DEPOT CREDIT SERVICES	Check	No	1,793.26
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS	Accrual	47.51	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	145.87	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	373.05	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	-119.00	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	82.90	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	326.91	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		183.54	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		536.55	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		122.63	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		17.60	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		75.70	
140074	07/29/2025	1183 INDUSTRIAL WHOLESALERS	Check	No	62.59
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		62.59	
140075	07/29/2025	5065 JUDGES OF THE PROBATE COURTS FUND OI	Check	No	210.00
	100-24-2450-512400-000	RETIREMENT CONTRIBUTIONS		210.00	
140076	07/29/2025	2801 KIMBLE'S FOOD BY DESIGN	Check	No	3,368.11
	100-32-3350-531300-000	FOOD FOR INMATES	Accrual	1,761.06	
	100-32-3350-531300-000	FOOD FOR INMATES		1,607.05	
140077	07/29/2025	5199 KIM H. RAINES	Check	No	400.00
	100-20-2500-521100-000	COURT REPORTER		400.00	
140078	07/29/2025	4547 KNOWiNK LLC	Check	No	604.80
	100-14-1500-523850-000	CONTRACT SERVICES		604.80	
140079	07/29/2025	3522 LUX MITIGATION & PLANNING CORPORATION	Check	No	2,520.00
	100-90-3610-531100-000	HAZARD MITIGATION GRANT EXPENSE		2,520.00	
140080	07/29/2025	1215 M & M OFFICE SUPPLY	Check	No	170.00
	100-23-2400-523400-000	PRINTING & BINDING		170.00	
140081	07/29/2025	3742 MIDDLE GEORGIA FLEET SERVICE	Check	No	2,599.38
	100-80-3510-522200-000	VEHICLE R & M		2,599.38	
140082	07/29/2025	1241 MORTON , MORTON & ASSOCIATES, LLC	Check	No	7,892.52
	100-13-1530-521200-000	PROFESSIONAL SVC - LAW		7,708.27	
	100-13-1530-521201-000	PROF SVC - ATTORNEY - SUITS		184.25	
140083	07/29/2025	1000 OFFICE DEPOT	Check	No	430.28
	100-13-1300-531000-000	SUPPLIES		113.57	
	100-13-1300-531000-000	SUPPLIES		17.24	

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Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
	100-13-1300-531000-000	SUPPLIES			220.89	
	100-21-2180-531000-000	SUPPLIES			78.58	
140084	07/29/2025	1267 PIKE COUNTY RECREATION AUTHORITY	Check		No	24,500.00
	100-61-6120-572000-000	RECREATION AUTHORITY			24,500.00	
140085	07/29/2025	1268 PIKE COUNTY HEALTH DEPARMENT	Check		No	7,275.00
	100-50-5100-572000-000	BOARD OF HEALTH			7,275.00	
140086	07/29/2025	1270 PIKE COUNTY WATER & SEWER AUTHORITY	Check		No	17,378.75
	100-71-7120-572000-000	WATER AUTH			17,378.75	
140087	07/29/2025	3400 PIKE COUNTY DEPT OF FAMILY & CHILDREN	Check		No	1,504.42
	100-54-5400-572000-000	DFACS			1,504.42	
140088	07/29/2025	1833 PITNEY BOWES PURCHASE POWER	Check		No	1,009.75
	100-00-1000-113800-000	PREPAID POSTAGE		Accrual	1,009.75	
140089	07/29/2025	4361 PROSTAR	Check		No	1,385.00
	100-34-3326-523850-000	CONTRACT SERVICES		Accrual	795.00	
	100-34-3326-523850-000	CONTRACT SERVICES		Accrual	590.00	
140090	07/29/2025	5343 RADIOLOGY ASSOCIATES OF MACON	Check		No	105.00
	100-32-3370-523100-000	INMATE MEDICAL		Accrual	105.00	
140091	07/29/2025	5314 SD ADVERTISING & MARKETING	Check		No	199.00
	100-14-1500-523850-000	CONTRACT SERVICES			199.00	
140092	07/29/2025	1307 SIRCHIE ACQUISTION COMPANY LLC	Check		No	134.40
	100-33-3321-531100-000	INVESTIGATION SUPPLIES			134.40	
140093	07/29/2025	1295 S & J INDUSTRIAL SUPPLY	Check		No	178.22
	100-42-4220-542200-000	VEHICLES- M&R			178.22	
140094	07/29/2025	4103 SAMANTHA L SLONE	Check		No	105.77
	100-14-1400-523500-000	TRAVEL		Accrual	36.40	
	100-14-1400-523500-000	TRAVEL			69.37	
140095	07/29/2025	1206 SOUTHERN RIVERS ENERGY	Check		No	1,498.82
	100-91-3910-531530-000	ELECTRICITY - ANIMAL SHELTER			216.87	
	100-13-4600-531530-000	ELECTRICITY			13.75	
	100-14-4600-531530-000	ELECTRICITY EXP			27.50	
	100-16-4600-531530-000	ELECTRICITY EXP -TAX COMM			13.75	
	100-17-4600-531530-000	ELECTRICITY			13.75	
	100-37-4600-531530-000	ELECTRICITY EXPENSE			13.75	
	100-74-4600-531530-000	ELECTRICITY EXP			13.75	
	100-90-4600-531530-000	EMA Electricity			137.50	
	100-20-4600-531530-000	ELECTRICITY EXPENSE			41.25	
	100-42-4600-531530-000	ELECTRICITY EXPENSE			497.70	
	100-18-4600-531530-000	ELECTRICITY EXPENSE			213.30	
	100-56-5520-531530-000	ELECTRICITY - SENIOR CENTER			30.00	
	100-33-4600-531530-000	ELECTRICITY EXPENSE			265.95	
140096	07/29/2025	1523 SPALDING REGIONAL HOSPITAL	Check		No	1,004.52

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	Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
		100-32-3370-523100-000	INMATE MEDICAL	Accrual		1,004.52	
	140097	07/29/2025	5058 S&S IMAGING ASSOCIATES, LLC	Check		No	2,190.00
		100-32-3370-523100-000	INMATE MEDICAL	Accrual		659.00	
		100-32-3370-523100-000	INMATE MEDICAL	Accrual		1,531.00	
	140098	07/29/2025	4323 TATTNALL BALLOT SOLUTIONS	Check		No	229.34
		100-14-1500-523850-000	CONTRACT SERVICES			229.34	
	140099	07/29/2025	5342 TEXTME, INCORPORATED	Check		No	75.00
		100-33-3321-531100-000	INVESTIGATION SUPPLIES			75.00	
	140100	07/29/2025	5341 THE STANDARD	Check		No	5,432.47
		100-01-1000-121336-000	LIFE INSURANCE	Accrual		191.28	
		100-01-1000-121336-000	LIFE INSURANCE	Accrual		1,709.02	
		100-01-1000-121338-000	LONG TERM DISABILITY	Accrual		1,772.44	
		100-01-1000-121371-000	ADDITIONAL LIFE INS - Withholding	Accrual		1,759.73	
	140101	07/29/2025	1348 SOUTHERN FORD OF THOMASTON	Check		No	277.30
		100-33-3323-522200-000	VEHICLES- M&R			277.30	
	140102	07/29/2025	1365 UPSON EMC	Check		No	664.00
		100-80-4600-531530-000	ELECTRICITY EXPENSE			192.00	
		100-42-4600-531530-000	ELECTRICITY EXPENSE			42.00	
		100-72-4600-531530-000	ELECTRICITY EXPENSE			430.00	
	140103	07/29/2025	3313 VILLAGE PHOTOGRAPHY	Check		No	50.00
		100-17-1550-531000-000	SUPPLIES			50.00	
	140104	07/29/2025	2576 VULCAN MATERIALS	Check		No	34,570.68
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			1,835.58	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			4,554.34	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			19,843.11	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			8,337.65	
	140105	07/29/2025	2081 WALTHALL OIL COMPANY	Check		No	5,889.40
		100-00-1000-113600-000	INVENTORY-FUEL CONSUMPTION			5,889.40	
	140106	07/29/2025	3492 WILLIS TRUCKING	Check		No	2,702.50
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			2,702.50	
*	140108	07/29/2025	4389 WiReD TECHNOLOGY	Check		No	7,576.40
		100-00-1000-113100-716	DUE FROM LAW LIBRARY			80.60	
		100-13-1000-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-14-1400-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-16-1545-523200-000	COMMUNICATIONS - PHONE			483.60	
		100-17-1550-523200-000	COMMUNICATIONS - PHONE			322.40	
		100-20-2750-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-21-2180-523200-000	COMMUNICATIONS - PHONE			483.60	
		100-22-2200-523200-000	COMMUNICATIONS- PHONE			403.00	
		100-23-2400-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-24-2450-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-33-3300-523200-000	COMMUNICATIONS - PHONE			564.20	

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	Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
		100-33-3300-523200-000	COMMUNICATIONS - PHONE			1,289.60	
		100-34-3326-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-42-4100-523200-000	COMMUNICATION- PHONE			80.60	
		100-56-5520-523200-000	COMMUNICATIONS - PHONE			80.60	
		100-61-4750-523200-000	COMMUNICATIONS - PHONE			322.40	
		100-65-4750-523200-000	COMMUNICATIONS - PHONE			161.20	
		100-71-7120-523200-000	COMMUNICATIONS - PHONE			80.60	
		100-72-7130-523200-000	COMMUNICATIONS - PHONE			241.80	
		100-74-7410-523200-000	COMMUNICATIONS - PHONE			483.60	
		100-90-3920-523200-000	COMMUNICATIONS - PHONE			80.60	
	140109	07/29/2025	4389 WiReD TECHNOLOGY	Check		No	199.00
		100-21-2180-523850-000	CONTRACT SERVICES		Accrual	199.00	
	140110	07/29/2025	1397 YANCEY BROTHERS	Check		No	354.48
		100-42-4220-542200-000	VEHICLES- M&R			34.68	
		100-42-4220-522200-000	EQUIPMENT M&R			319.80	
*	140112	08/05/2025	5130 CALEB D PRITCHETT	Check		No	15.00
		100-80-1310-512900-000	Firefighter Per Diem			15.00	
	140113	08/05/2025	4616 CARON, CHRISTOPHER M	Check		No	210.00
		100-80-1310-512900-000	Firefighter Per Diem			210.00	
	140114	08/05/2025	4999 CHRISTOPHER RAUSCH	Check		No	90.00
		100-80-1310-512900-000	Firefighter Per Diem			90.00	
	140115	08/05/2025	5192 CYNTHIA KLINE	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	
	140116	08/05/2025	4515 DAILEY, CLAYTON LOREN	Check		No	15.00
		100-80-1310-512900-000	Firefighter Per Diem			15.00	
	140117	08/05/2025	5004 EDWARD L OWENS	Check		No	90.00
		100-80-1310-512900-000	Firefighter Per Diem			90.00	
	140118	08/05/2025	3691 FRY, STEVE B.	Check		No	15.00
		100-80-1310-512900-000	Firefighter Per Diem			15.00	
	140119	08/05/2025	3664 IAN P HINTON	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	
	140120	08/05/2025	3650 JAMES KEITH JACKSON	Check		No	90.00
		100-80-1310-512900-000	Firefighter Per Diem			90.00	
	140121	08/05/2025	5161 JOSHUA E WATSON	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	
	140122	08/05/2025	5195 KENNETH J COTTON	Check		No	105.00
		100-80-1310-512900-000	Firefighter Per Diem			105.00	
	140123	08/05/2025	4675 LANE, GEORGE TIMOTHY	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	
	140124	08/05/2025	3847 FRED J LEONARD III	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	

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Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
140125	08/05/2025	4587 LEONARD, KALEY M	Check	No	45.00
	100-80-1310-512900-000	Firefighter Per Diem		45.00	
140126	08/05/2025	4894 LINDSAY RAUSCH	Check	No	75.00
	100-80-1310-512900-000	Firefighter Per Diem		75.00	
140127	08/05/2025	5124 MATTHEW KYLE CARAWAY	Check	No	75.00
	100-80-1310-512900-000	Firefighter Per Diem		75.00	
140128	08/05/2025	3590 McALEER, HUGH RICHARD	Check	No	165.00
	100-80-1310-512900-000	Firefighter Per Diem		165.00	
140129	08/05/2025	3326 McCULLOUGH, JACOB WAYNE	Check	No	90.00
	100-80-1310-512900-000	Firefighter Per Diem		90.00	
140130	08/05/2025	3134 DOUGLAS J NEATH	Check	No	60.00
	100-80-1310-512900-000	Firefighter Per Diem		60.00	
140131	08/05/2025	3489 OLIVER, JEFFERY D.	Check	No	90.00
	100-80-1310-512900-000	Firefighter Per Diem		90.00	
140132	08/05/2025	3690 O'NEAL, WILLIAM DAVID	Check	No	30.00
	100-80-1310-512900-000	Firefighter Per Diem		30.00	
140133	08/05/2025	4514 STEVEN M POSS	Check	No	15.00
	100-80-1310-512900-000	Firefighter Per Diem		15.00	
140134	08/05/2025	3872 QUENTIN P ROUSEAU	Check	No	75.00
	100-80-1310-512900-000	Firefighter Per Diem		75.00	
140135	08/05/2025	5002 SAMANTHA WATSON	Check	No	30.00
	100-80-1310-512900-000	Firefighter Per Diem		30.00	
140136	08/05/2025	5088 ALEXANDER D SNIDER	Check	No	30.00
	100-80-1310-512900-000	Firefighter Per Diem		30.00	
140137	08/05/2025	4521 JEREMY W STRADER	Check	No	15.00
	100-80-1310-512900-000	Firefighter Per Diem		15.00	
140138	08/05/2025	2300 TOTTEN, TERESA M.	Check	No	15.00
	100-80-1310-512900-000	Firefighter Per Diem		15.00	
140139	08/05/2025	4607 TOTTEN, JIMMY JR	Check	No	30.00
	100-80-1310-512900-000	Firefighter Per Diem		30.00	
140140	08/05/2025	5056 WYATT A COCHRAN	Check	No	15.00
	100-80-1310-512900-000	Firefighter Per Diem		15.00	
140141	08/05/2025	5305 ACCG-IRMA PTSD #8396	Check	No	4,070.00
	100-13-3000-523101-000	ACCG-INS - PTSD FIRST RESPONDER		4,070.00	
140142	08/05/2025	5079 ACE ZEBULON	Check	No	520.61
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		99.96	
	100-80-3510-531000-000	OFFICE SUPPLIES		35.96	
	100-80-3510-531000-000	OFFICE SUPPLIES		93.97	
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		79.90	
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		95.88	

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Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		96.96	
	100-34-3326-531000-000	SUPPLIES - JAIL		17.98	
140143	08/05/2025	3813 ALWAYS SAFETY COMPANY	Check	No	532.25
	100-18-1565-522100-000	CLEANING SUPPLIES		532.25	
140144	08/05/2025	1044 AT&T	Check	No	397.72
	100-13-1000-523200-000	COMMUNICATIONS - PHONE		397.72	
140145	08/05/2025	2475 ATLANTA COMMERCIAL TIRE	Check	No	2,037.56
	100-33-3323-522200-000	VEHICLES- M&R		501.48	
	100-33-3323-522200-000	VEHICLES- M&R		583.08	
	100-42-4220-522200-000	EQUIPMENT M&R		953.00	
140146	08/05/2025	5202 AT&T MOBILITY	Check	No	376.72
	100-42-1300-523201-000	CELL PHONE COMMUNICATIONS		136.86	
	100-13-1300-523201-000	CELL PHONE COMMUNICATION		48.98	
	100-18-1300-523201-000	CELL PHONE COMMUNICATIONS		43.94	
	100-90-1550-523201-000	EMA - CELL PHONE		48.98	
	100-80-1550-523200-000	COMMUNICATIONS		48.98	
	100-80-1550-523200-000	COMMUNICATIONS		48.98	
140147	08/05/2025	4288 ANGELA E BLOUNT	Check	No	99.99
	100-13-1300-523850-000	CONTRACT SERVICES		99.99	
140148	08/05/2025	1540 CRONIC INC.	Check	No	348.50
	100-33-3323-522200-000	VEHICLES- M&R		93.50	
	100-42-4220-542200-000	VEHICLES- M&R		255.00	
140149	08/05/2025	4034 UNITED BANK ENDEAVOR	Check	No	1,281.94
	100-33-3300-531000-000	SUPPLIES		385.63	
	100-33-3300-521200-000	CONTRACT SERVICES		265.13	
	100-34-3326-523850-000	CONTRACT SERVICES		575.18	
	100-34-3326-523700-000	TRAINING		56.00	
140150	08/05/2025	5346 EPSILON SIGMA PHI-ALPHA BETA CHAPTER	Check	No	85.00
	100-72-7130-523700-000	TRAINING		85.00	
140151	08/05/2025	2292 GREGG GRAPHICS	Check	No	156.00
	100-74-7410-531000-000	SUPPLIES		156.00	
140152	08/05/2025	2801 KIMBLE'S FOOD BY DESIGN	Check	No	1,482.56
	100-32-3350-531300-000	FOOD FOR INMATES		1,482.56	
140153	08/05/2025	4299 MATTHEW BENDER & CO., INC	Check	No	535.01
	100-13-1300-523300-000	LEGAL PUBLICATION		535.01	
140154	08/05/2025	1000 OFFICE DEPOT	Check	No	361.69
	100-23-2400-531000-000	SUPPLIES		83.98	
	100-33-3300-531000-000	SUPPLIES		277.71	
140155	08/05/2025	2913 PIKE DEPOT, LLC	Check	No	256.00
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		192.00	
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		64.00	

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	Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
*	140157	08/05/2025	1797 PIKE JOURNAL REPORTER	Check	No	1,014.21
		100-42-4100-523300-000	ADVERTISING		79.65	
		100-13-1330-523300-000	Advertising & Marketing		63.72	
		100-42-4100-523300-000	ADVERTISING		53.10	
		100-74-7410-523300-000	ADVERTISING		95.58	
		100-65-6500-523300-000	ADVERTISING		31.86	
		100-42-4100-523300-000	ADVERTISING		79.65	
		100-13-1330-523300-000	Advertising & Marketing		63.72	
		100-42-4100-523300-000	ADVERTISING		53.10	
		100-65-6500-523300-000	ADVERTISING		31.86	
		100-13-1330-523300-000	Advertising & Marketing		31.86	
		100-42-4100-523300-000	ADVERTISING		79.65	
		100-13-1330-523300-000	Advertising & Marketing		63.72	
		100-42-4100-523300-000	ADVERTISING		53.10	
		100-42-4100-523300-000	ADVERTISING		63.72	
		100-42-4100-523300-000	ADVERTISING		63.72	
		100-91-3910-523300-000	ADVERTISING		53.10	
		100-13-1330-523300-000	Advertising & Marketing		53.10	
	140158	08/05/2025	1797 PIKE JOURNAL REPORTER	Check	No	35.00
		100-74-7410-523300-000	ADVERTISING		35.00	
	140159	08/05/2025	1797 PIKE JOURNAL REPORTER	Check	No	106.20
		100-14-1400-523300-000	ADVERTISING		106.20	
	140160	08/05/2025	4248 SAPPHIRE HILLS, LLC	Check	No	77.91
		100-21-2180-531000-000	SUPPLIES		6.33	
		100-23-2400-531000-000	SUPPLIES		6.33	
		100-24-2450-531000-000	SUPPLIES		6.32	
		100-14-1400-531000-000	SUPPLIES		14.74	
		100-16-1545-531000-000	SUPPLIES		14.74	
		100-17-1550-531000-000	SUPPLIES		14.74	
		100-74-7410-531000-000	SUPPLIES		14.71	
	140161	08/05/2025	4183 SCANA ENERGY	Check	No	293.86
		100-33-4700-531220-000	NATURAL GAS EXP		107.57	
		100-34-4700-531220-000	NATURAL GAS - JAIL		99.29	
		100-91-3910-531520-000	NATURAL GAS EXPENSE		87.00	
	140162	08/05/2025	5314 SD ADVERTISING & MARKETING	Check	No	199.00
		100-14-1500-523850-000	CONTRACT SERVICES		199.00	
	140163	08/05/2025	1305 SIDNEY LEE , INC	Check	No	382.23
		100-42-4270-523850-000	CONTRACT SVC		382.23	
	140164	08/05/2025	1206 SOUTHERN RIVERS ENERGY	Check	No	2,408.00
		100-56-5520-531530-000	ELECTRICITY - SENIOR CENTER		716.00	
		100-65-6500-531530-000	ELECTRICITY		1,531.00	
		100-80-4600-531530-000	ELECTRICITY EXPENSE		161.00	

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 100-00-0000-111100-000

	Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
	140165	08/05/2025	1322 SPECIALTY PRODUCTS COMPANY	Check	No	1,069.60
		100-32-3326-531000-000	INMATE SUPPLIES		1,069.60	
	140166	08/05/2025	3175 SPEEDWAY FORD	Check	No	420.90
		100-33-3323-522200-000	VEHICLES- M&R		420.90	
	140167	08/05/2025	1356 TRACTOR & EQUIPMENT COMPANY	Check	No	990.48
		100-42-4220-522200-000	EQUIPMENT M&R		990.48	
	140168	08/05/2025	4205 Uline	Check	No	248.30
		100-33-3300-531000-000	SUPPLIES		120.02	
		100-33-3300-531000-000	SUPPLIES		128.28	
	140169	08/05/2025	2358 VERIZON WIRELESS	Check	No	1,453.42
		100-33-1300-523201-000	CELL PHONE COMMUNICATIONS		1,453.42	
	140170	08/05/2025	2358 VERIZON WIRELESS	Check	No	746.51
		100-77-7510-523850-000	CONTRACT SERVICES		40.44	
		100-91-3910-523201-000	ANIMAL CONTROL - CELL PHONE		80.88	
		100-74-1300-523201-000	CELL PHONE COMMUNICATIONS		121.32	
		100-23-1300-523201-000	CELL PHONE - COMMUNICATIONS		40.44	
		100-72-7130-523200-000	COMMUNICATIONS - PHONE		40.44	
		100-17-1300-523201-000	CELL PHONE COMMUNICATIONS		78.45	
		100-80-1550-523200-000	COMMUNICATIONS		266.09	
		100-37-3700-523200-000	COMMUNICATIONS - PHONE		38.01	
		100-76-1000-523201-000	CELL PHONE - COMMUNICATIONS		40.44	
	140171	08/05/2025	2576 VULCAN MATERIALS	Check	No	18,605.87
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		11,240.30	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		5,452.18	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		1,913.39	
	140172	08/05/2025	1382 WADE TRACTOR & EQUIPMENT	Check	No	541.51
		100-42-4220-522200-000	EQUIPMENT M&R		541.51	
	140173	08/05/2025	2081 WALTHALL OIL COMPANY	Check	No	5,970.62
		100-00-1000-113600-000	INVENTORY-FUEL CONSUMPTION		5,970.62	
*	140175	08/05/2025	4389 WiReD TECHNOLOGY	Check	No	10,950.00
		100-13-1300-523850-000	CONTRACT SERVICES		500.00	
		100-14-1500-523850-000	CONTRACT SERVICES		300.00	
		100-16-1545-523850-000	CONTRACT SVC		750.00	
		100-17-1550-523850-000	CONTRACT SVC		800.00	
		100-23-2400-522200-000	CONTRACT SERVICES		600.00	
		100-24-2450-522200-000	CONTRACT SERVICES		300.00	
		100-74-7410-523850-000	CONTRACT SERVICES		650.00	
		100-80-3550-523850-000	Contract Services		1,400.00	
		100-90-3630-522200-000	EMA CONTRACT SERVICES		200.00	
		100-91-3910-523850-000	CONTRACT SERVICES		200.00	
		100-33-3300-521200-000	CONTRACT SERVICES		3,850.00	
		100-21-2180-523850-000	CONTRACT SERVICES		100.00	

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 100-00-0000-111100-000

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
	100-42-4270-523850-000 CONTRACT SVC			100.00	
	100-18-1565-522201-000 CONTRACT SERVICES - BLDG & GROUNDS			100.00	
	100-71-7120-523200-000 COMMUNICATIONS - PHONE			100.00	
	100-56-5520-523200-000 COMMUNICATIONS - PHONE			100.00	
	100-22-4700-522200-000 Contract Services			300.00	
	100-61-6110-521100-000 CONTRACT SERVICES			300.00	
	100-00-1000-113100-716 DUE FROM LAW LIBRARY			200.00	
	100-77-7510-523850-000 CONTRACT SERVICES			100.00	
140176	08/05/2025	4389 WiReD TECHNOLOGY	Check	No	29.99
	100-17-1550-542400-000 COMPUTERS			29.99	
140177	08/05/2025	1397 YANCEY BROTHERS	Check	No	11,877.88
	100-42-4220-522200-000 EQUIPMENT M&R			11,877.88	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**131**	**$387,057.19**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**131**	**$387,057.19**

** Denotes Check Numbers that are out of sequence.*

Georgia Fund 1 - Investment Accounts
Pike County, GA

General Fund Account		Balance
Pooled Investments:		8/6/2025
Cash Reserves	$	3,355,414.15
LMIG	$	5,970.63
ARPA	$	2,945,200.98
	$	6,306,585.76

Impact Fee Account		Balance
Pooled Investments:		8/6/2025
Residential Impact Fee	$	1,071,643.26
Commercial Impact Fee	$	222,689.14
	$	1,294,332.40

		Balance
SPLOST Account:		8/6/2025
SPLOST 16 - Construction	$	1,149,351.58

Total Georgia Fund 1 Investment:	**$**	**8,750,269.74**

Balances as of :	8/6/2025
General ledger	
IMPACT FEES	
Residential	1,369,768.27
Commercial	262,536.52
Due to General Fund	-
Total	**1,632,304.79**

Departments	Account Numbers	Balances
Sheriff	210-03-1000-341320-033	124,345.71
Jail	210-03-1000-341320-034	362,961.64
Fire	210-03-1000-341320-035	381,151.89
E-911	210-03-1000-341320-038	225,659.61
Roads	210-03-1000-341320-042	219,533.41
Parks	210-03-1000-341320-061	93,649.64
Library	210-03-1516-341320-065	123,170.96
Administration	210-03-1516-341320-074	32,413.89
CIE Prep	210-03-1516-341390-074	13,862.61
Interest	210-03-1000-361000-000	55,555.43
Total Impact Fees		**1,632,304.79**

CURRENT AND ACTIVE PROJECTS FOR FISCAL YEARS 2024/2025

Account Numbers	Budgeted Funds	Expenditures	Balance	Explanation	RMM
210-01-1000-121100-000	40,000.00	12,000.00	28,000.00	Property Master Plan	5/28/2024
210-74-1516-521300-000	95,200.00	71,400.00	23,800.00	Update Impact Fee Program	2/14/2024
210-74-1516-521301-000	18,950.00	11,369.00	7,581.00	Civicplus	9/22/2022
210-81-1000-572001-000	165,000.00	46,182.00	118,818.00	Blackmon Road	4/20/2023
210-65-1000-572000-000	32,000.00	31,062.15	937.85	J. Joel Edwards Library	6/27/2023
210-61-6122-541402-000	82,410.00	82,410.00	0.00	Irrigation - Recreation Complex	7/30/2024
210-01-1000-121100-000	820,000.00	819,928.20	71.80	Land Purchace (911, Jail, Sheriff)	11/8/2023

PEACH STATE AIRPORT - IMPACT FEE CREDIT					
			MTG DATE		
CREDIT AMOUNT		219,060.00	5/27/2008	NEW BUSINESS LINE F	
CONSTRUCT HANGER		(3,210.67)	3/26/2019	LINE F - PERMIT # 2019-01-044	
SECOND HANGER		(3,696.91)	3/26/2019	LINE G - PERMIT # 2019-02-044	
DEEDED BACK PROPERTY		(39,000.00)	6/13/2018	SCM 11 EXECUTIVE SESSION	
WAREHOUSING		(1,848.46)	10/9/2019	PERMIT # 2019-09-339	
WAREHOUSING		(1,848.46)	10/9/2019	PERMIT # 2019-09-340	
WATER LINE IMPROVEMENTS		(39,970.13)			
Credit Materials not used		1,282.76	4/9/2021	Returned Macon Supply	
Peach State Phase II		(82,622.34)	4/5/2022	Phase II Water Improvements	
WAREHOUSING - 430 Downwind Dr		(3,614.76)	8/15/2024	PERMIT # 2400321	
WAREHOUSING - 421 Jonathans Roost		(1,848.46)	9/23/2024	PERMIT # 2400341	
Residential Condominium - 421 Jonathans Roost		(2,345.13)	9/23/2024	PERMIT # 2400341	
WAREHOUSING - Downwind Dr Lot B		(1,848.46)	12/5/2024	PERMIT # 2400406	
Residential Condominium - Downwind Dr Lot B		(2,345.13)	12/5/2024	PERMIT # 2400406	
WAREHOUSING - Downwind Dr Lot C		(1,848.46)	12/5/2024	PERMIT # 2400407	
Residential Condominium - Downwind Dr Lot C		(2,345.13)	12/5/2024	PERMIT # 2400407	
WAREHOUSING - 74 Downwind Dr		(2,587.84)	12/5/2024	PERMIT # 2400409	
WAREHOUSING - 420 Downwind Dr		(1,283.65)	1/23/2024	PERMIT # 2400420	
WAREHOUSING - 410 Downwind Dr		(1,283.65)	1/23/2024	PERMIT # 2400421	
WAREHOUSING - 400 Downwind Dr		(1,283.65)	1/23/2024	PERMIT # 2400422	
Residential Condominium - 420 Downwind Dr		(2,345.13)	7/9/2025	PERMIT # 2400420	
BALANCE		**23,166.34**			

REFUNDS					
			MTG DATE		

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 325-00-0000-111100-042

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
1275	08/05/2025	5297 ATLANTA PAVING & CONCRETE CONSTRUCTI	Check	No	136,277.40
	325-42-4222-541473-000	Harden Road		38,519.29	
	325-42-4222-541475-000	McCard Lake Road		30,606.67	
	325-42-4222-541474-000	Friendship Circle		23,547.43	
	325-42-4222-541476-000	Gaulding Road		7,447.61	
	325-42-4222-541469-000	Scott/Ward Road		11,005.61	
	325-42-4222-541469-000	Scott/Ward Road		25,150.79	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**1**	**$136,277.40**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**1**	**$136,277.40**

** Denotes Check Numbers that are out of sequence.*

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 231-00-0000-111100-000

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
1028	07/29/2025	1224 MCINTOSH TRAIL CSB	Check	No	833.34
	231-55-5436-572000-000	McIntosh Trail Behavioral Health		833.34	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**1**	**$833.34**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**1**	**$833.34**

** Denotes Check Numbers that are out of sequence.*

*100 in the % Used column indicates that no budget exists

Account	Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
100 General Fund					
Revenue					
100-03-1000-311750-000 FRANCHISE FEE TAX- Te	4,000.00	0.00	0.00	4,000.00	0
100-03-1000-371000-061 Rec Authority Donations	1,000.00	0.00	0.00	1,000.00	0
100-03-1000-371000-080 PC Fire Donations - reven	1,000.00	0.00	0.00	1,000.00	0
100-03-1000-371000-091 Animal Shelter Donations	500.00	0.00	0.00	500.00	0
100-03-1330-314200-081 BEER & WINE EXCISE	45,000.00	0.00	0.00	45,000.00	0
100-03-1330-316100-000 Business/ Occupation Lice	45,000.00	427.20	1,230.50	43,769.50	3
100-03-1330-316300-000 FINANCIAL INSTITUTION	93,000.00	0.00	0.00	93,000.00	0
100-03-1330-321100-081 BEER & WINE LICENSE	13,200.00	291.67	291.67	12,908.33	2
100-03-1400-341900-014 Municipal Election Service	5,000.00	0.00	0.00	5,000.00	0
100-03-1400-341901-000 Elections - Board of Educa	5,000.00	0.00	0.00	5,000.00	0
100-03-1400-341910-000 Election Qualifying Fees	5,000.00	0.00	0.00	5,000.00	0
100-03-1500-340000-000 Misc Revenue	20,000.00	0.00	0.00	20,000.00	0
100-03-1500-341400-000 Printing & Copying Servic	200.00	0.20	3.20	196.80	2
100-03-1500-361000-000 Interest Revenue	120,000.00	0.00	0.00	120,000.00	0
100-03-1500-392100-000 Sale of Assets	2,324,569.00	0.00	0.00	2,324,569.00	0
100-03-1510-349300-000 BAD CHECK FEES	100.00	0.00	0.00	100.00	0
100-03-1514-313100-000 LOCAL OPTION SALES T	2,000,000.00	0.00	0.00	2,000,000.00	0
100-03-1514-316200-082 Insurance Premium Tax	1,450,000.00	0.00	0.00	1,450,000.00	0
100-03-1516-342310-000 FINGERPRINTING - ALC	500.00	43.25	43.25	456.75	9
100-03-1545-311000-000 General Property Taxes	10,649,035.00	0.00	0.00	10,649,035.00	0
100-03-1545-311120-000 Timber Tax	10,000.00	0.00	0.00	10,000.00	0
100-03-1545-311200-000 Property Tax - Prior Year	180,000.00	0.00	0.00	180,000.00	0
100-03-1545-311310-000 Motor Vehicle Tax	130,000.00	0.00	0.00	130,000.00	0
100-03-1545-311313-000 Motor Vehicle Admin Fees	18,000.00	0.00	0.00	18,000.00	0
100-03-1545-311315-000 Motor Vehicle - TAVT	1,723,000.00	0.00	0.00	1,723,000.00	0
100-03-1545-311320-000 Mobile Home	12,000.00	0.00	0.00	12,000.00	0
100-03-1545-311340-000 Intangible Tax	150,000.00	13,929.87	13,929.87	136,070.13	9
100-03-1545-311500-000 Property Not on Digest	60,000.00	0.00	0.00	60,000.00	0
100-03-1545-319000-000 Penalties & Interest - Taxe	30,000.00	0.00	0.00	30,000.00	0
100-03-1545-319900-000 Cost & Interest - Taxes	25,000.00	0.00	0.00	25,000.00	0
100-03-1545-341600-000 Fees/ Cost - Tags & Titles	70,000.00	0.00	0.00	70,000.00	0
100-03-1545-341940-000 Tax Collection - Commissi	340,000.00	0.00	0.00	340,000.00	0
100-03-1545-346900-000 Tag Mailout Fees	5,000.00	0.00	0.00	5,000.00	0
100-03-1545-383000-000 Insurance Reimbursemen	10,000.00	0.00	0.00	10,000.00	0
100-03-1550-311400-000 Heavy Equipment - Taxes	3,000.00	0.00	0.00	3,000.00	0
100-03-2150-311600-000 Real Estate Transfer	50,000.00	5,784.90	5,784.90	44,215.10	12
100-03-2150-351110-000 Clerk of Superior Court	140,000.00	18,765.00	18,765.00	121,235.00	13

*100 in the % Used column indicates that no budget exists

Account	Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
100-03-2400-351130-000 Magistrate Court	15,000.00	0.00	0.00	15,000.00	0
100-03-2400-351130-091 Animal Ordinance Violatio	5,000.00	0.00	0.00	5,000.00	0
100-03-2400-351131-000 Sheriff Services - Magistra	23,000.00	0.00	0.00	23,000.00	0
100-03-2450-351150-000 Probate Court	150,000.00	0.00	0.00	150,000.00	0
100-03-3300-342000-000 Sheriff Services - Superio	30,000.00	900.00	900.00	29,100.00	3
100-03-3300-342100-000 Sheriff Service -Board of E	250,000.00	0.00	0.00	250,000.00	0
100-03-3326-342330-000 INMATE HOUSING REVE	5,000.00	0.00	0.00	5,000.00	0
100-03-3420-389001-000 Restitution - Other	500.00	0.00	0.00	500.00	0
100-03-3920-331151-000 HAZARD MITIGATION GF	11,340.00	0.00	0.00	11,340.00	0
100-03-3960-334151-000 GSWCC WATERSHED D/	1,500.00	0.00	0.00	1,500.00	0
100-03-4000-343000-000 Culvert Permit Fees	25,000.00	600.00	4,400.00	20,600.00	18
100-03-4226-346901-000 SALE OF SCRAP METAL	2,500.00	195.00	1,756.50	743.50	70
100-03-4530-344150-045 TRANSFER STATION LE/	10,000.00	0.00	0.00	10,000.00	0
100-03-5431-334103-000 GEMA/HS - EMPG perfor	7,600.00	0.00	0.00	7,600.00	0
100-03-5520-346000-000 SENIOR CITIZEN CENTE	90,000.00	0.00	0.00	90,000.00	0
100-03-6500-347100-000 LIBRARY COPIER FEES	2,500.00	0.00	0.00	2,500.00	0
100-03-7220-322200-000 Building Permits	290,000.00	15,079.36	26,120.11	263,879.89	9
100-03-7400-322210-000 Zoning & Land Use Fees	25,000.00	450.00	2,068.25	22,931.75	8
100-03-7410-323900-000 Plat Reviews	3,000.00	150.00	250.00	2,750.00	8
100-03-7410-323901-000 CODE ENFOREMENT SE	1,000.00	0.00	0.00	1,000.00	0
100-03-7510-346900-000 ADMIN FEE - DEVELOPM	116,968.00	0.00	0.00	116,968.00	0
Revenue Subtotal	**$20,803,012.00**	**$56,616.45**	**$75,543.25**	**$20,727,468.75**	**0**
Expenditure					
100-10-1310-579000-000 CONTINGENCIES	100,000.00	0.00	0.00	100,000.00	0
100-13-1000-512101-000 HRA Contribution	5,500.00	0.00	0.00	5,500.00	0
100-13-1000-523100-000 ACCG-INS - PROPERTY	300,000.00	0.00	297,089.00	2,911.00	99
100-13-1000-523200-000 COMMUNICATIONS - PH	10,000.00	800.72	1,576.95	8,423.05	16
100-13-1000-523900-000 EMPLOYEE SCREENING	850.00	0.00	35.00	815.00	4
100-13-1300-512600-000 UNEMPLOYMENT PAYM	5,000.00	0.00	0.00	5,000.00	0
100-13-1300-512900-000 UNIFORMS	250.00	0.00	0.00	250.00	0
100-13-1300-523201-000 CELL PHONE COMMUNI	600.00	48.98	48.98	551.02	8
100-13-1300-523232-000 EQUIPMENT RENTAL	2,000.00	0.00	0.00	2,000.00	0
100-13-1300-523300-000 LEGAL PUBLICATION	7,500.00	535.01	535.01	6,964.99	7
100-13-1300-523500-000 TRAVEL	20,940.00	0.00	0.00	20,940.00	0
100-13-1300-523600-000 DUES & FEES	8,000.00	0.00	2,130.00	5,870.00	27
100-13-1300-523700-000 TRAINING	13,050.00	0.00	0.00	13,050.00	0
100-13-1300-523850-000 CONTRACT SERVICES	65,000.00	599.99	12,269.35	52,730.65	19
100-13-1300-523900-000 POSTAGE	2,400.00	196.62	296.62	2,103.38	12
100-13-1300-531000-000 SUPPLIES	7,500.00	351.70	719.88	6,780.12	10

*100 in the % Used column indicates that no budget exists

Account	Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
100-13-1300-531270-000 GAS\DIESEL	200.00	0.00	0.00	200.00	0
100-13-1300-531400-000 LEGAL RESOURCES	2,500.00	0.00	0.00	2,500.00	0
100-13-1310-511100-000 REGULAR (COMM) EMPL	155,547.00	0.00	0.00	155,547.00	0
100-13-1310-512100-000 GROUP (COMM) INSURA	74,465.00	0.00	16.28	74,448.72	0
100-13-1310-512200-000 FICA & MEDICARE	11,900.00	0.00	921.53	10,978.47	8
100-13-1310-512700-000 WORKERS COMPENSAT	121,000.00	0.00	47,506.50	73,493.50	39
100-13-1320-511100-000 REGULAR (CO MGR) EM	65,000.00	0.00	2,250.00	62,750.00	3
100-13-1320-512100-000 GROUP (CO MGR) INSU	10,065.00	0.00	0.00	10,065.00	0
100-13-1320-512200-000 FICA & MEDICARE	4,973.00	0.00	191.25	4,781.75	4
100-13-1320-512400-000 RETIREMENT CONTRIBU	10,612.00	0.00	0.00	10,612.00	0
100-13-1330-511100-000 REGULAR (ADMINISTRA	262,239.00	0.00	7,252.02	254,986.98	3
100-13-1330-512100-000 GROUP (ADM) INSURAN	51,432.00	0.00	0.00	51,432.00	0
100-13-1330-512200-000 FICA & MEDICARE	20,062.00	0.00	1,165.34	18,896.66	6
100-13-1330-512400-000 RETIREMENT CONTRIBU	27,282.00	0.00	0.00	27,282.00	0
100-13-1330-523300-000 Advertising & Marketing	3,600.00	276.12	276.12	3,323.88	8
100-13-1500-523901-000 BANK SERVICE CHARGE	500.00	0.00	0.00	500.00	0
100-13-1530-521200-000 PROFESSIONAL SVC - L	96,000.00	7,708.27	15,416.54	80,583.46	16
100-13-1530-521201-000 PROF SVC - ATTORNEY	10,000.00	184.25	316.50	9,683.50	3
100-13-1540-573000-000 EMPLOYEE RECOGNITI	8,500.00	0.00	0.00	8,500.00	0
100-13-1560-521200-000 PROF SVC - AUDIT	35,000.00	0.00	0.00	35,000.00	0
100-13-3000-523101-000 ACCG-INS - PTSD FIRST	15,000.00	4,070.00	4,070.00	10,930.00	27
100-13-4400-531210-000 WATER/SEWAGE	1,200.00	91.50	91.50	1,108.50	8
100-13-4600-531530-000 ELECTRICITY	7,000.00	13.75	13.75	6,986.25	0
100-13-8000-582016-000 UNITED BANK LOAN 380	127,569.00	63,259.90	63,259.90	64,309.10	50
100-14-1400-511100-000 REGULAR EMPLOYEES	191,113.00	0.00	5,290.24	185,822.76	3
100-14-1400-511200-000 Board Compensation	4,000.00	0.00	0.00	4,000.00	0
100-14-1400-512100-000 GROUP INSURANCE	46,407.00	0.00	10.85	46,396.15	0
100-14-1400-512101-000 HRA CONTRIBUTION	1,750.00	0.00	0.00	1,750.00	0
100-14-1400-512200-000 FICA & MEDICARE	14,926.00	0.00	937.72	13,988.28	6
100-14-1400-512400-000 RETIREMENT CONTRIBU	9,059.00	0.00	0.00	9,059.00	0
100-14-1400-522200-000 REPAIRS & MAINTENAN	500.00	0.00	0.00	500.00	0
100-14-1400-523200-000 COMMUNICATIONS - PH	1,525.00	403.00	575.05	949.95	38
100-14-1400-523300-000 ADVERTISING	800.00	106.20	106.20	693.80	13
100-14-1400-523500-000 TRAVEL	6,000.00	69.37	69.37	5,930.63	1
100-14-1400-523600-000 DUES & FEES	700.00	0.00	0.00	700.00	0
100-14-1400-523700-000 TRAINING	2,300.00	0.00	0.00	2,300.00	0
100-14-1400-523850-000 Poll Workers - Contract S	104,128.00	90.00	2,787.00	101,341.00	3
100-14-1400-523900-000 POSTAGE	3,500.00	44.74	44.74	3,455.26	1
100-14-1400-531000-000 SUPPLIES	12,000.00	714.74	739.46	11,260.54	6

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100-14-1400-542500-000 OTHER EQUIPMENT	1,000.00	0.00	0.00	1,000.00	0
100-14-1500-523850-000 CONTRACT SERVICES	27,500.00	927.34	9,035.65	18,464.35	33
100-14-4400-531210-000 WATER /SEWAGE	350.00	26.27	26.27	323.73	8
100-14-4600-531530-000 ELECTRICITY EXP	2,500.00	27.50	27.50	2,472.50	1
100-14-4700-531520-000 NATURAL GAS EXPENSE	250.00	0.00	0.00	250.00	0
100-15-1000-523300-000 LEGAL PUBLICATION	200.00	0.00	0.00	200.00	0
100-15-1000-523500-000 BD OF EQ TRAVEL	400.00	0.00	0.00	400.00	0
100-15-1000-523700-000 BD OF EQ TRAINING	1,000.00	0.00	0.00	1,000.00	0
100-15-1000-531000-000 BD OF EQ - SUPPLIES	50.00	0.00	0.00	50.00	0
100-15-1330-521100-000 BD OF EQ PER DIEM	1,400.00	0.00	0.00	1,400.00	0
100-15-1330-521200-000 Comp Pay	1,000.00	0.00	0.00	1,000.00	0
100-15-1550-523900-000 POSTAGE	150.00	0.00	0.00	150.00	0
100-16-1545-511100-000 REGULAR EMPLOYEES	245,349.00	0.00	8,396.29	236,952.71	3
100-16-1545-512100-000 GROUP INSURANCE	43,076.00	0.00	21.70	43,054.30	0
100-16-1545-512101-000 HRA CONTRIBUTION	1,500.00	25.00	40.00	1,460.00	3
100-16-1545-512200-000 FICA & MEDICARE	18,770.00	0.00	1,276.05	17,493.95	7
100-16-1545-512400-000 RETIREMENT CONTRIBU	13,860.00	0.00	0.00	13,860.00	0
100-16-1545-521200-000 PROFESSIONAL SVC	9,300.00	0.00	0.00	9,300.00	0
100-16-1545-523200-000 COMMUNICATIONS - PH	2,200.00	483.60	706.08	1,493.92	32
100-16-1545-523300-000 ADVERTISING/LEGAL PU	50.00	0.00	0.00	50.00	0
100-16-1545-523400-000 PRINTING & BINDING	850.00	0.00	0.00	850.00	0
100-16-1545-523500-000 TRAVEL	800.00	0.00	0.00	800.00	0
100-16-1545-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-16-1545-523700-000 TRAINING	865.00	0.00	0.00	865.00	0
100-16-1545-523850-000 CONTRACT SVC	39,500.00	750.00	1,500.00	38,000.00	4
100-16-1545-523900-000 POSTAGE	4,400.00	283.69	283.69	4,116.31	6
100-16-1545-531000-000 SUPPLIES	4,700.00	14.74	98.44	4,601.56	2
100-16-4400-531210-000 WATER / SEWAGE	360.00	27.46	27.46	332.54	8
100-16-4600-531530-000 ELECTRICITY EXP -TAX	2,250.00	13.75	13.75	2,236.25	1
100-16-4700-531220-000 NATURAL GAS EXPENS	250.00	0.00	0.00	250.00	0
100-17-1300-523201-000 CELL PHONE COMMUNI	1,500.00	78.45	78.45	1,421.55	5
100-17-1550-511100-000 REGULAR EMPLOYEES	279,015.00	0.00	8,342.63	270,672.37	3
100-17-1550-511200-000 BOARD COMPENSATION	7,000.00	0.00	180.00	6,820.00	3
100-17-1550-512100-000 GROUP INSURANCE	99,913.00	0.00	32.55	99,880.45	0
100-17-1550-512101-000 HRA CONTRIBUTION	4,500.00	400.00	658.33	3,841.67	15
100-17-1550-512200-000 FICA & MEDICARE	21,880.00	0.00	1,231.83	20,648.17	6
100-17-1550-512400-000 RETIREMENT CONTRIBU	21,588.00	0.00	0.00	21,588.00	0
100-17-1550-523200-000 COMMUNICATIONS - PH	2,250.00	322.40	544.88	1,705.12	24
100-17-1550-523300-000 ADVERTISING	500.00	0.00	0.00	500.00	0

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100-17-1550-523400-000 PRINTING & BINDING	8,500.00	0.00	0.00	8,500.00	0
100-17-1550-523500-000 TRAVEL	8,000.00	0.00	0.00	8,000.00	0
100-17-1550-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-17-1550-523700-000 TRAINING	2,500.00	0.00	0.00	2,500.00	0
100-17-1550-523850-000 CONTRACT SVC	162,031.00	800.00	1,791.48	160,239.52	1
100-17-1550-523900-000 POSTAGE	1,500.00	103.45	103.45	1,396.55	7
100-17-1550-531000-000 SUPPLIES	2,000.00	64.74	89.46	1,910.54	4
100-17-1550-531270-000 GAS/DIESEL	6,000.00	0.00	0.00	6,000.00	0
100-17-1550-542200-000 VEHICLES M&R	1,500.00	0.00	0.00	1,500.00	0
100-17-1550-542400-000 COMPUTERS	0.00	29.99	29.99	-29.99	*100
100-17-4400-531210-000 WATER/SEWAGE	500.00	33.43	33.43	466.57	7
100-17-4600-531530-000 ELECTRICITY	2,850.00	13.75	13.75	2,836.25	0
100-17-4700-531220-000 NATURAL GAS	250.00	0.00	0.00	250.00	0
100-18-1300-523201-000 CELL PHONE COMMUNI	600.00	43.94	43.94	556.06	7
100-18-1565-511100-000 REGULAR EMPLOYEES	147,591.00	0.00	5,064.06	142,526.94	3
100-18-1565-511300-000 OVERTIME	1,000.00	0.00	84.55	915.45	8
100-18-1565-512100-000 GROUP INSURANCE	28,646.00	0.00	5.43	28,640.57	0
100-18-1565-512101-000 HRA CONTRIBUTION	1,750.00	0.00	0.00	1,750.00	0
100-18-1565-512200-000 FICA & MEDICARE	11,368.00	0.00	805.07	10,562.93	7
100-18-1565-512400-000 RETIREMENT CONTRIBU	16,476.00	0.00	0.00	16,476.00	0
100-18-1565-512900-000 UNIFORMS	750.00	0.00	0.00	750.00	0
100-18-1565-522100-000 CLEANING SUPPLIES	7,000.00	532.25	532.25	6,467.75	8
100-18-1565-522200-000 MAINTENANCE RPRS/E	117,500.00	1,098.57	2,451.07	115,048.93	2
100-18-1565-522201-000 CONTRACT SERVICES -	80,410.00	4,641.66	7,376.90	73,033.10	9
100-18-1565-531210-000 WATER / SEWAGE	500.00	25.00	25.00	475.00	5
100-18-1565-531520-000 PROPANE GAS	1,500.00	0.00	0.00	1,500.00	0
100-18-1565-531700-000 SUPPLIES - SMALL EQU	1,000.00	0.00	0.00	1,000.00	0
100-18-1565-542200-000 VEHICLES M& R	2,500.00	0.00	873.32	1,626.68	35
100-18-4600-531530-000 ELECTRICITY EXPENSE	2,600.00	213.30	213.30	2,386.70	8
100-18-4700-531270-000 GAS/DIESEL	7,500.00	0.00	0.00	7,500.00	0
100-20-2000-521200-000 PROFESSIONAL SERVIC	10,000.00	0.00	0.00	10,000.00	0
100-20-2000-531300-000 FOOD	400.00	0.00	0.00	400.00	0
100-20-2000-531600-000 SMALL EQUIPMENT	1,000.00	0.00	0.00	1,000.00	0
100-20-2100-531100-000 SUPPLIES / MATERIALS	1,500.00	0.00	0.00	1,500.00	0
100-20-2150-521100-000 CIRCUIT COURT	118,960.00	0.00	31,838.75	87,121.25	27
100-20-2300-521100-000 COURT INTERPRETER /	0.00	0.00	223.20	-223.20	*100
100-20-2500-521100-000 COURT REPORTER	19,000.00	400.00	400.00	18,600.00	2
100-20-2700-523850-000 JUROR PER DIEM	10,000.00	0.00	0.00	10,000.00	0
100-20-2750-523200-000 COMMUNICATIONS - PH	2,200.00	403.00	625.48	1,574.52	28

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100-20-2750-523851-000 Contract Services	4,000.00	0.00	0.00	4,000.00	0
100-20-2800-521000-000 GUARDIAN AD LITEM	26,000.00	2,166.67	4,333.34	21,666.66	17
100-20-4400-531210-000 WATER / SEWAGE	1,130.00	91.50	91.50	1,038.50	8
100-20-4600-531530-000 ELECTRICITY EXPENSE	30,000.00	41.25	41.25	29,958.75	0
100-21-2180-511100-000 REGULAR EMPLOYEES	229,787.00	0.00	7,903.80	221,883.20	3
100-21-2180-512100-000 GROUP INSURANCE	58,425.00	0.00	21.70	58,403.30	0
100-21-2180-512101-000 HRA CONTRIBUTION	3,500.00	97.12	106.68	3,393.32	3
100-21-2180-512200-000 FICA & MEDICARE	17,579.00	0.00	1,239.76	16,339.24	7
100-21-2180-512400-000 RETIREMENT CONTRIBU	22,574.00	0.00	0.00	22,574.00	0
100-21-2180-522200-000 REPAIRS & MAINTENAN	0.00	0.00	270.00	-270.00	*100
100-21-2180-523200-000 COMMUNICATIONS - PH	1,912.00	483.60	634.87	1,277.13	33
100-21-2180-523300-000 ADVERTISING/ LEGAL P	500.00	0.00	0.00	500.00	0
100-21-2180-523400-000 PRINTING & BINDING	1,000.00	0.00	333.00	667.00	33
100-21-2180-523500-000 TRAVEL	2,500.00	0.00	0.00	2,500.00	0
100-21-2180-523600-000 DUES & FEES	600.00	0.00	0.00	600.00	0
100-21-2180-523700-000 TRAINING	2,500.00	0.00	0.00	2,500.00	0
100-21-2180-523850-000 CONTRACT SERVICES	32,000.00	100.00	3,680.28	28,319.72	12
100-21-2180-523900-000 POSTAGE	3,000.00	203.38	344.68	2,655.32	11
100-21-2180-531000-000 SUPPLIES	4,000.00	84.91	84.91	3,915.09	2
100-21-2180-531400-000 LEGAL PUBLICATIONS	500.00	0.00	0.00	500.00	0
100-21-2180-542401-000 Historical Deed Indexing F	2,456.00	0.00	0.00	2,456.00	0
100-22-2200-521100-000 DISTRICT ATTORNEY	215,733.00	0.00	53,933.25	161,799.75	25
100-22-2200-523200-000 COMMUNICATIONS- PH(	1,900.00	403.00	600.27	1,299.73	32
100-22-4700-522200-000 Contract Services	3,670.00	300.00	600.00	3,070.00	16
100-23-1300-523201-000 CELL PHONE - COMMUN	500.00	40.44	40.44	459.56	8
100-23-2400-511100-000 REGULAR EMPLOYEES	274,492.00	0.00	9,043.30	265,448.70	3
100-23-2400-512100-000 GROUP INSURANCE	28,860.00	0.00	16.28	28,843.72	0
100-23-2400-512101-000 HRA CONTRIBUTION	1,750.00	314.69	750.00	1,000.00	43
100-23-2400-512200-000 FICA & MEDICARE	20,999.00	0.00	1,262.69	19,736.31	6
100-23-2400-512400-000 RETIREMENT CONTRIBU	17,225.00	0.00	0.00	17,225.00	0
100-23-2400-522200-000 CONTRACT SERVICES	15,987.00	600.00	1,805.28	14,181.72	11
100-23-2400-523200-000 COMMUNICATIONS - PH	1,729.00	403.00	600.27	1,128.73	35
100-23-2400-523300-000 ADVERTISING	40.00	0.00	0.00	40.00	0
100-23-2400-523400-000 PRINTING & BINDING	500.00	170.00	170.00	330.00	34
100-23-2400-523500-000 TRAVEL	1,750.00	0.00	0.00	1,750.00	0
100-23-2400-523600-000 DUES & FEES	1,816.00	0.00	0.00	1,816.00	0
100-23-2400-523700-000 TRAINING	1,000.00	0.00	0.00	1,000.00	0
100-23-2400-523850-000 PROFESSIONAL SERVIC	1,000.00	0.00	0.00	1,000.00	0
100-23-2400-523900-000 POSTAGE	1,668.00	164.23	164.23	1,503.77	10

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100-23-2400-531000-000 SUPPLIES	3,300.00	90.31	90.31	3,209.69	3
100-23-2400-531400-000 LEGAL PUBLICATIONS	850.00	0.00	0.00	850.00	0
100-24-2450-511100-000 REGULAR EMPLOYEES	193,646.00	0.00	5,084.59	188,561.41	3
100-24-2450-512100-000 GROUP INSURANCE	47,037.00	0.00	10.85	47,026.15	0
100-24-2450-512101-000 HRA CONTRIBUTION	3,000.00	25.00	217.11	2,782.89	7
100-24-2450-512200-000 FICA & MEDICARE	14,814.00	0.00	826.10	13,987.90	6
100-24-2450-512400-000 RETIREMENT CONTRIBU	5,094.00	210.00	315.00	4,779.00	6
100-24-2450-522200-000 CONTRACT SERVICES	11,500.00	300.00	907.41	10,592.59	8
100-24-2450-523200-000 COMMUNICATIONS - PH	2,139.00	403.00	625.48	1,513.52	29
100-24-2450-523500-000 TRAVEL	6,003.00	0.00	0.00	6,003.00	0
100-24-2450-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-24-2450-523700-000 TRAINING	3,320.00	0.00	450.00	2,870.00	14
100-24-2450-523900-000 POSTAGE	2,050.00	214.63	214.63	1,835.37	10
100-24-2450-531000-000 SUPPLIES	6,000.00	6.32	6.32	5,993.68	0
100-28-2800-521000-000 PUBLIC DEFENDER	186,448.00	0.00	46,612.00	139,836.00	25
100-32-3326-523500-000 TRAVEL	200.00	0.00	0.00	200.00	0
100-32-3326-531000-000 INMATE SUPPLIES	24,000.00	1,069.60	1,451.73	22,548.27	6
100-32-3350-523850-000 SUPPORT OF INMATES	40,000.00	0.00	0.00	40,000.00	0
100-32-3350-531300-000 FOOD FOR INMATES	73,832.00	3,089.61	6,147.17	67,684.83	8
100-32-3370-523100-000 INMATE MEDICAL	125,486.00	0.00	23,065.11	102,420.89	18
100-33-1300-523201-000 CELL PHONE COMMUNI	16,555.00	1,453.42	1,453.42	15,101.58	9
100-33-3300-511100-000 REGULAR EMPLOYEES	1,755,249.00	0.00	53,637.61	1,701,611.39	3
100-33-3300-511300-000 OVERTIME	91,135.00	0.00	2,685.21	88,449.79	3
100-33-3300-512100-000 GROUP INSURANCE	459,245.00	0.00	81.39	459,163.61	0
100-33-3300-512101-000 HRA CONTRIBUTION	18,750.00	0.00	0.00	18,750.00	0
100-33-3300-512200-000 FICA & MEDICARE	141,249.00	0.00	8,516.15	132,732.85	6
100-33-3300-512400-000 RETIREMENT CONTRIBU	173,173.00	0.00	1,365.00	171,808.00	1
100-33-3300-512900-000 UNIFORMS	67,000.00	672.82	672.82	66,327.18	1
100-33-3300-521200-000 CONTRACT SERVICES	147,656.00	4,795.42	35,691.91	111,964.09	24
100-33-3300-523200-000 COMMUNICATIONS - PH	8,600.00	1,853.80	2,626.51	5,973.49	31
100-33-3300-523400-000 PRINTING & BINDING	1,362.00	0.00	0.00	1,362.00	0
100-33-3300-523500-000 TRAVEL	4,000.00	0.00	0.00	4,000.00	0
100-33-3300-523600-000 DUES & FEES	2,000.00	0.00	353.30	1,646.70	18
100-33-3300-523700-000 TRAINING	2,500.00	0.00	0.00	2,500.00	0
100-33-3300-523900-000 POSTAGE	700.00	52.72	52.72	647.28	8
100-33-3300-531000-000 SUPPLIES	33,000.00	911.64	1,139.08	31,860.92	3
100-33-3300-531270-000 GAS/DIESEL	93,500.00	0.00	0.00	93,500.00	0
100-33-3321-531100-000 INVESTIGATION SUPPLI	2,000.00	209.40	209.40	1,790.60	10
100-33-3323-522200-000 VEHICLES- M&R	70,000.00	1,876.26	2,509.12	67,490.88	4

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100-33-3355-522200-000 REPAIRS & MAINTENAN	1,500.00	0.00	0.00	1,500.00	0
100-33-4400-531210-000 WATER / SEWAGE	2,500.00	173.65	173.65	2,326.35	7
100-33-4600-531530-000 ELECTRICITY EXPENSE	16,000.00	265.95	265.95	15,734.05	2
100-33-4700-531220-000 NATURAL GAS EXP	1,600.00	107.57	107.57	1,492.43	7
100-34-3326-511100-000 REGULAR EMPLOYEES	870,989.00	0.00	33,623.71	837,365.29	4
100-34-3326-511300-000 OVERTIME	45,000.00	0.00	2,056.21	42,943.79	5
100-34-3326-512100-000 GROUP INSURANCE	154,205.00	0.00	37.98	154,167.02	0
100-34-3326-512101-000 HRA CONTRIBUTION	9,000.00	50.00	50.00	8,950.00	1
100-34-3326-512200-000 FICA & MEDICARE	70,074.00	0.00	5,340.49	64,733.51	8
100-34-3326-512400-000 RETIREMENT CONTRIBU	74,620.00	0.00	0.00	74,620.00	0
100-34-3326-512900-000 UNIFORMS	3,500.00	280.64	540.47	2,959.53	15
100-34-3326-521200-000 PROFESSIONAL SVC	2,250.00	0.00	0.00	2,250.00	0
100-34-3326-522200-000 REPAIRS & MAINTENAN	1,500.00	0.00	0.00	1,500.00	0
100-34-3326-523200-000 COMMUNICATIONS - PH	3,000.00	403.00	701.11	2,298.89	23
100-34-3326-523700-000 TRAINING	3,000.00	56.00	406.00	2,594.00	14
100-34-3326-523850-000 CONTRACT SERVICES	28,848.00	575.18	809.43	28,038.57	3
100-34-3326-523900-000 POSTAGE	150.00	6.24	6.24	143.76	4
100-34-3326-531000-000 SUPPLIES - JAIL	3,000.00	17.98	17.98	2,982.02	1
100-34-3326-531270-000 GAS/DIESEL	12,000.00	0.00	0.00	12,000.00	0
100-34-3326-542200-000 VEHICLES - M & R	6,000.00	0.00	0.00	6,000.00	0
100-34-3360-531700-000 RECORD BOOKS	1,200.00	0.00	0.00	1,200.00	0
100-34-4400-531210-000 WATER / SEWAGE - JAIL	12,055.00	887.22	887.22	11,167.78	7
100-34-4600-531530-000 ELECTRICITY - JAIL	12,086.00	0.00	0.00	12,086.00	0
100-34-4700-531220-000 NATURAL GAS - JAIL	1,500.00	99.29	99.29	1,400.71	7
100-37-3700-511100-000 REGULAR EMPLOYEES	25,000.00	0.00	0.00	25,000.00	0
100-37-3700-512100-000 GROUP INSURANCE	23,624.00	0.00	0.00	23,624.00	0
100-37-3700-512200-000 FICA & MEDICARE	1,913.00	0.00	135.72	1,777.28	7
100-37-3700-522200-000 VEHICLES M&R	500.00	0.00	0.00	500.00	0
100-37-3700-522250-000 Transport	3,500.00	0.00	0.00	3,500.00	0
100-37-3700-523000-000 Other Purchased / Indiger	1,000.00	0.00	0.00	1,000.00	0
100-37-3700-523200-000 COMMUNICATIONS - PH	480.00	38.01	38.01	441.99	8
100-37-3700-523500-000 TRAVEL	2,400.00	0.00	0.00	2,400.00	0
100-37-3700-523600-000 DUES & FEES	450.00	0.00	0.00	450.00	0
100-37-3700-523700-000 TRAINING	1,080.00	0.00	0.00	1,080.00	0
100-37-3700-523850-000 CONTRACT SERVICES	162.00	0.00	0.00	162.00	0
100-37-3700-531000-000 SUPPLIES	7,500.00	0.00	0.00	7,500.00	0
100-37-3700-531100-000 INVESTIGATION EXPENS	200.00	0.00	0.00	200.00	0
100-37-3700-531270-000 GAS/DIESEL	250.00	0.00	0.00	250.00	0
100-37-4600-531530-000 ELECTRICITY EXPENSE	150.00	13.75	13.75	136.25	9

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100-38-3800-511100-000 REGULAR EMPLOYEES	0.00	0.00	33,796.80	-33,796.80	*100
100-38-3800-511300-000 OVERTIME	0.00	0.00	4,377.43	-4,377.43	*100
100-38-3800-512200-000 FICA & MEDICARE	0.00	0.00	2,701.84	-2,701.84	*100
100-39-3940-572000-000 AMBULANCE CONTRAC	898,222.00	74,851.33	149,702.66	748,519.34	17
100-42-1300-523201-000 CELL PHONE COMMUNI	1,500.00	136.86	136.86	1,363.14	9
100-42-1500-531300-000 FOOD & VENDING SERV	300.00	0.00	0.00	300.00	0
100-42-4100-523200-000 COMMUNICATION- PHO	2,800.00	80.60	306.76	2,493.24	11
100-42-4100-523300-000 ADVERTISING	150.00	525.69	525.69	-375.69	350
100-42-4210-511100-000 REGULAR EMPLOYEES	970,182.00	0.00	25,488.84	944,693.16	3
100-42-4210-511300-000 OVERTIME	20,000.00	0.00	506.79	19,493.21	3
100-42-4210-512100-000 GROUP INSURANCE	282,480.00	0.00	54.26	282,425.74	0
100-42-4210-512101-000 HRA CONTRIBUTION	12,250.00	25.00	322.99	11,927.01	3
100-42-4210-512200-000 FICA & MEDICARE	75,749.00	0.00	4,251.23	71,497.77	6
100-42-4210-512400-000 RETIREMENT CONTRIBU	98,945.00	0.00	0.00	98,945.00	0
100-42-4220-522000-000 SIGN M&R	12,000.00	1,222.84	1,222.84	10,777.16	10
100-42-4220-522200-000 EQUIPMENT M&R	110,000.00	17,551.67	19,283.05	90,716.95	18
100-42-4220-531000-000 SUPPLIES	5,000.00	0.00	0.00	5,000.00	0
100-42-4220-531270-000 GAS/DIESEL	130,000.00	0.00	0.00	130,000.00	0
100-42-4220-531500-000 CULVERT PIPES	70,000.00	0.00	0.00	70,000.00	0
100-42-4220-531600-000 SMALL EQUIPMENT	7,500.00	0.00	0.00	7,500.00	0
100-42-4220-542200-000 VEHICLES- M&R	80,000.00	1,367.90	3,887.12	76,112.88	5
100-42-4221-541400-000 M&R- PAVED & UNPAVEI	710,000.00	62,272.29	108,436.31	601,563.69	15
100-42-4230-541400-000 M&R- BRIDGES	10,000.00	0.00	0.00	10,000.00	0
100-42-4270-523850-000 CONTRACT SVC	15,000.00	482.23	7,082.23	7,917.77	47
100-42-4400-531210-000 WATER / SEWAGE	2,100.00	81.35	81.35	2,018.65	4
100-42-4600-531530-000 ELECTRICITY EXPENSE	6,500.00	539.70	539.70	5,960.30	8
100-42-4700-531520-000 PROPANE GAS EXPENS	1,500.00	0.00	0.00	1,500.00	0
100-42-8000-581004-000 CAT LEASE # 70010402 I	40,304.00	0.00	4,383.94	35,920.06	11
100-42-8000-582013-000 Cat Lease# 0170035602	55,267.00	0.00	1,001.41	54,265.59	2
100-42-8000-582205-000 CAT Lease#???? Skid Ste	14,800.00	0.00	2,467.18	12,332.82	17
100-42-8000-582210-000 CAT Lease#???? Excavat	30,024.00	0.00	5,004.00	25,020.00	17
100-42-8000-582215-000 CAT Lease#???? Wheel L	32,080.00	0.00	5,346.52	26,733.48	17
100-42-8000-582220-000 CAT Lease#???? Dozier D	18,365.00	0.00	3,060.76	15,304.24	17
100-42-8000-582225-000 CAT Lease#???? Motor G	40,693.00	3,391.00	10,173.00	30,520.00	25
100-42-8000-582230-000 CAT Lease#???? Motor G	40,693.00	3,391.00	10,173.00	30,520.00	25
100-45-4560-523850-000 CONTRACT SERVICES	32,000.00	0.00	8,340.66	23,659.34	26
100-50-5100-572000-000 BOARD OF HEALTH	87,300.00	7,275.00	14,550.00	72,750.00	17
100-54-5400-572000-000 DFACS	18,053.00	1,504.42	3,008.84	15,044.16	17
100-55-5500-572000-000 MCINTOSH TRAIL RDC D	19,500.00	0.00	0.00	19,500.00	0

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100-55-5540-572000-000 MCTRAIL-PUBLIC TRANS	10,500.00	0.00	0.00	10,500.00	0
100-56-5520-511100-000 REGULAR EMPLOYEES	105,375.00	0.00	2,960.55	102,414.45	3
100-56-5520-512100-000 GROUP INSURANCE - BI	9,613.00	0.00	5.43	9,607.57	0
100-56-5520-512101-000 HRA CONTRIBUTION	750.00	0.00	0.00	750.00	0
100-56-5520-512200-000 FICA & MEDICARE	8,062.00	0.00	507.04	7,554.96	6
100-56-5520-512400-000 RETIREMENT CONTRIBU	4,103.00	0.00	0.00	4,103.00	0
100-56-5520-521100-000 Contract Services	2,566.00	0.00	0.00	2,566.00	0
100-56-5520-523200-000 COMMUNICATIONS - PH	2,700.00	180.60	385.76	2,314.24	14
100-56-5520-523500-000 TRAVEL	600.00	0.00	0.00	600.00	0
100-56-5520-523700-000 TRAINING	125.00	0.00	0.00	125.00	0
100-56-5520-523900-000 POSTAGE	100.00	0.00	0.00	100.00	0
100-56-5520-531100-000 SUPPLIES	1,600.00	0.00	0.00	1,600.00	0
100-56-5520-531210-000 WATER / SEWER SENIO	400.00	29.00	29.00	371.00	7
100-56-5520-531270-000 GAS / DIESEL	3,000.00	0.00	0.00	3,000.00	0
100-56-5520-531300-000 CONGREGATE MEAL EX	80,000.00	0.00	0.00	80,000.00	0
100-56-5520-531301-000 HOME DELIVERED MEA	92,602.00	0.00	0.00	92,602.00	0
100-56-5520-531530-000 ELECTRICITY - SENIOR	9,500.00	746.00	746.00	8,754.00	8
100-56-5520-542200-000 VEHICLE REPAIRS & MA	2,500.00	0.00	0.00	2,500.00	0
100-61-4750-523200-000 COMMUNICATIONS - PH	1,600.00	322.40	448.46	1,151.54	28
100-61-6110-511100-000 REGULAR EMPLOYEES	321,097.00	0.00	10,806.36	310,290.64	3
100-61-6110-512100-000 GROUP INSURANCE	97,817.00	0.00	21.70	97,795.30	0
100-61-6110-512101-000 HRA CONTRIBUTION	4,000.00	0.00	0.00	4,000.00	0
100-61-6110-512200-000 FICA & MEDICARE	24,564.00	0.00	1,588.69	22,975.31	6
100-61-6110-512400-000 RETIREMENT CONTRIBU	26,797.00	0.00	0.00	26,797.00	0
100-61-6110-521100-000 CONTRACT SERVICES	6,232.00	300.00	600.00	5,632.00	10
100-61-6120-572000-000 RECREATION AUTHORI	294,000.00	24,500.00	49,000.00	245,000.00	17
100-65-4750-523200-000 COMMUNICATIONS - PH	725.00	161.20	211.62	513.38	29
100-65-6500-511100-000 LIBRARY EMPLOYEES	145,797.00	0.00	4,584.33	141,212.67	3
100-65-6500-512100-000 GROUP INSURANCE	27,788.00	0.00	10.85	27,777.15	0
100-65-6500-512101-000 HRA CONTRIBUTION	1,750.00	0.00	0.00	1,750.00	0
100-65-6500-512200-000 FICA & MEDICARE	11,154.00	0.00	792.57	10,361.43	7
100-65-6500-512400-000 RETIREMENT CONTRIBU	3,352.00	0.00	0.00	3,352.00	0
100-65-6500-521100-000 Contract Services	2,000.00	0.00	160.58	1,839.42	8
100-65-6500-523300-000 ADVERTISING	250.00	63.72	63.72	186.28	25
100-65-6500-523500-000 TRAINING / TRAVEL	250.00	0.00	0.00	250.00	0
100-65-6500-523800-000 CONTRACTS / LICENSES	622.00	0.00	0.00	622.00	0
100-65-6500-523900-000 POSTAGE & POSTAL SE	166.00	0.00	0.00	166.00	0
100-65-6500-531003-000 SUPPLIES - ADMINISTRA	4,000.00	0.00	0.00	4,000.00	0
100-65-6500-531220-000 NATURAL GAS EXPENSI	3,000.00	0.00	0.00	3,000.00	0

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100-65-6500-531510-000 WATER	600.00	81.35	81.35	518.65	14
100-65-6500-531530-000 ELECTRICITY	11,500.00	1,531.00	1,531.00	9,969.00	13
100-65-6500-572000-000 LIBRARY BOARD	1,220.00	0.00	1,220.00	0.00	100
100-65-6590-572000-000 FLINT RIVER REG LIBRA	11,859.00	0.00	0.00	11,859.00	0
100-71-4400-531210-000 WATER / SEWAGE	600.00	91.50	91.50	508.50	15
100-71-4410-523900-000 WATER AUTHORITY POS	1,500.00	304.39	304.39	1,195.61	20
100-71-7120-523200-000 COMMUNICATIONS - PH	1,900.00	180.60	305.81	1,594.19	16
100-71-7120-572000-000 WATER AUTH	208,545.00	17,378.75	34,757.50	173,787.50	17
100-72-4600-531530-000 ELECTRICITY EXPENSE	5,000.00	430.00	430.00	4,570.00	9
100-72-7130-523200-000 COMMUNICATIONS - PH	1,500.00	282.24	437.82	1,062.18	29
100-72-7130-523300-000 ADVERTISING	1,200.00	0.00	0.00	1,200.00	0
100-72-7130-523500-000 TRAVEL	2,000.00	0.00	0.00	2,000.00	0
100-72-7130-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-72-7130-523700-000 TRAINING	3,200.00	85.00	85.00	3,115.00	3
100-72-7130-523850-000 UGA- CONTRACT SERVI	83,241.00	0.00	0.00	83,241.00	0
100-72-7130-523851-000 Contract Services - other	3,000.00	0.00	1,464.43	1,535.57	49
100-72-7130-531000-000 SUPPLIES	3,000.00	0.00	44.09	2,955.91	1
100-72-7130-542200-000 VEHICLES MAINTENANC	1,000.00	0.00	0.00	1,000.00	0
100-72-7410-531270-000 GAS / DIESEL	1,500.00	0.00	0.00	1,500.00	0
100-73-7140-572000-000 STATE FORESTRY	9,517.00	0.00	9,517.00	0.00	100
100-74-1300-523201-000 CELL PHONE COMMUNI	1,500.00	121.32	121.32	1,378.68	8
100-74-4400-531210-000 WATER / SEWAGE	425.00	27.46	27.46	397.54	6
100-74-4600-531530-000 ELECTRICITY EXP	2,700.00	13.75	13.75	2,686.25	1
100-74-4700-531220-000 NATURAL GAS EXPENSI	300.00	0.00	0.00	300.00	0
100-74-7410-511100-000 REGULAR EMPLOYEES	290,289.00	0.00	10,034.10	280,254.90	3
100-74-7410-512100-000 GROUP INSURANCE	49,242.00	0.00	32.55	49,209.45	0
100-74-7410-512101-000 HRA CONTRIBUTION	3,000.00	41.41	74.40	2,925.60	2
100-74-7410-512200-000 FICA & MEDICARE	22,208.00	0.00	1,573.77	20,634.23	7
100-74-7410-512400-000 RETIREMENT CONTRIBU	27,556.00	0.00	0.00	27,556.00	0
100-74-7410-521100-000 FIRE SAFETY INSPECTI	2,000.00	0.00	0.00	2,000.00	0
100-74-7410-523200-000 COMMUNICATIONS - PH	1,600.00	483.60	706.08	893.92	44
100-74-7410-523300-000 ADVERTISING	2,000.00	130.58	130.58	1,869.42	7
100-74-7410-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-74-7410-523700-000 TRAINING	5,000.00	0.00	0.00	5,000.00	0
100-74-7410-523850-000 CONTRACT SERVICES	27,000.00	650.00	15,032.09	11,967.91	56
100-74-7410-523900-000 POSTAGE	1,500.00	97.93	97.93	1,402.07	7
100-74-7410-531000-000 SUPPLIES	4,000.00	170.71	195.43	3,804.57	5
100-74-7410-531270-000 GAS/DIESEL	6,000.00	0.00	0.00	6,000.00	0
100-74-7410-542200-000 VEHICLES M&R	2,000.00	0.00	0.00	2,000.00	0

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100-76-1000-523201-000 CELL PHONE - COMMUN	0.00	40.44	40.44	-40.44	*100
100-76-7525-572000-000 AGRIBUSINESS AUTH	46,000.00	3,833.33	7,666.66	38,333.34	17
100-77-7510-511100-000 REGULAR EMPLOYEES	87,531.00	0.00	2,956.00	84,575.00	3
100-77-7510-512100-000 GROUP INSURANCE	12,020.00	0.00	0.00	12,020.00	0
100-77-7510-512200-000 FICA & MEDICARE	6,697.00	0.00	474.83	6,222.17	7
100-77-7510-512400-000 RETIREMENT CONTRIBU	8,858.00	0.00	0.00	8,858.00	0
100-77-7510-523201-000 CELL PHONE - COMMUN	500.00	0.00	0.00	500.00	0
100-77-7510-523850-000 CONTRACT SERVICES	1,362.00	140.44	240.44	1,121.56	18
100-80-1000-512700-000 Firefighters Cancer/ Disab	5,500.00	0.00	2,562.60	2,937.40	47
100-80-1310-512900-000 Firefighter Per Diem	40,000.00	1,635.00	1,635.00	38,365.00	4
100-80-1550-523200-000 COMMUNICATIONS	15,000.00	414.05	439.26	14,560.74	3
100-80-3040-521200-000 MEDICAL FEES	5,000.00	0.00	0.00	5,000.00	0
100-80-3080-511100-000 REGULAR EMPLOYEES	502,347.00	0.00	14,329.48	488,017.52	3
100-80-3080-511300-000 OVERTIME	10,000.00	0.00	0.00	10,000.00	0
100-80-3080-512200-000 FICA & MEDICARE	39,195.00	0.00	2,748.18	36,446.82	7
100-80-3500-512900-000 UNIFORMS	7,500.00	0.00	0.00	7,500.00	0
100-80-3500-572000-000 MEANSVILLE MUTUAL A	5,000.00	0.00	5,000.00	0.00	100
100-80-3510-522200-000 VEHICLE R & M	62,000.00	2,836.38	11,147.26	50,852.74	18
100-80-3510-523100-000 Property & Liability Ins.	42,000.00	0.00	0.00	42,000.00	0
100-80-3510-523500-000 TRAVEL	1,000.00	0.00	0.00	1,000.00	0
100-80-3510-523600-000 DUES AND FEES	500.00	0.00	0.00	500.00	0
100-80-3510-523900-000 POSTAGE	50.00	0.00	0.00	50.00	0
100-80-3510-531000-000 OFFICE SUPPLIES	1,750.00	129.93	129.93	1,620.07	7
100-80-3520-522200-000 EQUIPMENT	68,000.00	0.00	0.00	68,000.00	0
100-80-3520-531270-000 GAS / DIESEL	35,000.00	0.00	0.00	35,000.00	0
100-80-3520-531700-000 AUXILIARY	500.00	0.00	48.84	451.16	10
100-80-3540-523701-000 FIRE TRAINING	15,000.00	0.00	0.00	15,000.00	0
100-80-3550-523850-000 Contract Services	42,500.00	1,400.00	3,831.58	38,668.42	9
100-80-3570-522310-000 ZEBULON BUILDING LEA	10,800.00	0.00	900.00	9,900.00	8
100-80-3570-542600-000 BUNKER GEAR	30,000.00	0.00	0.00	30,000.00	0
100-80-3630-523800-000 AMBULANCE LICENSES	2,500.00	0.00	0.00	2,500.00	0
100-80-3630-531100-000 MEDICAL SUPPLIES	12,500.00	0.00	30.55	12,469.45	0
100-80-3630-531101-000 PUBLIC SAFETY & EDUC	3,000.00	0.00	0.00	3,000.00	0
100-80-4400-531210-000 WATER EXPENSE	2,500.00	68.16	152.16	2,347.84	6
100-80-4600-531530-000 ELECTRICITY EXPENSE	18,500.00	353.00	1,910.31	16,589.69	10
100-80-4700-531220-000 NATURAL GAS	1,000.00	0.00	0.00	1,000.00	0
100-80-4700-531520-000 PROPANE GAS EXPENS	10,000.00	0.00	0.00	10,000.00	0
100-90-1300-523900-000 POSTAGE	5.00	0.00	0.00	5.00	0
100-90-1550-523201-000 EMA - CELL PHONE	550.00	48.98	48.98	501.02	9

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100-90-3520-522200-000	E M A VEHICLE M & R	100.00	0.00	0.00	100.00	0
100-90-3520-523600-000	DUES & FEES	75.00	0.00	0.00	75.00	0
100-90-3520-531000-000	E M A MAINTENANCE SU	1,500.00	0.00	0.00	1,500.00	0
100-90-3520-531270-000	EMA GAS/FUEL - VEHIC	1,500.00	0.00	0.00	1,500.00	0
100-90-3520-531600-000	E M A SMALL EQUIPMEN	100.00	0.00	0.00	100.00	0
100-90-3540-523703-000	E M A TRAINING	1,000.00	0.00	0.00	1,000.00	0
100-90-3610-531100-000	HAZARD MITIGATION GF	11,340.00	2,520.00	2,520.00	8,820.00	22
100-90-3630-522200-000	EMA CONTRACT SERVIC	12,000.00	200.00	2,380.00	9,620.00	20
100-90-3920-523200-000	COMMUNICATIONS - PH	0.00	80.60	80.60	-80.60	*100
100-90-3920-542200-000	EMA GRANT EXPENSE	15,197.00	0.00	0.00	15,197.00	0
100-90-4600-531530-000	EMA Electricity	1,500.00	137.50	137.50	1,362.50	9
100-90-4700-531520-000	PROPANE GAS EXPENS	250.00	0.00	0.00	250.00	0
100-91-3910-511100-000	REGULAR EMPLOYEES	76,898.00	0.00	1,526.80	75,371.20	2
100-91-3910-512100-000	GROUP INSURANCE	47,677.00	0.00	0.00	47,677.00	0
100-91-3910-512200-000	FICA & MEDICARE	5,883.00	0.00	213.37	5,669.63	4
100-91-3910-512400-000	RETIREMENT CONTRIBU	7,648.00	0.00	0.00	7,648.00	0
100-91-3910-512900-000	Uniforms	200.00	0.00	0.00	200.00	0
100-91-3910-522200-000	BUILDING REPAIRS & M	972.00	0.00	0.00	972.00	0
100-91-3910-523201-000	ANIMAL CONTROL - CEI	1,020.00	80.88	80.88	939.12	8
100-91-3910-523300-000	ADVERTISING	100.00	53.10	53.10	46.90	53
100-91-3910-523700-000	EDUCATION & TRAINING	500.00	0.00	0.00	500.00	0
100-91-3910-523800-000	ANIMAL CONTROL LICEI	100.00	0.00	0.00	100.00	0
100-91-3910-523850-000	CONTRACT SERVICES	5,500.00	200.00	611.10	4,888.90	11
100-91-3910-523900-000	POSTAGE	100.00	2.22	2.22	97.78	2
100-91-3910-523901-000	OTHER SVCS - EMPLOY	500.00	0.00	0.00	500.00	0
100-91-3910-531000-000	SUPPLIES	800.00	0.00	0.00	800.00	0
100-91-3910-531210-000	WATER / SEWAGE EXPE	700.00	55.50	55.50	644.50	8
100-91-3910-531270-000	GAS / DIESEL	4,300.00	0.00	0.00	4,300.00	0
100-91-3910-531520-000	NATURAL GAS EXPENSI	1,100.00	87.00	87.00	1,013.00	8
100-91-3910-531530-000	ELECTRICITY - ANIMAL S	3,250.00	216.87	216.87	3,033.13	7
100-91-3910-531600-000	SMALL EQUIPMENT	1,000.00	0.00	0.00	1,000.00	0
100-91-3910-542200-000	VEHICLE REPAIR & MAI	1,600.00	0.00	0.00	1,600.00	0
100-91-3910-823875-000	VETERINARY SERVICES	600.00	0.00	0.00	600.00	0
	Expenditure Subtotal	**$17,415,304.00**	**$354,857.13**	**$1,529,257.60**	**$15,886,046.40**	**9**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$3,387,708.00**	**-$298,240.68**	**-$1,453,714.35**		**-43**
Other Financing Source						
100-98-1000-391200-275	TRANSFER IN FROM HC	2,400.00	0.00	0.00	2,400.00	0
	Other Financing Source Subtotal	**$2,400.00**	**$0.00**	**$0.00**	**$2,400.00**	**0**
Other Financing Use						

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
100-13-8000-581016-000	UNITEDBANK LOAN #38(	2,192,000.00	0.00	0.00	2,192,000.00	0
100-99-1000-611000-325	TRANSFER OUT L.M.I GI	200,000.00	0.00	0.00	200,000.00	0
100-99-1000-611000-350	TRANSFER OUT CAP (C	343,216.00	0.00	0.00	343,216.00	0
100-99-1000-611100-215	TRANSFER OUT- E911	654,892.00	0.00	0.00	654,892.00	0
	Other Financing Use Subtotal	**$3,390,108.00**	**$0.00**	**$0.00**	**$3,390,108.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$298,240.68**	**-$1,453,714.35**		***100**
206 Jail Construction & Operation						
Revenue						
206-03-1500-361000-000	INTEREST REVENUE	0.00	1.50	1.50	-1.50	*100
206-03-3326-342000-000	JAIL- SUPERIOR COURT	1,000.00	556.00	556.00	444.00	56
206-03-3326-342100-000	JAIL- MAGISTRATE COU	500.00	0.00	0.00	500.00	0
206-03-3326-342200-000	JAIL- PROBATE COURT	3,500.00	0.00	0.00	3,500.00	0
	Revenue Subtotal	**$5,000.00**	**$557.50**	**$557.50**	**$4,442.50**	**11**
Expenditure						
206-34-3326-531700-000	JAIL CONSTRUCTION E)	5,000.00	0.00	0.00	5,000.00	0
	Expenditure Subtotal	**$5,000.00**	**$0.00**	**$0.00**	**$5,000.00**	**0**
Before Transfers	**Excess Of Revenue Subtotal**	**$0.00**	**$557.50**	**$557.50**		***100**
After Transfers	**Excess Of Revenue Subtotal**	**$0.00**	**$557.50**	**$557.50**		***100**
210 Impact Fees						
Revenue						
210-03-1000-341320-033	Sheriff Impact Fees	30,000.00	5,040.70	8,276.22	21,723.78	28
210-03-1000-341320-034	Jail Impact Fees	87,000.00	14,604.99	23,812.11	63,187.89	27
210-03-1000-341320-035	Fire Dept Impact Fees	38,000.00	6,348.78	10,365.46	27,634.54	27
210-03-1000-341320-038	E-911 Impact Fees	31,000.00	5,195.78	8,529.06	22,470.94	28
210-03-1000-341320-042	Road Dept Impact Fees	25,000.00	3,566.90	5,613.22	19,386.78	22
210-03-1000-341320-061	Parks & Rec Impact Fees	25,000.00	4,767.06	7,893.14	17,106.86	32
210-03-1000-361000-000	Interest - Residential Impa	10,000.00	0.00	0.00	10,000.00	0
210-03-1000-361100-000	Interest - Commercial Imp	3,000.00	0.00	0.00	3,000.00	0
210-03-1516-341320-065	Library Impact Fees	12,000.00	1,306.04	2,080.80	9,919.20	17
210-03-1516-341320-074	Administration Impact Fee	10,000.00	1,228.65	2,000.85	7,999.15	20
210-03-1516-341390-074	CIE Prep Impact Fees	8,000.00	942.17	1,534.17	6,465.83	19
	Revenue Subtotal	**$279,000.00**	**$43,001.07**	**$70,105.03**	**$208,894.97**	**25**
Expenditure						
210-33-1000-572000-000	SHERIFF IMPACT FEE E	50,000.00	0.00	0.00	50,000.00	0
210-34-1000-572000-000	JAIL IMPACT FEE EXPEN	80,000.00	0.00	0.00	80,000.00	0
210-38-1000-572000-000	E911 IMPACT FEE EXPE	50,000.00	0.00	0.00	50,000.00	0
210-42-1000-572000-000	PUBLIC WKS (ROADS) IM	50,000.00	0.00	0.00	50,000.00	0
210-65-1000-572000-000	LIBRARY - RESIDENTIAL	4,000.00	0.00	3,290.73	709.27	82
210-74-1516-521301-000	CIE Prep	45,000.00	0.00	0.00	45,000.00	0

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
	Expenditure Subtotal	**$279,000.00**	**$0.00**	**$3,290.73**	**$275,709.27**	**1**
Before Transfers	**Excess Of Revenue Subtotal**	**$0.00**	**$43,001.07**	**$66,814.30**		***100**
After Transfers	**Excess Of Revenue Subtotal**	**$0.00**	**$43,001.07**	**$66,814.30**		***100**
215 E-911 Fund						
Revenue						
215-03-1500-361000-000	INTEREST REVENUE	10.00	0.00	0.00	10.00	0
215-03-3800-342500-000	E-911 TAX REVENUE - L/	72,000.00	0.00	0.00	72,000.00	0
215-03-3800-342501-000	E911 TAX REVENUE -CE	312,000.00	0.00	0.00	312,000.00	0
215-03-3800-342502-000	Firework Tax	250.00	0.00	0.00	250.00	0
	Revenue Subtotal	**$384,260.00**	**$0.00**	**$0.00**	**$384,260.00**	**0**
Expenditure						
215-38-3800-511100-000	REGULAR EMPLOYEES	519,313.00	0.00	-17,680.85	536,993.85	-3
215-38-3800-511300-000	OVER- TIME	53,300.00	0.00	-1,883.71	55,183.71	-4
215-38-3800-512100-000	GROUP INSURANCE	138,152.00	0.00	21.70	138,130.30	0
215-38-3800-512101-000	HRA CONTRIBUTION	6,500.00	66.58	267.34	6,232.66	4
215-38-3800-512200-000	FICA & MEDICARE	43,805.00	0.00	0.00	43,805.00	0
215-38-3800-512400-000	RETIREMENT CONTRIBI	46,641.00	0.00	350.00	46,291.00	1
215-38-3800-512900-000	UNIFORMS	5,000.00	0.00	0.00	5,000.00	0
215-38-3800-522200-000	M & R CONTRACT SERV	0.00	0.00	1,248.24	-1,248.24	*100
215-38-3800-522320-000	EQUIPMENT LEASE-COI	56,789.00	0.00	0.00	56,789.00	0
215-38-3800-522330-000	EQUIPMENT LEASE - IN	4,708.00	0.00	0.00	4,708.00	0
215-38-3800-523200-000	COMMUNICATION - PHC	111,873.00	7,484.77	25,037.27	86,835.73	22
215-38-3800-523500-000	TRAVEL	300.00	0.00	0.00	300.00	0
215-38-3800-523600-000	DUES & FEES	250.00	0.00	0.00	250.00	0
215-38-3800-523700-000	TRAINING	300.00	0.00	0.00	300.00	0
215-38-3800-523850-000	CONTRACT SERVICES	41,471.00	652.14	4,755.59	36,715.41	11
215-38-3800-531000-000	SUPPLIES	4,000.00	789.22	789.22	3,210.78	20
215-38-4400-531210-000	WATER & SEWAGE	650.00	47.61	47.61	602.39	7
215-38-4600-531530-000	ELECTRICITY EXPENSE	6,100.00	113.00	225.41	5,874.59	4
	Expenditure Subtotal	**$1,039,152.00**	**$9,153.32**	**$13,177.82**	**$1,025,974.18**	**1**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$654,892.00**	**-$9,153.32**	**-$13,177.82**		**2**
Other Financing Source						
215-98-1000-391000-000	TRANSFER IN FROM GE	654,892.00	0.00	0.00	654,892.00	0
	Other Financing Source Subtotal	**$654,892.00**	**$0.00**	**$0.00**	**$654,892.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$9,153.32**	**-$13,177.82**		***100**
225 Federal Seizure Fund						
Revenue						
225-03-2000-351360-000	FEDERAL SEIZURE REV	9,985.00	0.00	0.00	9,985.00	0
225-03-2000-361000-000	FEDERAL SEIZURE INTE	15.00	0.00	0.00	15.00	0

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
	Revenue Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Expenditure						
225-33-2000-531500-000	FEDERAL SEIZURE EXP	10,000.00	0.00	0.00	10,000.00	0
	Expenditure Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
230 American Rescue Plan Fund						
Revenue						
230-03-1000-399999-000	PRIOR YEAR REVENUES	3,272,187.00	0.00	0.00	3,272,187.00	0
	Revenue Subtotal	**$3,272,187.00**	**$0.00**	**$0.00**	**$3,272,187.00**	**0**
Expenditure						
230-13-1535-521200-000	PROFESSIONAL SERVIC	7,938.00	0.00	0.00	7,938.00	0
230-17-1550-523850-000	CONTRACT SERVICES	16,982.00	0.00	0.00	16,982.00	0
230-33-3300-542200-000	CAPITAL OUTLAY - VEHI	1,083.00	0.00	0.00	1,083.00	0
230-42-4222-541430-000	MCKINLEY ROAD	1,291,184.00	0.00	0.00	1,291,184.00	0
230-71-4400-541200-000	WATER AUTHORITY IMP	1,955,000.00	0.00	0.00	1,955,000.00	0
	Expenditure Subtotal	**$3,272,187.00**	**$0.00**	**$0.00**	**$3,272,187.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
231 Opioid Abatement Fund						
Revenue						
231-03-8120-340000-000	OPIOID ABATEMENT RE	10,000.00	0.00	0.00	10,000.00	0
	Revenue Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Expenditure						
231-55-5436-572000-000	McIntosh Trail Behavioral	10,000.00	833.34	1,666.68	8,333.32	17
	Expenditure Subtotal	**$10,000.00**	**$833.34**	**$1,666.68**	**$8,333.32**	**17**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$833.34**	**-$1,666.68**		***100**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$833.34**	**-$1,666.68**		***100**
245 Drug Abuse Treatment Education						
Revenue						
245-03-1000-399999-000	PRIOR YEAR REVENUES	5,190.00	0.00	0.00	5,190.00	0
245-03-2000-341100-000	DATE FEES	1,000.00	0.00	0.00	1,000.00	0
245-03-2000-361000-000	INTEREST INCOME	10.00	0.00	0.00	10.00	0
245-03-2150-341100-000	DATE FEES- SUPERIOR	1,200.00	250.00	250.00	950.00	21
245-03-2400-341101-000	DATE FEES- MAGISTRAT	100.00	0.00	0.00	100.00	0
245-03-2450-341102-000	DATE FEES- PROBATE C	1,000.00	0.00	0.00	1,000.00	0
	Revenue Subtotal	**$8,500.00**	**$250.00**	**$250.00**	**$8,250.00**	**3**
Expenditure						

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
245-31-2000-531000-000	DATE-SUPPLIES	8,500.00	2,025.00	2,025.00	6,475.00	24
	Expenditure Subtotal	**$8,500.00**	**$2,025.00**	**$2,025.00**	**$6,475.00**	**24**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$1,775.00**	**-$1,775.00**		***100**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$1,775.00**	**-$1,775.00**		***100**
250 Technology Fee Fund						
Revenue						
250-03-2450-351150-000	TECHNOLOGY FEES	3,000.00	0.00	0.00	3,000.00	0
	Revenue Subtotal	**$3,000.00**	**$0.00**	**$0.00**	**$3,000.00**	**0**
Expenditure						
250-24-2450-542200-000	TECHNOLOGY EXPENSI	3,000.00	0.00	0.00	3,000.00	0
	Expenditure Subtotal	**$3,000.00**	**$0.00**	**$0.00**	**$3,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
275 Hotel/Motel Tax Fund						
Revenue						
275-03-0000-314100-000	HOTEL/MOTEL TAX	4,000.00	0.00	0.00	4,000.00	0
	Revenue Subtotal	**$4,000.00**	**$0.00**	**$0.00**	**$4,000.00**	**0**
Expenditure						
275-78-7520-572000-000	PAYMENTS TO OTHER A	1,600.00	0.00	0.00	1,600.00	0
	Expenditure Subtotal	**$1,600.00**	**$0.00**	**$0.00**	**$1,600.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$2,400.00**	**$0.00**	**$0.00**		**0**
Other Financing Use						
275-99-9000-611000-100	TRANSFER OUT TO GEN	2,400.00	0.00	0.00	2,400.00	0
	Other Financing Use Subtotal	**$2,400.00**	**$0.00**	**$0.00**	**$2,400.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
285 Juvenile Court Fund						
Revenue						
285-03-2600-351160-000	COURT REVENUE	1,240.00	0.00	0.00	1,240.00	0
285-03-2600-361000-000	INTEREST INCOME	10.00	0.00	0.00	10.00	0
	Revenue Subtotal	**$1,250.00**	**$0.00**	**$0.00**	**$1,250.00**	**0**
Expenditure						
285-92-2600-521200-000	PROFESSIONAL SERVIC	250.00	0.00	0.00	250.00	0
285-92-2600-521250-000	JUVENILE SUPERVISOR	1,000.00	0.00	0.00	1,000.00	0
	Expenditure Subtotal	**$1,250.00**	**$0.00**	**$0.00**	**$1,250.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
320 Splost 2016-2022						
Revenue						

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
320-03-1500-361000-000	INTEREST REVENUES/I	18,000.00	0.00	0.00	18,000.00	0
	Revenue Subtotal	**$18,000.00**	**$0.00**	**$0.00**	**$18,000.00**	**0**
Expenditure						
320-93-4222-541428-000	WOOD CREEK ROAD	150,000.00	0.00	0.00	150,000.00	0
320-93-4222-541435-000	OLD ZEBULON ROAD	165,000.00	0.00	0.00	165,000.00	0
320-93-4222-541451-000	BLANTON MILL ROAD	105,000.00	0.00	0.00	105,000.00	0
	Expenditure Subtotal	**$420,000.00**	**$0.00**	**$0.00**	**$420,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$402,000.00**	**$0.00**	**$0.00**		**0**
Other Financing Source						
320-03-1000-399999-000	PRIOR YEAR REVENUES	402,000.00	0.00	0.00	402,000.00	0
	Other Financing Source Subtotal	**$402,000.00**	**$0.00**	**$0.00**	**$402,000.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
323 Splost 2022-2028						
Revenue						
323-03-1000-313200-000	SPLOST 2022-2028 REVI	2,500,000.00	0.00	0.00	2,500,000.00	0
323-03-1500-361000-000	INTEREST INCOME	180,000.00	0.00	0.00	180,000.00	0
	Revenue Subtotal	**$2,680,000.00**	**$0.00**	**$0.00**	**$2,680,000.00**	**0**
Expenditure						
323-13-1500-523901-000	BANK CHARGES	1,500.00	0.00	0.00	1,500.00	0
323-93-4222-541428-000	WOOD CREEK ROAD	2,500,000.00	0.00	0.00	2,500,000.00	0
323-93-4222-541435-000	OLD ZEBULON ROAD	2,750,000.00	0.00	0.00	2,750,000.00	0
323-93-4222-541451-000	BLANTON MILL ROAD	1,750,000.00	0.00	0.00	1,750,000.00	0
323-93-4960-571000-010	City of Williamson	137,500.00	0.00	0.00	137,500.00	0
323-93-4960-571000-040	City of Molena	100,000.00	0.00	0.00	100,000.00	0
323-93-8000-581100-000	PRINCIPAL DEBT PAYME	1,975,000.00	0.00	0.00	1,975,000.00	0
323-93-8000-582100-000	INTEREST ON DEBT	375,875.00	0.00	0.00	375,875.00	0
	Expenditure Subtotal	**$9,589,875.00**	**$0.00**	**$0.00**	**$9,589,875.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$6,909,875.00**	**$0.00**	**$0.00**		**0**
Other Financing Source						
323-03-1000-399999-000	PRIOR YEAR REVENUES	6,909,875.00	0.00	0.00	6,909,875.00	0
	Other Financing Source Subtotal	**$6,909,875.00**	**$0.00**	**$0.00**	**$6,909,875.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
325 Lmi Grant Fund						
Revenue						
325-03-1000-334301-000	LMI GRANT REVENUE	560,000.00	0.00	0.00	560,000.00	0
325-03-1000-334302-000	LRA REVENUE	665,880.00	0.00	0.00	665,880.00	0
325-03-1500-361000-000	INTEREST INCOME	10,000.00	0.00	0.00	10,000.00	0
	Revenue Subtotal	**$1,235,880.00**	**$0.00**	**$0.00**	**$1,235,880.00**	**0**
Expenditure						

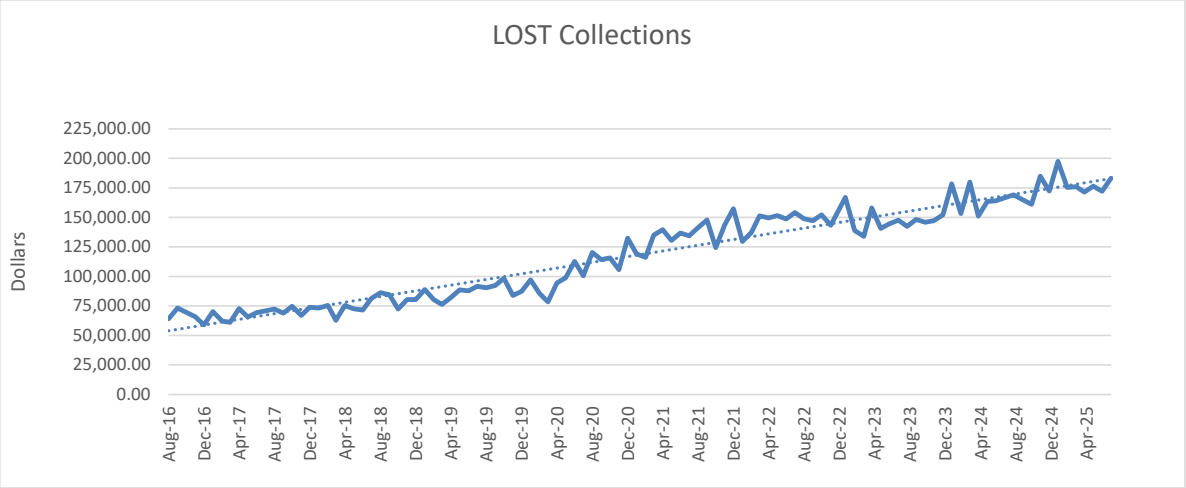
*100 in the % Used column indicates that no budget exists

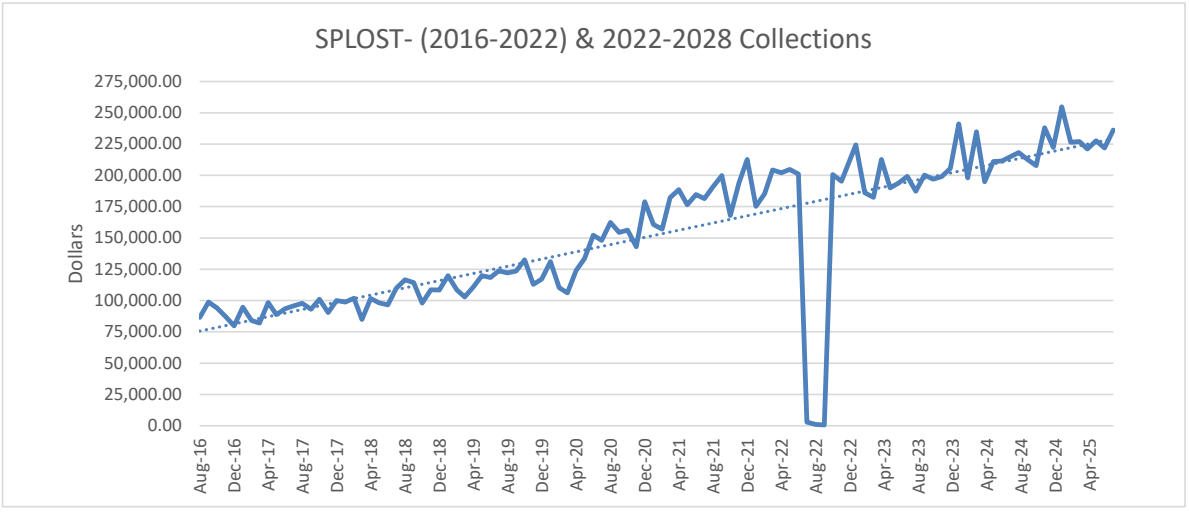
Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
325-42-4221-541445-000	Striping Various Roads	665,880.00	0.00	0.00	665,880.00	0
325-42-4222-541400-000	UNPAVED REPAIRS / SU	201,647.00	0.00	0.00	201,647.00	0
325-42-4222-541469-000	Scott/Ward Road	0.00	36,156.40	36,156.40	-36,156.40	*100
325-42-4222-541473-000	Harden Road	0.00	38,519.29	38,519.29	-38,519.29	*100
325-42-4222-541474-000	Friendship Circle	0.00	23,547.43	23,547.43	-23,547.43	*100
325-42-4222-541475-000	McCard Lake Road	0.00	30,606.67	30,606.67	-30,606.67	*100
325-42-4222-541476-000	Gaulding Road	0.00	7,447.61	7,447.61	-7,447.61	*100
325-42-8000-581300-000	LOAN PRINCIPAL PAYME	441,843.00	0.00	0.00	441,843.00	0
325-42-8000-582300-000	LOAN INTEREST EXPEN	126,510.00	0.00	0.00	126,510.00	0
	Expenditure Subtotal	**$1,435,880.00**	**$136,277.40**	**$136,277.40**	**$1,299,602.60**	**9**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$200,000.00**	**-$136,277.40**	**-$136,277.40**		**68**
Other Financing Source						
325-98-1000-391000-100	TRANSFER IN - FROM G	200,000.00	0.00	0.00	200,000.00	0
	Other Financing Source Subtotal	**$200,000.00**	**$0.00**	**$0.00**	**$200,000.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$136,277.40**	**-$136,277.40**		***100**
341 Cdbg Grant Fund						
Revenue						
341-03-5400-334000-000	CDBG Grant - Revenue	870,000.00	0.00	0.00	870,000.00	0
	Revenue Subtotal	**$870,000.00**	**$0.00**	**$0.00**	**$870,000.00**	**0**
Expenditure						
341-13-5400-541000-000	CDBG Grant Expense	870,000.00	0.00	0.00	870,000.00	0
	Expenditure Subtotal	**$870,000.00**	**$0.00**	**$0.00**	**$870,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
350 C.A.I.P Fund						
Expenditure						
350-16-1000-542400-000	CAIP FUND - COMPUTEI	1,500.00	0.00	0.00	1,500.00	0
350-17-1550-542400-000	Computers	3,600.00	0.00	0.00	3,600.00	0
350-23-2400-542400-000	COMPUTERS - MAGISTF	3,600.00	0.00	0.00	3,600.00	0
350-33-3300-542200-000	Capital Outlay Vehicles - S	240,476.00	0.00	0.00	240,476.00	0
350-42-1000-542500-000	Capital Outlay Other Equi	67,040.00	0.00	0.00	67,040.00	0
350-72-1000-542400-000	COMPUTERS - CO AGEI	3,000.00	0.00	0.00	3,000.00	0
350-90-3670-541000-000	CAPITAL OUTLAY - OUTI	24,000.00	0.00	0.00	24,000.00	0
	Expenditure Subtotal	**$343,216.00**	**$0.00**	**$0.00**	**$343,216.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$343,216.00**	**$0.00**	**$0.00**		**0**
Other Financing Source						
350-98-1000-391000-100	TRANSFER IN FROM GE	343,216.00	0.00	0.00	343,216.00	0
	Other Financing Source Subtotal	**$343,216.00**	**$0.00**	**$0.00**	**$343,216.00**	**0**

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
716 Law Library - Superior Court						
Revenue						
716-03-2150-351110-000	LAW LIBRARY - SUPERIC	2,500.00	0.00	0.00	2,500.00	0
716-03-2400-351130-000	LAW LIBRARY - MAGIST	3,500.00	0.00	0.00	3,500.00	0
716-03-2450-351150-000	LAW LIBRARY - PROBAT	4,000.00	0.00	0.00	4,000.00	0
	Revenue Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Expenditure						
716-21-3000-521000-000	PROFESSIONAL & TECH	10,000.00	0.00	0.00	10,000.00	0
	Expenditure Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**

SALES TAX HISTORY	LOST	SPLOST (323)	Date of Deposit
Mar-24	151,034.87	194,938.46	4/30/2024
Apr-24	163,504.95	211,025.71	5/31/2024
May-24	164,077.23	211,431.56	6/30/2024
Jun-24	166,705.05	215,013.44	7/31/2024
Jul-24	169,157.30	218,352.93	8/31/2024
Aug-24	164,994.92	212,801.49	9/30/2024
Sep-24	160,988.90	207,733.83	10/30/2024
Oct-24	184,906.94	238,052.02	11/30/2024
Nov-24	172,303.46	222,299.44	12/31/2024
Dec-24	197,480.14	254,818.80	1/31/2025
Jan-25	175,458.94	226,457.46	2/28/2025
Feb-25	175,924.36	226,962.33	3/31/2025
Mar-25	171,358.96	221,106.48	4/30/2025
Apr-25	176,539.91	227,592.61	5/29/2025
May-25	172,091.33	222,009.50	6/30/2025
Jun-25	183,159.73	236,249.75	7/31/2025
	2,104,364.89	**2,714,436.64**	





PIKE COUNTY BOARD OF COMMISSIONERS

Department Reports

SUBJECT:
Department Reports

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Agribusiness Authority
🗋	Exhibit	Ameripro - June
🗋	Exhibit	Animal Control
🗋	Exhibit	Building and Grounds
🗋	Exhibit	Coroner
🗋	Exhibit	DFCS
🗋	Exhibit	Extension Office
🗋	Exhibit	J. Joel Edwards Library
🗋	Exhibit	Magistrate Court
🗋	Exhibit	PCPRA Minutes 5-21-25
🗋	Exhibit	PCPRA Minutes 6-25-25
🗋	Exhibit	Planning and Development
🗋	Exhibit	Probate Court
🗋	Exhibit	Public Works
🗋	Exhibit	Superior - Juvenile Courts
🗋	Exhibit	Tax Assessors
🗋	Exhibit	Transfer Station

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Pike County Agribusiness Authority

July 21, 2025
PCAA/Extension Building
7:00 PM

- Call to order — Ray Brumbeloe
- Approval of Agenda
- Approval of Minutes

  Dec 16, 2024; March 17, 2025; May 19, 2025; & June 16,2025
- Financial Report — Ray Brumbeloe
- Chairman's Report — Vacant
- Executive Director's Report — Ashley Wilson
- Chestnut Oak

  Tree limb trimming along secondary back driveway

  Removal of trees that have fallen
- Old Business

  Livestock Panels – (Suggestion Priefert Premier)

  501(c)(3) Organization Status
- New Business

  Open Position on Ag Authority Board

  Bulls & Barrels Oct 17/18, 2025

  (Contract signed by 8/18; Responsibilities; Supplies)

  3 Point Hitch Quick Connect

  No T-post or metal driven into arena ground
- Advisory Member Comments — Brooklyne Wassel
- Public Comments

  Next meeting scheduled for August 18, 2025
- Adjourn

Pike County Agribusiness Authority
July 21, 2025 Meeting

June-July Bank Activity

61,495.18	**5/31/25 Bank Statement Balance**
3,579.17	Pike County Deposit- June
220.00	Venmo Deposit- June
700.00	Patricia & Friends Clinic (May Check- AW)
350.00	LJ Vendor Fees (May Check- AW)
550.00	LJ Vendor Fees (May Check- AW)
2.54	Interest Income
5,401.71	**Total Deposits**
239.69	Upson EMC
89.77	Ray Brumbeloe- Reimbursements
176.88	Pike Depot
506.34	**Total Expenses**
66,390.55	**6/30/25 Bank Statement Balance**
130.00	Venmo Deposit- July
3,833.33	Pike County Deposit- July
505.00	Hat- Vendor Fees (May Cash- AW)
100.00	Fries- Vendor Fees (May Cash- AW)
220.00	Ponies- Vendor Fees (May Cash- AW)
300.00	Ryan Landry- Vendor Fees (June Cash- AW)
5,088.33	**Total Deposits**
141.94	Upson EMC
375.00	Jenny Bowman- Monthly Acct (May-July)
500.00	Pike County FFA Alumni (Sponsorship)
50.00	Matt Anderson- Reimbursements (Fuel)
976.80	Reggie Blount- Reimbursements (Pressure Washer & Fuel)
200.00	Professional Printing (Farm To Table Pamphlets)
2,243.74	**Total Expenses**
69,235.14	**7/21/25 Bank Balance**

Pike County Agribusiness Authority Meeting
7/21/2025

Ray Brumbeloe called the meeting to order at 7:00pm

In Attendance: Ray Brumbeloe, Bill Cloy, Reggie Blount, Matt Anderson, Jenny Bowman, Brooklyne Wassel, Annikah Self (FFA Rep).

Reggie Blount motion to approve the agenda, second by Matt and passed unanimously.

Minutes not available Dec 16, 2024; March 17, 2025; May 19, 2025; June 16, 2025

Financial Report: Financials prepared by Jenny Bowman and discussed. Motion to approve Financials by Bill Cloy and second by Reggie Blount and passed unanimously.

Chairman's Report: No Report position vacant

Executive Director Report: Ashley Wilson not at meeting. (No Report)

Chestnut Oak: FFA Representative Annikah Self was at the meeting to set up the date of Friday March 27, 2026, for Farm Day at Chestnut Oak Arena. Tree limbs along the secondary drive need to be trimmed (FAA will assist) on Sept 27, 2025, at 8am. The removal of two big trees that have fallen need to be removed. Brooklyne gave an update on the hot water line repair to the new building, the breakers are tripping and need to be replaced, and pictures that will be hung in the hallways. There is a need to find someone to clean the bathrooms since the Hanson girls are no longer available.

Old Business: Livestock Panels discussed. Matt to get more quotes on WW panels. Ray suggested Priefert Premier Panels. Everyone agreed we need the panels before the fall events. 501(c)(3) Organization Status was discussed and the need to have this finished ASAP.

New Business: Open position on the Ag Authority board was discussed. Bulls & Barrels Oct 17/18, 2025. The contract needs to be signed by Aug 18, 2025. Responsibilities for which Director will oversee mowing the parking lot, stocking supplies, running concession stand, and other tasks at Chestnut Oak. Look for 3 Point Hitch Quick Connect to help hook up to the bush hog. No T-post or other metal object can not be driven into the dirt of the arena. Discussion to donate to the Pike County FFA Alumni Association for the sheep and hogs shows. Motion to donate $500 by Bill Cloy and second by Matt Anderson, motion passed unanimously.

Advisory Member Comments: Brooklyne request that Ashley be at the Extension Office on August 1 while UGA members are there working on the computers.

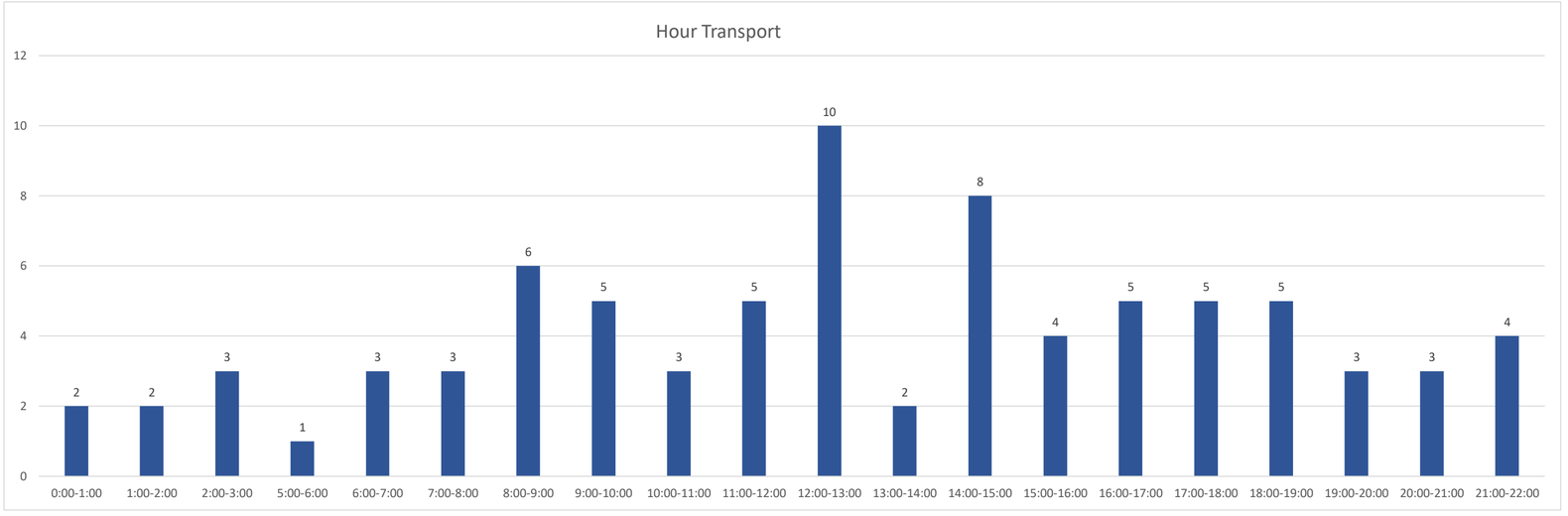
Public Comments: Bill Cloy said his church has a sound system and would like to donate to the Ag Authority. Next meeting scheduled for Monday August 18, 2025.

Adjourn: Motion by Bill Cloy and seconded by Matt Anderson.

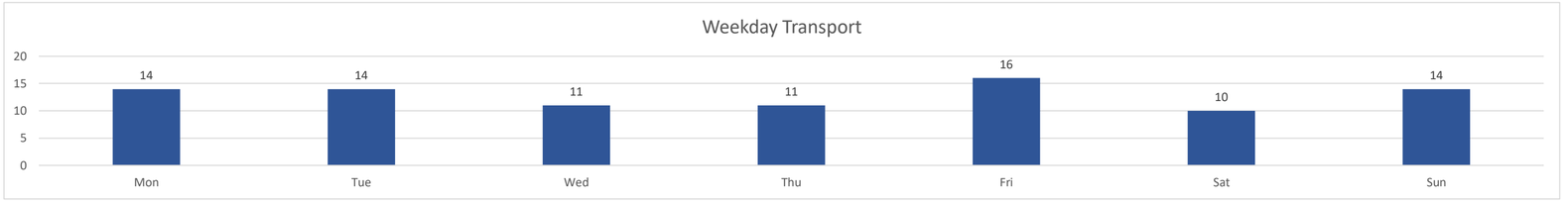
911 Pike

Month	Request	Transport	Refusal	Cancellation	Response Time Goal	Response Time	Out of Chute Time	Mutual Aid Given	Mutual Aid Received	Exception
June	163	90	45	28	00:11:59	00:09:04	00:02:38	8	2	53

Hour	Transport
0:00-1:00	2
1:00-2:00	2
2:00-3:00	3
5:00-6:00	1
6:00-7:00	3
7:00-8:00	3
8:00-9:00	6
9:00-10:00	5
10:00-11:00	3
11:00-12:00	5
12:00-13:00	10
13:00-14:00	2
14:00-15:00	8
15:00-16:00	4
16:00-17:00	5
17:00-18:00	5
18:00-19:00	5
19:00-20:00	3
20:00-21:00	3
21:00-22:00	4
22:00-23:00	5
23:00-24:00	3
Grand Total	90



Weekday	Transport
Mon	14
Tue	14
Wed	11
Thu	11
Fri	16
Sat	10
Sun	14
Grand Total	90



Drop Off	Transport
Upson Regional Medical Center	42
Spalding Regional Hospital	33
Wellstar Spalding Medical Center	2
Piedmont Fayette Hospital	2
25 PLANTATION RD	1
801 W GORDON ST	1
Piedmont Henry Hospital	1
30 PATTON RD	1
50 MCCRARY RD	1
225 JACKSON ST APT 5	1
Atrium Health Navicent - Main	1
Archbold Memorial Hospital	1
REIDSBORO RD	1
PIEDMONT NEWNAN HOSPITAL	1
Atrium Health Navicent Children's	1
Grand Total	90

Mutual Aid	Handled By
Call County	Upson
Pike	2

ANIMAL CONTROL

PO Box 377
Zebulon, GA 30295

956 County Farm Rd.
Williamson, GA 30292

Phone: 678-603-7285

"Serving Citizens Responsibly"

July 2025 Monthly Animal Control Report

July 1st-6th

-Vacation

July 7th-13th

-Went out to Impound a dog from Hollonville Rd. for biting a 17 year old boy on the 4th while I was out of work. Once I arrived on scene, the property owner put the dog down after it aggressively tried to attack his wife and myself. The dog was taken to be tested for rabies.
-1 dog scanned for a microchip
-Magistrate Court Arraignment:
P.Smith :Nuisance Dog x2 $200 No show for Court Cont. to August 21st
K.Shoemake: Cruelty to animals x3 $1500 Ent. Guilty plea and paid fines
-Received a cat bite call. Citizen bit by a cat and needing the cat caught for rabies testing. I set a livetrap to catch the cat. Currently unable to capture the cat.
-2nd Welfare check on a dog on Oak Grove Path(dog is well taken care of)
-Received a dog bite call on Saturday. Attempted to make contact with the owner of the dog. No contact made. Left a card on the door.

July 14th-20th

-The owner of the dog that bit someone on Saturday returned my call. There will be a 10-day in house quarantine done on Monday July 21st. The victim was not suppose to be on the property due to the property owner being out of town.
-follow-up with a nuisance dog on Williamson-Zebulon Rd.
-ORR completed
-Welfare check on a dog on cook Rd. Dog was fine.
-follow-up on New Rd. before court, same issues occurring.
-Report of a dog being shot. I was made aware that the S.O. was contacted and asked if it was legal to put the dog down due to suffering and old age. The S.O. responded that if the dog was suffering they could put the dog down.

ANIMAL CONTROL

PO Box 377
Zebulon, GA 30295

956 County Farm Rd.
Williamson, GA 30292

Phone: 678-603-7285

"Serving Citizens Responsibly"

-Nuisance dog warning issued for Rosehill Rd.
-July 17th Magistrate Court Trail:
-H. Maddox requesting to remove her guilty plea from her last Trial in Court where she entered a guilty plea
-H. Gorsuch: 3 dangerous dogs charges $750, 3 Cruelty to animal charges $1500 Could not attend his 1st arraignment and now the case is Continued to August 21st for Mr. Gorsuch to obtain an attorney.
-Rabies observation of a cat on Hwy 18 completed
-Scanned a dog on West Curtis Rd. and posted on social media

July 21st-27th
-transported a cage to a citizen at Victory Life Tabernacle to transport a dog to be spayed. The dog has been at the church for about 3 months.
-Rabies observation on Hwy 362 completed
-report of a missing white German shepherd from Bottoms Rd. that ran off during the storms. The dog was later found deceased in the pond on Concord Rd.
-puppy brought in to be scanned for a microchip (no microchip)
-trying to impound a dog in Irish Hills for biting someone on 7-19-25, the dog ran off and later showed up at another address in Irish Hills. The dog was aggressive and had to be put down for safety reasons and was sent for rabies testing because the dog has now bit two people.
-posted several missing pets on social media
-Nuisance dogs warning issued for 2 dogs on Millwood Rd.

July 28th-31st
-Welfare check on dogs at 561 Gaulding Rd. after the owner passed away.
-1 ORR completed
-Trying to locate a citizen who abandoned 3 dogs.
-posted several missing pets on social media
-Issued a nuisance dogs warning to A.Pryor for several dogs
-Issued a nuisance dog citation to S.Pelt

Magistrate Court: Fines brought in for Animal Control violations

From January 2025 to June of 2025 **$3,099.56** has been attributed to Animal Control Ordinance cases.

Pike County Building and Grounds Monthly Report

July 2025

Courthouse:

- Fixed A/C in small courtroom
- Installed drop box for probate office
- Finished painting courthouse stairs
- Replace light bulbs in small courtroom
- Fixed toilet in jail side of courthouse
- Unclogged sink in break room

Sheriff's Office/Jail:

- Repaired 5 lights to LED in S.O.

Library:

- Tore out old carpet and service counter
- Installed new flooring, circulation desk and counter top in front entrance
- Installed metal racks in new storage building
- Sprayed for weeds
- Installed wall mount and new receptacle for new TV
- Installed new supply drawers under new countertop

Fire station:

- Had A/C repaired at Gresham
- Installed 3 new wall pack lights at Williamson Firestation

Annex:

- Cut up 375 lbs of license plates for Tag and tax and took to Bare Metals and received 200.00 for scrape aluminum.
- Repaired bathroom light in Tag and Tax office
- Met with Engineer about roof system for insurance purposes

Public works:

- Replaced bad breaker in shop area

Senior Center:

- Installed new address sign on roadside entrance sign

Buildings and Grounds:

- Rewired gas power for temporary gas tanks
- Added GFI receptacle for DEF tank
- Moved voting Machines for runoff election
- Sprayed for weeds at Courthouse, Annex, SO, BOC, Health Dept., Animal Shelter
- Moved filing cabinets for BOC office
- Inspected and ordered new flags for County Buildings

Chestnut:

- Added on/off switch to outside rear light to help with bug problem at night
- Repaired broken water pipe at chestnut. Minor flooding and cleanup
- Installed two bulletin boards
- Assembled dry erase board and small piece of furniture.
- Hung 3 pictures in building

Moody-Daniel Funeral Home

Post Office Box 756
10170 Highway 19 North
Zebulon, Georgia 30295
770-567-8642 (office) 770-567-3006 (fax)

To:

Pike County Coroner's Office

C/O Board of Commissioners of Pike County

331 Thomaston Street

Zebulon, GA 30295

Invoice for decedent transportation to GBI for the month of July 2025.

Decedent: James Stone.....$325

DOD: 07/27/2025

Total: $325

Coroner Signature: Jerrell A. Moody

Office of the Coroner
Pike County
Terrell A. Moody, Coroner
P.O. Box 727, Zebulon, GA 30295

Jessica Rowan, Deputy Coroner
15512 Concord Street, Zebulon, GA 30295

Glenn David White, Deputy Coroner
5164 US 19, Zebulon, GA 30295

Business 770-567-8642

Cell 770-468-7176

July 2025

July 18, 2025
Rexcene Duberry
451 Hagans Mountain Road
Meansville, Georgia 30256
Investigated by: Jessica Rowan, Deputy Coroner

July 26, 2025
Robert Wayne Byrom
561 Gaulding Road
Concord, Georgia 30206
Investigated by: Jessica Rowan, Deputy Coroner

July 27, 2025
James Harold Stone, Jr.
624 East Milner Road
Zebulon, Georgia 30295
Investigated by: David White, Deputy Coroner

Total Cases for July: 3
Terrell Moody: 0
Jessica Rowan: 2
David White: 1

Pike COUNTY DFCS
COUNTY BUDGET-FY26

		July	August	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Totals		Balance	% Spent
Admin Exp	**Acct #**																
Board per die	651.450		$ -		$ -			$ -	$ -		$ -	$ -	$ -	$ -	$ 810.00	$ 810.00	0.00%
Foster Care																	
Clothing	812.450													$ -	$ 500.00	$ 500.00	0.00%
Medical	813.450													$ -	$ 300.00	$ 300.00	0.00%
Incidentals	814.450	$ 10.03	$ -				$ -			$ -				$ 10.03	$ 4,000.00	$ 3,989.97	0.25%
Total F/C		$ 10.03	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10.03	$ 4,800.00	$ 4,789.97	0.21%
Foster Cr-ILP																	
Board														$ -		$ -	0.00%
Clothing	812.460												$ -	$ -	$ 500.00	$ 500.00	0.00%
Medical	813.460													$ -	$ 300.00	$ 300.00	0.00%
Incidentals	814.460	$ 78.53	$ -	$ -		$ -	$ -		$ -	$ -	$ -	$ -		$ 78.53	$ 4,000.00	$ 3,921.47	1.96%
Total F/C		$ 78.53	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 78.53	$ 4,800.00	$ 4,721.47	1.64%
Sal Supp-CM	561.201						$ -		$ -					$ -	$ -	$ -	0.00%
Sal Supp-CM	561.207						$ -		$ -					$ -	$ -	$ -	0.00%
Sal Supp-Cty	511.450						$ -		$ -		$ -	$ -		$ -	$ -	$ -	0.00%
FICA Supp-C	514.450						$ -		$ -		$ -	$ -		$ -		$ -	0.00%
CTY travel	640.450													$ -	$ 500.00	$ 500.00	0.00%
General Assis	851.450				$ -		$ -							$ -	$ 1,000.00	$ 1,000.00	0.00%
Other Op	627.450	$ 315.00		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 315.00	$ 5,000.00	$ 4,685.00	6.30%
Supplies	614.450													$ -	$ 1,000.00	$ 1,000.00	0.00%
County Printir	618.450														$ 143.00	$ 143.00	
Equip > $100	643.450													$ -		$ -	0.00%
Equip < $100	646.450													$ -		$ -	0.00%
Contracts	653.450													$ -		$ -	0.00%
Totals		$ 403.56	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 403.56	$ 18,053.00	$ 17,649.44	2.24%

Pike County Extension

July 2025 Monthly Report

General Department Announcements

- Morgan Mathews began role as Administrative Assistant on June 23rd.
- Brandi Baade began role as 4-H Agent on August 1st.
- UGA Extension Internal Audit- Civil Rights Review findings were received. Suggestions from audit were to conduct civil rights trainings for volunteers and staff more regularly and to make the front door more accessible. All other findings were satisfactory.
- Extension continues to work closely with members of the Agribusiness Authority Board for success of Chestnut Oak facility and remains in constant communication with the board through group text, calls, and in-person meetings, and board meetings. UGA IT is set to assist with getting a shared calendar up and running for both groups to have shared access. This was delayed due to unforeseen circumstances with UGA IT's support staff. (Rescheduled date of August 13th.)

Agriculture and Natural Resources: Brooklyne Wassel

- Programs
  - *Equine Biosecurity*, Equine Exchange Webinar, Invited
  - *All About Honey Bees,* J. Joel Edwards Public Library Summer Program, Invited
  - *Ag Experience Trailer,* J. Joel Edwards Public Library Summer Program, Invited
  - *8-4-1 One for All,* City of Griffin Family Fun Day, Invited
- Meetings
  - Pike County Agribusiness Authority Meeting
  - Pike County Farm Bureau Board Meeting
  - Georgia One Health Consortium Meeting (Virtual)
  - 2028 NACAA Planning Meeting (Virtual)
- Trainings
  - Cut Flower Growers Virtual Symposium (Virtual)
  - Soil Health and Regenerative Agriculture (Virtual)
- Research
  - Native Bees Utilization of Oak Trees – Ongoing
  - Pasture Herbicide Trial – Ongoing
  - Sentinel Plot Sampling for Row Crops – Ongoing
  - Bermudagrass Cultivar DNA – Samples collected
- Educational Posts
  - Get Your Water Tested
  - Soil Testing

    - We Do Plant ID
- Media
    - *"Bee" in the Know July 17*, Pike County Journal Reporter
- Social Media
    - Instagram- 2705 indirect contacts, 57 direct contacts (19 posts)
    - Facebook- 1684 indirect contacts, 17 direct contact (10 posts)
- Contacts (Does not include program participants)
    - Phone- 198 contacts
    - Email- 187 contacts
    - Face to Face- 76
    - Sites- 12
- Other
    - Monitor station for CoCoRaHS (Community Collaborative Rain, Hail & Snow Network)
    - Geocache
    - Weekly NASS Crop Weather Reporter
    - Drought Monitor Reporter
    - Pike County High School Summer Intern, 16 hours a week
    - Annual Farm Gate Data Submitted, Agricultural value for the county

<u>4-H and Youth: Vacant Position</u>

- 4-H programming is being conducted by Brooklyne Wassel in the interim to include:
    - State Congress – Recognized Master 4-H'er in Swine Showmanship Miley Dysart for her achievement
    - Summer Camp
    - SAFE Sports Coaches' Liaison
    - 4-H Representative to UGA and the Northwest District Office

<u>Extension Administrative Assistant: Morgan Mathews</u>

- Contacts
    - Phone- 44
    - Email- 33
    - Face to Face- 74
- Services
    - Soil Samples- 1
    - Water Samples- 15
    - Forage Samples- 21
    - Other- 0

0J. JOEL EDWARDS PUBLIC LIBRARY
Manager's Report
JULY 2025

JULY 2025 STATS	
# PATRONS	1920
COMPUTER SESSIONS	104
Wi-Fi USERS	276
AWE COMPUTER SESSIONS	
GADD	1002
ADULT VOL. HRS	28.45
ONSITE 0-5 PGMS	1
ONSITE 0-5 PGM ATTEND	309
OFFSITE 0-5 PGM	2
OFFSITE 0-5 PGM ATT	5
ONSITE 6-11 PGM	
ONSITE 6-11 PGM ATT	
OFFSITE 6-11 PGM	1
OFFSITE 6-11 PGM ATT	2
ONSITE TEEN PGM	
ONSITE TEEN ATT	
ONSITE ADULT PGM	1
ONSITE ADULT ATT	7
SELF-DIRECTED ACTIVTIES 6-11	
SELF-DIRECTED ACTIVITIES 6-11 PARTICIPANTS	
SELF-DIRECTED ACTIVITIES ADULTS	
SELF-DIRECTED ACTIVITIES ADULT PARTICIPANTS	
ITEMS RECEIVED	70
TOTAL COLLECTIONS/ITEMS	31,716
CIRCULATION	3,229
STEAM Room	9
***INCOMING TRANSITS**	988
***OUTGOING TRANSITS**	925

July Programs

7/1 – Story Time
7/1 – Melted Crayon Art
7/2 – Story Time
7/3 – Tie Dye
7/4 – 7/5 – CLOSED
7/8 – Story Time
7/8 – Perler Beads
7/9 – Story Time
7/10 - Mahealani Dancer
7/12 – CLOSED
7/15 – Story Time
7/16 – Story Time
7/17 – Honey Bees
7/17 – Origami
7/19 – Murder Mystery
7/21 – Homeschool Huddle Planning
7/22 – Story Time
7/22 – AG Trailer
7/22 – Book Club
7/23 – Story Time
7/24 – Southern Rivers Energy
7/24 – Are You Smarter Than Librarian
7/26 – Summer Reading Finale Party
7/29 – Story Time
7/30 – Story Time

Daily STEAM Room Open

Breakdown of the programs

On-site 0—5 y.o. programs:
Story Time

Off-site 0—5 y.o. programs:
Summer Reading Program
1,000 Books Before Kindergarten

Off-site 6—11 y.o. programs:
Book Boxes

On-site Adult programs:
Book Club

Summer Reading Programs (All Ages) –
Melted Crayon Art, Perler Beads, Mahealani Dancer, Honey Bees, Origami, Murder Mystery, UGA AG Experience, Are You Smarter Than a Librarian, Southern Rivers Energy, Finale Party

July Total Summer Reading Program Attendees:
527

Conference Room
Homeschool Huddle Planning Session

Pike County Magistrate Court

Memo

To: Pike County Board of Commissioners
CC: Tanya Perkins, Animal Control Officer

From: M. Callaway-Ingram, Chief Magistrate
Saylar Clark, Deputy Clerk

Re: Breakdown on Animal Control County Ordinance Violation Fines and Fees for July 2025

Date: August 1, 2025

In an effort to help distinguish fines and court costs derived from Animal Control County Ordinance Violations and other County Ordinance Violations, this information is being provided as a breakdown of fines, fees and court costs received during the month of **July 2025** as they relate to Animal Control County Ordinance Violations.

Dalton Clark	24-101CO	$67.10
John Simms	24-38CO	$18.51
John Simms	24-39CO	$84.86
Steven Skinner	25-20CO	$132.48
Steven Skinner	25-34CO	$60.95
Steven Skinner	25-35CO	$60.95
Steven Skinner	25-36CO	$60.95
Steven Skinner	25-37CO	$60.95
Steven Skinner	25-38CO	$60.95
Kevin Shoemake	25-64CO	$500.00
Kevin Shoemake	25-65CO	$500.00
Kevin Shoemake	25-66CO	$500.00
Diaminen Loveless	24-9CO	$50.10
Diaminen Loveless	24-10CO	$52.68
John Simms	24-179CO	$500.00
John Simms	24-178CO	$70.00

Thus, $2,780.48 of the check in the amount of $4,981.94 paid to the Pike County Board of Commissioners is attributable to Animal Ordinance cases for the month of July 2025.

Should you have any questions or concerns, please do not hesitate to contact our office at 770-567-2004.

MEETING MINUTES
REGULAR MONTHLY MEETING
PCPRA Community Center
May 21, 2025 @ 6:00 pm

Board Attendees: Chairman- Chris Childress; Secretary- Becky DeGraff; Brian Hammock; Cory Brinson.
Board Members not in Attendance/Late Arrivals: Vice Chairman- Matt Wood (arrives 7:32); Craig Smith (arrives 8:15); Josh Follett (arrives 7:48).
Others Attending: Director- Heather Miller; James Dutton.

Call to Order by Chairman- Chris Childress at 6:00 pm.
Moment of Silence led by Chairman- Chris Childress
Pledge of Allegiance led by Chairman- Chris Childress

Approval of Agenda: (Attachment A)
MOTION: Motion to approve the Agenda. Presented by Mr. Brinson, second by Sec DeGraff. Carried 4-0

Approval of Minutes
Approval of April 16, 2025 Regular Monthly Meeting Minutes. Presented by Mr. Hammock, second by Mr. Brinson. Motion carried 4-0.

Treasurers Report: (Attachment B) Read into minutes by Director Miller

Bank Account Statement as of 04/30/25
Given on 05/21/25

Operation & Maintenance Account

Previous Balance	($290,028.97)
4 Deposits/Credits	($ 17,119.23)
31 Checks/Debits	$ 91,855.60
Service Charge	-
Interest Paid	($ 86.88)
Current Balance	($285,997.97)

Concession Account

Previous Balance	($ 68,144.44)
23 Deposits/Credits	($ 32,857.37)
71 Checks/Debits	$ 20,752.10
Service Charge	-
Interest Paid	($ 22.97)
Current Balance	($ 80,272.68)

NOTES: All-Star uniforms about $5,000 to come out of Operations Account. Concessions Account is $80,272.00 as of today. We expect another $9,000 to come out for updates made and inventory. We will be hosting some Softball All-Star Sub State tournaments at our park.

MOTION: Approve Regular Operations Account balance as presented. Presented by Secretary-DeGraff, second by Mr. Brinson. Motion carried 4-0.

MOTION: Approve Concession Account balances as presented. Presented by Mr. Brinson, second by Mr. Hammock. Motion carried 4-0.

Impact Fee Balance: (Attachment C)
Unapproved 2024-25 balance as of 05/20/25 is $71,767.08. There is no Approved balance. Remaining unused balance rolls off every 2 years.

Working Budget 2024-2025 (Attachment D)
Expenditures year to 04/30/25 is $577,719.55 as provided by the BOC 05/16/25.

Budget vs Actuals 2024-2025 (Attachment E)
July 1, 2024 to date.

Fiscal Year 2025-26 Budget Discussion
Attachment F – BOC Approved Budget
Attachment G – PCPRA List of increases requested but rejected by BOC.
Discussion: Many non-salary/ operational expenses will have to paid from reserves. This includes Porta Potty rentals, turf tank, lawn care, toilet paper, mulch, maintenance, Express Sanitation fees, This will deplete our reserves. Chairmen -Childress will address the BOC at next budget meeting 5-22-25. Also note, the loan payment ($12,400) will now appear as a line item on our budget rather than on the county budget although the county will provide those funds to PCPRA.
Attachment H – 2024*2025 budget comparison to 2025*2026. BOC changes marked in green.

Director's Report —presented by Director Miller (Attachment I)

Umpires: We have a good base list of umpires interested, working with Buster to get them established and I am confident we will have umpires and referees for football and fall ball.

Football: current registration numbers: 6U: 7, 7U: 10, 8U:10, 9U: 4, 10U:19, 11U: 0

and 6U Coed Flag Football: 3. Registration closes 6/20/25 at 5:00 pm.

Note: this is down from 94 registered this time last year.

Vice-Chairman Wood arrives 7:32.

Cheer: current registration numbers: 38 registered. Registration closes 6/6/25 at 5:00 pm.

Note: There were 73 registered last year.

Spring Baseball & Softball: All-Star Uniforms have been ordered, and all teams have been registered for the warm-up tournament.

All-Star Uniform Cost (including hat)- $6200.

-We will be hosting the USSSA Sub-State softball tournament 6/7-6/8. Age groups not yet confirmed.

Fall Baseball & Softball: Registration will open 7/7 and close 7/18.

Adult Softball League: Current Registration: 3 Co-ed and 4 Men's teams.

Soccer: No report.
Note: Travel club tryouts are wrapping up.
Concessions: The Football concession stand is being gutted. Would like to rearrange some plumbing lines so we can move the water heater to the corner to open more space.

Sponsorship: Football has $100 in sponsorships for this season. Cheer has raised $655

Tournaments: The last scheduled Training Legend tournament is on 5/31-6/1.

Coach and Sponsorship Banquet: No Report.

Events: No report.

PCPRA Website: Up to date.

Community Center: No Report.

Staff: Discuss summer hours. Maintenance crew are allowed to come in earlier and leave earlier due to the heat.

Mr. Follett arrives 7:48.

Equipment Report: One of the new mowers is back at Advanced Power Equipment. They have provided a mower. If we keep having issues with it, they will replace it with a new one, at no cost to us. The old mowers are going up for sale on the government website.

Park Update: All fields -baseball, softball, and football were treated today.

Mr. Smith arrives 8:15.

Project Report:

- Football concession stand is being gutted. A smaller, new water heater is needed as well as some plumbing upgrades ($3100). Cabinet upgrades ($5000) and floor painting, metal tables. Total needed $9000.
- Softball concession need the front roll up window to be replaced with a sliding window that will match the rear window ($3800) and an AC unit that will service both upstairs and down. A mini split has been discussed in the past. ($5200 total).
  MOTION: Allow up to $20,000 from concessions account to pay for 1) the football concessions improvements including the plumbing upgrades, cabinets and tables and 2) allowing for $5000 for softball concession AC replacement, window replacement, and flooring. Presented by Vice Chairman Wood, second by Mr. Follett. Carried 7-0.

Grant Report:

P*I*K*E (Pike Improving Kilowatt Efficiency -formerly known as the Drew Ferguson Grant)

- The Chief of Staff for Brian Jack requested a letter giving the details and background of this appropriations request that originally began while Drew Ferguson was in office. The information will be used in committee for a bill specifically for housing, transportation, infrastructure, etc.
- Director Miller's letter (attachment J) has been sent. Chairman Childress plans to supplement her letter with a letter of his own. To include specifics on pole placements, meter needs, wiring needs, costs for each.
  DNR Grant –
- On hold.

Board Application Discussion:

- There are 4 applicants so far. 3 are reappointment applications from Chris Childress, Craig Smith and Josh Follett. There is 1 application from Kalum Alverson, who has served on the board before.
- Once the May 31st deadline for applications has passed, Vice Chairman Wood will lead the 4 members that are not up for reappointment in discussions on who should be recommended by the PCPRA. This list will be presented to the BOC for their consideration at the meeting in June when the appointments are made.
- It is understood that County Manager Morton may bring each applicant in for an interview. He wants to get to know the applicants before making his recommendations to the BOC.

- The BOC will make their appointments in their next meeting June 11at 9am.

Member Reports:

- Chairman Childress – It has been brought to our attention that the authority has been referred to as Pike County Recreation Authority and Pike County Parks and Recreation Authority by the Department of Community Affairs. Chris has called several members from previous rec boards to determine what has happened. He will research when the legislation was passed that changed the Authority name to include both Parks and Recreation. Spring season went well.
- Vice Chairman Wood – No Report
- Secretary DeGraff – The mound on F5 should be checked and cleaned of the mud that has accumulated. It seemed to be worn down, but it could be the mud.
- Mr. Follett – No Report
- Mr. Brinson – No Report
- Mr. Hammock – No Report
- Mr. Smith – No Report

MOTION — To adjourn regular meeting presented by Vice Chair-Wood, second by Mr. Follett. Carried 7-0.

Meeting adjourned at 9:38 pm.

Attachments:

A-Meeting Agenda 05/21/25
B-Treasurers Report 05/12/25
C-Impact Fee Balance 05/20/25
D-Working Budget YTD 05/16/25
E-Budget vs Actuals 05/16/25
F-2025/2026 Budget Approved by BOC 05/15/25
G- List of Items With Requested Increases by PCPRA 05/20/25
H-2024/25 vs 2025/26 Budget Comparison (BOC changes shown in green) 05/20/25
I-Directors Report 05/21/25
J-Directors Letter to Congressman Brian Jack 05/21/25

MEETING MINUTES
REGULAR MONTHLY MEETING
PCPRA Community Center
June 25, 2025 @ 6:00 pm

Board Attendees: Chairman- Chris Childress; Vice-Chairman- Matt Wood; Secretary- Becky DeGraff; Brian Hammock; Josh Follett.
Board Members not in Attendance/Late Arrivals: Cory Brinson (arrives 6:29); Craig Smith (arrives 6:31).
Others Attending: Director- Heather Miller; Athletic Coordinator- Josh Rice

Call to Order by Chairman- Chris Childress at 6:05 pm.
Moment of Silence led by Chairman- Chris Childress
Pledge of Allegiance led by Chairman- Chris Childress

Approval of Agenda: (Attachment A)
MOTION: Motion to approve the Agenda. Presented by Vice-Chairman- Matt Wood, second by Sec DeGraff. Carried 5-0

Approval of Minutes
Approval of May 21, 2025 Regular Monthly Meeting Minutes with addition of the Balance Sheet information that did not print. Presented by Vice-Chairman- Matt Wood, second by Mr. Follett. Motion carried 5-0.

Treasurers Report: (Attachment B) Read into minutes by Director Miller

Bank Account Statement as of 05/31/25
Given on 06/25/25

Operation & Maintenance Account

Previous Balance	($215,379.48)
29 Deposits/Credits	($ 50,283.17)
19 Checks/Debits	$ 26,396.66
Service Charge	-
Interest Paid	($ -)
Current Balance	($239,265.99)

Concession Account

Previous Balance	($ 80.272.68)
16 Deposits/Credits	($ 29,855.34)
68 Checks/Debits	$ 17,604.13
Service Charge	-
Interest Paid	($ -)
Current Balance	($ 92,523.89)

NOTES: These accounts are not the final balances for the fiscal year. They do not include the June checks that have not cleared. Concessions Account does not include payment for the window in softball concession workers for All-Star games or the plumber repairs. Concessions end of year balance is estimated to be around $70,000.

MOTION: Approve Regular Operations and Concessions Account balances as presented. Presented by They do not include the June checks that have not cleared. Presented by Secretary- DeGraff, second by Vice-Chairman- Matt Wood,. Motion carried 5-0.

Impact Fee Balance: (Attachment C)
Unapproved 2024-25 balance as of 06/24/25 is $80,363.80. There is no Approved balance.

Working Budget 2024-2025 (Attachment D)
Expenditures year to 06/25/25 is $624,051.00 as provided by the BOC 06/24/25.

Budget vs Actuals 2024-2025 (Attachment E)
July 1, 2024 to date.

Fiscal Year 2025-26 Budget Discussion (Attachment F)
The difference between the requested amounts and the BOC approved amounts ($44,145.64) will have to be covered using reserve funds. This includes Porta Potty rentals, turf tank, lawn care, toilet paper, mulch, maintenance, Express Sanitation fees, This will deplete our reserves as explained by Chairman Childress to the BOC at their last budget meeting. Also note, the loan payment ($12,400) will now appear as a line item on our budget rather than on the county budget although the county will provide those funds to PCPRA.
MOTION: Approve 2025/26 Budget as presented. Presented by Mr. Follett, second by Vice-Chairman- Matt Wood.
Discussion: Current reserves balance is approximately $69,000. The residual would be less than $25,000.

Mr. Brinson arrives 6:29. Mr. Smith arrives 6:31.

Amend the above motion to read: Approve the 2025-26 budget of $776,107 presented by the BOC and move $44,145.64 from reserves to cover shortfalls in the following accounts:
100-61-6120-521200-000 Professional Audit-$9500
100-61-6100-522320-000 Equipment Rentals-Sod cutter, Port-a-Potty$-$8000
100-61-6170-522201-000 Park Maintenance-$22,000
100-61-6170-522200-000 Athletic Field Maintenance-$43,400
to bring the 2025-26 Budget Total to $820,242.64. Presented by Mr. Follett, second by Vice-Chairman- Matt Wood. Carried 7-0.

Director's Report: Presented by Director Miller (Attachment G)

Umpires: We are moving forward with forming our own umpire group. We need to discuss the price per game per umpire. Please see the attached break down. (Attachment H)

Discussion: We will need 18 umpires at a time for baseball and softball 6U and up. The price per game will be more than what we have paid through the Locust Grove program. The software we want to use will cost $1500 annually. It tracks games, who umpires those games, amounts paid and creates 1099s. Umpires will be able to go online and select the games they want to work. We are looking at $70 per ump per game for coach pitch age groups and $80 for kid pitch age groups which will give us a $7000 deficit. We will need to raise registration fees to cover the increase. The spring ball programs typically support basketball and football programs that we typically lose money on. We will provide training for new umpires.
MOTION: Approve an increase in registration for fall ball to $120. Presented by Vice-Chairman- Matt Wood, second by Mr. Follett. Motion carried 7-0.

Football: current registration numbers: 6U: 22, 7U: 27, 8U:20, 9U: 16, 10U:34, 11U: 1 and 6U Coed Flag Football: 15. Registration will remain open for 9U & Flag till Friday, 6/27 or until teams fill up. Flag Football will have to travel for games. Coach Holmes has asked to include his 12U middle school team in our rec league.

This will give the team more more games and more experience. Registration is down from this time last year but the 12U is not included in this years numbers.

Cheer: 116 registered cheerleaders, last year we had 73 cheerleaders. 93 are tentatively attending cheer camp. Cheer camp is 7/8,7/10,7/15 & 7.15 from 6-8 pm at the community center. Registration income: $26,87.00.

Spring Baseball & Softball: All Star Updates: 6u Softball Red team is undefeated in Sub-State & State and is advancing to the World Series. 8U softball teams are attending the World Series as well. 10U & 14U baseball is attending the World Series in Dublin.

-Review rules for Spring of next year. Please see the attached rules. (Attachment I) Please review before the next meeting.

Fall Baseball & Softball: Registration will open 7/7 and close 7/18.

-Rule Update: We are removing the 5-minute rule. There is no drop-dead rule either. Everything else is staying the same.

Adult Softball League: Games began the week of 6/16th and are going great. Concessions have been opened, and we are getting rid of the remaining product from spring. Co-Ed has 6 teams, and Men's league has 8 teams. They play on Monday, Tuesday, and Thursday

Concessions: The new glass and the AC unit have been put in Softball, and the old AC has been removed. The football concession renovation has been completed. Both press boxes have had new flooring put in and repainted. Total spent: $15,225.34 NOTES: We need mats for the stools in the press boxes. Also, we need more bar stools for use in the concession stands and press boxes. We also need a table for the softball press box. We can use it as a break area for umpires.

Sponsorship: Football has $100 in sponsorships for this season. Cheer has $100 in sponsorship raised $655

Tournaments: Mickey Moody, Hunter Strickland, and Michael Pierce want to rent the fields on the weekends during the fall for the Pike County Sports Complex. He wants to host tourneys to start getting their name out there.

Coach and Sponsorship Banquet: No Report.

Soccer: Invoice for Spring Dues has been sent, and they will have a check to us ASAP. NOTE: The check was received today.

Events: No report.

PCPRA Website: Up to date. NOTE: Mr. Smith asks if the old web site (pikecorec.org) has been cleared out? We need to be sure that is cleared so no one can access our website through it illegally. Director Miller will research.

Community Center: On 6/13, we hosted the County Employee Appreciation Day. Everything went well.

Staff: Tyler is no longer employed. We have hired Ben Brado for full-time, and he will start 6/27/25.

Equipment Report: Everything is back and working well. The motor has been replaced in the new mower that was having problems. It is running well.

Park Update: We top-dressed fields 5,7,8,9, & 10. We put sod down on fields 2 & 3.

Director Miller would like to add screening above the mats on the backstops for the 7 larger fields. This will prevent people from being behind the backstops and yelling at the umpire and players. (Attachment J).

MOTION: Approve up to $4000 from the Concessions Account for the purchase of the screens to be placed above the mats on the backstops on the 7 larger fields. Presented by Mr. Follett, second by Mr. Hammock. Discussion: Can we add the field numbers onto the screens? Director Miller will look

into it. We need to check that home plate can be seen from the press box on these fields. Motion carried 7-0.

Project Report:

- Many of the locks on bathroom stalls are broken.
- Lights in baseball concession are not very bright.

Grant Report:

P*I*K*E (Pike Improving Kilowatt Efficiency -formerly known as the Drew Ferguson Grant)

- Chairman Childress has reviewed the bill that was to include P*I*K*E and did not find any mention of it.

DNR Grant –

- Vice Chairman – Wood will meet with County Manager Morton in July to discuss next steps.
- This Friday there will be a presentation of two checks totaling $30,000 to PCPRA in support of this grant. One check is from the Kiwanis for $15,000 and the other is from United Bank for $15,000.

Board Recognition:

- Chairman Childress presented a plaque to Mr. Follett thanking him for his three years of service to PCPRA. Mr. Follett has volunteered his time at the park by pitching in where ever needed. He has worked concessions, helped with field maintenance, worked to get equipment repaired, helped with spring evals as well as coaching and service on the board. Mr. Follett has always spoke his mind in board discussions, providing different perspectives even when they weren't popular. Thank you for your time and efforts.

Member Reports:

- Chairman Childress – HB 561, the document converting the title of the rec department to Pike County Parks and Recreation Authority, has been located and submitted to the county. (Attachment K)
- Vice Chairman Wood – Thank you Josh for all you have done to help over the past three years.
- Secretary DeGraff – Are the phones fixed so that callers can reach someone and voice mails can be heard? Director Miller says yes, and the calls will forward to other staff and cell phones.
- Mr. Follett – Thank you. We did a lot over the last three years. Don't stop. Don't hesitate to stand up and speak your mind,
- Mr. Brinson – No Report
- Mr. Hammock – No Report
- Mr. Smith – No Report

MOTION — To adjourn regular meeting presented by Mr. Follett, second by Mr. Beinson. Carried 7-0.

Meeting adjourned at 11:08 pm.

Attachments:

A-Meeting Agenda 06/25/25
B-Treasurers Report 06/03/25
C-Impact Fee Balance 06/24/25

D-Working Budget YTD 06/25/25
E-Budget vs Actuals 06/24/25
F-2025/2026 Budget Approved by BOC 06/25/25
G-Director's Report 6/25/25
H-Spring/Fall Expense & Umpire Costs 06/25/25
I-Spring Baseball/Softball Rules 06/25/25
J-Backstop Windscreen Estimate 06/25/25
K-HB 561 Amending Name to PCPRA 04/14/09

PLANNING AND DEVELOPMENT
OFFICE
Planning – Zoning – Environmental – Permits & Inspections
Code Enforcement
P. O. Box 377
77 Jackson Street
Zebulon, GA 30295
Phone: 770-567-2007
Fax: 770-567-2024
Jgilbert@pikecoga.gov
"Serving Citizens Responsibly"

August 4, 2025

County Manager and Commissioners,

Here's a look back on the month of July 2025 from the office of Planning and Development:

Permits: 49 Total (6 New Home)
Fees: $ 18,587.23
Impact Fees Residential: $ $40,655.94
Impact Fees Commercial: $0

Business Licenses:6 -Fees: $861.30

Plats: 6 -Fees: $350

Zoning Cases, Letters and Final Plats: 3 -Fees: $1,668.25

LDP: 0 -Fees: $0

Administrative Variance: 0

Code Enforcement: Court Arraignment: 0
Follow Up Site-Visit: 4
Inspections: 3
Phone calls: 3
Total: 10

All Planning and Development activities are staying steady, and department staff members are keeping up with the workload. The CIE has been completed and will be in front of the BOC on August 13 for transmittal to DCA for approval as the next step in the Impact Fee Study process. As additional information is made available regarding the Impact Fee Study we will provide updates to the commissioners.

Regards,

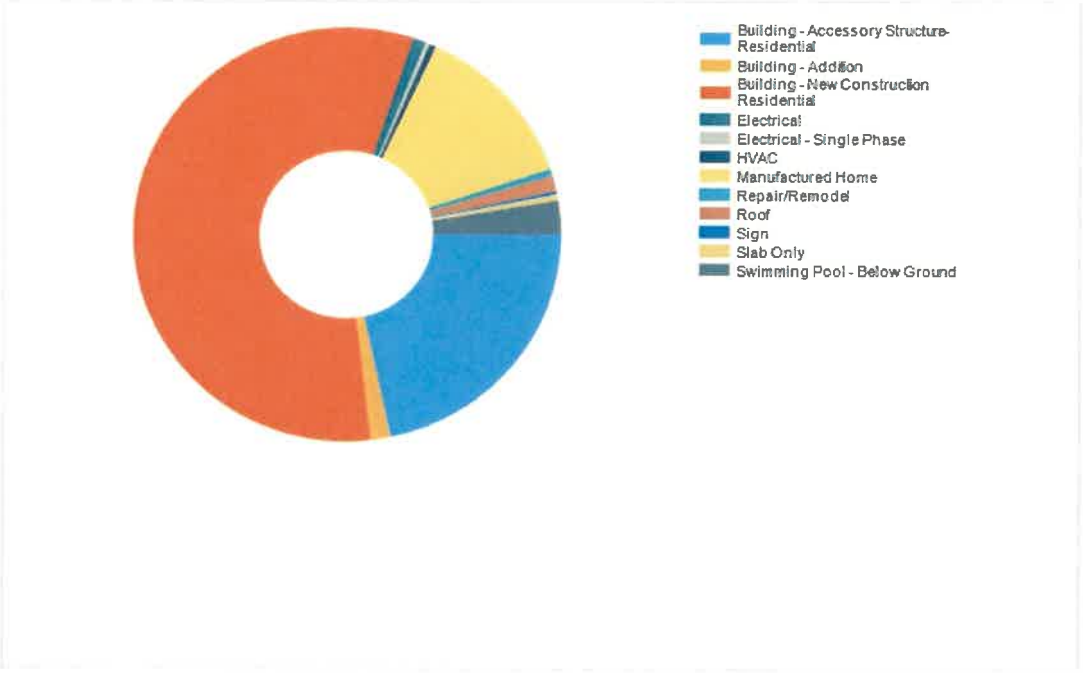
Jeremy Gilbert
Director

Permit Type Report

Permit Date
07/01/2025 to 07/31/2025

Description	Fees	Payments	Permits
Building - Accessory Structure-Residential	$12,789.59	3,713.70	10
Building - Addition	$904.20	569.20	4
Building - New Construction Residential-Includes Imapct Fees	$33,713.66	25,060.37	6
Electrical	$550.00	300.00	4
Electrical - Single Phase	$200.00	200.00	2
HVAC	$300.00	200.00	3
Manufactured Home	$7,710.39	7,710.39	1
Repair/Remodel	$300.00	0.00	1
Roof	$750.00	750.00	8
Sign	$136.33	0.00	1
Slab Only	$280.00	280.00	1
Swimming Pool - Below Ground	$1,600.00	1,200.00	8
Total	$59,234.17	39,983.66	49

Fees Breakdown



JUDGE GINNY BLAKENEY

JULY 2025

Monthly Report
Prepared for the Pike County Board of Commissioners
by Ginny W. Blakeney, Judge
Probate Court of Pike County

Total Monthly Collections:
$19,973.86

Weapons Carry Licenses:
79 ISSUED

Citations Received:
Georgia DNR - 1
Georgia State Patrol -50
Pike County SO - 28
Total: 79 Cases

Vital Records:
53 Birth Certificates
145 Death Certificates

Technology Fund Collections
$345.00

Citizen Engagements:
203 (receipted)

Marriage Licenses:
23 ISSUED

Estate Filings:
Petition to Probate: 5
Petition for Year's Support: 1
Administrations: 2
Guardianships: 9
Discharge: 0
Misc. Filings:5

Total: 22 Filings

Orders to Apprehend:
3 Cases

Paid to Commissioners
(after fund disbursements)
$12,425.32

**Data reflected above is according to CJT Software as of 8/4/2025

Pike County Public Works Monthly Report July 2025

- Regrade ditches so homeowners can maintain at 3105 Hollonville Rd
- Removed large dead tree on the North End of Perkins Rd
- Removed furniture dumped in the road on Midway Rd
- Take down a large pine tree at 416 Campbell Rd
- Repair a bad hole in asphalt at 959 Kendrick Rd
- Repaired a crushed culvert at 176 New Hebron Church Rd
- Removed vegetation from the ditch at 351 Skyview Drive
- Put up Dead End No Turnaround signs on Williamson Drive for the City of Williamson
- Put up private road name sign for Spring Hill Drive for 911
- Repaired a bad washed-out area on the edge of the road at 1346 McCard Lake Rd
- Cleaned ditches at 1346 McCard Lake Rd
- Removed trash from the road at 1386 Friendship Circle Rd
- Multiple dead deer removed from the roadway to include Gresham,Williamson Zebulon,New Hope,Robert Quarters, Williams Mill, Whitfield Walk,McKinley etc
- Install new crossdrain to help with flooding at Caldwell Rd and Quail Drive as well as repair intersection
- Remove multiple low hanging limbs on Patton Rd at Starks Rd
- Clean up large fallen tree on Bagwell Rd at Sands Rd
- Install a new driveway for a new construction on River Rd
- Clean ditches throughout the entire road on Deer Trail and replace multiple drainpipes
- Clean ditches throughout all of Bolton Rd and Old Bolton Rd
- Installed a new driveway culvert damaged by the fire dept during a house fire at 99 Meadow Lark Rd
- Repair a driveway at 2471 Dunn Rd
- Repair multiple culverts that were stopped up on Adams Rd
- Mowing R/W throughout the county and are currently around New Hope Rd
- Scraping of dirt roads throughout the county on an as needed basis as well as call ins
- Some of the pipes for the repair of Hunter Rd should be delivered this week and hopefully we will be on schedule to get started once the rest of the materials arrive
- Installed the new fuel tanks at public works and got them plumbed in. PC set the tanks with our equipment
- Public Works shop is working on cars and equipment daily for Sheriffs Dept, Fire Dept, Animal Control, Public Works and any other county owned vehicles.
- Repaired several driveway culverts on the north end of New Hope Rd across the 4 lane

Thanks, Chris Goodman Pike County Public Works Director

MONTHLY REMITTANCE FROM SUPERIOR/JUVENILE COURTS
TO PIKE COUNTY BOARD COMMISSIONERS

SUBMITTED: FOR THE MONTH OF: **JULY 25'**

	Amount	Check #	VEN #
RECORDINGS & CIVIL FILINGS - Pike BOC	$7,900.52	6532	9
Pike BOC - TRANSFER TAX	$5,784.90	6544	148
Pike BOC- INTANGIBLE TAX	$13,929.87	6535	50
Pike BOC - INTANGIBLE TAX - 6%	$ 2,160.78	6539	54
FINES & FORFEITURES	$8,613.70	2594	
SHERIFFS' SERVICE	$ 900.00	2594	
JAIL CONSTRUCTION & STAFFING FUND / JAIL FUND	$ 556.00	2600	
DRUG ABUSE TREATMENT & EDUCATION FUND	$ 250.00	2599	
COUNTY VICTIMS ASSISTANCE	$ 233.50	2595	
JUVENILE SUPERVISORY FEE	$ 100.00		
TOTAL REMITTED	$40,429.27		

IDA - TRANSFER **$125.95 CK 6550**
IDA - INTANGIBLE **$260.38 CK 6551**
PASSPORTS PROCESSED **29**

RESPECTFULLY SUBMITTED,
REBEKAH HANSON
CLERK SUPERIOR COURT
PIKE COUNTY

"Serving Citizens Responsibly"
Greg Hobbs, Chief Appraiser
PIKE COUNTY BOARD OF ASSESSORS
P.O. Box 377
73 Jackson Street
Zebulon, Georgia 30295
www.pikeassessor.com
770-567-2002

August 6, 2025

Dear Commissioners,

I am pleased to provide this monthly update from the Tax Assessor's Office.

Over the past two months, our office has remained actively engaged with the appeals process. I am proud to report that the total number of appeals received—covering both real and personal property—remained under 400. This is a positive indicator of our ongoing efforts to ensure fair and equitable assessments throughout Pike County.

Our selected appraisal vendor, Norman Appraisal Services, has been diligently working on these appeals. Their team has been in the field inspecting and reviewing the appealed properties. We continue to work closely with them on a daily basis. Currently, they are nearing completion of the properties with residential structures, and Mr. Norman has informed me that they are now transitioning to review the vacant and unimproved tracts.

In a shift to technology updates, I have been in regular communication with Mr. Mike Morefield of Schneider Geospatial, our go-to resource for all technical matters. I'm happy to report that QPublic has received the hard copy tiles and imagery grid of the county. These were successfully uploaded last week. We are now eagerly awaiting the arrival and integration of the new aerial imagery from the most recent flight, which will further enhance the accuracy and accessibility of our GIS system.

Please feel free to reach out with any questions or if further information is needed. Thank you for your continued support of the Tax Assessor's Office.

Respectfully I am,

RGHOBBS
PIKE CO.
CHIEF APPRAISER

What is the "Appeal Count" in the Digest Submission Packet?

Each year, when counties submit their tax **digest** (the official list of taxable property values) to the Georgia Department of Revenue (DOR), they must include a list of any **pending appeals**. These are appeals where taxpayers—either individuals or public utilities—have questioned their property valuation or exemption status but have not yet been resolved.

The **"Appeal Count"** typically refers to:

- **The number of separate appeals filed**—essentially, how many parcels or accounts are currently under appeal.
- **Potentially** a tally of appeals by type (e.g. taxpayer appeals vs. utility appeals), depending on the digest format.

This count indicates the **volume of contested valuations** at the time of submission

Why Does Appeal Count Matter?

1. **Approval Limits**
   Under Georgia Code § 48-5-304 (2024), the **Commissioner cannot approve** a county's digest if the total assessed value under appeal exceeds **5% of the total digest value**, or, in revaluation years, **8% in both value and appeal count**
2. **Detailed Listing Requirement**
   Appeals must be listed with the county's assessed value vs. the taxpayer's claimed value. These listings are submitted in separate spreadsheets for:
   - Public utilities, and
   - Properties other than utilities
3. **County Accountability**
   The submission confirms the county has notified all impacted taxpayers (via a "Notice of Change of Assessment") and compiled accurate pending appeal stats, even those still within the 45-day appeal window

How/When Appeals Are Filed

- **Timeline**: Taxpayers receive a change-of-assessment notice and have **45 days from mailing** to file an appeal in writing.
- Appeals can involve issues such as value, exemption denial, taxability, or uniformity.

When an appeal is filed, counties log it—even if it's unresolved by packet submission time

County Board & Department Appeals

- Appeals against the Department Commissioner's determination on illegal digest entries are filed by a **county board**, not by taxpayers themselves, and must be submitted within 45 days of that determination letter Georgia Rules & Regulations.
- For digest-level disputes (not individual property issues), counties may appeal the Commissioner's conditional digest approval or disapproval via the Department within **30 days**

Summary Table

Term	Meaning
Appeal Count	Number of unresolved taxpayer or utility appeals listed during annual digest submission
Why it matters	High volume/value of pending appeals can block digest approval by DOR
What counties must submit	Separate lists of pending appeals, showing disputed assessed vs. county values
Key limits	Digest approval denied if appeals exceed **5% of total assessed value** (or 8% in revaluation years)

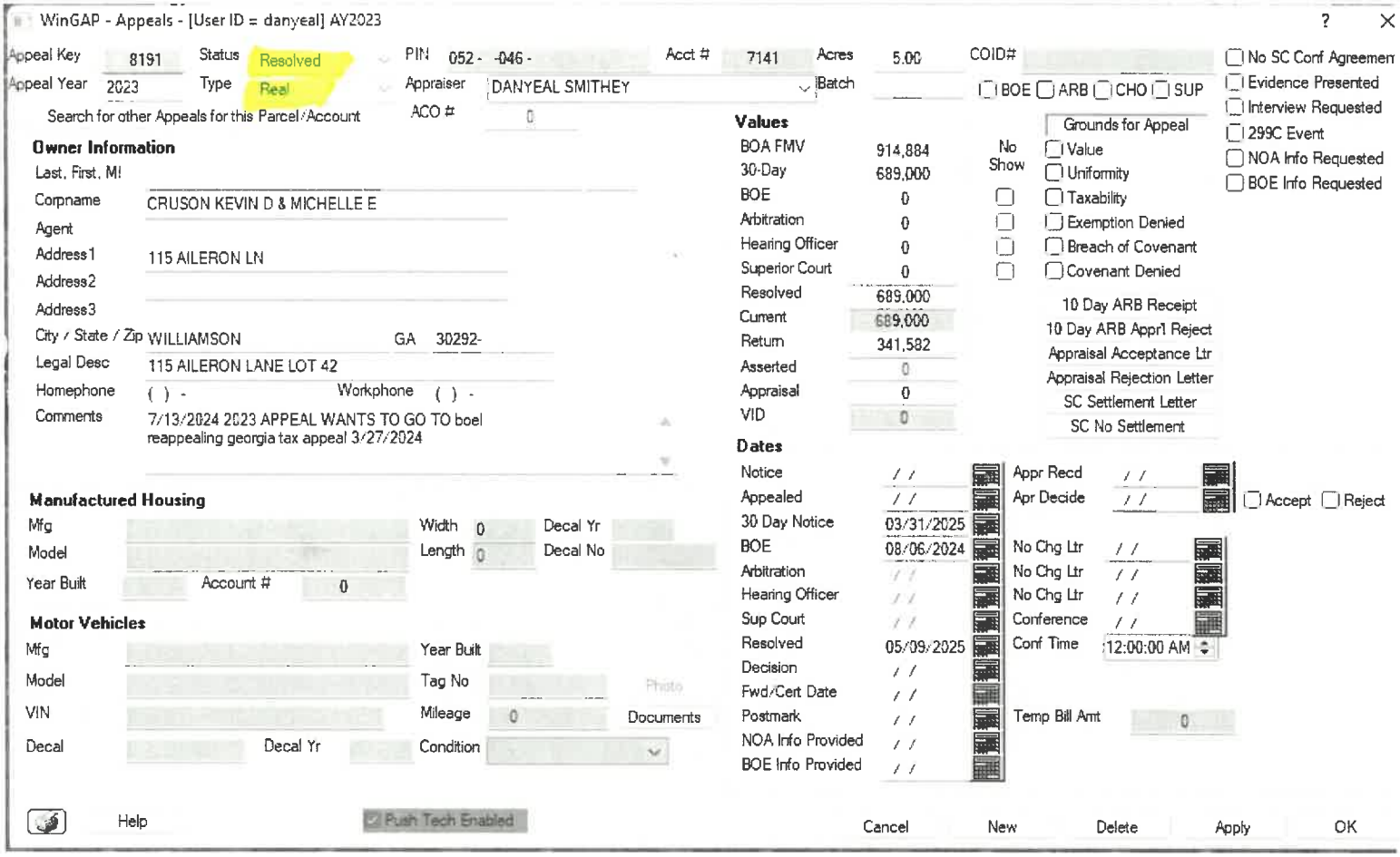
In Practical Terms

- If your county's digest shows a high appeal count, it means many property owners have formally challenged their assessments.
- That can delay **state approval of the digest**, affect **grant distributions**, or even trigger potential penalties if within the statutory thresholds.

  For taxpayers, once their appeal is accepted into that count, it's considered officially filed—even if the county hasn't adjudicated it yet.

Bottom line:

The **Appeal Count** measures how many unsolved property tax challenges are logged at the time of digest submission. It serves as a threshold measure for state approval (via the DOR Commissioner): if too many appeals or too much value is contested, the digest can be flagged for rejection or further review.


WinGAP - Appeals - [User ID = danyeal] AY2023

Appeal Key 8191 Status Resolved PIN 052 - -046 - Acct # 7141 Acres 5.00 COID#

Appeal Year 2023 Type Real Appraiser DANYEAL SMITHEY Batch

BOE ARB CHO SUP

Search for other Appeals for this Parcel/Account ACO # 0

Owner Information

Last, First, MI

Corpname CRUSON KEVIN D & MICHELLE E

Agent

Address1 115 AILERON LN

Address2

Address3

City / State / Zip WILLIAMSON GA 30292-

Legal Desc 115 AILERON LANE LOT 42

Homephone ( ) - Workphone ( ) -

Comments 7/13/2024 2023 APPEAL WANTS TO GO TO boel reappealing georgia tax appeal 3/27/2024

Manufactured Housing

Mfg Width 0 Decal Yr

Model Length 0 Decal No

Year Built Account # 0

Motor Vehicles

Mfg Year Built

Model Tag No Photo

VIN Mileage 0 Documents

Decal Decal Yr Condition

Values

		No Show
BOA FMV	914,884	
30-Day	689,000	
BOE	0	
Arbitration	0	
Hearing Officer	0	
Superior Court	0	
Resolved	689,000	
Current	689,000	
Return	341,582	
Asserted	0	
Appraisal	0	
VID	0	

Grounds for Appeal

Value
Uniformity
Taxability
Exemption Denied
Breach of Covenant
Covenant Denied

10 Day ARB Receipt
10 Day ARB Appr'l Reject
Appraisal Acceptance Ltr
Appraisal Rejection Letter
SC Settlement Letter
SC No Settlement

No SC Conf Agreemen
Evidence Presented
Interview Requested
299C Event
NOA Info Requested
BOE Info Requested

Dates

Notice	/ /	Appr Recd	/ /
Appealed	/ /	Apr Decide	/ /
30 Day Notice	03/31/2025		
BOE	08/06/2024	No Chg Ltr	/ /
Arbitration	/ /	No Chg Ltr	/ /
Hearing Officer	/ /	No Chg Ltr	/ /
Sup Court	/ /	Conference	/ /
Resolved	05/09/2025	Conf Time	12:00:00 AM
Decision	/ /		
Fwd/Cert Date	/ /		
Postmark	/ /	Temp Bill Amt	0
NOA Info Provided	/ /		
BOE Info Provided	/ /		

Accept Reject

Help Push Tech Enabled Cancel New Delete Apply OK

WinGAP - Appeals - [User ID = danyeal] AY2025

Appeal Key 7684 | Status Resolved | PIN 027 - -026 - | Acct # 3029 | Acres 11.40 | COID#

Appeal Year 2023 | Type Real | Appraiser Dusty Williams | Batch | BOE ARB CHO SUP

Search for other Appeals for this Parcel/Account | ACO # 0

No SC Conf Agreement
Evidence Presented
Interview Requested
299C Event
NOA Info Requested
BOE Info Requested

Owner Information

Last, First, MI
Corpname JONES DANIEL
Agent
Address1 891 MILNER RD
Address2
Address3
City / State / Zip CONCORD GA 30206-
Legal Desc 891 MILNER ROAD TRACT A LOT 21
Homephone ( ) - Workphone ( ) -
Comments CONT APPEAL 5/10/2024
CONT APPEAL3/6/2024
cont appeal 12-5-2023
EXCESSIVE CHANGE IN A SINGLE YEAR. I HAVE 10ACRS OF WET

Manufactured Housing

Mfg | Width 0 | Decal Yr
Model | Length 0 | Decal No
Year Built | Account # 0

Motor Vehicles

Mfg | Year Built
Model | Tag No | Photo
VIN | Mileage 0 | Documents
Decal | Decal Yr | Condition

Values

		No Show
BOA FMV	316,971	
30-Day	279,859	
BOE	279,859	
Arbitration	0	
Hearing Officer	0	
Superior Court	0	
Resolved	279,859	
Current	279,859	
Return	192,528	
Asserted	0	
Appraisal	0	
VID	0	

Grounds for Appeal
Value
Uniformity
Taxability
Exemption Denied
Breach of Covenant
Covenant Denied

10 Day ARB Receipt
10 Day ARB Appr'l Reject
Appraisal Acceptance Ltr
Appraisal Rejection Letter
SC Settlement Letter
SC No Settlement

Dates

Notice	06/07/2023	Appr Recd	/ /
Appealed	07/18/2023	Apr Decide	/ / Accept Reject
30 Day Notice	04/10/2024		
BOE	08/06/2024	No Chg Ltr	/ /
Arbitration	/ /	No Chg Ltr	/ /
Hearing Officer	/ /	No Chg Ltr	/ /
Sup Court	/ /	Conference	/ /
Resolved	05/08/2025	Conf Time	12:00:00 AM
Decision	/ /		
Fwd/Cert Date	/ /		
Postmark	/ /	Temp Bill Amt	0
NOA Info Provided	/ /		
BOE Info Provided	/ /		

Help | Cancel | New | Delete | Apply | OK

WinGAP - Appeals - [User ID = danyeal] AY2025

Appeal Key 7248 | Status Resolved | PIN 062 - -016 -A | Acct # 10630 | Acres 10.00 | COID#

Appeal Year 2023 | Type Real | Appraiser Greg Hobbs | Batch | BOE ARB CHO SUP

Search for other Appeals for this Parcel/Account | ACO # 0

No SC Conf Agreemen
Evidence Presented
Interview Requested
299C Event
NOA Info Requested
BOE Info Requested

Owner Information

Last, First, MI
Corpname SWEAT TRAVIS
Agent
Address1 982 CHAPEL HILL RD
Address2
Address3
City / State / Zip WILLIAMSON GA 30292-
Legal Desc 982 CHAPEL HILL ROAD
Homephone (678)878-7141 Workphone ( ) -
Comments CONT APPEAL 5/13/2024

Values

		No Show
BOA FMV	465,341	
30-Day	465,341	
BOE	465,341	
Arbitration	0	
Hearing Officer	0	
Superior Court	0	
Resolved	465,341	
Current	465,341	
Return	311,753	
Asserted	0	
Appraisal	0	
VID	0	

Grounds for Appeal
Value
Uniformity
Taxability
Exemption Denied
Breach of Covenant
Covenant Denied

10 Day ARB Receipt
10 Day ARB Appr1 Reject
Appraisal Acceptance Ltr
Appraisal Rejection Letter
SC Settlement Letter
SC No Settlement

Manufactured Housing

Mfg | Width 0 | Decal Yr
Model | Length 0 | Decal No
Year Built | Account # 0

Motor Vehicles

Mfg | Year Built
Model | Tag No | Photo
VIN | Mileage 0 | Documents
Decal | Decal Yr | Condition

Dates

Notice	06/07/2023	Appr Recd	/ /
Appealed	06/30/2023	Apr Decide	/ /
30 Day Notice	12/05/2023		
BOE	08/06/2024	No Chg Ltr	/ /
Arbitration	/ /	No Chg Ltr	/ /
Hearing Officer	/ /	No Chg Ltr	/ /
Sup Court	/ /	Conference	/ /
Resolved	05/08/2025	Conf Time	12:00:00 AM
Decision	/ /		
Fwd/Cert Date	/ /	Temp Bill Options	
Postmark	/ /	Temp Bill Amt	0
NOA Info Provided	/ /		
BOE Info Provided	/ /		

Accept Reject

Help | Cancel | New | Delete | Apply | OK

Summary Material Activity Report

July 01, 2025 to July 31, 2025
All Ticket Types
All Materials
Facility: Pike County Transfer Station

Material	Weight Inbound	
C&D (TONS)	0.22	TN
MSW (TONS)	490.71	TN
Passenger Tires	111.00	EA
Tractor Trailer Tires	5.00	EA
	490.93	TN

PIKE COUNTY BOARD OF COMMISSIONERS

Financial Reports

SUBJECT:
Financial Reports

ACTION:
Approve/Deny/Discuss

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	911 Check Register
🗋	Exhibit	Balance Sheet
🗋	Exhibit	Bank Balances
🗋	Exhibit	Date Check Register
🗋	Exhibit	General Fund Check Register
🗋	Exhibit	Georgia Fund 1
🗋	Exhibit	Impact Fee Worksheet
🗋	Exhibit	LMIG Check Register
🗋	Exhibit	Opioid Check Register
🗋	Exhibit	Revenue & Expenditure Statement
🗋	Exhibit	Sales Tax History

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 215-00-0000-111100-000

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
3532	07/29/2025	1078 CITY OF ZEBULON-WATER	Check	No	47.61
	215-38-4400-531210-000	WATER & SEWAGE		47.61	
3533	07/29/2025	3002 DISH NETWORK	Check	No	103.11
	215-38-3800-523200-000	COMMUNICATION - PHONE		103.11	
3534	07/29/2025	1000 OFFICE DEPOT	Check	No	577.54
	215-38-3800-531000-000	SUPPLIES		577.54	
3535	07/29/2025	4389 WiReD TECHNOLOGY	Check	No	483.60
	215-38-3800-523200-000	COMMUNICATION - PHONE		483.60	
3536	08/05/2025	1044 AT&T	Check	No	6,896.81
	215-38-3800-523200-000	COMMUNICATION - PHONE		190.00	
	215-38-3800-523200-000	COMMUNICATION - PHONE		5,483.17	
	215-38-3800-523200-000	COMMUNICATION - PHONE		1,223.64	
3537	08/05/2025	5202 AT&T MOBILITY	Check	No	1.25
	215-38-3800-523200-000	COMMUNICATION - PHONE		1.25	
3538	08/05/2025	4034 UNITED BANK ENDEAVOR	Check	No	688.82
	215-38-3800-523850-000	CONTRACT SERVICES		652.14	
	215-38-3800-531000-000	SUPPLIES		36.68	
3539	08/05/2025	1206 SOUTHERN RIVERS ENERGY	Check	No	113.00
	215-38-4600-531530-000	ELECTRICITY EXPENSE		113.00	
3540	08/05/2025	4389 WiReD TECHNOLOGY	Check	No	175.00
	215-38-3800-531000-000	SUPPLIES		107.00	
	215-38-3800-531000-000	SUPPLIES		68.00	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**9**	**$9,086.74**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**9**	**$9,086.74**

** Denotes Check Numbers that are out of sequence.*

Account		Balance ($)
Fund: 100 GENERAL FUND		
Type: Assets		
100-00-0000-111100-000	CASH IN BANK-GENERAL FUND	361,319.73
100-00-0000-111100-003	GENERAL-CASH RESERVES	183,600.79
100-00-1000-111110-076	ONE GA GRANT (CHESTNUT OAK	550.00
100-00-1000-111110-080	PC FIRE DEPT DONATIONS	11,658.64
100-00-1000-111301-000	GEORGIA FUND 1 - INVESTMENT	6,306,585.76
100-00-1000-111800-000	PROPERTY TAX RECEIVABLE	217,565.88
100-00-1000-111850-000	PROPERTY TAX ALLOWANCE	-2,850.49
100-00-1000-111901-000	ACCOUNTS RECEIVABLE-OTHER	-23,937.76
100-00-1000-111903-000	A/R PC RECREATION AUTHORITY	5,983.72
100-00-1000-111914-000	A/R CITY OF MOLENA	787.87
100-00-1000-111919-000	A/R PC DEVELOPMENT AUTHORIT	9,904.06
100-00-1000-111920-000	A/R C BRYAN	152.92
100-00-1000-111921-000	A/R R CORLEY	206.52
100-00-1000-113100-215	DUE FROM E911 FUND	538,064.85
100-00-1000-113100-325	DUE FROM L.M.I. GRANT FUND	125,000.00
100-00-1000-113100-716	DUE FROM LAW LIBRARY	8,462.86
100-00-1000-113600-000	INVENTORY-FUEL CONSUMPTION	43,983.97
100-00-1000-113800-000	PREPAID POSTAGE	2,126.56
100-00-1000-113801-000	PREPAID YEAREND EXPENSES	8,953.43
Type: Assets Total		**$7,798,119.31**
Type: Liabilities & Equity		
Liabilities		
100-01-1000-121100-000	ACCOUNTS PAYABLE	1,322.58
100-01-1000-121210-000	ACCRUED SALARIES & WAGES	108.78
100-01-1000-121211-000	ACCRUED ACCOUNTS PAYABLE	1,361.42
100-01-1000-121310-000	FEDERAL Withholding	-20,182.77
100-01-1000-121316-000	MEDICAL - Withholding	-385,897.39
100-01-1000-121318-000	VISION - Withholding	-1,685.82
100-01-1000-121319-000	FLEXIBLE SPENDING ACCOUNT	-637.25
100-01-1000-121320-000	FICA / MEDICARE Withholding	-19,185.03
100-01-1000-121326-000	DENTAL - Withholding	-13,872.12

Account	Balance ($)
100-01-1000-121330-000 STATE Withholding	-9,464.20
100-01-1000-121336-000 LIFE INSURANCE	-2,248.94
100-01-1000-121337-000 SHORT TERM DISABILITY	-3,832.49
100-01-1000-121338-000 LONG TERM DISABILITY	-6,532.60
100-01-1000-121345-000 DEFFERED COMP	-3,535.98
100-01-1000-121346-000 TAX COMMISSION DEFERRED CC	492.72
100-01-1000-121361-000 BANKERS FIDELITY - LIFE Withhol	-182.00
100-01-1000-121371-000 ADDITIONAL LIFE INS - Withholdin	-9,471.73
100-01-1000-121375-000 ALLSTATE LIFE / AMERICAN HERI	1,345.67
100-01-1000-121376-000 ANTHEM ACCIDENT	-1,506.97
100-01-1000-121377-000 ANTHEM CRITICAL ILLNESS	-1,430.57
100-01-1000-121378-000 ANTHEM HOSPITAL	-1,360.54
100-01-1000-121379-000 DEFINED BENEFIT PLAN	4,372.00
100-01-1000-121400-000 EMPLOYER'S FICA	-19,097.05
100-01-1000-121500-000 GARNISHMENTS PAYABLE	-573.39
100-01-1000-121510-000 CHILD SPT-GA PAYABLE	-664.26
100-01-1000-121530-000 CHPTR 13 PAYABLE	-534.59
100-01-1000-121700-000 DEFERRED PROPERTY TAXES	202,496.23
100-01-1000-121801-000 LOCAL VICTIMS ASSISTANCE FU	233.50
100-01-1000-121900-230 DUE TO ARP FUND	3,083,112.86
100-01-1000-121900-325 DUE TO L.M.I. GRANT FUND	1,005,970.63
100-01-1000-122500-000 DEFERRED REVENUE	21,523.00
100-01-1000-123300-000 OTHER CURRENT LIABILITY	1,372,566.00
100-01-7000-121800-000 CITY OF MOLENA - PERMITS	450.00
100-01-7000-121801-000 CITY OF WILLIAMSON-PERMITS	400.00
100-01-7000-121802-000 CITY OF MEANSVILLE - PERMITS	125.00
100-01-7000-121803-000 CITY OF ZEBULON PERMITS	1,252.80
100-01-7000-121804-000 CITY OF CONCORD - PERMITS	700.00
Liabilities Total	**$5,195,937.50**
Equity	
100 CURRENT FUND BALANCE	-1,453,714.35
100-02-1000-134000-000 FUND BALANCE - GENERAL	3,725,059.42
100-02-1000-134101-000 PRIOR PERIOD ADJUSTMENT	10,316.82

Account	Balance ($)
100-02-1000-135100-000 FUND BALANCE - NONSPENDABL	5,112.00
100-02-1000-135101-000 FUND BALANCE - NONSPENDABL	250,708.00
100-02-1000-135300-017 FUND BALANCE - COMMITTED TA	40,000.00
100-02-1000-135300-018 FUND BAL COMMITTED BUILDINC	8,000.00
100-02-1000-135300-024 FUND BALANCE COMMITTED- PR	4,500.00
100-02-1000-135302-000 FUND BAL - PROPERTY ASSESSM	12,200.00
100-02-1000-135307-000 FUND BAL RESTRICTED - ANIMAL	0.04
100-02-1000-135308-000 FUND BAL - CDBG GRANT PROJE	-0.12
Equity Total	**$2,602,181.81**
Type: Liabilities & Equity Total	**$7,798,119.31**
Fund: 206 JAIL CONSTRUCTION & OPERATION	
Type: Assets	
206-00-1000-111100-000 CASH IN BANK JAIL	18,495.07
Type: Assets Total	**$18,495.07**
Type: Liabilities & Equity	
Equity	
206 CURRENT FUND BALANCE	557.50
206-02-1000-134000-000 FUND BALANCE	17,937.57
Equity Total	**$18,495.07**
Type: Liabilities & Equity Total	**$18,495.07**
Fund: 210 IMPACT FEES	
Type: Assets	
210-00-0000-111110-002 RES IMPACT FEE	298,125.01
210-00-0000-111120-002 COMM IMPACT FEE	39,847.38
210-00-0000-111301-000 GEORGIA FUND 1 - INVESTMENT	1,294,332.40
Type: Assets Total	**$1,632,304.79**
Type: Liabilities & Equity	
Liabilities	
210-01-1000-123601-000 IMPACT FEE CREDIT LIABILITY	23,166.34
Liabilities Total	**$23,166.34**
Equity	
210 CURRENT FUND BALANCE	66,814.30
210-02-1000-134000-000 FUND BALANCE	1,542,324.15

Account	Balance ($)
Equity Total	**$1,609,138.45**
Type: Liabilities & Equity Total	**$1,632,304.79**
Fund: 211 CONFISCATED ASSETS FUND	
Type: Assets	
211-00-1000-111102-000 CASH - STATE SEIZURES	3,631.00
211-00-1000-111103-000 CASH - PENDING ASSETS FORFEI	17,392.00
Type: Assets Total	**$21,023.00**
Type: Liabilities & Equity	
Liabilities	
211-01-1000-121500-000 PENDING CASES	3,630.00
Liabilities Total	**$3,630.00**
Equity	
211-02-1000-134220-000 FUND BALANCE	17,393.00
Equity Total	**$17,393.00**
Type: Liabilities & Equity Total	**$21,023.00**
Fund: 215 E-911 FUND	
Type: Assets	
215-00-0000-111100-000 CASH IN BANK- E-911 OPERATION	39,196.77
Type: Assets Total	**$39,196.77**
Type: Liabilities & Equity	
Liabilities	
215-01-1000-121900-100 DUE TO GENERAL FUND	538,064.85
Liabilities Total	**$538,064.85**
Equity	
215 CURRENT FUND BALANCE	-13,177.82
215-02-1000-134000-000 FUND BALANCE	-485,690.26
Equity Total	**-$498,868.08**
Type: Liabilities & Equity Total	**$39,196.77**
Fund: 225 FEDERAL SEIZURE FUND	
Type: Assets	
225-00-1000-111110-000 FEDERAL SEIZURE FUND	113,677.25
Type: Assets Total	**$113,677.25**
Type: Liabilities & Equity	
Equity	

Account	Balance ($)
225-02-2000-134000-000 FUND BALANCE	113,677.25
Equity Total	**$113,677.25**
Type: Liabilities & Equity Total	**$113,677.25**
Fund: 230 AMERICAN RESCUE PLAN FUND	
Type: Assets	
230-00-0000-111100-000 CHECKING UNITED BANK - ARP	37,273.43
230-00-1000-113100-100 DUE FROM GENERAL FUND	3,083,112.86
Type: Assets Total	**$3,120,386.29**
Type: Liabilities & Equity	
Liabilities	
230-01-1000-122500-000 Deferred Revenue	3,254,967.77
Liabilities Total	**$3,254,967.77**
Equity	
230-02-1000-134000-000 FUND BALANCE	-134,581.48
Equity Total	**-$134,581.48**
Type: Liabilities & Equity Total	**$3,120,386.29**
Fund: 231 OPIOID ABATEMENT FUND	
Type: Assets	
231-00-0000-111100-000 OPIOID ABATEMENT CHECKING A	67,954.88
Type: Assets Total	**$67,954.88**
Type: Liabilities & Equity	
Equity	
231 CURRENT YEAR FUND BALANCE	-1,666.68
231-02-1000-134200-000 FUND BALANCE	69,621.56
Equity Total	**$67,954.88**
Type: Liabilities & Equity Total	**$67,954.88**
Fund: 245 DRUG ABUSE TREATMENT EDUCATION	
Type: Assets	
245-00-1000-111110-001 CASH IN BANK - DATE	24,428.97
Type: Assets Total	**$24,428.97**
Type: Liabilities & Equity	
Equity	
245 CURRENT FUND BALANCE	-1,775.00

Account	Balance ($)
245-02-2000-134000-000 FUND BALANCE	26,203.97
Equity Total	**$24,428.97**
Type: Liabilities & Equity Total	**$24,428.97**
Fund: 250 TECHNOLOGY FEE FUND	
Type: Assets	
250-00-0000-111100-000 CHECKING - TECHNOLOGY FEE	7,197.92
Type: Assets Total	**$7,197.92**
Type: Liabilities & Equity	
Equity	
250-02-1000-134000-000 FUND BALANCE	7,197.92
Equity Total	**$7,197.92**
Type: Liabilities & Equity Total	**$7,197.92**
Fund: 275 HOTEL/MOTEL TAX FUND	
Type: Assets	
275-00-0000-111100-000 CASH IN BANK-HOTEL/MOTEL TA	2,179.83
Type: Assets Total	**$2,179.83**
Type: Liabilities & Equity	
Equity	
275-02-1000-134000-000 FUND BALANCE	2,179.83
Equity Total	**$2,179.83**
Type: Liabilities & Equity Total	**$2,179.83**
Fund: 285 JUVENILE COURT FUND	
Type: Assets	
285-00-1000-111110-000 CASH IN BANK JUVENILE COURT	13,775.83
Type: Assets Total	**$13,775.83**
Type: Liabilities & Equity	
Equity	
285-02-2600-134000-000 FUND BALANCE JUVENILE FUND	13,775.83
Equity Total	**$13,775.83**
Type: Liabilities & Equity Total	**$13,775.83**
Fund: 320 SPLOST 2016-2022	
Type: Assets	
320-00-0000-111301-000 GEORGIA FUND 1 - INVESTMENT	1,149,351.58

Account	Balance ($)
320-00-1000-111100-000 CASH IN BANK-SPLOST CONST A(	20,439.74
Type: Assets Total	**$1,169,791.32**
Type: Liabilities & Equity	
Equity	
320-00-1000-134000-000 FUND BALANCE	1,169,791.32
Equity Total	**$1,169,791.32**
Type: Liabilities & Equity Total	**$1,169,791.32**
Fund: 323 SPLOST 2022-2028	
Type: Assets	
323-00-0000-111100-000 CASH IN BANK SPLOST 2022-2028	2,084,921.95
323-00-0000-116100-000 RESTRICTED CASH - REGIONS TF	10,732,249.66
323-00-1000-111100-001 CASH IN BANK BOND 2023-2024	1,000.00
Type: Assets Total	**$12,818,171.61**
Type: Liabilities & Equity	
Equity	
323-02-1000-134000-000 FUND BALANCE SPLOST 2022-20	12,818,171.61
Equity Total	**$12,818,171.61**
Type: Liabilities & Equity Total	**$12,818,171.61**
Fund: 325 LMI GRANT FUND	
Type: Assets	
325-00-0000-111100-042 CASH-L.M.I. GRANT (DOT)	887,139.18
325-00-1000-113100-100 DUE FROM GENERAL FUND	1,005,970.63
Type: Assets Total	**$1,893,109.81**
Type: Liabilities & Equity	
Liabilities	
325-01-1000-121900-100 DUE TO GENERAL FUND	125,000.00
325-01-1000-125300-000 GTIB LOAN PAYABLE - NON-CURF	4,967,660.00
Liabilities Total	**$5,092,660.00**
Equity	
325 CURRENT FUND BALANCE	-136,277.40
325-02-1000-134000-000 FUND BALANCE LMI GRANT	-3,063,272.79
Equity Total	**-$3,199,550.19**
Type: Liabilities & Equity Total	**$1,893,109.81**

Account	Balance ($)
Fund: 341 CDBG GRANT FUND	
Type: Assets	
341-00-1000-111100-000 CDBG Grant - State - Cash in Bank	178.03
Type: Assets Total	**$178.03**
Type: Liabilities & Equity	
Equity	
341-02-1000-134000-000 Fund Balance CDBG	178.03
Equity Total	**$178.03**
Type: Liabilities & Equity Total	**$178.03**
Fund: 350 C.A.I.P FUND	
Type: Assets	
350-00-1000-111100-000 CAIP FUND- CASH IN BANK	32,117.08
Type: Assets Total	**$32,117.08**
Type: Liabilities & Equity	
Equity	
350-02-1000-134000-000 FUND BALANCE	32,117.08
Equity Total	**$32,117.08**
Type: Liabilities & Equity Total	**$32,117.08**
Fund: 715 CLERK OF SUPERIOR COURT	
Type: Assets	
715-00-0000-111110-000 UB CASH - CRIMINAL & CIVIL - 090	1,285.81
715-00-0000-111120-000 FBP CASH - REAL ESTATE/OFFICE	51,292.00
715-00-0000-111130-000 FBP CASH - CONDEMNTN/GARNIS	114,306.64
715-00-0000-111140-000 UB CASH - CASH BONDS - 0493	331,692.25
715-00-1000-113100-750 DUE FROM MAGISTRATE COURT	650.00
Type: Assets Total	**$499,226.70**
Type: Liabilities & Equity	
Liabilities	
715-01-1000-121120-000 PAYABLE TO OTHERS	284,580.15
715-01-1000-121900-100 DUE TO GENERAL FUND	26,631.42
715-01-1000-121900-206 DUE TO JAIL FUND	161.24
715-01-1000-121900-245 DUE TO DATE FUND	70.00
715-01-1000-121900-716 DUE TO LAW LIBRARY	180.00

Account	Balance ($)
Liabilities Total	**$311,622.81**
Type: Liabilities & Equity Total	**$311,622.81**
Fund: 716 LAW LIBRARY - SUPERIOR COURT	
Type: Assets	
716-00-1000-111110-000 CASH IN BANK - LAW LIBRARY	21,421.45
716-00-1000-113100-715 DUE FROM SUPERIOR	180.00
716-00-1000-113100-720 DUE FROM PROBATE	435.00
716-00-1000-113100-750 DUE FROM MAGISTRATE COURT	295.00
Type: Assets Total	**$22,331.45**
Type: Liabilities & Equity	
Liabilities	
716-01-1000-121900-100 DUE TO GENERAL FUND	4,612.02
Liabilities Total	**$4,612.02**
Equity	
716-02-2000-134000-000 FUND BALANCE	17,719.43
Equity Total	**$17,719.43**
Type: Liabilities & Equity Total	**$22,331.45**
Fund: 720 PROBATE COURT	
Type: Assets	
720-00-0000-111110-000 CASH - UB PROBATE CT - 4456	1,175.00
720-00-0000-111120-000 CASH - UB PROBATE BOND ACCT	11,563.11
Type: Assets Total	**$12,738.11**
Type: Liabilities & Equity	
Liabilities	
720-01-1000-121120-000 PAYABLE TO OTHERS	10,764.99
720-01-1000-121900-100 DUE TO GENERAL FUND	11,757.89
720-01-1000-121900-206 DUE TO JAIL FUND	923.34
720-01-1000-121900-250 DUE TO TECH FUND	420.00
720-01-1000-121900-716 DUE TO LAW LIBRARY	435.00
Liabilities Total	**$24,301.22**
Type: Liabilities & Equity Total	**$24,301.22**
Fund: 740 TAX COMMISSIONERS FUND	
Type: Assets	

Account	Balance ($)
740-00-1000-111110-000 UB - TAX COMM MAIN ACCT 2917	547,041.83
740-00-1000-111120-000 UB - TAX COMM EXCESS FUNDS S	16,370.94
740-00-1000-111500-000 TAXES RECEIVABLE	433,337.99
Type: Assets Total	**$996,750.76**
Type: Liabilities & Equity	
Liabilities	
740-01-1000-121101-000 TAXES PAYABLE UPON COLLECTI	433,337.99
740-01-1000-121900-100 DUE TO GENERAL FUND	291,002.89
740-01-1000-121902-000 DUE TO OTHER GOVTS & AGENC	272,409.88
Liabilities Total	**$996,750.76**
Type: Liabilities & Equity Total	**$996,750.76**
Fund: 750 MAGISTRATE COURT FUND	
Type: Assets	
750-00-1000-111110-000 MAGISTRATE CASH - UB 5405	15,614.54
Type: Assets Total	**$15,614.54**
Type: Liabilities & Equity	
Liabilities	
750-01-1000-121120-000 PAYABLE TO OTHERS	9,627.28
750-01-1000-121900-100 DUE TO GENERAL FUND	4,971.28
750-01-1000-121900-206 DUE TO JAIL FUND	70.98
750-01-1000-121900-715 DUE TO CLERK OF SUP CT	650.00
750-01-1000-121900-716 DUE TO LAW LIBRARY	295.00
Liabilities Total	**$15,614.54**
Type: Liabilities & Equity Total	**$15,614.54**

PIKE COUNTY BANK BALANCES	7/23/2025	8/6/2025
GENERAL FUNDS		
General Fund (100 Fund)	762,279.57	361,319.73
Pike County Fire Department Donations (100 Fund)	11,655.91	11,658.64
Pike County Cash Reserves (100 Fund)	167,824.13	183,600.79
One GA Grant (Chestnut Oaks)	550.00	550.00
Georgia Fund 1 - Investment Accounts (100 Fund)	6,306,585.76	6,306,585.76
SPECIAL REVENUE FUNDS		
Pike County Jail Construction (206 Fund)	17,932.64	18,495.07
E-911 Operation (215 Fund)	14,457.95	39,196.77
Pike County Drug Abuse Treasment & Education (245 Fund)	26,201.79	24,428.97
Pike County Federal Seizure Fund (225 Fund)	113,649.07	113,677.25
Pike County Juvenile Court (285 Fund)	13,775.83	13,775.83
Hotel/Motel Tax Fund (275 Fund)	2,183.83	2,179.83
Opioid Abatement Fund (231 Fund)	68,788.22	67,954.88
Probate Court Technology Fee (250 Fund)	7,197.92	7,197.92
CAPITAL PROJECT FUND		
Residential Impact Fee - 237 (210 Fund)	257,469.07	298,125.01
Commercial Impact Fee - 933 (210 Fund)	39,845.80	39,847.38
Georgia Fund 1 - Investment Accounts (210 Fund)	1,294,332.40	1,294,332.40
C.A.I.P. Fund (350 Fund)	32,109.98	32,117.08
L.M.I.G. Grant - DOT (325 Fund)	1,023,416.58	887,139.18
CDBG Grant - State (341 Fund)	178.03	178.03
American Rescue Plan (230 Fund)	72,277.01	37,273.43
SPLOST FUND		
S.P.L.O.S.T. 2022-2028 (323 Fund)	1,848,672.20	2,084,921.95
S.P.L.O.S.T. Construction (320 Fund)	20,439.74	20,439.74
Georgia Fund 1 - Investment Accounts (320 Fund)	1,149,351.58	1,149,351.58
Bond Fund 2023 - 2024 (323)	1,000.00	1,000.00
Bond Trust Fund Regions Bank 2023-2024 Bonds (323)	10,732,249.66	10,732,249.66
GRAND TOTAL	23,984,424.67	23,727,596.88

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 245-00-1000-111110-001

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
1101	07/29/2025	2779 144TH MARKETING GROUP	Check	No	2,025.00
	245-31-2000-531000-000 DATE-SUPPLIES			2,025.00	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**1**	**$2,025.00**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**1**	**$2,025.00**

** Denotes Check Numbers that are out of sequence.*

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 100-00-0000-111100-000

	Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
	140036	07/24/2025	4952 UNITED BANK	Check		No	63,259.90
		100-13-8000-582016-000	UNITED BANK LOAN 3807 - INTEREST			63,259.90	
*	140043	08/01/2025	1072 CHAPTER 13 TRUSTEE, M.D. GA	Check		No	662.50
		100-01-1000-121530-000	CHPTR 13 PAYABLE			662.50	
	140044	08/01/2025	4067 FAMILY SUPPORT REGISTRY	Check		No	330.81
		100-01-1000-121510-000	CHILD SPT-GA PAYABLE			152.30	
		100-01-1000-121510-000	CHILD SPT-GA PAYABLE			178.51	
	140045	08/01/2025	5191 TX CHILD SUPPORT SDU	Check		No	461.54
		100-01-1000-121520-000	CHILD SPT-NON-GA PAYABLE			461.54	
	140046	07/29/2025	1008 ACCG-GSIWCF #0384	Check		No	1,464.00
		100-61-6110-512100-000	GROUP INSURANCE		Accrual	1,464.00	
	140047	07/29/2025	1019 AGRIBUSINESS AUTHORITY	Check		No	3,833.33
		100-76-7525-572000-000	AGRIBUSINESS AUTH			3,833.33	
	140048	07/29/2025	4909 AMERIPRO EMS LLC	Check		No	74,851.33
		100-39-3940-572000-000	AMBULANCE CONTRACT			74,851.33	
	140049	07/29/2025	5270 ARAMSCO INC	Check		No	1,222.84
		100-42-4220-522000-000	SIGN M&R			281.64	
		100-42-4220-522000-000	SIGN M&R			941.20	
	140050	07/29/2025	2475 ATLANTA COMMERCIAL TIRE	Check		No	2,694.00
		100-42-4220-522200-000	EQUIPMENT M&R			2,694.00	
	140051	07/29/2025	2773 ATLANTA HEART ASSOCIATES, PC	Check		No	277.11
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	48.02	
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	61.19	
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	167.90	
	140052	07/29/2025	1049 BLOUNT SHEET METAL	Check		No	175.00
		100-42-4220-522200-000	EQUIPMENT M&R			175.00	
	140053	07/29/2025	1050 BOB BARKER COMPANY	Check		No	123.20
		100-32-3326-531000-000	INMATE SUPPLIES		Accrual	123.20	
	140054	07/29/2025	4386 BRENDA MATHIS	Check		No	45.00
		100-14-1400-523850-000	Poll Workers - Contract Svc.			45.00	
	140055	07/29/2025	1990 CADENHEAD ENTERPRISES, INC	Check		No	2,932.50
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			2,932.50	
	140056	07/29/2025	5345 CENTRAL GEORGIA EMERGENCY GROUP LL(	Check		No	1,280.00
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	1,280.00	
	140057	07/29/2025	1253 CHARLES B. O'NEILL, JR	Check		No	2,166.67
		100-20-2800-521000-000	GUARDIAN AD LITEM			2,166.67	
	140058	07/29/2025	5017 CHRISTOPHER EDENS MD	Check		No	1,500.00
		100-80-3040-521200-000	MEDICAL FEES		Accrual	1,500.00	
	140059	07/29/2025	4581 CITY OF CONCORD	Check		No	118.16
		100-80-1550-523200-000	COMMUNICATIONS			50.00	

	Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
		100-80-4400-531210-000	WATER EXPENSE			68.16	
*	140061	07/29/2025	1078 CITY OF ZEBULON-WATER	Check		No	1,722.19
		100-18-1565-531210-000	WATER / SEWAGE			25.00	
		100-13-4400-531210-000	WATER/SEWAGE			91.50	
		100-56-5520-531210-000	WATER / SEWER SENIOR CENTER			29.00	
		100-71-4400-531210-000	WATER / SEWAGE			91.50	
		100-34-4400-531210-000	WATER / SEWAGE - JAIL			733.20	
		100-91-3910-531210-000	WATER / SEWAGE EXPENSE			55.50	
		100-65-6500-531510-000	WATER			81.35	
		100-20-4400-531210-000	WATER / SEWAGE			91.50	
		100-33-4400-531210-000	WATER / SEWAGE			168.87	
		100-34-4400-531210-000	WATER / SEWAGE - JAIL			154.02	
		100-17-4400-531210-000	WATER/SEWAGE			33.43	
		100-14-4400-531210-000	WATER /SEWAGE			26.27	
		100-74-4400-531210-000	WATER / SEWAGE			27.46	
		100-16-4400-531210-000	WATER / SEWAGE			27.46	
		100-33-4400-531210-000	WATER / SEWAGE			4.78	
		100-42-4400-531210-000	WATER / SEWAGE			81.35	
	140062	07/29/2025	5256 COMPLETE MOBILE REPAIR	Check		No	900.00
		100-42-4220-542200-000	VEHICLES- M&R			900.00	
	140063	07/29/2025	5123 FAMILY MEDICAL CLINIC OF MCDONOUGH	Check		No	157.50
		100-32-3370-523100-000	INMATE MEDICAL		Accrual	157.50	
	140064	07/29/2025	4333 SHEILA FERGUSON	Check		No	45.00
		100-14-1400-523850-000	Poll Workers - Contract Svc.			45.00	
	140065	07/29/2025	5060 FLAGSTAR PUBLIC FUNDING CORP	Check		No	6,782.00
		100-42-8000-582225-000	CAT Lease#???? Motor Grader 140			3,391.00	
		100-42-8000-582230-000	CAT Lease#???? Motor Grader 140			3,391.00	
	140066	07/29/2025	4418 FLINT RIVER LANDSCAPING	Check		No	4,791.66
		100-33-3300-521200-000	CONTRACT SERVICES			250.00	
		100-18-1565-522201-000	CONTRACT SERVICES - BLDG & GROUNDS			4,541.66	
	140067	07/29/2025	1136 GALL'S, LLC	Check		No	953.46
		100-33-3300-512900-000	UNIFORMS			77.33	
		100-34-3326-512900-000	UNIFORMS			77.33	
		100-33-3300-512900-000	UNIFORMS			353.67	
		100-34-3326-512900-000	UNIFORMS			110.67	
		100-34-3326-512900-000	UNIFORMS			92.64	
		100-33-3300-512900-000	UNIFORMS			113.43	
		100-33-3300-512900-000	UNIFORMS			128.39	
	140068	07/29/2025	1146 GA TECHNOLOGY AUTHORITY	Check		No	430.29
		100-33-3300-521200-000	CONTRACT SERVICES			430.29	
	140069	07/29/2025	5250 GEORGIA DIRT EQUIPMENT AND AUTO LLC	Check		No	237.00
		100-80-3510-522200-000	VEHICLE R & M			237.00	

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Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
140070	07/29/2025	4223 GEORGIA EMERGENCY GROUP, LLC	Check	No	1,870.00
	100-32-3370-523100-000	INMATE MEDICAL	Accrual	1,870.00	
140071	07/29/2025	2932 HILLEY'S AUTO SEAT COVER	Check	No	700.00
	100-14-1400-531000-000	SUPPLIES		700.00	
140072	07/29/2025	4404 H&M Hauling	Check	No	2,932.00
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		2,932.00	
140073	07/29/2025	1172 HOME DEPOT CREDIT SERVICES	Check	No	1,793.26
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS	Accrual	47.51	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	145.87	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	373.05	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	-119.00	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	82.90	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI	Accrual	326.91	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		183.54	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		536.55	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		122.63	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		17.60	
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		75.70	
140074	07/29/2025	1183 INDUSTRIAL WHOLESALERS	Check	No	62.59
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		62.59	
140075	07/29/2025	5065 JUDGES OF THE PROBATE COURTS FUND OI	Check	No	210.00
	100-24-2450-512400-000	RETIREMENT CONTRIBUTIONS		210.00	
140076	07/29/2025	2801 KIMBLE'S FOOD BY DESIGN	Check	No	3,368.11
	100-32-3350-531300-000	FOOD FOR INMATES	Accrual	1,761.06	
	100-32-3350-531300-000	FOOD FOR INMATES		1,607.05	
140077	07/29/2025	5199 KIM H. RAINES	Check	No	400.00
	100-20-2500-521100-000	COURT REPORTER		400.00	
140078	07/29/2025	4547 KNOWiNK LLC	Check	No	604.80
	100-14-1500-523850-000	CONTRACT SERVICES		604.80	
140079	07/29/2025	3522 LUX MITIGATION & PLANNING CORPORATION	Check	No	2,520.00
	100-90-3610-531100-000	HAZARD MITIGATION GRANT EXPENSE		2,520.00	
140080	07/29/2025	1215 M & M OFFICE SUPPLY	Check	No	170.00
	100-23-2400-523400-000	PRINTING & BINDING		170.00	
140081	07/29/2025	3742 MIDDLE GEORGIA FLEET SERVICE	Check	No	2,599.38
	100-80-3510-522200-000	VEHICLE R & M		2,599.38	
140082	07/29/2025	1241 MORTON , MORTON & ASSOCIATES, LLC	Check	No	7,892.52
	100-13-1530-521200-000	PROFESSIONAL SVC - LAW		7,708.27	
	100-13-1530-521201-000	PROF SVC - ATTORNEY - SUITS		184.25	
140083	07/29/2025	1000 OFFICE DEPOT	Check	No	430.28
	100-13-1300-531000-000	SUPPLIES		113.57	
	100-13-1300-531000-000	SUPPLIES		17.24	

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Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
	100-13-1300-531000-000	SUPPLIES			220.89	
	100-21-2180-531000-000	SUPPLIES			78.58	
140084	07/29/2025	1267 PIKE COUNTY RECREATION AUTHORITY	Check		No	24,500.00
	100-61-6120-572000-000	RECREATION AUTHORITY			24,500.00	
140085	07/29/2025	1268 PIKE COUNTY HEALTH DEPARMENT	Check		No	7,275.00
	100-50-5100-572000-000	BOARD OF HEALTH			7,275.00	
140086	07/29/2025	1270 PIKE COUNTY WATER & SEWER AUTHORITY	Check		No	17,378.75
	100-71-7120-572000-000	WATER AUTH			17,378.75	
140087	07/29/2025	3400 PIKE COUNTY DEPT OF FAMILY & CHILDREN	Check		No	1,504.42
	100-54-5400-572000-000	DFACS			1,504.42	
140088	07/29/2025	1833 PITNEY BOWES PURCHASE POWER	Check		No	1,009.75
	100-00-1000-113800-000	PREPAID POSTAGE		Accrual	1,009.75	
140089	07/29/2025	4361 PROSTAR	Check		No	1,385.00
	100-34-3326-523850-000	CONTRACT SERVICES		Accrual	795.00	
	100-34-3326-523850-000	CONTRACT SERVICES		Accrual	590.00	
140090	07/29/2025	5343 RADIOLOGY ASSOCIATES OF MACON	Check		No	105.00
	100-32-3370-523100-000	INMATE MEDICAL		Accrual	105.00	
140091	07/29/2025	5314 SD ADVERTISING & MARKETING	Check		No	199.00
	100-14-1500-523850-000	CONTRACT SERVICES			199.00	
140092	07/29/2025	1307 SIRCHIE ACQUISTION COMPANY LLC	Check		No	134.40
	100-33-3321-531100-000	INVESTIGATION SUPPLIES			134.40	
140093	07/29/2025	1295 S & J INDUSTRIAL SUPPLY	Check		No	178.22
	100-42-4220-542200-000	VEHICLES- M&R			178.22	
140094	07/29/2025	4103 SAMANTHA L SLONE	Check		No	105.77
	100-14-1400-523500-000	TRAVEL		Accrual	36.40	
	100-14-1400-523500-000	TRAVEL			69.37	
140095	07/29/2025	1206 SOUTHERN RIVERS ENERGY	Check		No	1,498.82
	100-91-3910-531530-000	ELECTRICITY - ANIMAL SHELTER			216.87	
	100-13-4600-531530-000	ELECTRICITY			13.75	
	100-14-4600-531530-000	ELECTRICITY EXP			27.50	
	100-16-4600-531530-000	ELECTRICITY EXP -TAX COMM			13.75	
	100-17-4600-531530-000	ELECTRICITY			13.75	
	100-37-4600-531530-000	ELECTRICITY EXPENSE			13.75	
	100-74-4600-531530-000	ELECTRICITY EXP			13.75	
	100-90-4600-531530-000	EMA Electricity			137.50	
	100-20-4600-531530-000	ELECTRICITY EXPENSE			41.25	
	100-42-4600-531530-000	ELECTRICITY EXPENSE			497.70	
	100-18-4600-531530-000	ELECTRICITY EXPENSE			213.30	
	100-56-5520-531530-000	ELECTRICITY - SENIOR CENTER			30.00	
	100-33-4600-531530-000	ELECTRICITY EXPENSE			265.95	
140096	07/29/2025	1523 SPALDING REGIONAL HOSPITAL	Check		No	1,004.52

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	Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
		100-32-3370-523100-000	INMATE MEDICAL	Accrual		1,004.52	
	140097	07/29/2025	5058 S&S IMAGING ASSOCIATES, LLC	Check		No	2,190.00
		100-32-3370-523100-000	INMATE MEDICAL	Accrual		659.00	
		100-32-3370-523100-000	INMATE MEDICAL	Accrual		1,531.00	
	140098	07/29/2025	4323 TATTNALL BALLOT SOLUTIONS	Check		No	229.34
		100-14-1500-523850-000	CONTRACT SERVICES			229.34	
	140099	07/29/2025	5342 TEXTME, INCORPORATED	Check		No	75.00
		100-33-3321-531100-000	INVESTIGATION SUPPLIES			75.00	
	140100	07/29/2025	5341 THE STANDARD	Check		No	5,432.47
		100-01-1000-121336-000	LIFE INSURANCE	Accrual		191.28	
		100-01-1000-121336-000	LIFE INSURANCE	Accrual		1,709.02	
		100-01-1000-121338-000	LONG TERM DISABILITY	Accrual		1,772.44	
		100-01-1000-121371-000	ADDITIONAL LIFE INS - Withholding	Accrual		1,759.73	
	140101	07/29/2025	1348 SOUTHERN FORD OF THOMASTON	Check		No	277.30
		100-33-3323-522200-000	VEHICLES- M&R			277.30	
	140102	07/29/2025	1365 UPSON EMC	Check		No	664.00
		100-80-4600-531530-000	ELECTRICITY EXPENSE			192.00	
		100-42-4600-531530-000	ELECTRICITY EXPENSE			42.00	
		100-72-4600-531530-000	ELECTRICITY EXPENSE			430.00	
	140103	07/29/2025	3313 VILLAGE PHOTOGRAPHY	Check		No	50.00
		100-17-1550-531000-000	SUPPLIES			50.00	
	140104	07/29/2025	2576 VULCAN MATERIALS	Check		No	34,570.68
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			1,835.58	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			4,554.34	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			19,843.11	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			8,337.65	
	140105	07/29/2025	2081 WALTHALL OIL COMPANY	Check		No	5,889.40
		100-00-1000-113600-000	INVENTORY-FUEL CONSUMPTION			5,889.40	
	140106	07/29/2025	3492 WILLIS TRUCKING	Check		No	2,702.50
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS			2,702.50	
*	140108	07/29/2025	4389 WiReD TECHNOLOGY	Check		No	7,576.40
		100-00-1000-113100-716	DUE FROM LAW LIBRARY			80.60	
		100-13-1000-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-14-1400-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-16-1545-523200-000	COMMUNICATIONS - PHONE			483.60	
		100-17-1550-523200-000	COMMUNICATIONS - PHONE			322.40	
		100-20-2750-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-21-2180-523200-000	COMMUNICATIONS - PHONE			483.60	
		100-22-2200-523200-000	COMMUNICATIONS- PHONE			403.00	
		100-23-2400-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-24-2450-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-33-3300-523200-000	COMMUNICATIONS - PHONE			564.20	

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	Check Number	Check Date	Vendor Number / Name	Payment Type		EPay	Amount ($)
		100-33-3300-523200-000	COMMUNICATIONS - PHONE			1,289.60	
		100-34-3326-523200-000	COMMUNICATIONS - PHONE			403.00	
		100-42-4100-523200-000	COMMUNICATION- PHONE			80.60	
		100-56-5520-523200-000	COMMUNICATIONS - PHONE			80.60	
		100-61-4750-523200-000	COMMUNICATIONS - PHONE			322.40	
		100-65-4750-523200-000	COMMUNICATIONS - PHONE			161.20	
		100-71-7120-523200-000	COMMUNICATIONS - PHONE			80.60	
		100-72-7130-523200-000	COMMUNICATIONS - PHONE			241.80	
		100-74-7410-523200-000	COMMUNICATIONS - PHONE			483.60	
		100-90-3920-523200-000	COMMUNICATIONS - PHONE			80.60	
	140109	07/29/2025	4389 WiReD TECHNOLOGY	Check		No	199.00
		100-21-2180-523850-000	CONTRACT SERVICES		Accrual	199.00	
	140110	07/29/2025	1397 YANCEY BROTHERS	Check		No	354.48
		100-42-4220-542200-000	VEHICLES- M&R			34.68	
		100-42-4220-522200-000	EQUIPMENT M&R			319.80	
*	140112	08/05/2025	5130 CALEB D PRITCHETT	Check		No	15.00
		100-80-1310-512900-000	Firefighter Per Diem			15.00	
	140113	08/05/2025	4616 CARON, CHRISTOPHER M	Check		No	210.00
		100-80-1310-512900-000	Firefighter Per Diem			210.00	
	140114	08/05/2025	4999 CHRISTOPHER RAUSCH	Check		No	90.00
		100-80-1310-512900-000	Firefighter Per Diem			90.00	
	140115	08/05/2025	5192 CYNTHIA KLINE	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	
	140116	08/05/2025	4515 DAILEY, CLAYTON LOREN	Check		No	15.00
		100-80-1310-512900-000	Firefighter Per Diem			15.00	
	140117	08/05/2025	5004 EDWARD L OWENS	Check		No	90.00
		100-80-1310-512900-000	Firefighter Per Diem			90.00	
	140118	08/05/2025	3691 FRY, STEVE B.	Check		No	15.00
		100-80-1310-512900-000	Firefighter Per Diem			15.00	
	140119	08/05/2025	3664 IAN P HINTON	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	
	140120	08/05/2025	3650 JAMES KEITH JACKSON	Check		No	90.00
		100-80-1310-512900-000	Firefighter Per Diem			90.00	
	140121	08/05/2025	5161 JOSHUA E WATSON	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	
	140122	08/05/2025	5195 KENNETH J COTTON	Check		No	105.00
		100-80-1310-512900-000	Firefighter Per Diem			105.00	
	140123	08/05/2025	4675 LANE, GEORGE TIMOTHY	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	
	140124	08/05/2025	3847 FRED J LEONARD III	Check		No	30.00
		100-80-1310-512900-000	Firefighter Per Diem			30.00	

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Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
140125	08/05/2025	4587 LEONARD, KALEY M	Check	No	45.00
	100-80-1310-512900-000	Firefighter Per Diem		45.00	
140126	08/05/2025	4894 LINDSAY RAUSCH	Check	No	75.00
	100-80-1310-512900-000	Firefighter Per Diem		75.00	
140127	08/05/2025	5124 MATTHEW KYLE CARAWAY	Check	No	75.00
	100-80-1310-512900-000	Firefighter Per Diem		75.00	
140128	08/05/2025	3590 McALEER, HUGH RICHARD	Check	No	165.00
	100-80-1310-512900-000	Firefighter Per Diem		165.00	
140129	08/05/2025	3326 McCULLOUGH, JACOB WAYNE	Check	No	90.00
	100-80-1310-512900-000	Firefighter Per Diem		90.00	
140130	08/05/2025	3134 DOUGLAS J NEATH	Check	No	60.00
	100-80-1310-512900-000	Firefighter Per Diem		60.00	
140131	08/05/2025	3489 OLIVER, JEFFERY D.	Check	No	90.00
	100-80-1310-512900-000	Firefighter Per Diem		90.00	
140132	08/05/2025	3690 O'NEAL, WILLIAM DAVID	Check	No	30.00
	100-80-1310-512900-000	Firefighter Per Diem		30.00	
140133	08/05/2025	4514 STEVEN M POSS	Check	No	15.00
	100-80-1310-512900-000	Firefighter Per Diem		15.00	
140134	08/05/2025	3872 QUENTIN P ROUSEAU	Check	No	75.00
	100-80-1310-512900-000	Firefighter Per Diem		75.00	
140135	08/05/2025	5002 SAMANTHA WATSON	Check	No	30.00
	100-80-1310-512900-000	Firefighter Per Diem		30.00	
140136	08/05/2025	5088 ALEXANDER D SNIDER	Check	No	30.00
	100-80-1310-512900-000	Firefighter Per Diem		30.00	
140137	08/05/2025	4521 JEREMY W STRADER	Check	No	15.00
	100-80-1310-512900-000	Firefighter Per Diem		15.00	
140138	08/05/2025	2300 TOTTEN, TERESA M.	Check	No	15.00
	100-80-1310-512900-000	Firefighter Per Diem		15.00	
140139	08/05/2025	4607 TOTTEN, JIMMY JR	Check	No	30.00
	100-80-1310-512900-000	Firefighter Per Diem		30.00	
140140	08/05/2025	5056 WYATT A COCHRAN	Check	No	15.00
	100-80-1310-512900-000	Firefighter Per Diem		15.00	
140141	08/05/2025	5305 ACCG-IRMA PTSD #8396	Check	No	4,070.00
	100-13-3000-523101-000	ACCG-INS - PTSD FIRST RESPONDER		4,070.00	
140142	08/05/2025	5079 ACE ZEBULON	Check	No	520.61
	100-18-1565-522200-000	MAINTENANCE RPRS/EXP - ALL FACILITI		99.96	
	100-80-3510-531000-000	OFFICE SUPPLIES		35.96	
	100-80-3510-531000-000	OFFICE SUPPLIES		93.97	
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		79.90	
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		95.88	

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	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		96.96	
	100-34-3326-531000-000	SUPPLIES - JAIL		17.98	
140143	08/05/2025	3813 ALWAYS SAFETY COMPANY	Check	No	532.25
	100-18-1565-522100-000	CLEANING SUPPLIES		532.25	
140144	08/05/2025	1044 AT&T	Check	No	397.72
	100-13-1000-523200-000	COMMUNICATIONS - PHONE		397.72	
140145	08/05/2025	2475 ATLANTA COMMERCIAL TIRE	Check	No	2,037.56
	100-33-3323-522200-000	VEHICLES- M&R		501.48	
	100-33-3323-522200-000	VEHICLES- M&R		583.08	
	100-42-4220-522200-000	EQUIPMENT M&R		953.00	
140146	08/05/2025	5202 AT&T MOBILITY	Check	No	376.72
	100-42-1300-523201-000	CELL PHONE COMMUNICATIONS		136.86	
	100-13-1300-523201-000	CELL PHONE COMMUNICATION		48.98	
	100-18-1300-523201-000	CELL PHONE COMMUNICATIONS		43.94	
	100-90-1550-523201-000	EMA - CELL PHONE		48.98	
	100-80-1550-523200-000	COMMUNICATIONS		48.98	
	100-80-1550-523200-000	COMMUNICATIONS		48.98	
140147	08/05/2025	4288 ANGELA E BLOUNT	Check	No	99.99
	100-13-1300-523850-000	CONTRACT SERVICES		99.99	
140148	08/05/2025	1540 CRONIC INC.	Check	No	348.50
	100-33-3323-522200-000	VEHICLES- M&R		93.50	
	100-42-4220-542200-000	VEHICLES- M&R		255.00	
140149	08/05/2025	4034 UNITED BANK ENDEAVOR	Check	No	1,281.94
	100-33-3300-531000-000	SUPPLIES		385.63	
	100-33-3300-521200-000	CONTRACT SERVICES		265.13	
	100-34-3326-523850-000	CONTRACT SERVICES		575.18	
	100-34-3326-523700-000	TRAINING		56.00	
140150	08/05/2025	5346 EPSILON SIGMA PHI-ALPHA BETA CHAPTER	Check	No	85.00
	100-72-7130-523700-000	TRAINING		85.00	
140151	08/05/2025	2292 GREGG GRAPHICS	Check	No	156.00
	100-74-7410-531000-000	SUPPLIES		156.00	
140152	08/05/2025	2801 KIMBLE'S FOOD BY DESIGN	Check	No	1,482.56
	100-32-3350-531300-000	FOOD FOR INMATES		1,482.56	
140153	08/05/2025	4299 MATTHEW BENDER & CO., INC	Check	No	535.01
	100-13-1300-523300-000	LEGAL PUBLICATION		535.01	
140154	08/05/2025	1000 OFFICE DEPOT	Check	No	361.69
	100-23-2400-531000-000	SUPPLIES		83.98	
	100-33-3300-531000-000	SUPPLIES		277.71	
140155	08/05/2025	2913 PIKE DEPOT, LLC	Check	No	256.00
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		192.00	
	100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		64.00	

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 100-00-0000-111100-000

	Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
*	140157	08/05/2025	1797 PIKE JOURNAL REPORTER	Check	No	1,014.21
		100-42-4100-523300-000	ADVERTISING		79.65	
		100-13-1330-523300-000	Advertising & Marketing		63.72	
		100-42-4100-523300-000	ADVERTISING		53.10	
		100-74-7410-523300-000	ADVERTISING		95.58	
		100-65-6500-523300-000	ADVERTISING		31.86	
		100-42-4100-523300-000	ADVERTISING		79.65	
		100-13-1330-523300-000	Advertising & Marketing		63.72	
		100-42-4100-523300-000	ADVERTISING		53.10	
		100-65-6500-523300-000	ADVERTISING		31.86	
		100-13-1330-523300-000	Advertising & Marketing		31.86	
		100-42-4100-523300-000	ADVERTISING		79.65	
		100-13-1330-523300-000	Advertising & Marketing		63.72	
		100-42-4100-523300-000	ADVERTISING		53.10	
		100-42-4100-523300-000	ADVERTISING		63.72	
		100-42-4100-523300-000	ADVERTISING		63.72	
		100-91-3910-523300-000	ADVERTISING		53.10	
		100-13-1330-523300-000	Advertising & Marketing		53.10	
	140158	08/05/2025	1797 PIKE JOURNAL REPORTER	Check	No	35.00
		100-74-7410-523300-000	ADVERTISING		35.00	
	140159	08/05/2025	1797 PIKE JOURNAL REPORTER	Check	No	106.20
		100-14-1400-523300-000	ADVERTISING		106.20	
	140160	08/05/2025	4248 SAPPHIRE HILLS, LLC	Check	No	77.91
		100-21-2180-531000-000	SUPPLIES		6.33	
		100-23-2400-531000-000	SUPPLIES		6.33	
		100-24-2450-531000-000	SUPPLIES		6.32	
		100-14-1400-531000-000	SUPPLIES		14.74	
		100-16-1545-531000-000	SUPPLIES		14.74	
		100-17-1550-531000-000	SUPPLIES		14.74	
		100-74-7410-531000-000	SUPPLIES		14.71	
	140161	08/05/2025	4183 SCANA ENERGY	Check	No	293.86
		100-33-4700-531220-000	NATURAL GAS EXP		107.57	
		100-34-4700-531220-000	NATURAL GAS - JAIL		99.29	
		100-91-3910-531520-000	NATURAL GAS EXPENSE		87.00	
	140162	08/05/2025	5314 SD ADVERTISING & MARKETING	Check	No	199.00
		100-14-1500-523850-000	CONTRACT SERVICES		199.00	
	140163	08/05/2025	1305 SIDNEY LEE , INC	Check	No	382.23
		100-42-4270-523850-000	CONTRACT SVC		382.23	
	140164	08/05/2025	1206 SOUTHERN RIVERS ENERGY	Check	No	2,408.00
		100-56-5520-531530-000	ELECTRICITY - SENIOR CENTER		716.00	
		100-65-6500-531530-000	ELECTRICITY		1,531.00	
		100-80-4600-531530-000	ELECTRICITY EXPENSE		161.00	

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 100-00-0000-111100-000

	Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
	140165	08/05/2025	1322 SPECIALTY PRODUCTS COMPANY	Check	No	1,069.60
		100-32-3326-531000-000	INMATE SUPPLIES		1,069.60	
	140166	08/05/2025	3175 SPEEDWAY FORD	Check	No	420.90
		100-33-3323-522200-000	VEHICLES- M&R		420.90	
	140167	08/05/2025	1356 TRACTOR & EQUIPMENT COMPANY	Check	No	990.48
		100-42-4220-522200-000	EQUIPMENT M&R		990.48	
	140168	08/05/2025	4205 Uline	Check	No	248.30
		100-33-3300-531000-000	SUPPLIES		120.02	
		100-33-3300-531000-000	SUPPLIES		128.28	
	140169	08/05/2025	2358 VERIZON WIRELESS	Check	No	1,453.42
		100-33-1300-523201-000	CELL PHONE COMMUNICATIONS		1,453.42	
	140170	08/05/2025	2358 VERIZON WIRELESS	Check	No	746.51
		100-77-7510-523850-000	CONTRACT SERVICES		40.44	
		100-91-3910-523201-000	ANIMAL CONTROL - CELL PHONE		80.88	
		100-74-1300-523201-000	CELL PHONE COMMUNICATIONS		121.32	
		100-23-1300-523201-000	CELL PHONE - COMMUNICATIONS		40.44	
		100-72-7130-523200-000	COMMUNICATIONS - PHONE		40.44	
		100-17-1300-523201-000	CELL PHONE COMMUNICATIONS		78.45	
		100-80-1550-523200-000	COMMUNICATIONS		266.09	
		100-37-3700-523200-000	COMMUNICATIONS - PHONE		38.01	
		100-76-1000-523201-000	CELL PHONE - COMMUNICATIONS		40.44	
	140171	08/05/2025	2576 VULCAN MATERIALS	Check	No	18,605.87
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		11,240.30	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		5,452.18	
		100-42-4221-541400-000	M&R- PAVED & UNPAVED ROADS		1,913.39	
	140172	08/05/2025	1382 WADE TRACTOR & EQUIPMENT	Check	No	541.51
		100-42-4220-522200-000	EQUIPMENT M&R		541.51	
	140173	08/05/2025	2081 WALTHALL OIL COMPANY	Check	No	5,970.62
		100-00-1000-113600-000	INVENTORY-FUEL CONSUMPTION		5,970.62	
*	140175	08/05/2025	4389 WiReD TECHNOLOGY	Check	No	10,950.00
		100-13-1300-523850-000	CONTRACT SERVICES		500.00	
		100-14-1500-523850-000	CONTRACT SERVICES		300.00	
		100-16-1545-523850-000	CONTRACT SVC		750.00	
		100-17-1550-523850-000	CONTRACT SVC		800.00	
		100-23-2400-522200-000	CONTRACT SERVICES		600.00	
		100-24-2450-522200-000	CONTRACT SERVICES		300.00	
		100-74-7410-523850-000	CONTRACT SERVICES		650.00	
		100-80-3550-523850-000	Contract Services		1,400.00	
		100-90-3630-522200-000	EMA CONTRACT SERVICES		200.00	
		100-91-3910-523850-000	CONTRACT SERVICES		200.00	
		100-33-3300-521200-000	CONTRACT SERVICES		3,850.00	
		100-21-2180-523850-000	CONTRACT SERVICES		100.00	

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 100-00-0000-111100-000

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
	100-42-4270-523850-000 CONTRACT SVC			100.00	
	100-18-1565-522201-000 CONTRACT SERVICES - BLDG & GROUNDS			100.00	
	100-71-7120-523200-000 COMMUNICATIONS - PHONE			100.00	
	100-56-5520-523200-000 COMMUNICATIONS - PHONE			100.00	
	100-22-4700-522200-000 Contract Services			300.00	
	100-61-6110-521100-000 CONTRACT SERVICES			300.00	
	100-00-1000-113100-716 DUE FROM LAW LIBRARY			200.00	
	100-77-7510-523850-000 CONTRACT SERVICES			100.00	
140176	08/05/2025	4389 WiReD TECHNOLOGY	Check	No	29.99
	100-17-1550-542400-000 COMPUTERS			29.99	
140177	08/05/2025	1397 YANCEY BROTHERS	Check	No	11,877.88
	100-42-4220-522200-000 EQUIPMENT M&R			11,877.88	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**131**	**$387,057.19**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**131**	**$387,057.19**

** Denotes Check Numbers that are out of sequence.*

Georgia Fund 1 - Investment Accounts
Pike County, GA

General Fund Account		Balance
Pooled Investments:		8/6/2025
Cash Reserves	$	3,355,414.15
LMIG	$	5,970.63
ARPA	$	2,945,200.98
	$	6,306,585.76

Impact Fee Account		Balance
Pooled Investments:		8/6/2025
Residential Impact Fee	$	1,071,643.26
Commercial Impact Fee	$	222,689.14
	$	1,294,332.40

		Balance
SPLOST Account:		8/6/2025
SPLOST 16 - Construction	$	1,149,351.58

Total Georgia Fund 1 Investment:	**$**	**8,750,269.74**

Balances as of :	8/6/2025
General ledger	
IMPACT FEES	
Residential	1,369,768.27
Commercial	262,536.52
Due to General Fund	-
Total	**1,632,304.79**

Departments	Account Numbers	Balances
Sheriff	210-03-1000-341320-033	124,345.71
Jail	210-03-1000-341320-034	362,961.64
Fire	210-03-1000-341320-035	381,151.89
E-911	210-03-1000-341320-038	225,659.61
Roads	210-03-1000-341320-042	219,533.41
Parks	210-03-1000-341320-061	93,649.64
Library	210-03-1516-341320-065	123,170.96
Administration	210-03-1516-341320-074	32,413.89
CIE Prep	210-03-1516-341390-074	13,862.61
Interest	210-03-1000-361000-000	55,555.43
Total Impact Fees		**1,632,304.79**

CURRENT AND ACTIVE PROJECTS FOR FISCAL YEARS 2024/2025

Account Numbers	Budgeted Funds	Expenditures	Balance	Explanation	RMM
210-01-1000-121100-000	40,000.00	12,000.00	28,000.00	Property Master Plan	5/28/2024
210-74-1516-521300-000	95,200.00	71,400.00	23,800.00	Update Impact Fee Program	2/14/2024
210-74-1516-521301-000	18,950.00	11,369.00	7,581.00	Civicplus	9/22/2022
210-81-1000-572001-000	165,000.00	46,182.00	118,818.00	Blackmon Road	4/20/2023
210-65-1000-572000-000	32,000.00	31,062.15	937.85	J. Joel Edwards Library	6/27/2023
210-61-6122-541402-000	82,410.00	82,410.00	0.00	Irrigation - Recreation Complex	7/30/2024
210-01-1000-121100-000	820,000.00	819,928.20	71.80	Land Purchace (911, Jail, Sheriff)	11/8/2023

PEACH STATE AIRPORT - IMPACT FEE CREDIT					
			MTG DATE		
CREDIT AMOUNT		219,060.00	5/27/2008	NEW BUSINESS LINE F	
CONSTRUCT HANGER		(3,210.67)	3/26/2019	LINE F - PERMIT # 2019-01-044	
SECOND HANGER		(3,696.91)	3/26/2019	LINE G - PERMIT # 2019-02-044	
DEEDED BACK PROPERTY		(39,000.00)	6/13/2018	SCM 11 EXECUTIVE SESSION	
WAREHOUSING		(1,848.46)	10/9/2019	PERMIT # 2019-09-339	
WAREHOUSING		(1,848.46)	10/9/2019	PERMIT # 2019-09-340	
WATER LINE IMPROVEMENTS		(39,970.13)			
Credit Materials not used		1,282.76	4/9/2021	Returned Macon Supply	
Peach State Phase II		(82,622.34)	4/5/2022	Phase II Water Improvements	
WAREHOUSING - 430 Downwind Dr		(3,614.76)	8/15/2024	PERMIT # 2400321	
WAREHOUSING - 421 Jonathans Roost		(1,848.46)	9/23/2024	PERMIT # 2400341	
Residential Condominium - 421 Jonathans Roost		(2,345.13)	9/23/2024	PERMIT # 2400341	
WAREHOUSING - Downwind Dr Lot B		(1,848.46)	12/5/2024	PERMIT # 2400406	
Residential Condominium - Downwind Dr Lot B		(2,345.13)	12/5/2024	PERMIT # 2400406	
WAREHOUSING - Downwind Dr Lot C		(1,848.46)	12/5/2024	PERMIT # 2400407	
Residential Condominium - Downwind Dr Lot C		(2,345.13)	12/5/2024	PERMIT # 2400407	
WAREHOUSING - 74 Downwind Dr		(2,587.84)	12/5/2024	PERMIT # 2400409	
WAREHOUSING - 420 Downwind Dr		(1,283.65)	1/23/2024	PERMIT # 2400420	
WAREHOUSING - 410 Downwind Dr		(1,283.65)	1/23/2024	PERMIT # 2400421	
WAREHOUSING - 400 Downwind Dr		(1,283.65)	1/23/2024	PERMIT # 2400422	
Residential Condominium - 420 Downwind Dr		(2,345.13)	7/9/2025	PERMIT # 2400420	
BALANCE		**23,166.34**			

REFUNDS					
			MTG DATE		

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 325-00-0000-111100-042

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
1275	08/05/2025	5297 ATLANTA PAVING & CONCRETE CONSTRUCTI	Check	No	136,277.40
	325-42-4222-541473-000	Harden Road		38,519.29	
	325-42-4222-541475-000	McCard Lake Road		30,606.67	
	325-42-4222-541474-000	Friendship Circle		23,547.43	
	325-42-4222-541476-000	Gaulding Road		7,447.61	
	325-42-4222-541469-000	Scott/Ward Road		11,005.61	
	325-42-4222-541469-000	Scott/Ward Road		25,150.79	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**1**	**$136,277.40**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**1**	**$136,277.40**

** Denotes Check Numbers that are out of sequence.*

Check Register for 7/24/2025 to 8/6/2026 & Check Numbers 0 to 2147483647
Cash Account 231-00-0000-111100-000

Check Number	Check Date	Vendor Number / Name	Payment Type	EPay	Amount ($)
1028	07/29/2025	1224 MCINTOSH TRAIL CSB	Check	No	833.34
	231-55-5436-572000-000	McIntosh Trail Behavioral Health		833.34	

Description	Count	Amount ($)
ACH	**0**	**$0.00**
Bank of America	**0**	**$0.00**
Check	**1**	**$833.34**
Strategic Payment Services	**0**	**$0.00**
Wells Fargo	**0**	**$0.00**
Paymode X	**0**	**$0.00**
Update Only	**0**	**$0.00**
GRAND TOTAL	**1**	**$833.34**

** Denotes Check Numbers that are out of sequence.*

*100 in the % Used column indicates that no budget exists

Account	Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
100 General Fund					
Revenue					
100-03-1000-311750-000 FRANCHISE FEE TAX- Te	4,000.00	0.00	0.00	4,000.00	0
100-03-1000-371000-061 Rec Authority Donations	1,000.00	0.00	0.00	1,000.00	0
100-03-1000-371000-080 PC Fire Donations - reven	1,000.00	0.00	0.00	1,000.00	0
100-03-1000-371000-091 Animal Shelter Donations	500.00	0.00	0.00	500.00	0
100-03-1330-314200-081 BEER & WINE EXCISE	45,000.00	0.00	0.00	45,000.00	0
100-03-1330-316100-000 Business/ Occupation Lice	45,000.00	427.20	1,230.50	43,769.50	3
100-03-1330-316300-000 FINANCIAL INSTITUTION	93,000.00	0.00	0.00	93,000.00	0
100-03-1330-321100-081 BEER & WINE LICENSE	13,200.00	291.67	291.67	12,908.33	2
100-03-1400-341900-014 Municipal Election Service	5,000.00	0.00	0.00	5,000.00	0
100-03-1400-341901-000 Elections - Board of Educa	5,000.00	0.00	0.00	5,000.00	0
100-03-1400-341910-000 Election Qualifying Fees	5,000.00	0.00	0.00	5,000.00	0
100-03-1500-340000-000 Misc Revenue	20,000.00	0.00	0.00	20,000.00	0
100-03-1500-341400-000 Printing & Copying Servic	200.00	0.20	3.20	196.80	2
100-03-1500-361000-000 Interest Revenue	120,000.00	0.00	0.00	120,000.00	0
100-03-1500-392100-000 Sale of Assets	2,324,569.00	0.00	0.00	2,324,569.00	0
100-03-1510-349300-000 BAD CHECK FEES	100.00	0.00	0.00	100.00	0
100-03-1514-313100-000 LOCAL OPTION SALES T	2,000,000.00	0.00	0.00	2,000,000.00	0
100-03-1514-316200-082 Insurance Premium Tax	1,450,000.00	0.00	0.00	1,450,000.00	0
100-03-1516-342310-000 FINGERPRINTING - ALC	500.00	43.25	43.25	456.75	9
100-03-1545-311000-000 General Property Taxes	10,649,035.00	0.00	0.00	10,649,035.00	0
100-03-1545-311120-000 Timber Tax	10,000.00	0.00	0.00	10,000.00	0
100-03-1545-311200-000 Property Tax - Prior Year	180,000.00	0.00	0.00	180,000.00	0
100-03-1545-311310-000 Motor Vehicle Tax	130,000.00	0.00	0.00	130,000.00	0
100-03-1545-311313-000 Motor Vehicle Admin Fees	18,000.00	0.00	0.00	18,000.00	0
100-03-1545-311315-000 Motor Vehicle - TAVT	1,723,000.00	0.00	0.00	1,723,000.00	0
100-03-1545-311320-000 Mobile Home	12,000.00	0.00	0.00	12,000.00	0
100-03-1545-311340-000 Intangible Tax	150,000.00	13,929.87	13,929.87	136,070.13	9
100-03-1545-311500-000 Property Not on Digest	60,000.00	0.00	0.00	60,000.00	0
100-03-1545-319000-000 Penalties & Interest - Taxe	30,000.00	0.00	0.00	30,000.00	0
100-03-1545-319900-000 Cost & Interest - Taxes	25,000.00	0.00	0.00	25,000.00	0
100-03-1545-341600-000 Fees/ Cost - Tags & Titles	70,000.00	0.00	0.00	70,000.00	0
100-03-1545-341940-000 Tax Collection - Commissi	340,000.00	0.00	0.00	340,000.00	0
100-03-1545-346900-000 Tag Mailout Fees	5,000.00	0.00	0.00	5,000.00	0
100-03-1545-383000-000 Insurance Reimbursemen	10,000.00	0.00	0.00	10,000.00	0
100-03-1550-311400-000 Heavy Equipment - Taxes	3,000.00	0.00	0.00	3,000.00	0
100-03-2150-311600-000 Real Estate Transfer	50,000.00	5,784.90	5,784.90	44,215.10	12
100-03-2150-351110-000 Clerk of Superior Court	140,000.00	18,765.00	18,765.00	121,235.00	13

*100 in the % Used column indicates that no budget exists

Account	Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
100-03-2400-351130-000 Magistrate Court	15,000.00	0.00	0.00	15,000.00	0
100-03-2400-351130-091 Animal Ordinance Violatio	5,000.00	0.00	0.00	5,000.00	0
100-03-2400-351131-000 Sheriff Services - Magistra	23,000.00	0.00	0.00	23,000.00	0
100-03-2450-351150-000 Probate Court	150,000.00	0.00	0.00	150,000.00	0
100-03-3300-342000-000 Sheriff Services - Superio	30,000.00	900.00	900.00	29,100.00	3
100-03-3300-342100-000 Sheriff Service -Board of E	250,000.00	0.00	0.00	250,000.00	0
100-03-3326-342330-000 INMATE HOUSING REVE	5,000.00	0.00	0.00	5,000.00	0
100-03-3420-389001-000 Restitution - Other	500.00	0.00	0.00	500.00	0
100-03-3920-331151-000 HAZARD MITIGATION GF	11,340.00	0.00	0.00	11,340.00	0
100-03-3960-334151-000 GSWCC WATERSHED D/	1,500.00	0.00	0.00	1,500.00	0
100-03-4000-343000-000 Culvert Permit Fees	25,000.00	600.00	4,400.00	20,600.00	18
100-03-4226-346901-000 SALE OF SCRAP METAL	2,500.00	195.00	1,756.50	743.50	70
100-03-4530-344150-045 TRANSFER STATION LE/	10,000.00	0.00	0.00	10,000.00	0
100-03-5431-334103-000 GEMA/HS - EMPG perfor	7,600.00	0.00	0.00	7,600.00	0
100-03-5520-346000-000 SENIOR CITIZEN CENTE	90,000.00	0.00	0.00	90,000.00	0
100-03-6500-347100-000 LIBRARY COPIER FEES	2,500.00	0.00	0.00	2,500.00	0
100-03-7220-322200-000 Building Permits	290,000.00	15,079.36	26,120.11	263,879.89	9
100-03-7400-322210-000 Zoning & Land Use Fees	25,000.00	450.00	2,068.25	22,931.75	8
100-03-7410-323900-000 Plat Reviews	3,000.00	150.00	250.00	2,750.00	8
100-03-7410-323901-000 CODE ENFOREMENT SE	1,000.00	0.00	0.00	1,000.00	0
100-03-7510-346900-000 ADMIN FEE - DEVELOPM	116,968.00	0.00	0.00	116,968.00	0
Revenue Subtotal	**$20,803,012.00**	**$56,616.45**	**$75,543.25**	**$20,727,468.75**	**0**
Expenditure					
100-10-1310-579000-000 CONTINGENCIES	100,000.00	0.00	0.00	100,000.00	0
100-13-1000-512101-000 HRA Contribution	5,500.00	0.00	0.00	5,500.00	0
100-13-1000-523100-000 ACCG-INS - PROPERTY	300,000.00	0.00	297,089.00	2,911.00	99
100-13-1000-523200-000 COMMUNICATIONS - PH	10,000.00	800.72	1,576.95	8,423.05	16
100-13-1000-523900-000 EMPLOYEE SCREENING	850.00	0.00	35.00	815.00	4
100-13-1300-512600-000 UNEMPLOYMENT PAYM	5,000.00	0.00	0.00	5,000.00	0
100-13-1300-512900-000 UNIFORMS	250.00	0.00	0.00	250.00	0
100-13-1300-523201-000 CELL PHONE COMMUNI	600.00	48.98	48.98	551.02	8
100-13-1300-523232-000 EQUIPMENT RENTAL	2,000.00	0.00	0.00	2,000.00	0
100-13-1300-523300-000 LEGAL PUBLICATION	7,500.00	535.01	535.01	6,964.99	7
100-13-1300-523500-000 TRAVEL	20,940.00	0.00	0.00	20,940.00	0
100-13-1300-523600-000 DUES & FEES	8,000.00	0.00	2,130.00	5,870.00	27
100-13-1300-523700-000 TRAINING	13,050.00	0.00	0.00	13,050.00	0
100-13-1300-523850-000 CONTRACT SERVICES	65,000.00	599.99	12,269.35	52,730.65	19
100-13-1300-523900-000 POSTAGE	2,400.00	196.62	296.62	2,103.38	12
100-13-1300-531000-000 SUPPLIES	7,500.00	351.70	719.88	6,780.12	10

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100-13-1300-531270-000 GAS\DIESEL	200.00	0.00	0.00	200.00	0
100-13-1300-531400-000 LEGAL RESOURCES	2,500.00	0.00	0.00	2,500.00	0
100-13-1310-511100-000 REGULAR (COMM) EMPL	155,547.00	0.00	0.00	155,547.00	0
100-13-1310-512100-000 GROUP (COMM) INSURA	74,465.00	0.00	16.28	74,448.72	0
100-13-1310-512200-000 FICA & MEDICARE	11,900.00	0.00	921.53	10,978.47	8
100-13-1310-512700-000 WORKERS COMPENSAT	121,000.00	0.00	47,506.50	73,493.50	39
100-13-1320-511100-000 REGULAR (CO MGR) EM	65,000.00	0.00	2,250.00	62,750.00	3
100-13-1320-512100-000 GROUP (CO MGR) INSU	10,065.00	0.00	0.00	10,065.00	0
100-13-1320-512200-000 FICA & MEDICARE	4,973.00	0.00	191.25	4,781.75	4
100-13-1320-512400-000 RETIREMENT CONTRIBU	10,612.00	0.00	0.00	10,612.00	0
100-13-1330-511100-000 REGULAR (ADMINISTRA	262,239.00	0.00	7,252.02	254,986.98	3
100-13-1330-512100-000 GROUP (ADM) INSURAN	51,432.00	0.00	0.00	51,432.00	0
100-13-1330-512200-000 FICA & MEDICARE	20,062.00	0.00	1,165.34	18,896.66	6
100-13-1330-512400-000 RETIREMENT CONTRIBU	27,282.00	0.00	0.00	27,282.00	0
100-13-1330-523300-000 Advertising & Marketing	3,600.00	276.12	276.12	3,323.88	8
100-13-1500-523901-000 BANK SERVICE CHARGE	500.00	0.00	0.00	500.00	0
100-13-1530-521200-000 PROFESSIONAL SVC - L	96,000.00	7,708.27	15,416.54	80,583.46	16
100-13-1530-521201-000 PROF SVC - ATTORNEY	10,000.00	184.25	316.50	9,683.50	3
100-13-1540-573000-000 EMPLOYEE RECOGNITI	8,500.00	0.00	0.00	8,500.00	0
100-13-1560-521200-000 PROF SVC - AUDIT	35,000.00	0.00	0.00	35,000.00	0
100-13-3000-523101-000 ACCG-INS - PTSD FIRST	15,000.00	4,070.00	4,070.00	10,930.00	27
100-13-4400-531210-000 WATER/SEWAGE	1,200.00	91.50	91.50	1,108.50	8
100-13-4600-531530-000 ELECTRICITY	7,000.00	13.75	13.75	6,986.25	0
100-13-8000-582016-000 UNITED BANK LOAN 380	127,569.00	63,259.90	63,259.90	64,309.10	50
100-14-1400-511100-000 REGULAR EMPLOYEES	191,113.00	0.00	5,290.24	185,822.76	3
100-14-1400-511200-000 Board Compensation	4,000.00	0.00	0.00	4,000.00	0
100-14-1400-512100-000 GROUP INSURANCE	46,407.00	0.00	10.85	46,396.15	0
100-14-1400-512101-000 HRA CONTRIBUTION	1,750.00	0.00	0.00	1,750.00	0
100-14-1400-512200-000 FICA & MEDICARE	14,926.00	0.00	937.72	13,988.28	6
100-14-1400-512400-000 RETIREMENT CONTRIBU	9,059.00	0.00	0.00	9,059.00	0
100-14-1400-522200-000 REPAIRS & MAINTENAN	500.00	0.00	0.00	500.00	0
100-14-1400-523200-000 COMMUNICATIONS - PH	1,525.00	403.00	575.05	949.95	38
100-14-1400-523300-000 ADVERTISING	800.00	106.20	106.20	693.80	13
100-14-1400-523500-000 TRAVEL	6,000.00	69.37	69.37	5,930.63	1
100-14-1400-523600-000 DUES & FEES	700.00	0.00	0.00	700.00	0
100-14-1400-523700-000 TRAINING	2,300.00	0.00	0.00	2,300.00	0
100-14-1400-523850-000 Poll Workers - Contract S	104,128.00	90.00	2,787.00	101,341.00	3
100-14-1400-523900-000 POSTAGE	3,500.00	44.74	44.74	3,455.26	1
100-14-1400-531000-000 SUPPLIES	12,000.00	714.74	739.46	11,260.54	6

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100-14-1400-542500-000 OTHER EQUIPMENT	1,000.00	0.00	0.00	1,000.00	0
100-14-1500-523850-000 CONTRACT SERVICES	27,500.00	927.34	9,035.65	18,464.35	33
100-14-4400-531210-000 WATER /SEWAGE	350.00	26.27	26.27	323.73	8
100-14-4600-531530-000 ELECTRICITY EXP	2,500.00	27.50	27.50	2,472.50	1
100-14-4700-531520-000 NATURAL GAS EXPENSE	250.00	0.00	0.00	250.00	0
100-15-1000-523300-000 LEGAL PUBLICATION	200.00	0.00	0.00	200.00	0
100-15-1000-523500-000 BD OF EQ TRAVEL	400.00	0.00	0.00	400.00	0
100-15-1000-523700-000 BD OF EQ TRAINING	1,000.00	0.00	0.00	1,000.00	0
100-15-1000-531000-000 BD OF EQ - SUPPLIES	50.00	0.00	0.00	50.00	0
100-15-1330-521100-000 BD OF EQ PER DIEM	1,400.00	0.00	0.00	1,400.00	0
100-15-1330-521200-000 Comp Pay	1,000.00	0.00	0.00	1,000.00	0
100-15-1550-523900-000 POSTAGE	150.00	0.00	0.00	150.00	0
100-16-1545-511100-000 REGULAR EMPLOYEES	245,349.00	0.00	8,396.29	236,952.71	3
100-16-1545-512100-000 GROUP INSURANCE	43,076.00	0.00	21.70	43,054.30	0
100-16-1545-512101-000 HRA CONTRIBUTION	1,500.00	25.00	40.00	1,460.00	3
100-16-1545-512200-000 FICA & MEDICARE	18,770.00	0.00	1,276.05	17,493.95	7
100-16-1545-512400-000 RETIREMENT CONTRIBU	13,860.00	0.00	0.00	13,860.00	0
100-16-1545-521200-000 PROFESSIONAL SVC	9,300.00	0.00	0.00	9,300.00	0
100-16-1545-523200-000 COMMUNICATIONS - PH	2,200.00	483.60	706.08	1,493.92	32
100-16-1545-523300-000 ADVERTISING/LEGAL PU	50.00	0.00	0.00	50.00	0
100-16-1545-523400-000 PRINTING & BINDING	850.00	0.00	0.00	850.00	0
100-16-1545-523500-000 TRAVEL	800.00	0.00	0.00	800.00	0
100-16-1545-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-16-1545-523700-000 TRAINING	865.00	0.00	0.00	865.00	0
100-16-1545-523850-000 CONTRACT SVC	39,500.00	750.00	1,500.00	38,000.00	4
100-16-1545-523900-000 POSTAGE	4,400.00	283.69	283.69	4,116.31	6
100-16-1545-531000-000 SUPPLIES	4,700.00	14.74	98.44	4,601.56	2
100-16-4400-531210-000 WATER / SEWAGE	360.00	27.46	27.46	332.54	8
100-16-4600-531530-000 ELECTRICITY EXP -TAX	2,250.00	13.75	13.75	2,236.25	1
100-16-4700-531220-000 NATURAL GAS EXPENS	250.00	0.00	0.00	250.00	0
100-17-1300-523201-000 CELL PHONE COMMUNI	1,500.00	78.45	78.45	1,421.55	5
100-17-1550-511100-000 REGULAR EMPLOYEES	279,015.00	0.00	8,342.63	270,672.37	3
100-17-1550-511200-000 BOARD COMPENSATION	7,000.00	0.00	180.00	6,820.00	3
100-17-1550-512100-000 GROUP INSURANCE	99,913.00	0.00	32.55	99,880.45	0
100-17-1550-512101-000 HRA CONTRIBUTION	4,500.00	400.00	658.33	3,841.67	15
100-17-1550-512200-000 FICA & MEDICARE	21,880.00	0.00	1,231.83	20,648.17	6
100-17-1550-512400-000 RETIREMENT CONTRIBU	21,588.00	0.00	0.00	21,588.00	0
100-17-1550-523200-000 COMMUNICATIONS - PH	2,250.00	322.40	544.88	1,705.12	24
100-17-1550-523300-000 ADVERTISING	500.00	0.00	0.00	500.00	0

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100-17-1550-523400-000 PRINTING & BINDING	8,500.00	0.00	0.00	8,500.00	0
100-17-1550-523500-000 TRAVEL	8,000.00	0.00	0.00	8,000.00	0
100-17-1550-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-17-1550-523700-000 TRAINING	2,500.00	0.00	0.00	2,500.00	0
100-17-1550-523850-000 CONTRACT SVC	162,031.00	800.00	1,791.48	160,239.52	1
100-17-1550-523900-000 POSTAGE	1,500.00	103.45	103.45	1,396.55	7
100-17-1550-531000-000 SUPPLIES	2,000.00	64.74	89.46	1,910.54	4
100-17-1550-531270-000 GAS/DIESEL	6,000.00	0.00	0.00	6,000.00	0
100-17-1550-542200-000 VEHICLES M&R	1,500.00	0.00	0.00	1,500.00	0
100-17-1550-542400-000 COMPUTERS	0.00	29.99	29.99	-29.99	*100
100-17-4400-531210-000 WATER/SEWAGE	500.00	33.43	33.43	466.57	7
100-17-4600-531530-000 ELECTRICITY	2,850.00	13.75	13.75	2,836.25	0
100-17-4700-531220-000 NATURAL GAS	250.00	0.00	0.00	250.00	0
100-18-1300-523201-000 CELL PHONE COMMUNI	600.00	43.94	43.94	556.06	7
100-18-1565-511100-000 REGULAR EMPLOYEES	147,591.00	0.00	5,064.06	142,526.94	3
100-18-1565-511300-000 OVERTIME	1,000.00	0.00	84.55	915.45	8
100-18-1565-512100-000 GROUP INSURANCE	28,646.00	0.00	5.43	28,640.57	0
100-18-1565-512101-000 HRA CONTRIBUTION	1,750.00	0.00	0.00	1,750.00	0
100-18-1565-512200-000 FICA & MEDICARE	11,368.00	0.00	805.07	10,562.93	7
100-18-1565-512400-000 RETIREMENT CONTRIBU	16,476.00	0.00	0.00	16,476.00	0
100-18-1565-512900-000 UNIFORMS	750.00	0.00	0.00	750.00	0
100-18-1565-522100-000 CLEANING SUPPLIES	7,000.00	532.25	532.25	6,467.75	8
100-18-1565-522200-000 MAINTENANCE RPRS/E	117,500.00	1,098.57	2,451.07	115,048.93	2
100-18-1565-522201-000 CONTRACT SERVICES -	80,410.00	4,641.66	7,376.90	73,033.10	9
100-18-1565-531210-000 WATER / SEWAGE	500.00	25.00	25.00	475.00	5
100-18-1565-531520-000 PROPANE GAS	1,500.00	0.00	0.00	1,500.00	0
100-18-1565-531700-000 SUPPLIES - SMALL EQU	1,000.00	0.00	0.00	1,000.00	0
100-18-1565-542200-000 VEHICLES M& R	2,500.00	0.00	873.32	1,626.68	35
100-18-4600-531530-000 ELECTRICITY EXPENSE	2,600.00	213.30	213.30	2,386.70	8
100-18-4700-531270-000 GAS/DIESEL	7,500.00	0.00	0.00	7,500.00	0
100-20-2000-521200-000 PROFESSIONAL SERVIC	10,000.00	0.00	0.00	10,000.00	0
100-20-2000-531300-000 FOOD	400.00	0.00	0.00	400.00	0
100-20-2000-531600-000 SMALL EQUIPMENT	1,000.00	0.00	0.00	1,000.00	0
100-20-2100-531100-000 SUPPLIES / MATERIALS	1,500.00	0.00	0.00	1,500.00	0
100-20-2150-521100-000 CIRCUIT COURT	118,960.00	0.00	31,838.75	87,121.25	27
100-20-2300-521100-000 COURT INTERPRETER /	0.00	0.00	223.20	-223.20	*100
100-20-2500-521100-000 COURT REPORTER	19,000.00	400.00	400.00	18,600.00	2
100-20-2700-523850-000 JUROR PER DIEM	10,000.00	0.00	0.00	10,000.00	0
100-20-2750-523200-000 COMMUNICATIONS - PH	2,200.00	403.00	625.48	1,574.52	28

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100-20-2750-523851-000 Contract Services	4,000.00	0.00	0.00	4,000.00	0
100-20-2800-521000-000 GUARDIAN AD LITEM	26,000.00	2,166.67	4,333.34	21,666.66	17
100-20-4400-531210-000 WATER / SEWAGE	1,130.00	91.50	91.50	1,038.50	8
100-20-4600-531530-000 ELECTRICITY EXPENSE	30,000.00	41.25	41.25	29,958.75	0
100-21-2180-511100-000 REGULAR EMPLOYEES	229,787.00	0.00	7,903.80	221,883.20	3
100-21-2180-512100-000 GROUP INSURANCE	58,425.00	0.00	21.70	58,403.30	0
100-21-2180-512101-000 HRA CONTRIBUTION	3,500.00	97.12	106.68	3,393.32	3
100-21-2180-512200-000 FICA & MEDICARE	17,579.00	0.00	1,239.76	16,339.24	7
100-21-2180-512400-000 RETIREMENT CONTRIBU	22,574.00	0.00	0.00	22,574.00	0
100-21-2180-522200-000 REPAIRS & MAINTENAN	0.00	0.00	270.00	-270.00	*100
100-21-2180-523200-000 COMMUNICATIONS - PH	1,912.00	483.60	634.87	1,277.13	33
100-21-2180-523300-000 ADVERTISING/ LEGAL P	500.00	0.00	0.00	500.00	0
100-21-2180-523400-000 PRINTING & BINDING	1,000.00	0.00	333.00	667.00	33
100-21-2180-523500-000 TRAVEL	2,500.00	0.00	0.00	2,500.00	0
100-21-2180-523600-000 DUES & FEES	600.00	0.00	0.00	600.00	0
100-21-2180-523700-000 TRAINING	2,500.00	0.00	0.00	2,500.00	0
100-21-2180-523850-000 CONTRACT SERVICES	32,000.00	100.00	3,680.28	28,319.72	12
100-21-2180-523900-000 POSTAGE	3,000.00	203.38	344.68	2,655.32	11
100-21-2180-531000-000 SUPPLIES	4,000.00	84.91	84.91	3,915.09	2
100-21-2180-531400-000 LEGAL PUBLICATIONS	500.00	0.00	0.00	500.00	0
100-21-2180-542401-000 Historical Deed Indexing F	2,456.00	0.00	0.00	2,456.00	0
100-22-2200-521100-000 DISTRICT ATTORNEY	215,733.00	0.00	53,933.25	161,799.75	25
100-22-2200-523200-000 COMMUNICATIONS- PH(	1,900.00	403.00	600.27	1,299.73	32
100-22-4700-522200-000 Contract Services	3,670.00	300.00	600.00	3,070.00	16
100-23-1300-523201-000 CELL PHONE - COMMUN	500.00	40.44	40.44	459.56	8
100-23-2400-511100-000 REGULAR EMPLOYEES	274,492.00	0.00	9,043.30	265,448.70	3
100-23-2400-512100-000 GROUP INSURANCE	28,860.00	0.00	16.28	28,843.72	0
100-23-2400-512101-000 HRA CONTRIBUTION	1,750.00	314.69	750.00	1,000.00	43
100-23-2400-512200-000 FICA & MEDICARE	20,999.00	0.00	1,262.69	19,736.31	6
100-23-2400-512400-000 RETIREMENT CONTRIBU	17,225.00	0.00	0.00	17,225.00	0
100-23-2400-522200-000 CONTRACT SERVICES	15,987.00	600.00	1,805.28	14,181.72	11
100-23-2400-523200-000 COMMUNICATIONS - PH	1,729.00	403.00	600.27	1,128.73	35
100-23-2400-523300-000 ADVERTISING	40.00	0.00	0.00	40.00	0
100-23-2400-523400-000 PRINTING & BINDING	500.00	170.00	170.00	330.00	34
100-23-2400-523500-000 TRAVEL	1,750.00	0.00	0.00	1,750.00	0
100-23-2400-523600-000 DUES & FEES	1,816.00	0.00	0.00	1,816.00	0
100-23-2400-523700-000 TRAINING	1,000.00	0.00	0.00	1,000.00	0
100-23-2400-523850-000 PROFESSIONAL SERVIC	1,000.00	0.00	0.00	1,000.00	0
100-23-2400-523900-000 POSTAGE	1,668.00	164.23	164.23	1,503.77	10

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100-23-2400-531000-000 SUPPLIES	3,300.00	90.31	90.31	3,209.69	3
100-23-2400-531400-000 LEGAL PUBLICATIONS	850.00	0.00	0.00	850.00	0
100-24-2450-511100-000 REGULAR EMPLOYEES	193,646.00	0.00	5,084.59	188,561.41	3
100-24-2450-512100-000 GROUP INSURANCE	47,037.00	0.00	10.85	47,026.15	0
100-24-2450-512101-000 HRA CONTRIBUTION	3,000.00	25.00	217.11	2,782.89	7
100-24-2450-512200-000 FICA & MEDICARE	14,814.00	0.00	826.10	13,987.90	6
100-24-2450-512400-000 RETIREMENT CONTRIBU	5,094.00	210.00	315.00	4,779.00	6
100-24-2450-522200-000 CONTRACT SERVICES	11,500.00	300.00	907.41	10,592.59	8
100-24-2450-523200-000 COMMUNICATIONS - PH	2,139.00	403.00	625.48	1,513.52	29
100-24-2450-523500-000 TRAVEL	6,003.00	0.00	0.00	6,003.00	0
100-24-2450-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-24-2450-523700-000 TRAINING	3,320.00	0.00	450.00	2,870.00	14
100-24-2450-523900-000 POSTAGE	2,050.00	214.63	214.63	1,835.37	10
100-24-2450-531000-000 SUPPLIES	6,000.00	6.32	6.32	5,993.68	0
100-28-2800-521000-000 PUBLIC DEFENDER	186,448.00	0.00	46,612.00	139,836.00	25
100-32-3326-523500-000 TRAVEL	200.00	0.00	0.00	200.00	0
100-32-3326-531000-000 INMATE SUPPLIES	24,000.00	1,069.60	1,451.73	22,548.27	6
100-32-3350-523850-000 SUPPORT OF INMATES	40,000.00	0.00	0.00	40,000.00	0
100-32-3350-531300-000 FOOD FOR INMATES	73,832.00	3,089.61	6,147.17	67,684.83	8
100-32-3370-523100-000 INMATE MEDICAL	125,486.00	0.00	23,065.11	102,420.89	18
100-33-1300-523201-000 CELL PHONE COMMUNI	16,555.00	1,453.42	1,453.42	15,101.58	9
100-33-3300-511100-000 REGULAR EMPLOYEES	1,755,249.00	0.00	53,637.61	1,701,611.39	3
100-33-3300-511300-000 OVERTIME	91,135.00	0.00	2,685.21	88,449.79	3
100-33-3300-512100-000 GROUP INSURANCE	459,245.00	0.00	81.39	459,163.61	0
100-33-3300-512101-000 HRA CONTRIBUTION	18,750.00	0.00	0.00	18,750.00	0
100-33-3300-512200-000 FICA & MEDICARE	141,249.00	0.00	8,516.15	132,732.85	6
100-33-3300-512400-000 RETIREMENT CONTRIBU	173,173.00	0.00	1,365.00	171,808.00	1
100-33-3300-512900-000 UNIFORMS	67,000.00	672.82	672.82	66,327.18	1
100-33-3300-521200-000 CONTRACT SERVICES	147,656.00	4,795.42	35,691.91	111,964.09	24
100-33-3300-523200-000 COMMUNICATIONS - PH	8,600.00	1,853.80	2,626.51	5,973.49	31
100-33-3300-523400-000 PRINTING & BINDING	1,362.00	0.00	0.00	1,362.00	0
100-33-3300-523500-000 TRAVEL	4,000.00	0.00	0.00	4,000.00	0
100-33-3300-523600-000 DUES & FEES	2,000.00	0.00	353.30	1,646.70	18
100-33-3300-523700-000 TRAINING	2,500.00	0.00	0.00	2,500.00	0
100-33-3300-523900-000 POSTAGE	700.00	52.72	52.72	647.28	8
100-33-3300-531000-000 SUPPLIES	33,000.00	911.64	1,139.08	31,860.92	3
100-33-3300-531270-000 GAS/DIESEL	93,500.00	0.00	0.00	93,500.00	0
100-33-3321-531100-000 INVESTIGATION SUPPLI	2,000.00	209.40	209.40	1,790.60	10
100-33-3323-522200-000 VEHICLES- M&R	70,000.00	1,876.26	2,509.12	67,490.88	4

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100-33-3355-522200-000 REPAIRS & MAINTENAN	1,500.00	0.00	0.00	1,500.00	0
100-33-4400-531210-000 WATER / SEWAGE	2,500.00	173.65	173.65	2,326.35	7
100-33-4600-531530-000 ELECTRICITY EXPENSE	16,000.00	265.95	265.95	15,734.05	2
100-33-4700-531220-000 NATURAL GAS EXP	1,600.00	107.57	107.57	1,492.43	7
100-34-3326-511100-000 REGULAR EMPLOYEES	870,989.00	0.00	33,623.71	837,365.29	4
100-34-3326-511300-000 OVERTIME	45,000.00	0.00	2,056.21	42,943.79	5
100-34-3326-512100-000 GROUP INSURANCE	154,205.00	0.00	37.98	154,167.02	0
100-34-3326-512101-000 HRA CONTRIBUTION	9,000.00	50.00	50.00	8,950.00	1
100-34-3326-512200-000 FICA & MEDICARE	70,074.00	0.00	5,340.49	64,733.51	8
100-34-3326-512400-000 RETIREMENT CONTRIBU	74,620.00	0.00	0.00	74,620.00	0
100-34-3326-512900-000 UNIFORMS	3,500.00	280.64	540.47	2,959.53	15
100-34-3326-521200-000 PROFESSIONAL SVC	2,250.00	0.00	0.00	2,250.00	0
100-34-3326-522200-000 REPAIRS & MAINTENAN	1,500.00	0.00	0.00	1,500.00	0
100-34-3326-523200-000 COMMUNICATIONS - PH	3,000.00	403.00	701.11	2,298.89	23
100-34-3326-523700-000 TRAINING	3,000.00	56.00	406.00	2,594.00	14
100-34-3326-523850-000 CONTRACT SERVICES	28,848.00	575.18	809.43	28,038.57	3
100-34-3326-523900-000 POSTAGE	150.00	6.24	6.24	143.76	4
100-34-3326-531000-000 SUPPLIES - JAIL	3,000.00	17.98	17.98	2,982.02	1
100-34-3326-531270-000 GAS/DIESEL	12,000.00	0.00	0.00	12,000.00	0
100-34-3326-542200-000 VEHICLES - M & R	6,000.00	0.00	0.00	6,000.00	0
100-34-3360-531700-000 RECORD BOOKS	1,200.00	0.00	0.00	1,200.00	0
100-34-4400-531210-000 WATER / SEWAGE - JAIL	12,055.00	887.22	887.22	11,167.78	7
100-34-4600-531530-000 ELECTRICITY - JAIL	12,086.00	0.00	0.00	12,086.00	0
100-34-4700-531220-000 NATURAL GAS - JAIL	1,500.00	99.29	99.29	1,400.71	7
100-37-3700-511100-000 REGULAR EMPLOYEES	25,000.00	0.00	0.00	25,000.00	0
100-37-3700-512100-000 GROUP INSURANCE	23,624.00	0.00	0.00	23,624.00	0
100-37-3700-512200-000 FICA & MEDICARE	1,913.00	0.00	135.72	1,777.28	7
100-37-3700-522200-000 VEHICLES M&R	500.00	0.00	0.00	500.00	0
100-37-3700-522250-000 Transport	3,500.00	0.00	0.00	3,500.00	0
100-37-3700-523000-000 Other Purchased / Indiger	1,000.00	0.00	0.00	1,000.00	0
100-37-3700-523200-000 COMMUNICATIONS - PH	480.00	38.01	38.01	441.99	8
100-37-3700-523500-000 TRAVEL	2,400.00	0.00	0.00	2,400.00	0
100-37-3700-523600-000 DUES & FEES	450.00	0.00	0.00	450.00	0
100-37-3700-523700-000 TRAINING	1,080.00	0.00	0.00	1,080.00	0
100-37-3700-523850-000 CONTRACT SERVICES	162.00	0.00	0.00	162.00	0
100-37-3700-531000-000 SUPPLIES	7,500.00	0.00	0.00	7,500.00	0
100-37-3700-531100-000 INVESTIGATION EXPENS	200.00	0.00	0.00	200.00	0
100-37-3700-531270-000 GAS/DIESEL	250.00	0.00	0.00	250.00	0
100-37-4600-531530-000 ELECTRICITY EXPENSE	150.00	13.75	13.75	136.25	9

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100-38-3800-511100-000 REGULAR EMPLOYEES	0.00	0.00	33,796.80	-33,796.80	*100
100-38-3800-511300-000 OVERTIME	0.00	0.00	4,377.43	-4,377.43	*100
100-38-3800-512200-000 FICA & MEDICARE	0.00	0.00	2,701.84	-2,701.84	*100
100-39-3940-572000-000 AMBULANCE CONTRAC	898,222.00	74,851.33	149,702.66	748,519.34	17
100-42-1300-523201-000 CELL PHONE COMMUNI	1,500.00	136.86	136.86	1,363.14	9
100-42-1500-531300-000 FOOD & VENDING SERV	300.00	0.00	0.00	300.00	0
100-42-4100-523200-000 COMMUNICATION- PHO	2,800.00	80.60	306.76	2,493.24	11
100-42-4100-523300-000 ADVERTISING	150.00	525.69	525.69	-375.69	350
100-42-4210-511100-000 REGULAR EMPLOYEES	970,182.00	0.00	25,488.84	944,693.16	3
100-42-4210-511300-000 OVERTIME	20,000.00	0.00	506.79	19,493.21	3
100-42-4210-512100-000 GROUP INSURANCE	282,480.00	0.00	54.26	282,425.74	0
100-42-4210-512101-000 HRA CONTRIBUTION	12,250.00	25.00	322.99	11,927.01	3
100-42-4210-512200-000 FICA & MEDICARE	75,749.00	0.00	4,251.23	71,497.77	6
100-42-4210-512400-000 RETIREMENT CONTRIBU	98,945.00	0.00	0.00	98,945.00	0
100-42-4220-522000-000 SIGN M&R	12,000.00	1,222.84	1,222.84	10,777.16	10
100-42-4220-522200-000 EQUIPMENT M&R	110,000.00	17,551.67	19,283.05	90,716.95	18
100-42-4220-531000-000 SUPPLIES	5,000.00	0.00	0.00	5,000.00	0
100-42-4220-531270-000 GAS/DIESEL	130,000.00	0.00	0.00	130,000.00	0
100-42-4220-531500-000 CULVERT PIPES	70,000.00	0.00	0.00	70,000.00	0
100-42-4220-531600-000 SMALL EQUIPMENT	7,500.00	0.00	0.00	7,500.00	0
100-42-4220-542200-000 VEHICLES- M&R	80,000.00	1,367.90	3,887.12	76,112.88	5
100-42-4221-541400-000 M&R- PAVED & UNPAVEI	710,000.00	62,272.29	108,436.31	601,563.69	15
100-42-4230-541400-000 M&R- BRIDGES	10,000.00	0.00	0.00	10,000.00	0
100-42-4270-523850-000 CONTRACT SVC	15,000.00	482.23	7,082.23	7,917.77	47
100-42-4400-531210-000 WATER / SEWAGE	2,100.00	81.35	81.35	2,018.65	4
100-42-4600-531530-000 ELECTRICITY EXPENSE	6,500.00	539.70	539.70	5,960.30	8
100-42-4700-531520-000 PROPANE GAS EXPENS	1,500.00	0.00	0.00	1,500.00	0
100-42-8000-581004-000 CAT LEASE # 70010402 I	40,304.00	0.00	4,383.94	35,920.06	11
100-42-8000-582013-000 Cat Lease# 0170035602	55,267.00	0.00	1,001.41	54,265.59	2
100-42-8000-582205-000 CAT Lease#???? Skid Ste	14,800.00	0.00	2,467.18	12,332.82	17
100-42-8000-582210-000 CAT Lease#???? Excavat	30,024.00	0.00	5,004.00	25,020.00	17
100-42-8000-582215-000 CAT Lease#???? Wheel L	32,080.00	0.00	5,346.52	26,733.48	17
100-42-8000-582220-000 CAT Lease#???? Dozier D	18,365.00	0.00	3,060.76	15,304.24	17
100-42-8000-582225-000 CAT Lease#???? Motor G	40,693.00	3,391.00	10,173.00	30,520.00	25
100-42-8000-582230-000 CAT Lease#???? Motor G	40,693.00	3,391.00	10,173.00	30,520.00	25
100-45-4560-523850-000 CONTRACT SERVICES	32,000.00	0.00	8,340.66	23,659.34	26
100-50-5100-572000-000 BOARD OF HEALTH	87,300.00	7,275.00	14,550.00	72,750.00	17
100-54-5400-572000-000 DFACS	18,053.00	1,504.42	3,008.84	15,044.16	17
100-55-5500-572000-000 MCINTOSH TRAIL RDC D	19,500.00	0.00	0.00	19,500.00	0

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100-55-5540-572000-000 MCTRAIL-PUBLIC TRANS	10,500.00	0.00	0.00	10,500.00	0
100-56-5520-511100-000 REGULAR EMPLOYEES	105,375.00	0.00	2,960.55	102,414.45	3
100-56-5520-512100-000 GROUP INSURANCE - BI	9,613.00	0.00	5.43	9,607.57	0
100-56-5520-512101-000 HRA CONTRIBUTION	750.00	0.00	0.00	750.00	0
100-56-5520-512200-000 FICA & MEDICARE	8,062.00	0.00	507.04	7,554.96	6
100-56-5520-512400-000 RETIREMENT CONTRIBU	4,103.00	0.00	0.00	4,103.00	0
100-56-5520-521100-000 Contract Services	2,566.00	0.00	0.00	2,566.00	0
100-56-5520-523200-000 COMMUNICATIONS - PH	2,700.00	180.60	385.76	2,314.24	14
100-56-5520-523500-000 TRAVEL	600.00	0.00	0.00	600.00	0
100-56-5520-523700-000 TRAINING	125.00	0.00	0.00	125.00	0
100-56-5520-523900-000 POSTAGE	100.00	0.00	0.00	100.00	0
100-56-5520-531100-000 SUPPLIES	1,600.00	0.00	0.00	1,600.00	0
100-56-5520-531210-000 WATER / SEWER SENIO	400.00	29.00	29.00	371.00	7
100-56-5520-531270-000 GAS / DIESEL	3,000.00	0.00	0.00	3,000.00	0
100-56-5520-531300-000 CONGREGATE MEAL EX	80,000.00	0.00	0.00	80,000.00	0
100-56-5520-531301-000 HOME DELIVERED MEA	92,602.00	0.00	0.00	92,602.00	0
100-56-5520-531530-000 ELECTRICITY - SENIOR	9,500.00	746.00	746.00	8,754.00	8
100-56-5520-542200-000 VEHICLE REPAIRS & MA	2,500.00	0.00	0.00	2,500.00	0
100-61-4750-523200-000 COMMUNICATIONS - PH	1,600.00	322.40	448.46	1,151.54	28
100-61-6110-511100-000 REGULAR EMPLOYEES	321,097.00	0.00	10,806.36	310,290.64	3
100-61-6110-512100-000 GROUP INSURANCE	97,817.00	0.00	21.70	97,795.30	0
100-61-6110-512101-000 HRA CONTRIBUTION	4,000.00	0.00	0.00	4,000.00	0
100-61-6110-512200-000 FICA & MEDICARE	24,564.00	0.00	1,588.69	22,975.31	6
100-61-6110-512400-000 RETIREMENT CONTRIBU	26,797.00	0.00	0.00	26,797.00	0
100-61-6110-521100-000 CONTRACT SERVICES	6,232.00	300.00	600.00	5,632.00	10
100-61-6120-572000-000 RECREATION AUTHORI	294,000.00	24,500.00	49,000.00	245,000.00	17
100-65-4750-523200-000 COMMUNICATIONS - PH	725.00	161.20	211.62	513.38	29
100-65-6500-511100-000 LIBRARY EMPLOYEES	145,797.00	0.00	4,584.33	141,212.67	3
100-65-6500-512100-000 GROUP INSURANCE	27,788.00	0.00	10.85	27,777.15	0
100-65-6500-512101-000 HRA CONTRIBUTION	1,750.00	0.00	0.00	1,750.00	0
100-65-6500-512200-000 FICA & MEDICARE	11,154.00	0.00	792.57	10,361.43	7
100-65-6500-512400-000 RETIREMENT CONTRIBU	3,352.00	0.00	0.00	3,352.00	0
100-65-6500-521100-000 Contract Services	2,000.00	0.00	160.58	1,839.42	8
100-65-6500-523300-000 ADVERTISING	250.00	63.72	63.72	186.28	25
100-65-6500-523500-000 TRAINING / TRAVEL	250.00	0.00	0.00	250.00	0
100-65-6500-523800-000 CONTRACTS / LICENSES	622.00	0.00	0.00	622.00	0
100-65-6500-523900-000 POSTAGE & POSTAL SE	166.00	0.00	0.00	166.00	0
100-65-6500-531003-000 SUPPLIES - ADMINISTRA	4,000.00	0.00	0.00	4,000.00	0
100-65-6500-531220-000 NATURAL GAS EXPENSI	3,000.00	0.00	0.00	3,000.00	0

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100-65-6500-531510-000 WATER	600.00	81.35	81.35	518.65	14
100-65-6500-531530-000 ELECTRICITY	11,500.00	1,531.00	1,531.00	9,969.00	13
100-65-6500-572000-000 LIBRARY BOARD	1,220.00	0.00	1,220.00	0.00	100
100-65-6590-572000-000 FLINT RIVER REG LIBRA	11,859.00	0.00	0.00	11,859.00	0
100-71-4400-531210-000 WATER / SEWAGE	600.00	91.50	91.50	508.50	15
100-71-4410-523900-000 WATER AUTHORITY POS	1,500.00	304.39	304.39	1,195.61	20
100-71-7120-523200-000 COMMUNICATIONS - PH	1,900.00	180.60	305.81	1,594.19	16
100-71-7120-572000-000 WATER AUTH	208,545.00	17,378.75	34,757.50	173,787.50	17
100-72-4600-531530-000 ELECTRICITY EXPENSE	5,000.00	430.00	430.00	4,570.00	9
100-72-7130-523200-000 COMMUNICATIONS - PH	1,500.00	282.24	437.82	1,062.18	29
100-72-7130-523300-000 ADVERTISING	1,200.00	0.00	0.00	1,200.00	0
100-72-7130-523500-000 TRAVEL	2,000.00	0.00	0.00	2,000.00	0
100-72-7130-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-72-7130-523700-000 TRAINING	3,200.00	85.00	85.00	3,115.00	3
100-72-7130-523850-000 UGA- CONTRACT SERVI	83,241.00	0.00	0.00	83,241.00	0
100-72-7130-523851-000 Contract Services - other	3,000.00	0.00	1,464.43	1,535.57	49
100-72-7130-531000-000 SUPPLIES	3,000.00	0.00	44.09	2,955.91	1
100-72-7130-542200-000 VEHICLES MAINTENANC	1,000.00	0.00	0.00	1,000.00	0
100-72-7410-531270-000 GAS / DIESEL	1,500.00	0.00	0.00	1,500.00	0
100-73-7140-572000-000 STATE FORESTRY	9,517.00	0.00	9,517.00	0.00	100
100-74-1300-523201-000 CELL PHONE COMMUNI	1,500.00	121.32	121.32	1,378.68	8
100-74-4400-531210-000 WATER / SEWAGE	425.00	27.46	27.46	397.54	6
100-74-4600-531530-000 ELECTRICITY EXP	2,700.00	13.75	13.75	2,686.25	1
100-74-4700-531220-000 NATURAL GAS EXPENSI	300.00	0.00	0.00	300.00	0
100-74-7410-511100-000 REGULAR EMPLOYEES	290,289.00	0.00	10,034.10	280,254.90	3
100-74-7410-512100-000 GROUP INSURANCE	49,242.00	0.00	32.55	49,209.45	0
100-74-7410-512101-000 HRA CONTRIBUTION	3,000.00	41.41	74.40	2,925.60	2
100-74-7410-512200-000 FICA & MEDICARE	22,208.00	0.00	1,573.77	20,634.23	7
100-74-7410-512400-000 RETIREMENT CONTRIBU	27,556.00	0.00	0.00	27,556.00	0
100-74-7410-521100-000 FIRE SAFETY INSPECTI	2,000.00	0.00	0.00	2,000.00	0
100-74-7410-523200-000 COMMUNICATIONS - PH	1,600.00	483.60	706.08	893.92	44
100-74-7410-523300-000 ADVERTISING	2,000.00	130.58	130.58	1,869.42	7
100-74-7410-523600-000 DUES & FEES	500.00	0.00	0.00	500.00	0
100-74-7410-523700-000 TRAINING	5,000.00	0.00	0.00	5,000.00	0
100-74-7410-523850-000 CONTRACT SERVICES	27,000.00	650.00	15,032.09	11,967.91	56
100-74-7410-523900-000 POSTAGE	1,500.00	97.93	97.93	1,402.07	7
100-74-7410-531000-000 SUPPLIES	4,000.00	170.71	195.43	3,804.57	5
100-74-7410-531270-000 GAS/DIESEL	6,000.00	0.00	0.00	6,000.00	0
100-74-7410-542200-000 VEHICLES M&R	2,000.00	0.00	0.00	2,000.00	0

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100-76-1000-523201-000 CELL PHONE - COMMUN	0.00	40.44	40.44	-40.44	*100
100-76-7525-572000-000 AGRIBUSINESS AUTH	46,000.00	3,833.33	7,666.66	38,333.34	17
100-77-7510-511100-000 REGULAR EMPLOYEES	87,531.00	0.00	2,956.00	84,575.00	3
100-77-7510-512100-000 GROUP INSURANCE	12,020.00	0.00	0.00	12,020.00	0
100-77-7510-512200-000 FICA & MEDICARE	6,697.00	0.00	474.83	6,222.17	7
100-77-7510-512400-000 RETIREMENT CONTRIBU	8,858.00	0.00	0.00	8,858.00	0
100-77-7510-523201-000 CELL PHONE - COMMUN	500.00	0.00	0.00	500.00	0
100-77-7510-523850-000 CONTRACT SERVICES	1,362.00	140.44	240.44	1,121.56	18
100-80-1000-512700-000 Firefighters Cancer/ Disab	5,500.00	0.00	2,562.60	2,937.40	47
100-80-1310-512900-000 Firefighter Per Diem	40,000.00	1,635.00	1,635.00	38,365.00	4
100-80-1550-523200-000 COMMUNICATIONS	15,000.00	414.05	439.26	14,560.74	3
100-80-3040-521200-000 MEDICAL FEES	5,000.00	0.00	0.00	5,000.00	0
100-80-3080-511100-000 REGULAR EMPLOYEES	502,347.00	0.00	14,329.48	488,017.52	3
100-80-3080-511300-000 OVERTIME	10,000.00	0.00	0.00	10,000.00	0
100-80-3080-512200-000 FICA & MEDICARE	39,195.00	0.00	2,748.18	36,446.82	7
100-80-3500-512900-000 UNIFORMS	7,500.00	0.00	0.00	7,500.00	0
100-80-3500-572000-000 MEANSVILLE MUTUAL A	5,000.00	0.00	5,000.00	0.00	100
100-80-3510-522200-000 VEHICLE R & M	62,000.00	2,836.38	11,147.26	50,852.74	18
100-80-3510-523100-000 Property & Liability Ins.	42,000.00	0.00	0.00	42,000.00	0
100-80-3510-523500-000 TRAVEL	1,000.00	0.00	0.00	1,000.00	0
100-80-3510-523600-000 DUES AND FEES	500.00	0.00	0.00	500.00	0
100-80-3510-523900-000 POSTAGE	50.00	0.00	0.00	50.00	0
100-80-3510-531000-000 OFFICE SUPPLIES	1,750.00	129.93	129.93	1,620.07	7
100-80-3520-522200-000 EQUIPMENT	68,000.00	0.00	0.00	68,000.00	0
100-80-3520-531270-000 GAS / DIESEL	35,000.00	0.00	0.00	35,000.00	0
100-80-3520-531700-000 AUXILIARY	500.00	0.00	48.84	451.16	10
100-80-3540-523701-000 FIRE TRAINING	15,000.00	0.00	0.00	15,000.00	0
100-80-3550-523850-000 Contract Services	42,500.00	1,400.00	3,831.58	38,668.42	9
100-80-3570-522310-000 ZEBULON BUILDING LEA	10,800.00	0.00	900.00	9,900.00	8
100-80-3570-542600-000 BUNKER GEAR	30,000.00	0.00	0.00	30,000.00	0
100-80-3630-523800-000 AMBULANCE LICENSES	2,500.00	0.00	0.00	2,500.00	0
100-80-3630-531100-000 MEDICAL SUPPLIES	12,500.00	0.00	30.55	12,469.45	0
100-80-3630-531101-000 PUBLIC SAFETY & EDUC	3,000.00	0.00	0.00	3,000.00	0
100-80-4400-531210-000 WATER EXPENSE	2,500.00	68.16	152.16	2,347.84	6
100-80-4600-531530-000 ELECTRICITY EXPENSE	18,500.00	353.00	1,910.31	16,589.69	10
100-80-4700-531220-000 NATURAL GAS	1,000.00	0.00	0.00	1,000.00	0
100-80-4700-531520-000 PROPANE GAS EXPENS	10,000.00	0.00	0.00	10,000.00	0
100-90-1300-523900-000 POSTAGE	5.00	0.00	0.00	5.00	0
100-90-1550-523201-000 EMA - CELL PHONE	550.00	48.98	48.98	501.02	9

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
100-90-3520-522200-000	E M A VEHICLE M & R	100.00	0.00	0.00	100.00	0
100-90-3520-523600-000	DUES & FEES	75.00	0.00	0.00	75.00	0
100-90-3520-531000-000	E M A MAINTENANCE SU	1,500.00	0.00	0.00	1,500.00	0
100-90-3520-531270-000	EMA GAS/FUEL - VEHIC	1,500.00	0.00	0.00	1,500.00	0
100-90-3520-531600-000	E M A SMALL EQUIPMEN	100.00	0.00	0.00	100.00	0
100-90-3540-523703-000	E M A TRAINING	1,000.00	0.00	0.00	1,000.00	0
100-90-3610-531100-000	HAZARD MITIGATION GF	11,340.00	2,520.00	2,520.00	8,820.00	22
100-90-3630-522200-000	EMA CONTRACT SERVIC	12,000.00	200.00	2,380.00	9,620.00	20
100-90-3920-523200-000	COMMUNICATIONS - PH	0.00	80.60	80.60	-80.60	*100
100-90-3920-542200-000	EMA GRANT EXPENSE	15,197.00	0.00	0.00	15,197.00	0
100-90-4600-531530-000	EMA Electricity	1,500.00	137.50	137.50	1,362.50	9
100-90-4700-531520-000	PROPANE GAS EXPENS	250.00	0.00	0.00	250.00	0
100-91-3910-511100-000	REGULAR EMPLOYEES	76,898.00	0.00	1,526.80	75,371.20	2
100-91-3910-512100-000	GROUP INSURANCE	47,677.00	0.00	0.00	47,677.00	0
100-91-3910-512200-000	FICA & MEDICARE	5,883.00	0.00	213.37	5,669.63	4
100-91-3910-512400-000	RETIREMENT CONTRIBU	7,648.00	0.00	0.00	7,648.00	0
100-91-3910-512900-000	Uniforms	200.00	0.00	0.00	200.00	0
100-91-3910-522200-000	BUILDING REPAIRS & M	972.00	0.00	0.00	972.00	0
100-91-3910-523201-000	ANIMAL CONTROL - CEI	1,020.00	80.88	80.88	939.12	8
100-91-3910-523300-000	ADVERTISING	100.00	53.10	53.10	46.90	53
100-91-3910-523700-000	EDUCATION & TRAINING	500.00	0.00	0.00	500.00	0
100-91-3910-523800-000	ANIMAL CONTROL LICEI	100.00	0.00	0.00	100.00	0
100-91-3910-523850-000	CONTRACT SERVICES	5,500.00	200.00	611.10	4,888.90	11
100-91-3910-523900-000	POSTAGE	100.00	2.22	2.22	97.78	2
100-91-3910-523901-000	OTHER SVCS - EMPLOY	500.00	0.00	0.00	500.00	0
100-91-3910-531000-000	SUPPLIES	800.00	0.00	0.00	800.00	0
100-91-3910-531210-000	WATER / SEWAGE EXPE	700.00	55.50	55.50	644.50	8
100-91-3910-531270-000	GAS / DIESEL	4,300.00	0.00	0.00	4,300.00	0
100-91-3910-531520-000	NATURAL GAS EXPENSI	1,100.00	87.00	87.00	1,013.00	8
100-91-3910-531530-000	ELECTRICITY - ANIMAL S	3,250.00	216.87	216.87	3,033.13	7
100-91-3910-531600-000	SMALL EQUIPMENT	1,000.00	0.00	0.00	1,000.00	0
100-91-3910-542200-000	VEHICLE REPAIR & MAI	1,600.00	0.00	0.00	1,600.00	0
100-91-3910-823875-000	VETERINARY SERVICES	600.00	0.00	0.00	600.00	0
	Expenditure Subtotal	**$17,415,304.00**	**$354,857.13**	**$1,529,257.60**	**$15,886,046.40**	**9**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$3,387,708.00**	**-$298,240.68**	**-$1,453,714.35**		**-43**
Other Financing Source						
100-98-1000-391200-275	TRANSFER IN FROM HC	2,400.00	0.00	0.00	2,400.00	0
	Other Financing Source Subtotal	**$2,400.00**	**$0.00**	**$0.00**	**$2,400.00**	**0**
Other Financing Use						

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
100-13-8000-581016-000	UNITEDBANK LOAN #38(	2,192,000.00	0.00	0.00	2,192,000.00	0
100-99-1000-611000-325	TRANSFER OUT L.M.I GI	200,000.00	0.00	0.00	200,000.00	0
100-99-1000-611000-350	TRANSFER OUT CAP (C	343,216.00	0.00	0.00	343,216.00	0
100-99-1000-611100-215	TRANSFER OUT- E911	654,892.00	0.00	0.00	654,892.00	0
	Other Financing Use Subtotal	**$3,390,108.00**	**$0.00**	**$0.00**	**$3,390,108.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$298,240.68**	**-$1,453,714.35**		***100**
206 Jail Construction & Operation						
Revenue						
206-03-1500-361000-000	INTEREST REVENUE	0.00	1.50	1.50	-1.50	*100
206-03-3326-342000-000	JAIL- SUPERIOR COURT	1,000.00	556.00	556.00	444.00	56
206-03-3326-342100-000	JAIL- MAGISTRATE COU	500.00	0.00	0.00	500.00	0
206-03-3326-342200-000	JAIL- PROBATE COURT	3,500.00	0.00	0.00	3,500.00	0
	Revenue Subtotal	**$5,000.00**	**$557.50**	**$557.50**	**$4,442.50**	**11**
Expenditure						
206-34-3326-531700-000	JAIL CONSTRUCTION E)	5,000.00	0.00	0.00	5,000.00	0
	Expenditure Subtotal	**$5,000.00**	**$0.00**	**$0.00**	**$5,000.00**	**0**
Before Transfers	**Excess Of Revenue Subtotal**	**$0.00**	**$557.50**	**$557.50**		***100**
After Transfers	**Excess Of Revenue Subtotal**	**$0.00**	**$557.50**	**$557.50**		***100**
210 Impact Fees						
Revenue						
210-03-1000-341320-033	Sheriff Impact Fees	30,000.00	5,040.70	8,276.22	21,723.78	28
210-03-1000-341320-034	Jail Impact Fees	87,000.00	14,604.99	23,812.11	63,187.89	27
210-03-1000-341320-035	Fire Dept Impact Fees	38,000.00	6,348.78	10,365.46	27,634.54	27
210-03-1000-341320-038	E-911 Impact Fees	31,000.00	5,195.78	8,529.06	22,470.94	28
210-03-1000-341320-042	Road Dept Impact Fees	25,000.00	3,566.90	5,613.22	19,386.78	22
210-03-1000-341320-061	Parks & Rec Impact Fees	25,000.00	4,767.06	7,893.14	17,106.86	32
210-03-1000-361000-000	Interest - Residential Impa	10,000.00	0.00	0.00	10,000.00	0
210-03-1000-361100-000	Interest - Commercial Imp	3,000.00	0.00	0.00	3,000.00	0
210-03-1516-341320-065	Library Impact Fees	12,000.00	1,306.04	2,080.80	9,919.20	17
210-03-1516-341320-074	Administration Impact Fee	10,000.00	1,228.65	2,000.85	7,999.15	20
210-03-1516-341390-074	CIE Prep Impact Fees	8,000.00	942.17	1,534.17	6,465.83	19
	Revenue Subtotal	**$279,000.00**	**$43,001.07**	**$70,105.03**	**$208,894.97**	**25**
Expenditure						
210-33-1000-572000-000	SHERIFF IMPACT FEE E	50,000.00	0.00	0.00	50,000.00	0
210-34-1000-572000-000	JAIL IMPACT FEE EXPEN	80,000.00	0.00	0.00	80,000.00	0
210-38-1000-572000-000	E911 IMPACT FEE EXPE	50,000.00	0.00	0.00	50,000.00	0
210-42-1000-572000-000	PUBLIC WKS (ROADS) IM	50,000.00	0.00	0.00	50,000.00	0
210-65-1000-572000-000	LIBRARY - RESIDENTIAL	4,000.00	0.00	3,290.73	709.27	82
210-74-1516-521301-000	CIE Prep	45,000.00	0.00	0.00	45,000.00	0

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
	Expenditure Subtotal	**$279,000.00**	**$0.00**	**$3,290.73**	**$275,709.27**	**1**
Before Transfers	**Excess Of Revenue Subtotal**	**$0.00**	**$43,001.07**	**$66,814.30**		***100**
After Transfers	**Excess Of Revenue Subtotal**	**$0.00**	**$43,001.07**	**$66,814.30**		***100**
215 E-911 Fund						
Revenue						
215-03-1500-361000-000	INTEREST REVENUE	10.00	0.00	0.00	10.00	0
215-03-3800-342500-000	E-911 TAX REVENUE - L/	72,000.00	0.00	0.00	72,000.00	0
215-03-3800-342501-000	E911 TAX REVENUE -CE	312,000.00	0.00	0.00	312,000.00	0
215-03-3800-342502-000	Firework Tax	250.00	0.00	0.00	250.00	0
	Revenue Subtotal	**$384,260.00**	**$0.00**	**$0.00**	**$384,260.00**	**0**
Expenditure						
215-38-3800-511100-000	REGULAR EMPLOYEES	519,313.00	0.00	-17,680.85	536,993.85	-3
215-38-3800-511300-000	OVER- TIME	53,300.00	0.00	-1,883.71	55,183.71	-4
215-38-3800-512100-000	GROUP INSURANCE	138,152.00	0.00	21.70	138,130.30	0
215-38-3800-512101-000	HRA CONTRIBUTION	6,500.00	66.58	267.34	6,232.66	4
215-38-3800-512200-000	FICA & MEDICARE	43,805.00	0.00	0.00	43,805.00	0
215-38-3800-512400-000	RETIREMENT CONTRIBI	46,641.00	0.00	350.00	46,291.00	1
215-38-3800-512900-000	UNIFORMS	5,000.00	0.00	0.00	5,000.00	0
215-38-3800-522200-000	M & R CONTRACT SERV	0.00	0.00	1,248.24	-1,248.24	*100
215-38-3800-522320-000	EQUIPMENT LEASE-COI	56,789.00	0.00	0.00	56,789.00	0
215-38-3800-522330-000	EQUIPMENT LEASE - IN	4,708.00	0.00	0.00	4,708.00	0
215-38-3800-523200-000	COMMUNICATION - PHC	111,873.00	7,484.77	25,037.27	86,835.73	22
215-38-3800-523500-000	TRAVEL	300.00	0.00	0.00	300.00	0
215-38-3800-523600-000	DUES & FEES	250.00	0.00	0.00	250.00	0
215-38-3800-523700-000	TRAINING	300.00	0.00	0.00	300.00	0
215-38-3800-523850-000	CONTRACT SERVICES	41,471.00	652.14	4,755.59	36,715.41	11
215-38-3800-531000-000	SUPPLIES	4,000.00	789.22	789.22	3,210.78	20
215-38-4400-531210-000	WATER & SEWAGE	650.00	47.61	47.61	602.39	7
215-38-4600-531530-000	ELECTRICITY EXPENSE	6,100.00	113.00	225.41	5,874.59	4
	Expenditure Subtotal	**$1,039,152.00**	**$9,153.32**	**$13,177.82**	**$1,025,974.18**	**1**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$654,892.00**	**-$9,153.32**	**-$13,177.82**		**2**
Other Financing Source						
215-98-1000-391000-000	TRANSFER IN FROM GE	654,892.00	0.00	0.00	654,892.00	0
	Other Financing Source Subtotal	**$654,892.00**	**$0.00**	**$0.00**	**$654,892.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$9,153.32**	**-$13,177.82**		***100**
225 Federal Seizure Fund						
Revenue						
225-03-2000-351360-000	FEDERAL SEIZURE REV	9,985.00	0.00	0.00	9,985.00	0
225-03-2000-361000-000	FEDERAL SEIZURE INTE	15.00	0.00	0.00	15.00	0

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Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
	Revenue Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Expenditure						
225-33-2000-531500-000	FEDERAL SEIZURE EXP	10,000.00	0.00	0.00	10,000.00	0
	Expenditure Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
230 American Rescue Plan Fund						
Revenue						
230-03-1000-399999-000	PRIOR YEAR REVENUES	3,272,187.00	0.00	0.00	3,272,187.00	0
	Revenue Subtotal	**$3,272,187.00**	**$0.00**	**$0.00**	**$3,272,187.00**	**0**
Expenditure						
230-13-1535-521200-000	PROFESSIONAL SERVIC	7,938.00	0.00	0.00	7,938.00	0
230-17-1550-523850-000	CONTRACT SERVICES	16,982.00	0.00	0.00	16,982.00	0
230-33-3300-542200-000	CAPITAL OUTLAY - VEHI	1,083.00	0.00	0.00	1,083.00	0
230-42-4222-541430-000	MCKINLEY ROAD	1,291,184.00	0.00	0.00	1,291,184.00	0
230-71-4400-541200-000	WATER AUTHORITY IMP	1,955,000.00	0.00	0.00	1,955,000.00	0
	Expenditure Subtotal	**$3,272,187.00**	**$0.00**	**$0.00**	**$3,272,187.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
231 Opioid Abatement Fund						
Revenue						
231-03-8120-340000-000	OPIOID ABATEMENT RE	10,000.00	0.00	0.00	10,000.00	0
	Revenue Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Expenditure						
231-55-5436-572000-000	McIntosh Trail Behavioral	10,000.00	833.34	1,666.68	8,333.32	17
	Expenditure Subtotal	**$10,000.00**	**$833.34**	**$1,666.68**	**$8,333.32**	**17**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$833.34**	**-$1,666.68**		***100**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$833.34**	**-$1,666.68**		***100**
245 Drug Abuse Treatment Education						
Revenue						
245-03-1000-399999-000	PRIOR YEAR REVENUES	5,190.00	0.00	0.00	5,190.00	0
245-03-2000-341100-000	DATE FEES	1,000.00	0.00	0.00	1,000.00	0
245-03-2000-361000-000	INTEREST INCOME	10.00	0.00	0.00	10.00	0
245-03-2150-341100-000	DATE FEES- SUPERIOR	1,200.00	250.00	250.00	950.00	21
245-03-2400-341101-000	DATE FEES- MAGISTRAT	100.00	0.00	0.00	100.00	0
245-03-2450-341102-000	DATE FEES- PROBATE C	1,000.00	0.00	0.00	1,000.00	0
	Revenue Subtotal	**$8,500.00**	**$250.00**	**$250.00**	**$8,250.00**	**3**
Expenditure						

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
245-31-2000-531000-000	DATE-SUPPLIES	8,500.00	2,025.00	2,025.00	6,475.00	24
	Expenditure Subtotal	**$8,500.00**	**$2,025.00**	**$2,025.00**	**$6,475.00**	**24**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$1,775.00**	**-$1,775.00**		***100**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$1,775.00**	**-$1,775.00**		***100**
250 Technology Fee Fund						
Revenue						
250-03-2450-351150-000	TECHNOLOGY FEES	3,000.00	0.00	0.00	3,000.00	0
	Revenue Subtotal	**$3,000.00**	**$0.00**	**$0.00**	**$3,000.00**	**0**
Expenditure						
250-24-2450-542200-000	TECHNOLOGY EXPENSI	3,000.00	0.00	0.00	3,000.00	0
	Expenditure Subtotal	**$3,000.00**	**$0.00**	**$0.00**	**$3,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
275 Hotel/Motel Tax Fund						
Revenue						
275-03-0000-314100-000	HOTEL/MOTEL TAX	4,000.00	0.00	0.00	4,000.00	0
	Revenue Subtotal	**$4,000.00**	**$0.00**	**$0.00**	**$4,000.00**	**0**
Expenditure						
275-78-7520-572000-000	PAYMENTS TO OTHER A	1,600.00	0.00	0.00	1,600.00	0
	Expenditure Subtotal	**$1,600.00**	**$0.00**	**$0.00**	**$1,600.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$2,400.00**	**$0.00**	**$0.00**		**0**
Other Financing Use						
275-99-9000-611000-100	TRANSFER OUT TO GEN	2,400.00	0.00	0.00	2,400.00	0
	Other Financing Use Subtotal	**$2,400.00**	**$0.00**	**$0.00**	**$2,400.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
285 Juvenile Court Fund						
Revenue						
285-03-2600-351160-000	COURT REVENUE	1,240.00	0.00	0.00	1,240.00	0
285-03-2600-361000-000	INTEREST INCOME	10.00	0.00	0.00	10.00	0
	Revenue Subtotal	**$1,250.00**	**$0.00**	**$0.00**	**$1,250.00**	**0**
Expenditure						
285-92-2600-521200-000	PROFESSIONAL SERVIC	250.00	0.00	0.00	250.00	0
285-92-2600-521250-000	JUVENILE SUPERVISOR	1,000.00	0.00	0.00	1,000.00	0
	Expenditure Subtotal	**$1,250.00**	**$0.00**	**$0.00**	**$1,250.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
320 Splost 2016-2022						
Revenue						

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
320-03-1500-361000-000	INTEREST REVENUES/I	18,000.00	0.00	0.00	18,000.00	0
	Revenue Subtotal	**$18,000.00**	**$0.00**	**$0.00**	**$18,000.00**	**0**
Expenditure						
320-93-4222-541428-000	WOOD CREEK ROAD	150,000.00	0.00	0.00	150,000.00	0
320-93-4222-541435-000	OLD ZEBULON ROAD	165,000.00	0.00	0.00	165,000.00	0
320-93-4222-541451-000	BLANTON MILL ROAD	105,000.00	0.00	0.00	105,000.00	0
	Expenditure Subtotal	**$420,000.00**	**$0.00**	**$0.00**	**$420,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$402,000.00**	**$0.00**	**$0.00**		**0**
Other Financing Source						
320-03-1000-399999-000	PRIOR YEAR REVENUES	402,000.00	0.00	0.00	402,000.00	0
	Other Financing Source Subtotal	**$402,000.00**	**$0.00**	**$0.00**	**$402,000.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
323 Splost 2022-2028						
Revenue						
323-03-1000-313200-000	SPLOST 2022-2028 REVI	2,500,000.00	0.00	0.00	2,500,000.00	0
323-03-1500-361000-000	INTEREST INCOME	180,000.00	0.00	0.00	180,000.00	0
	Revenue Subtotal	**$2,680,000.00**	**$0.00**	**$0.00**	**$2,680,000.00**	**0**
Expenditure						
323-13-1500-523901-000	BANK CHARGES	1,500.00	0.00	0.00	1,500.00	0
323-93-4222-541428-000	WOOD CREEK ROAD	2,500,000.00	0.00	0.00	2,500,000.00	0
323-93-4222-541435-000	OLD ZEBULON ROAD	2,750,000.00	0.00	0.00	2,750,000.00	0
323-93-4222-541451-000	BLANTON MILL ROAD	1,750,000.00	0.00	0.00	1,750,000.00	0
323-93-4960-571000-010	City of Williamson	137,500.00	0.00	0.00	137,500.00	0
323-93-4960-571000-040	City of Molena	100,000.00	0.00	0.00	100,000.00	0
323-93-8000-581100-000	PRINCIPAL DEBT PAYME	1,975,000.00	0.00	0.00	1,975,000.00	0
323-93-8000-582100-000	INTEREST ON DEBT	375,875.00	0.00	0.00	375,875.00	0
	Expenditure Subtotal	**$9,589,875.00**	**$0.00**	**$0.00**	**$9,589,875.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$6,909,875.00**	**$0.00**	**$0.00**		**0**
Other Financing Source						
323-03-1000-399999-000	PRIOR YEAR REVENUES	6,909,875.00	0.00	0.00	6,909,875.00	0
	Other Financing Source Subtotal	**$6,909,875.00**	**$0.00**	**$0.00**	**$6,909,875.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
325 Lmi Grant Fund						
Revenue						
325-03-1000-334301-000	LMI GRANT REVENUE	560,000.00	0.00	0.00	560,000.00	0
325-03-1000-334302-000	LRA REVENUE	665,880.00	0.00	0.00	665,880.00	0
325-03-1500-361000-000	INTEREST INCOME	10,000.00	0.00	0.00	10,000.00	0
	Revenue Subtotal	**$1,235,880.00**	**$0.00**	**$0.00**	**$1,235,880.00**	**0**
Expenditure						

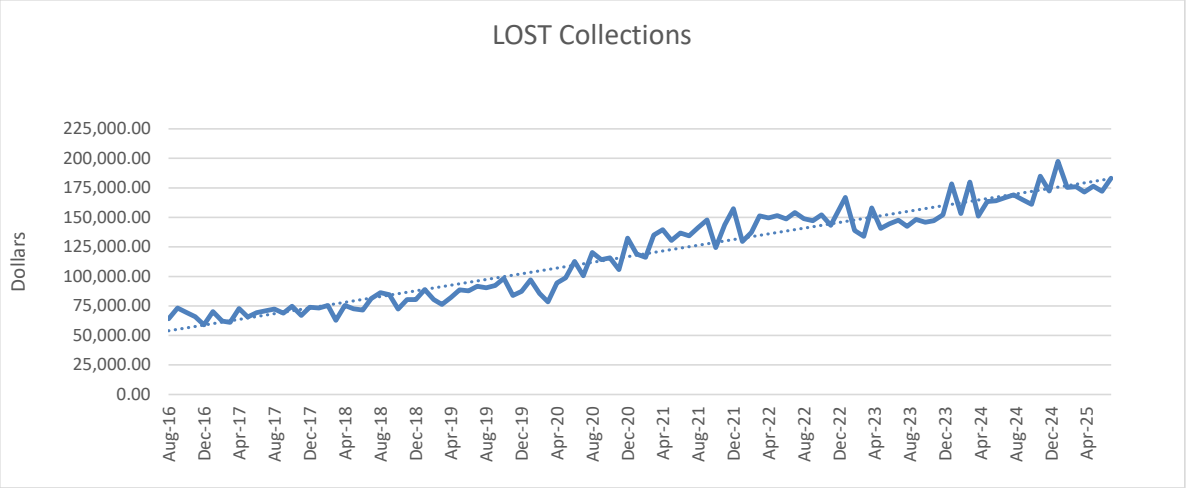
*100 in the % Used column indicates that no budget exists

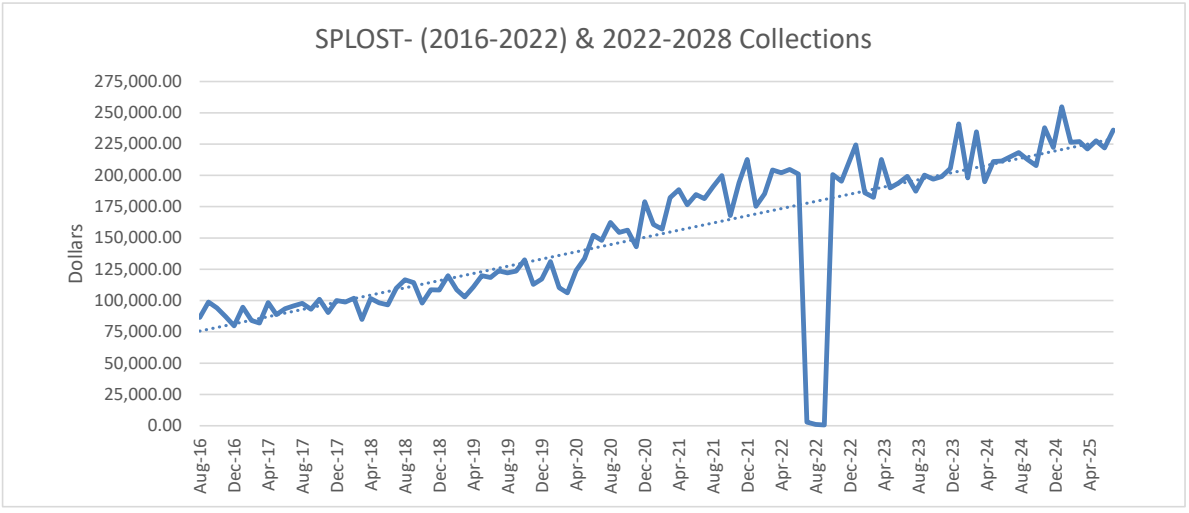
Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
325-42-4221-541445-000	Striping Various Roads	665,880.00	0.00	0.00	665,880.00	0
325-42-4222-541400-000	UNPAVED REPAIRS / SU	201,647.00	0.00	0.00	201,647.00	0
325-42-4222-541469-000	Scott/Ward Road	0.00	36,156.40	36,156.40	-36,156.40	*100
325-42-4222-541473-000	Harden Road	0.00	38,519.29	38,519.29	-38,519.29	*100
325-42-4222-541474-000	Friendship Circle	0.00	23,547.43	23,547.43	-23,547.43	*100
325-42-4222-541475-000	McCard Lake Road	0.00	30,606.67	30,606.67	-30,606.67	*100
325-42-4222-541476-000	Gaulding Road	0.00	7,447.61	7,447.61	-7,447.61	*100
325-42-8000-581300-000	LOAN PRINCIPAL PAYME	441,843.00	0.00	0.00	441,843.00	0
325-42-8000-582300-000	LOAN INTEREST EXPEN	126,510.00	0.00	0.00	126,510.00	0
	Expenditure Subtotal	**$1,435,880.00**	**$136,277.40**	**$136,277.40**	**$1,299,602.60**	**9**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$200,000.00**	**-$136,277.40**	**-$136,277.40**		**68**
Other Financing Source						
325-98-1000-391000-100	TRANSFER IN - FROM G	200,000.00	0.00	0.00	200,000.00	0
	Other Financing Source Subtotal	**$200,000.00**	**$0.00**	**$0.00**	**$200,000.00**	**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**-$136,277.40**	**-$136,277.40**		***100**
341 Cdbg Grant Fund						
Revenue						
341-03-5400-334000-000	CDBG Grant - Revenue	870,000.00	0.00	0.00	870,000.00	0
	Revenue Subtotal	**$870,000.00**	**$0.00**	**$0.00**	**$870,000.00**	**0**
Expenditure						
341-13-5400-541000-000	CDBG Grant Expense	870,000.00	0.00	0.00	870,000.00	0
	Expenditure Subtotal	**$870,000.00**	**$0.00**	**$0.00**	**$870,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
350 C.A.I.P Fund						
Expenditure						
350-16-1000-542400-000	CAIP FUND - COMPUTEI	1,500.00	0.00	0.00	1,500.00	0
350-17-1550-542400-000	Computers	3,600.00	0.00	0.00	3,600.00	0
350-23-2400-542400-000	COMPUTERS - MAGISTF	3,600.00	0.00	0.00	3,600.00	0
350-33-3300-542200-000	Capital Outlay Vehicles - S	240,476.00	0.00	0.00	240,476.00	0
350-42-1000-542500-000	Capital Outlay Other Equi	67,040.00	0.00	0.00	67,040.00	0
350-72-1000-542400-000	COMPUTERS - CO AGEI	3,000.00	0.00	0.00	3,000.00	0
350-90-3670-541000-000	CAPITAL OUTLAY - OUTI	24,000.00	0.00	0.00	24,000.00	0
	Expenditure Subtotal	**$343,216.00**	**$0.00**	**$0.00**	**$343,216.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**-$343,216.00**	**$0.00**	**$0.00**		**0**
Other Financing Source						
350-98-1000-391000-100	TRANSFER IN FROM GE	343,216.00	0.00	0.00	343,216.00	0
	Other Financing Source Subtotal	**$343,216.00**	**$0.00**	**$0.00**	**$343,216.00**	**0**

*100 in the % Used column indicates that no budget exists

Account		Budget ($)	Current Period ($)	YTD ($)	Remaining Balance ($)	% Used
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
716 Law Library - Superior Court						
Revenue						
716-03-2150-351110-000	LAW LIBRARY - SUPERIC	2,500.00	0.00	0.00	2,500.00	0
716-03-2400-351130-000	LAW LIBRARY - MAGIST	3,500.00	0.00	0.00	3,500.00	0
716-03-2450-351150-000	LAW LIBRARY - PROBAT	4,000.00	0.00	0.00	4,000.00	0
	Revenue Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Expenditure						
716-21-3000-521000-000	PROFESSIONAL & TECH	10,000.00	0.00	0.00	10,000.00	0
	Expenditure Subtotal	**$10,000.00**	**$0.00**	**$0.00**	**$10,000.00**	**0**
Before Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**
After Transfers	**Deficiency Of Revenue Subtotal**	**$0.00**	**$0.00**	**$0.00**		**0**

SALES TAX HISTORY	LOST	SPLOST (323)	Date of Deposit
Mar-24	151,034.87	194,938.46	4/30/2024
Apr-24	163,504.95	211,025.71	5/31/2024
May-24	164,077.23	211,431.56	6/30/2024
Jun-24	166,705.05	215,013.44	7/31/2024
Jul-24	169,157.30	218,352.93	8/31/2024
Aug-24	164,994.92	212,801.49	9/30/2024
Sep-24	160,988.90	207,733.83	10/30/2024
Oct-24	184,906.94	238,052.02	11/30/2024
Nov-24	172,303.46	222,299.44	12/31/2024
Dec-24	197,480.14	254,818.80	1/31/2025
Jan-25	175,458.94	226,457.46	2/28/2025
Feb-25	175,924.36	226,962.33	3/31/2025
Mar-25	171,358.96	221,106.48	4/30/2025
Apr-25	176,539.91	227,592.61	5/29/2025
May-25	172,091.33	222,009.50	6/30/2025
Jun-25	183,159.73	236,249.75	7/31/2025
	2,104,364.89	**2,714,436.64**	





PIKE COUNTY BOARD OF COMMISSIONERS

Courthouse Grounds - September 11, 2025

SUBJECT:

Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 for Patriot Day Observance Program on September 11, 2025 from 8:00 a.m. – 4:00 p.m.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Use of Courthouse Grounds - September 11, 2025

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

PIKE COUNTY BOARD OF COMMISSIONERS

P.O. Box 377 ▪ 331 Thomaston Street
Zebulon, GA 30295

APPLICATION FOR USE OF COURTHOUSE/GROUNDS

J. Briar Johnson, Chairman
Tim Daniel, Commissioner
Tim Guy, Commissioner
Ken Pullin, Commissioner
James Jenkins, Commissioner

Rob Morton, Interim County Manager
Angela Blount, County Clerk
Heather Bell, Accounts Payable
Clint Chastain, Finance Administrator

Please return completed form, along with any cover letter/email, to: **Pike County Board of Commissioners ablount@pikecoga.gov**

Responsible Person: Bryan Richardson
Address: 1067 Strickland Rd
City, ST ZIP: Concord, GA 30206
Phone (most accessible): [redacted]
Email:

Date(s)/Time(s) of use: 11 Sep 2025 8:00 a.m. Start of Set up 10:00 – 3:00 Activity 4:00 pm Departure
Group requesting use: Pike County American Legion Post 197
Name of event: Patriot Day Observance Program
Type of event: Patriotic
Specific areas of use: (grounds, porch, bldg.) Southside / Front of Courthouse
Open to general public: Yes Number expected: 30
Equipment to be used on grounds (chairs, tables, electrical, etc.) 9-11 Memorial Display Tent, Military & First Responder Props
When will equipment be set up? Start at 8:00 am taken down? NLT 4:00 p.m.
Will food be served? No for a fee? N/A
Has this group used Courthouse/grounds for other events? Yes Were any problems encountered? No
If so, what dates and/or problems?

Applicant's Certification and Agreement

I certify that I have been provided and read Section 34.05 of the Pike County Code of Ordinances, entitled "Use of Courthouse Grounds" in Chapter 34 of "County Courts" of Title III entitled "Administration." I understand that the Courthouse grounds shall be left in a clean and neat condition after use. I affirm that I, as the responsible entity, am liable for all damages, expenses and loss caused by any person who attends or participates in the scheduled event. By my below signature, I agree to defend and hold harmless the County for any damage that may occur as a result of this scheduled event.

Bryan Richardson — *Signature of Responsible Party*

8/5/2025 — *Date*

For Official Use Only by Staff:

Clerk received/researched — Date: 8/5/25
CM approval/disapproval
SO approval/disapproval
Staff Recommendation
BOC approval/disapproval
Date Applicant notified

PIKE COUNTY BOARD OF COMMISSIONERS

Courthouse Grounds - November 11, 2025

SUBJECT:

Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 for Veterans Day Observance Program on November 11, 2025 from 8:00 a.m. – 2:00 p.m.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

Type	Description
Exhibit	Use of Courthouse Grounds - November 11, 2025

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

PIKE COUNTY BOARD OF COMMISSIONERS

P.O. Box 377 ▪ 331 Thomaston Street
Zebulon, GA 30295

APPLICATION FOR USE OF COURTHOUSE/GROUNDS

J. Briar Johnson, Chairman
Tim Daniel, Commissioner
Tim Guy, Commissioner
Ken Pullin, Commissioner
James Jenkins, Commissioner

Rob Morton, Interim County Manager
Angela Blount, County Clerk
Heather Bell, Accounts Payable
Clint Chastain, Finance Administrator

Please return completed form, along with any cover letter/email, to: **Pike County Board of Commissioners ablount@pikecoga.gov**

Responsible Person: Bryan Richardson
Address: 1067 Strickland Rd
City, ST ZIP: Concord, GA 30206
Phone (most accessible): [redacted]
Email:

Date(s)/Time(s) of use: 11 Nov 2025 Start of Setup 8:00 a.m. 11:00 am - 12:00 p.m. 2:00 pm Dismantle
Group requesting use: Pike County American Legion Post 197
Name of event: Veterans Day Observance Program
Type of event: Patriotic
Specific areas of use: (grounds, porch, bldg.) Southside / Front of Courthouse
Open to general public: Yes Number expected: 50
Equipment to be used on grounds (chairs, tables, electrical, etc.) Ceremonial, sound system/electric, tables, chairs, podium
When will equipment be set up? Start at 8:00 a.m. taken down? NLT 2:00 p.m.
Will food be served? No for a fee? N/A
Has this group used Courthouse/grounds for other events? Yes Were any problems encountered? No
If so, what dates and/or problems?

Applicant's Certification and Agreement

I certify that I have been provided and read Section 34.05 of the Pike County Code of Ordinances, entitled "Use of Courthouse Grounds" in Chapter 34 of "County Courts" of Title III entitled "Administration." I understand that the Courthouse grounds shall be left in a clean and neat condition after use. I affirm that I, as the responsible entity, am liable for all damages, expenses and loss caused by any person who attends or participates in the scheduled event. By my below signature, I agree to defend and hold harmless the County for any damage that may occur as a result of this scheduled event.

Bryan Richardson
Signature of Responsible Party

8/5/2025
Date

For Official Use Only by Staff:

Date:
Clerk received/researched 8/5/25
CM approval/disapproval
SO approval/disapproval
Staff Recommendation
BOC approval/disapproval
Date Applicant notified

PIKE COUNTY BOARD OF COMMISSIONERS

Agribusiness Authority Appointment

SUBJECT:

Consider one appointment to the Agribusiness Authority to fill an unexpired three-year term, set to expire December 31, 2025. *Applicant has met the criteria.*

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Rusty Gwyn

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

0152

PIKE COUNTY BOARD OF COMMISSIONERS

P.O. Box 377 ▪ 331 Thomaston Street
Zebulon, GA 30295

J. Briar Johnson, Chairman
Tim Daniel, Commissioner -District 1
Tim Guy, Commissioner – District 2
Jason Proctor, Commissioner – District 3
James Jenkins, Commissioner – District 4

Rob Morton, Interim County Manager
Angela Blount, County Clerk
Heather Bell, Accounts Payable
Clint Chastain, Finance

BOARD APPOINTMENT APPLICATION FOR:

Agribusiness Authority
(Board Commission or Authority)

For a _____ **-Year Term to Expire on** _____

Printed Name: Rusty Gwyn

Address: 1847 Williamson Zebulon Rd How long? 3 years

City, ST ZIP: Williamson Ga. 30292

Phone (most accessible): [redacted]

Email:

Employer/Address: NA

Occupation: Retired

Hobbies/Activities: Horse Training, Team Roping, Lake life

Community Interests:

What is your interest in serving on this Board/Commission/Authority? I have 35+ years of jr rodeo, high school rodeo, college rodeo, and jackpot experience. I have been to many successful venues and I would like to see ours as successful.

Have you ever been employed by Pike County and, if yes, in what capacity? No

Do you have family members employed by Pike County? If yes, who? No

Do you have family members currently on this Board/Commission/Authority and, if yes, who? No

On what other Pike County Boards/Commissions/Authorities do you currently serve? None

If you were to be appointed to this Pike County Board, Commission, or Authority:

a) Do you believe that you would be in a position to make fair, honest, and objective decisions that are in the best interests of the County and its citizens? yes

b) Do you affirm that you do not have any interests, business or otherwise, that might give rise to your having a possible conflict of interest in your making decisions? yes

Applicant's Certification and Agreement

I certify that the facts set forth in this application for board appointment are true and complete to the best of my knowledge. I am aware that falsification of this application or the omission of complete information will result in disqualification, or upon discovery, removal from the board. I agree that all records generated for purposes of board appointments are the sole property of and shall remain the sole and exclusive property of the Pike County Board of Commissioners.

Russell Grayson Gwyn
Signature

6/26/2025
Date

PIKE COUNTY BOARD OF COMMISSIONERS

Alcohol License - Zebulon Whistle Stop

SUBJECT:

Approve/Deny alcohol license (Retail Sales – beer and wine) for Bimal Patel, Royal 77 LLC dba Zebulon Whistle Stop, 5900 Highway 19 South, Zebulon, GA. *Applicant has met criteria.*

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Whistle Stop Application
🗋	Exhibit	Whistle Stop Lease
🗋	Exhibit	Whistle Stop Plat

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

APPLICATION FOR: RETAIL SALES LICENSE
MALT BEVERAGES AND/OR WINE

PIKE COUNTY, GEORGIA

BEER ___ WINE ___ BOTH X

INDIVIDUAL INFORMATION

Name: BIMAL JAGDISH PATEL

Address: 208 EVETOR RD
LOCUST GROVE GA 30248

[redacted]

Length of residence in Pike County: _____

Have you ever been convicted of any crimes or violation of any laws? [redacted]

If so, provide dates, offenses, and court the case was heard in: _____

Sentence imposed: _____

EMPLOYMENT INFORMATION: 5 YEAR HISTORY

Position: OWNER Dates: From: 2018 to: Current
Name of Business: ~~WILLIAMSON WHISTLE STOP~~ Location: 832 HIGHWAY 362 WEST WILLIAMSON GA 30292

Position: _____ Dates: From: _____ to: _____
Name of Business: _____ Location: _____

Position: _____ Dates: From: _____ to: _____
Name of Business: _____ Location: _____

BUSINESS INFORMATION Royal 77 LLC dba

Name: ZEBULON WHISTLE STOP Years in business: NEW

Physical Address: 5900 HIGHWAY 19 S
ZEBULON GA 30295

Mailing Address: _____

Phone: [redacted] Fax: _____ Cell: 501-392-4955

Name (s) of all owners or persons with a monetary interest in the business:

BIMAL J PATEL

I hereby swear that the above information is true and correct, and that I have not misrepresented any fact or concealed any fact called for in this application above, I further swear that I have read and fully understand the regulations of Pike County, Georgia, with reference to the licensing and sale of malt beverages and wine, (retail sales and pouring), and that I am cognizant of the discretion of the Board of Commissioners of Pike County, Georgia, to revoke any license for failure to comply with county and state regulations.

Applicant signature: BPatel Date: 07/27/2025

Sworn to and subscribed before me
This 27th day of July, 20 25

Jerodinho Florely
Notary Public

*Fingerprints are required. There will be a non-refundable $43.25 fee for fingerprints.

For Office Use Only:	$ Received:
Retail Malt Beverages Only...350.00	
Retail Wine Only.....350.00	
Both Retail Malt Bev/Wine ...700.00	$700 -
Total Received: Check# 1078	$ 337.92

Prorated Aug - Dec. $291.67 plus $43.25 Fingerprints
Total $337.92

JERODINHO FLORELY
Notary Public - State of Florida
Commission # HH 320017
Expires on October 9 2026

Notarized remotely online using communication technology via Proof.

Authentisign ID: EA450A9D-5D53-EF11-991A-002248270DCE

COMMERCIAL LEASE AGREEMENT
(Standalone Single-Tenant Building)

2024 Printing

For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Landlord (United Bank as Custodian for Colwell Bene) and the undersigned Tenant (Royal 77, LLC) do hereby agree as follows:

A. PRIMARY TERMS. The primary terms of this Lease are set forth in this Section and are subject to the explanations and clarifications set forth in Corresponding Paragraphs Section B of the Lease.

Lease. Landlord agrees to lease to Tenant, and Tenant agrees to lease from Landlord, the Premises identified herein on this date of 6/1/2024 on the terms and conditions which are set forth below.

1. **Agreement to Lease: Property Address:** 5900 US Hwy 19 **Unit** na **City** Zebulon **County** Pike **Georgia, Zip** 30295 **("Premises")**
The legal description of the Property is attached as an exhibit hereto and incorporated herein.

2. **Use:** Tenant acknowledges that Tenant has inspected Premises and that it is for Tenant's intended use. The Premises shall be used for the following use: Convience Store/ Restaurant **Current Zoning:** C

3. **Term and Possession: Lease Start Date:** 6/1/2024 **Last Day of Lease ("Lease End Date"):** 5/31/2035
Tenant may terminate this Agreement without penalty if possession is not granted within _____ days of the Lease Start Date ("Approved Delay Period").

4. **Rent.**
   a. **Rent:** Rent shall be payable to United Bank as Custodian for Colwell Bene and delivered to: 200 Plaza Dr. Zebulon, GA 30295 ("Rent Payment Address") unless another address is specified by the above-referenced party receiving the rent following the notice provisions herein. This amount does not include taxes, insurance, maintenance and/or other additional expenses due from Tenant.
      i. Year 1 Rent $ 2500.00 per month
      ii. Year 2 Rent (if applicable) $ 2625.00 per month
      iii. Year 3 Rent (if applicable) $ 2756.25 per month
      iv. Year 4 Rent (if applicable) $ 2894.06 per month
      v. Year 5 Rent (if applicable) $ 3038.76 per month
      vi. For terms longer than five (5) years or rent structures other than stated increases, see Special Stipulations.
   b. **Due Date for Rent:** Rent is due by the 1st day of the month. Rent may be paid in any of the forms checked here:
   ☒ Check ☐ Cash ☒ Certified Check ☒ Money Order ☒ Credit Card ☐ ACH or ☐ EFT.
   c. **Late Date and Additional Rent for Late Payment:** Rent paid after 5p.m. on the 5th day of the month shall be late and must include additional rent of 10% ("Additional Rent for Late Payment").
   d. **Credit Card:** If rent is paid by Credit Card, rent must include a credit card convenience fee of 0.
   e. **Service Charge:** Tenant shall immediately pay Landlord a service charge of $ 35 ("Service Charge") for all dishonored checks or rejected electronic (ACH) payments.

5. **Security Deposit.** Tenant shall pay United Bank as Custodian for Colwell Bene as "Holder" a security deposit of $ 2500 by: ☒ Check ☐ Cash ☒ Certified Check ☒ Money Order ☒ Credit Card ☐ ACH or ☐ EFT.
Security deposit shall be paid not later than the Lease Start Date. Landlord's signature below does not constitute receipt of the security deposit. Landlord shall provide Tenant with a receipt for the security deposit once said deposit has been paid.

6. **Notice Not to Renew Lease.** A party electing not to renew the Lease (so long as it has a definite term) shall be required to provide 60 days notice of the same to the other party. If the Lease becomes a month to month agreement, Landlord shall provide 30 days notice of termination, and Tenant shall provide 60 days notice of termination.

7. **Subletting.** No subletting of any kind is permitted except with the prior written consent of Landlord.

8. **Utilities.** Utilities provided by Landlord as part of rent on Premises: ☐ Water ☐ Sewer ☐ Trash Pickup ☐ Electric ☐ None
ALL OTHER UTILITIES OR SERVICES TO THE PREMISES SHALL BE THE RESPONSIBILITY OF THE TENANT.

9. **Holding Over Fee.** The daily fee for holding over beyond the expiration of the Lease is $ 2500.

10. **Certain Liquidated Damages Paid By Tenant.**
   a. **Fee to Halt Dispossessory Action:** The fee paid by Tenant to halt dispossessory actions in certain situations as set forth elsewhere herein shall be $ 2500 ("Fee to Halt Dispossessory Action") plus an Administrative Fee of $ 175 per occurrence.
   b. **Denial of Access Charge:** Tenant agrees to pay $ 25 for each incident where Tenant denies Landlord access to the Premises ("Denial of Access Fee") as described elsewhere herein.

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11. Brokerage Relationships in this Transaction:

a. Leasing Broker is McLeRoy Realty **and is:**

(1) working with Tenant as a ☐ client or ☒ customer.

(2) ☐ acting as a dual agent representing Landlord and Tenant.

(3) ☐ acting as designated agent where:

_____ has been assigned to exclusively represent Tenant.

b. Listing Broker is McLeRoy Realty **and is:**

(1) working with Landlord as a ☒ client or ☐ customer.

(2) ☐ acting as a dual agent representing Tenant and Landlord.

(3) ☐ acting as designated agent where:

_____ has been assigned to exclusively represent Landlord.

12. Material Relationship Disclosure: Broker and/or their affiliated licensees disclose the following material relationships:

none known

13. Property Taxes: All ad valorem taxes levied against the Premises shall be paid by: *[select one. The boxes not checked shall not be a part of this Lease].*

☒ **a.** Landlord pays all ad valorem property taxes.

☐ **b.** Tenant pays all ad valorem property taxes.

☐ **c.** Tenant pays as additional rent the amount by which all ad valorem property taxes on the Premises for each tax year exceeds the ad valorem property taxes on Premises for tax year _____.

☐ **d.** Other: _____

14. Leasehold Improvements and Alterations: Improvements and/or alterations, if any, to be performed by Landlord and/or Tenant to the Premises and the party who is paying the cost to perform the same is addressed in the Improvements and Alterations Exhibit (CF33).

15. Repairs and Maintenance: Tenant agrees that no representations regarding the Premises or the condition thereof and (except as provided herein) no promises to alter, decorate, improve or repair have been made by Landlord, Broker, or their agents unless specified in this Lease. Except as otherwise provided in the Maintenance and Repair Exhibit (CF32), Tenant shall be responsible for all maintenance and repairs to the Premises.

Tenant(s) Initials BP _____ **Landlord(s) Initials** UC _____

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.

1. **Agreement to Lease.** The parties agree to enter into this Lease for the Premises. The Premises may be part of a larger property ("Property"). If so, Tenant shall have the right to use the common areas of the Property subject to: (a) all rules, regulations and covenants applicable thereto; and (b) the common areas being reduced, modified, altered or being made subject to further use restrictions adopted by Landlord, in its sole discretion, or any community association responsible for the same. While Tenant may use and enjoy the Premises to the fullest extent permitted in this Lease, no estate or permanent legal interest in the Premises is being transferred or conveyed by Landlord to Tenant herein.

2. **Use.** Tenant shall be responsible at all times to comply with all applicable laws, ordinances and regulations dealing with the use and occupancy of the Premises. Tenants shall not permit anything to be done in or about the Premises which in any way conflicts with any law, statute, ordinance, environmental requirements, governmental rule or regulation now in force or which may hereafter be enacted or promulgated.

3. **Term and Possession.** If Landlord is unable to deliver possession of Premises on the Lease Start Date, rent shall be abated on a daily basis until possession is granted. Neither Owner, Landlord or Broker shall be liable for any delay in the delivery of possession of Premises to Tenant.

4. **Rent.** Tenant shall pay rent in advance to Landlord monthly, and on or before the Due Date during the Lease Term to the Rent Payment Address (or at such other address as may be designated from time to time by Landlord in writing). If the Lease Start Date or the Lease End Date is on the second day through the last day of any month, the rent shall be prorated for that month. Mailing the rent payment shall not constitute payment. Rent must be actually received by Landlord to be considered paid. Tenant acknowledges that all funds received by Landlord will be applied to the oldest outstanding balance owed by Tenant to Landlord. Rent not paid in full by the Due Date shall be late. Landlord may, but shall have no obligation to accept any rent paid after the Due Date. If late payment is made and Landlord accepts the same, the payment must include Additional Rent for Late Payment in the form of cash, cashier's check, certified check or wire transfer of immediately available funds, and if applicable, the Service Charge for any returned check. Landlord reserves the right, upon notice to Tenant, to refuse to accept personal checks from Tenant after one or more of Tenant's personal checks have been returned by the bank unpaid.

5. **Security Deposit.**
   a. **Deposit of Same:** Holder shall deposit Security Deposit within five (5) banking days of receiving the same into the bank and account referenced herein. If Landlord is managing the Premises, the Security Deposit may be deposited in a general account, and it will be co-mingled with other funds of Holder.
   b. **Security Deposit Check Not Honored:** In the event any Security Deposit check is dishonored, for any reason, by the bank upon which it is drawn, Holder shall promptly notify all parties to this Lease of the same. Tenant shall have three (3) banking days after notice to deliver good funds to Holder. In the event Tenant does not timely deliver good funds, Landlord shall have the right to terminate this Lease upon notice to Tenant.

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c. **Return of Security Deposit:** The balance of the Security Deposit to which Tenant is entitled shall be returned to Tenant by Holder within thirty (30) days after the termination of this Lease or the surrender of Premises by Tenant, whichever occurs last; provided that Tenant meets the following requirements: (1) the full term of the Lease has expired; (2) Tenant has given the required written notice to vacate; (3) the Premises is clean and free of dirt, trash and debris; (4) all rent, additional rent, fees and charges have been paid in full; (5) there is no damage to the Premises except for normal wear and tear; and (6) all keys to the Premises and to recreational or other facilities, access cards and gate openers, if any, have been returned to Landlord or Manager.

d. **Deductions from Security Deposit:** Holder shall have the right to deduct from the Security Deposit: (1) the cost of repairing any damage to Premises caused by Tenant, Tenant's employees, contractors, invitees, licensees and guests, other than normal wear and tear; (2) unpaid rent, or utility charges; (3) cleaning costs if Premises are left unclean; (4) the cost to remove and dispose of any personal property, except for fixtures that have been made a part of the Premises; and (5) late fees and any other unpaid fees, costs and charges referenced herein.

e. **Right of Holder to Interplead Security Deposit:** If there is a bona fide dispute over the Security Deposit, Holder may, (but shall not be required to), interplead the funds into a court of competent jurisdiction upon notice to all parties having an interest in the Security Deposit. Holder shall be reimbursed for and may deduct from any funds interpleaded its costs and expenses including reasonable attorneys' fees actually incurred. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorneys' fees and court costs and the amount deducted by Holder from the non-prevailing party. All parties hereby agree to indemnify and hold Holder harmless from and against all claims, causes of action, suits and damages arising out of or related to the performance by Holder of its duties hereunder. All parties further covenant and agree not to sue Holder for damages relating to any decision of Holder to disburse the Security Deposit made in accordance with the requirements of this Lease or to interplead the Security Deposit into a court of competent jurisdiction.

6. **Notices.**

a. **Required Notice to Lease Termination or Raising the Rent:** Either party must provide the other party with the number of days notice to terminate the Lease set forth elsewhere herein. Landlord must provide Tenant with the same number of days notice prior to increasing the rental rate.

b. **Generally:** All notices given hereunder shall be in writing, legible and signed by the party giving the notice. In the event of a dispute regarding notice, the burden shall be on the party giving notice to prove delivery. The requirements of this notice paragraph shall apply even prior to this Lease becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by e-mail or facsimile. The person delivering or sending the written notice signed by a party may be someone other than that party.

c. **Delivery of Notice:** A notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written notice by a party; (2) in the case of delivery by a Delivery Service, when the written notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written notice is electronically sent to an e-mail address or facsimile number of a party herein (or subsequently provided by the party following the notice provisions herein) even if it is not opened by the recipient. Notice to a party shall not be effective unless the written notice is sent to an address, facsimile number or e-mail address of the party set forth herein (or subsequently provided by the party following the notice provisions herein).

d. **When Broker Is Authorized to Accept Notice for Client:** No Broker shall have the authority to accept notice on behalf of a Tenant or Landlord except that a Broker acting as the Manager hereunder shall be authorized to receive notices on behalf of Landlord and notices delivered to Manager shall for all purposes herein be deemed to be notice to Landlord provided that the notice is delivered to Manager following the notice proceedings set forth here to Manager's address, facsimile number or e-mail address of Manager set forth herein (or subsequently provided by the Manager to Tenant following the notice provisions herein) even if it is not opened by the recipient.

7. **Subletting.** Tenant may not sublet Premises in whole or in part or assign this Lease without the prior written consent of Landlord which consent may be withheld for any reason or for no reason. Landlord shall have the right to assign this Lease to a subsequent owner of the Premises.

8. **Utilities**. Except as provided herein, Landlord shall have no responsibility to connect utilities the responsibility of which to pay for shall be that of the Tenant. Tenant shall select and connect all utilities to be paid for by Tenant within three (3) banking days from the commencement of the Lease and shall keep these utilities on through the end of the Lease. In the event Landlord fails to disconnect any utilities serving the Premises after completing the move in inspection and Tenant receives the benefit of such utilities paid for by Landlord, Tenant shall, upon receiving a bill for the same, immediately pay the cost thereof as additional rent to Landlord. In addition, Tenant shall immediately cause any such utility to be transferred to Tenant's name so that the bill goes to and is paid directly by Tenant.

9. **Holding Over.** Tenant shall have no right to remain in the Premises after the termination or expiration of this Lease. Should Tenant fail to vacate the Premises upon the termination or expiration of this Lease, Tenant shall pay Landlord the per day Holding Over Fee set forth elsewhere herein for every day that Tenant holds over after the expiration or termination of this Lease. Acceptance of the Holding Over Fee by Landlord shall in no way limit Landlord's right to treat Tenant as a tenant at sufferance for unlawfully holding over and to dispossess Tenant for the same.

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10. **Certain Liquidated Damages Paid by Tenant.** It is acknowledged by Landlord and Tenant with respect to any reference in the Lease to liquidated damages, that the actual damages of the party being paid such damages are hard to calculate and that the liquidated damages referenced in the Lease are a reasonable pre-estimate of the party's actual damages and not a penalty.
    a. **Fee to Halt Dispossessory Action**: Landlord can file a dispossessory action against Tenant if any rent or other fees and charges owed by Tenant are not paid in full by the Due Date. In the event that a dispossessory action is filed against the Tenant and then dismissed prior to a court hearing because Tenant pays the amounts owed, Tenant shall also pay Landlord, as liquidated damages, the Fee to Halt Dispossessory Action in the amount set forth elsewhere herein. This fee shall immediately be paid as additional rent along with all other amounts paid to halt the dispossessory action.
    b. **Denial of Access, Right of Access, Signage**: Upon 24 hours advance notice to Tenant, Landlord and Landlord's agents shall have the right Monday through Saturday from 9:00 a.m. to 8:00 p.m. and Sunday from 1:00 p.m. to 6:00 p.m. to access the Premises to inspect, repair, and maintain the same and/or to show the Premises to prospective tenants and buyers. In addition, Landlord and Landlord's agents may enter the Premises at any time to investigate potential emergencies. Evidence of water leaks, fire, smoke, foul odors, sounds indicating the possibility of an injured person or animal and other similar evidence of an emergency shall all be sufficient grounds for Landlord and Landlord's agents to enter Premises and Property for this purpose. During the last sixty (60) days of the term of the Lease, and during any period when Premises is being leased month to month, Landlord and Landlord's agents may also place a "for rent" or "for sale" sign in the yard or on the exterior of the Premises or on the Property, may install a lockbox and may show the Premises and the Property to prospective tenants or purchasers during the hours listed above. Tenant agrees to cooperate with Landlord and Landlord's agents who may show the Premises and/or Property to prospective tenants or buyers. In the event a lockbox is installed, Tenant shall secure Tenant's valuables and agrees to hold Landlord and Landlord's agents harmless for any loss thereof. For each occasion where the access rights described above are denied, Tenant shall pay Landlord the Denial of Access Fee as liquidated damages in the amount set forth elsewhere herein.

11. **Brokerage Relationships in This Transaction.**
    a. **Agency Disclosure**: In this Lease, the term "Broker" shall mean a licensed Georgia real estate broker or brokerage firm and, where the context would indicate, the Broker's affiliated licensees and employees. No Broker in this transaction shall owe any duty to Tenant or Owner/Landlord greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.; The Broker(s) that are party(s) to this Agreement are representing the Landlord and/or Tenant.
    b. **Brokerage**: The Broker(s) identified herein have performed valuable brokerage services and are to be paid a commission pursuant to a separate agreement or agreements. Unless otherwise provided for herein, the Listing Broker will be paid a commission by the Landlord, and the Leasing Broker will receive a portion of the Listing Broker's commission pursuant to a cooperative brokerage agreement.

12. **Material Relationship Disclosure.** For the purposes of this Agreement, a material relationship shall mean any actually known personal, familial, or business relationship between the broker or the broker's affiliated licensees and a client which would impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to another client. Any such material relationship will be disclosed in Material Relationship Paragraph above.

13. **Property Taxes.** All ad valorem property taxes levied against the Premises shall be paid in accordance with the selection made in Section A(13).

14. **Leasehold Improvements and Alteration.** No improvements or alterations to the Premises shall be made without the prior written approval of Landlord. Tenant agrees that all contractors and subcontractors of Tenant performing improvements and alterations shall be properly licensed, maintain general liability insurance in a single limit coverage amount of at least One Million Dollars ($1,000,000.00) and maintain workers compensation insurance on all of their workers. Tenant shall be responsible for procuring lien waivers from each contractor performing services under this section and providing such lien waivers to Landlord. If Tenant fails to pay the lien or obtain lien waivers from contractors performing these services, then Tenant assumes all costs and responsibility of releasing such liens and such responsibility shall survive this Lease. Landlord, and all reasonable expenses of Landlord in defending any such action or in procuring the discharge of such lien, shall be deemed additional rent hereunder and shall be repaid by Tenant to Landlord on demand.

15. **Repairs and Maintenance.** Tenant agrees that no representations regarding the Premises or the condition thereof and (except as provided herein) no promises to alter, decorate, improve or repair have been made by Landlord, Broker, or their agents unless specified in this Lease. Except as otherwise provided in the Maintenance and Repair Exhibit (CF32), Tenant shall be responsible for all maintenance and repairs to the Premises.

C. OTHER TERMS AND CONDITIONS

1. **Default.**
    a. **Default Generally:** Tenant shall be in default of this Lease upon the occurrence of any of the following:
        (1) Tenant fails to abide by any of the terms and conditions of this Lease.
        (2) Tenant files a petition in bankruptcy (in which case this Lease shall automatically terminate and Tenant shall immediately vacate the Premises leaving it in the same condition it was in on the date of possession, normal wear and tear excepted).
        (3) Tenant fails to timely pay rent or other amounts owed to Landlord under this Lease.
        (4) Tenant fails to reimburse Landlord for any damages, repairs and costs to the Premises or Property (other than normal wear and tear) caused by the actions, neglect or intentional wrongdoing of Tenant or members of Tenant's household and their invitees, licensees and guests.
        (5) Prior to the end of the Lease, Tenant either moves out of the Premises or shuts off any of the utilities serving the Premises.

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b. **Effect of Default:** If Tenant defaults under any term, condition or provision of this Lease, Landlord shall have the right to terminate this Lease by giving notice to Tenant and pursue all available remedies at law or in equity to remedy the default. All rent and other sums owed to Landlord through the end of the Lease term shall immediately become due and payable upon the termination of the Lease due to the default of Tenant. Such termination shall not release Tenant from any liability for any amount due under this Lease. All rights and remedies available to Landlord by law or in this Lease shall be cumulative and concurrent. Notwithstanding anything to the contrary contained herein, in the event of a non-monetary default by Tenant that is reasonably capable of being cured, Landlord shall give Tenant notice of the same and a three (3) day opportunity to cure the default.

2. **Tenant's Responsibilities.**
   a. **Freezing of Pipes:** To help in preventing the freezing of pipes, Tenant agrees that when the temperature outside falls below 32°F, Tenant shall: (1) leave the thermostat regulating the heat serving Premises in an "on" position and set to a minimum of 60°F; and (2) leave the faucets dripping.
   b. **Mold and Mildew:** Tenant acknowledges that mold and/or mildew can grow in any portion of the Premises or Property that are exposed to elevated levels of moisture and that some forms of mold and mildew can be harmful to their health. Tenant therefore agrees to regularly inspect the Premises for mold and/or mildew and immediately report to Landlord any water intrusion problems mold and/or mildew (other than in sinks, showers, toilets and other areas designed to hold water or to be wet areas). Tenant shall not block or cover any heating, ventilation, or air conditioning ducts located in the Premises. Tenant acknowledges having read the "A Brief Guide to Mold, Moisture in Your Home" found at www.epa.gov and shall follow the recommendations contained herein.
   c. **Access Codes:** Landlord shall provide Tenant with all access codes to all entrance gates and security systems, if any, located on the Premises or the Property. Within three (3) business days of vacating the property Tenant will provide Landlord with all access that are currently in use for entrance gates and security systems located on the Premises or the Property.
   d. **Premises Part of Community Association:** If the Premises or a part of the Property are subject to either a Declaration of Condominium, a Declaration of Covenants, Conditions and Restrictions, rules and regulations adopted pursuant to the Declaration and/or other similar documents (hereinafter collectively "C.A. Documents"). Tenant agrees to strictly comply with all use and occupancy restrictions contained therein in using the Premises and the Property. In the event any fine or specific assessment is levied against the Premises or the Owner thereof as a result of Tenant violating the use and occupancy restrictions set forth in the C.A. Documents, Tenant shall immediately pay the same to Landlord as additional rent.

3. **Rules and Regulations.** Tenant shall be responsible for violations of these Rules and Regulations caused by Tenant, any occupant of the Premises and their guests, invitees, licensees and contractors.
   a. No goods or materials of any kind or description which exceed the normal structural weight loads for the Premises or Property, are combustible or would increase fire risk or increase the risk of other injuries or casualties, shall be kept or placed on the Premises or Property.
   b. Any product or material that is a potential environmental hazard shall only be disposed of in accordance with all applicable federal laws and regulations.
   c. Tenant shall not use the Premises or the Property for any use or purpose that constitutes a nuisance or attractive nuisance, as determined in the reasonable discretion of Landlord, or materially increases the potential liability or risk of claims against Landlord or Landlord's agents.

4. **Personal Property Loss and Personal Injury; Statute of Limitations.** Storage of personal property by Tenant in Premises or in any other portion of Property shall be at Tenant's sole risk. Tenant has been advised to obtain renter's insurance that provides comprehensive insurance for damage to or loss of Tenant's personal property. Tenant agrees to look solely to Tenant's insurance carrier for reimbursement of losses resulting from such events and hereby indemnifies and agrees to hold Landlord harmless from any claims, causes of action or damages relating to the same. Landlord shall have no responsibility or liability for Tenant's personal property. Any and all claims of Tenant and other occupying the Premises pursuant to the Lease for property damage and/or personal injury sounding in breach of contract and/or tort shall be brought within one (1) year of the date of the damage and/or injury or shall be extinguished.

5. **Disclaimer.**
   a. **General:** Tenant and Landlord acknowledge that they have not relied upon any advice, representations or statements of Brokers and waive and shall not assert any claims against Brokers involving the same. Tenant and Landlord agree that no Broker shall have any responsibility to advise Tenant and/or Landlord on any matter including but not limited to the following except to the extent Broker has agreed to do so in a separately executed Property Management Agreement: any matter which could have been revealed through a survey, title search or inspection of Property or Premises; the condition of the Premises or Property, any portion thereof, or any item therein; building products and construction and repair techniques; the necessity of any repairs to Premises or Property; mold; hazardous or toxic materials or substances; termites and other wood destroying organisms; the tax or legal consequences of this transaction; the availability and cost of utilities or community amenities; any condition(s) existing off the Premises and Property which may affect the Premises or Property; and the uses and zoning of the Premises and Property whether permitted or proposed. Tenant and Landlord acknowledges that Broker is not an expert with respect to the above matters and that, if any of these matters or any other matters are of concern, Tenant should seek independent expert advice relative thereto. Tenant and Landlord acknowledge that Broker shall not be responsible to monitor or supervise any portion of any construction or repairs to the Premises or Property and such tasks clearly fall outside the scope of real estate brokerage services.
   b. **Construction Disclaimer:** Tenant acknowledges that the Premises, or portions thereof, may have been constructed at times when different and less stringent building codes were in place. Tenant shall not assume that the Premises or Property are energy efficient or contain products or features designed to protect residents against injuries or damage that might exist if the Premises and Property had been constructed in accordance with all current building codes.

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6. **Miscellaneous.**
   a. **Time of Essence:** Time is of the essence of this Lease.
   b. **No Waiver:** Any failure of Landlord to insist upon the strict and prompt performance of any covenants or conditions of this Lease or any of the Rules and Regulations set forth herein shall not operate as a waiver of any such violation or of Landlord's right to insist on prompt compliance in the future of such covenant or condition, and shall not prevent a subsequent action by Landlord for any such violation. No provision, covenant or condition of this Lease may be waived by Landlord unless such waiver is in writing and signed by Landlord.
   c. **Definitions:** Unless otherwise specifically noted, the term "Landlord" as used in this Lease shall include its representatives, heirs, agents, assigns, and successors in title to Property and the term "Tenant" shall include Tenant's heirs and representatives. The terms "Landlord" and "Tenant" shall include singular and plural, and corporations, partnerships, companies or individuals, as may fit the particular circumstances. The term "Binding Agreement Date" shall mean the date that this Lease has been signed by the Tenant and Landlord and a fully signed and executed copy thereof has been returned to the party making the offer to lease.
   d. **Entire Agreement:** This Lease and any attached addenda and exhibits thereto shall constitute the entire Agreement between the parties and no verbal statement, promise, inducement or amendment not reduced to writing and signed by both parties shall be binding.
   e. **Attorney's Fees, Court Costs and Costs of Collection:** Whenever any monies due hereunder are collected by law or by attorney at law to prosecute such an action, then both parties agree that the prevailing party will be entitled to reasonable attorney's fees, plus all court costs and costs of collection.
   f. **Indemnification:** Tenant agrees to indemnify and hold Landlord, Broker and Manager harmless from and against any and all injuries, damages, losses, suits and claims against Landlord, Broker and/or Manager arising out of or related to: (1) Tenant's failure to fulfill any condition of this Lease; (2) any damage or injury happening in or to the Premises and the Property or to any improvements thereon as a result of the acts or omissions of Tenant or Tenant's family members, invitees or licensees; (3) Tenant's failure to comply with local, state or federal law; (4) any judgment, lien or other encumbrance filed against the Premises or Property as a result of Tenant's actions and any damage or injury happening in or about the Premises or Property to Tenant or Tenant's family members, invitees or licensees (except if such damage or injury is caused by the intentional wrongful acts of Landlord or Broker); (5) failure to maintain or repair equipment or fixtures, where the party responsible for their maintenance uses commercially reasonable efforts to make the necessary repairs and Tenant covenants not to sue Landlord, Broker or Manager with respect to any of the above-referenced matters. In addition to the above Tenant agrees to hold Broker and Manager harmless from and against Owner of the Property not paying or keeping current with any mortgage, property taxes or property owners' association fees on the Property or not fulfilling the Landlord's obligations under this lease. For the purpose of this paragraph, the term "Broker" shall include Broker and Broker's affiliated licensees, employees and if Broker is a licensed real estate brokerage firm, then officers, directors and owners of said firm.
   g. **Governing Law:** This Lease may be signed in multiple counterparts and shall be governed by and interpreted pursuant to the laws of the State of Georgia. This Lease is not intended to create an estate for years on the part of Tenant or to transfer to Tenant any ownership interest in the Premises or Property.
   h. **Security Disclaimer:** Tenant acknowledges that: (1) crime can occur in any neighborhood including the neighborhood in which the Premises and Property is located; and (2) while Landlord may from time to time do things to make the Premises and Property reasonably safe, Landlord is not a provider or guarantor of security in or around the Premises and / or the Property. Tenant acknowledges that prior to occupying Property, Tenant carefully inspected all windows and doors (including the locks for the same) and all exterior lighting and found these items: (a) to be in good working order and repair; and (b) reasonably safe for Tenant and Tenant's invitees, licensees and guests knowing the risk of crime. If during the term of the Lease any of the above items become broken or fall into disrepair, Tenant shall give notice to Landlord of the same immediately.
   i. **Signage:** Tenant shall ensure all signage complies with local ordinances and property owners' association rules, if applicable, regarding size, placement, quantity, etc.
   j. **Disclosure Rights:** Landlord may disclose information about Tenant to law enforcement officers, governmental officials and for business purposes.
   k. **No Recordation of Lease:** Without the prior written consent of Landlord, neither this Lease nor any memorandum hereof shall be recorded or placed on public record by or on behalf of Tenant.
   l. **Force Majeure:** Landlord shall be excused for the period of any delay and shall not be deemed in default with respect to the performance of any of the terms, covenants and conditions of this Lease when prevented from performing by a cause or causes beyond Landlord's control, which shall include, but shall not be limited to, all labor disputes, utility outages caused by the utility provides, governmental regulations or controls, fire or other casualty, inability to obtain any material or services, acts of God, or any other cause not within the reasonable control of Landlord.
   m. **Quiet Enjoyment:** So long as Tenant is in full compliance with the terms and conditions of this Lease, Tenant shall be entitled to the quiet enjoyment and possession of the Premises.
   n. **Severability and Interpretation:**
      (1) If any cause or provision of this Lease shall be deemed illegal, invalid or unenforceable under present or future laws effective during the term of this Lease, then and in that event, the remainder of this Lease shall not be affected by such illegality, invalidity or unenforceability, and this Lease shall thereafter be construed as though such illegal, invalid or unenforceable provision was not contained herein; provided that if such provision is, in the reasonable determination of Landlord, essential to the rights of both parties, Landlord shall have the right to terminate this Lease on sixty (60) days written notice to Tenant.
      (2) Should any of the provisions of this Lease require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms of any such provision shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed most strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation of the stipulations of this Lease.

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7. **Damage/Destruction of Premises.** Notwithstanding any provision to the contrary, if flood, fire, storm, mold, other environmental hazards that pose a risk to the occupants' health, other casualty or Act of God shall destroy (or so substantially damage as to be uninhabitable) the Premises, rent shall abate from the date of such destruction. Landlord or Tenant may, by written notice, within thirty (30) days of such destruction, terminate this Lease, whereupon rent and all other obligations hereunder shall be adjusted between the parties as of the date of such destruction. If Premises is damaged but not rendered wholly untenable by flood, fire, storm, or other casualty or Act of God, rent shall abate in proportion to the percentage of Premises which has been damaged and Landlord shall restore Premises as soon as is reasonably practicable whereupon full rent shall commence. Rent shall not abate nor shall Tenant be entitled to terminate this Lease if the damage or destruction of Premises, whether total or partial, is the result of the negligence of Tenant or Tenant's invitees, licensees, or guests.

   In the event the Premises are destroyed or so substantially damaged as to be uninhabitable ("Casualty Event") by fire, flood, storm, mold, other environmental hazards, other casualty or Act of God, then Landlord shall be responsible for making such repairs to Premises if within Landlord's sole opinion all repairs can be substantially completed within 60 days from the date of the Casualty Event without paying overtime or other premiums for labor. For all purposes herein, "substantially completed" shall mean that Landlord has made the repairs and obtained a certificate of occupancy to reoccupy the Premises. Within 21 days from the date of the Casualty Event, Landlord shall notify Tenant whether Landlord is able to make the repairs within 60 days from the date of the Casualty Event. If Landlord gives Tenant notice that the repairs to the Premises cannot be substantially completed within 60 days from the Casualty Event, then either Landlord or Tenant may terminate this Lease within 14 days of receiving Landlord's notice by giving notice to the other party. If neither party terminates the Lease during the 14 day period, then both parties agree that Landlord will make the repairs, regardless of how long it takes, and that Tenant shall then reoccupy the Premises when the repairs are completed and a new certificate of occupancy is issued. Starting from the date of the Casualty Event until such time as repairs are completed and a new certificate of occupancy issued, Landlord shall abate rent in proportion to the amount of the Premises that have been destroyed or substantially damaged. If the Lease is timely terminated by either party, then Tenant shall vacate Premises within thirty (30) days from the date of notice to terminate this Lease. Rent shall not abate nor shall Tenant be entitled to terminate this Lease if the damage or destruction of Premises, whether total or partial, is the result of the negligence of Tenant, their invitees, licensees, or guests.

8. **Condemnation.** If the Premises or a substantial portion thereof shall be taken by eminent domain, then this Lease shall terminate upon the date (the "Condemnation Date") when the title to said Premises (or the part thereof so taken) shall be transferred to such authority for such use or purpose. If this Lease is so terminated, Tenant's rent hereunder shall be prorated and payable by Tenant to Landlord until he Condemnation Date and Tenant shall surrender the entire Premises on or before the Condemnation Date. However, in the event of a partial taking in which the portion of the Premises not so taken remains reasonably useable by Tenant for the purposes set forth herein; then, with regard only to such portion of the Premises not so taken, this Lease shall not terminate, but, effective as of the Condemnation Date, the Rent hereunder shall be reduced pro rata in proportion to the rentable square footage of the Premises so taken. In any event, Tenant shall have no claim for apportionment of any award paid or payable on account of any such takin, whether total or partial, or for the value of any unexpired term of this Lease, and Landlord shall no have any interest in Tenant's award or relocation expenses or loss of business, if any.

9. **Insurance**. Tenant agrees that during the term of the Lease, Tenant will carry and maintain, at its sole cost, the following insurance in the amounts specified and in the form hereinafter provided for. Tenant shall maintain with Landlord a current copy of the insurance policies required herein during the entire term of the Lease.
   a. **General Commercial Liability Insurance**: Such insurance shall cover the Tenant's use thereof against claims for personal injury, bodily injury or death, property damage and products liability occurring upon, in, or about Property. The limits of such policy shall be not less than One Million Dollars ($1,000,000) for each occurrence. Such insurance shall be endorsed to cover independent contractors and contractual liability. Such insurance shall extend to any liability of Tenant arising out of the indemnities provided for in this Lease. The policy shall name Landlord and any property manager(s) as additional insureds and shall be carried with an insurance company licensed to do business in Georgia with a Best's Rating of not less than a B+.
   b. **Property Insurance**: Such insurance shall be an "all-risk" policy covering Tenant's interest in its improvements to Property, and all furniture, equipment, supplies, and other property owned, leased, held or possessed by it and contained therein. Such insurance coverage shall be in an amount equal to not less than the full replacement cost as updated from time to time during the term of the Lease less a reasonable deductible. Tenant shall promptly provide Landlord written notice in the event of any damages to persons or property occurring on Property from fire, accident, or any other casualty.

10. **Mortgagee's Rights.** Tenant's rights under this Lease shall at all times be automatically junior and subordinate to any deed to secure debt which is now or shall hereafter be placed on the Premises or Property. If requested, Tenant shall execute promptly any certificate that Landlord may request to effectuate the above.

11. **GAR Forms.** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. Since these forms are generic and written with the interests of multiple parties in mind, they may need to be modified to meet the specific needs of the parties using them. If any party has any questions about his or her rights and obligations under any GAR form, he or she should consult an attorney. Provisions in the GAR Forms are subject to differing interpretations by our courts other than what the parties may have intended. At times, our courts may strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.

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12. **Beware of Cyber Fraud:** Fraudulent e-mails attempting to get you to wire money to criminal computer hackers are increasingly common in real estate transactions. Under this scam, computer hackers fraudulently assume the online identity of the actual mortgage lender, closing attorney and/or real estate broker with whom you are working in the real estate transaction. Posing as a legitimate company, they then direct you to wire money to them. In many cases, the fraudulent e-mail is sent from what appears to be the authentic web page of the legitimate company responsible for sending the wiring instructions. You should use great caution in sending or receiving funds based solely on wiring instructions sent to you by e-mail. Independently verifying the wiring instructions with someone from the company sending them is the best way to prevent fraud. In particular, you should treat as highly suspect any follow up e-mails you receive from a mortgage lender, closing attorney and/or real estate broker directing you to wire funds to a revised account number. Never verify wiring instructions by calling a telephone number provided along with a second set of wiring instructions since you may end up receiving a fraudulent verification from the computer hackers trying to steal your money. Independently look up the telephone number of the company who is supposed to be sending you the wiring instructions to make sure you have the right one.

13. **Exhibits.** All exhibits attached hereto, listed below or referenced herein are made a part of this Lease. If any such exhibit conflicts with any preceding paragraph, said exhibit shall control:
    - ☐ Legal Description Exhibit A
    - ☐ Maintenance and Repair Exhibit (CF32) "_____"
    - ☐ Improvements and Alterations Exhibit (CF33) "_____"
    - ☐ Other _____.
    - ☐ Other _____.

SPECIAL STIPULATIONS: The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph (including any changes thereto made by the parties), shall control:

Year 6 Rent $3190.70 per month
Year 7 Rent $3350.24 per month
Year 8 Rent $3517.75 per month
Year 9 Rent $3693.64 per month
Year 10Rent $3878.32 per month

With a 10 year intent to lease thereafter.

All parties agree that the tenant shall be responsible for all maintenance and repairs to the property for the term of the lease.

☐ **Additional Special Stipulations (F246) are attached.**

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Authentisign ID: EA450A9D-5D53-EF11-991A-002248270DCE

By signing this Agreement, Tenant and Landlord acknowledge that they have each read and understood this Agreement and agree to its terms.

Authentisign
B Patel

1 Tenant's Signature

Royal 77, LLC
Print or Type Name

08/06/24
Date

Tenant's E-mail Address

2 Tenant's Signature

Print or Type Name

Date

Tenant's E-mail Address

☐ **Additional Signature Page (F931) is attached.**

Authentisign
United Bank as Custodian for Colwell Bene

1 Landlord's Signature

United Bank as Custodian for Colwell Bene
Print or Type Name

08/05/24
Date

Landlord's E-mail Address

2 Landlord's Signature

Print or Type Name

Date

Landlord's E-mail Address

☐ **Additional Signature Page (F931) is attached.**

Leasing Broker/Affiliated Licensee Contact Information

McLeRoy Realty
Leasing Broker

Authentisign
Heather McLendon
Broker/Affiliated Licensee Signature

Heather McLendon — Print or Type Name
376782 — GA Real Estate License #

678-588-5376 — Licensee's Phone Number
Fax Number

heather@mcleroyrealty.com
Licensee's E-mail Address

HOGBOR
REALTOR® Membership

200 Plaza Drive
Broker's Address

Zebulon GA 30295

770-567-3030 — Broker's Phone Number
770-567-3300 — Fax Number

MCLE — MLS Office Code
20015 — Brokerage Firm License Number

Multiple Listing Number NA

Listing Broker/Affiliated Licensee Contact Information

McLeRoy Realty
Listing Broker

Authentisign
Heather McLendon
Broker/Affiliated Licensee Signature

Heather McLendon — Print or Type Name
376782 — GA Real Estate License #

678-588-5376 — Licensee's Phone Number
Fax Number

heather@mcleroyrealty.com
Licensee's Email Address

HOGBOR
REALTOR® Membership

200 Plaza Drive
Broker's Address

Zebulon GA 30295

770-567-3030 — Broker's Phone Number
770-567-3300 — Fax Number

MCLE — MLS Office Code
20015 — Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this Lease is the date of 08/05/24 and has been filled in by _____.

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Exhibit A – Legal Description of Property

5900	US Hwy 19	na	Zebulon	30295

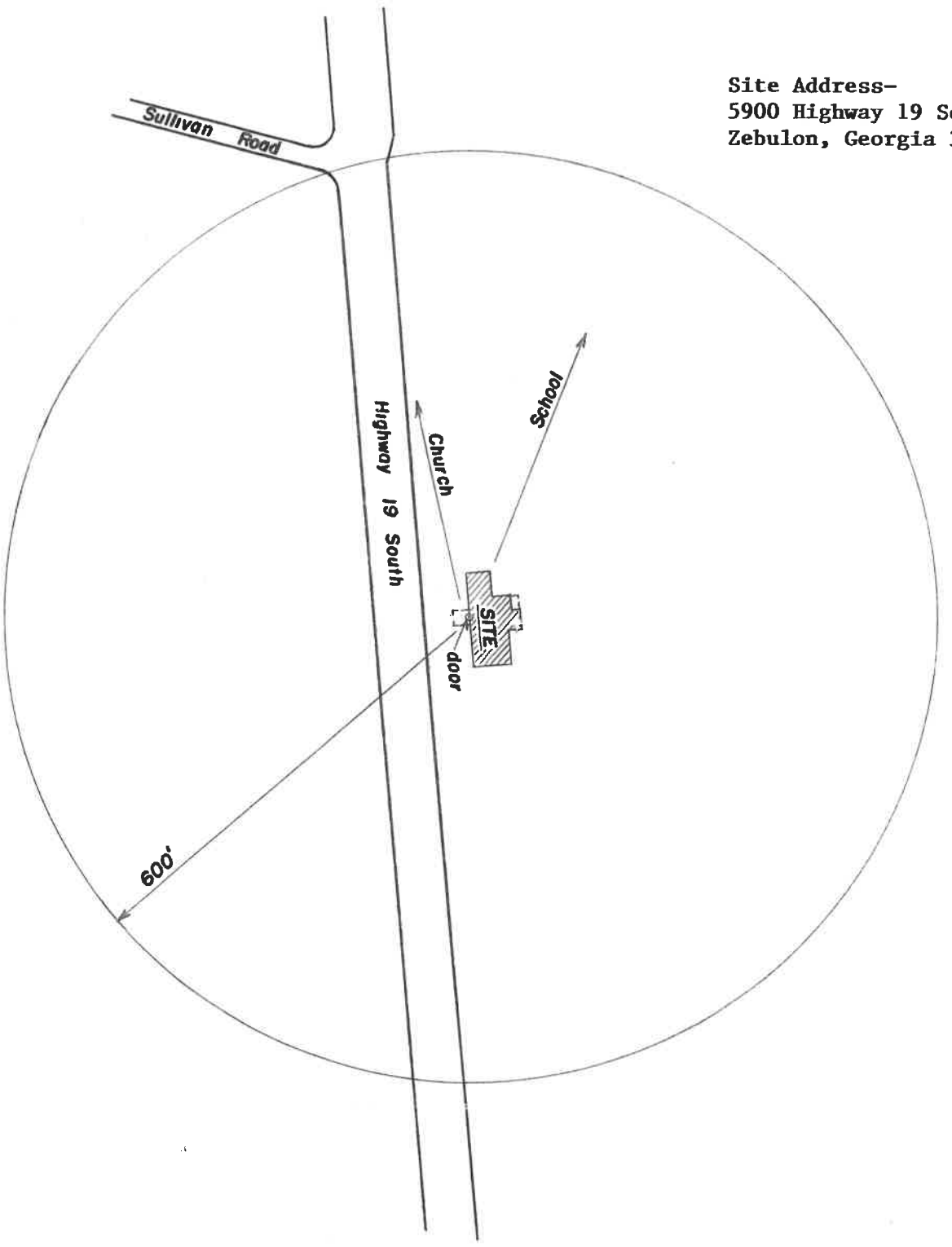
BP
Tenant's Initials

UC
Landlord's Initials

TRANSACTIONS Transaction Desk Edition

MAGNETIC NORTH

N



Site Address-
5900 Highway 19 South
Zebulon, Georgia 30295

The following distances were measured by the most direct route of travel on the ground, per Pike County code:

CHURCH- 1674' (558 yards) to Mid Georgia Gospel Assembly, @ 6225 Highway 19 South.

SCHOOL- 5300' (1767 yards) to Pike County Middle School, @ 406 Hughley Road.

There are no alcohol treatment centers, nor housing authority properties within 300' (100 yards) of this site.

Pike County Alcoholic Beverage Package License Survey for:

Bimal Patel

GEORGIA REGISTERED No. 1751 PROFESSIONAL LAND SURVEYOR JOSH L. LEWIS, III

FIELD DATE: 9/4/2024

DATE: 8/27/2024	SCALE: 1"=200' (0, 100, 200, 400 Graphic Scale in Feet)
DRAWN BY: GD	
LAND LOT 231	8th DISTRICT SECTION
PIKE COUNTY	GEORGIA

GEORGIA LAND SURVEYING CO.
155 CLIFTWOOD DRIVE, ATLANTA, GA 30328
PHONE (404)255-4671 FAX (404)255-6607
WWW.GEORGIALANDSURVEYING.COM

205176

PIKE COUNTY BOARD OF COMMISSIONERS

Award Bid - Melville Brown Road

SUBJECT:

Award Bid for the Melville Brown Road Paving Project.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Atlanta Paving and Concrete
🗋	Exhibit	Blount Construction
🗋	Exhibit	C.W. Matthews Contracting Co.
🗋	Exhibit	Empire Contracting LLC
🗋	Exhibit	McLeRoy Inc.
🗋	Exhibit	MHB Paving Inc
🗋	Exhibit	Piedmont Paving Inc,

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

BID FORM

2025 Pike County – Melville Brown Road

DUE: July 25,2025 by 5:00 pm

1. Bid on specifications as outlined. If no, please explain: (Yes) No

2. Melville Brown Road $451,373.83

3. Total for all Road Projects $451,373.83

4. Company Name Atlanta Paving & Concrete Construction, Inc.
   Address 2775 Mechanicsville Rd, Peachtree Corners, GA 30071
   Phone Number 770-220-0228
   Name of Contact Mandy Neese
   Email Address mneese@atlantapaving.com

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the Walton County Board of Commissioners, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned contractor further agrees to maintain records of such compliance and to provide a copy of each such verification to the Pike County Board of Commissioners, Georgia at the time the subcontractor(s) is retained to perform such service. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

65784
Federal Work Authorization User Identification Number

11/05/2007
Date of Authorization

Atlanta Paving & Concrete Construction, Inc.
Name of Contractor

2025 Melville Brown Road Pike County Paving Project
Name of Project

Pike County Board of Commissioners, Georgia____
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
This 25 day of July, 2025.

Neese
By: ~~Authorized~~ Officer or Agent (Contractor Name)

Vice President
Title of Authorized Officer or Agent of Contractor

Mandy Neese
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this
25 day of July, 2025.

Notary Public
My Commission Expires: April 6th, 2027

RACHEL MCBROOM
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
COMMISSION EXPIRES
APRIL 6, 2027

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
Atlanta Paving & Concrete Construction, Inc.
2775 Mechanicsville Road
Peachtree Corners, GA 30071

OWNER:
(Name, legal status and address)
Pike County Board of Commissioners
331 Thomaston Street
Zebulon, GA 30295

SURETY:
(Name, legal status and principal place of business)
American Alternative Insurance Corporation
555 College Road East
P.O. Box 5241
Princeton, NJ 08543

BOND AMOUNT: FIVE PERCENT (5%) OF AMOUNT BID

PROJECT:
(Name, location or address, and Project number, if any)
2025 Melville Brown Road Pike County Paving
2025 Paving Project

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

Init.
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User Notes:
(3B9ADA44)

furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 25th of July , 2025

Atlanta Paving & Concrete Construction, Inc.
(Contractor as Principal) (Seal)

(Witness)

(Title) vice president

American Alternative Insurance Corporation
(Surety) (Seal)

(Witness) Melissa Potts

(Title) Marvala Erinkitola, Attorney-In-Fact

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(3B9ADA44)

Init.

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CERTIFIED COPY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the AMERICAN ALTERNATIVE INSURANCE CORPORATION, a corporation organized and existing by virtue of the laws of the State of Delaware ("Corporation") with offices at 555 College Road East, Princeton, N.J. 08543, has made, constituted and appointed, and by these presents, does make, constitute and appoint:

David Potts; Grace DelGiudice; Marvala Erinkitola; Cindy Troxel; William David Wilson, Jr.; and Samantha Hayes

its true and lawful Attorneys-in-Fact, at Princeton, in the State of New Jersey, each of them alone to have full power to act without the other or others, to make, execute and deliver on its behalf, as Surety or Co-surety, bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate said Company for any portion of the penal sum thereof in excess of the sum of **One Hundred Million Dollars ($100,000,000)**.
Such bonds and undertakings for said purposes, when duly executed by said Attorney(s)-in-Fact, shall be binding upon said Company as fully and to thesame extent as if signed by the President of said Company under its corporate seal attested by its Secretary.
This appointment is made under and by authority of a certain Resolution adopted at a meeting of the Board of Directors of said Company duly held on the 27th day of August, 1975, a copy of which appears below.

IN WITNESS WHEREOF, the AMERICAN ALTERNATIVE INSURANCE CORPORATION has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officers this 24th day of September, 2021.

By: _____
Michael G. Kerner
President

Attest: _____
Ignacio Rivera
Deputy General Counsel & Secretary

STATE OF NEW JERSEY, COUNTY OF SOMERSET

The foregoing instrument was acknowledged before me by means of online notarization this 24th day of September, 2021, by Michael G. Kerner and Ignacio Rivera, who are personally known to me.

_____
Jillian Sanfilippo, Notary Public
State of New Jersey
My Commission Expires February 8, 2028

SECRETARY'S CERTIFICATE

The undersigned, Ignacio Rivera, hereby certifies:

1. That the undersigned is Secretary of American Alternative Insurance Corporation, a corporation of the State of Delaware;
2. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of said Corporation on the day of its date, and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with said original power of attorney, and that the same is a true and correct copy of said original power of attorney and of the whole thereof;
3. That the original resolution of which the following is a copy was duly adopted at, and recorded in the minutes of, a regular meeting of the Board of Directors of said Corporation duly held on August 4, 1998, and has not since been revoked, amended or modified.

   RESOLVED, that each of the following officers of this Corporation, namely, the President, the Executive Vice President, the Senior Vice Presidents, and the Vice Presidents, be, and they hereby are, authorized, from time to time in their discretion, to appoint such agent or agents or attorney or attorneys-in-fact as deemed by them necessary or desirable for the purpose of carrying on this Corporation's business, and to empower such agent or agents or attorney or attorneys-in-fact to execute and deliver, in this Corporation's name and on its behalf, and under its seal or otherwise, surety bonds, surety undertakings or surety contracts made by this Corporation as surety thereon.

   RESOLVED, that the signature of any authorized officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney and revocation of any power of attorney or certificate of either given for the execution of any surety bond, surety undertaking, or surety contract, such signature and seal, when so used being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed.

   FURTHER RESOLVED, that any prior appointments by the Corporation of MGAs are, in all respects, hereby ratified, confirmed and approved.

   FURTHER RESOLVED, that the Secretary or any Assistant Secretary of this Corporation is hereby authorized to certify and deliver to any person to whom such certification and delivery may be deemed necessary and desirable in the opinion of such Secretary or Assistant Secretary, a true copy of the foregoing resolution.
4. The undersigned has compared the foregoing copies of said original resolutions as so recorded, and they are the same true and correct copies of said original resolutions as so recorded and of the whole thereof.

Witness the hand of the undersigned and the seal of said Corporation this 25th day of July, 20 25.

AMERICAN ALTERNATIVE INSURANCE CORPORATION

_____
Ignacio Rivera
Deputy General Counsel & Secretary

TRS-1001-1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PointeNorth Insurance Group, LLC PO Box 724728 Atlanta GA 31139	CONTACT NAME: Lisa Harris PHONE (A/C, No, Ext): (770) 858-7540 FAX (A/C, No): (770) 858-7545 E-MAIL ADDRESS: lisa.harris@pninsurance.com
INSURED Atlanta Paving & Concrete Construction Inc. PO Box 1547 Ernest Lopez Norcross GA 30071	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Arch Specialty Insurance Co. — 21199 INSURER B : Axis Surplus Insurance Co INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 25-26 Master COI **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			31PKG2033201	07/01/2025	07/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG Employee Benefit	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			31PKG2033201	07/01/2025	07/01/2026	~~COMBINED SINGLE LIMIT~~ (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $ 10,000			31UFP2033201	07/01/2025	07/01/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		31WCI2033201	07/01/2025	07/01/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ $ 1,000,000 $ 1,000,000 $ 1,000,000
B	Pollution Liability			CP006165-02-2024	12/30/2024	12/30/2025	Each Claim Aggregate Ea. Claim Deductible	$2,000,000 $2,000,000 $25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

"FOR INFORMATION PURPOSES"
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXX 00000

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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BID FORM

2025 Pike County – Melville Brown Road

DUE: July 25,2025 by 5:00 pm

1. Bid on specifications as outlined. If no, please explain: Yes No

2. Melville Brown Road $494,483.99

3. Total for all Road Projects $494,483.99

4. Company Name Blount Construction Company, Inc.
   Address 1730 Sands Place, Marietta, Georgia 30067
   Phone Number 770-541-7333
   Name of Contact Jason Walker
   Email Address Jason.Walker@blountconstruction.com

INVITATION TO BID
2025 PIKE COUNTY PAVING PROJECT

Sealed bids will be received by the Pike County Board of Commissioners for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary for paving in Pike County.

Bids shall be received by the Pike County Board of Commissioners no later than 5:00 pm on July 25,2025. Bids will be opened at the July 29,2025 Board of Commissioners meeting at 6:30 pm. Any bid received after the said time and date above will not be considered. Bids will be opened and read aloud at the commissioners' meeting.

Any questions should be emailed to cgoodman@pikecoga.gov

A bid bond in the amount of 5% of the total amount bid shall be required. In lieu of a bid bond, a cashier's check, cash or an irrevocable letter of credit may be accepted. Proof of workers compensation and liability insurance will be required with Pike County.

Each bid form must be submitted in a SEALED ENVELOPE, addressed to the Pike County Board of Commissioners Attn: County Clerk. Each envelope containing a Bid must be plainly marked on the outside as 2025 Melville Brown Road Pike County paving project. If the bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of Pike County Board of Commissioners paving project. **Cost proposals should be in a separate sealed envelope so that all documents presented to the Board of Commissioners can be reviewed prior to the cost proposal's opening.**

CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local laws.

Contractors must also provide a Contractor Affidavit verifying compliance with the Federal Work Authorization Program known as E-Verify. This form must be notarized.

The Pike County Board of Commissioners reserves the right to waive any informality and to accept any Bid which may be in Pike County's best interest.

WITHDRAWAL OF BID:

A bidder may withdraw his bid before the expiration of the time during which bids may be submitted without prejudice to the bidder, by submitting a written request of withdrawal to the Purchasing Department.

REJECTION OF BID:

The Board of Commissioners may reject any or all bids and must reject a bid from any party who has been delinquent or unfaithful in any formal contract with the Board of Commissioners. Also, the right is reserved to waive any irregularities or informalities in any bid or in the bidding procedure. The Board of Commissioners shall be the sole judge as to which proposal is best, and, in ascertaining this, will take into consideration the business integrity, financial resources, facilities for performing the work and experience in similar operations of the various bidders.

NON-COLLUSION AFFIDAVIT:

By submitting a bid, the bidder represents and warrants that such bid is genuine and not sham or collusive or made in the interest or on behalf of any person not therein named, and that the bidder has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding and that the bidder has not in any manner sought by collusion to secure to that bidder any advantage over any other bidder.

INTEREST OF:

By submitting a bid, the bidder represents and warrants that neither a Commissioner, Administrator, employee nor any other person employed by the Board of Commissioners has, in any manner, an interest, directly or indirectly in the bid or in the contract which may be made under it, or in any expected profits to arise therefrom.

ALL DOCUMENTS DEEMED PART OF THE CONTRACT:

The notice, invitation to bid, request for proposals, general conditions, instructions, bid/proposal form, special conditions, specifications, purchase order, proposal, and addenda, if any, will be deemed part of the contract.

STATEMENT OF EXPERIENCE AND QUALIFICATIONS:

The Contractor may be required, upon request, to prove to the satisfaction of the Pike County Board of Commissioners that he/she has the skill, experience, equipment and the necessary facilities and ample financial resources to perform the contract(s) in a satisfactory manner and within the required time. If the available evidence of competency of any Contractor is not deemed satisfactory, the bid may be rejected.

SUBCONTRACTS:

Contractor is specifically advised that any person, firm, or other party to whom it is proposed to award a subcontract must be acceptable to the Pike County Board of Commissioners and/or local municipality. All Subcontractors must submit a Non-Collusion Affidavit.

CHANGE ORDERS:

No oral statement of any person shall modify or otherwise change or affect the terms, conditions, or specifications. All change orders to the agreement will be made in writing and shall not be effective unless signed by an authorized representative of the Pike County Board of Commissioners or local municipality.

PAVEMENT FINISH:

New asphalt/resurfacing shall be performed as directed by Pike County Public Works. Should there be any additional roads added by any of the Cities within Pike County, the work performed would be under their direction. Final asphalt finish shall be flush with and match the grade of the existing pavement surface. The final work product shall provide a smooth road surface to safely accommodate traffic. All base shall be rolled and have no soft areas or pumping issues before any asphalt is applied. Any irregularities in asphalt material or surface finish shall be corrected by the Contractor at no additional cost to the county. All work performed on County roads shall comply with the Pike County Unified Development Code which can be found on our website at www.pikecoga.gov.

MEASUREMENT AND PAYMENT:

Payment shall be made on a per ton unit price basis for asphalt replacement or new asphalt which shall include all labor, equipment, materials and any other miscellaneous items necessary for milling, asphalt removal, hauling, traffic control, surface prep, binder, tack coat, dirt and all necessary shoulder work to include backfilling of all shoulders and grassing, 2 ft driveway aprons as well as 50 ft apron on any intersecting gravel road and all necessary striping.

PROJECT SPECIFICATIONS AND INSTRUCTIONS

All Roads listed shall receive 2" of 19mm binder and 1 ½ inches of 12.5 mm topping.

Melville Brown Road (from Williamson Zebulon Road to Chappel Hill Rd– approximately 1.44 miles)

*SPECIAL BIDDING INSTRUCTIONS *

- All bids shall be in a single separate sealed envelope from all other documents

Project Management/Inspections:

Project management and inspection will be provided by the Pike County Public Works Department for roads in the County and the appropriate municipality for work within City jurisdiction.

Schedule:

All work shall be completed within 120 calendar days from the date of Notice to Proceed. Before starting the work, the Contractor shall give the County or municipality a written schedule regarding the sequence/order of the work.

Traffic Control:

Contractor shall be responsible for Traffic Control, in accordance with Georgia DOT (Department of Transportation) Standards, and shall provide all signage, personnel and miscellaneous equipment. The Pike County Board of Commissioners or appropriate municipality must approve any proposed temporary road closures under this contract, and if approved, the Contractor shall be responsible for establishing required signage and maintaining acceptable detour routes during the construction period.

Safety:

The contractor shall be responsible for jobsite safety, and the safety of the traveling and public within the work zone.

Access/Cleanup/Disposal:

The contractor shall be responsible for coordinating access to private property during the execution of the work, and for cleanup of any millings or debris resulting from the project on adjacent private property or within public right-of-way. The Contractor must remove, haul, and dispose of all waste material.

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the Walton County Board of Commissioners, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned contractor further agrees to maintain records of such compliance and to provide a copy of each such verification to the Pike County Board of Commissioners, Georgia at the time the subcontractor(s) is retained to perform such service. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

129210
Federal Work Authorization User Identification Number

1-4-2008
Date of Authorization

Blount Construction Company, Inc.
Name of Contractor

2025 Pike County Paving Project
Name of Project

Pike County Board of Commissioners, Georgia____
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
This 25 day of July, 2025.

By: Authorized Officer or Agent (Contractor Name)

Vice President
Title of Authorized Officer or Agent of Contractor

Jason Walker
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this
25 day of July 2025.

Notary Public
My Commission Expires: 9-16-2025

KELLEY M PAYNE NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 16, 2025

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Blount Construction Company, Inc.
1730 Sands Place
Marietta, GA 30067

SURETY:
(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Pike County Board of Commissioners
152 Twin Oaks Road
Williamson, GA 30295

BOND AMOUNT: $ 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

2025 Melville Brown Road Pike County Paving Project - Pike County, Georgia

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming with such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 25th day of July, 2025

BLOUNT CONSTRUCTION CO., INC. CORPORATE SEAL 1946 GEORGIA

(Witness) Kelley Payne

Blount Construction Company, Inc.
(Principal) *(Seal)*

By:
(Title) Jason Walker Vice President

(Witness) Elizabeth White

Travelers Casualty and Surety Company of America
(Surety) *(Seal)*

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA SEAL

By:
(Title) Daniel Yates Attorney-in-Fact

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company
Farmington Casualty Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint Daniel Yates of Atlanta, GA , their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **4th** day of **March, 2024.**

State of Connecticut

City of Hartford ss.

By: _____
Bryce Grissom, Senior Vice President

On this the **4th** day of **March, 2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June, 2026**

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this July 25, 2025

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

July 18, 2024

CERTIFICATE OF QUALIFICATION
Vendor ID: 2BL590

Blount Construction Company, Inc.
1730 Sands Place
Marietta, GA 30067

In accordance with The Rules and Regulations governing the Prequalification of Prospective Bidders, the Georgia Department of Transportation has assigned the following Rating. This Certificate of Qualification is effective on the date of issue stated above and cancels and supersedes all Certificates previously issued:

MAXIMUM CAPACITY RATING:	**$480,500,000.00**
CERTIFICATE EXPIRES:	**June 30, 2026**
PRIMARY WORK CLASS/CODE:	**400**
SECONDARY WORK CLASS(ES)/CODE(S):	**205, 209, 301, 310, 424, 432, 441 and 550**

The total amount of incomplete work, regardless of its location and with whom it is contracted, whether in progress or awarded but not yet begun, shall not exceed the Maximum Capacity Rating. If dissatisfied with the Rating, we direct you to the Appeals Procedures in §672-5-.08 (1) & (2) and §672-1-.05, Rules of the State Department of Transportation.

A Prequalified Contractor may request an extension of its current prequalification **prior** to the expiration date of the prequalification by providing the Department with the following information: the amount of time requested for the extension (either 30, 60 or 90 days), the reason for the extension request and the original expiration date of the prequalification. The Department in its discretion will determine whether the extension should be granted and will notify the Contractor of its determination.

Allowing approved prequalification to lapse will leave the Contractors without the ability to bid work until such time as the standing returns to an approved status. If you desire to apply at some intermediate period before the expiration date, your Rating will be reviewed based on the new application.

This Prequalification Certificate is issued for contractors to be eligible for work with the Georgia Department of Transportation (GDOT) only. GDOT does not certify contractors as eligible to do business with entities other than GDOT. *Work class codes are for reference only and do not represent a certification to be provided in support of contractor ability or NAICS code determinations. NAICS Codes are assigned by the office of Equal Employment Opportunity.*

Sincerely,

Patrick Allen, P.E.
Chairman, Prequalification Committee/Contractors

PA:TKA

Outlook

Re: 2025 Pike County Paving Project

From Chris Goodman <cgoodman@pikecoga.gov>
Date Fri 7/18/2025 2:46 PM
To Blake Merritt <Blake.Merritt@blountconstruction.com>

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Contractor will be responsible and we will have to do a change order if it's bad enough.
Sent from my iPhone

On Jul 18, 2025, at 2:10 PM, Blake Merritt <Blake.Merritt@blountconstruction.com> wrote:

Hey Chris,

I have just one follow-up question if you don't mind

- If a bad area that's pumping is discovered, who will be responsible for excavation and placement of new material? The County or the Contractor? If the contractor is responsible, how will we be compensated for this? Considering there's no way to quantify beforehand what may be required. Would this be covered via change order?

Thanks,

Blake Merritt
Blount Construction Company Inc.
Estimator/Project Manager
O: 770-541-7333
C: 404-670-4878
<Outlook-y31lpdcu.png>

From: Chris Goodman <cgoodman@pikecoga.gov>
Sent: Thursday, July 17, 2025 2:39 PM
To: Blake Merritt <Blake.Merritt@blountconstruction.com>
Subject: Re: 2025 Pike County Paving Project

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon Blake,
-Contractor will grade the material that currently exists. If we have a bad pumping area after proof rolling, it will have to be fixed
-Without widening any R/W we are hoping for at least 20 ft
-No, the contractor will only be required to build shoulders back where it can be done. We are aware that some areas won't allow that. We will not be moving any ditch lines. This is a grade and pave only
-Pike County is wanting 20-21 ft of asphalt if at all possible
-Centerline and edge line striping and it can be paint. No RPM's
-No low/soft shoulder signs will be required
-Yes, temporary advanced warning signs may be used on tripod stands
-There will be no milling on this project. This RFP is just a geberic one that we use on all jobs.

Chris Goodman
Pike County Public Works Director
152 Twin Oaks Road
Williamson, GA 30295
770-567-2005
<Outlook-bah2mmus.png>

From: Blake Merritt <Blake.Merritt@blountconstruction.com>
Sent: Thursday, July 17, 2025 11:11 AM
To: Chris Goodman <cgoodman@pikecoga.gov>
Subject: 2025 Pike County Paving Project

Hey Chris,

Below I have listed questions regarding the 2025 Pike County Paving project. If you will please advise.

- Will the contractor be required to provide any additional base material (GAB), or will the contractor only be required to grade the material that currently exists before paving?
- What is the required width of pavement?
- How will the contractor be required to handle shoulder building in areas where the existing ditch meets up with the existing edge of the road and no shoulder currently exists? Will the contactor be required to move the ditch line back? If so, how far, this may require the relocation of existing driveway culverts. How far back does the county right of way extend from the road centerline?
- How wide does that county want the asphalt to be placed?
- What striping is required? Centerline, edge line, material type, RPM's?
- Will any low/soft shoulder signage be required?
- May advanced warning signage be placed on temporary tripod stands?
- The bid package states that the contractor will be responsible for any milling necessary. What milling does the county anticipate needing?

Thanks,

Blake Merritt
Blount Construction Company Inc.
Estimator/Project Manager
O: 770-541-7333
C: 404-670-4878
<Outlook-qqk5tzuq.png>

BID FORM

2025 Pike County – Melville Brown Road

DUE: July 25,2025 by 5:00 pm

1. Bid on specifications as outlined. If no, please explain: [Yes] No

   In Accordance with Chris Goodman Email

2. Melville Brown Road $ 553,215.00

3. Total for all Road Projects $ 553,215.00

4. Company Name C. W. MATTHEWS CONTRACTING CO., INC.

   Address 1600 Kenview Drive, Marietta, Georgia 30060

   Phone Number 770-422-7520 Ext. 1254

   Name of Contact Michael Kleuckling, Vice President

   Email Address mikek@cwmatthews.com



Mike Kleuckling

From: Chris Goodman <cgoodman@pikecoga.gov>
Sent: Wednesday, June 18, 2025 1:51 PM
To: Mike Kleuckling
Subject: Re: 2025 Pike County Paving Project (Melville Brown Road)

***WARNING* This email originated from outside your organization. Do NOT click links or open attachments from this email unless you know the sender and trust the content.**

Good afternoon Mike,

I know that the RFB is pretty generic, and it is just something drawn up in house. We need to have an engineer draw us up a RFB but unfortunately, we don't have one in house. To answer your questions the best we can...

- We would like the project priced as a lump sum number
- It is right at 2000 tons of 19mm binder and 1500 tons of 12.5 topping
- We are shooting for 21 ft wide if possible. This is a grade and pave of a dirt road with no widening. Will be ditch to ditch
- No milling is required, this is a dirt road
- We just want to backfill the asphalt with soil and have them grassed. Only 3-4 ft, or whatever can be done with the ditches so close
- No temporary pavement marking is required and can be striped immediately after paving.
- This is not an overlay, and we need to proof roll the base to make sure it is stable and not pumping before the binder is placed
- Pike co does not require what GDOT does. We just ask that road work ahead signs be use to warn local traffic and to place low/ soft shoulder signs up after work is complete until grass gets established

Once again, I know this seems to be very generic and it is. We are just starting to pave some of these very rural areas of dirt roads, so it is a learning curve for us moving forward. These rural roads are simply grading and paving the existing roadbed. No widening or ditch work will be done. Please let me know if you have anymore questions

Chris Goodman
Pike County Public Works Director
152 Twin Oaks Road
Williamson, GA 30295
770-567-2005

From: Mike Kleuckling <Mikek@cwmatthews.com>
Sent: Wednesday, June 18, 2025 10:50 AM
To: Chris Goodman <cgoodman@pikecoga.gov>
Subject: RE: 2025 Pike County Paving Project (Melville Brown Road)

Additional Questions:

- GDOT Specs typically will require Post Mounted Advanced Warning Signs, Barrels and Low Soft Shoulder Signs, etc., be installed on a road like this with Shoulder Grading. Will Pike Co require the same things or something less?

Mike Kleuckling
V.P. Estimating

C.W. Matthews Contracting Co., Inc.
P.O. Drawer 970 (1600 Kenview Dr) | Marietta, GA 30061
Ph 770-422-7520 Ext 1254 | Estimating Fax 770-422-9361 | Cell 404-277-3637
Email mikek@cwmatthews.com | Website www.cwmatthews.com

From: Mike Kleuckling
Sent: Tuesday, June 17, 2025 4:19 PM
To: Cgoodman@pikecoga.gov
Subject: 2025 Pike County Paving Project (Melville Brown Road)

Pike County

2025 Pike County Paving Project (Melville Brown Road)
C W Matthews Contacting Co., Inc. (CWM) submits the following questions for clarification:

- It looks like you want a Lump Sum bid for this project? However, it also says that you will pay for the work on a Per Ton Unit Price Basis. Which is the correct method for bidding Lump Sum or Unit Price?

- If you are going to have a fair and equal bid opportunity, the County should determine the Tons for each asphalt mix type and have a bid form, with quantities for all bidders to use, otherwise your bids will not be the same.
  Will you please provide the proper information for a fair and equal bid?

- What is the final width for the paving for Melville Brown Road?

- What are the County's expectations for the Milling that will be required? Please explain exactly what milling will be needed.

- How wide will the Shoulder Grading need to be?

- Do you expect the Contractor to install Temporary Pavement Markings after the completion of the final surface, then come back 30 Days later and install the final pavement markings?
  Typically this is the GDOT standard, as it allows the new pavement time to cure out before final markings are installed.

- Are we to assume that the existing roadway pavement are stable enough to be overlayed as is?

Our goal with these questions is to create a fair and equal bidding process and environment that will benefit Pike County.
Unit Price bids with a complete bid form are always cheapest.
These kind of Lump Sum bids are very interpretive and can be evaluated incorrectly.
We are just trying to create a transparent bidding process.
Please let us know if you have any questions, or if we can help make for a better bid for Pike Co Taxpayers.
Thank you, have an amazing rest of your day...



Mike Kleuckling
V.P. Estimating

C.W. Matthews Contracting Co., Inc.
P.O. Drawer 970 (1600 Kenview Dr) | Marietta, GA 30061
Ph 770-422-7520 Ext 1254 | Estimating Fax 770-422-9361 | Cell 404-277-3637
Email mikek@cwmatthews.com | Website www.cwmatthews.com

Disclaimer
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Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this message in error, please contact the sender and delete the material from all computers._

Bidder: C. W. MATTHEWS CONTRACTING CO., INC.



INVITATION TO BID
2025 PIKE COUNTY PAVING PROJECT

Sealed bids will be received by the Pike County Board of Commissioners for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary for paving in Pike County.

Bids shall be received by the Pike County Board of Commissioners no later than 5:00 pm on July 25,2025. Bids will be opened at the July 29,2025 Board of Commissioners meeting at 6:30 pm. Any bid received after the said time and date above will not be considered. Bids will be opened and read aloud at the commissioners' meeting.

Any questions should be emailed to cgoodman@pikecoga.gov

A bid bond in the amount of 5% of the total amount bid shall be required. In lieu of a bid bond, a cashier's check, cash or an irrevocable letter of credit may be accepted. Proof of workers compensation and liability insurance will be required with Pike County.

Each bid form must be submitted in a SEALED ENVELOPE, addressed to the Pike County Board of Commissioners Attn: County Clerk. Each envelope containing a Bid must be plainly marked on the outside as 2025 Melville Brown Road Pike County paving project. If the bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of Pike County Board of Commissioners paving project. **Cost proposals should be in a separate sealed envelope so that all documents presented to the Board of Commissioners can be reviewed prior to the cost proposal's opening.**

CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local laws.

Contractors must also provide a Contractor Affidavit verifying compliance with the Federal Work Authorization Program known as E-Verify. This form must be notarized.

The Pike County Board of Commissioners reserves the right to waive any informality and to accept any Bid which may be in Pike County's best interest.

WITHDRAWAL OF BID:

A bidder may withdraw his bid before the expiration of the time during which bids may be submitted without prejudice to the bidder, by submitting a written request of withdrawal to the Purchasing Department.

REJECTION OF BID:

The Board of Commissioners may reject any or all bids and must reject a bid from any party who has been delinquent or unfaithful in any formal contract with the Board of Commissioners. Also, the right is reserved to waive any irregularities or informalities in any bid or in the bidding procedure. The Board of Commissioners shall be the sole judge as to which proposal is best, and, in ascertaining this, will take into consideration the business integrity, financial resources, facilities for performing the work and experience in similar operations of the various bidders.

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)
C.W. Matthews Contracting Co., Inc.

1600 Kenview Drive NW
Marietta, GA 30060

OWNER:
(Name, legal status and address)
Pike County Board of Commissioners
331 Thomaston Street
Zebulon, GA 30295

SURETY:
(Name, legal status and principal place of business)
Federal Insurance Company
202B Hall's Mill Road
Whitehouse Station, NJ 08889
Mailing Address for Notices
202B Hall's Mill Road
Whitehouse Station, NJ 08889

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: $ Five Percent Of The Total Amount Bid (5%)

PROJECT:
(Name, location or address, and Project number, if any)
2025 Melville Brown Road Pike County Paving Project

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 25th day of July, 2025

Brenda B. Nation
(Witness) Brenda B. Nation

C.W. Matthews Contracting Co., Inc.
(Principal) *(Seal)*

(Title) Michael Kleuckling, Vice President

C.W. MATTHEWS CONTRACTING CO. MARIETTA GA CORPORATE SEAL

Maggie Duffner
(Witness) Maggie Duffner

Federal Insurance Company
(Surety) *(Seal)*

Holli Orr
(Title) Holli Orr, Attorney-in-Fact

CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Holli Orr, Jennifer Westmoreland and Wesley P. Williams of Atlanta, Georgia ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this 8th day of **April 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon SS.

On this 8th day of **April, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this July 25, 2025

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

NON-COLLUSION AFFIDAVIT:

By submitting a bid, the bidder represents and warrants that such bid is genuine and not sham or collusive or made in the interest or on behalf of any person not therein named, and that the bidder has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding and that the bidder has not in any manner sought by collusion to secure to that bidder any advantage over any other bidder.

INTEREST OF:

By submitting a bid, the bidder represents and warrants that neither a Commissioner, Administrator, employee nor any other person employed by the Board of Commissioners has, in any manner, an interest, directly or indirectly in the bid or in the contract which may be made under it, or in any expected profits to arise therefrom.

ALL DOCUMENTS DEEMED PART OF THE CONTRACT:

The notice, invitation to bid, request for proposals, general conditions, instructions, bid/proposal form, special conditions, specifications, purchase order, proposal, and addenda, if any, will be deemed part of the contract.

STATEMENT OF EXPERIENCE AND QUALIFICATIONS:

The Contractor may be required, upon request, to prove to the satisfaction of the Pike County Board of Commissioners that he/she has the skill, experience, equipment and the necessary facilities and ample financial resources to perform the contract(s) in a satisfactory manner and within the required time. If the available evidence of competency of any Contractor is not deemed satisfactory, the bid may be rejected.

SUBCONTRACTS:

Contractor is specifically advised that any person, firm, or other party to whom it is proposed to award a subcontract must be acceptable to the Pike County Board of Commissioners and/or local municipality. All Subcontractors must submit a Non-Collusion Affidavit.

CHANGE ORDERS:

No oral statement of any person shall modify or otherwise change or affect the terms, conditions, or specifications. All change orders to the agreement will be made in writing and shall not be effective unless signed by an authorized representative of the Pike County Board of Commissioners or local municipality.

PAVEMENT FINISH:

New asphalt/resurfacing shall be performed as directed by Pike County Public Works. Should there be any additional roads added by any of the Cities within Pike County, the work performed would be under their direction. Final asphalt finish shall be flush with and match the grade of the existing pavement surface. The final work product shall provide a smooth road surface to safely accommodate traffic. All base shall be rolled and have no soft areas or pumping issues before any asphalt is applied. Any irregularities in asphalt material or surface finish shall be corrected by the Contractor at no additional cost to the county. All work performed on County roads shall comply with the Pike County Unified Development Code which can be found on our website at www.pikecoga.gov.

MEASUREMENT AND PAYMENT:

Payment shall be made on a per ton unit price basis for asphalt replacement or new asphalt which shall include all labor, equipment, materials and any other miscellaneous items necessary for milling, asphalt removal, hauling, traffic control, surface prep, binder, tack coat, dirt and all necessary shoulder work to include backfilling of all shoulders and grassing, 2 ft driveway aprons as well as 50 ft apron on any intersecting gravel road and all necessary striping.

PROJECT SPECIFICATIONS AND INSTRUCTIONS

All Roads listed shall receive 2" of 19mm binder and 1 ½ inches of 12.5 mm topping.

Melville Brown Road (from Williamson Zebulon Road to Chappel Hill Rd– approximately 1.44 miles)

*SPECIAL BIDDING INSTRUCTIONS *

- All bids shall be in a single separate sealed envelope from all other documents

Project Management/Inspections:

Project management and inspection will be provided by the Pike County Public Works Department for roads in the County and the appropriate municipality for work within City jurisdiction.

Schedule:

All work shall be completed within 120 calendar days from the date of Notice to Proceed. Before starting the work, the Contractor shall give the County or municipality a written schedule regarding the sequence/order of the work.

Traffic Control:

Contractor shall be responsible for Traffic Control, in accordance with Georgia DOT (Department of Transportation) Standards, and shall provide all signage, personnel and miscellaneous equipment. The Pike County Board of Commissioners or appropriate municipality must approve any proposed temporary road closures under this contract, and if approved, the Contractor shall be responsible for establishing required signage and maintaining acceptable detour routes during the construction period.

Safety:

The contractor shall be responsible for jobsite safety, and the safety of the traveling and public within the work zone.

Access/Cleanup/Disposal:

The contractor shall be responsible for coordinating access to private property during the execution of the work, and for cleanup of any millings or debris resulting from the project on adjacent private property or within public right-of-way. The Contractor must remove, haul, and dispose of all waste material.

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the Walton County Board of Commissioners, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned contractor further agrees to maintain records of such compliance and to provide a copy of each such verification to the Pike County Board of Commissioners, Georgia at the time the subcontractor(s) is retained to perform such service. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

32751
Federal Work Authorization User Identification Number

August 18, 2006
Date of Authorization

C. W. MATTHEWS CONTRACTING CO., INC.
Name of Contractor

2025 Melville Brown Road - Pike County Paving Project
Name of Project

Pike County Board of Commissioners, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
This 25th day of July, 2025.

By: Authorized Officer or Agent (Contractor Name)

Vice President
Title of Authorized Officer or Agent of Contractor

Michael Kleuckling
Printed Name of Authorized Officer or Agent

C.W. MATTHEWS CONTRACTING CO. MARIETTA GA CORPORATE SEAL

Sworn to and subscribed before me this
25th day of July, 2025.

Brenda B. Nation, Notary Public
My Commission Expires: June 26, 2028

BRENDA B NATION NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 26, 2028

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 05/05/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: BRET STANLEY	
CERTIFICATE OF SELF INSURANCE	PHONE (A/C, No, Ext): 678-809-8119	FAX (A/C, No): 770-423-7529
	E-MAIL ADDRESS: BSTANLEY@CWMATTHEWS.COM	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : C.W. MATTHEWS CONTRACTING CO., INC.	
INSURED	INSURER B :	
C.W. MATTHEWS CONTRACTING CO., INC. P.O. DRAWER 970 MARIETTA, GA 30061	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	SI-2025-CGL	01/01/2025	12/31/2025	EACH OCCURRENCE	$ 3,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$ 6,000,000
							PRODUCTS - COMP/OP AGG	$ 6,000,000
								$
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [X] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	SI-52729014	01/01/2025	12/31/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 3,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? (Mandatory in NH) Y/N [N] If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	Qualified Self- Insurer State of Georgia	01/01/2025	12/31/2025	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

PROOF OF COVERAGE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, (30) THIRTY-DAY NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Sheldon Fram

Sheldon Fram
Director of Risk Managment

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DESCRIPTIONS (Continued from Page 1)

This is to certify that C. W. Matthews Contracting Co., Inc. has qualified as required by law, as a self insurer with the appropriate agencies within the State of Georgia, and provides coverages under its program of self-insurance as noted above.

Automobile Liability: Certificate No. SI-52729014 issued by Georgia Department of Insurance.

Worker' Compensation and Employers Liability: Qualified Self-Insurer with Georgia State Board of Workers' Compensation by proof of ability to pay compensation direct.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 00/00/0000

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hub International Mid-South
3011 Armory Drive
Suite 250
Nashville TN 37204

License#: 1298

CONTACT NAME: Lisa Garner
PHONE (A/C, No, Ext): 615-383-9761 **FAX (A/C, No):** 615-383-4628
E-MAIL ADDRESS: lisa.garner@hubinternational.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Key Risk Insurance Company	10885
INSURER B : ACE American Insurance Company	22667
INSURER C : Homesite Insurance Company of Florida	11156
INSURER D : Starr Indemnity and Liability	38318
INSURER E :	
INSURER F :	

INSURED
C. W. Matthews Contracting Co., Inc.
P O Drawer 970
Marietta, GA 30061

CWMATTH-01

COVERAGES **CERTIFICATE NUMBER:** 1172214602 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [ ] OCCUR [X] GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:			G47320148	3/31/2025	3/31/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 2,000,000 $ 2,000,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
B	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			H10721921	3/31/2025	3/31/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 2,000,000 $ $ $ $
C D	UMBRELLA LIAB [X] OCCUR X EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 0			CXP-047296-00 1000586937251	3/31/2025 3/31/2025	3/31/2026 3/31/2026	EACH OCCURRENCE AGGREGATE Excess over $5M	$ 5,000,000 $ 5,000,000 $ $15,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [Y] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		KRM933682041	3/31/2025	3/31/2026	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Any person or organization who the Named Insured is required by written contract to add as an additional insured is included as Additional Insured for General Liability and Automobile Liability as outlined in the policy forms referenced below. Additional Insured status is not applicable to Workers' Compensation.

Excess General Liability
Blanket Additional Insured - Automatic Status if Required in Construction Agreement With You - Form # XS21165a 04/13
Additional Insured Primary and Non-Contributory Insurance If Required by Written Contract - Commercial General Liability Coverage Form # XS20288a 05/14
Designated Construction Project General Aggregate Limit - Form # XS21159 11/06
Waiver of Transfer of Rights of Recovery Against Others by Us – Person or Organization: Any person or organization against whom you have agreed to waive
See Attached...

CERTIFICATE HOLDER

For Information Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Daniel D. Hatch

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AGENCY CUSTOMER ID: CWMATTH-01

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY	NAMED INSURED
Hub International Mid-South	C. W. Matthews Contracting Co., Inc. P O Drawer 970 Marietta, GA 30061
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

your right of recovery in a written contract, provided such contract was executed prior to the date of loss – Form #XS6W34a 02/20
Blanket Notice of Cancellation – 60 Days

Automobile Liability
Blanket Additional Insured – Automatic Status if Required in Construction Agreement With You
Blanket Primary and Non-Contributory of Other Insurance
Waiver of Transfer of Rights of Recovery Against Others by Us – Person or Organization: Any person or organization against whom you have agreed to waive your right of recovery in a written contract, provided such contract was executed prior to the date of loss – Form #DA20345 06/06
Blanket Notice of Cancellation – 60 Days

Excess Liability limits are in excess of $2,000,000 General Liability and $2,000,000 Automobile Liability (excess of $3,000,000 Self-Insured Retention for General Liability and Automobile Liability – refer to the Self-Insured Certificate of Insurance, issued by C. W. Matthews Contracting Co., Inc.).

A.M. Best Ratings:
Ace American Insurance Company: A++ XV
Homesite Insurance Company of Florida dba Homesite Assurance Company: A XV

Subject to the terms, conditions, exclusions and definitions of the above-referenced policies, as issued by the carrier(s).

** Workers Comp Information **
Proprietors/Partners/Executive Officers/Members Excluded:
Matthew Burton, Chairman
Daniel Garcia, President
Michael Bell, Executive Vice President/Secretary/Treasurer
Benny Brown, VP/Asst. Secretary
Brandon Forrest, Vice President

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COBB COUNTY
OCCUPATION TAX CERTIFICATE

P.O. BOX 649 MARIETTA, GEORGIA 30061-0649
(770) 528-8410

NOT TRANSFERABLE

BUSINESS LOCATION
1600 KENVIEW DR
DATE ISSUED
01-01-2025

D/B/A C W MATTHEWS CONTRACTING CO
PO DRAWER 970
MARIETTA, GA 30061

CERTIFICATE NUMBER
52660
FOR YEAR
2025
CERTIFICATE EXPIRES
12-31-2025

TYPE **GENERAL**

CERTIFICATE MUST BE DISPLAYED
THIS CERTIFICATE IS NOT VALID IF OWNERSHIP OR BUSINESS LOCATION CHANGES
PROFESSIONALS & ATTORNEYS AT LAW ARE NOT REQUIRED TO DISPLAY

BUSINESS DESCRIPTION

CLASSIFICATION CODE	CLASSIFICATION NAME	AMOUNT
161101	PAVING CONTRACTOR	0.00

4332 0.00	4312 0.00	4314 0.00	4316 0.00	4318 0.00	SUB TOTAL $	0.00
4545 0.00					PENALTY $	0.00
					INTEREST $	0.00
					TOTAL $	0.00

CD - Bus License Certificate,52660,2025,C W MATTHEWS CONTRACTING CO

Eunice Wells
BUSINESS LICENSE DIVISION MANAGER

VG
AUTHORIZED INITIALS

IMPORTANT NOTICE

1. Interest as provided by law will be imposed for failure to renew certificate prior to expiration date.
2. Please document to Cobb County Business License Office when business goes out of business.
3. Please provide written notification of any change in address or ownership change. A fee of $10 will be charged to reprint certificate.
4. Please contact the business license office if you have not received a renewal notice two weeks prior to expiration of certificate.
5. Interest can not be waived despite failure to receive renewal notice. Contact the business license office for fee information.

PLACE ON DISPLAY

389639

City of Marietta Business License and Revenue Division

205 LAWRENCE ST NE * DRAWER 609 * MARIETTA GA 30061
(770) 794-5520

BUSINESS LICENSE/OCCUPATION TAX CERTIFICATE
PLEASE DISPLAY AT ALL TIMES
SUBJECT TO ALL ORDINANCES OF MAYOR AND COUNCIL
NOT TRANSFERABLE

ACCOUNT NUMBER 3478000 1521000 **NUMBER** 00018140

MATTHEWS CONTRACTING CO IN;CW
PO BOX 970
MARIETTA GA 30061-0970

FOR YEAR 2025
EXPIRATION DATE 12/31/25
BEGIN OPERATION DATE 8/01/08

NOTIFY THIS OFFICE OF ANY CHANGE OF ADDRESS, OWNERSHIP, FIRM NAME, OR CLASSIFICATION

OWNER MATTHEWS ROBERT E PRESIDENT

DESCRIPTION OF SIC CODE

GENERAL CONTRACTORS

$ 39737.69

CLASS 2E

BUSINESS ADDRESS:
1600 KENVIEW DR
MARIETTA GA 30060-1626

TAX $ 39737.69
PENALTY $ .00
TOTAL $ 39737.69
DATE PAID 4/07/25

SIGNED Kimberly Robinson
Kimberly Robinson

LIST OF REFERENCES FOR PROJECTS COMPLETED IN 2024

C. W. MATTHEWS CONTRACTING CO., INC.
SCHEDULE OF CONTRACTS COMPLETED
December 31, 2024

CONTRACT NO., DESCRIPTION, LOCATION	AMOUNT OF CONTRACT	TYPE OF WORK	OWNER	ENGINEER/OFFICER	PHONE #
CSSTP-0006-00(900/901), STP00-0186-01(011), Douglas	91,341,589	RELOCATION AND WIDENING	GEORGIA DOT	ABREHAM MEDHIN	404-559-6699
STP00-0001-00(817), Clayton, CW Grant Pkwy	47,336,688	WIDENING/ RECONSTRUCTION/ CONSTRUCT BRIDGES	GEORGIA DOT	DALE FERRIS	404-559-6699
* STP00-0004-00(915) SR140 OOTH CREEK (GP'S), BARTOW/FLOYD	65,306,419	MILLING/ RESURFACING	GEORGIA DOT	GARY PHILLIPS (G.P.'S ENTERPRISES)	678-714-3751
STP00-0164-01(029) SR54, CLAYTON/FAYETTE	45,885,999	WIDENING AND RECONSTRUCTION	GEORGIA DOT	LANKSTON JOHNSON	404-559-6699
ITB#18-149 REPLACE/WIDEN VALLEY HILL RD BRIDGE, CLAYTON	8,210,410	REPLACE/ WIDENING BRIDGE	CLAYTON COUNTY	LYNN HOOVER	770-477-3592
0006862,731865 SR92 RECONSTRUCTION, COBB	62,425,078	WIDENING & RECONSTRUCTION	GEORGIA DOT	DAN WILLARD	770-986-1011
* 0012700 / NHIMO-0016-01(104) BIBB (SUB TO ERS)	5,149,279	MILLING/ RESURFACING	GEORGIA DOT	MARAH MCGUINESS (ER SNELL CONTRACTOR, INC.)	770-985-0600
0009164 SR 20 WIDENING AND RECONSTRUCTION, CHEROKEE	30,011,289	WIDENING & RECONSTRUCTION	GEORGIA DOT	JAMES HARRIS	678-721-5286
* 19-196-3150, RONALD REGAN BLVD EXT. (SUB TO GP'S), FORSYTH	5,756,049	MILLING/ RESURFACING	FORSYTH COUNTY	GARY PHILLIPS (G. P.'S ENTERPRISES)	770-945-0810
^ JV-IFB-C-1210235 DEKALB AVE. SAFETY IMPROVEMENTS, DEKALB	3,068,448	MILLING/ RESURFACING	CITY OF ATLANTA	MICHAEL WORD	404-807-8990
21007-IFB-C-1210094 RAMP 19 & TAXILANE A3 PVMT REPLACEMENT	54,229,604	ASPHALTIC CONCRETE PVMT REPLACEMENT	City of Atlanta	ANGELA M. HINTON	404-330-6204
^ CARGO MAINTENANCE BUILDING	4,299,833	CARGO EXPANSION	CWM/ Kelly JV	Benny Brown	770-422-7520
^ CARGO K-9 BUILDING	4,431,675	CARGO EXPANSION	CWM/ Kelly JV	Benny Brown	770-422-7520
0009901 CONSTR. OF A ROUNDABOUT I-20/SR 402, HARALSON	5,029,337	CONSTRUCTION OF A ROUNDABOUT	GEORGIA DOT	NATHAN HOWELL	770-646-5522
0013296 CONSTR OF 2 ROUNDABOUTS @I-75/SR 401, BARTOW	9,472,798	CONSTRUCTION OF A ROUNDABOUT	GEORGIA DOT	KEITH DAY	770-387-3680
#21-209 INTERSECTION IMPROVEMENT, JOHNS CREEK	5,911,389	INTERSECTION IMPROVEMENTS	CITY OF JOHNS CREEK	BRIAN O'CONNOR	678-350-8719
0013721 WIDENING & RECONSTRUCTION ON I-85/SR 403, COWETA	3,157,832	WIDENING & RECONSTRUCTION	GEORGIA DOT	WILLIAM BOYD	706-845-4115
RHODES STREET WIDENING & IMPROVEMENTS, CITY OF COLLEGE PARK	11,550,127	WIDENING AND RECONSTRUCTION	CITY OF COLLEGE PARK	WILLIS MOODY	404-305-1340
IFB-C-1220165 HJAIA TAXIWAY PAVEMENT REPLCMNT 2022, ATLANTA	30,797,696	TAXIWAY PAVEMENT REPLACEMENT	CITY OF ATLANTA	NORMA CLICK	404-871-3312
0009960 CONST OF A ROUNDABOUT ON US 80/SR 22, BIBB	2,175,006	CONSTRUCTION OF A ROUNDABOUT	GEORGIA DOT	Danny Miller	478-757-2601
^ IFB-C-1220225 HJAIA AIRFIELD SEWER ENHANCEMENTS, FULTON	9,068,551	REHABILITATION OF EXISTING SANITARY	CITY OF ATLANTA	CRAIG GARLAND	404-427-5375
B2901 RESURFACING CT. 2022-01 DISTRICT 1 LOCAL ROADS, COBB	7,532,765	MILLING/ RESURFACING	COBB COUNTY DOT	DENISE HATABIAN	770-528-1600
B2902 RESURFACING CT. 2022-02 DISTRICT 2 LOCAL ROADS, COBB	7,205,590	MILLING/ RESURFACING	COBB COUNTY DOT	DENISE HATABIAN	770-528-1600
0014170,M006227 MILL, INLAY, RESURF, BRIDGE CONSTR, MUSCOGEE	7,580,268	MILL/ INLAY/ RESURF/ BRIDGE CONSTRUCTION	GEORGIA DOT	Jeffrey Pruitt	706-568-2185
0013941 CONSTR OF A BRIDGE & APPROACHES US27/SR1, TROUP	7,292,434	CONSTRUCTION OF A BRIDGE & APPROACHES	GEORGIA DOT	Guilberne Jean Millien	706-646-6100
RFB #2022-02 HOLLY SPRINGS PARKWAY WIDENING PHASE II	5,640,312	WIDENING AND RECONSTRUCTION	City of Holly Springs	Mark Bryant	770-345-5538
0001757 SR 400 PHASE I DESIGN BUILD PROJECT, FULTON	50,326,499	CONSTRUCTION OF 3 BRIDGES	GEORGIA DOT	Borden Polk	404-559-6699
* 0015537 US 27/SR 1 (SUB TO WRIGHT BROTHERS), CARROLL	2,280,509	MILL & RESURFACING	Wright Brothers Construction Company	Kelly A. Roan	423-336-2261
* NEW SKELTON ROAD (SUB TO GP'S), JACKSON COUNTY	937,988	MILL & RESURFACING	GPs Enterprises Inc	Tim Phillips; George Flanigan	770-945-0810
* 0013942 - SR 1 BRIDGE OVER LONG CREEK (SUB TO ERS), TROUP	561,600	MILL & RESURFACING	ER Snell	Barbara Grigsby	770-985-0600
0015539 CONSTR OF A BRIDGE & APPROACHES SR 48, CHATTOOGA	5,067,980	CONSTRUCTION OF A BRIDGE & APPROACHES	GEORGIA DOT	Jordon Clement	706-295-6025
IFB-C-1220357 HJAIA RAMP 2 PAVEMENT REPLACEMENT, ATLANTA	15,506,065	ASPHALTIC CONCRETE PVMT REPLACEMENT	City of Atlanta	ANGELA M. HINTON	404-330-6204
0015561 CONSTR OF A BRIDGE & APPROACHES SR 101, POLK	5,669,996	CONSTRUCTION OF A BRIDGE & APPROACHES	Georgia DOT	Rebecca Whittle	770-675-2217
HWY 36, BARNESVILLE-JACKSON ROAD (VULCAN)	2,365,755	GRADING/ RESURFACING	VULCAN MATERIALS COMPANY	CINDY KELLER	904-253-0077
ITB #22-101519 2022 LMIG ROAD RESURFACING PROJECT, DEKALB	23,772,020	ROAD RESURFACING	DEKALB COUNTY BOC	Kyheem Bristol	404-371-7063
US 278, FRONTAGE ROAD DESIGN BUILD, MORGAN, NEWTON, WALTON	47,096,730	WIDENING AND RECONSTRUCTION - DESIGN BUILD	GEORGIA DOT	Mark Pressley	229-430-4198
TECHNOLOGY RIDGE PKWY PHASE I #73121 #2022-072, CHEROKEE	9,093,798	WIDENING AND RECONSTRUCTION	CHEROKEE COUNTY BOC	Lori M. Jones	678-493-6081
22-101517 RUNWAY 16-34 REHAB & RSA IMPRV@ PDK AIRPORT,DEKALB	12,146,952	REHAB & RSA IMPROVEMENTS	DEKALB COUNTY BOC	JOVAN HOOPER	404-371-7051
* IFB-C, 1220345 PATH 400 BRIDGE (SUB TO ASTRA), FULTON	3,674,523	BRIDGE CONSTRUCTION	City of Atlanta	ANGELA M. HINTON	404-330-6204
HJAIA RAMP 20 PAVE REPLACEMENT, IFB/DOA/2209-1230102,CLAYTON	32,634,207	HJAIA RAMP 20 PAVEMENT REPLACEMENT	City Of Atlanta	Victoria Onyebuchi	404-546-1000
* 20024-DALLAS ACWHWY @ FREY/MOUNT TABOR (TIPPINS), PAULDING	411,019	WATER & SEWER	BARTOW PAVING	Ray Wooten	770-222-6868
* 22020-CHURCH ROAD SIDEWAL (TIPPINS), COBB	62,715	WATER & SEWER	GLOSSON ENTERPRISES	Andrew Kennedy	770-419-6200
* 22028-OLD ALABAMA RD UTILITY REL PH3 (TIPPINS), BARTOW	4,618,509	WATER & SEWER	BARTOW COUNTY	Trent Lard	678-569-4290
22032-HILLSIDE MANOR, COBB	395,288	WATER & SEWER	BEAZER HOMES	CASEY HILD	678-265-1142
22035-FY23 UPC FOR M/H & VB ADJUSTMENTS (TIPPINS), COBB	2,009,895	WATER & SEWER	COBB COUNTY WATER SYSTEM	Ray Elkins	770-419-6334
22036-MONTVIEW ESTATES (TIPPINS)	175,259	WATER & SEWER	Bercher Homes	Lisa Prater	770-590-5400
22037-SWEET LAKE GROVE (TIPPINS)	116,888	WATER & SEWER	Kerley Family Haomes	Dan Mason	404-409-7957
22038-FORDS ROAD SUBDIVISION (TIPPINS)	157,063	WATER & SEWER	Kerley Family Haomes	Dan Mason	404-409-7957
LIBERTY SQUARE PH 2 (TIPPINS), BARTOW	309,272	WATER & SEWER	Daniel Investment Group Properties	Jennifer Daniel	770-382-2379
M006331 MILL, INLAY, RESURFACING SR 5/SR 280, COBB	6,629,143	MILL, INLAY, RESURFACING	Georgia DOT	Lee Upton	478-234-7985
M006250 MILL, INLAY, RESURFACING SR 14, TROUP	7,168,931	MILL, INLAY, RESURFACING	Georgia DOT	Guilberne Jean Millien	706-845-4115
M006214 MILING & RESURFACING SR 26, CHATHAM	4,043,365	MILING & RESURFACING	Georgia DOT	Randy Rhodes	912-651-2144
M0063626 MILL, INLAY, RESURAF SR 120, COBB	7,028,643	MILL, INLAY, RESURAF	Georgia DOT	Barnie Rogers	478-234-7985
M006176 MILLING, RESURAF, SHOULDER REHAB SR 136, DAWSON	2,797,717	MILLING, RESURAF, SHOULDER REHAB	Georgia DOT	William Edwards	770-531-5880
M006332 MILL, INLAY, RESURAF SR 8, DOUGLAS	3,045,815	MILL, INLAY, RESURAF	GEORGIA DOT	Ruben McCullors	404-559-6699
M006062 MILL & PLANT RESURFACING I-75/SR401, BARTOW & GORDON	25,249,200	MILL & PLANT RESURFACING I-75/SR401	Georgia DOT	Josh Satterfield	770-387-3680
M006368 MILL & PLANT RESURF US19/SR 400, DAWSON & FORSYTH	15,864,000	MILL & PLANT RESURF	Georgia DOT	Simon Fox	770-531-5880
M006329 MILL, INLAY, RESURFACING SR 139, FULTON	1,740,543	MILL, INLAY, RESURFACING	GEORGIA DOT	BORDEN POLK	404-559-6699
M005002 MILL, INLAY, RESURFACING SR 92/SR 3, SPALDING	1,794,882	MILL, INLAY, RESURFACING	Georgia DOT	Eureka Thomas	706-646-6100
#2021-06 PAULDING LANE WATER LINE REPLCEMENT, CITY OF DALLAS	875,330	PAULDING LANE WATER LINE REPLCEMENT	City of Dallas	Chuck Rann	770-443-8110
* 0016065 CONSTR OF A ROUND ABOUT SR 53 (SUB TO WCM), JACKSON	718,501	CONSTRUCTION OF A ROUNDABOUT	Wilson Constructon Mangement	Varun Sangoju	408-680-4272
ITB#23-01 2023 SPLOST MILL & RESURF VARIOUS STREETS, CLAYTON	6,786,500	MILL & RESURF VARIOUS STREETS	Clayton County BOC	VALERIE SANDERS (LONG)	770-951-2495
M006256 MILL, INLAY, RESURFACING SR 20, BARTOW	6,414,000	MILL, INLAY, RESURFACING	Georgia DOT	Keith Day	770-387-3680
M006352 MILLING & RESURFACING SR 247, BIBB	1,267,005	MILLING & RESURFACING	Georgia DOT	Williams Bailey	478-757-2601
M006330 MILL, INLAY, RESURFACING SR 120, COBB	6,827,999	MILL, INLAY, RESURFACING	Georgia DOT	Percy Combay	770-528-3232
0018042 RESURFACING & SHOULDER REHAB VARIOUS ROADS, HALL	1,134,048	RESURFACING & SHOULDER REHAB VARIOUS ROADS	Georgia DOT	Simon Fox	478-955-7151
BENSON ESTATES PHASE II	205,783	WATER & SEWER	Keystone Communities	Mark Taglieber	770-880-4576
AIRPORT PARKWAY EXTENSION PROJECT, PAULDING	4,560,915	AIRPORT PARKWAY EXTENSION PROJECT	Paulding County Airport Authority	Chris Lowrey	803-771-4658
M006353 MILL, INLAY, PLANT MIX RESURF, US 27/SR 1, TROUP	7,620,365	MILL, INLAY, PLANT MIX RESURF	Georgia DOT	Noelia Jaramillo	706-845-4115
0017878 CONSTR OF A BRIDGE & APPROACHES, SR 179, TROUP	1,677,478	CONST OF A BRIDGE & APPROACHES	GEORGIA DOT	AMANDA MCCART	706-845-4115
2023 23-01 JERUSALEM CHURCH RD PAVING PROJECT, PICKENS	1,251,071	MILING & RESURFACING	PICKENS COUNTY	EUGENE HOPKINS	706-253-8809
2023 23-02 LMIG SPLOST COUNTYWIDE PAVING PROJECT, PICKENS	2,047,800	MILING & RESURFACING	PICKENS COUNTY	EUGENE HOPKINS	706-253-8809
Great Valley Parkway Extension, Bartow	3,717,717	GREAT VALLEY PARKWAY EXTENSION	Bartow Co Commissioner	Ashton Stewart	770-387-0440
MIDWAY ROAD SIDEWALKS, COBB	332,131	WATER & SEWER	GLOSSON ENTERPRISES	Andrew Kennedy	770-419-6200
RUNWAY OVERLAY & WIDENING, CHEROKEE	8,034,150	RUNWAY OVERLAY & WIDENING	Cherokee Airport Authority	Whitney Eberly	770-422-7520
M006104 MILL, INLAY, RESURF, & SHOULDER REHAB SR 219, HARRIS	3,513,973	MILL, INLAY, RESURF, & SHOULDER REHAB	Georgia DOT	Randy Hines	706-568-2165

LIST OF REFERENCES FOR PROJECTS COMPLETED IN 2024

C. W. MATTHEWS CONTRACTING CO., INC.
SCHEDULE OF CONTRACTS COMPLETED
December 31, 2024

	CONTRACT NO., DESCRIPTION, LOCATION	AMOUNT OF CONTRACT	TYPE OF WORK	OWNER	ENGINEER/OFFICER	PHONE #
^	ATL SOUTH PARKING DECK PHASE 1 (SUB TO HAMB JV), CLAYTON	9,000,000	ATL SOUTH PARKING DECK PHASE 1 (SUB TO HAMB JV),	CITY OF ATLANTA	Miles Narnor	404-546-1000
	107437 -QTS ATL02 SITE MAKE READY, FAYETTE COUNTY	6,950,948	BRIDGE CONSTRUCTION	Clayco Inc.	Harrison Kennedy	312-658-0747
	2023-009 TSPLOST RESURFACING PHASE II, SPALDING	7,387,700	MILLING/ RESURFACING	Spalding Co Public Works	Kellie Cook	770-467-4215
	2023 LMIG STREET IMPROVEMENTS, BUTTS	1,025,457	LMIG STREET IMPROVEMENTS	Butts County Board of Commissioners	Hayes Hofstadter	770-775-8200
	BARWICK*LAFAYETTE AIRPORT RUNWAY PAVEMENT REHAB, LAFAYETTE	9,045,094	AIRPORT RUNWAY PAVEMENT REHAB	City of Lafayette	Jason Elliot	919-256-0561
	ITB#2023-023 FALL STREET RESURFACING, CITY OF TUCKER	4,777,503	FALL STREET RESURFACING	City of Tucker	Ken Hildebrandt	678-597-9040
	21-6600-CCWS UPC FY23 CONT SAND & STONE (COBB)	58,900	HAULING	COBB COUNTY WATER SYSTEM	Cameron Eveler	770-528-8400
	NCCS SOFTBALL FIELD	433,141	WATER & SEWER	North Cobb Christian School	Todd Clingman	770-975-0252
	2023 ASPHALTIC CONCRETE PVMT PRESERVATION, CITY OF NEWNAN	6,143,649	ASPHALTIC CONCRETE PVMT PRESERVATION	City Of Newnan Public Work	Mike Klahr	678-673-5560
	M006063 MILL & RESURFACING I-95/SR405, MCINTOSH	19,999,500	MILL & RESURFACING	Georgia DOT	Korey Murray	912-246-7247
	GDOT EMERGENCY- 285 EB OFF RAMP TO 41	510,297	EMERGENCY	Georgia DOT	Shane Bramlett	770-268-1208
	SPRING HILL PKWY COBB EMERGENCY	25,000	EMERGENCY	Cobb County DOT	Robert Galante	770-528-1600
#	CITY OF LAGRANGE RENEWABLE FOB 2023	2,329,659	MILL & RESURFACING	CITY OF LAGRANGE	CHRIS PRATHER	706-302-2899
	2023-27 CCDOT LMIG RESURCFACING, CATOOSA	2,417,544	LMIG RESURFACING	Catoosa County	Josh Smith	706-965-0551
	M006347 MILL, INLAY, RESURFACING SR 5/SR 280, COBB	1,087,414	MILL, INLAY, RESURFACING	Georgia DOT	Demarcus Rainey	478-234-7985
	M006351 MILL, INLAY, RESURFACING SR 85/SR 1, HARRIS/MUSCOGEE	18,888,242	MILL, INLAY, RESURFACING	Georgia DOT	Tony Richardson	706-568-2165
	M006394 MILL, INLAY, RESURFACING SR15/SR 365, HABERSHAM	12,666,953	MILL, INLAY, RESURFACING	Georgia DOT	Daniel Freeman	706-348-4848
	M006341 MILL & RESURFACING SR27/SR 1 HARALSON	15,090,705	MILL & RESURFACING	Georgia DOT	Esteban Rodriguez	770-646-5522
	JULIETTE ROAD RESURFACE & SAFETY IMPROVEMENT, CITY OF TUCKER	1,149,112	ROAD RESURFACE & SAFETY IMPROVEMENT	City of Tucker	Ken Hildebrandt	678-597-9040
	ITB# 2335-B FY24 RESURFACING PROJECT, FAYETTE	2,253,668	RESURFACING PROJECT	Fayette Co Brd Of Comm	Bradley Klinger	478-955-7151
	AIRPORT AUTHORITY-RUNWAY OVERLAY, CALHOUN/GORDON	3,309,500	AIRPORT AUTHORITY-RUNWAY OVERLAY	CALHOUN-GORDON COUNTY AIRPORT AUTHORITY	Amanda Rostin	770 846 3596
	M006440/M006441 MILL/RESURF I-185/SR 411, HARRIS/MUSCOGEE	42,171,300	MILL & RESURFACING	Georgia DOT	Randy Hines	706-466-5799
	TERRELL MILL ROAD - COBB EMERGENCY	237,372	EMERGENCY	Cobb County DOT	Robert Galante	770-528-1600
	M006105 MILLING & RESURFACING I-85/SR 403, GWINNETT	9,638,800	MILING & RESURFACING	Georgia DOT	Kody Partin	706-300-0829
	SOUTH CENTRAL TOWNHOMES	162,688	WATER & SEWER	Daniel Investment Group Properties	Jennifer Daniel	770-382-2379
	CO#1 - OLD ALABAMA RD UTILITY, BARTOW	702,072	WATER & SEWER	Bartow County Water Department	Trent Lard	678-569-4290
	M006377 MILL, INLAY, RESURFACING SR 1, FLOYD	5,494,935	MILL, INLAY, RESURFACING	Georgia DOT	Carol Tate	678-424-0344
	STEELS BRIDGE ROAD DEVELOPMENT PROJECT, CHEROKEE	548,022	BRIDGE CONSTRUCTION	BEAZER HOMES	Sherry Thomas	470-658-0490
^	CHESHIRE BRIDGE ROAD OVER CSX BRIDGE REPAIR	1,958,796	BRIDGE REPAIR	CWM/ Kelly JV	Benny Brown	770-422-7520
	S. COBB DRIVE CULVERT REPLACEMENT - EMERGENCY	4,047,664	EMERGENCY	Georgia DOT	Brandon Clayton	770-678-8290
	GDOT PVMT PRESERVATION SR 11, UNION	1,156,350	ASPHALTIC CONCRETE PVMT PRESERVATION	Georgia DOT	James McCay	770-387-3628
	TROUP COUNTY RESURACING, TROUP, 2024 5 YEAR CONTRACT	414,262	MILL & RESURFACING	Troup County Board	Debra Gogel / Misty Storey	706-883-1810
	US 41/SR 247 EMERGENCY BRIDGE REPAIR, BIBB	558,018	EMERGENCY	Georgia DOT	Kraig Collins	478-361-2090
*	20005-0012757/0012758 / I-95/I-16 INTERCHAGE	3,426,544	WIDENING AND RECONSTRUCTION	Savannah Mobility Contractors JV	Ryan Jackson	813-699-5900
*	21003 VETERANS PARKWAY	16,117	EMERGENCY	Georgia DOT	Kraig Collins	478-361-2090
*	21008/21014 SAVANNAH HARBOR - SAMET	59,426,706	SITE DEVELOPMENT	Samet	David Dixon	912-387-4740
	21025 GPA STEAMSHIP	76,497	SITE DEVELOPMENT	Evans General Contractors	Lee Mims	678-713-7616
*	22022/22023 CROSSGATE - NFI BLDG A & B	159,537	SITE DEVELOPMENT	ARCO Design/Build	Jason Woods	470-819-0249
	22024 BROADHURST LANDFILL - CELL 10B	32,601	SITE DEVELOPMENT	Republic Services of GA	Nick Webber	843-266-6200
*	22028 BIG FISH-TRACT 1- CENTRAL PORT PARTNERS	439,419	SITE DEVELOPMENT	Central Port Partners	Shawn Carpenter	321-217-1940
*	22029 KOMAR PROJECT - EVANS	2,607,285	SITE DEVELOPMENT	Evans General Contractors	Lee Mims	678-713-7616
*	22032 BIG FISH 1 - UTILITIES EE REED	1,197,943	SITE DEVELOPMENT	E. E. Reed Construction	JC Rousset	703-399-0404
	23025 GPA SR 25 ROUNDABOUT	677,829	ROUNDABOUT	Georgia Ports Authority	Judit Crawford	912-964-3914
	24001 MDH SPINE ROAD	4,165,016	SITE DEVELOPMENT	MDH F2 SAV Beltway	Charles Tinsley	678-551-8641
*	24003 OAIP ROADWAY	5,183,930	SITE DEVELOPMENT	ARCO Design/Build	Jason Woods	470-819-0249
*	24006 JIIW BUILDING A SHELL IMPROVEMENTS	393,481	SITE DEVELOPMENT	Evans General Contractors	Lee Mims	678-713-7616
*	23014 FLEX COLD PHASE 2	219,050	SITE DEVELOPMENT	ARCO Design/Build	Jason Woods	470-819-0249
*	23020 IMESON PORT CENTER I	94,385	SITE DEVELOPMENT	The Conclan Company	Charlie Reynolds	904-309-4734
	PW-2024-LMIG COUNTYWIDE PAVING PROJECT, MURRAY	5,214,516	PAVING	Murray County	Matthew Sanford	706-695-1337
	GDOT PVMT PRESERVATION I-285, COBB & FULTON	972,765	ASPHALTIC CONCRETE PVMT PRESERVATION	Georgia DOT	Justin Vaughn	404-326-5326
	GDOT PVMT PRESERVATION I-20, COBB, FULTON, & DOUGLAS	1,091,747	ASPHALTIC CONCRETE PVMT PRESERVATION	Georgia DOT	Justin Vaughn	404-326-5326
	M006523 MILLING, INLAY, RESURFACING SR 70, FULTON	1,866,955	MILL, INLAY, RESURFACING	Georgia DOT	Michael Fairbanks	470-571-4655
	SAVANNAH BRIDGE DEMOLITION	302,099	EMERGENCY	Georgia DOT	Joel Anderson	912-402-3001
	COOPERS CREEK DRIVE - EMERGENCY, COBB	1,000,000	EMERGENCY	Cobb County DOT	Robert Galante	770-528-1600
	GDOT Pvmt Preservation SR 11 UNION	1,199,300	ASPHALTIC CONCRETE PVMT PRESERVATION	Georgia DOT	James McCay	770-387-3628
	GDOT PVMT PRESERVATION SR 8, CLARKE & MADISON	1,088,940	ASPHALTIC CONCRETE PVMT PRESERVATION	Georgia DOT	James McCay	770-387-3628
	107952 ATS AL02 NORTH CAMPUS SITE MAKE READY, FAYETTEVILLE	833,519	BRIDGE CONSTRUCTION	Clayco Inc	Harrison Kennedy	312-658-0747
	I-75 EXPRESS LANES EMERGENGY SINK HOLE	982,249	EMERGENCY	Georgia DOT	Miajah De'Toles	404-326-5545
		1,176,112,693				

* We are Subcontractors on these jobs.
^ Joint Ventures
# Five year contract was agreed upon with unit prices, not quantities. No official contract amount

LIST OF REFERENCES FOR PROJECTS COMPLETED IN 2023

C. W. MATTHEWS CONTRACTING CO., INC.
SCHEDULE OF CONTRACTS COMPLETED
December 31, 2023

CONTRACT NO., DESCRIPTION, LOCATION	AMOUNT OF CONTRACT	TYPE OF WORK	OWNER	ENGINEER/OFFICER	PHONE #
NHIMO-0016-01(092),WIDEN/RECONST I-16, BIBB	70,047,148	WIDENING AND RECONSTRUCTION	GEORGIA DOT	DONALD STULL	478-757-2601
0000297 WIDEN/RECONST US19/SR3, UPSON	16,228,228	WIDENING & RECONSTRUCTION	GEORGIA DOT	CRAIG SEWELL	706-646-6100
BL016-19 HARBINS RD AT SR316, GWINNETT	30,311,137	ROAD IMPROVEMENTS	GWINNETT COUNTY PURCHASING DEPARTMENT	FRANCES MOUAFONG	678-446-4144
0009861 US41 OVER ROCKY CREEK PAVING,BIBB (Sub to Brasfield)	2,353,422	MILLING/ RESURFACING	GEORGIA DOT	ISABEL REYES (BRASFIELD & GORRIE, LLC)	678-5816400
0008314 SR136 CONN AND EXT TO SR515, PICKENS	15,471,770	REALIGNMENT	GEORGIA DOT	TIM GRIFFIN	678-356-2729
0013545 DB I-85 WIDENING PH 2, JACKSON	97,498,837	WIDENING AND RECONSTRUCTION - DESIGN BUILD	GEORGIA DOT	TIM KNIGHT-HNTB	404-931-6428
009679 SPOUT SPRINGS ROAD, HALL (Sub to GP's)	8,500,300	MILLING/ RESURFACING	GEORGIA DOT	GARY PHILLIPS (G. P.'S ENTERPRISES)	770-945-0810
#20-48 WIDEN WEST VILLAGE PKWY/PANOLA RD, HENRY	6,549,047	WIDENING	HENRY COUNTY PURCHASING DEPT.	ROQUE ROMERO	770-288-6027
GREENSBORO E LOOP C204096, GUILFORD COUNTY NC	19,983,117	CONCRETE PAVING	NORTH CAROLINA DOT	CINDY MIKOLAJCZYK (E.S. WAGNER CO.)	419-691-8651
21006-TERMINAL T, NORTH-CPTC FC-8913 JV W/TECHNIQUE	18,796,666	SITE PAVING & CONCRETE	CITY OF ATLANTA	JOHN CARMICHAEL (SNFSJV)	404-387-5382
IFB-C-1210316 HJAIA SOUTH CARGO PARKIKNG LOT EXP, CLAYTON	2,309,215	PARKING LOT EXPANSION	CITY OF ATLANTA	TREVIS SCOTT	404-382-1120
AIRPORT TERMINAL AREA SITE PREP & PAVING	736,697	RESURFACING	PICKENS COUNTY	KEITH DAY	770-387-3680
M006127 RESURFACING & SHOULDER REHAB, FRANKLIN	4,487,020	RESURFACING & SHOULDER REHAB	GEORGIA DOT	Jackson Orr	706-384-7269
111906-Lagrange GA 2021 LMIG Resurfacing	755,900	RESURFACING	CITY OF LAGRANGE	Brenda Leverett	706-302-2899
M006082 MILL, INLAY, RESURFACING & SHOULDER REHAB, CHATHAM	2,674,111	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	Randy Rhodes	(912) 651-2144
M005990 MILL, INLAY, RESURFACING, DEKALB	3,496,161	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	Borden Polk	770-216-3810
M006222 MILL, INLAY, RESURFACING SR 113, CARROLL	2,826,662	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	Estevan Rodriguez	(770)646-5522
M006096 MILL, RESURFACING, SHOULDER REHAB SR 83, MONROE	3,986,684	MILLING/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	Jonathan Galvin	478-757-2601
0016440 RECONSTRUCT & REHAB FOR TURN LANES SR 85, MUSCOGEE	1,284,609	RECONSTRUCTION & REHAB FOR TURN LANES	GEORGIA DOT	Tony Richardson	706-568-2165
M006244 MILLING & RESURFACING SR 247/SR 11, BIBB	6,744,428	MILLING/ RESURFACING	GEORGIA DOT	Danny Miller	478-757-2601
M006050 MILL, INLAY, RESURFACING I-75/SR 401, FULTON	27,859,405	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	Ruben McCullors	404-559-6699
M006083 MILLING, RESURFACING SR 21, SCREVEN	8,579,549	MILLING/ RESURFACING	GEORGIA DOT	Kevin Cribbs	(912) 871-1103
M006175 MILL, RESURFACING, SHOULDER REHAB SR 184, STEPHENS	1,739,834	RESURFACING & SHOULDER REHAB	GEORGIA DOT	Kevin Barrett	(706) 384-7269
EA-C-1220285 DB CHESHIRE BRIDGE ROAD REPLACE BRIDGE, DEKALB	9,727,036	BRIDGE REPLACEMENT	CITY OF ATLANTA	Courtney Hunt	404-330-6204
FY23 CAPACITY IMPROVEMENTS, RAPID DISPATCH (SUB TO BAKER)	747,071	MILLING/ RESURFACING	BAKER CONSTRUCTION	Mischa Turner	912-307-9400
M004842 MILL, INLAY, RESURFACING SR 54, CLAYTON/DEKALB	800,587	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	Terrence Cooper	404-559-6699
M006180 MILL/RESURFACING SR17/SR 184, STEPHENS	2,216,214	MILLING/ RESURFACING	GEORGIA DOT	Shane Jones	706-384-7269
M006290 MILL, INLAY, RESURFACING SR 280, COBB	5,688,366	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	Jean Luma	770-528-3232
TSPLOST RESURFACING PHASE 1 2022-0006, SPALDING	7,185,095	RESURFACING	SPALDING COUNTY PUBLIC WORKS	Scott Sullivan	770-467-4774
SOUTH HOUSTON LAKE RD & FEAGIN MILL INTERSECT IMPRV, HOUSTON	2,536,081	INTERSECTION IMPROVEMENTS	HOUSTON COUNTY PUBLIC WORKS	Alan Mason	478-987-4280
M006292 MILL, INLAY, RESURFACING SR 155, DEKALB	7,130,859	MILL/ INLAY/ RESURFACING	GEORGIA DOT	LEE UPKINS	770-216-3810
M006267 MILL, INLAY, RESURFACING SR 141, FORSYTH	7,842,865	MILL/ INLAY/ RESURFACING	GEORGIA DOT	SIMON FOX	770-531-5880
M006285 MILL, INLAY, RESURFACING SR3, FULTON	2,306,333	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Kevin Bailey	404-559-6699
T016D1234 PATCH, MILL & RESURF OF VARIOUS ROADS, DOUGLAS	9,863,469	MILLING/ RESURFACING	DOUGLAS COUNTY BOC	Jack Burnside	770-920-7266
M006213 MILL, INLAY, RESURFACING SR 26, CHATHAM	1,649,294	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Randy Rhodes	912-651-2144
#22-T001 RESURFACING 40 ROADS, CITY OF LOCUST GROVE	3,877,843	RESURFACING	THE CITY OF LOCUST GROVE	Andrew Johnson	770-285-3416
2022 LMIG PAVING PW-2022-LMIG-COUNTY, MURRAY COUNTY	6,128,322	MILLING/ RESURFACING	MURRAY COUNTY GOVERNMENT	Matt Sanford	706-423-2141
M006343 MILL, INLAY, RESURFACING SR 16/SR 1, CARROL	669,957	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Estevan Rodriguez	(770)646-5522
M006336 MILL, INLAY, RESURFACING SR13, DEKALB	1,082,413	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Borden Polk	(770) 216-3810
IFB-C-1220143 HJAIA CENTER AIRFIELD (SUB TO BBH), FULTON	1,784,920	PANEL REPLACEMENT	CITY OF ATLANTA	STEVE WOODS (BBH)	770-874-1162
2022 STREET RESURFACING, CITY OF KENNESAW	1,774,097	RESURFACING	CITY OF KENNESAW	Ricky Stewart	678-458-4179
EMAS INSTALL-PHASE II, CARTERSVILLE-BARTOW AIRPORT AUTHORITY	730,000	EMAS INSTALL	CARTERSVILLE-BARTOW COUNTY AIRPORT AUTHORITY	THOMAS ROBINSON (CROY)	770-971-5407
GDOT SR 5 PVMT PRESERVATION, FANNIN	424,525	PAVEMENT PRESERVATION	GEORGIA DOT	Chance Stokes	706-272-2211
M006320 MILL, INLAY, RESURFACING SR 120, GWINNETT	4,640,599	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Kevin Matthew Bailey	770-531-5880
GATE 69 MODULAR YARD (HOLDER, MOODY, AND BRYSON A JV)	1,500,000	RELOCATION LOT	CITY OF ATLANTA	ERIC DURHAM (HOLDER)	770-988-3045
M004965 MILL, INLAY, RESURFACING SR92, DOUGLAS	5,058,176	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Rubin McCullors	404-559-6699
M006321 MILL, INLAY, RESURF, SHOULDER REHAB SR 59, FRANKLIN	6,302,196	MILL/ INLAY/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	Glenn Gosnell	706-384-7269
M006103 MILL, RESURFACING, SHOULDER REHAB SR 219, HARRIS	3,409,044	MILL/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	JD Abercrombie	706-568-2165
M005262 MILL, INLAY, RESURF, SHOULDERF REHAB SR 18, MONROE	4,409,550	MILL/ INLAY/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	Daniel Emmons	478-757-2601
M006102 MILL, INLAY, RESURFACING, SR 219, MUSCOGEE	4,769,094	MILL/ INLAY/ RESURFACING	GEORGIA DOT	James Hines	706-568-2165
GDOT SR 145 PVMT PRESERVATION, FRANKLIN	522,020	PAVEMENT PRESERVATION	GEORGIA DOT	Phillip Shane Jones	(706) 384-7269
M006319 MILL, INLAY, RESURFACING SR 15 & SR 10, CLARKE	2,994,773	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Rodney Harpe	706-583-2644
M006328 MILL, INLAY, RESURF, SHOULDER REHAB SR 139, COBB	3,212,544	MILL/ INLAY/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	Percy Combay	(478) 234-7985
M006249 MILL, INLAY, RESURFACING SR 34 & SR 16, COWETA	3,922,316	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Gulberne Jean Millien	(706) 845-4115
M006272 MILL, INLAY, RESURF, SHOULDER REHAB, DAWON/FORSYTH	4,380,152	MILL/ INLAY/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	Kevin Bailey	770-531-5880
M006253 MILL, INLAY, RESURF, SURFACE TREAT SR 1, FLOYD/POLK	7,226,128	MILL/ INLAY/ RESURFACING/ SURFACE TREATMENT	GEORGIA DOT	Carol Tate	478-955-7151
M006322 MILL, INLAY, RESURF, SHOULDER REHAB SR 60, HALL	3,497,679	MILL/ INLAY/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	Kevin Matthew Bailey	(770) 531-5880
	483,229,565				

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Joint Ventures
Five year contract was agreed upon with unit prices, not quantities. No official contract amount

LIST OF REFERENCES FOR PROJECTS COMPLETED IN 2022

C. W. MATTHEWS CONTRACTING CO., INC.
SCHEDULE OF CONTRACTS COMPLETED
December 31, 2022

	CONTRACT NO., DESCRIPTION, LOCATION	AMOUNT OF CONTRACT	TYPE OF WORK	OWNER	ENGINEER/OFFICER	PHONE #
	STP00-0002-00(626), Bartow, US 41 / SR 3 Widening and Reconstruction	38,074,220	WIDENING/ RECONSTRUCTION/ CONSTRUCT BRIDGES	GEORGIA DOT	SAM WHEELER	770-387-3680
	STPIM-0180-01(006) RECONST SR 151 ALABAMA HWY,CATOOSA	37,036,113	WIDENING AND RECONSTRUCTION	GEORGIA DOT	JEREMY SCOTT	706-272-2211
	JEFFERSONVILLE RD #18-026,MACON-BIBB	17,186,121	WIDENING AND RECONSTRUCTION	MACON-BIBB COUNTY	DAVID SPIVEY - MORELAND ALTOBELI & ASSOCIATES	770-565-8520
	DB1801-IM/NH-75-1(131) I-75/I-24, HAMILTON CO TN	133,500,989	MODIFICATION & RECONSTRUCTION I-75/I -24 DESIGN BUILD	TENNESSEE DOT	JEFF BLEVINS	423-510-1218
	007174 CONSTRUCT 2 BRIDGES US41/PEACHTREE CRK, FULTON	20,548,846	CONSTRUCTION OF 2 BRIDGES & APPROACHES	GEORGIA DOT	BRIAN MCHUGH	404-965-9721
*	N.PERIMETER/FERROVIAL RFP102 (BRIDGE 2,3,4,5), FULTON	4,344,589	CONSTRUCTION OF BRIDGES	GEORGIA DOT	PHILLIP WOOD (NORTH PERIMETER CONTRACTORS, LI	404-609-4600
	FC-1190065 CITY OF ATLANTA RESURFACE GROUP B, FULTON	19,435,366	RESURFACING	CITY OF ATLANTA	LISA SHEARER	404-546-1885
	PI 631260 WIDEN & RECONSTRUCT SR382, GILMER	8,649,302	WIDENING & RECONSTRUCTION	GEORGIA DOT	BRENTLEY PRITCHARD	706-272-2211
	PI 0012621 MAXHAM ROAD IMPROVEMENTS, DOUGLAS	2,874,976	CONGESTION REDUCTION & TRAFFIC FLOW IMPROVEMENTS	DOUGLAS COUNTY BOC	HAMID KAZEMIAN	678-384-2485
*	PI 0012698 GRAVEL SPGS SOUND BARRIER,GWINNETT (Sub to ERS)	2,930,668	SOUND BARRIER	ER SNELL CONTRACTOR, INC.	ZACK HAMILTON	770-985-0600
	X2309 X2704 E7350 MCCOLLUM PKWY, COBB	3,839,380	ROAD INSTERSECTION/PEDESTRIAN IMPROVEMENTS	COBB COUNTY DOT	DENISE HATABIAN	770-528-3656
	2020 RESURF & STRIPING, UPSON	6,964,432	MILLING/ RESURFACING	UPSON COUNTY BOC	CHRISTOPHER BRAZELL	706-565-5985
	ITB#20-324-J ROSWELL HOLCOMB BRIDGE RD IMP, FULTON (PROJECT CANCELED)	5,760,889	INTERSECTION IMPROVEMENTS	CITY OF ROSWELL	MICHAEL MCNITT	770-594-6420
	M006009 US27/SR1 & NORTH OF SR 20, FLOYD	1,865,383	RESURFACING & MAINTENANCE	GEORGIA DOT	CAROL TATE	706-676-3356
	M005987 SR 138 TO SR 279, FULTON	1,746,077	RESURFACING & MAINTENANCE	GEORGIA DOT	JOSHUA A JOHNSON	404-559-6699
	M005989 SR 92 BEG. @ GREENE ST, FULTON	2,862,432	RESURFACING & MAINTENANCE	GEORGIA DOT	DANNY JACKSON	404-559-6699
	M006005 US 27/SR 1 POLK	4,231,498	RESURFACING & MAINTENANCE	GEORGIA DOT	NATHAN HOWELL	770-646-5522
	M006006 SR 1 EXTENDING TO SR 166, CARROL	1,734,331	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	NATHAN HOWELL	770-646-5522
	COBB CO. LMIG X2915 RESURF 2021-1 COUNTYWIDE MAJ THOROUGHFAR	7,858,068	RESURFACING	COBB COUNTY DOT	DENISE HATABIAN	770-528-3656
	ITB#21-08 CLAYTON CO. 2021 SPLOST MILL & RESURF DIST. 3&4	5,040,528	MILLING/ RESURFACING	CLAYTON COUNTY BOC	LINDSEY WATTERS	770-477-3587
	CITY OF SOUTH FULTON-TSPLOST ROAD RESURFACING, FULTON	15,827,366	MILLING/ RESURFACING	CITY OF SOUTH FULTON	DREXAL D. PAULK SR	470-809-7731
#	TROUP COUNTY RESURFACING, TROUP, 2021 5 YEAR CONTRACT	-	RESURFACING	TROUP COUNTY BOC	PATRICK CREWS	706-883-1610
	M006093 SR 247 RESURF, BIBB	2,735,586	RESURFACING	GEORGIA DOT	LENROY GIBSON	478-757-2601
	M005261 SR 194 RESUR & SHOULDER REHAB, MERIWETHER	1,242,987	RESURFACING & SHOULDER REHAB	GEORGIA DOT	BRAD FULLER	706-845-4115
	M006092 US80/SR 22 MILL, INLAY, RESURF, MUSCOGEE	3,041,540	RESURFACING	GEORGIA DOT	RYAN PRUITT	706-568-2165
	0016845 CONST OF A BRIDGE OVER SHAW BRANCH, WALKER	891,715	BRIDGE REPLACEMENT	GEORGIA DOT	PATRICK MCWHORTHER	706-295-6025
	M005909 SR 116/SR 219 RESURF & SHOULD REHAB, HARRIS	2,474,542	RESURFACING & SHOULDER REHAB	GEORGIA DOT	JD ABERCROMBIE	706-741-3630
	M005150 SR 83. MILL, INLAY, RESURF, JASPER	3,409,580	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	CHARLES SMITH	706-343-5837
	M005910 SR 74, MILL, INLAY, RESURF, SHOULDER REHAB, MONROE	1,902,463	MILLING/ RESURFACING	GEORGIA DOT	DANNY MILLER	478-757-2601
	PERRY-HOUSTON CO AIRPORT-RUNWAY 18-36 REHAB & EXT., HOUSTON	2,158,668	RUNWAY REHAB	HOUSTON COUNTY PUBLIC WORKS	JIM PIKE (HOLT CONSULTING)	770-285-8754
	CHEROKEE CO.-2021 RESURF PROJECT #75708, CHEROKEE	3,339,851	MILLING/ RESURFACING	CHEROKEE COUNTY	JIM WILGUS	678-493-6077
	20017-M005867 BRIDGE RESTORATION I-675 SB OVER I-285, DEKALB	1,683,739	BRIDGE RESTORATION	GEORGIA DOT	CEDRIC TIGNER	770-216-3810
	M005916 MILLING & RESURF SR 72/SR 8/SR 172, CLARKE & MADISON	4,144,480	MILLING/ RESURFACING	GEORGIA DOT	DEREK WADE	706-384-7269
	M005985 MILLING/INLAY/RESURF SR 360, COBB	2,348,748	REHAB/ RESURFACING	GEORGIA DOT	JON-WESLEY DUNCAN	770-528-3232
	M006125 MILLING/INLAY/RESURF SR 140, FULTON	2,027,402	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	DALE FERRIS	404-559-6699
	M006121 MILLING/INLAY/RESURF SR20/SR 316, GWINNETT	4,251,042	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	JOEL NELMS	770-535-5759
*	1910-1011C-GCT CAPACITY IMPROVEMENTS, PHASE 2, CHATHAM	3,536,923	MILLING/ RESURFACING	GEORGIA PORT AUTHORITY	ALEX BENDER	912-655-4862
	GDOT PVMT PRESERVATION SR 13, GWINNETT	748,140	PAVEMENT PRESERVATION	GEORGIA DOT	SONJA GARLAND	770-533-7242
	LMIG RECLAMATION, RESURFACING & PATCHING, JONES COUNTY	1,324,794	RESURFACING	JONES COUNTY BOC	LESLIE FAULK	478-986-6261
	CCPW 2021-15 LMIG RESURFACING, CATOOSA	2,869,083	RESURFACING	CATOOSA COUNTY DOT	JEREMY BRYSON	706-935-3574
	M006115 MILL & RESURF SR 92, CHEROKEE	6,229,591	MILLING/ RESURFACING	GEORGIA DOT	TITUS MCGUIRE	770-387-3680
	M005634 MILL, INLAY, RESURFACING US 411/SR 20, BARTOW/FLOYD	3,783,945	MILL/ INLAY/ RESURFACING	GEORGIA DOT	Keith Day	770-387-3680
	M005744 MILL, RESURF, SHOULDER REHAB SR 52, HALL/JACKSON	3,879,580	MILLING/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	JEAN DESTIN	770-535-5759
	M006095 MILL, RESURF, SHOULDER REHAB US27/SR1, HEARD	7,469,588	MILLING/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	WILLIAM BOYD	706-845-4115
	M006131 MILL, RESURF, SHOULDER REHAB US 129/SR 11, LUMPKIN	2,710,550	MILLING/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	DANIEL FREEMAN	706-949-9150
	JONESBORO ROAD RESURFACING. HENRY	2,426,000	RESURFACING	HENRY COUNTY BOC	OLIVIA MCPHERSON	770-288-6263
	ITB#21-73 MILLING & RESURFACING OF MCDONOUGH ROAD, CLAYTON	4,330,111	MILLING/ RESURFACING	CLAYTON COUNTY BOC	MAKWEEM CHARLES	770-477-3587
	2021 LMIG PAVING (4200-22-01-071421), BUTTS COUNTY	1,492,700	RESURFACING	BUTTS COUNTY BOC	KIP WASHINGTON	478-955-7151
	M006145 MILL, INLAY, PLANT RESURF MIX SR 155 @ SR 10, DEKALB	4,827,608	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	BORDEN POLK	770-216-3810
	M006144 MILL, INLAY, PLANT RESURF MIX SR 5, DOUGLAS	2,247,462	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	JOSHUA JOHNSON	404-783-4395
	0008598 CONSTR OF A BRIDGE & APPROACHES, FAYETTE	4,477,166	BRIDGE REHABILITATION	GEORGIA DOT	WILLIAM BOYD	706-845-4115
	NELSON STREET BRIDGE	4,146,968	CONSTRUCTION OF A BRIDGE	NEW SOUTH CONSTRUCTION	DAN CHAMPAGNE	404-409-8750
	HARDEN HILL ROAD RESURFACING, CITY OF WATKINSVILLE	186,892	MILLING/ RESURFACING	CITY OF WATKINSVILLE	SHARYN DICKERSON	706-769-5161
	5.8T-RIVERBEND ROAD @ SR 3, WHITFIELD	1,887,004	INTERSECTION IMPROVEMENTS	WHITFIELD COUNTY	KENT BENSON	706-876-1573
	EA- C1220057, Cheshire Bridge Road Demolition	800,179	BRIDGE DEMOILITION	CITY OF ATLANTA	JESSICA FULTON	404-330-6764
	M006129 MILL, INLAY, RESURF, SHOULDER REHAB SR 15, CLARKE	1,792,764	MILLING/ INLAY/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	RODNEY HARPE	706-583-2644
	M006096 MILL, INLAY, RESURF, SHOULD REHAB SR 34, COWETA	3,802,951	MILLING/ INLAY/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	WILLIAM BOYD	706-845-4115
	M006148 MILL, INLAY, RESURF SR 5, DOUGLAS	2,553,197	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	JOSHUA JOHNSON	404-559-6699
	M005745 MILL, INLAY, RESURF, SHOULDER REHAB SR 98, MADISON	2,419,677	MILLING/ INLAY/ RESURFACING/ SHOULDER REHAB	GEORGIA DOT	SHANE JONES	478-955-7151
	GDOT PVMT PRESERVATION SR 96, PEACH	893,400	PAVEMENT PRESERVATION	GEORGIA DOT	TIM SWINK	404-631-1367
	GDOT PVMT PRESERVATION SR 10 LOOP, CLARKE & OCONEE	1,124,700	PAVEMENT PRESERVATION	GEORGIA DOT	BLAKE JENNINGS	706-583-2644
	#20ITB125848K-ADDITIONAL 2021 ROADS DB ROAD RESURF, FULTON	1,632,444	MILLING/ RESURFACING	FULTON COUNTY DEPARTMNET OF PUBLIC WORKS	DARLENE BANKS	404-612-7879
	GDOT PVMT PRESERVATION SR 197, RABUN	806,130	PAVEMENT PRESERVATION	GEORGIA DOT	MITCH GARMON	706-348-4848
	M005117 MILL, INLAY, & PLANT MIX RESURFACING SR 166, CARROLL	3,915,082	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	LEE WEBB	770-646-5522
	GDOT PVMT PRESERVATION SR 36, BUTTS	249,158	PAVEMENT PRESERVATION	GEORGIA DOT	EURIKA THOMAS	706-646-6100
	GDOT PVMT PRESERVATION SR 85, MUSCOGEE	853,122	PAVEMENT PRESERVATION	GEORGIA DOT	JEFF PRUITT	706-568-2165
	M006173 RESURFACING & SHOULDE REHAB, FRANKLIN & STEPHENS	2,083,056	RESURFACING & SHOULDER REHAB	GEORGIA DOT	ROBERT NELSON	706-384-7269
	M006226 RESURFACING & SHOULDE REHAB, HALL & JACKSON	1,860,384	RESURFACING & SHOULDER REHAB	GEORGIA DOT	SHANNON GILES	770-531-5880
	2022 LMIG STREET IMPROVEMENTS, CRAWFORD	795,185	RESURFACING	CRAWFORD COUNTY BOC	HAYES HOFSTADTER	478-757-1169
	MARTIN MARIETTA QUARRY, CUMMING	1,031,413	GRADING, RESURFACING	MARTIN MARIETTA	JASON WEATHERFORD	404-807-9151
	GDOT PVMT PRESERVATION SR 83/42/18, MONROE	640,000	PAVEMENT PRESERVATION	GEORGIA DOT	DANNY MILLER	478-757-2601
	#2026-B WINTER RESURFACING, FAYETTE	1,619,632	MILLING/ RESURFACING	FAYETTE COUNTY BOC	BRAD KLINGER	770-320-6039
	2021 TSPLOST & LMIG SAP Project, Oglethorpe	2,453,836	PATCHING/ WIDENING/ LEVELING/ RESURFACING/ RESTRIPING	OGLETHROPE COUNTY BOC	JOSH HAWKINS	706-743-5270
	M006188 RESURFACING & SHOULDER REHAB, JONES	3,076,578	RESURFACING & SHOULDER REHAB	GEORGIA DOT	Erika Coons-Andrews	478-757-2601
	ITB# 2021-018 CHAMBLEE TUCKER ROAD LANE DIET, CITY OF TUCKER	2,340,642	MILLING/ RESURFACING	CITY OF TUCKER	LISA OWEN	678-597-9040
	WOODLAND BROOK PIPE REPLACEMENT	180,538	PIPE REPLACEMENT	COBB COUNTY DOT	DENISE HATABIAN	770-528-3656
	I-75 GRASSDALE BRIDGE EMERGENCY-A000900, BARTOW	1,798,940	BRIDGE EMERGENCY	GEORGIA DOT	Keith Day	770-387-3680
	M006286 MILL, INLAY, RESURFACING, COBB	1,366,340	MILLING/ INLAY/ RESURFACING	GEORGIA DOT	Jon-Wesley Duncan	770-528-3232
	0017709 RESURF, PVMT MARKING UPGRADES, SHOULDER REHAB,COWETA	569,900	RESURFACING/ PVMT MARKINGS UPGRADES, SHOULDER REHAB	GEORGIA DOT	William Boyd	706-845-4115
#	TROUP COUNTY RESURFACING, TROUP, 2022 5 YEAR CONTRACT	-	RESURFACING	TROUP COUNTY BOC	JAMES EMERY	706-523-1165

C. W. MATTHEWS CONTRACTING CO., INC.
SCHEDULE OF CONTRACTS COMPLETED
December 31, 2022

	CONTRACT NO., DESCRIPTION, LOCATION	AMOUNT OF CONTRACT	TYPE OF WORK	OWNER	ENGINEER/OFFICER	PHONE #
	GDOT PVMT PRESERVATION SR 98, SR 326, SR 15, JACKSON	824,100	PAVEMENT PRESERVATION	GEORGIA DOT	Blake Jennings	706-583-2644
	D2875, TWIN BRANCHES CIRCLE DRAINAGE, COBB EMERGENCY	406,715	DRAINAGE REPAIR	COBB COUNTY DOT	DENISE HATABIAN	770-528-3656
	HARALSON COUNTY LMIG & TSPLOST ROAD PROJECT 2022	2,353,697	MILLING/ RESURFACING	HARALSON COUNTY COB	Terry Edwards	770-646-3278
	GDOT PVMT PRESERVATION SR 60, LUMPKIN	466,503	PAVEMENT PRESERVATION	GEORGIA DOT	Ruben McCutlors	706-348-4848
	2022 RECLAMATION & RESURFACING VARIOUS ROADS, LAMAR	1,276,753	RESURFACING	LAMAR COUNTY BOC	JAMES RIGDON	770-358-5090
*	T-North PBB Foundations-Sub To Player & Company	190,975	FOUNDATION DEMO & INSTALL	CITY OF ATLANTA	BRIAN RISCHAR (PLAYER & COMPANY)	678-469-5301
	2022 ASPHALT CONTRACT 1, PAULDING COUNTY	4,530,162	MILLING/ RESURFACING	PAULDING COUNTY BOC	DERRICK BAXTER	770-445-4759
	GDOT PVMT PRESERVATION SR11, WHITE	576,820	PAVEMENT PRESERVATION	GEORGIA DOT	Mitch Garmon	706-348-4848
	NCCS MCPHAIL DRIVE, COBB	79,500	ROAD IMPROVEMENTS	NORTH COBB CHRISTIAN SCHOOL	TODD CLINGMAN	770-975-0252
*	TERMINAL B EMERGENCY REPAIRS	20,017	EMERGENCY REPAIR	CITY OF ATLANTA	JIM REZAC (BRENT SCARBROUGH)	770-461-8603
	GDOT PVMT PRESERVATION SR 17, WHITE	1,086,050	PAVEMENT PRESERVATION	GEORGIA DOT	Mitch Garmon	706-348-4848
	GDOT PVMT PRESERVATION SR 115, WHITE	1,118,600	PAVEMENT PRESERVATION	GEORGIA DOT	TIMOTHY SWINK	404-631-1367
	COBB EMERGENCY GORDY PARKWAY	499,212	EMERGENCY REPAIR	COBB COUNTY DOT	DENISE HATABIAN	770-528-3656
#	CITY OF LAGRANGE RENEWABLE FOB	-	MILLING/ RESURFACING	CITY OF LAGRANGE	CHRIS PRATHER	706-302-2899
*	Fuel Slab Replacement (Player & Company)	148,294	FUEL SLAB REPLACEMENT	CITY OF ATLANTA	BRIAN RISCHAR (PLAYER & COMPANY)	678-469-5301
		490,974,680				

* We are Subcontractors on these jobs.
^ Joint Ventures
# Five year contract was agreed upon with unit prices, not quantities. No official contract amount

C. W. MATTHEWS CONTRACTING CO., INC.
INDIVIDUALS AUTHORIZED TO SUBMIT BIDS

NAME	TITLE
Daniel P. Garcia	President
Michael D. Bell	Executive Vice President, Secretary/Treasurer
Jeff C. Shropshire	Senior Vice President - Major Projects
Stoy F. Marlow	Senior Vice President - Baker Division
Mike L. Kleuckling	Vice President - Estimating
Benny M. Brown	Vice President - General & Administration, Asstistant Secretary
Robert W. Thompson, Jr.	Division Vice President - Estimating & Design/Build
Thomas J. Roginsky	Division Vice President - Information Technology
Robert B. Forrest	Division Vice President - Baker Division

C. W. MATTHEWS CONTRACTING CO., INC.
OFFICERS AND DIRECTORS
P. O. Drawer 970, Marietta, Georgia 30061

Robert E. Matthews
Chairman Emeritus
Director
Bobm@cwmatthews.com
(770) 422-7520

Matthew D. Burton
Chairman of the Board
Director
Mattb@cwmatthews.com
(770) 422-7520

Daniel P. Garcia
President
Dgarcia@cwmatthews.com
(770) 422-7520

Michael D. Bell
Executive Vice President
Secretary/Treasurer
Michaelb@cwmatthews.com
(770) 422-7520

Jeff C. Shropshire
Senior Vice President
Major Projects
Jeffs@cwmatthews.com
(770) 422-7520

William G. White
Senior Vice President
Asphalt Construction
Billw@cwmatthews.com
(770) 422-7520

Frank P. Crumbley
Senior Vice President
Roadway Construction
Frankc@cwmatthews.com
(770) 422-7520

Lee T. Smith, Jr.
Senior Vice President
Asphalt Plants
Lees@cwmatthews.com
(770) 422-7520

Mike L. Kleuckling
Vice President
Estimating
Mikek@cwmatthews.com
(770) 422-7520

Benny M. Brown, Jr.
Vice President
General & Administration
Assistant Secretary
Bennyb@cwmatthews.com
(770) 422-7520

John M. Faress
Vice President
Equipment
Jfaress@cwmatthews.com
(770) 422-7520

Adam M. Grist
Vice President
Structures
Agrist@cwmatthews.com
(770) 422-7520

Sheldon K. Fram
Corporate Counsel
Risk Management
Sfram@cwmatthews.com
(770) 422-7520

Robert W. Thompson, Jr.
Division Vice President
Estimating & Design Build
Bobt@cwmatthews.com
(770) 422-7520

Jarrod W. Crum
Division Vice President
Safety
Jcrum@cwmatthews.com
(770) 422-7520

Stoy F. Marlow
Senior Vice President
Baker
Smarlow@cwmatthews.com
(770) 422-7520

Thomas J. Roginsky
Division Vice President
Information Technology
Jeffr@cwmatthews.com
(770) 422-7520

Ray A. Rodriguez
Division Vice President
Human Resources
Rayr@cwmatthews.com
(770) 422-7520

Kevin T. Eubanks
Division Vice President
Roadway Construction
Kevine@cwmatthews.com
(770) 422-7520

Ryan L. Beech
Division Vice President
Major Projects
Rbeech@cwmatthews.com
(770) 422-7520

Andrew G. Brooks
Division Vice President
Terminal & Quality Control
Andrewb@cwmatthews.com
(770) 422-7520

Michael P. Nadolski
Division Vice President
Design Build
MNadolski@cwmatthews.com
(770) 422-7520

Ronald C. Eubanks, Jr.
Division Vice President
Water & Sewer Construction
Ceubanks@cwmatthews.com
(770) 422-7520

Robert B. Forrest
Division Vice President
Baker
Bforrest@cwmatthews.com
(770) 422-7520

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
LICENSE NO. GCCO007346
C.W. Matthews Contracting Co. Inc.
Daniel P. Garcia
1600 Kenview Drive
Marietta GA 30060

Qualifying Agent: Kevin Thomas Eubanks
Qualifying Agent License NO: GCQA007342
General Contractor Company

EXP DATE - 06/30/2026 Status: Active
Issue Date: 08/05/2021

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.ga.gov/plb.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (404) 424-9966
www.sos.ga.gov/plb

C.W. Matthews Contracting Co. Inc.
1600 Kenview Drive
Marietta GA 30060

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
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C.W. Matthews Contracting Co. Inc.
Daniel P. Garcia
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STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
LICENSE NO. GCQA007342
Kevin Thomas Eubanks
161 Celestial Ridge Drive
Dallas GA 30132

Company Name: C.W. Matthews Contracting Co. Inc.
Company License NO: GCCO007346
General Contractor Qualifying Agent

EXP DATE - 06/30/2026 Status: Active
Issue Date: 08/05/2021

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STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
License No. GCQA007342
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Company Name: C.W. Matthews Contracting Co. Inc.
Company License NO: GCCO007346
General Contractor Qualifying Agent

EXP DATE - 06/30/2026 Status: Active
Issue Date: 08/05/2021

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
LICENSE NO. UC300337
C. W. Matthews Contracting Co., Inc.

P.O. Drawer 970
Marietta GA 30061

Utility Contractor

EXP DATE - 04/30/2027 Status: Active
Issue Date: 06/21/1994

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

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Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (404) 424-9966
www.sos.ga.gov/plb

C. W. Matthews Contracting Co., Inc.
P.O. Drawer 970
Marietta GA 30061

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia Construction Industry Licensing Board
License No. UC300337
C. W. Matthews Contracting Co., Inc.

P.O. Drawer 970
Marietta GA 30061

Utility Contractor

EXP DATE - 04/30/2027 Status: Active
Issue Date: 06/21/1994

Georgia Department of Transportation

Russell R. McMurry, P.E., Commissioner
One Georgia Center
600 West Peachtree Street, NW
Atlanta, GA 30308
(404) 631-1000 Main Office

July 24, 2024

CERTIFICATE OF QUALIFICATION
Vendor ID: 2MA850

C. W. Matthews Contracting Company, Inc.
1600 Kenview Drive
Marietta, GA 30060

In accordance with The Rules and Regulations governing the Prequalification of Prospective Bidders, the Georgia Department of Transportation has assigned the following Rating. This Certificate of Qualification is effective on the date of issue stated above and cancels and supersedes all Certificates previously issued:

MAXIMUM CAPACITY RATING:	**$3,683,400,000.00**
CERTIFICATE EXPIRES:	**June 30, 2026**
PRIMARY WORK CLASS/CODE:	**400**
SECONDARY WORK CLASS(ES)/CODE(S):	**149, 150, 163, 167, 201, 205, 208, 209, 310, 432, 439, 441, 452, 461, 500, 500A, 501, 502, 507, 511, 513, 520, 524, 525, 550, 603A, 615, 622, 624, 626, 636, 660, 668 and 670.**

The total amount of incomplete work, regardless of its location and with whom it is contracted, whether in progress or awarded but not yet begun, shall not exceed the Maximum Capacity Rating. If dissatisfied with the Rating, we direct you to the Appeals Procedures in §672-5-.08 (1) & (2) and §672-1-.05, Rules of the State Department of Transportation.

A Prequalified Contractor may request an extension of its current prequalification **prior** to the expiration date of the prequalification by providing the Department with the following information: the amount of time requested for the extension (either 30, 60 or 90 days), the reason for the extension request and the original expiration date of the prequalification. The Department in its discretion will determine whether the extension should be granted and will notify the Contractor of its determination.

Allowing approved prequalification to lapse will leave the Contractors without the ability to bid work until such time as the standing returns to an approved status. If you desire to apply at some intermediate period before the expiration date, your Rating will be reviewed based on the new application.

This Prequalification Certificate is issued for contractors to be eligible for work with the Georgia Department of Transportation (GDOT) only. GDOT does not certify contractors as eligible to do business with entities other than GDOT. *Work class codes are for reference only and do not represent a certification to be provided in support of contractor ability or NAICS code determinations. NAICS Codes are assigned by the office of Equal Employment Opportunity.*

Sincerely,

Patrick Allen, P.E.
Chairman, Prequalification Committee/Contractors

PA:TKA

BID FORM

2025 Pike County – Melville Brown Road

DUE: July 25,2025 by 5:00 pm

1. Bid on specifications as outlined. If no, please explain: (Yes) No

2. Melville Brown Road $ 378,300.00

3. Total for all Road Projects $ 378,300.00

4. Company Name Empire Contracting, LLC
   Address 751 West Court Square Decatur, GA
   Phone Number 678-457-7805
   Name of Contact Chad Gaffney
   Email Address chad@theempirecontracting.com

The Empire Contracting LLC

PRICING BREAKDOWN

Description	Unit	Estimated Qty	Unit Price ($)	Total ($)
Milling & Asphalt Removal	Ton	450	$ 20.00	$ 9,000.00
Hauling of Removed Material	Ton	450	$ 8.00	$ 3,600.00
Surface Preparation	Ton	3850	$ 5.00	$ 19,250.00
Application of Tack Coat	Ton	3850	$ 3.00	$ 11,550.00
2" 19 mm Binder (Base Course)	Ton	2200	$ 66.00	$ 145,200.00
1.5" 12.5 mm Topping (Surface)	Ton	1650	$ 73.00	$ 120,450.00
Shoulder Work & Grassing	Ton	200	$ 15.00	$ 3,000.00
Driveway Aprons (2 ft)	LF	1000	$ 25.00	$ 25,000.00
Gravel Road Aprons (50 ft)	LF	300	$ 30.00	$ 9,000.00
Striping	LF	15000	$ 0.75	$ 11,250.00
Traffic Control (lump sum)	Lump Sum	1	$ 7,000.00	$ 7,000.00
Cleanup and Disposal (lump sum)	Lump Sum	1	$ 5,000.00	$ 5,000.00
Administrative/Project Management	Lump Sum	1	$ 10,000.00	$ 10,000.00
Miscellaneous	Lump Sum	1	$ 3,000.00	$ 3,000.00
Total Estimated Project Cost				**$ 378,300.00**

The Empire Contracting LLC

July 21st, 2025

Pike County Board of Commissioners
Attn: County Clerk
331 Thomaston Street
Zebulon, GA 30295

Subject: **Bid Submission – 2025 Melville Brown Road Paving Project**

Pike County Board of Commissioners,

Empire Contracting is pleased to submit this sealed bid in response to the Invitation to Bid for the 2025 Pike County Paving Project. We hereby offer to furnish all labor, materials, equipment, traffic control, cleanup, and all other necessary items to complete the work described for Melville Brown Road, in accordance with the project specifications and within the 120-day performance window.

Empire Contracting has partnered with Magnum Paving, a qualified paving company, to perform the asphalt paving portion of the work. Both Empire Contracting and Magnum Paving combined meet the required local, state, and federal qualifications.

Empire Contracting understands the importance of timely and high-quality project execution and will coordinate closely with Pike County Public Works and the paving subcontractor to ensure all specifications are met.

We thank you for the opportunity to bid and look forward to the possibility of serving Pike County.

Sincerely,

Chad Gaffney

Chad Gaffney, CEO
Empire Contracting, LLC
678-457-7805
chad@theempirecontracting.com

Empire Contracting LLC Past Performance

- Name of the organization - Quadrant Construction
- Project Title- Sub Contractor/ Project Manager
- Period of performance:
- Project Name: Dekalb County Pipe Repair and Excavation
- Project Description: The project involved inspecting underground sewer pipes using video technology to identify any damage. Upon detection of damaged areas, we implemented traffic control measures, excavated the asphalt, and removed and repaired the affected pipe sections. We provided all necessary personal protective equipment (PPE) and maintained required safety documentation for the crew and job site. Following the repairs, we restored the asphalt, applied new striping, and conducted a final inspection to ensure quality and compliance.
- Project Outcomes: Road was reopened and drain lines were inspected and approved.
- Client Point of Contact: William T James | 404-867-5155

Magnum Paving Past Performance Highlights

Legal Business Name: Magnum Paving LLC

Business Address: 125 Baker Industrial Ct, Villa Rica, GA 30180

Point of Contact: Chris Howell, (678) 314-4370, chris@magnumpavingga.com

Magnum Paving has the equipment and labor to staff 5 paving crews and 4 base/grading crews.

Each paving crew places between 500-1000 tons of asphalt and 500-750 tons of stone base daily.

Six Flags Over Georgia – Parking Lot Resurfacing

- Magnum Paving executed a full overlay on the Six Flags parking lot, improving ride capacity and vehicle access flow.
- Customer feedback emphasized their efficiency and quality workmanship:

"Amazing job these guys did with the Six Flags parking lot! People are gonna forget about the rides and just keep driving around that new lot!"

Gwinnett Technical College – Campus Roadway Rehabilitation

- Completed milling and repaving across several campus drive aisles, featuring ADA upgrades and durable shoulders—critical for educational institutions.
- Portfolio images show their capacity to handle multi-lane campus roadways smoothly.

Municipal Streets & Commercial Properties in Atlanta Metro

- Diverse work across city-owned roads and mixed-use commercial centers in Atlanta and Marietta, including ADA-compliant curb ramps, parking areas, and pavement marking.
- Magnum asserts comprehensive municipal paving experience across the metro area.

Specialized Services (Milling & Crack Repair)

- Offers asphalt milling, reclamation, pothole/patching, crack filling, sealcoating, drainage upgrades, and pavement marking.
  Highlights strong attention to preparation and surface integrity, essential for long-lasting roadway projects.

CITY OF ATLANTA
DEPARTMENT OF TRANSPORTATION

Mr. Marc Mastronardi, P.E., Chairman
Prequalification Committee Contractors
Georgia Department of Transportation
600 West Peachtree Street, NW – 11th Floor
Atlanta, GA 30308

January 27, 2025

RE: Magnum Paving

Mr. Mastronardi:

The City of Atlanta has worked with Magnum Paving over the past few years. Magnum Paving's team is professional, experienced, and knowledgeable.

Magnum Paving has completed several projects for the City of Atlanta including the Downtown City Hall Street Resurfacing and LMIG 2021 Street Resurfacing. Magnum has provided quality and timely services and continues to exceed expectations. As a result of their hard work and dedication, their contract was renewed and they are currently completing the LMIG 2022, LMIG 2023, and LMIG 2024 Street Resurfacing contracts and they are performing well for the City of Atlanta. Without any reservation, I extend a recommendation for them to be considered for any project of the Georgia Department of Transportation.

If there are any questions or any additional information needed, please do not hesitate to reach me by email at AJAarons@atlantaga.gov or by phone at (470) 432-3799.

DocuSigned by:
Adisa Aarons
403F36D87798415...

Adisa Aarons
Project Manager I
City of Atlanta, ATLDOT

C. W. MATTHEWS CONTRACTING COMPANY

DRAWER 970

MARIETTA, GEORGIA 30061

TELEPHONE (770) 422-7520
FAX (770) 422-1068

January 21, 2025

Mr. Marc Mastronardi, P.E., Chairman
Prequalification Committee Contractors
Georgia Department of Transportation
600 West Peachtree Street, NW – 11th Floor
Atlanta, GA 30308

Re: Magnum Paving -Tyler Dickinson

Dear Mr.Mastronardi:

Through a working relationship with C.W. Matthews Contracting Company, I can attest that Magnum Paving has exceptional knowledge and experience in the placement of hot mix asphalt.

Over the past thirteen years, Magnum Paving has purchased hot mix asphalt from several of our asphalt plants in the State of Georgia and placed on numerous Municipal DOT Projects as well as Commercial Projects. The experience and knowledge of Magnum Paving is superb in our industry.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Lee T Smith

Lee Smith
Sr. Vice President - Asphalt Plants & Sales
C. W. Matthews Contracting Co., Inc.

Gwinnett

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION
446 West Crogan Street, Suite 410 | Lawrenceville, GA 30046-2440
770.822.7400
GwinnettCounty.com

January 21, 2025

Mr. Marc Mastronardi, P.E., Chairman
Prequalification Committee Contractors
Georgia Department of Transportation
600 West Peachtree Street, NW - 11th Floor
Atlanta, GA 30308

Re: Magnum Paving

Mr. Mastronardi:

Through a working relationship with Gwinnett County Department of Transportation, I can vouch that Magnum Paving has extensive experience and knowledge in roadway resurfacing with hot mix asphalt.

Gwinnett County Department of Transportation has only recently worked with Magnum Paving on our 2023 and 2024 resurfacing contracts. Magnum Paving has shown It has experience in putting a team together to complete three simultaneous resurfacing contracts totaling 52 miles of roadway in 2024. Their teams are professional and completed the resurfacing with the lowest amount of citizen complaints and punch list Items. Based off our experience, Magnum Paving has extensive experience and knowledge in his Industry.

If you have any questions, don't hesitate to contact me.

Sincerely,

Tom Whitlock

Tom Whitlock
678-639-8814
Construction Manager II - Contract Roadway Resurfacing
Gwinnett County Department of Transportation

Docusign Envelope ID: 4A8CE1B5-97D3-47FE-9370-5BA9AACEA00D

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the Walton County Board of Commissioners, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned contractor further agrees to maintain records of such compliance and to provide a copy of each such verification to the Pike County Board of Commissioners, Georgia at the time the subcontractor(s) is retained to perform such service. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

2731586
Federal Work Authorization User Identification Number

12/05/2015
Date of Authorization

Empire Contracting, LLC
Name of Contractor

2025 Melville Brown Road Paving Project
Name of Project

Pike County Board of Commissioners, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct,

This 21st day of June, 2025.

DocuSigned by:
CE23817E973D4CD...
Signature of Authorized Officer or Agent

CEO
Title of Authorized Officer or Agent of Contractor

Chad Gaffney
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this the 21st day of July, 2025.

Notary Public: Kym E. Bryant
My Commission Expires: June 06, 2026

KYM E. BRYANT NOTARY PUBLIC DOUGLAS COUNTY GEORGIA EXPIRES June 06, 2026

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/21/25 3:29PM

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Customer Service Department
Gaslamp Insurance Services, LLC Brent Nelson 2244 Faraday Avenue #125 Carlsbad, CA 92008	PHONE (A/C, No, Ext): (800) 920-4125 FAX (A/C, No): (800)920-4107 E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Sutton Specialty Insurance Company	16848
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Empire Contracting, LLC

P.O. Box 475,
Snellville, GA 30078

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			ISCP04000044585	02/12/2025	02/12/2026	EACH OCCURRENCE	$ $1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ $50,000
							MED EXP (Any one person)	$ $5,000
							PERSONAL & ADV INJURY	$ $1,000,000
							GENERAL AGGREGATE	$ $2,000,000
							PRODUCTS - COMP/OP AGG	$ $1,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Verification of Coverage

Subject to all policy terms, exclusions and conditions

CERTIFICATE HOLDER

Verification of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brent Nelson

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BID FORM

2025 Pike County – Melville Brown Road

DUE: July 25,2025 by 5:00 pm

1. Bid on specifications as outlined. If no, please explain: (Yes) No

2. Melville Brown Road $ 497,000.

3. Total for all Road Projects $ 497,000.

4. Company Name McLEROY INC.
   Address 200 PLAZA DR.
   Phone Number 770. 567. 3514
   Name of Contact ERIC MCLEROY
   Email Address eric@mcleroyinc.com.

INVITATION TO BID
2025 PIKE COUNTY PAVING PROJECT

Sealed bids will be received by the Pike County Board of Commissioners for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary for paving in Pike County.

Bids shall be received by the Pike County Board of Commissioners no later than 5:00 pm on July 25,2025. Bids will be opened at the July 29,2025 Board of Commissioners meeting at 6:30 pm. Any bid received after the said time and date above will not be considered. Bids will be opened and read aloud at the commissioners' meeting.

Any questions should be emailed to cgoodman@pikecoga.gov

A bid bond in the amount of 5% of the total amount bid shall be required. In lieu of a bid bond, a cashier's check, cash or an irrevocable letter of credit may be accepted. Proof of workers compensation and liability insurance will be required with Pike County.

Each bid form must be submitted in a SEALED ENVELOPE, addressed to the Pike County Board of Commissioners Attn: County Clerk. Each envelope containing a Bid must be plainly marked on the outside as 2025 Melville Brown Road Pike County paving project. If the bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of Pike County Board of Commissioners paving project. **Cost proposals should be in a separate sealed envelope so that all documents presented to the Board of Commissioners can be reviewed prior to the cost proposal's opening.**

CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local laws.

Contractors must also provide a Contractor Affidavit verifying compliance with the Federal Work Authorization Program known as E-Verify. This form must be notarized.

The Pike County Board of Commissioners reserves the right to waive any informality and to accept any Bid which may be in Pike County's best interest.

WITHDRAWAL OF BID:

A bidder may withdraw his bid before the expiration of the time during which bids may be submitted without prejudice to the bidder, by submitting a written request of withdrawal to the Purchasing Department.

REJECTION OF BID:

The Board of Commissioners may reject any or all bids and must reject a bid from any party who has been delinquent or unfaithful in any formal contract with the Board of Commissioners. Also, the right is reserved to waive any irregularities or informalities in any bid or in the bidding procedure. The Board of Commissioners shall be the sole judge as to which proposal is best, and, in ascertaining this, will take into consideration the business integrity, financial resources, facilities for performing the work and experience in similar operations of the various bidders.

NON-COLLUSION AFFIDAVIT:

By submitting a bid, the bidder represents and warrants that such bid is genuine and not sham or collusive or made in the interest or on behalf of any person not therein named, and that the bidder has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding and that the bidder has not in any manner sought by collusion to secure to that bidder any advantage over any other bidder.

INTEREST OF:

By submitting a bid, the bidder represents and warrants that neither a Commissioner, Administrator, employee nor any other person employed by the Board of Commissioners has, in any manner, an interest, directly or indirectly in the bid or in the contract which may be made under it, or in any expected profits to arise therefrom.

ALL DOCUMENTS DEEMED PART OF THE CONTRACT:

The notice, invitation to bid, request for proposals, general conditions, instructions, bid/proposal form, special conditions, specifications, purchase order, proposal, and addenda, if any, will be deemed part of the contract.

STATEMENT OF EXPERIENCE AND QUALIFICATIONS:

The Contractor may be required, upon request, to prove to the satisfaction of the Pike County Board of Commissioners that he/she has the skill, experience, equipment and the necessary facilities and ample financial resources to perform the contract(s) in a satisfactory manner and within the required time. If the available evidence of competency of any Contractor is not deemed satisfactory, the bid may be rejected.

SUBCONTRACTS:

Contractor is specifically advised that any person, firm, or other party to whom it is proposed to award a subcontract must be acceptable to the Pike County Board of Commissioners and/or local municipality. All Subcontractors must submit a Non-Collusion Affidavit.

CHANGE ORDERS:

No oral statement of any person shall modify or otherwise change or affect the terms, conditions, or specifications. All change orders to the agreement will be made in writing and shall not be effective unless signed by an authorized representative of the Pike County Board of Commissioners or local municipality.

PAVEMENT FINISH:

New asphalt/resurfacing shall be performed as directed by Pike County Public Works. Should there be any additional roads added by any of the Cities within Pike County, the work performed would be under their direction. Final asphalt finish shall be flush with and match the grade of the existing pavement surface. The final work product shall provide a smooth road surface to safely accommodate traffic. All base shall be rolled and have no soft areas or pumping issues before any asphalt is applied. Any irregularities in asphalt material or surface finish shall be corrected by the Contractor at no additional cost to the county. All work performed on County roads shall comply with the Pike County Unified Development Code which can be found on our website at www.pikecoga.gov.

MEASUREMENT AND PAYMENT:

Payment shall be made on a per ton unit price basis for asphalt replacement or new asphalt which shall include all labor, equipment, materials and any other miscellaneous items necessary for milling, asphalt removal, hauling, traffic control, surface prep, binder, tack coat, dirt and all necessary shoulder work to include backfilling of all shoulders and grassing, 2 ft driveway aprons as well as 50 ft apron on any intersecting gravel road and all necessary striping.

PROJECT SPECIFICATIONS AND INSTRUCTIONS

All Roads listed shall receive 2" of 19mm binder and 1 ½ inches of 12.5 mm topping.

Melville Brown Road (from Williamson Zebulon Road to Chappel Hill Rd– approximately 1.44 miles)

*SPECIAL BIDDING INSTRUCTIONS *

- All bids shall be in a single separate sealed envelope from all other documents

Project Management/Inspections:

Project management and inspection will be provided by the Pike County Public Works Department for roads in the County and the appropriate municipality for work within City jurisdiction.

Schedule:

All work shall be completed within 120 calendar days from the date of Notice to Proceed. Before starting the work, the Contractor shall give the County or municipality a written schedule regarding the sequence/order of the work.

Traffic Control:

Contractor shall be responsible for Traffic Control, in accordance with Georgia DOT (Department of Transportation) Standards, and shall provide all signage, personnel and miscellaneous equipment. The Pike County Board of Commissioners or appropriate municipality must approve any proposed temporary road closures under this contract, and if approved, the Contractor shall be responsible for establishing required signage and maintaining acceptable detour routes during the construction period.

Safety:

The contractor shall be responsible for jobsite safety, and the safety of the traveling and public within the work zone.

Access/Cleanup/Disposal:

The contractor shall be responsible for coordinating access to private property during the execution of the work, and for cleanup of any millings or debris resulting from the project on adjacent private property or within public right-of-way. The Contractor must remove, haul, and dispose of all waste material.

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the Walton County Board of Commissioners, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned contractor further agrees to maintain records of such compliance and to provide a copy of each such verification to the Pike County Board of Commissioners, Georgia at the time the subcontractor(s) is retained to perform such service. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

132600
Federal Work Authorization User Identification Number

6/30/08
Date of Authorization

MCLEROY INC.
Name of Contractor

MELVILLE BROWN ROAD
Name of Project

Pike County Board of Commissioners, Georgia____
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
This 25 day of JULY, 2025.

By: Authorized Officer or Agent (Contractor Name)

PRINCIPAL
Title of Authorized Officer or Agent of Contractor

ERIC MCLEROY
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this
25 day of July, 2025.

Notary Public
My Commission Expires: 8-31-2026

MELANIE L. ROYALS
Notary Public, Georgia
Spalding County
My Commission Expires
August 31, 2026

BID BOND

Great American Insurance Company

CONTRACTOR:
(Name, legal status and address)

McLeRoy, Inc.
200 Plaza Drive, Zebulon, GA 30295

SURETY:
(Name, legal status and principal place of business)

Great American Insurance Company
301 E 4th Street, Cincinnati, OH 45202

OWNER:
(Name, legal status and address)
Pike County Board of Commissioners, Georgia
331 Thomaston St, Zebulon, GA 30295

BOND AMOUNT: Five Percent (5%) of Principal's Bid

PROJECT:
(Name, location or address, and Project number, if any)
2025 Pike County Paving Project

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 25th day of July, 2025.

(Witness)

McLeRoy, Inc.

(Principal) (Seal)

PRESIDENT

(Title)

(Witness)

Great American Insurance Company

(Surety) Christy Lackey (Seal)

Attorney In Fact

(Title)

GREAT AMERICAN INSURANCE COMPANY

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A310, 2010 edition

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than SEVEN

No. 0 21418

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name		Address	Limit of Power
FREDERICK R. MITCHELL	KEITH H. DILLON	ALL OF	ALL
BARRY C. SELLARS	CHRISTY LACKEY	MARIETTA, GEORGIA	$100,000,000
R. STAN HODGES, JR	KARIN MAYNARD		
CAROLYN F. SMITH			

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 15TH day of JULY , 2016 .

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 15TH day of JULY , 2016 , before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 25th day of July , 2025 .

Assistant Secretary

S1029AH (03/21

BID FORM

2025 Pike County – Melville Brown Road

DUE: July 25,2025 by 5:00 pm

1. Bid on specifications as outlined. If no, please explain: (Yes) No

2. Melville Brown Road $522,441.18

3. Total for all Road Projects $522,441.18

4. Company Name MHB Paving Inc.
   Address 113 S Cherokee Rd, Social Circle, Ga, 30025
   Phone Number 770-786-8666
   Name of Contact Wesley Bryant
   Email Address wesley@mhbpaving.com

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the Walton County Board of Commissioners, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned contractor further agrees to maintain records of such compliance and to provide a copy of each such verification to the Pike County Board of Commissioners, Georgia at the time the subcontractor(s) is retained to perform such service. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

107471
Federal Work Authorization User Identification Number

1-22-2009
Date of Authorization

MHB Paving, Inc.
Name of Contractor

2025 Melville Brown Road - Pike County Paving
Name of Project

Pike County Board of Commissioners, Georgia____
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
This 24th day of July, 2025.

By: Authorized Officer or Agent (Contractor Name)

CEO
Title of Authorized Officer or Agent of Contractor

Thomas Jones
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this
24th day of July, 2025.

Notary Public
My Commission Expires:
February 6, 2029

Lauren L Carr
NOTARY PUBLIC
Newton County, Georgia
My Commission Expires
February 6, 2029

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:
(Name, legal status and address)
MHB Paving, Inc.
113 South Cherokee Road
Social Circle, GA 30025

SURETY:
(Name, legal status and principal place of business)
Fidelity and Deposit Company of Maryland
1299 Zurich Way, 5th Floor
Schaumburg, IL 60196

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)
Pike County Public Works
152 Twin Oaks Road
Williamson, GA 30292

BOND AMOUNT: Five Percent of Principal Bid (5% OPB)

PROJECT:
(Name, location or address, and Project number, if any)
2025 Pike County Paving Project - Melville Brown Road

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 25th day of July, 2025.

(Witness)	MHB Paving, Inc. *(Principal)* *(Seal)*
	(Title)
(Witness) Vicki M. Fetter, Senior Client Manager	Fidelity and Deposit Company of Maryland *(Surety)* *(Seal)*
	(Title) Allan B. Webb, Attorney-in-Fact

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.
/

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061110

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and **Allan B. WEBB, Stephen M. HARMON, Atlanta, Georgia,** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings,** and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 11th day of December, A.D. 2024.

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Thomas O. McClennan
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 11th day of December, A.D. 2024, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Thomas O. McClellan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 25th day of July, 2025.



MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

MHBPAVI-01 RTANON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 7/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Snellings Walters Insurance Agency 5 Concourse Pkwy Suite 2700 Atlanta, GA 30328-5350	CONTACT NAME: Ruth Lyons PHONE (A/C, No, Ext): (678) 347-1875 FAX (A/C, No): E-MAIL ADDRESS: rlyons@snellingswalters.com
INSURED MHB Paving, Inc. 113 South Cherokee Rd. Social Circle, GA 30025	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : FCCI Insurance Company — 10178 INSURER B : National Trust Insurance Co. — 20141 INSURER C : Markel American Ins. Company — 28932 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR			CPP10008664701	8/14/2024	8/14/2025	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	X XCU not excluded						MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			CA10008663001	8/14/2024	8/14/2025	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			UMB10008664800	8/14/2024	8/14/2025	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N	N/A		WC010008662901	8/14/2024	8/14/2025	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Equipment Floater			CPP10008664701	8/14/2024	8/14/2025	Leased/Rented	300,000
C	Pollution Liability			CPLMOL125553	8/14/2024	8/14/2026	Occurence/Aggregate	2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: 2025 Pike County Paving Project - Melville Brown Road

CERTIFICATE HOLDER

Pike County Public Works
152 Twin Oaks Road
Williamson, GA 30292

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: MHBPAVI-01 RTANON

LOC #: 1

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
Snellings Walters Insurance Agency		MHB Paving, Inc. 113 South Cherokee Rd. Social Circle, GA 30025
POLICY NUMBER SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

24-25 Forms & Endorsements

General Liability includes forms:
CGL 088 01 15 First Choice Contractors Liability Endorsement
CGL 84 - Additional Insured - Owners, Lessees or Contractors - Ongoing & Completed Operations Coverage - Automatic Status When Required in Construction Agreement With You

Auto Liability includes form:
CAU 058 10 22 Auto First Choice Coverage Endorsement
CAU 082 01 15 Automatic Insured Primary Non-Contributory

Umbrella Liability includes forms:
UMB 179 07 09 Additional Insured Primary/Noncontributory
CU 24 03 09 00 Waiver of Rights of Recovery Against Others to Us - per written contract

Workers Compensation includes form:
WC 00 03 13 04 84 Waiver of Our Right to Recover from Others Endorsement

Pollution:
MEIL 1233 11 13 NOTICE OF CANCELLATION AS REQUIRED BY CONTRACT – ADDITIONAL INSUREDS
MEEI 0007 01 22 CONTRACTOR'S POLLUTION LIABILITY COVERAGE (Blanket AI/WOS/PNC)

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BID FORM

2025 Pike County – Melville Brown Road

DUE: July 25,2025 by 5:00 pm

1. Bid on specifications as outlined. If no, please explain: [Yes] No
   - All striping is thermoplastic
   - Asphalt does not include lime
2. Melville Brown Road $ 626,806.50
3. Total for all Road Projects $ 626,806.50
4. Company Name Piedmont Paving, Inc.
   Address 1226 Highway 16 East Newnan, GA 30263
   Phone Number 678-423-0586
   Name of Contact Andrew Trammell
   Email Address andrew@piedmontpaving.com

INVITATION TO BID
2025 PIKE COUNTY PAVING PROJECT

Sealed bids will be received by the Pike County Board of Commissioners for furnishing all materials, labor, tools, equipment, and any other miscellaneous items necessary for paving in Pike County.

Bids shall be received by the Pike County Board of Commissioners no later than 5:00 pm on July 25,2025. Bids will be opened at the July 29,2025 Board of Commissioners meeting at 6:30 pm. Any bid received after the said time and date above will not be considered. Bids will be opened and read aloud at the commissioners' meeting.

Any questions should be emailed to cgoodman@pikecoga.gov

A bid bond in the amount of 5% of the total amount bid shall be required. In lieu of a bid bond, a cashier's check, cash or an irrevocable letter of credit may be accepted. Proof of workers compensation and liability insurance will be required with Pike County.

Each bid form must be submitted in a SEALED ENVELOPE, addressed to the Pike County Board of Commissioners Attn: County Clerk. Each envelope containing a Bid must be plainly marked on the outside as 2025 Melville Brown Road Pike County paving project. If the bid is forwarded by mail, the sealed envelope containing the Bid must be enclosed in a separate mailing envelope to the attention of Pike County Board of Commissioners paving project. **Cost proposals should be in a separate sealed envelope so that all documents presented to the Board of Commissioners can be reviewed prior to the cost proposal's opening.**

CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, and local laws.

Contractors must also provide a Contractor Affidavit verifying compliance with the Federal Work Authorization Program known as E-Verify. This form must be notarized.

The Pike County Board of Commissioners reserves the right to waive any informality and to accept any Bid which may be in Pike County's best interest.

WITHDRAWAL OF BID:

A bidder may withdraw his bid before the expiration of the time during which bids may be submitted without prejudice to the bidder, by submitting a written request of withdrawal to the Purchasing Department.

REJECTION OF BID:

The Board of Commissioners may reject any or all bids and must reject a bid from any party who has been delinquent or unfaithful in any formal contract with the Board of Commissioners. Also, the right is reserved to waive any irregularities or informalities in any bid or in the bidding procedure. The Board of Commissioners shall be the sole judge as to which proposal is best, and, in ascertaining this, will take into consideration the business integrity, financial resources, facilities for performing the work and experience in similar operations of the various bidders.

NON-COLLUSION AFFIDAVIT:

By submitting a bid, the bidder represents and warrants that such bid is genuine and not sham or collusive or made in the interest or on behalf of any person not therein named, and that the bidder has not directly or indirectly induced or solicited any other bidder to put in a sham bid, or any other person, firm or corporation to refrain from bidding and that the bidder has not in any manner sought by collusion to secure to that bidder any advantage over any other bidder.

INTEREST OF:

By submitting a bid, the bidder represents and warrants that neither a Commissioner, Administrator, employee nor any other person employed by the Board of Commissioners has, in any manner, an interest, directly or indirectly in the bid or in the contract which may be made under it, or in any expected profits to arise therefrom.

ALL DOCUMENTS DEEMED PART OF THE CONTRACT:

The notice, invitation to bid, request for proposals, general conditions, instructions, bid/proposal form, special conditions, specifications, purchase order, proposal, and addenda, if any, will be deemed part of the contract.

STATEMENT OF EXPERIENCE AND QUALIFICATIONS:

The Contractor may be required, upon request, to prove to the satisfaction of the Pike County Board of Commissioners that he/she has the skill, experience, equipment and the necessary facilities and ample financial resources to perform the contract(s) in a satisfactory manner and within the required time. If the available evidence of competency of any Contractor is not deemed satisfactory, the bid may be rejected.

SUBCONTRACTS:

Contractor is specifically advised that any person, firm, or other party to whom it is proposed to award a subcontract must be acceptable to the Pike County Board of Commissioners and/or local municipality. All Subcontractors must submit a Non-Collusion Affidavit.

CHANGE ORDERS:

No oral statement of any person shall modify or otherwise change or affect the terms, conditions, or specifications. All change orders to the agreement will be made in writing and shall not be effective unless signed by an authorized representative of the Pike County Board of Commissioners or local municipality.

PAVEMENT FINISH:

New asphalt/resurfacing shall be performed as directed by Pike County Public Works. Should there be any additional roads added by any of the Cities within Pike County, the work performed would be under their direction. Final asphalt finish shall be flush with and match the grade of the existing pavement surface. The final work product shall provide a smooth road surface to safely accommodate traffic. All base shall be rolled and have no soft areas or pumping issues before any asphalt is applied. Any irregularities in asphalt material or surface finish shall be corrected by the Contractor at no additional cost to the county. All work performed on County roads shall comply with the Pike County Unified Development Code which can be found on our website at www.pikecoga.gov.

MEASUREMENT AND PAYMENT:

Payment shall be made on a per ton unit price basis for asphalt replacement or new asphalt which shall include all labor, equipment, materials and any other miscellaneous items necessary for milling, asphalt removal, hauling, traffic control, surface prep, binder, tack coat, dirt and all necessary shoulder work to include backfilling of all shoulders and grassing, 2 ft driveway aprons as well as 50 ft apron on any intersecting gravel road and all necessary striping.

PROJECT SPECIFICATIONS AND INSTRUCTIONS

All Roads listed shall receive 2" of 19mm binder and 1 ½ inches of 12.5 mm topping.

Melville Brown Road (from Williamson Zebulon Road to Chappel Hill Rd– approximately 1.44 miles)

*SPECIAL BIDDING INSTRUCTIONS *

- All bids shall be in a single separate sealed envelope from all other documents

Project Management/Inspections:

Project management and inspection will be provided by the Pike County Public Works Department for roads in the County and the appropriate municipality for work within City jurisdiction.

Schedule:

All work shall be completed within 120 calendar days from the date of Notice to Proceed. Before starting the work, the Contractor shall give the County or municipality a written schedule regarding the sequence/order of the work.

Traffic Control:

Contractor shall be responsible for Traffic Control, in accordance with Georgia DOT (Department of Transportation) Standards, and shall provide all signage, personnel and miscellaneous equipment. The Pike County Board of Commissioners or appropriate municipality must approve any proposed temporary road closures under this contract, and if approved, the Contractor shall be responsible for establishing required signage and maintaining acceptable detour routes during the construction period.

Safety:

The contractor shall be responsible for jobsite safety, and the safety of the traveling and public within the work zone.

Access/Cleanup/Disposal:

The contractor shall be responsible for coordinating access to private property during the execution of the work, and for cleanup of any millings or debris resulting from the project on adjacent private property or within public right-of-way. The Contractor must remove, haul, and dispose of all waste material.

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the Walton County Board of Commissioners, Georgia has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned contractor further agrees to maintain records of such compliance and to provide a copy of each such verification to the Pike County Board of Commissioners, Georgia at the time the subcontractor(s) is retained to perform such service. Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

58932
Federal Work Authorization User Identification Number

10/05/2007
Date of Authorization

Piedmont Paving, Inc.
Name of Contractor

2025 Pike County - Melville Brown Road
Name of Project

Pike County Board of Commissioners, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
This 25 day of July, 2025.

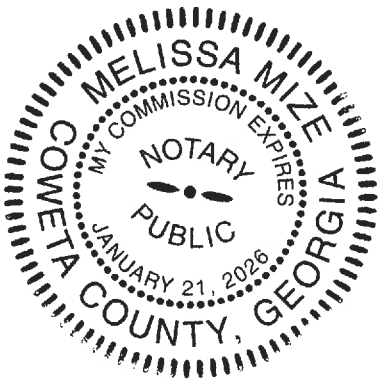
By: Authorized Officer or Agent (Contractor Name)

Vice President
Title of Authorized Officer or Agent of Contractor

Andrew Trammell
Printed Name of Authorized Officer or Agent

Sworn to and subscribed before me this
25 day of July, 2025.

Notary Public
My Commission Expires: January 21, 2026



Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Piedmont Paving, Inc.
1226 Highway 16 E
Newnan, GA 30263

SURETY:
(Name, legal status and principal place of business)

Amerisure Mutual Insurance Company
P.O. Box 9098
Farmington Hills, MI 48333-9098

This document has important legal consequences. Consultation *with an attorney is encouraged* with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:
(Name, legal status and address)

Pike County Board of Commissioners
331 Thomaston Street
Zebulon, GA 30295

BOND AMOUNT: $ 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

2025 Pike County – Melville Brown Road

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 25th day of July, 2025

Melissa Mize
(Witness) Melissa Mize

Piedmont Paving, Inc.
(Principal) *(Seal)*
By: [signature]
(Title) Andrew Trammell - Vice President

PIEDMONT PAVING, INC. CORPORATE SEAL 11/6/2006 GEORGIA

B. E. Madden
(Witness) Brian E. Madden

Amerisure Mutual Insurance Company
(Surety) *(Seal)*
By: [signature]
(Title) Felisa H. Vaughan Attorney-in-Fact

AMERISURE MUTUAL INSURANCE COMPANY CORPORATE SEAL 2000 MICHIGAN

AMERISURE MUTUAL INSURANCE COMPANY
AMERISURE INSURANCE COMPANY
AMERISURE PARTNERS INSURANCE COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company are corporations duly organized under the laws of the State of Michigan (herein collectively the "Companies"), and that the Companies do hereby make, constitute and appoint **Felisa H. Vaughan**

Bid Bond

Piedmont Paving, Inc.

Pike County Board of Commissioners

of McGriff, a Marsh & McLennan Agency LLC Company, its true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge, for and on its behalf and as its act and deed, bonds or others writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts or suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of

ONE HUNDRED MILLION ($100,000,000.00) DOLLARS

This Power of Attorney is granted and signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company at meetings duly called and held on February 17, 2022

"RESOLVED, that any two of the President & Chief Executive Officer, the Chief Financial Officer & Treasurer, the Senior Vice President Surety, the Vice President Surety, or the General Counsel & Corporate Secretary be, and each or any of them hereby is authorized to execute, a Power of Attorney qualifying the attorney-in-fact named in the given Power of Attorney, to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that President & Chief Executive Officer, Chief Financial Officer & Treasurer or General Counsel & Corporate Secretary each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach thereto the seal of the Company

FURTHER RESOLVED, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto electronically/digitally or by facsimile, and any such Power of Attorney or certificate bearing such electronic/digital or facsimile signatures or electronic/digital or facsimile seal, shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety, to which it is attached

FURTHER RESOLVED, that any work carried out by the attorney-in-fact pursuant to this resolution shall be valid and binding upon the Company"

By: _____
Michael A. Ito, Senior Vice President Surety

By: _____
Aaron Green, Vice President Surety

IN WITNESS WHEREOF, Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 1st day of January 2025

Amerisure Mutual Insurance Company
Amerisure Insurance Company
Amerisure Partners Insurance Company

State of Illinois
County of Kane

On this 1st day of January, 2025, before me, a Notary Public personally appeared Michael A. Ito of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company and Aaron Green of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies

OFFICIAL SEAL
M KENNY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/04/2028

M Kenny, Notary Public

I, Christopher M. Spaude, the duly elected Chief Financial Officer & Treasurer of Amerisure Mutual Insurance Company, Amerisure Insurance Company and Amerisure Partners Insurance Company, do hereby certify and attest that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Companies, which remains in full force and effect

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 25th day of July 2025

Christopher M. Spaude, Chief Financial Officer & Treasurer

Piedmont Paving, Inc.
1226 Highway 16 East
Newnan, GA 30263

References

Name of Project: Meriwether County Resurfacing (Annual Contracts 2016 – 2023)
Contact: Bill Cawthorne
706-672-1314
b.cawthorne@meriwethercountyga.gov

Date Started: Various dates: 2016 through 2024.
Value of Project: 2023 Contract - $2,639,202.91
Description of Project: Milling, Paving, and Surface Treatment of various roads in Meriwether County.

Name of Project: Crawford County 2024 LMIG
Owner: Crawford County, Georgia
Contact: Hayes Hofstadter
678-757-1169
hayes@hofstadter.com

Date Started: April 2024
Date Completed: May 2024
Value of Project: $1,058,154.28
Description of Project: Milling, resurfacing and other maintenance work of various streets through the Local Maintenance & Improvement Grant (LMIG) program.

Name of Project: Fayette County FDR 2024
Owner: Fayette County, Georgia
Contact: Bradley Klinger
770-320-6039
bklinger@fayettecountyga.gov

Date Started: May 2024
Date Completed: August 2024
Value of Project: $704,858.12

Description of Project: Milling, Paving, and Surface Treatment of various roads in Fayette County including FDR paving.

Piedmont Paving, Inc.
1226 Highway 16 East
Newnan, GA 30263

References

Name of Project: Newnan Milling and Resurface 2022
Owner: City of Newnan
Contact: Michael Klahr
770-253-8433 ext. 225
mklahr@cityofnewnan.org
Date Started: August 2022
Date Completed: April 2023
Value of Project: $2,352,945.00
Description of Project: Milling, resurfacing and other maintenance work of various streets through the Local Maintenance & Improvement Grant (LMIG) program.

Name of Project: Fayette County Resurfacing LMIG
Owner: Fayette County, Georgia
Contact: Bradley Klinger
770-320-6039
bklinger@fayettecountyga.gov

Date Started: April 2022
Date Completed: June 2022
Value of Project: $1,205,768.00
Description of Project: Milling, resurfacing and other maintenance work of various streets through the Local Maintenance & Improvement Grant (LMIG) program.

Name of Project: Palmetto Roundabouts

Owner: The City of Palmetto
Contact: Rebecca Lindsay
rebecca@lindsay-engineering.com

Date Started: August 2022
Date Completed: February 2024
Value of Project: $2,472,747.47

Description of Project: Constructing two roundabouts, Fayetteville Road at Phipps Road and Johnson Road at Phipps Road in Palmetto. Project included removal of existing mini-roundabout, Base and Paving, Curb and Gutter, Striping and Permanent Landscaping.

PIKE COUNTY BOARD OF COMMISSIONERS

Tax Appeals

SUBJECT:

Authorize Chairman Briar Johnson to execute the pending tax appeals provided by the Chief Tax Appraiser for the digest submission.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Pending Appeals

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

PIKECounty Pending Appeals - Other Than Public Utilities For Tax Year 2025

This form is to be completed listing those appeals, other than public utility appeals, pending at the time of digest submission.

Date(s) Change of Assessment Notices Mailed >>>>>>

Appeal Year	Taxpayer Name	Property Type	Parcel ID No. / Personal Acct #	Realkey	Tax Year Of Appeal	40% Assessment By Tax Assessors	40% Taxpayer's Return Value	40% Value In Dispute
2023	CRUSON KEVIN D & MICHELLE E	Real	052 046	7141	2023	326,640	136,633	0
	JONES DANIEL	Real	027 026	3029	2023	111,944	77,011	0
	SWEAT TRAVIS	Real	062 016 A	10630	2023	186,136	124,701	61,435
		COUNT	3		Year Totals >>	624,720	338,345	61,435
2024	DEMONS LIVING TRUST	Real	083 061	5000	2024	38,350	38,350	0
	HILLEY WILLIS BENSON JR	Real	062A 086 B	11698	2024	13,770	15,300	0
		COUNT	2		Year Totals >>	52,120	53,650	0
2025	7165 US HWY 19 LLC	Real	068 009 N	2349	2025	270,751	267,420	3,331
	ADAMS J RONALD	Real	083 012	4950	2025	267,342	250,800	16,542
	ADAMS J RONALD	Real	083 012 C	11716	2025	12,489	2,000	10,489
	ADAMS JERRY RONALD	Real	082 041	4825	2025	63,720	30,000	33,720
	ADAMS TERRY K	Real	096 020 A	814	2025	132,278	87,069	45,209
	ADAMS TERRY K	Real	096 020 B	10312	2025	133,796	88,068	45,728
	ADAMS TERRY KENNETH	Real	096 021 B	6549	2025	196,882	178,624	18,258
	AHMAD ABDUR RAHIM &	Real	086 023	645	2025	310,499	80,000	230,499
	ALDERMAN PATRICK & SANCHELL	Real	062 013 R	11278	2025	214,978	192,000	22,978
	ANDERSON MARK A	Real	097 001 D	509	2025	151,004	138,414	12,590
	APPLETON GILLIAN M	Real	088 102	8759	2025	188,321	200,000	11,679
	BAHIN FRANK JR	Real	081 046 C	8198	2025	116,435	86,560	29,875
	BAHIN JR FRANK L	Real	081 046 B	8199	2025	26,761	24,002	2,759
	BAHIN JR FRANK L &	Real	081 048	4772	2025	174,574	127,927	46,647
	BAHIN JUDY &	Real	081 046	4770	2025	199,441	123,900	75,541
	BAHIN JUDY & FRANK L JR	Real	081 046 A	8560	2025	191,590	180,000	11,590
	BARKER JOHN P III & TIFFINIE	Real	074 232	7755	2025	236,059	236,000	59
	BARROW CHARLES K	Real	086 134	8334	2025	163,840	130,000	33,840
	BASSETT TAMBERLY & RODNEY	Real	020A 033	1242	2025	61,754	40,000	21,754
	BELCHER ANTHONY FRANK	Real	064 063 A	10823	2025	155,444	112,000	43,444
	BENNETT JUSTIN L & SARA RUTH	Real	063 388	10832	2025	257,761	190,000	67,761
	BERNDT CHRISTOPHER DAVID & STEPHANIE ANN	Real	063 299	9131	2025	232,032	211,754	20,278
	BETHUNE LARRY TODD &	Real	012 009 D	6021	2025	257,537	189,124	68,413

2025	BIRATH LINDA BALLARD	Real	076 081 D	8667	2025	340,659	328,404	12,255
	BISCHOFF KAREN	Real	088 030 A	5994	2025	133,253	112,000	21,253
	BLANKENSHIP JAMES &	Real	014 102	9286	2025	103,965	72,000	31,965
	BLANKENSHIP JAMES R &	Real	029 010 A	1767	2025	148,800	110,000	38,800
	BLOUNT JOSHUA H &	Real	083 022 C	9868	2025	207,317	146,000	61,317
	BONNER, JARROD &	Real	080 109	7227	2025	100,147	79,789	20,358
	BOREN JOHN P & ANSLEE BOREN	Real	086 207	9196	2025	175,390	134,653	40,738
	BOREN JOHN R & JOHN P	Real	026 029	1658	2025	111,112	93,736	17,376
	BOUCHER PIERRE & NELY	Real	025 020	1511	2025	366,113	314,000	52,113
	BOYT TRISHA A &	Real	077 010	3318	2025	298,956	230,000	68,956
	BRANNON RHONDA B	Real	079 033	4667	2025	75,208	58,755	16,453
	BREEDEN ROBERT A SR &	Real	092 024 NB	9737	2025	92,950	92,950	0
	BRINSON ALISON & JAY CORY	Real	078 057 A	8502	2025	140,478	159,627	12,657
	BRISENDINE CHANDRA & BROWN JOSHUA LEVI	Real	043 004	3225	2025	173,866	174,000	134
	BROGDON GEORGIE	Real	072 050 D	11234	2025	205,207	199,168	6,039
	BROOKS SCOTTIE L &	Real	048 009	3414	2025	110,505	68,734	41,772
	BROOKS SCOTTIE L &	Real	048 009 E	10174	2025	28,364	12,120	16,244
	BROWN VIRGIL	Real	043 002	3139	2025	685,928	566,088	119,839
	BROWN VIRGIL	Real	043 115	9522	2025	55,133	45,637	9,496
	BROWN VIRGIL	Real	072 050	2152	2025	115,126	102,110	13,016
	BROWN VIRGIL	Real	072 050 B	10189	2025	30,202	24,000	6,202
	BROWN VIRGIL (LIFE ESTATE HOLDER)	Real	043 009	3145	2025	80,998	57,695	23,302
	BROWN VIRGIL L	Real	084 034	5045	2025	101,201	59,200	42,001
	BROWN VIRGIL L & HEARN ERIC D	Real	045 044	9553	2025	118,000	118,000	0
	BRUTON, ADRIAN &	Real	034 031	7188	2025	103,318	90,000	13,318
	BRYANT DONNA JEAN WILSON	Real	074 037	1882	2025	36,051	18,000	18,051
	BRYANT DONNA WILSON	Real	074 038	1883	2025	66,931	58,000	8,931
	BUNN DON S & JANET G	Real	077 038 A	3682	2025	148,564	99,600	48,964
	BURDEN BERNICE	Real	080 143	7535	2025	105,915	83,091	22,824
	BURGE JOANNE A	Real	062 079	4240	2025	207,167	140,000	67,167
	BURGE JOANNE P	Real	062A 030	3084	2025	74,297	64,000	10,297
	BUSBY HARRY E JR &	Real	060 052	4082	2025	115,843	108,000	7,843
	BUSH JOYCE ELAINE	Real	079 032	4666	2025	148,458	101,808	46,649
	BUSH, KALIE & WYNDELL JR.	Real	074 271	8933	2025	241,773	170,000	71,773
	CAMBRON KIMBERLY	Real	074 233	7756	2025	262,805	196,000	66,805
	CAMPBELL BETTY SUE & HICKS MADISON	Real	030 010 A	6555	2025	144,698	140,000	4,698
	CANNING MEGHAN B &	Real	074 021 I	6092	2025	155,049	135,369	19,680

2025	CARDEN JOSHUA P &	Real	061 023 F	4139	2025	113,933	101,200	12,733
	CARDIN BRIAN K &	Real	039 018	2877	2025	217,094	205,291	11,803
	CARTER WALTER KENNETH & MELISA	Real	061 027 C	11435	2025	175,999	162,017	13,982
	CAUTHEN ROBERT MARSHALL & GAIL EPPINGER	Real	093 010 A	9829	2025	333,359	240,000	93,359
	CENIGLIO KURT	Real	074 135	6705	2025	158,978	150,660	8,318
	CHAMBERS, JAMAINE	Real	074 235	7758	2025	380,856	265,269	115,587
	CHAMBLEY ROBERT M &	Real	086 027	650	2025	71,223	44,000	27,223
	COCHRAN KEVIN M	Real	074 405	9610	2025	205,654	156,000	49,654
	COCHRAN MICKEY T &	Real	062 001 A	11525	2025	279,861	233,200	46,661
	COLE RHETT ALLEN &	Real	012 009 E	6022	2025	170,332	147,149	23,182
	COLLINS CYNTHIA & SKYLER	Real	038 001 I	11226	2025	301,917	260,000	41,917
	COMBS ELIZABETH G & GREGORY A	Real	074 212	7958	2025	240,617	189,412	51,205
	CONNELL DONALD B JR	Real	025 003 J	7255	2025	87,875	72,548	15,327
	COOK LAUREN	Real	062 039 A	6313	2025	92,863	56,000	36,863
	COOK RANDY E	Real	034 007 D	10388	2025	203,157	152,000	51,157
	COOK TAYLOR	Real	050 012 K	10909	2025	233,881	214,400	19,481
	COOK, BRANNON DAVID	Real	092 024 K	5774	2025	249,947	218,000	31,947
	CORROW SANDY S & JOEL R	Real	050 027	3529	2025	178,316	128,000	50,316
	COUSSON, JEREMY C.	Real	091 004 E	9165	2025	176,522	136,320	40,202
	CRADDOCK WILLIAM L & JANICE B	Real	063 289	9121	2025	230,335	188,450	41,886
	CRAVENS CHRISTINE N	Real	029 017 E	1785	2025	59,810	51,038	8,771
	CROSSVINE FARMS COMPANY LLC	Real	039 046	2941	2025	340,022	124,617	215,405
	CUDNOHUFSKY AARON RUDOLPH & KRISTEN	Real	093 035 H	10502	2025	160,861	118,000	42,861
	DANIEL TIMOTHY D & MARY BESS	Real	079 109	10779	2025	234,919	203,642	31,278
	DAVIS CHRISTIAN BRENT	Real	074 053	8965	2025	63,854	49,287	14,567
	DAVIS CHRISTIAN BRENT	Real	074 053 C	5521	2025	154,662	2,000	152,662
	DAVIS JOHN STEPHEN & HONEY	Real	062 217	9048	2025	214,205	202,692	11,513
	DAVIS MEGAN MARY & WILLIAM G	Real	063 134	7942	2025	177,494	161,014	16,480
	DBM RENTALS INC	Real	076 032	1635	2025	97,577	94,723	2,854
	DBM RENTALS LLC	Real	006 005	996	2025	269,870	244,634	25,236
	DBM RENTALS LLC	Real	019 004	8967	2025	242,441	233,885	8,556
	DBM RENTALS LLC	Real	020A 022 D	7108	2025	101,498	91,647	9,850
	DBM RENTALS LLC	Real	043 095	7911	2025	210,798	78,330	132,468
	DBM RENTALS LLC	Real	067 005	2547	2025	36,107	33,386	2,721
	DBM RENTALS LLC	Real	067A 196	8548	2025	66,774	53,798	12,976
	DBM RENTALS LLC	Real	067A 199	8551	2025	63,968	51,341	12,627
	DBM RENTALS LLC	Real	075 089	1291	2025	180,570	168,105	12,464

2025	DBM RENTALS LLC	Real	090 025	8200	2025	65,605	63,468	2,138
	DENSON RONALD E	Real	075 211	7488	2025	219,394	104,000	115,394
	DOBBS SUSANNAH I	Real	003 104	9437	2025	406,983	280,278	126,705
	DUGGAN KARL & NATASHA	Real	051 211	8243	2025	151,322	126,000	25,322
	DUNKELBERGER DAVID A &	Real	097 017	9309	2025	313,990	313,990	0
	DUNN FARON E	Real	049 016 H	5914	2025	202,292	168,837	33,455
	E D WILSON, JR & SUSAN M WELLS-	Real	074 230	7753	2025	601,222	560,000	41,222
	EDWARDS ALLEN D II &	Real	074 237	7760	2025	276,137	202,143	73,994
	ELKINS NICOLE L & JERRY M JR	Real	062 268	9100	2025	213,867	200,000	13,867
	ENGLISH EDWARD D	Real	079 058	8698	2025	250,301	171,877	78,424
	ENGLISH EDWARD D & SUSAN S	Real	091 004 B	8603	2025	50,502	30,400	20,102
	ENGLISH EDWARD D & SUSAN S	Real	091 005	5434	2025	288,136	197,900	90,236
	FEEMSTER HERBERT B & JENIFER H	Real	078 045 H	10963	2025	172,467	143,200	29,267
	FENLEY BETTY JOANN	Real	061 035	4180	2025	50,447	36,955	13,492
	FLEMING JAMES O & VIRGINIA	Real	042B 088	4536	2025	188,222	180,480	7,742
	FLOWERS KENT A &	Real	065 039	4407	2025	220,715	160,000	60,715
	FLOWERS KENT A & JAN B	Real	066 004 A	11702	2025	47,727	40,000	7,727
	FORD JULIE	Real	065 115	8388	2025	111,825	104,762	7,063
	FORD TOMMY LYNN &	Real	065 114	8387	2025	226,724	194,058	32,666
	FRANKLIN BARRY & STEPHANIE FRANKLIN	Real	086 059 C	7854	2025	165,303	163,000	2,303
	FRAYSURE PAUL WINFRED III & COURTNEY	Real	079 108	10778	2025	268,448	228,000	40,448
	FUNTE KIMBERLY ANN & TODD D	Real	051 017	3598	2025	207,910	184,000	23,910
	GAGER DONALD P & RUTH M	Real	059 012	3866	2025	85,830	84,120	1,710
	GAGER RUSSELL PAUL &	Real	059 085	7834	2025	136,394	111,960	24,434
	GARNER BRANDON J	Real	014 006 QA	5854	2025	67,252	43,600	23,652
	GAULDING JANE ELLIOTT	Real	079 027	4658	2025	153,616	89,216	64,400
	GAULDING JANE ELLIOTT &	Real	079 027 B	4660	2025	112,557	76,800	35,757
	GEDDA GORDON H &	Real	074 115 B	10175	2025	49,220	20,000	29,220
	GEDDA GORDON H & TARA DENISE	Real	074 115	2014	2025	123,313	98,000	25,313
	GERARD ALAIN P	Real	049 016	3486	2025	272,276	264,913	7,363
	GERNAND RYAN &	Real	048 027 C	7617	2025	98,375	98,375	0
	GIBBINS HEATHER N &	Real	090 029	10560	2025	194,744	160,000	34,744
	GOLDMAN GLENDA R	Real	042 054	3137	2025	165,216	143,055	22,161
	GORE JAMES R JR	Real	074 108 A	9331	2025	51,942	43,200	8,742
	GORE KATHLEEN T	Real	086 025 A	8267	2025	340,264	336,000	4,264
	GOWEN SHIRLEY G	Real	074 045	1892	2025	171,017	1,500	169,517
	GREEN KENNETH R &	Real	094 005	991	2025	440,344	291,278	149,066

2025	GRIZZARD HOWARD RAY &	Real	042 060	9226	2025	220,457	158,086	62,372
	GROSS TRAVIS L & WHITNEY L	Real	034 007 B	10248	2025	210,394	180,000	30,394
	GROSSNICKLE AVA CAROL &	Real	051 086	6273	2025	125,774	97,408	28,367
	HADDOCK HANNAH/DUNCAN DREW	Real	063 283	10106	2025	226,028	187,600	38,428
	HALE KEVIN TODD	Real	021 001 J	5530	2025	123,059	94,668	28,391
	HALL JOSHUA KEITH & AMANDA	Real	065 002 B	9764	2025	259,137	220,000	39,137
	HALL JEFFREY R &	Real	063 343	8981	2025	160,084	130,000	30,084
	HALLMARK SAMEUL WAYNE	Real	067A 054	27	2025	68,268	80,000	11,732
	HAND TONY WAYDE & BRENDA L	Real	049 016 F	5912	2025	172,556	163,018	9,538
	HANSEN MICHAEL L &	Real	052 045	6919	2025	214,781	214,781	0
	HANSEN MITCHELL D & BARBARA H	Real	052 052 C	10262	2025	364,380	292,140	72,240
	HARRIS PAUL	Real	049 013	3485	2025	106,812	80,000	26,812
	HARRIS WILLIAM P & SALLY-ANN	Real	062 269	9101	2025	251,892	208,000	43,892
	HASLUEM ANDREW N & LINDA	Real	065 409	9773	2025	400,830	320,000	80,830
	HAWKINS BROWN TRUST	Real	062 252	9083	2025	195,788	155,328	40,461
	HESS BENJAMIN R &	Real	074 403	9608	2025	220,679	170,000	50,679
	HEWETT, CLAY BURTON &	Real	093 121	7442	2025	329,388	276,000	53,388
	HILLEY GARY P	Real	071 003 D	2175	2025	75,698	32,000	43,698
	HOLMES ANTHONY L	Real	057 001 P	7156	2025	80,571	30,047	50,524
	HOOTEN TIFFANY SPRING	Real	041 016	3014	2025	80,610	60,000	20,610
	HUDSON SHEILA K	Real	067A 212	8714	2025	86,260	70,592	15,668
	HUFFMAN EDDIE II & KELLY LYNNE	Real	051 016 A	5925	2025	141,277	112,000	29,277
	HUGHES DONALD A & KAREN T	Real	012 021	7812	2025	169,016	150,000	19,016
	HUGHES J DAVID	Real	069 006	2421	2025	253,382	169,682	83,700
	HUGHES J DAVID	Real	070 004	2262	2025	197,500	149,642	47,858
	HUGHES JAMES DAVID & KATHY	Real	066 020	2656	2025	283,516	177,687	105,829
	INGRAM TIMOTHY R	Real	066 045	4414	2025	92,988	83,578	9,410
	JACKSON J KEITH &	Real	042 054 A	6078	2025	147,910	133,232	14,678
	JACKSON TOMMY L & LISA A	Real	074 216	7740	2025	292,402	240,720	51,682
	JAMES THOMAS CHARLES &	Real	074 219	7743	2025	241,526	194,000	47,526
	JDM RENTAL LLC	Real	076 014	1605	2025	59,552	52,122	7,430
	JDM RENTALS LLC	Real	076 013 A	9353	2025	68,892	51,847	17,045
	JENKINS RACHEL SMITH	Real	039 032 L	8848	2025	207,579	131,200	76,379
	JONATHAN STOVER (NEW OWNER)	Real	027 009 L	6029	2025	301,048	225,980	75,068
	JONES ANGELA WOODLIFF &	Real	074 123	6696	2025	173,662	138,630	35,032
	JONES DANIEL	Real	027 026	3029	2025	119,818	80,000	39,818
	JONES DIANNA	Real	027 035	7931	2025	99,992	100,000	8

2025	JONES DOROTHY J	Real	074 021 E	6088	2025	202,115	164,000	38,115
	JONES GRANT	Real	076 044	1691	2025	100,152	90,310	9,842
	JONES HEATHER	Real	053 010 F	3712	2025	68,784	63,914	4,870
	JONES HEATHER	Real	067A 066	38	2025	54,219	52,052	2,167
	JONES, HEATHER G.	Real	034 051	7207	2025	68,490	65,280	3,209
	JONES, HEATHER G.	Real	053 020	3735	2025	97,264	87,783	9,480
	JONES, HEATHER G.	Real	055 016	7623	2025	646,822	518,464	128,357
	JONES, HEATHER G.	Real	065 033	2758	2025	65,157	56,960	8,197
	JONES, HEATHER G.	Real	067 010	2558	2025	93,573	72,970	20,603
	JONES, HEATHER G.	Real	067 010 A	11696	2025	18,227	14,546	3,681
	JONES, HEATHER G.	Real	082A 034	4860	2025	56,164	50,931	5,233
	JORDAN ELLEN JANES	Real	047 020	3379	2025	70,294	67,219	3,075
	KELLY LIVING TRUST	Real	050 050 A	9240	2025	209,508	210,000	492
	KENNEDY CHRISTOPHER D	Real	082 044	10115	2025	19,112	20,713	1,601
	KENNEDY CHRISTOPHER D	Real	082A 001	4828	2025	118,930	76,000	42,930
	KERSCHER CHARLES J III	Real	063 113 A	7641	2025	326,338	277,374	48,964
	KEY BART BENJAMIN SR & JESSICA	Real	059 050 A	3923	2025	413,914	305,817	108,097
	KNEEVES BEVERLY &	Real	031 047	1950	2025	60,495	43,200	17,295
	KNOWLES KNOWLEN F JR &	Real	003 117	9450	2025	269,764	202,932	66,832
	LACOUNT PHILIP	Real	040 005	2958	2025	128,080	112,000	16,080
	LARUE KATHLEEN BIRNEY	Real	090 007 R	5407	2025	113,243	112,000	1,243
	LASETER W SCOTT	Real	073 002 A	8660	2025	203,632	88,000	115,632
	LEE RICHARD H &	Real	045 036	7802	2025	232,569	198,066	34,503
	LEONARD BELINDA JOYCE & TERRY LEE	Real	094 209	8311	2025	334,792	240,000	94,792
	LESLIE WILLIAM WAYNE	Real	041 012	3042	2025	447,919	135,708	312,211
	LEWIS KAREN M & CLAYTON T	Real	076 090	9528	2025	262,214	201,988	60,226
	LUMSDEN PROPERTIES LLC	Real	019A 011	988	2025	42,822	24,748	18,074
	LUMSDEN PROPERTIES LLC	Real	019A 016	755	2025	76,193	43,787	32,406
	LYNCH KALEB	Real	032 007 E	611	2025	59,212	48,000	11,212
	MADDOCK COREY	Real	024 109	9892	2025	33,627	28,021	5,606
	MADDOCK COREY E & JILL R	Real	024 110	9893	2025	336,597	265,281	71,316
	MADDOX RONNIE LEE (LIFE ESTATE)	Real	089 016	5332	2025	112,643	111,047	1,596
	MANER RHONDA & CHARLIE	Real	076 207	8524	2025	121,569	150,000	28,431
	MARRIOTT ROBERT	Real	042 046	3089	2025	29,748	29,748	0
	MARTIN BEVERLY GAIL	Real	048 039 B	7071	2025	54,762	50,776	3,986
	MARTIN MARCIA LYNN WILSON	Real	074 037 B	11764	2025	20,158	15,548	4,610
	MARTIN MARCIA LYNN WILSON	Real	075 076	1270	2025	125,617	90,000	35,617

2025	MARTIN, JOSEPH R. &	Real	074 258	8920	2025	246,465	190,000	56,465
	MATTHEWS BOBBY S	Real	075 091 E	7163	2025	196,181	163,440	32,741
	MAY TERRY K & LISA J	Real	062 262	9093	2025	167,538	154,000	13,538
	MCCULLOUGH JACOB	Real	075 013	902	2025	149,814	120,000	29,814
	MCCULLOUGH ROY A & WADRA	Real	074 021 A	6084	2025	262,691	240,000	22,691
	MCDANIEL CHARLES E & JULIA C	Real	089 080	9463	2025	219,284	170,000	49,284
	MCGINN APRIL & PATRICK M	Real	052 025 A	432	2025	288,946	224,439	64,507
	MCKINNON REBECCA	Real	086 042	665	2025	79,906	63,392	16,514
	MCKINNON, ADAM CHARLES &	Real	088 103	8760	2025	147,644	118,000	29,644
	MCLEROY DEE B &	Real	074 121	2020	2025	422,263	306,586	115,677
	MCLEROY DEE B & ERIC B	Real	046 004 B	3342	2025	416,164	374,667	41,497
	MCLEROY JOHNNY D &	Real	066 053	2698	2025	152,241	149,152	3,089
	MCLEROY JOHNNY D &	Real	076 011	1601	2025	172,006	137,510	34,495
	MCLEROY KAYLA C	Real	054 037 B	8476	2025	625,442	559,168	66,274
	MCLEROY KAYLA C	Real	058 045 A	5947	2025	60,841	59,656	1,186
	MCLEROY RENTALS LLC	Real	065 035 A	2762	2025	58,798	51,392	7,406
	MCLEROY RENTALS LLC	Real	066 029	2664	2025	143,134	116,920	26,213
	MCLEROY RENTALS LLC	Real	067A 232	8734	2025	81,563	70,434	11,129
	MCLEROY RENTALS LLC	Real	067B 031	795	2025	66,772	62,932	3,840
	MCLEROY RENTALS LLC	Real	071 052	2242	2025	37,070	34,448	2,622
	MCLEROY RENTALS LLC	Real	075 091	1296	2025	87,639	81,092	6,547
	MCLEROY RENTALS LLC	Real	076 037 C	11434	2025	59,076	51,660	7,416
	MCLEROY RENTALS LLC	Real	078 009	3977	2025	182,032	171,940	10,092
	MCLEROY RENTALS LLC	Real	086 052	678	2025	332,514	209,894	122,620
	MEDLIN FAMILY TRUST	Real	071 023	2208	2025	465,276	348,800	116,476
	MERSHON ALEXANDER & ALYSSA	Real	089 057 L	10648	2025	201,260	161,200	40,060
	MILLER CAROLINE NICOLELLA	Real	065 014	2730	2025	341,131	240,000	101,131
	MINTER EDWARD &	Real	060 046	4069	2025	194,923	193,161	1,762
	MOORE JANE H (LIFE ESTATE HOLDER)	Real	087 005	5171	2025	179,573	196,037	16,464
	MORDAS MITCHELL DAVID & BONNIE L	Real	052 031	1540	2025	313,677	270,477	43,200
	MORELOCK JAMES CHARLES II & GLENDA SUSAN	Real	055 008 P	10925	2025	413,180	336,000	77,180
	MORGAN SHERYL ELIZABETH	Real	080 150	8500	2025	185,706	110,000	75,706
	MORRISON JOHN C III	Real	042 028 A	3120	2025	70,430	56,334	14,096
	MORRISON JOHN C III	Real	042 028 C	10880	2025	25,437	21,214	4,224
	MORRISON WANDA LOUISE & JEFFERY ALLEN	Real	063 405	10849	2025	261,480	230,931	30,549
	MOSS DAVE	Real	095 058 I	7354	2025	149,865	149,862	3
	MURDOCK AARON JAMES &	Real	063 393	10837	2025	239,428	204,000	35,428

2025	NAUCK ZACHARY NASH & ANGELA BROWN	Real	042B 009 C	10658	2025	137,892	114,000	23,892
	NEAL GARY	Real	041 005 F	5625	2025	197,648	162,928	34,719
	NEAL JEROME & MARY SUE	Real	064 014 E	7175	2025	103,360	60,000	43,360
	NEAL KENNY C	Real	042A 002	274	2025	35,860	50,000	14,140
	NEILL CRYSTAL	Real	086 133	8333	2025	162,071	116,000	46,071
	NEYHART DAVID B	Real	055 009	3749	2025	129,854	107,000	22,854
	NEYHART DAVID B	Real	055 012	3753	2025	139,965	104,666	35,298
	NGUYEN JERRY & ELIZABETH MICHELE	Real	052 041 K	11538	2025	232,255	205,721	26,534
	NIXON HEATHER L &	Real	062 261	9092	2025	193,869	172,000	21,869
	NORTON SIBLEY HOWARD & TAYLOR GAYLE	Real	071 059 K	11374	2025	229,332	206,000	23,332
	NU TO MADDOX (RESERVING LIFE INTEREST)	Real	077 054 A	4608	2025	102,169	81,935	20,234
	OCONOSTOTA PRIVATE ROAD OWNERS	Real	090 030	10561	2025	26,445	2,000	24,445
	ODUM DAVID L &	Real	062 227	9058	2025	164,253	152,000	12,253
	OGLESBY WADE F & BREANNA H OGLESBY	Real	094 004 D	10947	2025	246,406	211,866	34,540
	OSTEEN JUSTIN P &	Real	083 009	4947	2025	211,663	130,000	81,663
	OWEN RODNEY D & BARBARA H	Real	024 039	8949	2025	440,546	339,691	100,854
	OWENS EDWARD L	Real	042B 091 B	11522	2025	54,848	11,664	43,184
	OXFORD THOMAS H & CAROLYN D	Real	042 031	3082	2025	233,220	170,000	63,220
	PART TIME PROPERTIES LLC	Real	042B 068 A	4515	2025	231,935	110,000	121,935
	PARTIN WESLEY M & ELIZABETH M	Real	064 050 A	2853	2025	319,436	265,156	54,280
	PATRICK MELISSA M &	Real	063 410	10884	2025	198,920	174,000	24,920
	PATTON CARLTON	Real	038 024 D	9342	2025	12,800	12,860	60
	PATTON CARLTON E	Real	038 025	2668	2025	59,058	57,322	1,736
	PAULSON DAVID H &	Real	045 028	3327	2025	162,742	120,000	42,742
	PEACH STATE AERODROME LLC	Real	050 022 A	3522	2025	33,502	4,250	29,252
	PEACH STATE AERODROME LLC	Real	050 022 H	11847	2025	28,120	20,000	8,120
	PEACH STATE AERODROME LLC	Real	050 022 I	11848	2025	28,120	20,000	8,120
	PEACH STATE AERODROME LLC	Real	050 022 J	11849	2025	23,680	540	23,140
	PEACH STATE AERODROME LLC	Real	050 022 K	11857	2025	65,860	20,000	45,860
	PENLAND EDWARD &	Real	075 222	7499	2025	315,999	210,210	105,789
	PENROD DEVON LEE &	Real	029 017 F	10973	2025	235,486	189,749	45,737
	PIETREFESA PASQUALE	Real	051 067	3609	2025	120,404	114,433	5,971
	PIKE MANOR INC	Real	077 014	3448	2025	419,696	395,610	24,085
	PIKE PINES LLC &	Real	030 008	1898	2025	264,311	189,168	75,143
	PIKE STORAGE & SUBSATIONS CAR WASH LLC	Real	065 037 A	4449	2025	311,849	298,298	13,551
	PILGRIM CHRISTOPHER MICHAEL &	Real	062 330	11156	2025	204,490	204,000	490
	PITTS CAROL H	Real	089 005	5319	2025	166,087	148,782	17,304

2025	PRYOR PAUL R &	Real	038 041	2788	2025	55,688	48,314	7,374
	PURCELL, CHRISTOPHER LEE &	Real	089 057 N	10650	2025	208,029	194,000	14,029
	QUENTIN ETHERIDGE &	Real	063 352	9024	2025	224,200	120,000	104,200
	RAINWATER JEFFERY A &	Real	050 004 A	9920	2025	245,731	223,411	22,320
	RANDELS LOU ANN B	Real	079 035	4669	2025	167,022	151,474	15,548
	REID JOSEPH W	Real	091 014 A	5444	2025	105,256	99,294	5,962
	REID JOSEPH W	Real	091 015	5445	2025	88,244	58,000	30,244
	RICH TOMASINA M &	Real	087 005 A	5172	2025	165,834	156,326	9,507
	RILEY CONNIE B & RICHARD HAROLD	Real	062 239	9070	2025	175,157	161,565	13,592
	ROBB, DAVID MEGGS &	Real	050 221	10735	2025	408,687	360,000	48,687
	ROBERTS WILLIAM A &	Real	051 070	3612	2025	166,041	130,000	36,041
	ROBERTSON PATRICIA	Real	031 014	2005	2025	169,874	126,406	43,467
	ROGERS KENNETH JAMES & AMY HELEN	Real	042 027 C	10405	2025	136,528	112,000	24,528
	ROGERS SAMUEL D	Real	021 001 JA	6220	2025	104,839	80,000	24,839
	ROHDE, SCOTT THOMAS	Real	063 281	9113	2025	191,711	197,048	5,337
	ROWAN DEREK JAMES	Real	067A 198	8550	2025	64,208	49,600	14,608
	RUSSELL JOHN D	Real	019A 037	863	2025	49,729	40,000	9,729
	SCHERBIK JAY EDWARDS & LEEANN C	Real	052 041 Q	11573	2025	254,246	25,860	228,386
	SCHOENTAG DAVID A & PAMELA L	Real	025 118	8033	2025	136,586	129,992	6,594
	SEIGLER JUSTIN K &	Real	026 007	1610	2025	70,704	63,599	7,105
	SELL FARM LLC	Real	087 047	5224	2025	391,801	300,000	91,801
	SEXTON WILLIAM M JR &TAMARA S	Real	051 209	8241	2025	123,538	96,646	26,892
	SHABANI ALEN & STEPHANIE H	Real	055 010 A	10479	2025	186,721	170,000	16,721
	SHAW PHILLIP	Real	076 065 B	4596	2025	145,147	135,947	9,200
	SHIFLETT MONTE &	Real	058 037	4037	2025	243,254	195,806	47,448
	SHIREY CHAD GREGORY &	Real	030 003 MA	1870	2025	95,816	95,816	0
	SHUBERT WILLIAM ROBERT DAVID	Real	091 019	5450	2025	153,514	140,000	13,514
	SIMPSON CARLA M	Real	060 054 A	10396	2025	35,094	37,884	2,790
	SMITH (REEVES) ASHLEY MICHELLE	Real	084 005 A	5019	2025	20,629	20,000	629
	SMITH GERALD E &	Real	051 048	4341	2025	188,141	161,973	26,168
	SMITH WAYNE &	Real	039 024 A	8167	2025	26,240	16,000	10,240
	SMITH WAYNE & JANICE K	Real	039 024	2884	2025	203,701	143,950	59,751
	SMITH WAYNE A &	Real	039 032 E	5619	2025	33,299	20,832	12,467
	SMITH WAYNE A & JANICE J	Real	039 034 B	8886	2025	140,514	111,200	29,314
	SMITH WAYNE A & JANICE J	Real	039 034 B	8886	2025	140,514	111,200	29,314
	SNK PROPERTIES 5 LLC	Real	067A 133	100	2025	72,100	63,113	8,987
	SNK PROPERTIES 8 LLC	Real	067A 136	103	2025	139,598	119,841	19,757

2025	SORROW MEREDITH	Real	080 130	7525	2025	104,978	83,119	21,859
	SPRAYBERRY JAMIE MADDOX/LEWIS KAREN M	Real	077 054 N	10803	2025	71,780	55,526	16,254
	STANFIELD SARAH	Real	074 410	9625	2025	200,908	166,000	34,908
	STEADHAM RANDY A. &	Real	040 001 HA	10418	2025	367,419	300,000	67,419
	STEMBERGER THOMAS GERALD	Real	086 105 BA	10795	2025	148,944	124,070	24,874
	STEPHENS MICHAEL S &	Real	092 026 A	1350	2025	342,626	216,000	126,626
	STINCHCOMB BERNICE C	Real	070 025 A	2296	2025	109,913	88,068	21,844
	STINCHCOMB JAMES D JR	Real	013 015	8118	2025	169,128	137,210	31,918
	STINCHCOMB JAMES DONALD & BERNICE	Real	013 009 D	7080	2025	262,929	237,293	25,636
	STORAGE STATION LLC	Real	066 018 A	6453	2025	126,980	98,870	28,110
	STOREY GEORGE R & ETAL	Real	059 019 M	3891	2025	9,108	2,000	7,108
	SUNNY D FARMS LLC	Pers	18098	0	2025	0	0	0
	SVP CONSTRUCTION LLC	Real	096 033	964	2025	38,822	36,000	2,822
	SWEAT TRAVIS	Real	062 016 A	10630	2025	183,972	186,136	2,164
	TAFOYA (NARAMORE) JULIA G. & STEVEN P	Real	063 394	10838	2025	247,636	201,360	46,276
	TEDFORD JR, KIM MATTHEW &	Real	058 040	4039	2025	194,496	156,800	37,696
	TEEKELL LINDA	Real	056 001 C	10184	2025	376,871	322,000	54,871
	TEEKELL LINDA & DAVID	Real	056 001 B	9461	2025	19,827	12,400	7,427
	TERRY BRENT T &	Real	052 026	433	2025	206,780	198,000	8,780
	THOMAS DARREN	Real	010 012	243	2025	34,268	49,452	15,184
	THOMAS JAMES L JR &	Real	029 009	1762	2025	136,704	147,723	11,019
	THOMPSON ANN BAHIN &	Real	093 020	1131	2025	610,534	480,000	130,534
	TINGLE DOUGLAS R JR & RACHEL H	Real	086 220	9209	2025	267,724	194,567	73,157
	TOLBERT ELIZABETH SHAWN &	Real	075 223	7500	2025	302,014	236,000	66,014
	TRAYLOR JOHN B/WIGGINS MARION TRAYLOR	Real	037 019 A	10238	2025	112,362	88,000	24,362
	TRAYLOR JOHN B/WIGGINS MARION WHITNEY T	Real	038 058	8129	2025	372,895	320,000	52,895
	TRYTHALL JOSEPH & AMY	Real	063 383	10827	2025	242,146	211,600	30,546
	TUCKER DREW &	Real	046 016 B	9842	2025	224,524	178,759	45,765
	VALENCIA FRANK DERALD & DIANA SILVA	Real	063 202	9033	2025	236,984	206,078	30,906
	VANDE BOOM LAWRENCE LIVING TRUST	Real	092 024 N	5777	2025	219,959	151,957	68,002
	VAUGHN THOMAS M & WALUKIEWICZ SUSAN	Real	053 002	3687	2025	270,490	351,637	81,147
	VICKI BROWN LIVING TRUST	Real	058 048 A	9683	2025	172,888	119,901	52,988
	WAGNER JOSEPH & AUDREY & PARSON JORDAN	Real	094 001 C	6959	2025	444,494	378,560	65,934
	WAKEMAN RYAN & SARA	Real	037 021 J	2462	2025	131,962	109,200	22,762
	WARE MICHAEL ALEN	Real	029 014 D	9787	2025	315,543	290,850	24,692
	WARREN DARREN &	Real	076 002 L	1568	2025	139,350	109,780	29,571
	WATSON ANDREW K & KAREN BENNETT	Real	062 251	9082	2025	192,395	182,800	9,595

2025	WEBER TYLER	Real	071 024 A	8229	2025	270,439	190,000	80,439
	WESTON KIMBERLY L	Real	082A 082	4905	2025	86,404	70,243	16,162
	WIGGINS JOHN R &	Real	038 014 N	6053	2025	101,898	83,904	17,994
	WIGGINS, MARION WHITNEY TRAYLOR &	Real	038 009	2780	2025	136,066	116,000	20,066
	WILKERSON BOBBY RAY & TERRI G	Real	071 024 F	10434	2025	160,914	131,126	29,788
	WILKERSON CALVIN & MADISON	Real	063 203	9034	2025	239,774	194,617	45,156
	WILKERSON, REBECCA DANIELLE &	Real	019A 054	895	2025	244,258	178,341	65,917
	WILLCUTT SHAWN & JESSICA	Real	034 059	7215	2025	197,542	180,000	17,542
	WILLIS, MICHAEL L. &	Real	063 360	8979	2025	161,222	143,733	17,489
	WILSON AUSTIN D & EMILY	Real	052 041 G	11534	2025	277,185	246,120	31,065
	WINGARD EDWARD D IV &	Real	026 240	9401	2025	159,397	120,000	39,397
	WYNNTRAC CONSTRUCTION LLC	Real	091 019 B	11425	2025	22,316	14,000	8,316
	WYNNTRAC CONSTRUCTION LLC	Real	091 019 D	11628	2025	24,384	18,000	6,384
	YEARWOOD JEFFERSON WARD	Real	044 021 R	10062	2025	32,709	26,437	6,272
		COUNT	370		Year Totals >>	65,477,645	52,678,708	13,235,498
Total		**COUNT**	**375**		**GRAND TOTAL**	**66,154,485**	**53,070,703**	**13,296,933**

I hereby certify that all changes of assessment notices have been mailed out and all values in dispute are reflected in this list, including those that are still within the 45 day appeal period. O.C.G.A. 48-5-306 and 48-5-311

7/21/25
Date

Signature, Chairman Board of Tax Assessors

I recognize that, pursuant to O.C.G.A. 48-5-304, the Revenue Commissioner is not required to disapprove or withhold approval of any county digest solely because appeals have been filed or arbitrations demanded on the assessment of any property or number of properties in the county. I further recognize that this listing, certified above by the chairman of the board of assessors, represents the pending appeals and arbitrations filed in the county at the time this digest is being submitted to the Revenue Commisioner for examination.

Date

Signature, Chairman Board of Commissioners

8/4/25
Date

Signature, Chairman Board of Education or School Superintendent

PIKE COUNTY BOARD OF COMMISSIONERS

Etheridge Mill Road

SUBJECT:

Consideration of Plat for Road Abandonment – Etheridge Mill Road.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Etheridge Mill Road

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

GENERAL NOTES

1. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY OR EASEMENTS THAT CAN BE ESTABLISHED FROM A COMPLETE AND ACCURATE TITLE REPORT); BUILDING SETBACKS; RESTRICTIVE COVENANTS; ZONING CONDITIONS OR OTHER LAND USE REGULATIONS.

2. EXCEPT AS MAY BE EXPRESSLY INDICATED ON THIS PLAT, LOCATIONS OF ENVIRONMENTAL, GEOLOGIC, AND UNDERGROUND FEATURES AND CONDITIONS, NATURAL AND OTHERWISE, AS THEY MAY RELATE TO BUFFERS AND SET- BACKS IS BEYOND THE SCOPE OF THIS PLAT.

3. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR.

4. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.

5. SURVEY REFERENCES; AS SHOWN HEREON

6. CURRENT PROPERTY ADDRESS; ETHRIDGE MILL ROAD, GRIFFIN, GA 30224

7. THIS SURVEY AND THE MEASUREMENTS SHOWN HEREON WERE OBTAINED ENTIRELY BY USING AN eGPS 20TL(GHG19O) DUAL FREQUENCY BASE AND ROVER RTK SYSTEM AND HAVE A RELATIVE POSITIONAL ACCURACY AT THE 95% CONFIDENCE LEVEL.



LINE / CURVE TABLE

LINE	ARC	CHD. BRG.	RADIUS	CHD.
L1	82.80'	N48°10'53"E		
L2	330.24'	S26°16'47"E		
L3	74.84'	S63°45'05"W		
L4	308.02'	N26°14'55"W		
L5	186.20'	S26°12'39"E		
L6	299.84'	S20°14'43"E		
L7	199.38'	S15°55'47"E		
L8	76.46'	S74°16'03"W		
L9	237.15'	N16°04'26"W		
C1	238.26'	N21°12'18"W	1352.19'	237.95'
L10	61.79'	N26°11'02"W		
L11	134.29'	N26°14'55"W		
L12	181.26'	S16°35'26"E		
L13	360.71'	S21°06'02"E		
L14	380.24'	N32°48'06"W		
L15	176.84'	N16°09'26"W		

LEGEND

POB	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
IPF	IRON PIN FOUND
CMF	CONCRETE MONUMENT FOUND
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
LL	LAND LOT
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
EC	EDGE OF CONCRETE
HW	HEADWALL
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
CBL	CABLE
UP	UTILITY POLE
LP	LIGHT POLE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE

LINETYPE LEGEND
OVERHEAD UTILITY ——OU——OU——
FENCE LINE ——x——x——x——

TERRA SERVICES COMPANY, LLC
Randy Davis
Georgia Registered Professional Land Surveyor # 3448
Randysclle@gmail.com
770-468-4696

R/W EXHIBIT FOR:

PIKE COUNTY BOARD OF COMMISSIONERS

LAND LOT 154 2ND DISTRICT PIKE COUNTY, GA

GEORGIA REGISTERED No. 3448 PROFESSIONAL LAND SURVEYOR RANDY R. DAVIS

JOB # 2025.091	
DRAWN BY NDW	REVIEWED BY JRD
ISSUE DATE 7-31-2025	LAST REVISED

R/W EXHIBIT

NO.	REVISIONS	DATE

1 OF 1

PIKE COUNTY BOARD OF COMMISSIONERS

CIE

SUBJECT:

PUBLIC HEARING: To receive public input regarding Capital Improvements Element (CIE) Annual Update, pursuant to the Georgia Development Impact Fee Act and the Development Impact Fee Compliance Requirements of the Georgia Department of Community Affairs, an authorize transmittal of the CIE Resolution.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Pike Methodology Report Draft
🗋	Exhibit	CIE
🗋	Exhibit	Reoslution

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Impact Fee Program

Pike County, Georgia



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Introduction

Focus of This Report

This report focuses on the public facilities that will be needed to meet the demands of future growth and development while maintaining at least the same level of service afforded residents and businesses in the county today and new future residents and businesses alike. The key is that a capital improvement, whether it's land, buildings or long-lived vehicles, must create new capacity within the system to keep pace with the number of future residents and businesses as the county grows. Maintenance and personnel costs are not eligible for impact fee funding, nor would replacement of deteriorated floor space or a run-down vehicle because, although the replacement is maintaining the level of service, no new capacity is created to serve the needs of new growth.

Impact Fees Authorized

Impact fees are authorized in Georgia under Code Section 37-71, the *Georgia Development Impact Fee Act* (DIFA), and are administered by the Georgia Department of Community Affairs under Chapter 110-12-2, *Development Impact Fee Compliance Requirements*.

Under DIFA, the County can collect money as a one-time 'impact fee' from new development based on that development's proportionate share—its 'fair share'—of the cost to provide the facilities needed specifically to serve new development.

Fee calculations must recognize that revenue for such facilities also may be produced from new development in other ways: such as through future property taxes paid by the homes and businesses that growth creates. To the extent that new growth and development generates other revenue that is used to pay for non-impact fee eligible portions of impact fee projects, a credit against impact fees must be granted.

The provisions of DIFA are extensive in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

Eligible Costs

Impact fees can be used to fund what are defined by DIFA as 'system improvements' and are prohibited from funding what are called 'project improvements'. System improvements are public facilities designed to provide service to the community at large, such as a fire station or park. Project improvements are facilities that are planned and designed to provide service for a particular development project, are necessary for the "use and convenience" of the occupants or users of the project, and are not system improvements. Examples of project improvements include roads within a subdivision, a deceleration lane for a grocery store, and a private pool open only to residents of a particular neighborhood.

Impact fees are also limited to funding certain types of capital projects, as defined by the State Act. Eligible facilities under DIFA are defined as capital items having a life expectancy of at least ten years, such as land and buildings. Fire trucks would be eligible, for example, since they commonly have a useful life of at least ten years. Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for capital items that last less than ten years (such as personal computers and office equipment). Many capital projects that are impact fee eligible will have associated non-eligible costs. The construction of a fire station may be 100% impact fee eligible, for example, but in order to provide fire protection service the County will also be required to maintain the facility,

pay firefighter's salaries, and provide other supplies and equipment that do not have a useful life of ten years.

Even without considering the non-eligible costs associated with some capital improvements, impact fees are unlikely to be used as a sole funding source for those improvements. While the last dollar in impact fees is not collected until the last new residents and employees move to the county, the facilities required to serve that growth often need to be in place before they arrive. Some capital items, such as park land, can be purchased on a 'pay as you go' basis, but this is not an effective or likely method for the financing of major public facilities such as fire stations that are needed well in advance of the total future population they are designed to serve. Impact fees can be used to repay other county funding sources (such as the general fund or SPLOST) that have been used to finance capital projects, as well as the principal and debt service on any impact fee related loans or bonds. Lastly, impact fees can be used not only to pay for new facilities needed to serve new development but also to recoup investment that has already been made that created capacity for future growth. Impact fees should be viewed as one potential funding source in a balanced financing strategy, not the only source.

Present Value

An important consideration in estimating project costs for impact fee collections is that the State law provides that all costs be calculated in 'present value', which the law defines as the "current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money". That is, what will a project cost in the year it is anticipated to occur given future inflation, but calculated in today's dollars?

In order to determine the present value of a project expenditure that will be made in the future, the Present Value (PV) of the expenditure is determined. To calculate the PV of any project cost, two figures are needed—the future cost of the project anticipated in the year the expenditure will be made, and the Net Discount Rate (i.e., what the County will realize in accrued interest on the funds up to the year of expenditure). Given the current cost of a project, that cost is first inflated into the future to the target expenditure year to establish the estimated future cost. The future cost is then deflated to the present using the Net Discount Rate, which establishes the PV for the project in today's dollars.

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For infrastructure projects, such as roads or ball fields, a 'construction cost inflator' is used. For projects that require the construction of a structure (such as a fire station), a 'building cost inflator' is used as the appropriate inflation rate. The construction cost and building cost inflators are derived from historical rates compiled by the *Engineering News Record*. For all non-construction types of projects (such as a fire truck or park land), the inflation rate used is based on the Consumer Price Index to track changes in the value of money over time. See Appendix C for a full description.

The Capital Improvements Element

The legal basis for the collection of impact fees in the county is the adoption of a Capital Improvements Element (CIE) as part of the County's Comprehensive Plan. Data prepared for the Impact Fee Program will enlighten the CIE. Population, housing, and employment forecasts have been prepared specifically for use in the Impact Fee Study. The CIE prepared as part of this impact fee study will be submitted for review by the Three Rivers Regional Commission and the state Dept. of Community Affairs and adopted following the same procedures for adoption of a Comprehensive Plan amendment.

The Capital Improvements Element reflects the methodologies used to determine new development's fair share of future county capital improvements. The CIE establishes clear public policies regarding

infrastructure development, ensures sound fiscal planning for capital improvements, and establishes the need for new facilities, including a compilation of the capital facilities on which impact fee revenue can be spent. An important consideration is that impact fee revenue can only be spent on projects listed in the CIE, and only in the category for which it was collected. For example, impact fees collected for fire facilities can only be spent on fire facility projects listed as eligible (and to the extent eligible) in the CIE.

In the years ahead, changes to the County's impact fee program will come up, whether as new projects to be added, cost estimates are revised, present value costs brought up to the current date, whole new facility categories, etc. Amendments to the CIE will ensure that these changes are accommodated, and the adopted impact fees are current to revised plans and costs.

Components of the Impact Fee System

The Pike County Impact Fee System consists of four components:

The County's **Comprehensive Plan**, which sets out the County's goals and objectives, and which will include the CIE, below, as a chapter or by reference as an amendment.

A **Methodology Report** (this report), which includes:

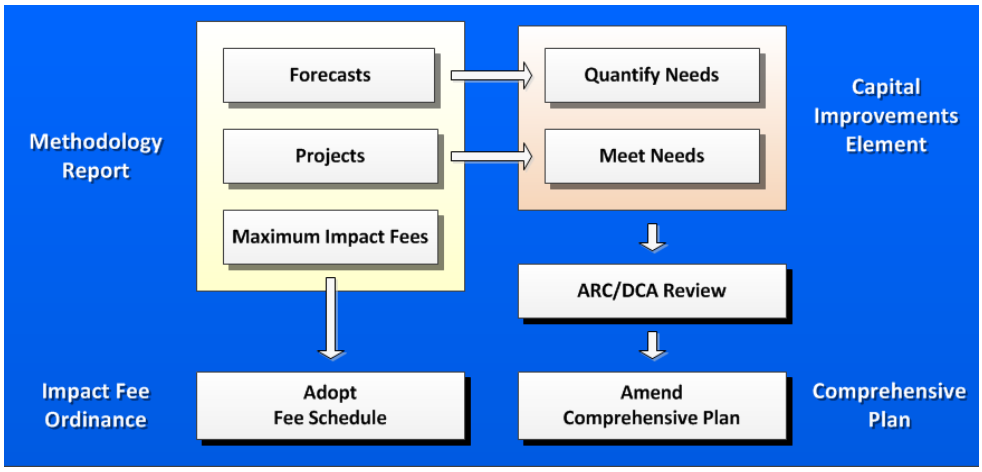
- forecasts of population, housing units and employment for the county;
- capital improvement projects to serve new growth, based on appropriate Level of Service standards, adopted for each public facility category; and,
- the impact cost of new growth and development (and thus the maximum impact fees that can be assessed).

A **Capital Improvements Element** (CIE) to implement the County's proposed improvements, including an updated Five-Year Community Work Program.

The **Impact Fee Ordinance**, incorporating a schedule of impact fees by land use category.

This Methodology Report contains growth forecasts for the county to the year 2050, identifies capital projects that would be needed to meet the County's adopted Level of Service standards, and presents all of the calculations related to establishing the maximum impact fees that could be charged for each public facility category.

The forecasts and the identified capital improvement projects from this report will comprise the Capital Improvements Element (CIE) which, in turn, will be reviewed by the Regional Commission and DCA for compliance with the state's requirements. Once approved, the County would adopt the CIE as an amendment to



its Comprehensive Plan and would be authorized to collect the impact fees.

The maximum impact fees calculated in this Methodology Report are intended to generate discussion and determination by the Board of Commissioners as to the appropriate fees to be charged. State law provides that new growth and development may not be charged more than their 'fair share' of the cost of capital improvements that will serve them. The maximums in this report establish that ceiling beyond which the County cannot go. Lower fees, however, are fully within the purview of the Board, although the 'shortfall' in funding would have to be made up from revenue other than impact fees.

Once determined, the fees are summarized in an Impact Fee Schedule and incorporated into the Impact Fee Ordinance. Upon adoption of the ordinance, in conjunction with the CIE described above, the County may continue collecting impact fees at the newly established levels..

Editorial Conventions

This report observes the following conventions:

The capitalized word 'County' applies to the government of Pike County, the Board of Commissioners or any of its departments or officials, as appropriate to the context. An example is "the County has adopted an impact fee ordinance".

The lower-case word 'county' refers to the geographical area of Pike County, as in "the population of the county has grown".

Single quote marks (' and ') are used to highlight a word or phrase that has a particular meaning or refers to a heading in a table.

Double quote marks (" and ") are used to set off a word or phrase that is a direct quote taken from another source, such as a passage or requirement copied directly from a law or study.

Importantly:

Numbers shown on tables are often rounded from the actual calculation of the figures for clarity, but the actual calculated number of decimal points is retained within the table for accuracy and further calculations.

Updating the Impact Fee Program

This Methodology Report is the first step in updating the County's impact fee program. It presents the methodologies used to determine new development's fair share of the County's investment in its libraries, parks and recreation facilities, animal control, fire protection services, emergency medical services, emergency management facilities, public safety (including the Sheriff's office and E-911) and road projects. This report establishes clear public policies regarding infrastructure development and ensures sound fiscal planning for capital improvements. The report identifies the need for new facilities and includes a compilation of the capital facilities on which impact fee revenue can be spent. The calculations and information contained in this Methodology Report, repeated (as applicable) for each category of public facility for which an impact fee will be charged, are:

- a projection of needs for the twenty-five-year planning period—2025 to 2050;
- the designation of service areas—the geographic area in which a defined set of public facilities provide service to development within the area;
- the designation of levels of service (LOS)—the service level that is being and will be provided;
- a schedule of improvements listing impact fee related projects and costs for the twenty-five-year planning period;
- a description of funding sources for the 25-year planning period;
- The calculation of the cost impact of new development, credits, and impact fees; and
- A schedule of maximum impact fees that could be adopted, by land use category.

It is important to note that the Georgia Development Impact Fee Act allows recovery by a local government of the cost of providing an improvement that is needed to serve the demands of new growth and development, even though that cost may have been incurred prior to creating or updating an impact fee program. As with all impact fees, the cost of the portion of such a facility meeting current needs must be borne by the locality (i.e., existing taxpayers), with future development being assessed only for the excess capacity that has been made available to serve that future growth in accordance with level of service standards that apply equally to both existing and future development. Because the amount of dollars eligible to be recovered through an impact fee is based on the existing capacity available to support future growth and development within the whole system, a value for the existing system must be determined if excess capacity exists.

As stated in the previous chapter, an additional document required of an impact fee program is the Capital Improvements Element (CIE), which is adopted as an amendment to the County's Comprehensive Plan. As defined by the Georgia Department of Community Affairs, the CIE must include certain calculations and information, which will be drawn from this Methodology Report as applicable. Both an adopted CIE and the Impact Fee Ordinance are required for a community to collect impact fees.

Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, Pike County is considering updating its impact fees for several categories. The chapters in this Methodology Report provide population and employment forecasts and detailed information regarding the inventory of current facilities, the level of service, and detailed calculations of the impact

cost for specific public facilities.

The following **Overview Table** shows the facility categories that are eligible for impact fee funding under Georgia law and that are considered in this report. The service area for each public facility category—that is, the geographical area served by the facility category—is also given, along with the basis for the standard adopted as the level of service to be delivered for each facility category.

Overview of Impact Fee Program - Facilities

Public Facility Category	Eligible Facilities	Service Area	Level of Service Standard Based on ...
Library Services	Library facilities including collection materials	Countywide	Square footage and number of collection materials per dwelling unit
Parks and Recreation	Park land and recreation components	Countywide	Acreage and number of recreation components per dwelling unit
Animal Services	Animal shelter facilities and vehicles	Countywide	Square footage of facilities and number of vehicles per dwelling unit
Fire Protection and EMS	Fire stations, fire trucks, ambulances and auxiliary vehicles	Countywide	Square footage of facilities and number of vehicles per day-night population
Sheriff's Office	Public safety facilities, long-lived vehicles and E-911 equipment	Countywide	Square footage of facilities, vehicles and 911 equipment per day-night population
E-911 Emergency Communications	Communications equipment and transmission facilities	Countywide	Communications equipment and transmission facilities
Road Improvements	Road projects creating increased capacity	Countywide	Level of Service 'D' and trip generation

NOTE: All facilities, including vehicles and equipment, must have a useful life of 10 years or more.

Terms used in the **Overview Table**:

Eligible Facilities under the State Act are limited to capital items having a life expectancy of at least ten years, such as land, buildings and certain vehicles. Impact fees cannot be used for

the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or most automobiles. None of these costs are included in the impact fee system.

Service Areas are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Impact fees collected in a service area for a particular category may only be spent for that purpose, and only for projects that serve that service area.

Level of Service Standards are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new to ensure that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor to subsidize existing facility deficiencies.

Limitations on Impact Fees

There are several requirements placed on impact fees by the Georgia Development Impact Fee Act and the rules and regulations of the Georgia Department of Community Affairs. These include:

- Impact fees must be spent in the same public facility category for which they were collected.
- Impact fees must be deposited into an interest-bearing account.
- Impact fees not encumbered within 6 years must be refunded to the fee payer, with interest.
- The same Level of Service must be applied to both the existing population and to new growth.
- Annual Financial Reporting for the past fiscal year and an update of the County's 5-Year Community Work Program for impact fee funded projects is required.

Cost Adjustments

Calculations related to impact fees are required by law to be made in terms of the 'present value' of past and future costs in current (2025) dollars. For future expenditures, the current cost estimate is inflated to the year when the expenditure will be made and then is 'discounted' back to 2025 to account for the current value of future money.

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For infrastructure projects, such as recreation components, a 'construction cost inflator' is used. For projects that require the construction of a structure (such as a fire station), a 'building cost inflator' is used as the appropriate inflation rate. For all non-construction types of projects (such as a fire truck or park land), an inflation rate is used that is based on the Consumer Price Index.

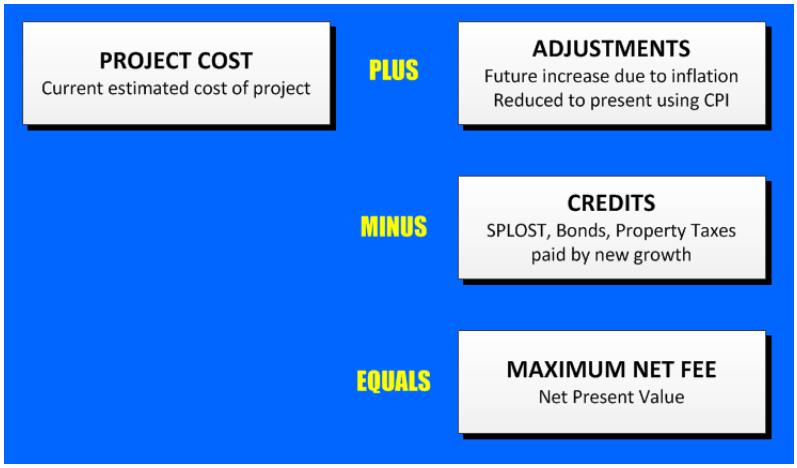
In all cases, a current interest rate equivalent to the rate of return on the bank savings accounts where the impact fee collections are deposited, is used as the 'discount rate' for Present Value calculations.

Credits

Under certain circumstances, future residents and businesses pay for capital improvements needed to serve them through an impact fee when a building permit is issued, and again through subsequent tax levies that pay for the non-impact fee eligible costs for the same improvements (if any). To avoid this 'double taxation,' credits are subtracted from the impact fees in compensation so that new growth pays its 'fair share' only once. This is discussed thoroughly under the Cost Adjustments and Credits appendix.

Fee Calculations

Calculating an impact fee involves several operations. These include determining the current cost estimate of each capital expenditure, the determination of that future cost in current (2025) dollars using appropriate inflation factors, and the subtraction of credits for property taxes to avoid double taxation. In this report, the maximum allowable impact fee has been calculated for each public facility category to establish the 'ceiling' allowed under Georgia law.



Maximum Impact Fee Schedule

The fee schedule starting on the next page shows the maximum impact fee for each public facility category that could be charged in Pike County by the specific land use categories shown. The land use categories are the most common uses identified in the *Trip Generation* Manual*,* 11th Edition, Institute of Transportation Engineers (ITE); the ITE designation is shown in the left-hand column.

The total impact fee shown for each public facility category is drawn from that public facility category's chapter, which reflects the reductions for any credit based upon anticipated tax contributions from new development, where applicable, plus a fee for administration of the Impact Fee Program and a fee for recoupment of the cost for preparing the impact fee's Capital Improvements Element.

To read the Maximum Impact Fee Schedule, first find the land use you want to investigate. Land uses are listed on the left side of the table and are grouped into categories. For example, industrial and warehouse uses are grouped together, as are all retail uses. Next, find the Total Impact Fee figure on the right of the row. This is the total impact fee per unit of measure. Finally, find the unit of measure—it is the last column of the land use category. The information can be read as follows: *this land use has an impact fee of $X per unit of measure*.

Program Administration and CIE Preparation Fees

A surcharge of 3% for administration is added to the net impact fee for each land use category. The fees collected in this category can only be used for the administration of the impact fee program and are reported annually to the State just like the other service categories. Like any fee, this must have some rational and reasonable connection to the service rendered. Commonly, the administrative fee collected is used to offset some or all of the cost to handle impact fee calculations by the building permit staff; some or all of the cost for the finance department to process, record and distribute impact fees; and some or all of the cost for the management and oversight of the program by administrative staff in accordance with the provisions of the Impact Fee Ordinance.

In addition, a fee is added to recoup the cost of preparing the Capital Improvements Element, as allowed by the State Impact Fee Law.

Maximum Impact Fee Schedule

ITE Code	Land Use	Library Services	Parks & Recreation	Animal Services	Fire Protection Services	Emergency Management	Sheriff's Office	Road Improvements	TOTAL	Unit of Measure
Residential										
210	Single-Family Detached Housing	$ 1,673.1568	$ 971.6831	$ 210.8933	$ 4,919.2739	$ 19.2718	$ 473.4269	$ 5,178.8385	$ 13,446.5443	per dwelling
215	Duplex or Townhouse 1-3 stories	$ 1,673.1568	$ 971.6831	$ 210.8933	$ 4,919.2739	$ 19.2718	$ 473.4269	$ 3,954.1503	$ 12,221.8561	per dwelling
220	Multi-Family Low Rise 2-3 stories	$ 1,673.1568	$ 971.6831	$ 210.8933	$ 4,919.2739	$ 19.2718	$ 473.4269	$ 3,701.5240	$ 11,969.2298	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	$ 1,673.1568	$ 971.6831	$ 210.8933	$ 4,919.2739	$ 19.2718	$ 473.4269	$ 2,493.3114	$ 10,761.0172	per dwelling
222	High-Rise Multi-Family over 10 stories	$ 1,673.1568	$ 971.6831	$ 210.8933	$ 4,919.2739	$ 19.2718	$ 473.4269	$ 2,493.3114	$ 10,761.0172	per dwelling
255	Continuing Care Retirement Community	$ 1,673.1568	$ 971.6831	$ 210.8933	$ 4,919.2739	$ 19.2718	$ 473.4269	$ 1,356.4932	$ 9,624.1990	per dwelling
260	Recreational Home (2nd home or STR)	$ 1,673.1568	$ 971.6831	$ 210.8933	$ 4,919.2739	$ 19.2718	$ 473.4269	$ 1,949.6158	$ 10,217.3216	per dwelling
Industrial (100-199)										
110	General Light Industrial				$ 2.3213	$ 0.0298	$ 0.2811	$ 2.6361	$ 5.8683	per square foot
140	Manufacturing				$ 3.5703	$ 0.0365	$ 0.3436	$ 2.6086	$ 6.5591	per square foot
150	Warehousing				$ 0.6388	$ 0.0065	$ 0.0615	$ 0.9331	$ 1.6460	per square foot
151	Mini-Warehouse				$ 0.6388	$ 0.0065	$ 0.0615	$ 0.7963	$ 1.5032	per square foot
154	High-Cube Warehouse, short term				$ 1.2343	$ 0.0126	$ 0.1188	$ 0.7689	$ 2.1345	per square foot
155	High-Cube Warehouse, fulfillment center				$ 1.2328	$ 0.0126	$ 0.1186	$ 0.9940	$ 2.3581	per square foot
156	High-Cube Hub Warehouse				$ 1.2903	$ 0.0132	$ 0.1242	$ 2.5427	$ 3.9704	per square foot
180	Specialty Trade Contractor				$ 5.1038	$ 0.0521	$ 0.4912	$ 5.3930	$ 11.0402	per square foot
Lodging (300-399)										
310	Hotel or Conference Motel				$ 1,051.2064	$ 10.7379	$ 101.1672	$ 4.3880	$ 1,167.4995	per room
311	All Suites Hotel				$ 1,743.9582	$ 17.8143	$ 167.8371	$ 2.4164	$ 1,932.0260	per room
312	Business Hotel				$ 234.7359	$ 2.3978	$ 22.5908	$ 2.2077	$ 261.9322	per room
320	Motel				$ 251.1030	$ 2.5650	$ 24.1659	$ 1.8398	$ 279.6737	per room
Recreational (400-499)										
445	Movie Theater				$ 2.6729	$ 0.0273	$ 0.2572	$ 42.8861	$ 45.8435	per square foot
480	Amusement Park				$ 4,195.0769	$ 42.8521	$ 403.7307	$ 29,332.1065	$ 33,973.7662	per acre
488	Soccer Fields				$ 1,395.3442	$ 20.3822	$ 192.0303	$ 39,173.5472	$ 41,381.3038	per field
491	Racquet/Tennis Club				$ 0.8961	$ 0.0092	$ 0.0862	$ 11.9229	$ 12.9143	per square foot
495	Recreational Community Center				$ 1.9953	$ 0.0204	$ 0.1920	$ 15.8276	$ 18.0353	per square foot
Institutional (500-599)										
520	Private Elementary School				$ 1.2938	$ 0.0132	$ 0.1245	$ 0.3766	$ 1.8082	per square foot
522	Private Middle School (Junior High)				$ 0.0474	$ 0.0005	$ 0.0046	$ 0.0138	$ 0.0663	per square foot
530	Private High School				$ 28.5261	$ 0.2914	$ 2.7453	$ 8.3037	$ 39.8665	per employee
550	University or College				$ 16.7723	$ 0.1713	$ 1.6142	$ 4.8823	$ 23.4400	per employee
560	Church/Place of Worship				$ 0.7163	$ 0.0073	$ 0.0689	$ 4.1738	$ 4.9663	per square foot
565	Day Care Center				$ 4.2022	$ 0.0429	$ 0.4044	$ 26.1523	$ 30.8018	per square foot
566	Cemetery				$ 196.6685	$ 2.0089	$ 18.9272	$ 3.3061	$ 220.9108	per acre
Medical (600-699)										
610	Hospital				$ 5.3897	$ 0.0551	$ 0.5187	$ 5.9147	$ 11.8782	per square foot
620	Nursing Home				$ 3.8474	$ 0.0393	$ 0.3703	$ 3.7070	$ 7.9640	per square foot
630	Clinic				$ 5.1034	$ 0.0521	$ 0.4912	$ 20.6495	$ 26.2962	per square foot
640	Veterinary Clinic				$ 3.1964	$ 0.0327	$ 0.3076	$ 11.8075	$ 15.3443	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Library Services	Parks & Recreation	Animal Services	Fire Protection Services	Emergency Management	Sheriff's Office	Road Improvements	TOTAL	Unit of Measure
Office (700-799)										
710	General Office Building				$ 6.1415	$ 0.0627	$ 0.5911	$ 5.9532	$ 12.7485	per square foot
712	Small Office Building				$ 3.4540	$ 0.0353	$ 0.3324	$ 7.9028	$ 11.7246	per square foot
714	Corporate Headquarters Building				$ 6.4930	$ 0.0663	$ 0.6249	$ 4.3660	$ 11.5502	per square foot
715	Single-Tenant Office Building				$ 6.4048	$ 0.0654	$ 0.6164	$ 7.1779	$ 14.2645	per square foot
720	Medical-Dental Office Building				$ 7.7978	$ 0.0797	$ 0.7505	$ 19.7708	$ 28.3987	per square foot
750	Office Park				$ 5.8998	$ 0.0603	$ 0.5678	$ 6.0795	$ 12.6073	per square foot
760	Research and Development Center				$ 6.2030	$ 0.0634	$ 0.5970	$ 6.0850	$ 12.9483	per square foot
770	Business Park				$ 5.8094	$ 0.0593	$ 0.5591	$ 6.8319	$ 13.2597	per square foot
Retail (800-899)										
812	Building Materials and Lumber Store				$ 1.2482	$ 0.0128	$ 0.1201	$ 9.3636	$ 10.7448	per square foot
813	Free-Standing Discount Superstore				$ 4.3522	$ 0.0445	$ 0.4189	$ 27.7450	$ 32.5605	per square foot
814	Variety Store				$ 1.2564	$ 0.0128	$ 0.1209	$ 34.9613	$ 36.3515	per square foot
815	Free-Standing Discount Store				$ 4.1264	$ 0.0422	$ 0.3971	$ 29.5847	$ 34.1504	per square foot
816	Hardware/Paint Store				$ 0.5498	$ 0.0056	$ 0.0529	$ 4.4319	$ 5.0403	per square foot
817	Nursery (Garden Center)				$ 5.8855	$ 0.0601	$ 0.5664	$ 37.3997	$ 43.9117	per square foot
818	Nursery (Wholesale)				$ 3.1444	$ 0.0321	$ 0.3026	$ 21.4183	$ 24.8975	per square foot
820	Shopping Center				$ 4.0083	$ 0.0409	$ 0.3858	$ 20.3254	$ 24.7604	per square foot
821	Shopping Plaza <150K (no Supermarket)				$ 4.0083	$ 0.0409	$ 0.3858	$ 51.8927	$ 56.3277	per square foot
822	Strip Retail Plaza				$ 4.0083	$ 0.0409	$ 0.3858	$ 29.9033	$ 34.3383	per square foot
840	Automobile Sales (New)				$ 4.6897	$ 0.0479	$ 0.4513	$ 15.2894	$ 20.4783	per square foot
841	Automobile Sales Used)				$ 4.0908	$ 0.0418	$ 0.3937	$ 14.8610	$ 19.3872	per square foot
842	Recreation Vehicle Sales				$ 1.1971	$ 0.0122	$ 0.1152	$ 2.7459	$ 4.0705	per square foot
843	Auto Parts Store				$ 1.8112	$ 0.0185	$ 0.1743	$ 29.9692	$ 31.9732	per square foot
848	Tire Store				$ 2.4149	$ 0.0247	$ 0.2324	$ 15.2070	$ 17.8790	per square foot
850	Supermarket				$ 4.0365	$ 0.0412	$ 0.3885	$ 51.5358	$ 56.0020	per square foot
857	Discount Club				$ 2.4870	$ 0.0254	$ 0.2393	$ 23.3185	$ 26.0703	per square foot
861	Sporting Goods Superstore				$ 10.1046	$ 0.1032	$ 0.9725	$ 13.0597	$ 24.2400	per square foot
861	Home Improvement Superstore				$ 10.1046	$ 0.1032	$ 0.9725	$ 16.8820	$ 28.0623	per square foot
881	Pharmacy/Drugstore w/drive-through				$ 3.1507	$ 0.0322	$ 0.3032	$ 53.5319	$ 63.0180	per square foot
890	Furniture Store				$ 1.0875	$ 0.0111	$ 0.1047	$ 3.4539	$ 4.6631	per square foot
Services (900-999)										
912	Drive-in Bank				$ 5.7844	$ 0.0591	$ 0.5567	$ 55.1110	$ 61.5112	per square foot
930	Fast Casual Restaurant				$ 9.5131	$ 0.0972	$ 0.9155	$ 53.3481	$ 63.8739	per square foot
931	Fine Dining Restaurant				$ 9.5131	$ 0.0972	$ 0.9155	$ 46.0439	$ 56.5697	per square foot
932	High-Turnover (Sit-Down) Restauant				$ 9.5131	$ 0.0972	$ 0.9155	$ 58.8729	$ 69.3987	per square foot
934	Fast-Food Restaurant				$ 19.8106	$ 0.2024	$ 1.9066	$ 256.7342	$ 278.6537	per square foot
941	Quick Lubtication Vehicle Shop				$ 8.2034	$ 0.0838	$ 0.7895	$ 38.2070	$ 47.2836	per square foot
943	Automobile Parts & Service				$ 2.7376	$ 0.0280	$ 0.2635	$ 9.1165	$ 12.1456	per square foot
944	Gasoline/Service Station				$ 8.2230	$ 0.0840	$ 0.7914	$ 660.1234	$ 669.2218	per square foot
945	Convenience Store w/gas				$ 11.1408	$ 0.1138	$ 1.0722	$ 790.8410	$ 803.1679	per square foot

Notes: Total Fee per Unit includes administration and CIE preparation fees.
Total fees for a land use will be calculated to 4 decimal places and rounded down to whole cents.

Adoption of Impact Fees

As noted, the fee schedule on the preceding pages shows the maximum impact fees that could be adopted under State law. The County may adopt the maximum fee for any given public facility category, or could adopt a lower fee, as part of the Impact Fee Ordinance. To fulfill DIFA's requirement that new growth pay its fair, *proportionate* share, all fees in a particular public facility category could be reduced proportionally (that is, by the same percentage for all land uses in the category), but individual land use categories within a particular public facility category cannot be individually reduced or deleted as part of the Impact Fee Schedule. (For alternatives, see the Reductions in Impact Fee Assessments section later in this chapter.)

It must be remembered that any across-the-board reduction in the maximum allowable impact fee must be funded ultimately with other revenue—General Fund or SPLOST, for instance—to make up the shortfall in collections. An alternative approach to reducing the fees across the board in a particular public facility category is to determine that individual projects that are eligible to be funded with impact fees will, instead, be funded through other revenue sources (such as SPLOST, bonds, General Fund taxes, or other income sources). It must be recognized that such reductions will have to be funded from sources that are primarily paid for by the County's existing residents and businesses, while waiting for new development to occur.

Interpretation

Listed in the fee schedule are the most common land uses as identified in the *Trip Generation Manual,* 11th Edition, Institute of Transportation Engineers (ITE).[1] For residential uses, the fee is assessed based on the number of dwelling units in the proposed building; for non-residential land uses the fee may be based on the floor area in the building or other standards applicable to specific land uses (such as the number of rooms in a hotel). The per unit measures are based on data provided in the ITE *Trip Generation Manual*. As it is impossible, and impractical, to list every possible land use type, the following is the methodology that will be used to determine employment for land uses that are not on the actual fee table.

The nomenclature used in the fee schedules may be different from that used by developers. For example, a developer may be building a 35,000 square foot grocery store but does not see a grocery store on the fee schedule. In this situation, the applicable fee would be found under 'supermarket.' Simply inquiring to the County should clarify any such uncertainty. However, reference to a source document, such as the *North American Industrial Classification System* (from the U.S. Office of Management and Budget; latest edition available on the U.S. Census Bureau website), may be helpful as an objective means of distinguishing among the types of land uses set out in the schedules.

For land uses not specified, a simple approach may be the most useful for most situations: an office type operation can be set at the same rate as a general office building. In the same vein, various retail uses not listed can be set at the same rate as for a strip retail plaza because they are often located within such a building. For example, a stand-alone stained-glass shop would be assessed the same fee as a 'strip retail plaza'. Many industrial uses can be assumed to be the same as general light industry. A machine shop or a bicycle assembly shop would both be 'light industry'.

Two categories on the Maximum Fee Schedule—Shopping Center and Strip Retail Plaza—are treated differently. The impact fees for these uses are assessed on the building's gross floor area as a whole

[1] Note that definitions of the residential and nonresidential land uses listed on the Maximum Fee Schedule can be found (in alphabetical order) following the Glossary in this report.

when the building permit is issued, without regard to the actual uses that will be located within these centers. The fee assumes a normal 'mix' of uses in such buildings and avoids the need to assess a new fee for each occupant as turnover occurs in the future. However, in circumstances where a more intensive use will replace an existing use in a shopping center, a fee may be charged to the extent that the new fee exceeds the fee already paid for the shopping center as a whole.

Reductions in Impact Fee Assessments

Because the state law provides that new growth and development cannot be charged more than their fair proportionate share of the costs of the capital improvements needed to serve it, this Methodology Report calculates the maximum that could be charged as an impact fee in order to establish the 'ceiling' above which the County cannot go. There are, however, several ways that a lower impact fee could be charged, either for a specific project, across the board for all projects, or for a group of specific uses that are of special benefit to the County. These are discussed below.

Adoption of Reduced Impact Fees

As noted, the fee schedule above shows the maximum impact fees that could be adopted under State law. The County may adopt the maximum fees for any given public facility category, or could adopt a lower fee, as part of the Impact Fee Ordinance. In order to fulfill DIFA's requirement that new growth pay its fair, proportionate share, all fees in a particular public facility category (such as fire protection services for example) could be reduced proportionally (that is, by the same percentage), but individual land use categories within the particular public facility category cannot be individually reduced or deleted.

Individual Fee Assessment

A landowner or developer may request an individual assessment when the average figures used in this Methodology Report do not apply to the specific project being proposed. This individual assessment determination will be made preferentially on alternate data available regarding the number of housing units or employment characteristics of the specific project, as applicable. Under the appeal procedures of the Development Impact Fee Ordinance, special circumstances can be considered and approved in modifying the fee for a particular project demonstrably differing from the average values used in this report.

Individual Appeals

The Impact Fee Ordinance provides for the appeal by anyone assessed an impact fee, first to the Impact Fee Administrator and then, if not resolved, to the Board of Commissioners.

Credits

Impact Fee Ordinance provisions address credits against impact fees that can be applied for expenditures made by a development toward the construction or provision of public facilities that are included for impact fee funding in the adopted Capital Improvements Element. These credits are established through a private contractual agreement between the County and the developer or builder (as regulated by the Impact Fee Ordinance).

Exemptions

Exemptions from the established impact fee amounts on the adopted Impact Fee Schedule can be adopted by the Board of Commissioners for 1) development that encourages affordable housing or 2)

represents "extraordinary economic or employment growth". Any exemptions granted must be made up in the applicable impact fee fund(s) from county revenue other than impact fees.

The exemptions must be authorized as part of the Impact Fee Ordinance and can be applied by the Board of Commissioners as a whole or in part to specified uses based on standards adopted by the Commissioners.

Periodic Review Recommended

A number of the factors that form the base-line assumptions in this report's impact cost calculations may change over time. In any impact fee program, the impact fee methodologies should be reviewed from time to time and should reflect changes in the growth and development of the county. Also, the fiscal elements of the impact fee system should be brought up to current dollars as inflation occurs.

- The 'planning horizon' of this methodology report is 2050. With each major update to the Comprehensive Plan, the Methodology Report (and impact fee methodologies) should be reviewed and updated as needed to meet any new goals, objectives or initiatives. The Community Work Programs in the Comprehensive Plan and the impact fee Capital Improvements Element should also be aligned.
- The amount of future tax revenue generated by future growth is directly related to the County's population and employment projections. These projections should be reviewed against other data, such as building permits and utility hook-ups or SPLOST revenue collections, as applicable, to confirm continuing validity or to modify the methodologies.
- Costs should be maintained in present value terms. The land costs for public safety facilities, parks, etc. as well as the various facility construction costs, should be reviewed annually.
- Projections in tax base growth should be updated from time to time to reflect actual growth, and to update the average new house values and value/employee then current in future years.
- Any changes in funding strategy for the facilities included in the impact fee program should be reflected in the impact fee calculation.
- New revenue sources, such as implementation of a new SPLOST program or T-SPLOST, should be reviewed for potential tax credits against impact fees.

By and large, it is particularly important to consider the changing conditions noted above in the year after the Comprehensive Plan itself is updated. This would also promote consistency between the goals, objectives and program initiatives as they evolve through the planning process.

Changes in the pace of development will affect the timing of service delivery but not, *per se*, the methodology used to calculate the impact costs. For instance, if more residential and business development is built than was projected, facilities will be needed sooner to meet the Level of Service standards. Tax revenues will increase faster than projected as growth accelerates and more impact fees will be collected. In this way, more funds are produced to provide the services demanded in a timely manner. If growth slows, the opposite occurs: reduced revenue and lowered demand for services.

Forecasts

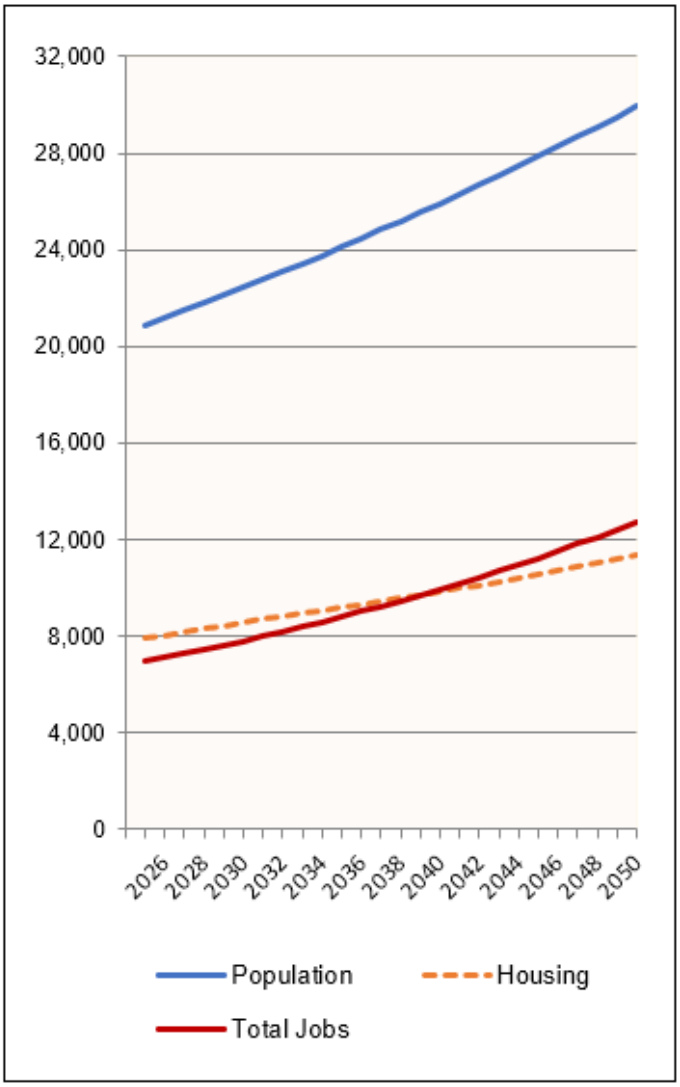
Notable future growth and development is forecast for Pike County over the coming 25 years as recovery from the Great Recession takes wing—a process that is already well underway.

County Projections

Population projections reflect this extensive growth that is expected by 2050 in the county, interrelated with both housing and business growth. The ultimate population forecast for 2050 is 1 shy of 30,200 people—an additional 30.3% in the number of people in the county today. Housing for this future population growth will increase at a slightly higher rate, yielding a 2050 housing stock of 11,500 units of all types of housing.

Forecasts of Future County Growth

Year	Population	Housing Units	Total Jobs
2025	21,060	7,991	6,939
2026	21,365	8,106	7,114
2027	21,676	8,254	7,288
2028	21,990	8,374	7,463
2029	22,310	8,527	7,637
2030	22,634	8,651	7,812
2031	22,962	8,776	8,010
2032	23,296	8,905	8,208
2033	23,634	9,033	8,406
2034	23,977	9,165	8,604
2035	24,326	9,263	8,802
2036	24,679	9,397	9,027
2037	25,037	9,534	9,252
2038	25,401	9,673	9,477
2039	25,770	9,813	9,702
2040	26,144	9,956	9,927
2041	26,524	10,063	10,186
2042	26,909	10,209	10,444
2043	27,300	10,358	10,703
2044	27,696	10,508	10,961
2045	28,098	10,661	11,220
2046	28,506	10,816	11,516
2047	28,920	10,972	11,812
2048	29,340	11,131	12,109
2049	29,766	11,293	12,405
2050	30,199	11,500	12,701
Increase	9,139	3,509	5,762
Percent	30.3%	30.5%	45.4%



Employment in the county is forecast to increase more dramatically than residents, adding almost 5,800 to the number of jobs here today—a 45% increase in the number of jobs compared to a 30% increase in residents.

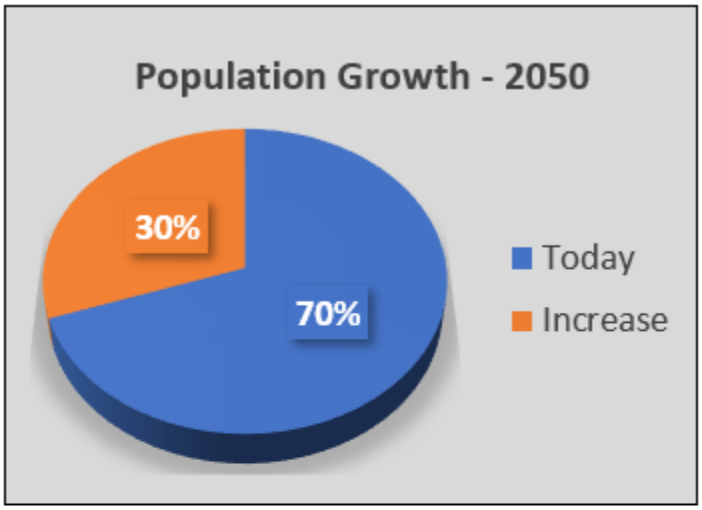
Population Outlook

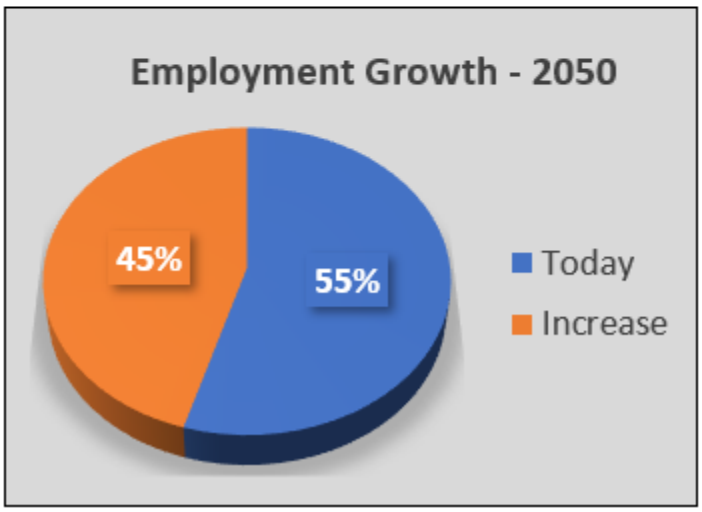
The future increase in population is not unprecedented. Looking back, since 2000 the county's population grew from 13,571 to 20,758 in 2024, a bit more than a one-third increase (34.5%) over 2000. After a slight 'slump' in population growth for several years in the early 2010s brought on by the collapse of the housing market and the onset of the Great Recession in 2008, starting in 2013 and extending to 2016, the county's total population had resumed its steady growth, basically resuming the pre-recession rate. As the county further matures and development opportunities continue, the annual rate of population growth is expected to continue at an overall average for the 25-year period of about 1% per year. By 2050, slightly more than 30% of the county's population will represent a net increase over the number of people that are here now.

This population increase, and a slightly falling average family size, will create a total demand for just over 3,500 new housing units (net, not counting replaced units).

Increased Job Opportunities

Countywide, overall employment is projected to grow dramatically by 2050, adding almost 5,800 to the employment base of 6,939 today, a 45.4% increase. Of these, leaving out jobs that normally do not occupy buildings and government operations (that are exempt from impact fees), employment in businesses that would be eligible for impact fee assessments are expected to increase from 5,585 today to 11,191 in 2050, a 50% increase. The employment increase in these businesses will represent 88% of all employees (12,701) in the county in 2050.





Almost two-thirds (63.5%) of the increase in the impact-fee eligible jobs countywide are projected to be in four of the 16 employment categories: the most notable being retail trade businesses (1,376 new jobs, a 72% increase), followed by manufacturing (991 new jobs, a 68% increase), wholesale trade (635 new jobs, an 11% increase), and employees in construction (558 new jobs, a 10% increase). Adding in the increase in administrative jobs adds 467 new jobs, bringing the total to almost 72% of all new impact fee-eligible jobs in the county in 2050.

With all of this projected population and employment growth by 2050, Pike County will be

called upon to increase the capacity of its facilities and infrastructure. This expansion will be necessary in order to maintain the attractive quality of life and business environment enjoyed today by residents and businesses alike.

More information on anticipated growth, including detailed growth forecast methodologies, is presented in Appendix A.

Library Services

Introduction

The Pike County Library System is a single county library system headquartered in Zebulon. The city of Zebulon is the county seat of Pike County and is centrally located in the county.

Service Area

The Pike County Library System provides a full range of library services to the residents of the entire county.

Library Facilities

The floor area and number of collection materials are shown on Table 1 respectively, below.

Currently, the library system does not meet the State minimum standard for floor area to qualify for State assistance. This 'shortfall' is added to the current floor area in order to determine the total floor area that would be required. The provision of the additional floor area would not be qualified for impact fee funding since its addition is needed to fully serve the existing population. However, the addition of library space beyond that needed to meet standards would be fully eligible for impact fee funding.

Table 1: Inventory of Library Facilities

Facility	Location	Gross Floor Area in Square Feet	Collection Materials
J. Joel Edwards Public Library	7077 Hwy 195, Zebulon, GA	9,840	
	Current Shortfall*	3,250	
	Total to meet State Standards	13,090	
Collection Materials			31,401
	TOTAL	9,840	31,401

*Additional floor area needed to meet Georgia Public Library System standards to qualify for State funding.

Level of Service

Demand for library facilities is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services impact fee is focused on future residential growth.

The current Level of Service (LOS) is calculated by dividing the floor area in the library facilities and the number of collection materials by the number of housing units in the county today. This yields an LOS per housing unit currently being provided to the county's residents.

Table 2: Current Level of Service Calculation - Libraries

Facility	Current Service Population	Level of Service
Square Feet meeting State Standards	Number of Housing Units (2025)	Square Feet of Floor Area per Housing Unit
13,090	8,076	1.6209
Existing Collection Materials	Number of Housing Units (2025)	Collection Materials per Housing Unit
31,401	8,076	3.8882

Future Demand for Library Services

The current level of service available to the county's residents today (from Table 2) is applied to the future number of housing units projected to be added to the county by 2050.

As shown on Table 3, this results in a future need for 5,681 additional square feet of floor area (whether as an addition to the existing library or the creation of a new branch library) and the net expansion of the collection by 13,628 materials. This 'net' collection expansion would consist of both the acquisition of new collection materials plus new materials to replace the number of old materials discarded each year.

Table 3: Future Demand Calculation - Libraries

Level of Service	Service Area Growth	New Growth Demand

Square Feet of Floor Area per Housing Unit	Number of New Housing Units (2025-50)	Square Feet of New Floor Area Impact Fee Eligible
1.6209	3,505	5,681
Collection Materials per Housing Unit	**Number of New Housing Units (2025-50)**	**New Collection Materials Supported**
3.8882	3,505	13,628

Impact Cost Calculations

The following table estimates when a new library facility (or expansion) would be needed to maintain the level of service available to both the existing county population and the future residents of the county, timed to future growth.

As shown on Table 4, the accumulated total number of new housing units anticipated in each year is shown. Using the level of service calculated on Table 3 – the square feet of floor area per housing unit – the 'total' floor area that would be impact fee eligible and needed to meet the future demand in each year is shown under the 'running total' column. Annual 'expansions', of course, would not be economically or physically realistic, so a year in which a single expansion of the floor area would be feasible and adequately anticipate all of the future demand was selected for the impact fee calculations: 2038.[2]

Bear in mind, however, that the 'impact fee eligible' square footage is in addition to the floor area needed to meet current State standards. Thus, the State 'shortfall' of 3,250 square feet plus the impact fee eligible square footage (5,681) together comprise a total floor area of 8,931 square feet that should be considered (of which the 5,681 square feet for new growth—63.6099%—would be impact fee eligible).

[2] Alternate approaches could be considered, such as expansions of the current library along with construction of a small new branch. The physical location of future residential growth and commercial centers will contribute to library service strategies in the future.

Table 4: Future Library Facility Projects

Year	Total New Housing Units	Net Increase Each Year	Running Total: SF Demanded	Project	Square Footage
2025	8,076				
2026	8,223	147	238		
2027	8,343	120	433		
2028	8,495	152	679		
2029	8,618	123	879		
2030	8,776	158	1,135		
2031	8,904	128	1,342		
2032	9,033	129	1,551		
2033	9,164	131	1,763		
2034	9,298	134	1,981		
2035	9,397	99	2,141		
2036	9,533	136	2,362		
2037	9,672	139	2,587		
2038	9,813	141	2,815	Future Expansion	5,681
2039	9,918	105	2,986		
2040	10,062	144	3,219		
2041	10,209	147	3,457		
2042	10,358	149	3,699		
2043	10,469	111	3,879		
2044	10,621	152	4,125		
2045	10,775	154	4,375		
2046	10,932	157	4,629		
2047	11,090	158	4,885		
2048	11,252	162	5,148		
2049	11,415	163	5,412		
2050	11,581	166	5,681		
Total	**3,505**				**5,681**

Table 5 on the next page shows the number of collection materials demanded by new growth each year.

The total (cumulative) new housing units are shown for each year. The net increase in housing units each year over the previous year is multiplied times the current level of service (from Table 2) to determine the net increase in collection materials that would be needed each year. These annual totals are accumulated each year to show the total increase in the entire collection as a 'running total' of new collection materials each year. Note that these totals do not include replacement materials for discarded items because those would not be impact fee eligible since no increase in the total materials would occur.

Table 5: Future Collection Materials Needed

Year	New Growth Demand			
	Total New Housing Units	Net Increase Each Year	New Materials Needed Each Year	Running Total
2025	8,076			
2026	8,223	147	572	572
2027	8,343	267	467	1,038
2028	8,495	419	591	1,629
2029	8,618	542	478	2,107
2030	8,776	700	614	2,722
2031	8,904	828	498	3,219
2032	9,033	957	502	3,721
2033	9,164	1,088	509	4,230
2034	9,298	1,222	521	4,751
2035	9,397	1,321	385	5,136
2036	9,533	1,457	529	5,665
2037	9,672	1,596	540	6,206
2038	9,813	1,737	548	6,754
2039	9,918	1,842	408	7,162
2040	10,062	1,986	560	7,722
2041	10,209	2,133	572	8,294
2042	10,358	2,282	579	8,873
2043	10,469	2,393	432	9,304
2044	10,621	2,545	591	9,895
2045	10,775	2,699	599	10,494
2046	10,932	2,856	610	11,105
2047	11,090	3,014	614	11,719
2048	11,252	3,176	630	12,349
2049	11,415	3,339	634	12,983
2050	11,581	3,505	645	13,628
Total	**3,505**		**13,628**	

The next table (Table 6) provides an estimate of the cost of providing the impact fee-eligible new library floor area. Since specific plans and timing have not yet been established, an expansion date of 2038 is chosen as being about halfway between the present and 2050.

Table 6: Facility Costs to Meet Future Demand

Year	Project	Total Floor Area	Total Cost Today*	% for New Growth*	New Growth Share (PV)**
2038	Future Expansion	5,681	$ 3,044,229	100%	$ 5,032,492
Total		**5,681**	**$ 3,044,229**		**$ 5,032,492**

* Based on similar projects in Palmetto, Georgia and Crozet, Virginia, reported by Engineering News Record, *Green Building Square Foot 2020 Cost Book*, brought to 2025 NPV.
** Present Value = 2024 cost estimate inflated to 2038 target year using the Building Cost Index (BCI), reduced using the Discount Rate.

The calculation of the future cost to expand the collection materials in order to maintain the current level of service for all residents, both existing today and those coming in the future, is shown on Table 7 on the following page.

Using the data shown on Table 5, Table 7 calculates the average cost for all of the collection materials needed each year to maintain the current level of service. This average cost, of course, considers all types of collection materials, including adult and children's fiction books, nonfiction books and reference materials, CDs and DVDs.

The new materials needed each year is taken from Table 5, which is multiplied by the average cost of all collection materials to estimate the expenditure needed each year in today's dollars. Since the expenditures are entirely impact fee eligible because they are based on future growth in the number of housing units, the same figures are shown in the 'new growth share' column.

Since the original figures are in current (2024) dollars, the amounts each year are converted to Present Value using the Consumer Price Index and the discount rate based on the anticipated year of each expenditure.[3]

[3] See Appendix C for an in-depth discussion regarding Present Value calculations.

Table 7: Collection Material Costs to Meet Future Demand

Year	New Materials Needed (annual)	Annual Cost (2024 Dollars)	% for New Growth	New Growth Share (2024 $)	Present Value
2025	0				
2026	572	$ 14,556.92	100%	$ 14,556.92	$ 15,687.31
2027	467	$ 11,883.20	100%	$ 11,883.20	$ 13,293.89
2028	591	$ 15,052.05	100%	$ 15,052.05	$ 17,480.50
2029	478	$ 12,180.28	100%	$ 12,180.28	$ 14,684.36
2030	614	$ 15,646.21	100%	$ 15,646.21	$ 19,581.51
2031	498	$ 12,675.41	100%	$ 12,675.41	$ 16,467.92
2032	502	$ 12,774.44	100%	$ 12,774.44	$ 17,228.92
2033	509	$ 12,972.49	100%	$ 12,972.49	$ 18,162.64
2034	521	$ 13,269.57	100%	$ 13,269.57	$ 19,286.44
2035	385	$ 9,803.64	100%	$ 9,803.64	$ 14,791.84
2036	529	$ 13,467.62	100%	$ 13,467.62	$ 21,094.30
2037	540	$ 13,764.70	100%	$ 13,764.70	$ 22,381.05
2038	548	$ 13,962.76	100%	$ 13,962.76	$ 23,568.10
2039	408	$ 10,397.80	100%	$ 10,397.80	$ 18,219.41
2040	560	$ 14,259.84	100%	$ 14,259.84	$ 25,938.63
2041	572	$ 14,556.92	100%	$ 14,556.92	$ 27,487.89
2042	579	$ 14,754.97	100%	$ 14,754.97	$ 28,923.42
2043	432	$ 10,991.96	100%	$ 10,991.96	$ 22,367.94
2044	591	$ 15,052.05	100%	$ 15,052.05	$ 31,796.99
2045	599	$ 15,250.10	100%	$ 15,250.10	$ 33,442.80
2046	610	$ 15,547.18	100%	$ 15,547.18	$ 35,393.30
2047	614	$ 15,646.21	100%	$ 15,646.21	$ 36,975.85
2048	630	$ 16,042.32	100%	$ 16,042.32	$ 39,356.43
2049	634	$ 16,141.34	100%	$ 16,141.34	$ 41,108.12
2050	645	$ 16,438.42	100%	$ 16,438.42	$ 43,459.79
Total	**13,628**	**$ 347,088.42**		**$ 347,088.40**	**$ 618,179.34**

Average replacement cost = $ 25.47

Impact Cost Calculations

As noted, Library impact fees are collected from residential development only.

Calculation of the 'net impact cost per housing unit' is shown on Table 8. The total eligible cost of new library construction plus the cost of acquiring new library materials, minus impact fees currently on hand, produces the total cost eligible for impact fee funding. This total, divided by the total increase in the number of new housing units, produces the 'net impact cost per housing unit'. To this net cost is added an administration fee and a fee for preparation of the Capital Improvements Element to produce the 'total maximum impact fee per housing unit'. This figure may be reduced by the County Commission when preparation of the Impact Fee Ordinance is being considered but cannot be exceeded.

Table 8: Maximum Cost to Serve New Growth—Library Facilities

Description	Total
Total Eligible Cost of Library Construction*	$ 5,032,492.00
minus Funds on Hand	$ (65,514.92)
plus Total Cost of New Collection Materials	$ 618,179.34
= Impact Fee Eligible Library Project Costs	$ 5,585,156.42
÷ Total Housing Unit Increase (2024-2050)	3,505
= **Net Impact Cost per Housing Unit**	**$ 1,593.4826**
plus 3% Administration Fee	$ 47.8045
plus 2% CIE Preparation Fee	$ 31.8697
= **Maximum Impact Fee per Housing Unit**	**$ 1,673.1568**

*Note that the impact fee eligible cost does not include the cost of bringing the current library up to GPLS standards.

Maximum Impact Fee Schedule

The maximum impact fee that could be charged for the library services category from Table 8 is transferred to the following Table 9: Maximum Impact Fee Schedule--Library Facilities. This is the most that could be charged for each new dwelling unit constructed in the county to continue to provide library services at the same level of service enjoyed by county residents today.

Table 9: Maximum Impact Fee Schedule--Library Facilities

ITE Code	Land Use	Total Fee per Unit	Unit of Measure
Residential			
210	Single-Family Detached Housing	$ 1,673.1568	per dwelling
215	Duplex orTownhouse 1-3 stories	$ 1,673.1568	per dwelling
220	Multi-Family Low Rise 2-3 stories	$ 1,673.1568	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	$ 1,673.1568	per dwelling
222	High-Rise Multi-Family over 10 stories	$ 1,673.1568	per dwelling
255	Continuing Care Retirement Community	$ 1,673.1568	per dwelling
260	Recreational Home (2nd home or STR)	$ 1,673.1568	per dwelling

Note: Total Fee per Dwelling includes administration and CIE preparation fees.



Parks and Recreation Facilities

Introduction

Public recreational opportunities are provided by Pike County through the County's Parks and Recreation Department and its many recreation components.

Service Area

All parks and recreation components are operated on a countywide basis. Facilities are provided equally to all residents of the unincorporated area and the county's cities.

Parks and recreational facilities are made available to the county's population living throughout the county. The County's parks and facilities are often used based on the programs or facilities available, as opposed to proximity of the facility to particular geographic locations. For instance, residents and families may be attracted to a variety of locations based on the facilities available without regard to the locations of the residents themselves. Some programs and recreation facilities are located only at certain facilities, to which any city resident can come. As a general rule, parks facilities are located to be easily accessible to its residents throughout the county, and future facilities will continue to be located around the county so that recreational opportunities will continue to be available on an equal basis to all residents of the county.

For these reasons, the entire county is considered a single service area for parks and recreational facilities.

Parks & Recreation Facilities

The following Table 10 provides an inventory of all buildings that are owned and operated by the County. The key factor is what the buildings would cost today (2025) reflecting the cost actually expended in the original year of construction brought forward to what it would cost in 2025 present value. (For some of the buildings, the Present Value was already available.)



Table 10: Current Inventory: Buildings and Pavilions

	Floor Area (sq. ft.)	Date Built	Original Cost	2025 PV
Maintenance Barn	1,500	1991	$ 26,011.13	$ 96,852.92
Maintenance Barn 2	1,500	2000	$ 34,556.25	$ 90,854.27
Baseball Concession Stand	1,152	1986	$ 80,403.84	$ 363,240.32
Baseball Restrooms	1,080	1986	$ 21,669.12	$ 97,894.55
Softball Concession Stand/Restroom	200	1993	$ 13,959.00	$ 48,108.55
Softball Restrooms	450	1993	$ 9,028.80	$ 31,117.02
Softball Shed	672	1993	$ 22,901.76	$ 78,929.05
Football Restrooms	625	1986	$ 12,540.00	$ 56,651.94
Football Concession Stand	625	2001	$ 43,621.88	$ 110,339.34
Community Center	6,000	2023	$ 1,000,000.00	$ 1,080,402.30
Soccer Restrooms	576	2006	$ 11,556.86	$ 24,093.62
Soccer Concession Stand	576	2006	$ 40,201.92	$ 83,812.55
Baseball Pavilion 1	2,800			$ 28,000.00
Baseball Pavilion 2	750			$ 1,300.00
Softball Pavilion	750			$ 1,300.00
			Total Buildings and Pavilions	$ 2,192,896.44

Note: Blank date and original cost cells indicate that the Present Value is already available.

Altogether, the County has expended the equivalent of almost $2.2 million over the past 39 years.

The same approach is used to calculate the total investment made by the County in its existing recreation facilities. Table 11 shows the equivalent value of the investment in the facilities today. For those facilities that the County had not already calculated the current 2025 value, the original date of the expenditures and the amounts were also brought up to the current year using Present Value calculations.





Table 11: Current Inventory: Recreation Facilities

	Number	Date Built	Original Cost	2025 PV
Playsets	2			$ 88,636.00
Picnic Tables	14			$ 14,000.00
Ice Machine	5			$ 16,000.00
Benches	43			$ 19,608.00
Fencing	Whole Park			$ 275,606.00
Scoreboards	11			$ 99,000.00
Bleachers	27			$ 62,100.00
Batting Cage (2)	3763 sf			$ 35,000.00
L-Screens	12			$ 6,960.00
Turf Mounds	3	2023	$ 10,500.00	$ 11,272.82
Lighting	12 Fields			$ 1,100,000.00
Safety Netting	10 Fields	2023	$ 90,574.00	$ 97,240.42
Backstop Pad	8 Fields	2023	$ 13,894.00	$ 14,916.62
Hitting/Pitching Mats	14	2023	$ 5,846.00	$ 6,276.28
Field Goal Post	2			$ 4,000.00
Soccer Goals	30			$ 45,655.00
Landscaping		2023	$ 24,792.00	$ 26,616.74
Landscaping - 24 Trees & Sod		2024	$ 19,120.00	$ 19,811.14
Soccer Courts Parking		2022	$ 31,658.00	$ 35,216.68
Soccer Complex		2022	$ 169,922.00	$ 189,022.93
			Total Recreation Facilities	$ 2,166,938.63

Note: Blank date and original cost cells indicate that the Present Value is already available.

By the same token, the current value of past expenditures for certain vehicles and rolling stock are shown on Table 12. As can be seen from the dates, these items have useful life spans exceeding, or expected to exceed (based on past experience), 10 years of useful lives.



Table 12: Current Inventory: Vehicles & Rolling Stock

	Number	Date Acquired	Original Cost	2025 PV
Turf Tank	1	2024	$ 8,200.00	$ 8,512.43
F-150	1	2009	$ 8,000.00	$ 14,551.99
John Deere Gator	1	2016	$ 9,995.00	$ 13,993.89
John Deere Gator	1	2018	$ 10,500.00	$ 13,641.62
John Deere Field Rake	1	2007	$ 3,500.00	$ 6,860.87
Grasshopper Lawn Mower	1	2010	$ 2,995.00	$ 5,247.95
Grasshopper Lawn Mower	1	2015	$ 8,499.00	$ 12,352.73
Grasshopper Lawn Mower	1	2019	$ 8,735.00	$ 10,932.01
Kubota Lawn Mower	1	2019	$ 14,900.00	$ 18,647.62
			Total Vehicles & Rolling Stock	$ 104,741.11

The following table summarizes the county's investment in its parks and facilities. The Present Value for park land was calculated based on the Tax Assessors records of county-owned properties, while the PV for the recreation facilities reflects the Construction Cost Index, the cost of the buildings is based on the Building Cost Index, and the Consumer Price Index is applied to the vehicles and rolling stock.[4]

Table 13: Summary Investment in Parks & Recreation Facilities

	2025 PV
Current Holdings: Park Land (95.52 acres)	$ 513,830.00
Current Inventory: Buildings and Pavilions	$ 2,192,896.44
Current Inventory: Recreation Facilities	$ 2,166,938.63
Current Inventory: Vehicles & Rolling Stock	$ 104,741.11
Total Investment	**$ 4,464,576.18**

[4] See Appendix C for how the average rate for each of the indexes was calculated.

Maximum Impact Fee Calculation – Parks and Recreation

The maximum impact fee that could be charged in Pike County for the Parks & Recreation facilities category, based on the calculations carried out in this chapter, is shown on Table 14. As noted, Parks and Recreation impact fees are collected only from residential development and are assessed as housing units are issued building permits.

The '2025 Present Value' for each category (land, buildings, facilities and vehicles) is transferred to Table 14, below, from Table 13, above. Those numbers are each divided by the total existing housing units (8076) to determine the 'per housing unit' amount of investment existing today. The 'per 2025 housing unit' amounts are multiplied times the number of new housing units that are expected in the coming years (3,505) to determine the amount of investment that will be required to serve future growth and development at the same level of service enjoyed by the city's residents today. These amounts are in 2025 dollars.

Table 14: Calculation of Maximum Impact Fee

	2025 Present Value	Total 2025 Housing Units	Per 2025 Housing Unit	2025 Cost to Support New Growth*	2037 Present Value**
Park Land	$ 513,830.00	8,076	$ 63.62	$ 223,003.24	$ 349,289.41
Buildings and Pavilions	$ 2,192,896.44	8,076	$ 271.53	$ 951,721.40	$ 1,513,640.84
Recreation Facilities	$ 2,166,938.63	8,076	$ 268.32	$ 940,455.66	$ 1,310,239.87
Vehicles and Rolling Stock	$ 104,741.11	8,076	$ 12.97	$ 45,457.85	$ 70,400.51
			Total Cost	$ 2,160,638.15	**$ 3,243,570.63**
			Minus Current Impact Fee Fund Balance	$ (65,514.92)	**$ -**
			Net Cost to Serve New Growth	$ 2,095,123.23	**$ 3,243,570.63**
			divided by: Increase in Housing Units 2025-50	3,505	**3,505**
			= Net Impact Fee Cost per Housing Unit	$ 616.4400	**$ 925.4124**
			plus 3% Administration Fee	$ 18.4932	**$ 27.7624**
			plus 2% CIE Prepartion Fee	$ 12.3288	**$ 18.5082**
			= Total Maximum Impact Fee per Housing Unit	$ 647.2620	**$ 971.6831**

* Investment per each 2025 housing unit times the projected increase in housing units from 2025 to 2050 (3,505) in current 2025 dollars.

** PV based on the CPI for land holdings, the BCI for building construction, the CCI for new recreation facilities, and the CPI for vehicles and rolling stock. Fund balances in 2037 would be $0.

All of the recreation components needed to serve future growth, of course, will not occur in the current year. However, since the actual pace and timing of construction for the improvements proposed to meet future demand have not been programmed, an 'average' year of 2037 is used for Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates for the parks and recreation facilities, the PV is calculated by increasing the current (2025) estimated costs as follows:

- By using the CPI for acquisition of additional park lands,
- the Engineering News Record's 10-year average building cost inflation (BCI) rate for recreation buildings and pavilions,
- the Engineering News Record's 10-year average construction cost index (CCI) rate for all recreation facilities, and
- the CPI for all vehicles.

All project costs are then reduced to current PV dollars using the Net Discount Rate.

Totals for all recreation facilities for 2025 and 2037 are shown, and the 2025 total is reduced by the amount of previously collected impact fees on hand. Each 'net cost' is then divided by the future increase in housing units to 2050, which results in a cost per housing unit.' By adding in the 3% administration fee and the 2% CIE preparation fee, the total maximum fee is determined.





Maximum Impact Fee Schedule—Parks and Recreation

The total impact fee shown on Table 14 ($971,6831) for each new housing unit) is the maximum amount that new housing units could be charged to maintain the current Parks & Recreation level of service enjoyed by today's residents. for both future residents and those living in the county today. This maximum fee would be required to continue to provide parks and recreation facilities to new growth and development at the same level as those living in the county today. This fee is shown on the Maximum Impact Fee Schedule—Parks and Recreation, below.

Table 15: Maximum Impact Fee Schedule--Parks and Recreation

ITE Code	Land Use	Total Fee per Unit	Unit of Measure
Residential			
210	Single-Family Detached Housing	$ 971.6831	per dwelling
215	Duplex orTownhouse 1-3 stories	$ 971.6831	per dwelling
220	Multi-Family Low Rise 2-3 stories	$ 971.6831	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	$ 971.6831	per dwelling
222	High-Rise Multi-Family over 10 stories	$ 971.6831	per dwelling
255	Continuing Care Retirement Community	$ 971.6831	per dwelling
260	Recreational Home (2nd home or STR)	$ 971.6831	per dwelling

Note: Total Fee per Dwelling includes administration and CIE preparation fees.





Animal Services

Introduction

In Pike County the Animal Services facilities support the County's animal control program and thus provide services throughout the county. Demand for animal control services is almost exclusively related to the county's resident population. Thus, an impact fee for animal service facilities is based on future residential growth.

Service Area

The entire county is considered a single service area for the provision of animal services because all residents in the county and its cities have equal access to the benefits that the service provides.

Existing Facilities and Vehicles

Today's facility consists of the Animal Control Building, containing 2,374 square feet, an inside run (1,420 square feet) and an outside run (954 square feet).

Table 16: Current Inventory: Animal Control Facilities

Facility & Vehicles	Quantity

Facility	Square Feet
Animal Control Building	2,374
Inside Runs	1,420
Outside Runs	954
Totals -- Facility	4,748

Vehicles (with Transport Boxes)	Number
F150 4x4	1
F150 4x4 with extended cab	1
Total Vehicles	2

In addition, Animal Services operates two vehicles, each equipped with a transport box for the collection and transportation of animals.

Over the years, the County has invested in its Animal Control program. Today's animal control facility consists of a building constructed in 2013 and a subsequent expansion in 2021. In terms of today's costs (i.e., "present value"), the County has spent the equivalent of more than $356 thousand dollars on building the facilities. In addition, the Service's two vehicles together have a current value of well over $80 thousand dollars based on their original purchase dates brought up to 2025 current dollars. These calculations are shown on Table 17, below.

Table 17: Current Investment: Animal Control Facilities

Year	Facility	Original Cost	Present Value*
	Buildings		
2013	Animal Control Building	$ 5,001	$ 7,864
2021	Animal Control Shelter Expansion	$ 300,000	$ 348,864
	Totals -- Buildings	$ 305,001	$ 356,729
	Vehicles (with Transport Boxes)		
2004	F150 4x4	$ 15,808	$ 33,987
2024	F150 4x4 with extended cab	$ 45,123	$ 46,798
	Totals -- Vehicles	$ 60,931	$ 80,786
	Current Value of Investment in Facilities =		$ 437,514

* Calculated using the Building Cost Index for buildings and the Consumer Price Index for vehicles. See Appendic C.

The extent to which the Animal Services operation serves the county's current residents provides the basis for determining the extent to which its facilities will need to be expanded to serve new growth in the future without eroding services to the people that live in the county today.

The current level of service is calculated on the basis of the existing facility and vehicles and the current number of housing units countywide. For instance, as shown on Table 18, there is slightly less than 0.3 of a square foot of facilities for each housing unit in the county today.

Table 18: Current Level of Service Calculations

Based on Current Facilities		
Facility	**Current Housing Units**	**Current Level of Service**

Building Square Feet	Number of Housing Units (2025)	Square Feet of Floor Area per Housing Unit
2,374	8,076	0.293957

Animal Services Vehicles	Number of Housing Units (2025)	Vehicles per Housing Unit
2	8,076	0.000248

Demand for Services

In order to calculate the extent to which animal control facilities will need to be expanded in the future to meet the needs of the county's future growth and development while maintaining the current level of service for today's residents, the current levels of service for facilities and vehicles are multiplied by the additional housing units that are expected to be built over the coming 25 years. For instance, the 'square feet of building area per housing unit' from Table 18 is multiplied times the additional number of housing units expected in the future to determine how many more square feet of building area will need to be added to the current facility to serve the demands of future residents without reducing service to the county's population today.

This is accomplished by multiplying the current level of service for Animal Control's building and fleet times future growth and development. Table 19 shows these calculations.

Table 19: Future Demand for Animal Control Facilities and Vehicles

Current Level of Service	Service Area Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	Increase in Housing Units (2025-50)	Square Feet of New Floor Area Needed
0.293957	3,505	1,030
Vehicles per Housing Unit	Increase in Housing Units (2025-50)	Net New Vehicles Demanded
0.000248	3,505	0.8680

Costs to Serve Future Development

The additional floor area and additional vehicle purchase will be accomplished at some propitious time in the future. The timing of those actions, however, has not yet been established.

As a result, the calculation of the costs for these items in the future has been established to occur in 2037 (halfway between today and 2050). This allows for the anticipated effect of inflation to be taken into account in the years ahead.

Table 20: Impact Fee Eligible Costs

	Number Needed	Cost (PV 2037)		Impact Fee Eligible		Ineligible
		Each*	Total	Percent**	Cost	Amount
New Floor Area	1,030	$ 616.91	$ 635,417.30	100.00%	**$ 635,417.30**	$ -
New Vehicles	1.0000	$ 78,991.77	$ 78,991.77	86.80%	**$ 68,564.86**	$ 10,426.91
		Total Costs	**$ 714,409.07**		**$ 703,982.16**	$ 10,426.91

* Present Value (PV) for new floor area is based on a similar project reported by BNI Engineering News Record for a fully equipped facility. PV based on 10-year average annual BCI projected to 2037 plus 25% for design services and
PV for the new vehicle is based on the most recent (2024) purchased vehicle. PV based on the 10-year average annual CPI projected to 2037

** 0.9311 vehicle "eligible" divided by1 full vehicle that would have to be acquired produces the percent eligible of the total.

Animal Control impact fees are collected from residential development only.

Calculation of the 'net impact cost per housing unit' is shown on Table 21. The total eligible cost of new animal control construction plus the cost of acquiring an additional vehicle produces the total cost eligible for impact fee funding.

Table 21: Cost to Serve New Growth

Description	Total
Total Eligible Cost of Animal Services Facilities	$ 635,417.30
plus Total Eligible Cost of Vehicles	$ 68,564.86
minus Impact Fee Fund Balance	$ -
= Net Eligible Animal Services Costs	$ 703,982.16
÷ Total Housing Unit Increase (2024-2050)	3,505
= Net Impact Cost per New Housing Unit	$ 200.8508
plus 3% Administration Fee	$ 6.0255
plus 2% CIE Preparation Fee	$ 4.0170
= Total Maximum Impact Fee per Housing Unit	**$ 210.8933**

This total, divided by the total increase in the number of new housing units, produces the 'net impact cost per new housing unit'. To this net cost is added an administration fee and a fee for preparation of the Capital Improvements Element to produce the 'total maximum impact fee per housing unit'. This figure may be reduced by the County Commission, of course, when preparation of the Impact Fee Ordinance is being considered, but the maximum figure cannot be exceeded.

Maximum Impact Fee Schedule—Animal Services

The total maximum impact fee shown on Table 21 for each new housing unit establishes the ceiling that new growth and development could be charged. That amount has been calculated to maintain the current Animal Services level of service available to today's residents as well as future residents generated by future growth and development.

This fee is shown on the Maximum Impact Fee Schedule—Animal Services, below.

Table 22: Maximum Impact Fee Schedule--Animal Services

ITE Code	Land Use	Total Fee per Unit	Unit of Measure
Residential			
210	Single-Family Detached Housing	$ 210.8933	per dwelling
215	Duplex orTownhouse 1-3 stories	$ 210.8933	per dwelling
220	Multi-Family Low Rise 2-3 stories	$ 210.8933	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	$ 210.8933	per dwelling
222	High-Rise Multi-Family over 10 stories	$ 210.8933	per dwelling
255	Continuing Care Retirement Community	$ 210.8933	per dwelling
260	Recreational Home (2nd home or STR)	$ 210.8933	per dwelling

Note: Total Fee per Dwelling includes administration and CIE preparation fees.

Fire Protection

Introduction

Fire protection Services are provided by the County through its Fire Department.

Service Area

The entire county is considered a single service area for the provision of fire protection. All residents and employees in the county have equal access to the benefits of the services provided. While the County has a mutual aid agreement with the City of Meansville, the city maintains its own fire department and has 'first responder' status in Meansville.

Fire protection services operate as a coordinated system, with each fire station backing up the other stations in the system. The backing up of another station is not a rare event; it is the essence of good fire protection planning. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. Any new county station would relieve some of the demand on the other stations. Since the stations would continue to operate as 'backups' to the other stations, everyone in the county service area would benefit from the construction of a new station since it would reduce the 'backup' times that the station nearest to them would be less available.

Inventory of Current Facilities and Vehicles

The Department's current inventories of facilities and vehicles are shown on the following tables.

Table 23 provides an inventory of the Department's fire stations, while Table 24 lists the Department's on-line firefighting and support vehicles. Given the most recent increases in vehicle costs, only the most recent 6 vehicles are used to calculate an 'average' per-vehicle cost.

Together, these facilities and vehicles form the basis for projecting the need for additional facilities and vehicles to serve future growth and development at the same level of service currently enjoyed by the county's residents and businesses.

Table 23: Current Fire Department Stations

Station	Floor Area	Bays
Station 1 Concord	5,175	3
Station 2 Hollonville	4,800	3
Station 3 Linsey	4,800	3
Station 5 Molena	5,160	3
Station 6 Williamson	4,800	3
Station 7 Zebulon	4,704	4
Station 8 Gresham	2,400	2
Totals	31,839	21

Table 24: Current Fire Department Vehicles

Year	Vehicle	Cost	2025 NPV
	Fire Apparatus		
1991	Ford Pumper	$ 30,000.00	$ 106,970.73
1999	International Tanker	$ 108,860.00	$ 287,803.37
1997	Freightliner Pumper	$ 80,000.00	$ 227,927.42
1999	International Tanker	$ 108,000.00	$ 285,529.70
1999	International Tanker	$ 108,000.00	$ 285,529.70
2001	Freightliner Pumper	$ 174,000.00	$ 426,872.08
2001	Freightliner Pumper	$ 174,000.00	$ 426,872.08
2002	International Pumper	$ 105,000.00	$ 248,140.86
2007	Freightliner Pumper Tanker	$ 80,000.00	$ 156,819.97
2007	Freightliner Pumper Tanker	$ 80,000.00	$ 156,819.97
2008	ALF Pumper	$ 257,784.00	$ 486,774.49
2008	ALF Pumper	$ 257,784.00	$ 486,774.49
2008	ALF Pumper	$ 257,784.00	$ 486,774.49
2008	ALF Pumper	$ 257,784.00	$ 486,774.49
2008	Pierce Arrow Pumper	$ 550,000.00	$ 1,038,567.05
2009	HME Aerial	$ 500,000.00	$ 909,499.23
	Total Investment	$ 3,128,996.00	$ 6,504,450.12
		Average	$ 406,528.13
		Average (2008-2009 Vehicles)	$ 649,194.04
	Support Vehicles		
1986	Chevrolet Kodiac Rescue LT	$ 35,000.00	$ 150,455.94
1987	Ford Blue Bird Bus	$ 5,000.00	$ 20,704.84
1994	GMC Rescue Heavy	$ 30,000.00	$ 95,619.48
2000	Ford Rescue LT	$ 8,000.00	$ 20,374.08
2004	Trans Haul Trailer	$ 7,500.00	$ 16,447.17
2004	Dodge Dakota	$ 46,875.00	$ 102,794.82
2004	Dodge Pickup	$ 28,125.00	$ 61,676.89
2005	Scotty Trailer	$ 30,000.00	$ 63,374.08
2007	Dodge Ram 3500	$ 35,874.00	$ 70,321.99
2012	Chevrolet Tahoe	$ 43,333.00	$ 70,458.36
2015	Honda Pioneer UTV	$ 19,000.00	$ 27,615.24
2016	Ford Command	$ 30,114.00	$ 42,162.28
2016	Ford Brush Vehicle	$ 33,447.00	$ 46,828.78
2016	Ford F-150	$ 26,955.00	$ 37,739.40
	Total Investment	$ 379,223.00	$ 826,573.35
		Average (2007-2016 Vehicles)	$ 49,187.68

Level of Service and Forecasted Demand

Future Demand

'Level of Service' (LOS) is the relationship between service capacity and service demand for public facilities. The County has adopted a level of service for fire protection services based on the current level of service in facility space, fire apparatus, and supporting vehicles (that have a service life of at least ten years). As such, there are no existing deficiencies by definition.

Current Level of Service

This current level of service is based on the existing inventories that serve residents and businesses located in the fire protection service area today. These calculations are shown on the left-hand columns of Table 25. Existing service levels and quality of services are adequate to meet current needs and therefore establish the basis upon which the needs of future growth and development are to be met.

Table 25: Current Level of Service and Future Demand for Fire Stations and Vehicles

Facility	Service Population	Level of Service	Future Population	New Growth Demand
Existing Station Square Feet	2025 Day-Night Population	Square Feet per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Square Feet Demanded
31,839	21,060	1.51182336	14,901	22,528
Existing Fire Apparatus	2025 Day-Night Population	Fire Apparatus per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Apparatus Demanded
16	21,060	0.00075973	14,901	11.32
Existing Support Vehicles	2025 Day-Night Population	Support Vehicles per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Support Vehicles Demanded
14	21,060	0.00066477	14,901	9.91

NOTE: 11 net new fire apparatus and 9 new support vehicles would be eligible for impact fee funding at 100% (excluding replacements).

The current level of service is calculated by dividing the current inventory of each facility type – that is, building area (square footage) from Table 23 and fire apparatus and support vehicles from Table 24 – by the current day-night population. Day-night population is used in that fire protection is a 24-hour service provided continuously to both residences and businesses in the service area.

Future Facilities Needed

The current level of service standards calculated in the left-hand columns of Table 25 are then multiplied times the increase in day-night population to 2050 (taken from the forecasts in Appendix A) to produce the future demand for fire protection facilities and vehicles created by future growth. These amounts are shown under 'New Growth Demand' on Table 25.

At this time, the 22,077 square feet in additional building area needed to serve future growth is not assigned to specific future administration space or new fire stations (or expansions of existing stations). While the projections also support the increases in the number of fire apparatus and support vehicles, the type of actual new vehicles to be acquired, like new building floor areas to be constructed, will be determined as the character and location of new growth and development occurs.[5]

Future Costs

There are three categories of future costs shown on Table 26: those for needed new/expanded building area, those for new fire apparatus and those for new support vehicles, that are based on the net expansion of facilities in those categories through 2050. Net new added space, additional fire apparatus and additional support vehicles are all 100% eligible for impact fee funding.

Table 26: Building and Vehicle Costs to Meet Future Demand

	Number	2025 Cost per Each*	Total 2025 Cost	Estimated Cost 2037 (PV)	% Impact Fee Eligible	Total Impact Eligible Cost
New Building Area*	22,528	$ 432.76	$ 9,749,281.43	$ 15,505,494.05	100.0%	$ 15,505,494.05
New Fire Apparatus	11	$ 649,194.04	$ 7,141,134.44	$ 10,935,201.04	100.0%	$ 10,935,201.04
New Support Vehicles	9	$ 49,187.68	$ 442,689.08	$ 677,888.66	100.0%	$ 677,888.66
Totals		**$ 698,814.48**	**$ 17,333,104.94**	**$ 27,118,583.75**		**$ 27,118,583.75**

* Building cost estimate based on average current square foot cost of similar fire stations, published in Engineering News Record reports. Estimated fire apparatus and support vehicle unit costs represent the average costs of the most recently acquired six vehicles in each vehicle category based on their net present value in 2025.

Impact Cost Calculation

Using the total impact eligible cost figures for the three facility categories from Table 26, divided by the increase in the day-night population by 2050, results in the 'net impact fee per day-night person'. Note that there are no SPLOST credits or credits for tax collections because fire services are 100% impact fee eligible.

To this net impact fee are added an administration fee of 3% and a fee for preparation of the Capital Improvements Element of the impact fee program (2%). These additions result in the maximum

[5] It is important to note that only the acquisition of vehicles that increase the total fleet are eligible for impact fee funding. Vehicles purchased to replace aging and retired vehicles would not be eligible unless those older vehicles are then held in reserve. The key is that the purchase of new vehicles must result in expansion of the total fleet.

impact fee that could be charged per person. This figure will be used to calculate impact fees for all nonresidential land uses.

Table 27: Fire Protection Cost to Serve New Growth--per Person

Description	Total
Total Eligible Cost of New Building Construction	$ 15,505,494.05
Total Eligible Cost of New Fire Apparatus	$ 10,935,201.04
plus Total Eligible Cost of New Support Vehicles	$ 677,888.66
Minus Current Impact Fee Fund Balance	$ (344,386.22)
minus Credit for Tax Contributions	$ -
= Total Net Eligible Fire Project Costs	$ 26,774,197.53
÷ Day-Night Pop Increase (2025-2050)	14,901
= Net Impact Fee per Day-Night Person	$ 1,796.8054
plus 3% Administration Fee	$ 53.9042
plus 2% CIE Preparation Fee	$ 35.9361
= Maximum Impact Fee per Person	**$ 1,886.6457**

A final calculation, shown on the table below, is necessary to fairly distribute the portion of project costs that are attributable to residential growth, because they are assessed impact fees per housing unit rather than per person.

The portion of the total project cost that is attributable to new residential growth is calculated based on the percentage of the total day-night population increase that is comprised of new residents.

This percentage (61.3315%) is then applied to the 'Total Net Eligible Fire Project Costs' figure to produce the cost attributable to new residential growth. This is the amount of investment that will be needed to serve future growth and development while maintaining the same level of service enjoyed by the city's residents today.

Finally, this total cost attributable to new residential growth is divided by the number of new housing units projected to 2050 in the Fire Protection service area to produce a 'Net Impact fee Per Housing Unit'.

To this net impact fee are added an administration fee of 3% and a fee for preparation of the Capital Improvements Element of the impact fee program (2%). These additions result in the maximum impact fee that could be charged for each new housing unit constructed in the service area in the future. Note that the County could decide to charge lower fees for Fire Protection, but not higher than these maximums.

Table 28: Calculation of Housing Unit Fee for Fire Protection Service Are

Factor	Data
Residential Population Increase (2025-2050)	9,139
÷ Day-Night Population Increase (2025-2050)	14,901
= Residential Increase as % of Total Increase	61.3315%
Total Net Eligible Fire Project Costs	$ 26,774,197.53
× Residential % of Total Day-Night Increase =	$ 16,421,004.71
÷ New Housing Units in Service Area (2025-2050)	3,505
= Net Impact Fee per Housing Unit	$ 4,685.0227
plus 3% Administration Fee	$ 140.5507
plus 2% CIE Preparation Fee	$ 93.7005
= Maximum Impact Fee per Housing Unit	**$ 4,919.2739**

■ Maximum Impact Fee Schedule – Fire Protection

The maximum impact fees that could be charged in Pike County for the Fire Protection and EMS category, based on the calculations carried out in this chapter, are shown on the table beginning on the following page.





Table 29: Maximum Impact Fee Schedule--Fire Protection

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
		Total Cost per Housing Unit:	$ 4,919.2739	
Residential				
210	Single-Family Detached Housing	n/a	$ 4,919.2739	per dwelling
215	Duplex or Townhouse 1-3 stories	n/a	$ 4,919.2739	per dwelling
220	Multi-Family Low Rise 2-3 stories	n/a	$ 4,919.2739	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	n/a	$ 4,919.2739	per dwelling
222	High-Rise Multi-Family over 10 stories	n/a	$ 4,919.2739	per dwelling
255	Continuing Care Retirement Community	n/a	$ 4,919.2739	per dwelling
260	Recreational Home (2nd home or STR)	n/a	$ 4,919.2739	per dwelling
		Total Cost per Day-Night Person (Employee):	$ 1,886.6457	
Industrial (100-199)				
110	General Light Industrial	0.001548	$ 2.9213	per square foot
140	Manufacturing	0.001892	$ 3.5703	per square foot
150	Warehousing	0.000339	$ 0.6388	per square foot
151	Mini-Warehouse	0.000339	$ 0.6388	per square foot
154	High-Cube Warehouse, short term	0.000654	$ 1.2343	per square foot
155	High-Cube Warehouse, fulfillment center	0.000653	$ 1.2328	per square foot
156	High-Cube Hub Warehouse	0.000684	$ 1.2903	per square foot
180	Specialty Trade Contractor	0.002705	$ 5.1038	per square foot
Lodging (300-399)				
310	Hotel or Conference Motel	0.557183	$ 1,051.2064	per room
311	All Suites Hotel	0.924370	$ 1,743.9582	per room
312	Business Hotel	0.124420	$ 234.7359	per room
320	Motel	0.133095	$ 251.1030	per room
Recreational (400-499)				
445	Movie Theater	0.001417	$ 2.6729	per square foot
480	Amusement Park	2.223564	$ 4,195.0769	per acre
488	Soccer Fields	1.057615	$ 1,995.3442	per field
491	Racquet/Tennis Club	0.000475	$ 0.8961	per square foot
495	Recreational Community Center	0.001058	$ 1.9953	per square foot
Institutional (500-599)				
520	Private Elementary School	0.000686	$ 1.2938	per square foot
522	Private Middle School (Junior High)	0.000025	$ 0.0474	per square foot
530	Private High School	0.015120	$ 28.5261	per employee
550	University or College	0.008890	$ 16.7723	per employee
560	Church/Place of Worship	0.000380	$ 0.7163	per square foot
565	Day Care Center	0.002227	$ 4.2022	per square foot
566	Cemetery	0.104242	$ 196.6685	per acre
Medical (600-699)				
610	Hospital	0.002857	$ 5.3897	per square foot
620	Nursing Home	0.002039	$ 3.8474	per square foot
630	Clinic	0.002705	$ 5.1034	per square foot
640	Veterinary Clinic	0.001694	$ 3.1964	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
Office (700-799)				
710	General Office Building	0.003255	$ 6.1415	per square foot
712	Small Office Building	0.001831	$ 3.4540	per square foot
714	Corporate Headquarters Building	0.003442	$ 6.4930	per square foot
715	Single-Tenant Office Building	0.003395	$ 6.4048	per square foot
720	Medical-Dental Office Building	0.004133	$ 7.7978	per square foot
750	Office Park	0.003127	$ 5.8998	per square foot
760	Research and Development Center	0.003288	$ 6.2030	per square foot
770	Business Park	0.003079	$ 5.8094	per square foot
Retail (800-899)				
812	Building Materials and Lumber Store	0.000662	$ 1.2482	per square foot
813	Free-Standing Discount Superstore	0.002307	$ 4.3522	per square foot
814	Variety Store	0.000666	$ 1.2564	per square foot
815	Free-Standing Discount Store	0.002187	$ 4.1264	per square foot
816	Hardware/Paint Store	0.000291	$ 0.5498	per square foot
817	Nursery (Garden Center)	0.003120	$ 5.8855	per square foot
818	Nursery (Wholesale)	0.001667	$ 3.1444	per square foot
820	Shopping Center	0.002125	$ 4.0083	per square foot
821	Shopping Plaza <150K (no Supermarket)	0.002125	$ 4.0083	per square foot
822	Strip Retail Plaza	0.002125	$ 4.0083	per square foot
840	Automobile Sales (New)	0.002486	$ 4.6897	per square foot
841	Automobile Sales Used)	0.002168	$ 4.0908	per square foot
842	Recreation Vehicle Sales	0.000635	$ 1.1971	per square foot
843	Auto Parts Store	0.000960	$ 1.8112	per square foot
848	Tire Store	0.001280	$ 2.4149	per square foot
850	Supermarket	0.002140	$ 4.0365	per square foot
857	Discount Club	0.001318	$ 2.4870	per square foot
861	Sporting Goods Superstore	0.005356	$ 10.1046	per square foot
861	Home Improvement Superstore	0.005356	$ 10.1046	per square foot
881	Pharmacy/Drugstore w/drive-through	0.001670	$ 3.1507	per square foot
890	Furniture Store	0.000576	$ 1.0875	per square foot
Services (900-999)				
912	Drive-in Bank	0.003066	$ 5.7844	per square foot
930	Fast Casual Restaurant	0.005042	$ 9.5131	per square foot
931	Fine Dining Restaurant	0.005042	$ 9.5131	per square foot
932	High-Turnover (Sit-Down) Restauant	0.005042	$ 9.5131	per square foot
934	Fast-Food Restaurant	0.010500	$ 19.8106	per square foot
941	Quick Lubtication Vehicle Shop	0.004348	$ 8.2034	per square foot
943	Automobile Parts & Service	0.001451	$ 2.7376	per square foot
944	Gasoline/Service Station	0.004359	$ 8.2230	per square foot
945	Convenience Store w/gas	0.005905	$ 11.1408	per square foot

Note: Total Fee per Unit includes administration and CIE preparation fees.

Emergency Management

Introduction

The standards that guide the services provided by the Emergency Management Agency are:

MITIGATION--In the area of mitigation, the Pike County Emergency Management Agency is currently developing a pre-disaster mitigation plan to eliminate or reduce the effects of hazards within the county. This project requires a group effort between the county, the cities, the state, and non-governmental agencies so that all areas within the county are protected and remain eligible for federal mitigation funds and aid.

PREPAREDNESS--To meet preparedness goals we continually review our emergency operations plan and conduct two exercises each year. These exercises are geared to evaluate our response capabilities and to determine what changes and improvements we need to make to meet response needs during emergencies. The department also conducts preparedness programs for the citizens and is working toward attaining StormReady® status as designated by the National Weather Service.

RESPONSE--Proper mitigation and preparedness are both critical if we are to perform well in the next area of responsibility which is response. During significant emergency events requiring multiple agency involvement, the Pike County EMA is responsible for activating the Emergency Operations Center or "EOC" and coordinating the response. The EMA is also responsible for advising the Commission Chairman to request assistance from the State when local capabilities are overwhelmed.

RECOVERY--As soon as practical during or after response, the EMA is responsible to begin coordinating recovery activities. These activities can include requesting the establishment of a FEMA Disaster Recovery Center, debris removal, restoring utilities, and rebuilding critical infrastructure and facilities.

Service Area

The County's emergency management activities cover the entire county, including its cities.

Emergency Management Facilities

The Agency is based in the EMA Building, utilizes an ATV for transportation and maintains a weather alert system consisting of warning sirens and outdoor warning systems. In addition, communications are maintained during an emergency using a base radio system.

The Agency's capital equipment and systems are listed on the following Table 30, along with the cost of each item when it was acquired or installed.

Based on the Agency's costs and original dates, each of the expenditures have been converted to their 2025 current value in order to recognize the true investment that has been made.

Table 30: Emergency Management Facilities

Year	Item	Original Cost	Current Value 2025*
	Equipment		
2017	Outdoor Warning System	$ 39,565.00	$ 52,563.49
2017	Warning Siren - Williamson	$ 7,535.00	$ 10,010.51
2017	Warning Siren - Meansville	$ 7,535.00	$ 10,010.51
2017	Warning Siren - Molena	$ 7,535.00	$ 10,010.51
2017	Slr 8000 Base Radio	$ 10,728.00	$ 14,252.52
2017	Weather Warning System	$ 14,453.00	$ 19,201.32
	Total Investment--Equipment	$ 87,351.00	$ 116,048.86
	Vehicles		
2019	Honda ATV	$ 6,819.00	$ 8,438.21
2020	Hooper Flat Bed Trailer	$ 2,760.00	$ 3,296.23
	Total Investment--Vehicles	$ 9,579.00	$ 11,734.44
	Facilities		
2019	Storage/EMA Building (5,000 sf)	$ 139,197.00	$ 173,571.75
2020	48 KW Genset Generator	$ 22,249.00	$ 26,741.44
	Total Investment--Facilities	$ 161,446.00	$ 200,313.19

* Based on the Consumer Price Index for equipment and vehicles, and the Building Cost Index for the facilities.

The current values of the Agency's investment in its equipment, vehicles and facilities are summarized on Table 31.

Table 31: Summary Investment in Emergency Management Facilities

	2025 NPV
Equipment	$ 116,048.86
Vehicles	$ 11,734.44
Facilities	$ 200,313.19
Total Investment	**$ 328,096.49**

Impact Fee Calculations

Because the emergency management facilities serve all land uses in the county—both residential and nonresidential—separate calculations must be made for each.

The first, detailed on Table 32, addresses all the residential and value-added business development anticipated to occur in the county for the coming 25 years (out to 2050). This results in a per day-night person maximum impact fee amount.

The '2025 Present Value' for each category (equipment, vehicles and facilities) is transferred to Table 32, below, from Table 31, above. Those numbers are each divided by the total day-night population to determine the 'per person' amount of investment existing today. These 'per 2025 day-night person' amounts are multiplied times the number of new residents and employees that are expected in the coming years (14,901) to determine the amount of investment that will be required to serve future growth and development at the same level of service enjoyed by the city's residents and employees today. These amounts are in 2024 dollars.

All of the emergency management components needed to serve future growth, of course, will not occur in the current year. However, since the actual pace and timing of the improvements proposed to meet future demand have not been programmed, the average' year of 2037 is used for Present Value calculations (halfway to 2050). Of course, some improvements will occur earlier for less money, and some later at greater cost. It is expected that all will average out.

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates, the PV is calculated by increasing the current (2025) estimated costs as follows:

- By using the CPI for vehicles and equipment, and
- the Engineering News Record's 10-year average construction cost index (CCI) rate for all new facilities.

All project costs are then reduced to current PV dollars using the Discount Rate.

The total costs for all facilities for 2025 and 2037 are shown and repeated as the 'net cost' since there are no impact fee funds on hand. These two totals are then divided by the future increase in the day-night population to 2050, which results in a cost per day-night person. By adding in the 3% administration fee and the 2% CIE preparation fee, the total maximum fee is determined for both the current year and, accounting for inflation, the comparable 'average' future time frame.

Table 32: Calculation of Maximum Impact Fee--Day-Night Person

	2025 Present Value	Total 2025 Day-Night Population	Per 2025 Day-Night Person	2025 Cost to Support New Growth*	2037 Present Value**
Equipment	$ 116,048.86	27,999	$ 4.14	$ 116,048.86	$ 181,767.04
Vehicles	$ 11,734.44	27,999	$ 0.42	$ 11,734.44	$ 18,379.62
Facilities	$ 200,313.19	27,999	$ 7.15	$ 200,313.19	$ 313,750.04
			Total Cost	$ 328,096.49	$ 513,896.70
			Minus Current Impact Fee Fund Balance	$ -	$ -
			Net Cost to Serve New Growth	$ 328,096.49	**$ 513,896.70**
			divided by: Increase in Day-Night Population 2025-50	14,901	**14,901**
			= Net Impact Fee Cost per Day-Night Person	$ 22.0200	**$ 34.4874**
			plus 3% Administration Fee	$ 0.6606	$ 1.0346
			plus 2% CIE Prepartion Fee	$ 0.4404	**$ 0.6897**
			= Total Maximum Impact Fee per Day-Night Person	$ 23.1210	**$ 36.2118**

* Investment per each 2025 day-night person times the projected increase in day-night persons from 2025 to 2050 (14,901) in current 2025 dollars.

** Present Value based on the CCI for Facilities, and the CPI for equipment and vehicles. There is currently no fund balance and no fund balances are anticipated in 2037.

Since residential uses are not assessed on a 'per person' basis, an additional calculation is needed to determine what the maximum impact fee could be on a housing unit basis. This is detailed below on Table 33.

All of the calculations on Table 33 are the same as on Table 32 down to the 'net cost to serve new growth'. Those figures, however, are divided by the number of new housing units that are expected to be added to the housing supply (3,505) in order to calculate a net cost per new housing unit.

Adding in the Administration fee and the CIE preparation fee, the resulting maximum impact fee that could be assessed for each new housing unit is the result.

Table 33: Calculation of Maximum Impact Fee--Housing Unit

	2025 Present Value	Total 2025 Day-Night Population	Per 2025 Day-Night Person	2025 Cost to Support New Growth*	2037 Present Value**
Equipment	$ 116,048.86	27,999	$ 4.14	$ 116,048.86	$ 181,767.04
Vehicles	$ 11,734.44	27,999	$ 0.42	$ 11,734.44	$ 18,379.62
Facilities	$ 200,313.19	27,999	$ 7.15	$ 200,313.19	$ 313,750.04
			Total Cost	$ 328,096.49	$ 513,896.70
			Minus Current Impact Fee Fund Balance	$ -	$ -
			Net Cost to Serve New Growth	$ 328,096.49	**$ 513,896.70**
			divided by: Increase in Housing Units 2025-50	3,505	**3,505**
			= Net Impact Fee Cost per Housing Unit	$ 93.6100	**$ 146.6182**
			plus 3% Administration Fee	$ 2.8083	**$ 4.3985**
			plus 2% CIE Prepartion Fee	$ 1.8722	**$ 2.9324**
			= Total Maximum Impact Fee per Housing Unit	$ 98.2905	**$ 153.9491**

* Investment per each 2025 housing unit times the projected increase in housing units from 2025 to 2050 (3,509) in current 2025 dollars.

** Present Value based on the CCI for Facilities, and the CPI for equipment and vehicles. There is currently no fund balance and no fund balances are anticipated in 2037.

■ Maximum Impact Fees—Emergency Management

Based on the calculations carried out in this chapter, the maximum impact fees that could be charged in Pike County for the Emergency Management category are shown on the table beginning on the following page.

Table 34: Maximum Impact Fee Schedule--Emergency Management

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
		Total Cost per Housing Unit:	$ 153.9491	
Residential				
210	Single-Family Detached Housing	n/a	$ 153.9491	per dwelling
215	Duplex orTownhouse 1-3 stories	n/a	$ 153.9491	per dwelling
220	Multi-Family Low Rise 2-3 stories	n/a	$ 153.9491	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	n/a	$ 153.9491	per dwelling
222	High-Rise Multi-Family over 10 stories	n/a	$ 153.9491	per dwelling
255	Continuing Care Retirement Community	n/a	$ 153.9491	per dwelling
260	Recreational Home (2nd home or STR)	n/a	$ 153.9491	per dwelling
		Total Cost per Day-Night Person (Employee):	$ 36.2118	
Industrial (100-199)				
110	General Light Industrial	0.001548	$ 0.0561	per square foot
140	Manufacturing	0.001892	$ 0.0685	per square foot
150	Warehousing	0.000339	$ 0.0123	per square foot
151	Mini-Warehouse	0.000339	$ 0.0123	per square foot
154	High-Cube Warehouse, short term	0.000654	$ 0.0237	per square foot
155	High-Cube Warehouse, fulfillment center	0.000653	$ 0.0237	per square foot
156	High-Cube Hub Warehouse	0.000684	$ 0.0248	per square foot
180	Specialty Trade Contractor	0.002705	$ 0.0980	per square foot
Lodging (300-399)				
310	Hotel or Conference Motel	0.557183	$ 20.1766	per room
311	All Suites Hotel	0.924370	$ 33.4731	per room
312	Business Hotel	0.124420	$ 4.5055	per room
320	Motel	0.133095	$ 4.8196	per room
Recreational (400-499)				
445	Movie Theater	0.001417	$ 0.0513	per square foot
480	Amusement Park	2.223564	$ 80.5192	per acre
488	Soccer Fields	1.057615	$ 38.2981	per field
491	Racquet/Tennis Club	0.000475	$ 0.0172	per square foot
495	Recreational Community Center	0.001058	$ 0.0383	per square foot
Institutional (500-599)				
520	Private Elementary School	0.000686	$ 0.0248	per square foot
522	Private Middle School (Junior High)	0.000025	$ 0.0009	per square foot
530	Private High School	0.015120	$ 0.5475	per employee
550	University or College	0.008890	$ 0.3219	per employee
560	Church/Place of Worship	0.000380	$ 0.0137	per square foot
565	Day Care Center	0.002227	$ 0.0807	per square foot
566	Cemetery	0.104242	$ 3.7748	per acre
Medical (600-699)				
610	Hospital	0.002857	$ 0.1034	per square foot
620	Nursing Home	0.002039	$ 0.0738	per square foot
630	Clinic	0.002705	$ 0.0980	per square foot
640	Veterinary Clinic	0.001694	$ 0.0614	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
Office (700-799)				
710	General Office Building	0.003255	$ 0.1179	per square foot
712	Small Office Building	0.001831	$ 0.0663	per square foot
714	Corporate Headquarters Building	0.003442	$ 0.1246	per square foot
715	Single-Tenant Office Building	0.003395	$ 0.1229	per square foot
720	Medical-Dental Office Building	0.004133	$ 0.1497	per square foot
750	Office Park	0.003127	$ 0.1132	per square foot
760	Research and Development Center	0.003288	$ 0.1191	per square foot
770	Business Park	0.003079	$ 0.1115	per square foot
Retail (800-899)				
812	Building Materials and Lumber Store	0.000662	$ 0.0240	per square foot
813	Free-Standing Discount Superstore	0.002307	$ 0.0835	per square foot
814	Variety Store	0.000666	$ 0.0241	per square foot
815	Free-Standing Discount Store	0.002187	$ 0.0792	per square foot
816	Hardware/Paint Store	0.000291	$ 0.0106	per square foot
817	Nursery (Garden Center)	0.003120	$ 0.1130	per square foot
818	Nursery (Wholesale)	0.001667	$ 0.0604	per square foot
820	Shopping Center	0.002125	$ 0.0769	per square foot
821	Shopping Plaza <150K (no Supermarket)	0.002125	$ 0.0769	per square foot
822	Strip Retail Plaza	0.002125	$ 0.0769	per square foot
840	Automobile Sales (New)	0.002486	$ 0.0900	per square foot
841	Automobile Sales Used)	0.002168	$ 0.0785	per square foot
842	Recreation Vehicle Sales	0.000635	$ 0.0230	per square foot
843	Auto Parts Store	0.000960	$ 0.0348	per square foot
848	Tire Store	0.001280	$ 0.0464	per square foot
850	Supermarket	0.002140	$ 0.0775	per square foot
857	Discount Club	0.001318	$ 0.0477	per square foot
861	Sporting Goods Superstore	0.005356	$ 0.1939	per square foot
861	Home Improvement Superstore	0.005356	$ 0.1939	per square foot
881	Pharmacy/Drugstore w/drive-through	0.001670	$ 0.0605	per square foot
890	Furniture Store	0.000576	$ 0.0209	per square foot
Services (900-999)				
912	Drive-in Bank	0.003066	$ 0.1110	per square foot
930	Fast Casual Restaurant	0.005042	$ 0.1826	per square foot
931	Fine Dining Restaurant	0.005042	$ 0.1826	per square foot
932	High-Turnover (Sit-Down) Restauant	0.005042	$ 0.1826	per square foot
934	Fast-Food Restaurant	0.010500	$ 0.3802	per square foot
941	Quick Lubtication Vehicle Shop	0.004348	$ 0.1575	per square foot
943	Automobile Parts & Service	0.001451	$ 0.0525	per square foot
944	Gasoline/Service Station	0.004359	$ 0.1578	per square foot
945	Convenience Store w/gas	0.005905	$ 0.2138	per square foot

Note: Total Fee per Unit includes administration and CIE preparation fees.

Sheriff's Office

Introduction

Law enforcement, inmate incarceration, and services provided to the Pike County courts fall under the purview of the Pike County Sheriff's Office.

In addition, the Sheriff's Office includes the County E-911 service.

Service Area

Services provided by the Sheriff, officers and staff are provided throughout the county.

The entire county is therefore considered a single service area for the provision of law enforcement activities and facilities under the Sheriff's Office category because all residents and employees of the county benefit from them. Although each city maintains its own police department, the Sheriff's Office provides back up within each incorporated area and also provides supplemental services throughout the county, including serving court papers and documents.

Inventory of Current Facilities and Vehicles

Table 35 shows the Sheriff's Office facilities that currently exist, and the level of investment in those facilities. The original cost of the two facilities and the year expended are shown on the table, and what those expenditures would be worth in current (2025) dollars.

Table 35: Pike County Sheriff's Facilities

Year	Facility	Original Cost	Current Value 2025*
1997	Sheriff's Office, 911 & Jail	$ 657,626	$ 1,034,153
2018	Training Center	$ 183,613	$ 288,741
	Total Investment	$ 841,239	$ 1,322,894

Current Building Floor Area (square feet):	
Sheriff's Office and Jail	3,990
E-911	1,020
Training Center	2,070
Total Floor Area	7,080
Current Investment in Existing Facilities per square foot	$ 186.85

* Net present value based on Building Construction Index.

As was shown for the Sheriff's facilities, Table 36 lists the vehicles in current operation, the year acquired and the original cost of each vehicle. Those original costs are raised to what each expenditure would be today (in 2025) using the Present Value equation.

Table 36: Pike County Sheriff's Vehicles

Year	Vehicle	Original Cost	Current Value 2025*
2006	Ford Lgt Convtnl	$ 19,650.00	$ 32,629.65
2006	Ford Explorer	$ 19,875.00	$ 33,003.27
2011	Taurus	$ 20,745.00	$ 30,144.13
2012	Dodge Charger	$ 22,676.00	$ 32,082.17
2012	Dodge Charger	$ 29,223.00	$ 41,344.91
2012	Dodge Charger	$ 28,705.00	$ 40,612.04
2013	Dodge Charger	$ 29,756.00	$ 40,990.17
2014	Dodge Charger	$ 36,899.00	$ 49,491.16
2014	Dodge Charger	$ 30,210.00	$ 40,519.47
2015	Dodge Charger	$ 34,966.00	$ 45,663.26
2016	Dodge Charger	$ 30,249.00	$ 38,462.71
2016	Dodge Charger	$ 23,990.00	$ 30,504.16
2017	Dodge Charger	$ 30,474.00	$ 37,728.21
2017	Dodge Durango	$ 49,218.00	$ 60,934.15
2017	Dodge Charger	$ 32,549.00	$ 40,297.16
2017	Dodge Durango	$ 36,124.00	$ 44,723.17
2017	Dodge Charger	$ 34,934.00	$ 43,249.90
2017	Dodge Ram 1500	$ 32,265.00	$ 39,945.55
2018	Dodge Charger	$ 34,753.00	$ 41,892.57
2018	Ford Taurus	$ 27,733.00	$ 33,430.40
2018	Ford Taurus	$ 27,733.00	$ 33,430.40
2019	Dodge Charger	$ 34,498.00	$ 40,489.88
2019	Dodge Charger	$ 29,713.00	$ 34,873.78
2019	Dodge Charger	$ 29,713.00	$ 34,873.78
2019	Ford Explorer	$ 30,444.00	$ 35,731.75
2020	Ford Explorer	$ 35,839.00	$ 40,955.89
2020	Ford Explorer	$ 47,555.00	$ 54,344.63
2020	Ford Explorer	$ 47,555.00	$ 54,344.63
2020	Ford Explorer	$ 42,107.00	$ 48,118.80
2020	Dodge Ram 1500	$ 48,995.00	$ 55,990.23
2021	Ford Explorer	$ 45,927.00	$ 51,101.83
2021	Ford Explorer	$ 47,555.00	$ 52,913.27
2021	Ford Explorer	$ 48,636.00	$ 54,116.07
2022	Ford Explorer	$ 44,225.00	$ 47,911.98
2022	Ford Explorer	$ 45,874.00	$ 49,698.46
2023	Ford Explorer	$ 48,013.00	$ 50,645.75
2023	Ford Explorer	$ 58,594.00	$ 61,806.95
2024	Ford Explorer	$ 58,594.00	$ 60,179.04
		Total Investment	$ 1,659,175.32
		Average (most recent 6 vehicles)	$ 54,059.71

While the total investment in 2025 dollars approaches 1.7 million dollars, only the most recent purchases are considered relevant given the notable rise in costs.

Level of Service

In 2022, a *Needs Assessment* prepared by the Georgia Sheriff's Association was published, showing that the current Sheriff's office and jail were woefully inadequate then and what was needed to address future demands for law enforcement in the county. That study proposed a new facility comprising 24,782 square feet, including administration space, the E-911 operation and a jail. Table 37 presents the calculation of Level of Service (LOS) which is based on that assessment. In addition, the Sheriff's 38 vehicles in service from Table 36 were brought forward to Table 37.

Table 37: Level of Service

Facility	Service Population	Future Level of Service
Planned Square Feet*	2050 Day-Night Population	Square Feet per 2050 Day-Night Person
24,782	42,900	0.57766900
Existing Number of Vehicles	2050 Day-Night Population	Vehicles per 2050 Day-Night Person
38	42,900	0.00088578

*New Sheriff's Office, Jail and E-911 facility.

Day-night population is used in calculating the Level of Service and demand for future facilities due to the Sheriff's Office and Jail serving both residences and businesses throughout the county on a 24-hour basis. Because the new, planned facility will serve the county through to 2050, the 'future level of service' is based on the total day-night population projected in that year.

Forecasts for Service Area

Future Demand

Table 38 reflects the future demand for the new Sheriff's facility as well as the net increase in vehicles,[6] based on the Level of Service standards shown on the table (from Table 37). The LOS standards are applied to the expected day-night population growth between 2025 and 2050. Thus, as new growth and development 'pays its way' in support of additional facility space and an increase in vehicles, the adopted Level of Service for the county's existing residents and businesses will also be met.

[6] Replacing an existing vehicle with a new vehicle is not a 'net increase' since the same number of vehicles is only maintained. The 38 vehicles shown on the table are additions to the total rolling stock that result in an increase.in the fleet. Thus, although more vehicles will most likely need to be acquired in the future, replacements will not be eligible for impact fee funding.

Table 38: Future Demand for New Building Area and Vehicles

Future Level of Service	Future Population	New Growth Demand
Square Feet per 2050 Day-Night Person	Day-Night Population - 2050	Net New Square Feet Demanded
0.57766900	42,900	24,782
Vehicles per 2050 Day-Night Person	Day-Night Population - 2050	Net New Vehicles Needed
0.00088578	42,900	38

Future Costs

Since the actual pace and timing of construction for the new public safety facility has not been programmed, an 'average' year of 2037 is used for the Present Value calculation (halfway between today and the 2050 projection period).

An average per-square foot construction cost of $426.61 is used to estimate the current cost of construction of the public safety facility, based on the average per square foot cost of similar projects in other counties, as reported by the Engineering News Record.

To calculate the Present Value (PV) of the impact fee eligible cost estimate for the construction of the new public safety facility, the PV is calculated by increasing the current (2025) estimated cost using the Engineering News Record's (ENR) 10-year average building cost inflation rate (the BCI), and then discounting this future amount back using the Net Discount Rate.

To calculate the PV of the impact fee eligible cost estimate of the vehicles, the current average cost of the most recently purchased vehicles (from Table 36) is also inflated to the target year (2037) using the 10-year average Consumer Price Index (CPI) and then reduced using the Net Discount Rate to produce the Present Value. Of course, some of the automobile purchases will occur earlier for less money, and some later at a greater cost. All such purchases are expected to average out over the coming 25 years.

The future cost calculations are shown on the following table.

Table 39: Costs to Meet Future Demand

	Future Needs*	2025 Cost Each**	Total 2025 Cost	Estimated Cost 2037 (PV)	% Impact Fee Eligible	Total Impact Eligible Cost
New Building Area	24,782	$ 426.61	$ 10,572,307.05	$ 16,814,454.01	34.734%	$ 5,840,377.14
Net New Vihicles	38	$ 54,059.71	$ 2,054,268.91	$ 3,217,596.22	34.734%	$ 1,117,608.42
Totals			$ 10,572,307.05	$ 20,032,050.23		$ 6,957,985.56

* Based on an in-depth *Needs Analysis* prepared by the Georgia Sheriff's Association, the Sheriff has identified a need for a future 120 bed jail and administrative space (including E-911) of 24,782 square feet. The new facility will replace the current, inadequate space entirely

** Building cost estimate based on current square foot cost of similar Sheriff Department HQs and jail as reported by Engineering News Record. Cost per vehicle based on average current value of most recently purchased 6 vehicles.

The total 2037 estimated costs for the new facility and vehicles are only partially impact fee eligible because the basis for the calculations is the total day-night population in 2050. This population includes the county's residents and employees today (who are not subject to impact fee levies) plus new growth to 2050. From a day-night population of 25,190 today, the future 2050 figure (shown on Table 37 and Table 38) is projected to reach 42,900. New growth, then, is expected to be 14,489 (34.734% of the total).

An important consideration is, recognizing that property tax income will be called on to cover the impact fee ineligible portion of the new facility and the vehicles, new growth and development will also be paying those same property taxes. A credit, therefor, must be applied to address this double taxation situation. This credit is shown on the following table.

Impact Cost Calculations

Using the 'total impact eligible cost' figures from Table 39 for the new public safety facility and vehicles that would be impact fee eligible, the 'net impact cost per person' is calculated, based on the increase in the day-night population between 2025 and 2050. To this net cost are added an administration fee of 3% and a 2% fee for preparation of the Capital Improvements Element of the impact fee program. These additions result in the maximum impact fee that could be charged per person. Impact fees for all nonresidential land uses will use this figure in calculating the maximum fee for each use.

Table 40: Cost to Serve New Growth -- per Person

Description	Total
Total Eligible Cost of New Building Construction	$ 5,840,377.14
plus Total Eligible Cost of New Vehicles	$ 1,117,608.42
Minus Current Impact Fee Fund Balance	$ (569,494.17)
minus Credit for Tax Contributions	(3,811,765.02)
= Total Net Eligible Sheriff's Office Costs	$ 2,576,726.37
÷ Day-Night Pop Increase (2025-2050)	14,901
= Net Impact Cost per Person	**$ 172.9230**
plus 3% Administration Fee	$ 5.1877
plus 2% CIE Preparation Fee	$ 3.4585
= Maximum Impact Fee per Person	**$ 181.5692**



A final calculation, shown below, is necessary to fairly distribute the portion of project costs that are attributable to residential growth, because they are assessed impact fees per housing unit rather than per person.

Table 41: Calculation of Housing Unit Fee -- Sheriff's Office

Factor	Data
Residential Population Increase (2025-2050)	9,139
÷ Day-Night Population Increase (2025-2050)	14,901
= Residential Increase as % of Total Increase	61.3315%
= Total Net Eligible Sheriff's Office Costs	$ 2,576,726.37
× Residential % of Total Day-Night Increase =	$ 1,580,343.75
÷ New Housing Units in Service Area (2025-2050)	3,505
= Net Impact Fee per Housing Unit	**$ 450.8827**
plus 3% Administration Fee	$ 13.5265
plus 2% CIE Preparation Fee	$ 9.0177
= Maximum Impact Fee per Housing Unit	**$ 473.4269**

Of the 14,901 increase in the number of residents and employees projected to 2050, 9,139 are expected to be new residents. Thus, 61.3315% of future growth in the county is projected to be an increase in population. This percentage is then applied to the total costs of buildings and vehicles needed to serve all new residents and employees in order to calculate the cost attributable only to new residential growth. This is the amount of investment that will be needed to serve future growth and development while maintaining the same level of service enjoyed by the city's residents today.

Finally, this total cost attributable to new residential growth is divided by the number of new housing units projected to 2050 in the county to produce the 'Net Impact fee Per Housing Unit'.

To this net impact fee are added an administration fee of 3% and a fee for preparation of the Capital Improvements Element of the impact fee program (2%). These additions result in the maximum impact fee that could be charged for each new housing unit constructed in the county in the future.

■ Maximum Impact Fee Schedule – Sheriff's Office

The maximum impact fees that could be charged in Pike County for the Sheriff's Office category, based on the calculations carried out in this chapter, are shown on the table on the following page. Note that the County could decide to charge lower fees for Sheriff's Office expansion of buildings and its fleet, but not higher than these maximums.

Table 42: Maximum Impact Fee Schedule--Sheriff's Office

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
	Total Cost per Housing Unit:		$ 473.4269	
Residential				
210	Single-Family Detached Housing	n/a	$ 473.4269	per dwelling
215	Duplex orTownhouse 1-3 stories	n/a	$ 473.4269	per dwelling
220	Multi-Family Low Rise 2-3 stories	n/a	$ 473.4269	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	n/a	$ 473.4269	per dwelling
222	High-Rise Multi-Family over 10 stories	n/a	$ 473.4269	per dwelling
255	Continuing Care Retirement Community	n/a	$ 473.4269	per dwelling
260	Recreational Home (2nd home or STR)	n/a	$ 473.4269	per dwelling
	Total Cost per Day-Night Person (Employee):		$ 181.5692	
Industrial (100-199)				
110	General Light Industrial	0.001548	$ 0.2811	per square foot
140	Manufacturing	0.001892	$ 0.3436	per square foot
150	Warehousing	0.000339	$ 0.0615	per square foot
151	Mini-Warehouse	0.000339	$ 0.0615	per square foot
154	High-Cube Warehouse, short term	0.000654	$ 0.1188	per square foot
155	High-Cube Warehouse, fulfillment center	0.000653	$ 0.1186	per square foot
156	High-Cube Hub Warehouse	0.000684	$ 0.1242	per square foot
180	Specialty Trade Contractor	0.002705	$ 0.4912	per square foot
Lodging (300-399)				
310	Hotel or Conference Motel	0.557183	$ 101.1672	per room
311	All Suites Hotel	0.924370	$ 167.8371	per room
312	Business Hotel	0.124420	$ 22.5908	per room
320	Motel	0.133095	$ 24.1659	per room
Recreational (400-499)				
445	Movie Theater	0.001417	$ 0.2572	per square foot
480	Amusement Park	2.223564	$ 403.7307	per acre
488	Soccer Fields	1.057615	$ 192.0303	per field
491	Racquet/Tennis Club	0.000475	$ 0.0862	per square foot
495	Recreational Community Center	0.001058	$ 0.1920	per square foot
Institutional (500-599)				
520	Private Elementary School	0.000686	$ 0.1245	per square foot
522	Private Middle School (Junior High)	0.000025	$ 0.0046	per square foot
530	Private High School	0.015120	$ 2.7453	per employee
550	University or College	0.008890	$ 1.6142	per employee
560	Church/Place of Worship	0.000380	$ 0.0689	per square foot
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566	Cemetery	0.104242	$ 18.9272	per acre
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620	Nursing Home	0.002039	$ 0.3703	per square foot
630	Clinic	0.002705	$ 0.4912	per square foot
640	Veterinary Clinic	0.001694	$ 0.3076	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Employees	Total Fee per Unit	Unit of Measure
Office (700-799)				
710	General Office Building	0.003255	$ 0.5911	per square foot
712	Small Office Building	0.001831	$ 0.3324	per square foot
714	Corporate Headquarters Building	0.003442	$ 0.6249	per square foot
715	Single-Tenant Office Building	0.003395	$ 0.6164	per square foot
720	Medical-Dental Office Building	0.004133	$ 0.7505	per square foot
750	Office Park	0.003127	$ 0.5678	per square foot
760	Research and Development Center	0.003288	$ 0.5970	per square foot
770	Business Park	0.003079	$ 0.5591	per square foot
Retail (800-899)				
812	Building Materials and Lumber Store	0.000662	$ 0.1201	per square foot
813	Free-Standing Discount Superstore	0.002307	$ 0.4189	per square foot
814	Variety Store	0.000666	$ 0.1209	per square foot
815	Free-Standing Discount Store	0.002187	$ 0.3971	per square foot
816	Hardware/Paint Store	0.000291	$ 0.0529	per square foot
817	Nursery (Garden Center)	0.003120	$ 0.5664	per square foot
818	Nursery (Wholesale)	0.001667	$ 0.3026	per square foot
820	Shopping Center	0.002125	$ 0.3858	per square foot
821	Shopping Plaza <150K (no Supermarket)	0.002125	$ 0.3858	per square foot
822	Strip Retail Plaza	0.002125	$ 0.3858	per square foot
840	Automobile Sales (New)	0.002486	$ 0.4513	per square foot
841	Automobile Sales Used)	0.002168	$ 0.3937	per square foot
842	Recreation Vehicle Sales	0.000635	$ 0.1152	per square foot
843	Auto Parts Store	0.000960	$ 0.1743	per square foot
848	Tire Store	0.001280	$ 0.2324	per square foot
850	Supermarket	0.002140	$ 0.3885	per square foot
857	Discount Club	0.001318	$ 0.2393	per square foot
861	Sporting Goods Superstore	0.005356	$ 0.9725	per square foot
861	Home Improvement Superstore	0.005356	$ 0.9725	per square foot
881	Pharmacy/Drugstore w/drive-through	0.001670	$ 0.3032	per square foot
890	Furniture Store	0.000576	$ 0.1047	per square foot
Services (900-999)				
912	Drive-in Bank	0.003066	$ 0.5567	per square foot
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931	Fine Dining Restaurant	0.005042	$ 0.9155	per square foot
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934	Fast-Food Restaurant	0.010500	$ 1.9066	per square foot
941	Quick Lubtication Vehicle Shop	0.004348	$ 0.7895	per square foot
943	Automobile Parts & Service	0.001451	$ 0.2635	per square foot
944	Gasoline/Service Station	0.004359	$ 0.7914	per square foot
945	Convenience Store w/gas	0.005905	$ 1.0722	per square foot

Note: Total Fee per Unit includes administration and CIE preparation fees.

Road Improvements

Service Area

The service area for road improvement projects is defined as the entire county, in that these road projects are recognized as providing service throughout the county as part of the countywide network of streets, thoroughfares and local roads. All new development within the county will be served by this countywide network, such that improvements to any part of this network to relieve congestion or to otherwise improve capacity will positively address the increased demand created by new growth and development to some extent throughout the county.

Level of Service Standards

Level of Service for roadways and intersections is measured on a 'letter grade' system that rates a road within a range of service from A to F. Level of Service A is the best rating, representing unencumbered travel; Level of Service F is the worst rating, representing heavy congestion and long delays. This system is a means of relating the connection between speed and travel time, freedom to maneuver, traffic interruption, comfort, convenience and safety to the capacity that exists in a roadway. This refers to both a quantitative measure expressed as a service flow rate and an assigned qualitative measure describing parameters. *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985), defines Level of Service A through F as having the following characteristics:

1. LOS A: free flow, excellent level of freedom and comfort;
2. LOS B: stable flow, decline in freedom to maneuver, desired speed is relatively unaffected;
3. LOS C: stable flow, but marks the beginning of users becoming affected by others, selection of speed and maneuvering become difficult, comfort declines at this level;
4. LOS D: high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems;
5. LOS E: at or near capacity level, speeds reduced to low but uniform level, maneuvering is extremely difficult, comfort level poor, frustration high, level unstable; and
6. LOS F: forced/breakdown of flow. The amount of traffic approaching a point exceeds the amount that can transverse the point. Queues form, stop & go. Arrival flow exceeds discharge flow.

The traffic volume that produces different Level of Service grades differs according to road type, size, signalization, topography, condition and access.

The county is particularly concerned about many of its dirt-surface roads in its developing growth areas and generally throughout the county. There is, however, a complete dearth of professional or scientific standards regarding the operational level-of service or vehicular capacity of such roads. There is, however, no objective question that dirt-surface roads limit vehicular speeds and thus capacity and pose seriously restricted emergency vehicle access during inclement weather.

Planned Road Improvements and Costs

The dirt surface portions of the roads that are planned for paving in the coming years are shown on Table 43. Tentatively, a number of projects were originally anticipated to be funded by SPLOST revenue or LMIG/GTIB (Local Maintenance & Improvement Grant) funds or Georgia Transportation Infrastructure Bank loans or grants.

Table 43: Dirt Road Paving Projects

Road Name	Estimated Cost	Funding
Blanton Mill Road	$ 1,750,000.00	SPLOST
Woodcreek Road	$ 2,500,000.00	SPLOST
Roberts Quarters Road	$ 990,000.00	SPLOST
McKinley Road	$ 968,000.00	SPLOST
2nd District	$ 760,100.00	SPLOST
Old Zebulon Road	$ 2,750,000.00	SPLOST
Harden Road	$ 770,385.76	LMIG/GTIB
McCard Lake Road	$ 612,133.45	LMIG/GTIB
Friendship Circle Road	$ 470,948.55	LMIG/GTIB
Gaulding Road	$ 148,952.22	LMIG/GTIB
Ward Road	$ 503,015.92	LMIG/GTIB
Fossett Road	$ 1,500,000.00	General Fund
Calvery Road	$ 1,000,000.00	General Fund
Arthur Road	$ 2,200,000.00	General Fund
Turner Road	$ 4,000,000.00	General Fund
Melville Brown Road	$ 1,750,000.00	General Fund
Mountian View Road	$ 2,500,000.00	General Fund
Strickland Road	$ 2,500,000.00	General Fund
Green Street	$ 2,500,000.00	General Fund
Caldwell Road	$ 1,300,000.00	General Fund
Millwood Road	$ 1,000,000.00	General Fund
Woodard Road	$ 1,000,000.00	General Fund
Starks Road	$ 750,000.00	General Fund
Hagans Mountian Road	$ 2,500,000.00	General Fund
Dunbar School Road	$ 2,500,000.00	General Fund
Jonathans Roost Road	$ 2,000,000.00	General Fund
Dunn Road	$ 3,000,000.00	General Fund
Mountian Creek Road	$ 1,500,000.00	General Fund
Wallie Road	$ 500,000.00	General Fund
Deer Trail	$ 1,100,000.00	General Fund
Barker Road	$ 5,000,000.00	General Fund
New Road	$ 750,000.00	General Fund
Union School Road	$ 1,200,000.00	General Fund

Road Name	Estimated Cost	Funding
Brown Road	$ 250,000.00	General Fund
Killingsworth Road	$ 300,000.00	General Fund
Reeves Road	$ 150,000.00	General Fund
Campbell Road	$ 1,000,000.00	General Fund
Hugh Franks Road	$ 250,000.00	General Fund
Pitts Lane	$ 500,000.00	General Fund
Pine Valley Road	$ 3,000,000.00	General Fund
Walker Road	$ 5,000,000.00	General Fund
Liberty Road	$ 500,000.00	General Fund
Sells Road	$ 1,500,000.00	General Fund
Campground Road	$ 1,800,000.00	General Fund
Elliot Road	$ 750,000.00	General Fund
Cannifax Road	$ 300,000.00	General Fund
Nazareth Church Road	$ 1,200,000.00	General Fund
Reid Road	$ 850,000.00	General Fund
Williams Drive	$ 200,000.00	General Fund
Madden Bridge Road	$ 600,000.00	General Fund
Reems Road	$ 1,600,000.00	General Fund
Lawrence Mill Road	$ 1,060,000.00	General Fund
North Madden Road	$ 1,700,000.00	General Fund
West Fossett Road	$ 3,100,000.00	General Fund
Calvary Road	$ 800,000.00	General Fund
Oxford Circle	$ 500,000.00	General Fund
Harrison Road	$ 1,000,000.00	General Fund
Fossett Road	$ 1,300,000.00	General Fund
Sands Road	$ 1,400,000.00	General Fund
Bledsoe Farm	$ 300,000.00	General Fund
Gregg Road	$ 600,000.00	General Fund
River Road	$ 3,600,000.00	General Fund
Pryor Road	$ 250,000.00	General Fund

TOTAL	$ 89,633,535.90

Funding from SPLOST	$ 9,718,100.00
Funded by LMIG/GTIB	$ 2,505,435.90
Net Local Tax Generated	$ 77,410,000.00

Net Cost to Serve New Growth

As more fully explained in the Trip Generation Appendix, only a little over 37.35% of road improvement

costs are eligible for cost recovery from new growth, based on the increase in traffic that new growth will add to the traffic level existing today. At that rate, almost $33.5 million would be eligible for impact fee funding of the total $89.6+ million in total cost, in current dollars. Impact fee eligible portions of each road project are detailed on Table 44. As a new revenue source, impact fee revenue will be able to supplant anticipated SPLOST and LMIG/GTIB revenue, which could be reallocated to non-impact fee eligible projects.

Table 44: Impact Fee Eligible—Current Dollars

Road Name	Impact Fee Eligible*
Blanton Mill Road	$ 653,610.13
Woodcreek Road	$ 933,728.76
Roberts Quarters Road	$ 369,756.59
McKinley Road	$ 361,539.78
2nd District	$ 283,890.89
Old Zebulon Road	$ 1,027,101.64
Harden Road	$ 287,732.54
McCard Lake Road	$ 228,626.64
Friendship Circle Road	$ 175,895.28
Gaulding Road	$ 55,632.39
Ward Road	$ 187,872.17
Fossett Road	$ 560,237.26
Calvery Road	$ 373,491.50
Arthur Road	$ 821,681.31
Turner Road	$ 1,493,966.02
Melville Brown Road	$ 653,610.13
Mountian View Road	$ 933,728.76
Strickland Road	$ 933,728.76
Green Street	$ 933,728.76
Caldwell Road	$ 485,538.96
Millwood Road	$ 373,491.50
Woodard Road	$ 373,491.50
Starks Road	$ 280,118.63
Hagans Mountian Road	$ 933,728.76
Dunbar School Road	$ 933,728.76
Jonathans Roost Road	$ 746,983.01
Dunn Road	$ 1,120,474.51
Mountian Creek Road	$ 560,237.26
Wallie Road	$ 186,745.75
Deer Trail	$ 410,840.65
Barker Road	$ 1,867,457.52
New Road	$ 280,118.63
Union School Road	$ 448,189.81
Brown Road	$ 93,372.88
Killingsworth Road	$ 112,047.45
Reeves Road	$ 56,023.73
Campbell Road	$ 373,491.50
Hugh Franks Road	$ 93,372.88
Pitts Lane	$ 186,745.75
Pine Valley Road	$ 1,120,474.51
Walker Road	$ 1,867,457.52
Liberty Road	$ 186,745.75
Sells Road	$ 560,237.26
Campground Road	$ 672,284.71
Elliot Road	$ 280,118.63
Cannifax Road	$ 112,047.45
Nazareth Church Road	$ 448,189.81
Reid Road	$ 317,467.78
Williams Drive	$ 74,698.30
Madden Bridge Road	$ 224,094.90
Reems Road	$ 597,586.41
Lawrence Mill Road	$ 395,900.99
North Madden Road	$ 634,935.56
West Fossett Road	$ 1,157,823.66
Calvary Road	$ 298,793.20
Oxford Circle	$ 186,745.75
Harrison Road	$ 373,491.50
Fossett Road	$ 485,538.96
Sands Road	$ 522,888.11
Bledsoe Farm	$ 112,047.45
Gregg Road	$ 224,094.90
River Road	$ 1,344,569.42
Pryor Road	$ 93,372.88
TOTAL	$ 33,477,364.16

*Impact fee eligible: 37.35%

See Appendix B: Trip Generation.

All of the road paving projects will be undertaken over a number of years. Over time, the actual cost of each project will increase as inflation takes its toll. For the purpose of establishing a realistic total cost of the road paving program, future costs have been inflated to the year 2037 (midway to the program spanning to 2050). Although 2037 establishes when the "average" dirt road paving project will occur, obviously many projects will occur in various years before 2037 at lower costs due to lower inflation, and others after that year for higher costs as inflation drives prices up. Using 2037 as the 'mid-point' reflects the anticipation that the lower-cost and higher-cost paving projects will average out to the 2037 total program figure of almost $45.6 million.

Table 45: Impact Fee Eligible--2037 Present Value

Road Name	Impact Fee Eligible
Blanton Mill Road	$ 910,607.59
Woodcreek Road	$ 1,300,867.98
Roberts Quarters Road	$ 515,143.72
McKinley Road	$ 503,696.08
2nd District	$ 395,515.90
Old Zebulon Road	$ 1,430,954.78
Harden Road	$ 400,868.07
McCard Lake Road	$ 318,521.92
Friendship Circle Road	$ 245,056.76
Gaulding Road	$ 77,506.87
Ward Road	$ 261,742.92
Fossett Road	$ 780,520.79
Calvery Road	$ 520,347.19
Arthur Road	$ 1,144,763.82
Turner Road	$ 2,081,388.77
Melville Brown Road	$ 910,607.59
Mountian View Road	$ 1,300,867.98
Strickland Road	$ 1,300,867.98
Green Street	$ 1,300,867.98
Caldwell Road	$ 676,451.35
Millwood Road	$ 520,347.19
Woodard Road	$ 520,347.19
Starks Road	$ 390,260.39
Hagans Mountian Road	$ 1,300,867.98
Dunbar School Road	$ 1,300,867.98
Jonathans Roost Road	$ 1,040,694.38
Dunn Road	$ 1,561,041.58
Mountian Creek Road	$ 780,520.79
Wallie Road	$ 260,173.60
Deer Trail	$ 572,381.91
Barker Road	$ 2,601,735.96
New Road	$ 390,260.39
Union School Road	$ 624,416.63

Road Name	Impact Fee Eligible
Brown Road	$ 130,086.80
Killingsworth Road	$ 156,104.16
Reeves Road	$ 78,052.08
Campbell Road	$ 520,347.19
Hugh Franks Road	$ 130,086.80
Pitts Lane	$ 260,173.60
Pine Valley Road	$ 1,561,041.58
Walker Road	$ 2,601,735.96
Liberty Road	$ 260,173.60
Sells Road	$ 780,520.79
Campground Road	$ 936,624.95
Elliot Road	$ 390,260.39
Cannifax Road	$ 156,104.16
Nazareth Church Road	$ 624,416.63
Reid Road	$ 442,295.11
Williams Drive	$ 104,069.44
Madden Bridge Road	$ 312,208.32
Reems Road	$ 832,555.51
Lawrence Mill Road	$ 551,568.02
North Madden Road	$ 884,590.23
West Fossett Road	$ 1,613,076.30
Calvary Road	$ 416,277.75
Oxford Circle	$ 260,173.60
Harrison Road	$ 520,347.19
Fossett Road	$ 676,451.35
Sands Road	$ 728,486.07
Bledsoe Farm	$ 156,104.16
Gregg Road	$ 312,208.32
River Road	$ 1,873,249.89
Pryor Road	$ 130,086.80

TOTAL	$ 46,640,558.72

Total of Funding from SPLOST	$ 5,056,786.05
Funded by LMIG/GTIB	$ 1,303,696.54

Note that the total on Table 45 includes anticipated funding from SPLOST and the State's assistance through the LMIG/GTIB program. This is addressed in the following section.

Net Impact Cost Calculation

Table 46 shows the net impact cost that will be used to calculate the applicable impact fees for the various land use categories in the county. Unlike all of the other public facility categories, which use population and housing units as the basis for fee calculation, road improvement fees are based on the vehicle trips that the various land use categories produce on the county's roads.

Table 46: Road Improvement Cost to Serve New Growth -- per Trip

Description		Total
Total Impact Fee Eligible Cost of Road Improvements	$	46,640,558.72
minus Funds on Hand	$	(185,668.66)
minus Property Taxes from New Growth*	$	(9,402,562.69)
minus SPLOST collections from New Growth	$	(665,314.60)
minus projected LMIG/GTIB funding	$	(1,303,696.54)
= Total Net Eligible Road Improvement Costs	$	36,387,012.77
÷ Increase in Primary Trip Ends (2025-2050) in County		69,541
= Net Impact Fee per Trip	$	523.2462
plus 3% Administration Fee	$	15.6974
plus 2% CIE Preparation Fee	$	10.4649
= Maximum Impact Fee per Trip End	**$**	**549.4085**

*Property taxes generated by new growth expended on non-impact fee share of total costs:

Not Impact Fee, LMIG/GTIB or SPLOST Eligible	$	43,932,635.84
% generated from New Growth in 2037		21.40%
Property taxes generated by new growth	$	9,402,562.69

Several categories of funding are subtracted from the total cost of all planned projects. For one thing, the County has been collecting impact fees under its current impact fee program, which can be expended on the road paving projects included in the new impact fee program. Secondly, new growth will be generating property taxes that can be used to cover the non-impact fee eligible portion of the road improvement program, which will avoid a situation of double taxation. As already noted, the SPLOST and State assistance funding further reduce new growth's funding burden. This leaves a total of almost $45.6 million that constitutes the funding responsibility of new growth and development.

As detailed in Appendix B, new growth and development is projected to add 69,541 new vehicle trips to the county's road network in the coming years to 2050. This equates to $612.0488 per trip of the total of almost $45.6 million in impact fee eligible road improvement costs. To this 'net impact fee per trip' is added a 3% administrative fee and a 2% fee to cover the cost of preparation of the impact fee

Capital Improvements Element

Maximum Impact Fee Schedule—Road Improvements

The maximum impact fees that could be charged in Pike County for the Road Improvements category, based on the calculations carried out in this chapter, are shown on Table 47.

The total impact fee per vehicle trip end from Table 46 is transferred to the table under the 'total fee per unit' column.

This fee is multiplied by the number of trip ends generated by each land use category, and charged by the unit of measure (e.g., per dwelling, per square foot of floor area, etc.).

The trip ends shown for each land use are the most recent data published in the *Trip Generation Manual*, published by the Institute of Transportation Engineers, up to and including the 11th Edition.





Table 47: Maximum Impact Fee Schedule--Road Improvements

ITE Code	Land Use	Trip Ends	Total Fee per Unit	Unit of Measure
		Total Cost per Trip End:	$ 549.4085	
Residential				
210	Single-Family Detached Housing	9.43	$ 5,180.9222	per dwelling
215	Duplex orTownhouse 1-3 stories	7.20	$ 3,955.7412	per dwelling
220	Multi-Family Low Rise 2-3 stories	6.74	$ 3,703.0133	per dwelling
221	Mid-Rise Multi-Family 4-10 stories	4.54	$ 2,494.3146	per dwelling
222	High-Rise Multi-Family over 10 stories	4.54	$ 2,494.3146	per dwelling
255	Continuing Care Retirement Community	2.47	$ 1,357.0390	per dwelling
260	Recreational Home (2nd home or STR)	3.55	$ 1,950.4002	per dwelling
Industrial (100-199)				
110	General Light Industrial	0.004800	$ 2.6372	per square foot
140	Manufacturing	0.004750	$ 2.6097	per square foot
150	Warehousing	0.001710	$ 0.9395	per square foot
151	Mini-Warehouse	0.001450	$ 0.7966	per square foot
154	High-Cube Warehouse, short term	0.001400	$ 0.7692	per square foot
155	High-Cube Warehouse, fulfillment center	0.001810	$ 0.9944	per square foot
156	High-Cube Hub Warehouse	0.004630	$ 2.5438	per square foot
180	Specialty Trade Contractor	0.009820	$ 5.3952	per square foot
Lodging (300-399)				
310	Hotel or Conference Motel	0.007990	$ 4.3898	per room
311	All Suites Hotel	0.004400	$ 2.4174	per room
312	Business Hotel	0.004020	$ 2.2086	per room
320	Motel	0.003350	$ 1.8405	per room
Recreational (400-499)				
445	Movie Theater	0.078090	$ 42.9033	per square foot
480	Amusement Park	53.410000	$ 29,343.9081	per acre
488	Soccer Fields	71.330000	$ 39,189.3085	per field
491	Racquet/Tennis Club	0.021710	$ 11.9277	per square foot
495	Recreational Community Center	0.028820	$ 15.8340	per square foot
Institutional (500-599)				
520	Private Elementary School	0.000686	$ 0.3768	per square foot
522	Private Middle School (Junior High)	0.000025	$ 0.0138	per square foot
530	Private High School	0.015120	$ 8.3071	per employee
550	University or College	0.008890	$ 4.8842	per employee
560	Church/Place of Worship	0.007600	$ 4.1755	per square foot
565	Day Care Center	0.047620	$ 26.1628	per square foot
566	Cemetery	0.006020	$ 3.3074	per acre
Medical (600-699)				
610	Hospital	0.010770	$ 5.9171	per square foot
620	Nursing Home	0.006750	$ 3.7085	per square foot
630	Clinic	0.037600	$ 20.6578	per square foot
640	Veterinary Clinic	0.021500	$ 11.8123	per square foot

Maximum Impact Fee Schedule continued

ITE Code	Land Use	Trip Ends	Total Fee per Unit	Unit of Measure
Office (700-799)				
710	General Office Building	0.010840	$ 5.9556	per square foot
712	Small Office Building	0.014390	$ 7.9060	per square foot
714	Corporate Headquarters Building	0.007950	$ 4.3678	per square foot
715	Single-Tenant Office Building	0.013070	$ 7.1808	per square foot
720	Medical-Dental Office Building	0.036000	$ 19.7787	per square foot
750	Office Park	0.011070	$ 6.0820	per square foot
760	Research and Development Center	0.011080	$ 6.0874	per square foot
770	Business Park	0.012440	$ 6.8346	per square foot
Retail (800-899)				
812	Building Materials and Lumber Store	0.017050	$ 9.3674	per square foot
813	Free-Standing Discount Superstore	0.050520	$ 27.7561	per square foot
814	Variety Store	0.063660	$ 34.9753	per square foot
815	Free-Standing Discount Store	0.053870	$ 29.5966	per square foot
816	Hardware/Paint Store	0.008070	$ 4.4337	per square foot
817	Nursery (Garden Center)	0.068100	$ 37.4147	per square foot
818	Nursery (Wholesale)	0.039000	$ 21.4269	per square foot
820	Shopping Center	0.037010	$ 20.3336	per square foot
821	Shopping Plaza <150K (no Supermarket)	0.094490	$ 51.9136	per square foot
822	Strip Retail Plaza	0.054450	$ 29.9153	per square foot
840	Automobile Sales (New)	0.027840	$ 15.2955	per square foot
841	Automobile Sales Used)	0.027060	$ 14.8670	per square foot
842	Recreation Vehicle Sales	0.005000	$ 2.7470	per square foot
843	Auto Parts Store	0.054570	$ 29.9812	per square foot
848	Tire Store	0.027690	$ 15.2131	per square foot
850	Supermarket	0.093840	$ 51.5565	per square foot
857	Discount Club	0.042460	$ 23.3279	per square foot
861	Sporting Goods Superstore	0.023780	$ 13.0649	per square foot
861	Home Improvement Superstore	0.030740	$ 16.8888	per square foot
881	Pharmacy/Drugstore w/drive-through	0.108400	$ 59.5559	per square foot
890	Furniture Store	0.006300	$ 3.4613	per square foot
Services (900-999)				
912	Drive-in Bank	0.100350	$ 55.1331	per square foot
930	Fast Casual Restaurant	0.097140	$ 53.3695	per square foot
931	Fine Dining Restaurant	0.083840	$ 46.0624	per square foot
932	High-Turnover (Sit-Down) Restauant	0.107200	$ 58.8966	per square foot
934	Fast-Food Restaurant	0.467480	$ 256.8375	per square foot
941	Quick Lubtication Vehicle Shop	0.069570	$ 38.2223	per square foot
943	Automobile Parts & Service	0.016600	$ 9.1202	per square foot
944	Gasoline/Service Station	1.202000	$ 660.3890	per square foot
945	Convenience Store w/gas	1.440020	$ 791.1592	per square foot

Note: Total Fee per Unit includes administration and CIE preparation fees.

Appendix A: Future Growth

In order to accurately calculate the demand for additional public facilities (land, buildings, vehicles and facilities) in the coming years, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, and employment to the year 2050. These projections provide the base-line conditions from which the current (2024) or future (2050) Level of Service calculations are produced.

Overview

While Pike County has steadily attracted new residents and businesses over the years, in the coming decades to 2050 development is expected to accelerate as growth proceeds out from the Atlanta Metro Area, including south through Fayette and Spalding County.

Types of Projections

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services where the Level of Service (LOS) standards are per capita based.
- Household data and forecasts are used to forecast future growth in the number of housing units.
- Housing unit data and forecasts relate to certain service demands that are household based, such as parks. The number of households—defined as *occupied* housing units—is always smaller than the total supply of available housing units, which include vacant units. Over time, however, each housing unit is expected to become occupied by a household, even though any unit may become vacant during future re-sales or turnovers. To be diligent, the County must focus its public facility service levels on the total number of housing units regardless of occupancy.
- Employment forecasts are based on all jobs in the county, based primarily on projections published by Woods & Poole, Economics. Those forecasts are broken down into three categories: employment that generally does not involve buildings (such as forestry), governmental jobs, and the types of private sector jobs that are associated with the occupancy of buildings to house their operations. The three categories are provided for informational purposes only; the demand for public services, such as fire protection and EMS, apply to all three categories.

Employment data is combined with population data to produce what is known as the 'day-night population.' These figures represent the total number of persons receiving services, both in their homes and in their businesses, to produce an accurate picture of the total number of persons that rely on certain 24-hour services, such as fire and public safety.

The projections used for the Sheriff's Office and Jail, the County Library, animal control, Parks and Recreation, Fire Protection, Emergency Medical Services, and Emergency Management/E911 categories are countywide forecasts because these services are delivered by the County throughout the county.

Historic Population Growth

Every year, the US Census Bureau estimates the population in Pike County between decennial censuses (e.g., 2010 and 2020). After a decennial census, the Bureau revises the annual estimates based

Table A-1: Annual Census Estimated Population by Jurisdiction

Geography	Population Estimate (as of July 1)											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*
Pike County Total	13,571	13,834	14,445	14,881	15,474	15,908	16,590	17,220	17,619	17,721	17,905
Concord	376	371	376	375	379	379	384	388	386	379	377
Meansville	215	209	208	205	203	200	199	198	194	187	225
Molena	438	426	421	417	414	405	405	402	394	375	375
Williamson	330	328	334	336	342	344	351	357	358	354	475
Zebulon	1,180	1,164	1,179	1,177	1,188	1,187	1,204	1,215	1,212	1,187	1,212
Unincorporated Area	11,032	11,336	11,927	12,371	12,948	13,393	14,047	14,660	15,075	15,239	15,241

Geography	Population Estimate (as of July 1)											
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Pike County Total	18,199	18,208	18,075	18,069	18,072	18,066	18,204	18,195	18,495	18,946	19,540	19,955	20,461
Concord	375	375	372	369	370	369	372	370	370	381	390	400	407
Meansville	210	210	208	208	206	206	208	204	205	263	269	276	284
Molena	387	389	386	386	389	386	388	387	393	391	402	411	421
Williamson	492	493	491	488	489	488	491	491	499	686	706	721	741
Zebulon	1,170	1,165	1,145	1,145	1,146	1,129	1,140	1,150	1,169	1,228	1,258	1,296	1,324
Unincorporated Area	15,565	15,576	15,473	15,473	15,472	15,488	15,605	15,593	15,859	15,997	16,515	16,851	17,284

* 2010 estimate revised by Census Bureau in 2020.
Note: All data as of July 1 of each year. 2000, 2010 and 2020 estimates differ from Decennial Census counts, which were as of April 1.
Sources: For 2000 to 2010: Intercensal Estimates, US Bureau of the Census; Annual Estimates Program. For 2011-2019 intercensus estimates adjusted to revised 2020 population estimates published by Census Bureau in 2023, along with 2020, 2021 and 2022.

on the actual Census count. Unlike the decennial censuses, which are 'as of' April 1, the annual estimates are 'as of' July 1 of each year. Those annual estimates are shown in Table A-1.

Based on the county's perseverance during the Great Recession and its resurgence in the housing market beginning in 2017, the future is improving for Pike County. That is not to say that population growth each year since 2000 has been smooth.

As Table A-2 on the next page shows, while Pike County posted an overall percentage increase of more than 34.5% in population between 2000 and 2023, growth from 2000 to 2010 registered a little over 24% for just those 10 years (24.21%), well above the recession-influenced more recent 2010-2023 period (12.81%). As noted earlier, the Great Recession, beginning in mid-2008, had a notable impact on the housing industry and the national economy in general, affecting the county as well.

Taking a closer look at the annual population estimates by the Census Bureau shown on Table A-1, the annual percentage increase in population from 2000 through 2008 averaged 3.32% (from a low of 1.94% to a high of 4.42% in 2002). Reflecting the full impact of the recession during 2009 and its lingering effects to 2016, this dropped to an average annual increase of only 0.32% (ranging from a high of 1.64% in 2011 to a low of 0.03% in 2014). Starting in 2017, population growth recovered somewhat, producing an overall annual average increase of

1.71% between 2017 and 2023. Notably, most recently, population growth accelerated from 2020 to 2023 to an average for the 3 years of 2.6%. During these past three years, growth in 2021 hit a high of 3.14% and experienced a low in 2022 of 2.12%--clearly establishing a rebound in growth.

Compared to the cities in the county, from 2000 to 2023 the unincorporated area outpaced all of the cities except Williamson on a percentage growth basis. Because of the comparatively low growth in the cities over the past 23 years, the unincorporated area even outpaced the county as a whole on a percentage of growth basis.

Table A-2: Comparison of Population Growth Rates - 2000-2023

	2000-2010 Increase	Percent	2010-2023 Increase	Percent	2000-2023 Increase	Percent
Pike County Total	4,334	24.21%	2,556	12.81%	6,890	34.53%
Concord	1	0.27%	30	7.50%	31	7.75%
Meansville	10	4.44%	59	21.38%	69	25.00%
Molena	-63	-16.80%	46	11.19%	-17	-4.14%
Williamson	145	30.53%	266	36.89%	411	57.00%
Zebulon	32	2.64%	112	8.64%	144	11.11%
Unincorporated Area	4,209	27.62%	2,043	12.12%	6,252	37.10%
	Percent of County	Percent vs County %	Percent of County	Percent vs County %	Percent of County	Percent vs County %
Concord	0.02%	1.10%	1.17%	58.55%	0.45%	22.45%
Meansville	0.23%	18.36%	2.31%	166.89%	1.00%	72.41%
Molena	-1.45%	-69.41%	1.80%	87.38%	-0.25%	-11.98%
Williamson	3.35%	126.11%	10.41%	288.03%	5.97%	165.10%
Zebulon	0.74%	10.91%	4.38%	67.47%	2.09%	32.18%
Unincorporated Area	97.12%	114.09%	79.93%	94.65%	90.74%	107.45%

Population Forecasts--Countywide

Two mathematical forecast methods were used to project the county's past population growth forward to 2050, one using a 'linear trend' (straight line) and the other a 'growth trend' (curved line) forecast algorithm. Table A-3 shows the results using the Census estimates for 2000-2023. The raw numbers of each projection method are shown on the tables (the gray numbers).

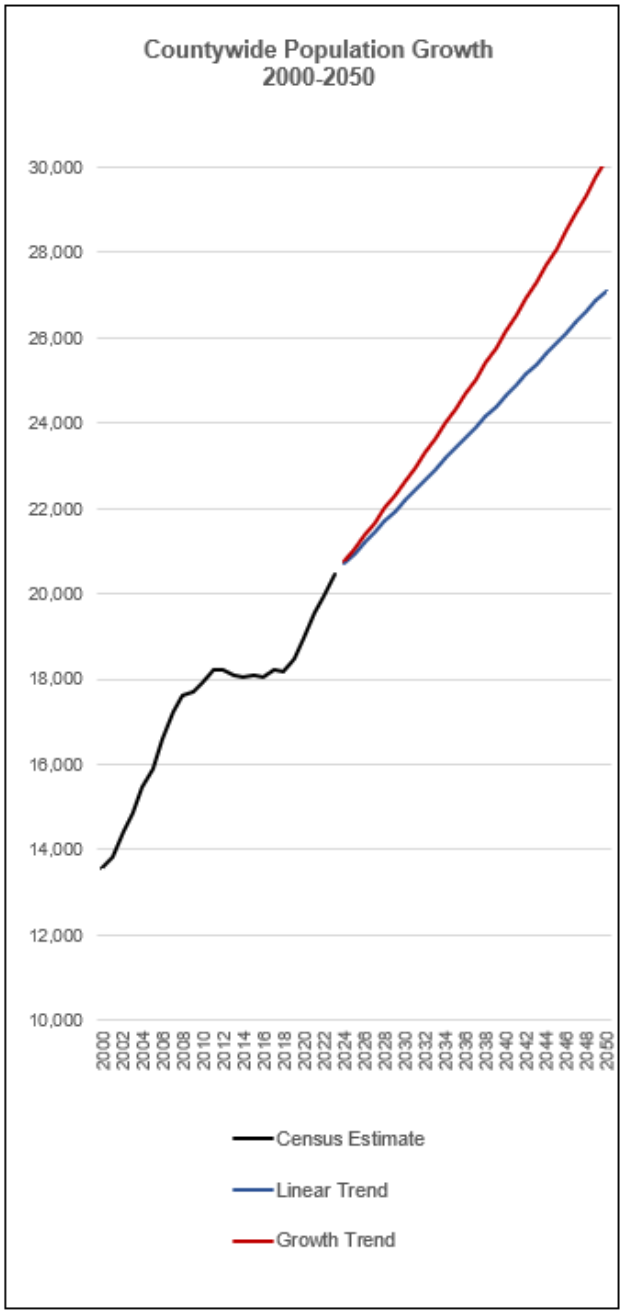
The algorithms used to prepare the projections shown on Table A-3 present a 'smooth' line from the 'start' date (2000), which also changes the Census population figures on the tables from the actual Census data. Because of this, the projected future population estimates must be rectified so that the Census 2023 population figure is the 'start' population for each forecast.

This is done by determining the extent to which the raw numbers in the projections for 2023 differ from the Census estimate that year. In the 'adjustment to 2023' boxes at the bottom of the table, the raw projection numbers for 2023 are shown, and the percentage at which those numbers differ from the actual Census figure that year. The percentage of each variance is then applied to each of the raw projection figures starting in 2024 to produce the final future population figures for the linear trend and the growth trend each year out to 2050.

The graph accompanying the table illustrates the past census figures and the results of each of the two projection approaches. Clearly visible is also the faster rate of growth from 2000 up to the Great Recession years, followed by a resumption of growth starting around 2017.

Table A-3: Pike County Population Forecast based on 2000-2023 Growth

	Census Estimate	Linear Trend Raw	Growth Trend Raw	Linear Trend Adjusted	Growth Trend Adjusted
2000	13,571	14,608	14,660	13,571	13,571
2001	13,834	14,851	14,873	13,834	13,834
2002	14,445	15,094	15,089	14,445	14,445
2003	14,881	15,337	15,308	14,881	14,881
2004	15,474	15,580	15,530	15,474	15,474
2005	15,908	15,823	15,756	15,908	15,908
2006	16,590	16,066	15,984	16,590	16,590
2007	17,220	16,309	16,217	17,220	17,220
2008	17,619	16,552	16,452	17,619	17,619
2009	17,721	16,795	16,691	17,721	17,721
2010	17,905	17,038	16,933	17,905	17,905
2011	18,199	17,281	17,179	18,199	18,199
2012	18,208	17,524	17,429	18,208	18,208
2013	18,075	17,767	17,682	18,075	18,075
2014	18,069	18,010	17,939	18,069	18,069
2015	18,072	18,253	18,199	18,072	18,072
2016	18,066	18,495	18,463	18,066	18,066
2017	18,204	18,738	18,732	18,204	18,204
2018	18,195	18,981	19,004	18,195	18,195
2019	18,495	19,224	19,280	18,495	18,495
2020	18,946	19,467	19,559	18,946	18,946
2021	19,540	19,710	19,844	19,540	19,540
2022	19,955	19,953	20,132	19,955	19,955
2023	20,461	20,196	20,424	20,461	20,461
2024		20,439	20,721	20,707	**20,758**
2025		20,682	21,022	20,953	**21,060**
2026		20,925	21,327	21,199	**21,365**
2027		21,168	21,637	21,446	**21,676**
2028		21,411	21,951	21,692	**21,990**
2029		21,654	22,270	21,938	**22,310**
2030		21,897	22,593	22,184	**22,634**
2031		22,140	22,921	22,430	**22,962**
2032		22,383	23,254	22,676	**23,296**
2033		22,625	23,592	22,922	**23,634**
2034		22,868	23,934	23,168	**23,977**
2035		23,111	24,282	23,415	**24,326**
2036		23,354	24,634	23,661	**24,679**
2037		23,597	24,992	23,907	**25,037**
2038		23,840	25,355	24,153	**25,401**
2039		24,083	25,723	24,399	**25,770**
2040		24,326	26,097	24,645	**26,144**
2041		24,569	26,476	24,891	**26,524**
2042		24,812	26,860	25,137	**26,909**
2043		25,055	27,250	25,384	**27,300**
2044		25,298	27,646	25,630	**27,696**
2045		25,541	28,048	25,876	**28,098**
2046		25,784	28,455	26,122	**28,506**
2047		26,027	28,868	26,368	**28,920**
2048		26,270	29,287	26,614	**29,340**
2049		26,513	29,713	26,860	**29,766**
2050		26,755	30,144	27,106	**30,199**
Adjustment to 2023		20,196	20,424	101.312%	100.181%



The forecasts include the unincorporated area and all of the cities within the County.

Considering that longer term forecasts, including the recovery from the Great Recession, coupled with growing development trends in recent years, is a more reliable indication of future growth in the county, and that in the long run future growth will ultimately reflect growth over the past two decades and even accelerate toward pre-recession conditions, **the 'growth trend' projection** shown on Table A-3 most clearly reflects the anticipated future population growth to 2050.

Comparison to Forecasts by Others

As the next step, the forecasts calculated for Table A-3 have been compared to countywide forecasts prepared by other entities. These include Woods & Poole Economics (a highly regarded national consulting firm), and the Governor's Office of Planning & Budget (Georgia's official source for State projects.) These forecasts are shown on Table A-4.

As can be seen on the table, Woods & Poole reported a 2050 population for the county that was comparatively close to the census-based linear trend forecast. The negative numbers show that the Woods & Poole forecasts were lower than both the County linear trend and the growth trend forecasts, ever increasingly so through 2050. By 2050, the Woods & Poole forecast was slightly below the linear trend forecast by 1,092 people (4%), but below the growth trend number by 2050 of 4,185 people

Table A-4: Pike County Population Forecast Comparisons

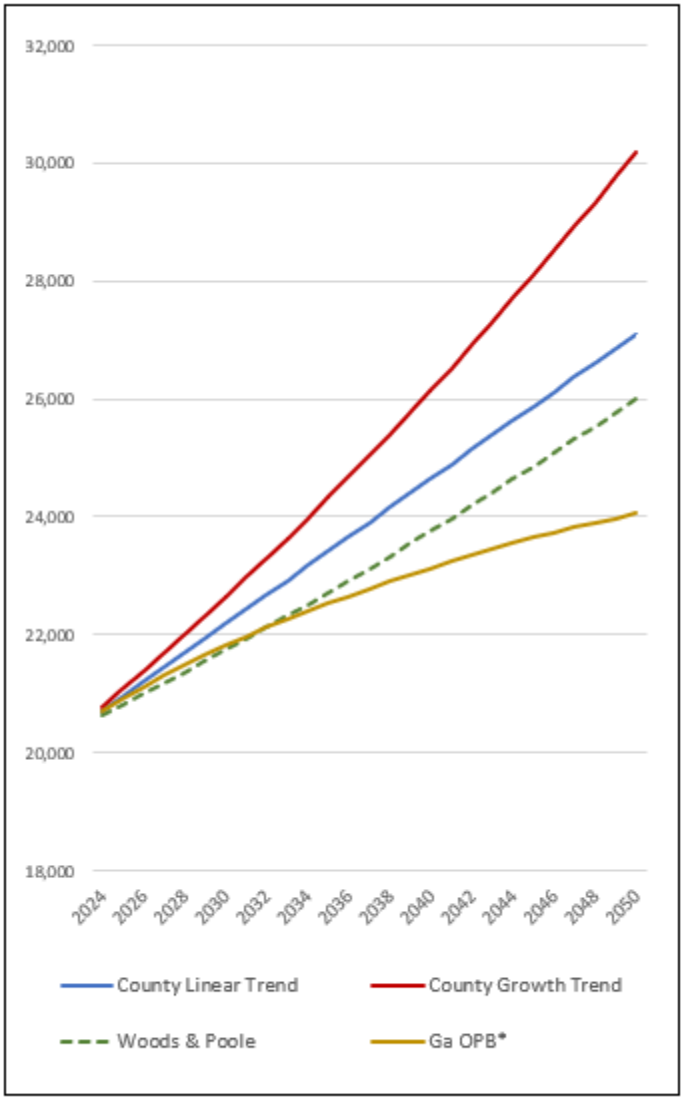
	County Linear Trend	County Growth Trend	Woods & Poole	Ga OPB**	Variance: Woods & Poole		Variance: Ga OPB	
					County Linear Trend	County Growth Trend	County Linear Trend	County Growth Trend
2020	18,946	18,946	18,946	n/a	0	0	n/a	n/a
2021	19,540	19,540	19,540	n/a	0	0	n/a	n/a
2022	19,955	19,955	19,955	n/a	0	0	n/a	n/a
2023	20,461	20,461	20,461	n/a	0	0	n/a	n/a
2024	20,707	20,758	20,637	20,695	-70	-121	-12	-63
2025	20,953	21,060	20,816	20,911	-137	-244	-42	-149
2026	21,199	21,365	20,997	21,122	-202	-368	-77	-243
2027	21,446	21,676	21,180	21,309	-266	-496	-137	-367
2028	21,692	21,990	21,364	21,494	-328	-626	-198	-496
2029	21,938	22,310	21,551	21,662	-387	-759	-276	-648
2030	22,184	22,634	21,741	21,814	-443	-893	-370	-820
2031	22,430	22,962	21,932	21,967	-498	-1,030	-463	-995
2032	22,676	23,296	22,126	22,122	-550	-1,170	-554	-1,174
2033	22,922	23,634	22,321	22,251	-601	-1,313	-671	-1,383
2034	23,168	23,977	22,519	22,393	-649	-1,458	-775	-1,584
2035	23,415	24,326	22,720	22,522	-695	-1,606	-893	-1,804
2036	23,661	24,679	22,922	22,647	-739	-1,757	-1,014	-2,032
2037	23,907	25,037	23,127	22,768	-780	-1,910	-1,139	-2,269
2038	24,153	25,401	23,334	22,895	-819	-2,067	-1,258	-2,506
2039	24,399	25,770	23,544	23,014	-855	-2,226	-1,385	-2,756
2040	24,645	26,144	23,756	23,123	-889	-2,388	-1,522	-3,021
2041	24,891	26,524	23,970	23,242	-921	-2,554	-1,649	-3,282
2042	25,137	26,909	24,188	23,337	-949	-2,721	-1,800	-3,572
2043	25,384	27,300	24,407	23,448	-977	-2,893	-1,936	-3,852
2044	25,630	27,696	24,628	23,540	-1,002	-3,068	-2,090	-4,156
2045	25,876	28,098	24,853	23,642	-1,023	-3,245	-2,234	-4,456
2046	26,122	28,506	25,080	23,737	-1,042	-3,426	-2,385	-4,769
2047	26,368	28,920	25,309	23,822	-1,059	-3,611	-2,546	-5,098
2048	26,614	29,340	25,542	23,904	-1,072	-3,798	-2,710	-5,436
2049	26,860	29,766	25,776	23,978	-1,084	-3,990	-2,882	-5,788
2050	27,106	30,199	26,014	24,051	-1,092	-4,185	-3,055	-6,148

Note: 2020 to 2023 County Trend numbers are U.S. Census figures.

* Woods & Poole Economics, Inc., *2024 Georgia Data Book*.
** Georgia Govenor's Office of Planning & Budget, 2024

(14%). This disparity is somewhat due to the fact that Woods & Poole uses straight line algorithms, as can be seen on the following graph, which provides a visual comparison of the various forecasts on Table A-4.

Graph of Forecast Comparisons



* Georgia Govenor's Office of Planning & Budget.

The forecast produced by the OPB presents a greater deviation from both of the county's two forecasts as well as Woods & Poole. While the other forecasts on the table follow ever increasing lines, the OPB's forecast traces a curved line from the very beginning, with increasingly lower annual increases on to 2050.

Compared to the 'linear trend' county forecast, the OPB forecast begins close to the county forecasts in 2024 and then increasingly diverges from the County's forecast to 2050. Compared to the county 'growth trend', OPB is increasingly negative from 2024 throughout the forecast period, ending 6,148 people lower than the County Growth Trend forecast.[7] The OPB forecasts by 2050 are 11% lower than the County's linear trend forecast, and 20% below the County's growth trend forecast.

Conclusion

Both Woods & Poole and, especially, OPB underestimate the vitality that has returned to Pike County, and that is exemplified by the Census population estimates for the past several years. This recent trend is expected to propel the County's growth in the future, which is best exemplified by the growth trend forecast (as discussed above).

[7] It is noted that, under Georgia Law, the OPB is required to count all pregnant women as two people for projects that are State funded. Impact fee studies are not State funded, but it is not known whether or not this requirement has been applied to the OPB forecasts as published for Pike County.

Housing Unit Forecasts

Projecting new growth and development in terms of housing units is important because residential impact fees are assessed when building permits are issued for new units. Thus, the housing unit is used as the basis for assessing impact fees.

Using the housing unit for fee calculations rather than the number of residents that may occupy the housing unit is more equitable because the average number of residents in the unit, based on unit size, is unreliable. The number of people residing in a particular housing unit will most likely vary in the years ahead as lifestyles change, families grow, children grow up, occupants age, or the unit becomes occupied by a different household as the previous occupants move out. Thus, using average family sizes as the basis will vary widely as the years go by. This would result in a constant reassessment of the impact fees due because the demand for services would vary as the number of residents in the unit varies. Instead, using an average fee per housing unit based on average household sizes results in 'averaging' the demand for services which would otherwise vary as the population in the unit changes over time.

The future increase in the number of housing units in the county is based on the population forecasts presented in the previous section.

A 'household' represents an occupied housing unit. Additional 'vacant' housing units, therefore, need to be added to the number of households in order to estimate the total number of housing units in the county. As shown on Table A-5, on the next page, future population numbers from Table A-3 are converted into the number of households expected in future years for the county as a whole. This conversion from population to the number of households is based on the average household size data taken from the latest Woods & Poole figures for the county.

The left-hand section of the table shows the Woods & Poole forecasts for total population living in households and the number of households in the county. The average household size numbers are calculated by dividing the household population figures by the number of households each year. This calculation, therefore, excludes the population living in group quarters (which are not housing units).

In 2022, the Census Bureau published updated figures indicating that the average household size in the county was 2.97052, which was higher than the Woods & Poole figure of 2.77 by 106.09%. This percentage was then applied to the Woods & Poole average estimates to calculate the actual average household size each year to 2050. The assumption is that the average population-per-household sizes in Pike County will 'track' proportionally the trend projected by Woods & Poole countywide. In this way, the average household sizes moving forward were still influenced by the socioeconomic assumptions made by Woods & Poole affecting future years, but not their specific numbers.

The adjusted average household size numbers are used to produce a calculation of the number of households estimated in future years based on the population forecast presented earlier in this Appendix. Given the tightly knit sociometric model that W&P uses, the relationship between population and households relative to average ratios between them is considered viable as guides to updating such ratios for Pike County.

To arrive at the estimated total housing units for each year, including vacant units, the number of households (i.e., occupied housing units) is increased by the applicable occupancy rate. For 2022, the Census estimates of total housing units and total households indicated that 90.36736% of all housing units were occupied. Applying this 'occupancy rate' the total number of housing units (occupied plus vacant) could be determined. All of these housing unit calculations are shown on the following Table A-5.

Table A-5: Countywide Housing Unit Forecasts: 2025-2050

	Pike County (Woods & Poole)				Pike County Projected				
	Population in Households	House-holds	Average HH Size*		Population	Average HH Size	House-holds	Occupancy Rate	Total Units
2021	19,250	6,875	2.8000	2021	19,540	2.9705	6,578	90.36736%	7,279
2022	19,750	7,130	2.7700	2022	19,955	2.9387	6,790	90.36736%	7,514
2023	20,257	7,366	2.7501	2023	20,461	2.9175	7,013	90.36736%	7,761
2024	20,379	7,465	2.7299	2024	20,758	2.8962	7,167	90.36736%	7,931
2025	20,563	7,560	2.7200	2025	21,060	2.8856	7,298	90.36736%	8,076
2026	20,732	7,650	2.7101	2026	21,365	2.8751	7,431	90.36736%	8,223
2027	20,970	7,738	2.7100	2027	21,676	2.8750	7,539	90.36736%	8,343
2028	21,122	7,823	2.7000	2028	21,990	2.8644	7,677	90.36736%	8,495
2029	21,344	7,905	2.7001	2029	22,310	2.8645	7,788	90.36736%	8,618
2030	21,477	7,984	2.6900	2030	22,634	2.8538	7,931	90.36736%	8,776
2031	21,681	8,060	2.6900	2031	22,962	2.8538	8,046	90.36736%	8,904
2032	21,878	8,133	2.6900	2032	23,296	2.8539	8,163	90.36736%	9,033
2033	22,069	8,204	2.6900	2033	23,634	2.8539	8,281	90.36736%	9,164
2034	22,260	8,275	2.6900	2034	23,977	2.8539	8,402	90.36736%	9,298
2035	22,532	8,345	2.7001	2035	24,326	2.8645	8,492	90.36736%	9,397
2036	22,721	8,415	2.7001	2036	24,679	2.8645	8,615	90.36736%	9,533
2037	22,910	8,485	2.7001	2037	25,037	2.8645	8,740	90.36736%	9,672
2038	23,096	8,554	2.7000	2038	25,401	2.8645	8,868	90.36736%	9,813
2039	23,368	8,623	2.7100	2039	25,770	2.8750	8,963	90.36736%	9,918
2040	23,558	8,693	2.7100	2040	26,144	2.8750	9,093	90.36736%	10,062
2041	23,745	8,762	2.7100	2041	26,524	2.8750	9,226	90.36736%	10,209
2042	23,940	8,834	2.7100	2042	26,909	2.8750	9,360	90.36736%	10,358
2043	24,230	8,908	2.7200	2043	27,300	2.8857	9,461	90.36736%	10,469
2044	24,436	8,984	2.7199	2044	27,696	2.8856	9,598	90.36736%	10,621
2045	24,651	9,063	2.7200	2045	28,098	2.8856	9,737	90.36736%	10,775
2046	24,869	9,143	2.7200	2046	28,506	2.8857	9,879	90.36736%	10,932
2047	25,095	9,226	2.7200	2047	28,920	2.8857	10,022	90.36736%	11,090
2048	25,331	9,313	2.7200	2048	29,340	2.8856	10,168	90.36736%	11,252
2049	25,573	9,402	2.7200	2049	29,766	2.8856	10,315	90.36736%	11,415
2050	25,824	9,494	2.7200	2050	30,199	2.8857	10,465	90.36736%	11,581
				2025-2050 Increase	**9,139**		**3,167**		**3,505**

* Dividing total households by total population in households eliminates population in group quarters.

Multiplier: 106.0900% based on 2022 Census data.

Sounce: Woods & Poole Economics, Inc., *2024 Georgia Data Book*, Pike County.

Sources: 2021 - 2023 County data - US Bureau of the Census.
2024-2050 County Population - 2000-2022 Growth Trend forecast.

Employment Forecasts

For the employment projections, we looked first at the countywide forecasts prepared by Woods & Poole (W&P). W&P counts jobs, not just employed people, which capture people holding two or more jobs, self-employed sole proprietors and part-time workers, as well as vacant positions. This gives a more complete picture than Census figures (which report only the number of people with jobs).

On Table A-6, as discussed previously, the total number of jobs shown are broken down into three categories for informational purposes only.

Table A-6: County-wide Employment Forecast (Jobs)

	2025	2030	2035	2040	2045	2050	2025-2050 Change	
							Number	Percent
Total Employment	**6,939**	**7,812**	**8,802**	**9,927**	**11,220**	**12,701**	**5,762**	**45.4%**
Farm Employment	301	304	306	308	310	312	11	3.5%
Forestry, Fishing	58	64	70	76	84	92	34	37.0%
Mining	6	6	6	6	6	6	0	0.0%
Total Not Building Related	**365**	**374**	**382**	**390**	**400**	**410**	**45**	**11.0%**
Federal Civilian	28	32	35	39	42	46	18	39.1%
Federal Military	52	53	55	56	58	59	7	11.9%
State & Local Government	761	807	854	901	949	994	233	23.4%
Total Government	**841**	**892**	**944**	**996**	**1,049**	**1,099**	**258**	**23.5%**
Utilities	17	19	20	21	23	24	7	29.2%
Construction	1,170	1,261	1,359	1,466	1,584	1,711	541	32.6%
Manufacturing	498	632	790	978	1,201	1,465	967	66.0%
Wholesale Trade	273	346	437	555	705	897	624	69.6%
Retail Trade	569	749	965	1,224	1,536	1,913	1,344	70.3%
Transportation & Warehousing	170	176	184	196	211	230	60	26.1%
Information	40	41	40	37	36	34	-6	-17.6%
Finance & Insurance	218	211	205	198	190	181	-37	-20.4%
Real Estate	550	636	718	799	877	954	404	42.3%
Professional & Technical Services	272	309	349	392	438	486	214	44.0%
Management of Companies	25	26	28	31	34	38	13	34.2%
Administrative & Waste Services	458	528	608	700	802	914	456	49.9%
Educational Services	173	200	233	269	309	351	178	50.7%
Health Care & Social Assistance	443	485	532	583	639	700	257	36.7%
Arts, Entertainment & Recreation	120	140	160	182	206	233	113	48.5%
Accommodation & Food Services	200	220	243	267	296	327	127	38.8%
Other Private Services	536	569	605	644	686	733	197	26.9%
Total Private Building Releted	**5,732**	**6,548**	**7,476**	**8,542**	**9,773**	**11,191**	**5,459**	**48.8%**

Source: Woods & Poole Economics, Inc., *2024 Georgia Data Book*, Pike County, as adjusted.

The Woods & Poole job numbers have been adjusted for Pike County because of an apparent under-count by Woods & Poole. The population forecast for Pike County by Woods & Poole to 2050 is only 26,014, compared to the population forecast for this report at 30,199, which is 16% higher. Looking

at every year beginning in 2025, the population forecast in this report progressively increases every year over the Woods & Poole forecast, beginning at 0.59% in 2024 and increasing smoothly to a difference of 16.09% in 2050. The jobs numbers shown on Table A-6 for each year have therefore been adjusted across the board by the applicable percentage representing the 'undercount' in the year indicated.

Table A-7 provides a summary of future jobs in Pike County taken from Table A-6 for the years shown on that table and interpolated for each year in between. As noted above, it is the total jobs that impact fees can be applied to.

Table A-7 Summary - Countywide Jobs

	Total Jobs	Not Building Related	Government	Private Building Related
2025	6,939	365	841	5,732
2026	7,114	367	851	5,895
2027	7,288	369	861	6,058
2028	7,463	370	872	6,222
2029	7,637	372	882	6,385
2030	7,812	374	892	6,548
2031	8,010	376	902	6,734
2032	8,208	377	913	6,919
2033	8,406	379	923	7,105
2034	8,604	380	934	7,290
2035	8,802	382	944	7,476
2036	9,027	384	954	7,689
2037	9,252	385	965	7,902
2038	9,477	387	975	8,116
2039	9,702	388	986	8,329
2040	9,927	390	996	8,542
2041	10,186	392	1,007	8,788
2042	10,444	394	1,017	9,034
2043	10,703	396	1,028	9,281
2044	10,961	398	1,038	9,527
2045	11,220	400	1,049	9,773
2046	11,516	402	1,059	10,057
2047	11,812	404	1,069	10,340
2048	12,109	406	1,079	10,624
2049	12,405	408	1,089	10,907
2050	12,701	410	1,099	11,191
Increase 2025-	**5,762**	**45**	**258**	**5,459**
Percent of Total		0.78098%	4.47761%	94.74141%

For economic policymaking and recruitment, however, the vast majority of countywide jobs are projected to be in the business categories comprising the private building related jobs.

Summary: Data for Impact Fee Calculations

All of the public services considered in this report are delivered by the County throughout the county. These include the Sheriff's Office and Jail, the County Library, Animal Services, E911, Parks and Recreation and fire protection categories. Countywide growth forecasts are shown on Table A-8 for these

services.

For public facility categories that serve only residential uses, impact fees are assessed for each housing unit as building permits are issued. For services provided to both residential and nonresidential uses, the fees are based on the day-night population generated by the use.

Table A-8: Future Growth - Countywide

	Residential Uses	Nonresidential Uses		
	Housing Units	Population	Total Jobs	Day-Night Population
2025	8,076	21,060	6,939	27,999
2026	8,223	21,365	7,114	28,479
2027	8,343	21,676	7,288	28,964
2028	8,495	21,990	7,463	29,453
2029	8,618	22,310	7,637	29,947
2030	8,776	22,634	7,812	30,446
2031	8,904	22,962	8,010	30,972
2032	9,033	23,296	8,208	31,504
2033	9,164	23,634	8,406	32,040
2034	9,298	23,977	8,604	32,581
2035	9,397	24,326	8,802	33,128
2036	9,533	24,679	9,027	33,706
2037	9,672	25,037	9,252	34,289
2038	9,813	25,401	9,477	34,878
2039	9,918	25,770	9,702	35,472
2040	10,062	26,144	9,927	36,071
2041	10,209	26,524	10,186	36,710
2042	10,358	26,909	10,444	37,353
2043	10,469	27,300	10,703	38,003
2044	10,621	27,696	10,961	38,657
2045	10,775	28,098	11,220	39,318
2046	10,932	28,506	11,516	40,022
2047	11,090	28,920	11,812	40,732
2048	11,252	29,340	12,109	41,449
2049	11,415	29,766	12,405	42,171
2050	11,581	30,199	12,701	42,900
Increase 2025-50	3,505	9,139	5,762	14,901

Appendix B: Trip Generation

In order to calculate new growth and development's fair share of the cost of road improvements, it is necessary to establish how much of the future traffic on Pike County's roads will be generated by new growth, over and above the traffic generated by the county's residents and businesses today. This Appendix Section describes the process through which this determination is made.

Summary

A Level of Service must be established for road improvements to ensure that, ultimately, existing development and new growth are served equally. This Section also presents the process through which new growth and development's 'fair share' of road improvement costs is calculated, and tables summarizing the technical portions of this methodology are included.

Level of Service

The County has set its Level of Service for road improvements at LOS "D", a level below which a number of roads in the county operate. Using this LOS maximizes roadway capacity before traffic conditions actually break down (LOS "F").

All road improvement projects benefit existing and future traffic proportionally to the extent that relief from over-capacity conditions eases traffic problems for everyone. For example, since new growth by 2050 will represent a certain portion of all 2050 traffic, new growth would be responsible for that portions' cost of the road improvements.

It is noted that the cost-impact of non-Pike County generated traffic on the roads traversing the county (cross commutes) is offset by state and federal assistance. The net cost of the road projects that accrue to Pike County reasonably represents (i.e., is 'roughly proportional' to) the impact on the roads by Pike County residents driving to and from their homes, and business activity, including employees and customers arriving and leaving, deliveries of merchandise and shipments out (if any).

The basis for the road impact fee would therefore be Pike County's cost for the improvements divided by all traffic generated within the county in 2050 (existing today plus new growth)—i.e., the cost per trip times the traffic generated by new growth alone. For an individual land use, when a building permit is issued, the cost per trip would be applied to the number of trips that will be generated by that particular new development, assuring that new growth would only pay its 'fair share' of the road improvements that serve it.

Approach

This methodology proceeds along the following lines:

- Total traffic currently generated by Pike County residents and businesses in 2025 on the road system within the county is calculated from trip generation and commuting data. Various data sources are relied upon to determine current conditions, as explained in each appropriate section below.
- Future Pike County-generated traffic from new growth in the county is calculated from housing unit and employment forecasts to 2050.
- The portion of 2050 total traffic that is generated by new housing units and employment in the county establishes the percentage of Pike County's cost of the future road improvements that can be included in an impact fee.

Summary Table

The table below shows how the portion of 2050 traffic generated by new growth is calculated. The figures represent all trips generated by general land use, including pass-by and diverted trips.

Table B-1: Average Daily Trip Ends Generated by New Growth

	2025	2050	Increase	Percent New Growth Trip Ends
Residential Trips	75,018	107,964	32,946	
Nonresidential Trips	95,275	162,554	67,279	
Less: Internal Commutes*	(19,580)	(28,179)	(8,599)	
Net Trip Ends	**150,713**	**242,339**	**91,626**	**37.81%**

* Residents who work in Pike County. These trips to and from work are included in the residential trips.

The next table, below, calculates the Primary Trip Ends generated by existing and future traffic by deleting pass-by and diverted trips, as discussed in the next section, below.

Table B-2: Primary Daily Trip Ends Generated by New Growth

	Percent Primary Trip Ends*	Primary Trip Ends			Percent New Growth Primary Trip Ends
		2025	2050	Increase	
Residential Trips	100%	75,018	107,964	32,946	
Commercial	51%	43,920	71,266	27,346	
Industrial + Utility	92%	8,242	20,694	12,452	
Less: Internal Commutes	100%	(19,580)	(28,179)	(8,599)	
Net New Primary Trip Ends		**107,600**	**171,745**	**64,145**	**37.35%**

* Derived from 'Trip Generation Handbook' chapter, *Trip Generation*, 11th Edition, Institute of Transportation Engineers.

Overall, new residents and businesses located within Pike County will generate 37.35% (more accurately, 37.3491504%) of all Pike County vehicles on its roads by 2050. Thus, new growth's 'fair share' of the cost to the County to provide road improvements to serve current and future traffic cannot exceed this figure.

Pass-by and Diverted Trips

The impact of new growth and development on Pike County's road network is the increased traffic added to the system, expressed by transportation engineers as 'trips'. Every 'trip' has two ends—a beginning at its origin and an end at its destination (known as 'trip ends'). There are three types of trips, defined as:

A **Primary Trip** (and its trip ends)—a vehicle travelling from its original beginning to its intended final destination. Driving from one's home to one's place of work is an example of a primary trip.

A **Pass-by Trip**—a vehicle travelling along its usual route from its origin to its final destination that stops off at an intermediate location for any reason. A trip from home to work that stops along the way for gas, dropping off a child at daycare, picking up coffee or dinner, or for any other reason, represents a 'pass-by' trip at the intermediate location.

A **Diverted Trip** (previously called a diverted 'link' trip)—a vehicle that diverts from its normal primary route between its origin to its final destination and takes a different route to stop off at an intermediate location for any reason. While a pass-by trip remains on its normal route, a diverted trip changes its route to other roads to arrive at the intermediate stop.

New primary trips add vehicles to the road network. Pass-by and diverted trips involve the same vehicles stopping off between their original beginnings and their final destinations and therefore do not add new vehicles to the road network—the vehicles were already there on their way to their final destinations.

These different types of trips result in different types of 'trip ends'. On a home-to-daycare-to-work trip, for instance, there are two primary trip ends (home and work) and two pass-by or diverted trip ends: arriving at the daycare center and leaving from there to drive to work, for instance. The net impact on the road network, however, is created by the one vehicle and its two primary trip ends.

Impact fee calculations take note of these pass-by and diverted trip ends as not adding to the overall traffic on the road network and deletes them from the total trip ends reported in ITE's *Trip Generation* manual.

While the table above uses the overall average percentages of primary trip ends derived from ITE for broad land use categories, the actual percentage for each land use listed on the impact fee schedule for roads is applied to the total trip ends to determine the primary trip ends attributed to that particular land use.

Residential Trip Generation

Average trip generation rates published by the Institute of Transportation Engineers (ITE) differentiate between 'single-family detached housing' and 'apartments'. The closest correlations with the US Census definitions are 'single-family units' and 'multi-family units', which are shown on the following table.

Table B-3: Residential Units by Type: 2025 and 2050

	Total in 2023*	Percent	Total in 2025**	Increase 2025-2050	Total in 2050
Single-Family Units	7,352	95.41%	7,623	3,458	10,972
Multi-Family Units	354	4.59%	368	160	528
Total	**7,706**	**100.0%**	**7,991**	**3,618**	**11,500**

* Based on the 2022 1-Year American Community Survey data report (Census Bureau) for occupied housing units.
** See Appendix A: Future Growth for total housing unit projections.

The 2023 breakdown of housing units by type on the table above are taken from the most recent American Community Survey for Pike County (published by the Census Bureau). The 2023 percentage by housing type (single-family and multi-family) is calculated and applied to the total number of housing units projected in 2025. It is assumed that these percentages will persist into the future, producing a breakdown of the projected 3,618 new housing units forecast for the 2025-2050 period.

The next table, below, calculates the amount of traffic that is generated by the county's housing stock today, and the amount that will be generated in 2050.

Table B-4: Residential Trip Generation - 2025-2050 New Growth Increase

	ADT* Trip Ends	2025 Units	2025 ADT Trip Ends	2050 Units	2050 ADT Trip Ends	Increase 2025-2050	Percent New Growth Trip Ends
Single-Family Units	9.52	7,623	72,571	10,972	104,453	31,882	
Multi-Family Units	6.65	368	2,447	528	3,511	1,064	
Total		**7,991**	**75,018**	**11,500**	**107,964**	**32,946**	**30.5%**

* Average Daily Traffic (trip ends) on a weekday; Institute of Transportation Engineers *Trip Generation*, 11th Edition. Total includes trips to/from work.

The calculations are made on the basis of 'average daily traffic' on a normal weekday, using average trip generation rates derived through multiple traffic studies across the country (350 for single-family

and 86 for apartments) and published by ITE. The rates are expressed for 'trip ends'—that is, traffic both leaving and coming to a housing unit.

Comparing traffic in 2025 to 2050, the future increase in trip ends can be calculated, which will represent 30.5% of all residential trip ends generated in the county.

It should be noted that the traffic generated includes trips to and from work and, more particularly, residents who work at a business within the county (i.e., internal commutes).

Nonresidential Trip Generation

Calculating traffic generated by businesses located in Pike County is more problematic than residential trips because there is no breakdown of types of businesses in the county that is readily available. In addition, while employment forecasts have been made in terms of the number of jobs, there is no data available for future floor areas, much less by detailed type of use.

The alternative is to view nonresidential traffic generation on a broad 'average' basis. For this, there is data available from ITE for a number of individual uses relating to the total number of trips generated per employee. These trips, of course, include not only trips taken by the employees (to/from work, lunch, etc.) but also customers and others that are attracted to the use, deliver to, serve it, or are served by it in some way.

The Average Daily Traffic (ADT) numbers on the following table, therefore, are calculated by dividing all trips to a use—employees, customers, deliveries to or from, etc.—by the number of employees alone. Since there is more data available for the average number of employees per 1,000 square feet of floor area, it enables a determination of the average total trips generated by the use by the same floor area (and thus the number per '1' square foot of floor area for impact fee calculations).

The table on the following page shows the 'trip ends per employee' per 1,000 square feet of floor area for those uses for which impact fees are commonly collected and for which the data is available.

Overall, the average trip generation rate of all uses shown on the following table is 4.21 trips per employee for 'industrial' uses and 23.95 for all 'commercial' uses. The 'industrial' category includes such uses as manufacturing and assembly, storage, and transportation of goods; the 'commercial' category includes all sales and service uses such as stores, offices, motels, banks, amusements and private institutions. The last column shows the average rate for all 'commercial' uses listed, as opposed to the 'industrial' uses shown at the top of the column on its top left.

Although the 'overall' averages are useful for projecting total traffic generation, impact fees for particular uses will reflect the actual average trip generation rate for the specific use.

Table B-5: ITE Trips-per-Employee Data

ITE Category	ITE CODE	LAND USE	Trip Ends per Employee	Average Trip Ends by Category	Average Trip Ends All Commercial
Industrial (100-195	110	General Light Industrial	3.10	4.21	23.95
	140	Manufacturing	2.51		
	150	Warehousing	5.05		
	156	High-Cube Hub Warehouse	6.77		
	180	Specialty Trade Contractor	3.63		
Lodging (300-39	310	Hotel or Conference Motel	14.34	13.58	
	320	Motel	12.81		
Recreational (400	445	Movie Theater	55.12	38.03	
	480	Amusement Park	24.02		
	491	Racquet/Tennis Club	45.71		
	495	Recreational Community Center	27.25		
Institutional (500-	560	Church/Place of Worship	20.02	33.05	
	565	Day Care Center	21.38		
	566	Cemetery	57.75		
Medical (600-699	610	Hospital	3.77	6.99	
	620	Nursing Home	3.31		
	630	Clinic	13.90		
Office (700-799)	710	General Office Building	3.33	4.27	
	714	Corporate Headquarters Building	2.31		
	715	Single-Tenant Office Building	3.85		
	720	Medical-Dental Office Building	8.71		
	760	Research and Development Center	3.37		
	770	Business Park	4.04		
Retail (800-899)	812	Building Materials and Lumber Store	24.77	30.21	
	814	Variety Store	95.59		
	815	Free-Standing Discount Store	24.63		
	816	Hardware/Paint Store	27.69		
	817	Nursery (Garden Center)	21.83		
	818	Nursery (Wholesale)	23.40		
	820	Shopping Center	17.42		
	826	Strip Retail Plaza	25.63		
	840	Automobile Sales (New)	11.20		
	843	Auto Parts Store	33.73		
	848	Tire Store	16.78		
	850	Supermarket	43.86		
	857	Discount Club	32.21		
	861	Sporting Goods Superstore	4.44		
	881	Pharmacy/Drugstore w/drive-through	69.17		
	890	Furniture Store	10.93		
Services (900-99	912	Drive-in Bank	32.73	25.19	
	932	High-Turnover (Sit-Down) Restaurant	21.26		
	934	Fast-Food Restaurant	44.52		
	941	Quick Lubrication Vehicle Shop	16.00		
	943	Automobile Parts & Service	11.44		

Source: *Trip Generation* , 11th Edition, Institute of Transportation Engineers, where survey results given for key land uses.

The next table provides a breakdown between commercial and industrial employment in the county today and projected to 2050.

The table is based on the numbers of employees calculated for each 'commercial' land use category and each 'industrial' category, taken from the employment projections in Appendix A. The focus is on the 'private building related' employment figures because these categories are assessed impact fees, as opposed to the 'not building related' and 'government' employment categories.

Table B-6: Private Building-Related Employment 2025-2050

	2025 Building Related Employees	2050 Building Related Employees	Change
Retail Trade	569	897	328
Information	40	34	-6
Finance & Insurance	218	181	-37
Real Estate	550	954	404
Professional & Technical Services	272	486	214
Management of Companies	25	38	13
Administrative & Waste Services	458	914	456
Educational Services	173	351	178
Health Care & Social Assistance	443	700	257
Arts, Entertainment & Recreation	120	233	113
Accommodation & Food Services	200	327	127
Other Private Services	536	733	197
Total Commercial	**3,604**	**5,848**	**2,244**
Utilities	17	24	7
Construction	1,170	1,711	541
Manufacturing	498	1,465	967
Wholesale Trade	273	1,913	1,640
Transportation & Warehousing	170	230	60
Total Industrial+Utility	**2,128**	**5,343**	**3,215**

Lastly, the following table calculates the total number of trip ends that will be generated by new nonresidential growth in future traffic on Pike County's roads, and the percentage of that growth in relation to total trip ends on the county's roads in 2050 (43.7%). The table provides a breakdown between commercial and industrial employment in the county and calculates trip ends generated by each.

We know from the 2010 Census (the latest data available) how many people living in Pike County also worked in Pike County based on commuting patterns. That percentage (26.10%) is assumed to be the current percentage of internal commutes also. These 'internal commutes' are included in the residential trip generation calculations and so are subtracted from the nonresidential count in order to avoid 'double counting'.

Table B-7: Nonresidential Trip Generation - 2025-2050 New Growth Increase

	2025 Employees	2025 Trip Ends	2050 Employees	2050 Trip Ends	2025-2050 Increase	Percent New Growth Trip Ends
Commercial	3,604	86,316	5,848	140,060	53,744	
Industrial + Utility	2,128	8,959	5,343	22,494	13,535	
Total	5,732	95,275	11,191	162,554	67,279	
Less: Internal Commutes at: 26.10%		(19,580)		(28,179)	(8,599)	
Net Nonres Trip Ends		**75,695**		**134,375**	**58,680**	**43.7%**

The table above shows the number of trip ends currently generated by Pike County businesses based on 2025 employment data (from Appendix A). The same calculations are made for the year 2050 based on projected employment in the county, and the difference between 2025 and 2050 represents trip ends generated by future nonresidential growth and development.

From the total of all nonresidential trips, the number of trips to/from work generated by county residents is deducted, as discussed above.

The net total of all trips generated exclusively by county businesses (134,375)) comes to 43.7% of all such nonresidential trip ends in 2050.

The results of the residential and nonresidential trip generation analyses are combined on the Summary table at the beginning of this Appendix for an overall calculation of new growth's share of future traffic generated by Pike County residents and businesses. From these figures, as discussed above, pass-by and diverted trip ends are then deleted to determine primary trip ends, which more closely relates to vehicles on the road and thus contribute to traffic congestion.

Terminology

This Methodology uses the term 'average daily traffic' (ADT) for a weekday, which is defined by ITE as the 'average weekday vehicle trip ends', which are "the average 24-hour total of all vehicle trips counted from a study site from Monday through Friday."

Additionally, ITE defines a 'trip or trip end' as "a single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period".

Lastly, ITE defines 'average trip rate' as "the weighted average of the number of vehicle trips or trip ends per unit of independent variable (for example, trip ends per occupied dwelling unit or employee) using a site's driveway(s). The weighted average rate is calculated by dividing the sum of all independent variable units where paired data is available. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted.

Appendix C: Adjustments and Credits

Cost Adjustments

Calculations related to impact fees are made in terms of the 'present value' of past and future amounts of money, including project cost expenditures and credits for future revenue.

The Georgia Development Impact Fee Act defines 'present value' as "the current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money." This section describes the methodologies used to make appropriate adjustments to capital improvement project cost figures, both past and future, to convert these costs into current dollars as required by the Impact Fee Act.

Calculations for present value (PV) differ when considering past expenditures versus future costs. In both cases, however, the concept is the same—the 'actual' expenditure made or to be made is adjusted to the current year using appropriate rates—an inflation rate for past expenditures and a discount rate for future costs that have been inflated to the year of expenditure. In essence, the present value is considered in light of the value of money as it changes over time because of inflation.

Past Expenditures

Past expenditures are considered in impact fee calculations only for previous expenditures for projects that created excess capacity for new development and are being recouped. An expenditure that was made in the past is converted to PV using the inflation rate of money—in this case the Consumer Price Index (CPI). Although this approach ignores the value of technological innovation (i.e., better computers are available today for the same or lower historical prices) and evolving land prices (often accelerated beyond inflation by market pressures), the approach best captures today's value of the money actually spent. For instance, it is not important that you can buy a better computer today for the same price that was paid five years ago; what is important is the money was spent five years ago and what that money would be worth today had it been saved instead of spent.

Future Cost Projections

An important consideration in estimating project costs for impact fee collections is that the State law provides that all costs be calculated in 'present value', which the law defines as the "current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money". That is, what will a project cost in the year it is anticipated to occur given future inflation, but calculated in today's dollars?

In order to determine the 'present value' of a project expenditure that will be made in the future, the future cost projection of the expenditure is determined. To calculate the 'present value' of any project cost, two figures are needed—the future cost of the project anticipated in the year the expenditure will be made, and the Discount Rate. Given the current cost of a project, that cost is first inflated into the future to the target expenditure year to establish the estimated future cost when the expenditure will be made. The future cost is then deflated to the present using the Discount Rate, which establishes the 'present value' for the project in current dollars. These two formulas are:

$$\text{Future Cost} = \text{Current Cost} \times (1 + \text{Inflation Rate})^{\text{Year of Expenditure} - \text{Current Year}}$$

$$\text{Present Value} = \text{Future Cost divided by } (1 + \text{Discount Rate})^{\text{Current Year - Year of Expenditure}}$$

In this section, two important adjustments are discussed that are required to convert current costs into future cost figures, and then back into current dollars.

First, an appropriate cost inflator is identified. This adjustment factor is important in determining the future cost of a project, based on current cost estimates. The cost inflator may be based on anticipated inflation in construction or building costs, or on anticipated inflation in the value of money (for capital projects that do not include a construction component). In essence, costs increase over time. By identifying the appropriate inflation rate that is related to the type of project (building construction, project construction or non-construction), current cost estimates can be used to predict future costs in the year they are expected to occur.

The second cost adjustment is a deflator—the Discount Rate. Essentially, the Discount Rate is the interest rate that accrues to monies being held in escrow. That is, as impact fees are collected and 'saved up' over the years for future expenditure, they increase at the rate that the account is accruing interest. Having determined the inflated cost of a project at some future date, the cost in today's dollars can be reduced to the extent that interest will increase the funds on hand as they build up. This calculation determines how much money would need to be placed in the account today so that, with interest, it will grow to the amount needed for that future expenditure at that time. This is the Present Value of that future expenditure—i.e., the future cost in today's dollars.

Together, the inflated cost of a project to the year it is estimated to occur, minus the interest that will be accrued as the money is saved up, results in the 'current value' (the cost in today's dollars) as required by the Georgia Impact Fee Law. This process is referred to as the 'future cost projection' or the 'net present value', both of which have the same meaning.

Note that, since the interest is gained at the stated rate each year, one could calculate how much interest would accrue each year as the account grows. Alternately, one could apply ½ of the actual rate to the entire project cost, raised by the power of the number of years, as the 'average' future total funds on hand for the project. Thus, the so-called 'discount rate' is used to inflate a project's cost today to what the cost would be in the year the money is expected to be expended. Either approach—year-by-year or averaged at 50% of the rate—would produce the same result mathematically.

Cost Inflators

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For projects that require construction of a structure (such as a fire station expansion), a 'building cost inflator' is used. For infrastructure projects, a 'construction cost inflator' is used as the appropriate inflation rate. For all non-construction types of projects (such as a fire truck or park land), an inflation rate is used that is based on the Consumer Price Index. These different types of inflators are discussed below.

Engineering News Record's Cost Indexes

ENR publishes both a Building Cost Index (BCI) and a Construction Cost Index (CCI) that are widely used in the construction industry. The indexes are based on annual cost increases of various construction materials and applicable labor rates and are calibrated regionally. For calculation of the CCI and the BCI, ENR sets its indexes in 1913 at 100.

Building Cost Inflator

The inflator for future construction costs for buildings is based on ENR's Building Cost Index (BCI) for each year from 2014 through 2024 and is calculated in the same manner as described above for the Construction Cost Inflator. Table C-1 shows the results.

Table C-1: Building Cost Inflator - BCI

Year	Amount	BCI*		Effect of Inflation	
		1913=100	2014=1.0	BCI	Avg. Rate =
					3.8445730%
2014	$ 100,000.00	4,076.81	1.000000	$ 100,000.00	$ 100,000.00
2015		4,108.05	1.007662	$ 100,766.18	$ 103,844.57
2016		4,126.72	1.012242	$ 101,224.24	$ 107,836.95
2017		4,278.39	1.049446	$ 104,944.63	$ 111,982.82
2018		4,408.94	1.081468	$ 108,146.79	$ 116,288.09
2019		4,523.59	1.109591	$ 110,959.08	$ 120,758.87
2020		4,615.43	1.132118	$ 113,211.78	$ 125,401.53
2021		5,335.09	1.308642	$ 130,864.23	$ 130,222.68
2022		6,314.94	1.548991	$ 154,899.11	$ 135,229.19
2023		6,302.02	1.545822	$ 154,582.16	$ 140,428.17
2024		6,450.40	1.582217	$ 158,221.71	$ 145,827.04
				$ 1,337,819.91	$ 1,337,819.91

* Building Cost Index, Atlanta Region.
Source: Engineering News Record, Annual Average Indices.

Table C-1 assumes a building construction project that cost $100,000 in 2014, and how much the same project would cost in each subsequent year due to inflation using the Building Cost Index published by ENR for the Atlanta region.

Setting the 2014 Building Cost Index (BCI) at '1.0,' the increase in the BCI as a multiple of 2014 is also shown on the table. The equivalent cost of the same project in each subsequent year is calculated by multiplying the BCI multiplier times $100,000. In 2015, for instance, the same building project would have cost a few pennies more than $100,766 due to inflation in construction materials and personnel costs.

When the total for all such projects is summed for the 2014-2024 period ($1,337,819.91), the equivalent average annual rate of increase is calculated as the percentage that would produce the same total. This percentage is used in the text of this report as the applicable average inflator for building construction projects that will begin in future years.

Construction Cost Inflator

The inflator for future construction costs for other types of projects is based on ENR's Construction Cost Index.

Table C-2 presents a calculation of the annual average rate of increase reflected in the cost of construction of a capital project other than a building. (These would include such projects as road improvements, trails, baseball fields and other projects that do not involve buildings.) For this analysis, the 2014-2024 ten-year period is also used as a base time period for an estimate of average future construction cost increases due to inflation in labor and materials costs. The Construction Cost 10-year average inflation rate is calculated in the same manner as described above for the Building Cost Inflator.

Table C-2: Construction Cost Inflator - CCI

Year	Amount	CCI*		Effect of Inflation	
		1913=100	2014=1.0	CCI	Avg. Rate =
					2.70512025%
2014	$ 100,000.00	6,147.52	1.000000	$ 100,000.00	$ 100,000.00
2015		6,245.74	1.015977	101,597.68	$ 102,705.12
2016		6,277.14	1.021084	102,108.40	$ 105,483.42
2017		6,433.18	1.046468	104,646.81	$ 108,336.87
2018		6,592.98	1.072461	107,246.13	$ 111,267.51
2019		6,681.50	1.086860	108,686.01	$ 114,277.43
2020		6,750.41	1.098070	109,807.02	$ 117,368.78
2021		7,414.97	1.206172	120,617.19	$ 120,543.74
2022		8,361.71	1.360177	136,017.66	$ 123,804.59
2023		8,252.72	1.342446	134,244.62	$ 127,153.66
2024		8,395.23	1.365629	136,562.92	$ 130,593.32
				$ 1,261,534.44	$ 1,261,534.44

* Construction Cost Index, Atlanta Region.
Source: *Engineering News Record*, Annual Average Indices.

CPI Inflator

For projects that do not involve construction, only the future value of money needs to be considered (without regard to inflation in labor or materials costs). For this calculation, the Consumer Price Index (CPI) is used, assuming past experience will continue into the foreseeable future.

Table C-3 shows the CPI figures for every year since 1982, when the current CPI was first calibrated.

By 2024 the CPI had risen considerably over the 1982 CPI. The first column under the 'CPI' heading on Table C-3 shows the average annual CPI figures. Using 2024 as the base (2024=1.0), the second column under 'CPI' on the table shows the multipliers that would convert an amount of money spent in each year into current present value dollars.

Table C-3: Non-Construction Cost Inflator - CPI

Year	Amount	CPI* 1982-84=100	CPI* 2024=1.0	Present Value: CPI	Long Term Inflator =	10-Year Inflator =
Year	Amount	1982-84=100	2024=1.0	Present Value: CPI	Long Term Inflator =	10-Year Inflator =
					2.68667405%	
1982	$ 10,000	96.50	3.03269	$ 32,488.60	$ 30,450.31	
1983	$ 10,000	99.60	2.93830	$ 31,477.41	$ 29,653.61	
1984	$ 10,000	103.90	2.81670	$ 30,174.69	$ 28,877.76	
1985	$ 10,000	107.60	2.71984	$ 29,137.08	$ 28,122.21	
1986	$ 10,000	109.60	2.67021	$ 28,605.38	$ 27,386.42	
1987	$ 10,000	113.60	2.57619	$ 27,598.15	$ 26,669.89	
1988	$ 10,000	118.30	2.47384	$ 26,501.69	$ 25,972.11	
1989	$ 10,000	124.00	2.36012	$ 25,283.47	$ 25,292.58	
1990	$ 10,000	130.70	2.23913	$ 23,987.38	$ 24,630.83	
1991	$ 10,000	136.20	2.14871	$ 23,018.72	$ 23,986.39	
1992	$ 10,000	140.30	2.08592	$ 22,346.04	$ 23,358.81	
1993	$ 10,000	144.50	2.02529	$ 21,696.54	$ 22,747.66	
1994	$ 10,000	148.20	1.97473	$ 21,154.86	$ 22,152.49	
1995	$ 10,000	152.40	1.92031	$ 20,571.85	$ 21,572.90	
1996	$ 10,000	156.90	1.86523	$ 19,981.84	$ 21,008.47	
1997	$ 10,000	160.50	1.82340	$ 19,533.64	$ 20,458.81	
1998	$ 10,000	163.00	1.79543	$ 19,234.05	$ 19,923.53	
1999	$ 10,000	166.60	1.75663	$ 18,818.43	$ 19,402.25	
2000	$ 10,000	172.20	1.69951	$ 18,206.45	$ 18,894.62	
2001	$ 10,000	177.10	1.65248	$ 17,702.71	$ 18,400.26	
2002	$ 10,000	179.90	1.62676	$ 17,427.18	$ 17,918.84	
2003	$ 10,000	184.00	1.59052	$ 17,038.86	$ 17,450.02	
2004	$ 10,000	188.90	1.54926	$ 16,596.88	$ 16,993.46	
2005	$ 10,000	195.30	1.49849	$ 16,053.00	$ 16,548.84	
2006	$ 10,000	201.60	1.45166	$ 15,551.34	$ 16,115.86	
2007	$ 10,000	207.34	1.41146	$ 15,120.67	$ 15,694.21	
2008	$ 10,000	215.30	1.35927	$ 14,561.57	$ 15,283.59	
2009	$ 10,000	214.54	1.36412	$ 14,613.56	$ 14,883.71	
2010	$ 10,000	218.06	1.34211	$ 14,377.73	$ 14,494.30	
2011	$ 10,000	224.94	1.30104	$ 13,937.78	$ 14,115.07	
2012	$ 10,000	229.59	1.27466	$ 13,655.19	$ 13,745.77	
2013	$ 10,000	232.96	1.25626	$ 13,458.06	$ 13,386.13	3.712374%
2014	$ 10,000	236.74	1.23621	$ 13,243.23	$ 13,035.90	
2015	$ 10,000	237.02	1.23474	$ 13,227.53	$ 12,694.83	$ 13,882.74
2016	$ 10,000	240.01	1.21936	$ 13,062.73	$ 12,362.68	$ 13,385.81
2017	$ 10,000	245.12	1.19393	$ 12,790.27	$ 12,039.23	$ 12,906.66
2018	$ 10,000	251.11	1.16546	$ 12,485.32	$ 11,724.24	$ 12,444.67
2019	$ 10,000	255.66	1.14472	$ 12,263.13	$ 11,417.48	$ 11,999.22
2020	$ 10,000	258.81	1.13077	$ 12,113.66	$ 11,118.76	$ 11,569.71
2021	$ 10,000	270.97	1.08003	$ 11,570.11	$ 10,827.85	$ 11,155.57
2022	$ 10,000	292.65	1.00000	$ 10,712.79	$ 10,544.55	$ 10,756.26
2023	$ 10,000	305.98	0.95646	$ 10,246.32	$ 10,268.67	$ 10,371.24
2024	$ 10,000	313.52	1.00000	$ 10,000.00	$ 10,000.00	$ 10,000.00
1982-24	$ 430,000			$ 791,625.90	$ 791,625.90	
2015-24	$ 100,000			**$ 118,471.87**	⟷	**$ 118,471.87**

*Consumer Price Index data is from the U. S. Department of Labor, Bureau of Labor Statistics.

Using an annual expenditure of $10,000 as an example, the multipliers on Table C-3 yield the figures shown for the CPI on the table under the 'present value' heading. Cumulatively, the $430,000 spent over the 1982-2024 period would have a total present value of $791,625.90 in today's dollars. Considering the present value figures for the $10,000 annual expenditures, an average annual inflation rate of almost 2.69% yields the same total amount over the 1982-2024 period.

The 42-year average of annual CPI change (the period of 1982-2024) shown on Table C-3 would be useful in estimating the present value (PV) of past expenditures but would not be the best indicator of future change because of the long timeframe covered. Looking only at the change in CPI for the 10 years from 2015 to 2024, an average annual inflation rate of a bit more than 3.71% (3.712374%) best captures the change over that period. This rate (compared to the 1982-2024 period) is assumed to be experienced 'on average' in future years and is used for inflator calculations for future non-construction expenditures where the value of money is the issue.

Property Tax Credits

An important restriction on an impact fee program is that new growth and development cannot be charged more in impact fees than their 'fair share' of the cost of funding the public facilities needed to serve just that new growth. The calculation of that 'fair share' is intrinsic to the impact fee calculations carried out in the chapters addressing each public facility category in this report. There is a situation, however, in which new development will be paying property taxes for the same projects for which impact fees are being assessed. This situation relates to the portion of impact fee projects that are not eligible for impact fee funding (such as a project that is only 90% impact fee eligible).

Per-Project Funding Shortfall Credit

As noted, some capital projects in the impact fee program may have portions that are not 100% impact fee eligible. These are situations in which a project serves both a future (impact fee eligible) need *and* a need to provide service to the current residents and businesses at the same level of service as new growth. Funding for these non-eligible portions is the responsibility of the current residents and businesses, not new growth.

In cases where new growth will be contributing property taxes for non-eligible portions of impact fee projects (for which they are not financially responsible), a credit must be applied reflecting these tax collections in order to avoid new growth paying more than their 'fair share' of total costs.

For individual projects that are only partially eligible for impact fee funding, it is assumed in this section that the non-eligible portions will be covered by General Fund revenue generated by property taxes. While other types of General Fund revenue may be generated by future growth and development (such as business license fees), these other types of revenue are not used to fund project improvements upon which impact fees are assessed.

Since both existing and future residents and businesses will be paying property taxes, the situation that new growth would be paying both impact fees to cover its fair share of the costs and generating property taxes that can be used to cover the (ineligible) portion of the cost for which it is not responsible results in a form of 'double taxation'. This credit reduces the impact fee portion to account for the tax contribution.

To the extent that credits are due, they are subtracted from the impact fee project costs as part of the calculation of maximum impact fees allowed within each of the public facility chapters to which they apply.

The sections below explain how these credits are calculated.

Current Property Tax Bases

Table C-4 below shows the latest tax base figures published by the Georgia Department of Revenue for the county as a whole (including all of the incorporated area and cities).

All properties in the county are assessed at the rate of 40% of their actual value. The abbreviation 'M&O' means Maintenance and Operations, which is the historical term for the General Fund tax levy or millage rate.

Table C-4: Property Tax Base - 2023

	Countywide	
Residential	$	688,228,308
Agricultural	$	111,820,707
Conservation Use	$	150,052,134
Forest Conservation	$	13,289,419
Environmentally Sensitive	$	11,082,404
Commercial	$	70,998,805
Industrial	$	18,750,156
Utility	$	16,616,363
Motor Vehicle	$	12,700,450
Mobile Home	$	1,218,899
Timber 100%	$	901,081
Heavy Equipment	$	147,902
Gross Tax Base	**$**	**1,095,806,628**
Less: Exemptions	$	192,306,844
Total Tax Base--M&O	**$**	**903,499,784**

Source: 2023 Pike County Tax Digest Consolidated Summary, Ga Department of Revenue.

Countywide Tax Base Projections

In the following table, the total value added to the tax base by new growth and development throughout the county is calculated. New houses recently constructed in the county[8] were sold at an overall average sales price of $490,709, which would be a tax assessment value of $196,437. Considering an average deduction for exemptions, the actual average value added to the tax base was $141,437.

Countywide nonresidential value added is calculated as the assessed value of all commercial, industrial, and utility property in the county ($106,365,324) in 2023 divided by the current number of 'private building related' jobs in the county (4,302), resulting in a figure of $24,725 in assessed value per employee.

[8] On May 22, 2024, Zillow reported 40 single-family homes that had been constructed in 2023 and 2024 and were actually sold. Overall, sales prices ranged from a low of $392,500 to a high of $720,000.

Using these average tax base contribution figures, Table C-5 calculates the contributions that new growth will generate each year out to 2050.

Table C-5: New Property Tax Generation - Countywide

Year	Residential			Non-Residential			Total Annual Added Assessed Value
	Total Housing Units	New Housing Units	Added Assessed Value*	Value-Added Employees	New Employees	Added Assessed Value**	
2024	7,847	0	$ -	5,585	0	$ -	$ -
2025	7,991	144	$ 20,366,928	5,732	147	$ 3,634,575	$ 24,001,503
2026	8,106	115	$ 16,265,255	5,895	163	$ 4,030,175	$ 20,295,430
2027	8,254	148	$ 20,932,676	6,058	163	$ 4,030,175	$ 24,962,851
2028	8,374	120	$ 16,972,440	6,222	163	$ 4,030,175	$ 21,002,615
2029	8,527	153	$ 21,639,861	6,385	163	$ 4,030,175	$ 25,670,036
2030	8,651	124	$ 17,538,188	6,548	163	$ 4,030,175	$ 21,568,363
2031	8,776	125	$ 17,679,625	6,734	186	$ 4,598,850	$ 22,278,475
2032	8,905	129	$ 18,245,373	6,919	186	$ 4,598,850	$ 22,844,223
2033	9,033	128	$ 18,103,936	7,105	186	$ 4,598,850	$ 22,702,786
2034	9,165	132	$ 18,669,684	7,290	186	$ 4,598,850	$ 23,268,534
2035	9,263	98	$ 13,860,826	7,476	186	$ 4,598,850	$ 18,459,676
2036	9,397	134	$ 18,952,558	7,689	213	$ 5,266,425	$ 24,218,983
2037	9,534	137	$ 19,376,869	7,902	213	$ 5,266,425	$ 24,643,294
2038	9,673	139	$ 19,659,743	8,116	213	$ 5,266,425	$ 24,926,168
2039	9,813	140	$ 19,801,180	8,329	213	$ 5,266,425	$ 25,067,605
2040	9,956	143	$ 20,225,491	8,542	213	$ 5,266,425	$ 25,491,916
2041	10,063	107	$ 15,133,759	8,788	246	$ 6,082,350	$ 21,216,109
2042	10,209	146	$ 20,649,802	9,034	246	$ 6,082,350	$ 26,732,152
2043	10,358	149	$ 21,074,113	9,281	246	$ 6,082,350	$ 27,156,463
2044	10,508	150	$ 21,215,550	9,527	246	$ 6,082,350	$ 27,297,900
2045	10,661	153	$ 21,639,861	9,773	246	$ 6,082,350	$ 27,722,211
2046	10,816	155	$ 21,922,735	10,057	284	$ 7,021,900	$ 28,944,635
2047	10,972	156	$ 22,064,172	10,340	284	$ 7,021,900	$ 29,086,072
2048	11,131	159	$ 22,488,483	10,624	284	$ 7,021,900	$ 29,510,383
2049	11,293	162	$ 22,912,794	10,907	284	$ 7,021,900	$ 29,934,694
2050	11,500	207	$ 29,277,459	11,191	284	$ 7,021,900	$ 36,299,359

*New housing unit value is estimated at an average assessed value minus exemptions per housing unit of: $ 141,437
**Nonresidential value is estimated at an assessed value per employee of: $ 24,725

NOTE: Housing unit value shown is net of average tax exemption.

The annual tax contributions from new growth shown on Table C-5 are then transferred to Table C-6 under the columns 'added assessed value each year' and 'new tax base from new nonres growth'. These annual figures are added together under the 'total new residential + nonresidential tax base' column for each year. For those public facility categories that fees will only be assessed against

Table C-6: Tax Base Increases from New Growth - Countywide

Year	Fees based on Housing Units				Fees based on Day-Night Populaton					
	M&O Residential Tax Base*	Added Assessed Value Each Year*	Total New Tax Base from Residential	% New Growth	Nonresidential M&O Tax Base**	New Tax Base from New Nonres Growth	Total New Tax Base from New Nonres	Total New Residential + Nonresidential Tax Base	Gross New Tax Base	% New Growth
2023	$ 688,228,308	$ -			$ 407,578,320	$ -			$ 1,095,806,628	
2024	$ 700,821,118	$ -			$ 411,472,816	$ -			$ 1,112,293,934	
2025	$ 721,188,046	$ 20,366,928	$ 20,366,928	2.82%	$ 415,107,391	$ 3,634,575	$ 3,634,575	$ 24,001,503	$ 1,136,295,437	2.11%
2026	$ 737,453,301	$ 16,265,255	$ 36,632,183	4.97%	$ 419,137,566	$ 4,030,175	$ 7,664,750	$ 44,296,933	$ 1,156,590,867	3.83%
2027	$ 758,385,977	$ 20,932,676	$ 57,564,859	7.59%	$ 423,167,741	$ 4,030,175	$ 11,694,925	$ 69,259,784	$ 1,181,553,718	5.86%
2028	$ 775,358,417	$ 16,972,440	$ 74,537,299	9.61%	$ 427,197,916	$ 4,030,175	$ 15,725,100	$ 90,262,399	$ 1,202,556,333	7.51%
2029	$ 796,998,278	$ 21,639,861	$ 96,177,160	12.07%	$ 431,228,091	$ 4,030,175	$ 19,755,275	$ 115,932,435	$ 1,228,226,369	9.44%
2030	$ 814,536,466	$ 17,538,188	$ 113,715,348	13.96%	$ 435,258,266	$ 4,030,175	$ 23,785,450	$ 137,500,798	$ 1,249,794,732	11.00%
2031	$ 832,216,091	$ 17,679,625	$ 131,394,973	15.79%	$ 439,857,116	$ 4,598,850	$ 28,384,300	$ 159,779,273	$ 1,272,073,207	12.56%
2032	$ 850,461,464	$ 18,245,373	$ 149,640,346	17.60%	$ 444,455,966	$ 4,598,850	$ 32,983,150	$ 182,623,496	$ 1,294,917,430	14.10%
2033	$ 868,565,400	$ 18,103,936	$ 167,744,282	19.31%	$ 449,054,816	$ 4,598,850	$ 37,582,000	$ 205,326,282	$ 1,317,620,216	15.58%
2034	$ 887,235,084	$ 18,669,684	$ 186,413,966	21.01%	$ 453,653,666	$ 4,598,850	$ 42,180,850	$ 228,594,816	$ 1,340,888,750	17.05%
2035	$ 901,095,910	$ 13,860,826	$ 200,274,792	22.23%	$ 458,252,516	$ 4,598,850	$ 46,779,700	$ 247,054,492	$ 1,359,348,426	18.17%
2036	$ 920,048,468	$ 18,952,558	$ 219,227,350	23.83%	$ 463,518,941	$ 5,266,425	$ 52,046,125	$ 271,273,475	$ 1,383,567,409	19.61%
2037	$ 939,425,337	$ 19,376,869	$ 238,604,219	25.40%	$ 468,785,366	$ 5,266,425	$ 57,312,550	$ 295,916,769	$ 1,408,210,703	21.01%
2038	$ 959,085,080	$ 19,659,743	$ 258,263,962	26.93%	$ 474,051,791	$ 5,266,425	$ 62,578,975	$ 320,842,937	$ 1,433,136,871	22.39%
2039	$ 978,886,260	$ 19,801,180	$ 278,065,142	28.41%	$ 479,318,216	$ 5,266,425	$ 67,845,400	$ 345,910,542	$ 1,458,204,476	23.72%
2040	$ 999,111,751	$ 20,225,491	$ 298,290,633	29.86%	$ 484,584,641	$ 5,266,425	$ 73,111,825	$ 371,402,458	$ 1,483,696,392	25.03%
2041	$ 1,014,245,510	$ 15,133,759	$ 313,424,392	30.90%	$ 490,666,991	$ 6,082,350	$ 79,194,175	$ 392,618,567	$ 1,504,912,501	26.09%
2042	$ 1,034,895,312	$ 20,649,802	$ 334,074,194	32.28%	$ 496,749,341	$ 6,082,350	$ 85,276,525	$ 419,350,719	$ 1,531,644,653	27.38%
2043	$ 1,055,969,425	$ 21,074,113	$ 355,148,307	33.63%	$ 502,831,691	$ 6,082,350	$ 91,358,875	$ 446,507,182	$ 1,558,801,116	28.64%
2044	$ 1,077,184,975	$ 21,215,550	$ 376,363,857	34.94%	$ 508,914,041	$ 6,082,350	$ 97,441,225	$ 473,805,082	$ 1,586,099,016	29.87%
2045	$ 1,098,824,836	$ 21,639,861	$ 398,003,718	36.22%	$ 514,996,391	$ 6,082,350	$ 103,523,575	$ 501,527,293	$ 1,613,821,227	31.08%
2046	$ 1,120,747,571	$ 21,922,735	$ 419,926,453	37.47%	$ 522,018,291	$ 7,021,900	$ 110,545,475	$ 530,471,928	$ 1,642,765,862	32.29%
2047	$ 1,142,811,743	$ 22,064,172	$ 441,990,625	38.68%	$ 529,040,191	$ 7,021,900	$ 117,567,375	$ 559,558,000	$ 1,671,851,934	33.47%
2048	$ 1,165,300,226	$ 22,488,483	$ 464,479,108	39.86%	$ 536,062,091	$ 7,021,900	$ 124,589,275	$ 589,068,383	$ 1,701,362,317	34.62%
2049	$ 1,188,213,020	$ 22,912,794	$ 487,391,902	41.02%	$ 543,083,991	$ 7,021,900	$ 131,611,175	$ 619,003,077	$ 1,731,297,011	35.75%
2050	$ 1,217,490,479	$ 29,277,459	$ 516,669,361	42.44%	$ 550,105,891	$ 7,021,900	$ 138,633,075	$ 655,302,436	$ 1,767,596,370	37.07%

* Nonexempt Total Residential assessed value.

** Total tax base net of exemptions.

residential growth (e.g., parks & recreation and animal control), the '% new growth' column shows the portion (%) of the projected tax base coming from new growth. This is also done for categories based on the day-night population, with the annual % shown in the right-most column.

Application of Credits Against Impact Fees

The property tax credit projections in the previous table are summarized in the following table.

Table C-9 relates to tax credits that apply to public facility categories that serve the entire county, such as the Sheriff's office and parks & recreation projects. These percentages were calculated on Table C-6.

Table C-7: Summary - Property Tax Credits

Tax Credit Percentages		
Year	Countywide Based On:	
	Housing Units	Day-Night Population
2024	0.00%	0.00%
2025	2.83%	2.12%
2026	5.55%	4.21%
2027	7.65%	5.91%
2028	10.19%	7.89%
2029	12.14%	9.49%
2030	14.52%	11.39%
2031	16.37%	12.96%
2032	18.14%	14.49%
2033	19.87%	15.98%
2034	21.56%	17.44%
2035	22.77%	18.56%
2036	24.37%	20.00%
2037	25.93%	21.40%
2038	27.46%	22.77%
2039	28.55%	23.84%
2040	30.00%	25.15%
2041	31.42%	26.47%
2042	32.80%	27.77%
2043	33.79%	28.77%
2044	35.11%	30.01%
2045	36.38%	31.21%
2046	37.64%	32.43%
2047	38.85%	33.61%
2048	40.04%	34.77%
2049	41.20%	35.90%
2050	42.33%	37.01%
Average	24.35%	20.43%
Median	25.93%	21.40%

Within each portion of the table, the tax base generated only by new residential growth (housing units) and by the combination of residential and nonresidential growth (the day-night population) are shown. These figures would apply to projects for which only residential growth would be assessed impact fees (i.e., libraries, recreation facilities and animal control) and to projects that serve both residential and business uses, such as the Sheriff's Office and road improvements.

In any given year, the percentage from the applicable '% New Growth' column for that year would be applied as a credit against any portion of an impact fee project that is intended to be expended that year which is not impact fee eligible.

By way of example, if a particular project were only 80% impact fee eligible, then the other 20% would be expected to be generated from non-new growth sources since the 'ineligible' portion would be the responsibility of the current residents and businesses in the county. Assuming property taxes are the funding source for the non-eligible portion, it must be recognized that some of that 20% would, in fact, be generated by new growth. The solution is to find the percentage of new growth participation in property taxes for the particular year of expenditure for the particular type of project.

The ineligible portion of a parks & recreation project in 2030, for instance, would garner 13.86% in property tax revenue from new residential growth. Thus, the impact fee eligible portion of such a project would be reduced by that percentage (the ineligible 20% of the total cost times 13.86%). The object, in the long run, is to ensure that new growth pays no more than its 'fair share' of the cost of facilities that are needed to specifically serve it through this combination of impact fees paid and property tax generated, while the existing residents and businesses pay their fair share of the cost that specifically serves only them.

The same scenario applies to public facility expenditures for projects that are funded by both residential and nonresidential development, such as road improvements. These types of projects are based on both residential and nonresidential growth—known as the 'day-night' population. As in the first example, the ineligible portion of such a project expended in 2030 would be funded by 10.78% of the total tax base. This percentage would be applied to the ineligible amount of the project cost to establish the credit that is applied.

Other Fees and Charges

In addition to the net impact fees for each public facility category, there are two additional charges than can be assessed in an impact fee program. Based on the definition of 'system improvement costs', there are possible impact fee charges beyond the categories already discussed that are allowed under state law. These may be directly or indirectly related to the cost of capital projects and can include a fee for the administration of the impact fee program as well as a fee to recoup the cost to prepare the Capital Improvements Element. Specifically, DIFA allows for the collection of impact fees reflecting:

"administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs"

And, *"expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element".*

Program Administration

A surcharge of 3%, the maximum allowable under state law, has been added to the subtotal of impact fees for the individual categories. The fees collected in this category can be used for all costs related to the administration of the impact fee program and are reported annually to the State just like the other service categories. Like any fee, this must have some rational and reasonable connection to the service rendered. Commonly, the administrative fee collected is used to offset some or all of the cost to handle impact fee calculations by the building permit staff, some or all of the cost for the finance department to process, record and distribute impact fees, and some or all of the cost for the management and oversight of the program by administrative staff, including site inspections when needed. In addition, a 1.5% surcharge for the recoupment of the cost to prepare the Capital Improvements Element has been added to the subtotal of the individual category impact fees in addition to the administration fee.

Funds on Hand

Table C-8: Impact Fees on Hand

Public Facility Category	Fund Balance
Library	$ 147,260.27
Fire	$ 344,386.22
Jail	$ 279,142.77
Sheriff	$ 94,904.85
E-911	$ 195,446.55
Parks & Recreation	$ 65,514.92
Roads	$ 200,304.42

Source: Current Fund balances as of May 1, 2025.

The County has impact fee monies from previous collections in its various impact fee accounts. To the extent that the funds have not been retained for previous ongoing impact fee projects, the amounts will be applied to new impact fee costs as a credit. The most recently reported fund balances are shown on Table C-8.

Glossary

The following terms used in this Report are based on those in the Georgia Development Impact Fee Act. Additional definitions of residential and nonresidential uses follow, based on the *Trip Generation Manual*, Institute of Transportation Engineers, 11th Edition (ITE).[9] The residential and nonresidential land uses are those used in the public facility chapters and listed in the Impact Fee Schedule.

General Terms

Capital improvement: An improvement with a useful life of 10 years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital Improvements Element: A component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

Development: Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

Development impact fee: A payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

Eligible facilities: Capital improvements addressed in this report, authorized by the Georgia Development Impact Act, include the following categories:

- Library Services
- Parks and Recreation
- Animal Control
- Fire Protection and EMS
- Sheriff's Office and E-911
- Roads, streets, and bridges

Impact cost: The proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

Impact fee: The impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

[9] Where uncertainty exists or interpretation is needed, reference to the definitions in the County's Unified Development Code, or a source document such as the *North American Industrial Classification System* (from the U.S. Office of Management and Budget; latest edition available on the U.S. Census Bureau website), or a comprehensive dictionary (such as the *New Oxford American Dictionary* or Webster's *American Dictionary of the English Language*) may be helpful as an objective means of distinguishing among the types of land uses set out in the schedules.

Level of service: A measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

Present value: The current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money.

Project improvements: Site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or City shall be considered a project improvement.

Proportionate share: That portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Rational nexus: The clear and fair relationship between fees charged and services provided.

Service area: A geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provides service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

System improvement costs: Costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including:

- the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, and
- related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and
- expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and
- administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs.

Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: Capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Residential Land Use Definitions

Land Use Category	ITE Code	Description
Single-Family Detached Housing	210	A single-family detached housing site includes any single-family detached home on an individual lot.
Single-Family Attached Housing (aka duplex or tri-plex)	215	Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.
Multi-Family Housing (Low-Rise)	220	Low-rise multi-family housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwellings and that have two or three floors (levels).
Multi-Family Housing (Mid-Rise)	221	Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, lobby, elevator, and a set of hallways.
Multi-Family Housing (High-Rise)	222	High-rise multifamily housing includes apartments, townhouses, and condominiums. Each building has more than 10 floors of living space. Access to individual dwelling units is through an outside building entrance, lobby, elevator, and a set of hallways.
Affordable Housing	223	Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.
Off-Campus Student Apartment (Low-Rise)	225	An off-campus student apartment (low-rise) houses college or university students in structures with two or three floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.
Off-Campus Student Apartment (Mid-Rise)	226	An off-campus student apartment (mid-rise) complex houses college or university students in structures with between four and 10 floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.
Low-Rise Residential with Ground-Floor Commercial	230	This is a mixed-use multifamily housing building with two or three floors of residential living space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and city center core settings.
Mid-Rise Residential with Ground-Floor Commercial	231	This is a mixed-use multifamily housing building with between four and 10 floors of residential space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and city center core settings.
Mobile Home Park	240	A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities.
Senior Adult Housing—Single-Family	251	These are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. Residents in these communities are typically considered active and requiring little to no medical supervision. The dwelling units can be either detached or attached, and may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreation facilities.

Land Use Category	ITE Code	Description
Senior Adult Housing—Multi-Family	252	These are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. Residents in these communities are typically considered active and requiring little to no medical supervision. The dwelling units share both floors and walls with other units in the residential building.
Congregate Care Facility	253	This is an independent living development that provides centralized amenities such as dining, housekeeping, communal transportation, and organized social/recreational activities. Each individual dwelling unit often has a kitchenette. Assistance is typically available for housekeeping or minor household maintenance. Limited medical services (such as nursing and dental) may or may not be provided. The residents may contract additional medical services or personal assistance.
Assisted Living	254	An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to people with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation. The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility; living quarter for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and a nursing home. (See ITE 620 under nonresidential uses.) This use is sometimes known as personal care, residential care, or domiciliary care.
Continuing Care Retirement Community (CCRC)	255	This land use provides multiple elements of senior adult living. A CCRC enables a resident to transition in place from independent living to increased care as the medical needs of the resident change. Housing options may include various combinations of senior adult housing (both single-family and multi-family), congregate care, assisted living, and nursing homes. The community may also contain special services such as medical, dining, recreational, communal transportation, and some limited supporting retail facilities. A CCRC is usually a self-contained village.
Recreational Homes	260	This is either (1) a second home used by its owner periodically for recreation or (2) a home rented by its owner to others on a short-term or seasonal basis. Some sites are located within a resort that contains local services and complete recreational facilities. Recreational homes are distinguished from timeshares (ITE 265).
Timeshare	265	A timeshare is a development where multiple purchasers buy interests in the same property and each purchaser receives the right to use the facility for a period of time each year. The shared property is commonly a vacation or recreational condominium
Residential Planned Unit Development	270	A residential planned unit development (PUD) is defined as containing any combination of residential land uses. These uses might also contain supporting services such as limited retail and recreational facilities.

Nonresidential Land Use Definitions

Land Use Category	ITE Code	Description
All Suites Hotel	311	Places of lodging for travelers and tourists that provide sleeping accommodations, a small restaurant and lounge, and a small amount of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided. *In contrast, see Hotel or Conference Hotel (ITE 310) and Motel (ITE 320).*
Amusement Park	480	An outdoor facility that contains rides, entertainment, refreshment stands, and picnic areas.
Auto Parts Store	843	Retail store specializing in the sale of automobile parts for maintenance and repair. The facilities within this land use are not typically equipped for on-site vehicle repair. *In contrast, see Automobile Parts and Service (ITE 943) and Tire Store (ITE 848).*
Automobile Parts and Service	943	Facilities specializing in the sale of automobile parts for do-it-yourself maintenance and repair including tires, batteries, oil, and spark plugs. A full array of on-site services for motor vehicles is also available. An automotive parts and service center may also sell automobile parts to retailers and repair facilities. *In contrast, see Auto Parts Store (ITE 843) and Tire Store (ITE 848).*
Automobile Sales (New)	840	Dealerships offering new cars for sale or lease. Automobile services, parts sales, and used car sales may also be available. Some dealerships also provide truck sales and service. *In contrast, see Automobile Sales, Used (ITE 841) and Recreational Vehicle Sales (ITE 842).*
Automobile Sales (Used)	841	Dealerships offering used cars for sale or lease. Automobile services and parts sales may also be available. Some dealerships also provide truck sales and service. *In contrast, see Automobile Sales, New (ITE 840) and Recreational Vehicle Sales (ITE 842).*
Building Materials and Lumber Store	812	A free-standing building that sells hardware, building materials and lumber. The lumber may be stored in the main building or in a yard or storage sheds. *In contrast, see Hardware/Paint Store (ITE 816).*
Business Park	770	A group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses, although a greater percentage of uses is typically industrial/warehousing. The rear side of the building is often served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. *In contrast, see Office Park (ITE 750) and Research and Development Center (ITE 760).*
Car Wash & Detail Center	949	A facility that provides for the manual cleaning of the exterior of vehicles as well as interior car-detailing services. *In contrast, see Self-Service Car Wash (ITE 945).*
Cemetery	566	A place for burying the deceased, possibly including buildings used for funeral services, a mausoleum, and a crematorium.
Church/Place of Worship	560	A building in which public worship services are held. A church, synagogue or any other religious facility generally houses an assembly hall or sanctuary and may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Some may offer day care or extended care programs during the week.

Land Use Category	ITE Code	Description
Clinic	630	A facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. A clinic may have a lab facility and supporting pharmacy. *In contrast, see Hospital (ITE 610) and Medical-Dental Office Building (ITE 720).*
Convenience Store with Gas	945	A facility with a co-located convenience store and gas station. The convenience store sells groceries and other everyday items that a person may need or want as a matter of convenience. Some stores offer limited seating. The gas station sells automotive fuels such as gasoline and diesel. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations. *In contrast, see Gasoline/Service Station (944) and Truck Stop (ITE 950).*
Corporate Headquarters Building	714	A single tenant office building that houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, an employee restaurant or cafeteria, and other service functions. This category includes a regional headquarters building of a state-wide or national company. *In contrast, see General Office Building (ITE 710) and Single-Tenant Office Building (ITE 715).*
Daycare Center	565	A facility that cares for preschool age children, normally during the daytime hours. The facility generally includes classrooms, offices, eating areas, and a playground. After-school care for school age children may also be provided.
Discount Club	857	A discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, household items, tires and appliances; many items are sold in large quantities or bulk.
Drive-in Bank	912	It contains banking facilities for both the motorist while in a vehicle, and someone who walks into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM).
Fast Casual Restaurant	930	A sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. *In contrast, see Fast Food Restaurant (ITE 934), Fine Dining Restaurant (ITE 931), and High-Turnover (Sit Down) Restaurant (ITE 932).*
Fast Food Restaurant	934	Any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. *In contrast, see Fast Casual Restaurant, (ITE 930), Fine Dining Restaurant (931) and High-Turnover (Sit Down) Restaurant (ITE 932).*
Fine-Dining Restaurant	931	A full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. *In contrast, see Fast Casual Restaurant (930), Fast Food Restaurant (ITE 934), and High-Turnover (Sit Down) Restaurant (ITE 932).*

Land Use Category	ITE Code	Description
Free-Standing Discount Store	815	A retail store that generally offers centralized cashiering and sells products that are advertised at discount prices. Discount stores offer a variety of customer services and typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site but they can also be found in mutual operation with a related or unrelated garden center and/or service station. A free-standing discount store can also be found on a separate parcel within a retail complex. *In contrast, see Variety Store (ITE 814).*
Furniture Store	890	A full-service retail facility that specializes in the sale of furniture and often carpeting. A furniture store is generally large and may include storage areas. Both traditional retail furniture stores and warehouse stores with showrooms are included in this category. Although some home accessories may be sold, a furniture store primarily focuses on the sale of pre-assembled furniture. A majority of items sold at these facilities are ordered for delivery.
Gasoline/Service Station	944	A gasoline/service station where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. Service stations may also have ancillary facilities for servicing and repairing motor vehicles, as well as a car wash. *In contrast, see Convenience Store with Gas (ITE 945) and Truck Stop (ITE 950).*
General Light Industrial	110	A free-standing facility with minimal office space devoted to a single industrial use, but having an emphasis on activities other than manufacturing. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. *In contrast, see Manufacturing (ITE 140).*
General Office Building	710	An office building greater than 10,000 square feet and where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building is designed to contain multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, banking institutions, a restaurant, or other service retailers. *In contrast, see Business Park and Corporate Headquarters Building, above, and Medical-Dental Office Building, Office Park, Research and Development Center, and Single-Tenant Office Building)*
Hardware/Paint Store	816	A free-standing building that sells hardware and paint supplies. *(In contrast, see Building Materials and Lumber Store, above.)*
High Cube Warehouse		A high-cube warehouse (HCW) is a building used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. The warehouse typically has a ceiling height of 24 feet or more and has a high level of on-site automation and logistics management. The warehouse can be free-standing or located in an industrial park. The amount of office/employee welfare space is typically an insignificant portion of the overall building square footage
High Cube Parcel Hub Warehouse	156	A high-cube warehouse (HCW) that serves as a regional and local freight-forwarder facility for time sensitive shipments via airfreight and ground carriers. A site can also include truck maintenance, washing, or fueling facilities. Some limited assembly and repackaging may occur within the facility. *In contrast, see High-Cube Warehouse, Fulfillment (ITE 155), High-Cube Warehouse, Short-Term (ITE 154) and Warehousing (150).*

Land Use Category	ITE Code	Description
High-Cube Warehouse, Fulfillment	155	A high-cube warehouse (HCW; see footnote) with either a sort or non-sort facility. A sort facility is a fulfillment center that ships out smaller items, requiring extensive sorting, typically by manual means. A non-sort facility is a fulfillment center that ships large box items that are processed primarily with automation rather than through manual means. Some limited assembly and repackaging may occur within the facility. *In contrast, see High-Cube Parcel Hub Warehouse (ITE 156), High-Cube Warehouse, Short-Term (ITE 154) and Warehousing (ITE 150).*
High-Cube Warehouse, Short-Term	154	A high-cube warehouse (HCW; see footnote) that is a distribution facility for the movement of large volumes of freight with only short-term storage of products. Some limited assembly and repackaging may occur within the facility. *In contrast, see High-Cube Parcel Hub Warehouse (ITE 156), High-Cube Warehouse, Fulfillment (ITE 155) and Warehousing (ITE 150).*
High-Turnover (Sit-Down) Restaurant	932	Sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities may also contain a bar area for serving food and alcoholic drinks. *In contrast, see Fast Casual Restaurant (ITE 930), Fast Food Restaurant (934), and Fine Dining Restaurant (ITE 931).*
Hospital	610	Any institution where medical or surgical care and overnight accommodation is given to nonambulatory and ambulatory patients. *In contrast, see Clinic (ITE 630) and Medical-Dental Office Building (ITE 720).*
Hotel or Conference Hotel	310	A place of lodging for travelers and tourists that provides sleeping accommodation and supporting facilities such as a full-service restaurant, shops, cocktail lounge, meeting rooms, banquet room, and convention facilities. A swimming pool or another recreational facility such as a fitness room is also typically provided. *In contrast, see All-Suites Hotel (ITE 311) and Motel (ITE 320).*
Manufacturing	140	Facility where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions. *In contrast, see General Light Industrial (ITE 110).*
Medical-Dental Office Building	720	A facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical or surgical care. One or more private physicians or dentists generally operate this type of facility. *In contrast, see Clinic (ITE 630) and General Office Building (ITE 710).*
Motel	320	A place of lodging for travelers and tourists that provides sleeping accommodation and provides little or no meeting space and few supporting facilities. Exterior corridors accessing rooms (immediately adjacent to a parking lot) is common for a motel. *In contrast, see All Suites Hotel (ITE 311) and Hotel or Conference Hotel (ITE 310).*
Movie Theater	445	A building where movies are screened for public entertainment. A theater includes a lobby, refreshment area, and audience seating for each movie screen.
Nursery (Garden Center)	817	A free-standing building with an outside storage area for planting or landscape stock that primarily serves the general public. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. *In contrast, see Nursery (Wholesale), ITE 818.*

Land Use Category	ITE Code	Description
Nursery (Wholesale)	818	A free-standing building with an outside storage area for planting or landscape stock that primarily serves contractors and suppliers. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. *In contrast, see Nursery (Garden Center), ITE 817.*
Nursing Home	620	A facility whose primary function is to provide 24-hour per day care for people unable to care for themselves. The term is applicable not only to rest homes, but also to chronic care and convalescent homes. Assisted living and continuing care retirement communities can be included in this category.
Office Park	750	General office buildings and support services, such as banks, restaurants, and service stations, arranged in a park- or campus-like atmosphere. *In contrast, see Business Park (ITE 770) and Research and Development Center (760).*
Pharmacy/Drugstore – no drive through	880	A retail facility that primarily sells prescription and non-prescription drugs. A pharmacy/drugstore also typically sells cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise.
Pharmacy/Drugstore – with drive through	881	A pharmacy/drugstore (see above) with a drive-through window.
Private Elementary School	520	A privately owned, state accredited school that serves students attending kindergarten through fifth or sixth grade.
Private High School	534	A privately owned, state accredited school that serves students who have completed middle school / junior high school.
Private Middle School (Junior High)	522	A privately owned, state accredited school that serves students who have completed elementary school and have not yet entered high school.
Quick Lubrication Vehicle Shop	941	A business where the primary activity is to perform oil change services for vehicles. Other ancillary services may include preventive maintenance, such as fluid and filter changes. Automobile repair service is generally not provided. *In contrast, see Automobile Parts & Service (ITE 943).*
Racquet/Tennis Club	491	A membership-based indoor or outdoor facility that primarily caters to racquet sports (tennis, racquetball, pickle ball, handball, squash), and may include ancillary facilities such as whirlpools, saunas, weight rooms, snack bars, small retail stores, and daycare.
Recreational Community Center	495	A stand-alone facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickle ball, basketball and volleyball courts; outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed and a membership fee may be charged.
Recreational Vehicle (RV) Sales	842	A free-standing facility that specializes in the sales of new RVs. Recreational vehicle services, parts and accessories sales, and substantial used RV sales may also be available. Some RV dealerships may also include boat sales and servicing. *In contrast, see Automobile Sales, New (ITE 840) and Automobile Sales, Used (ITE 841).*
Research & Development Center	760	A facility or group of facilities devoted almost exclusively to research and development activities. While they may also contain offices and some light fabrication areas, the primary function is that of scientific research and product or business development. *In contrast, see Office Park (ITE 750) and Business Park (ITE 770).*
Self-Service Car Wash	945	Facility that allows for the manual cleaning of vehicles by providing stalls for the driver to park and wash the vehicle. *In contrast, see Car Wash & Detail Center (ITE 949).*

Land Use Category	ITE Code	Description
Shopping Center	820	An integrated group of commercial establishments that is planned, developed, owned and managed as a unit and often has more than one anchor store. It is related to its market area in terms of size, location, and type of store. ***Individual stores, recreational facilities, movie theaters, office space, eating establishments and other uses located within a shopping center building are each charged the shopping center impact fee rate*** because the rate already assumes a wide variety of uses that are commonly found in shopping centers. *In contrast, see Strip Retail Plaza (ITE 822).*
Single-Tenant Office Building	715	A free-standing building exclusively occupied by a single business or company and generally contains its offices, meeting rooms, space for file storage and data processing, and possibly other service functions including an employee restaurant or cafeteria. *In contrast, see General Office Building (ITE 710), Corporate Headquarters Building (ITE 714), and Small Office Building (ITE 172).*
Small Office Building	712	A smaller-scale office building (generally, 10,000 square feet of gross floor area or less) that typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. *In contrast, see General Office Building (ITE 710), Corporate Headquarters Building (ITE 714), and Single-Tenant Office Building (ITE 715).*
Specialty Trade Contractor	180	A business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.
Sporting Goods Superstore	861	A free-standing facility that specializes in the sale of athletic and outdoor-oriented merchandise. It typically offers a variety of customer services and centralized cashiering and maintains long store hours 7 days a week. Examples of items sold in these stores include outdoor/athletic clothing, sports equipment, shoes, and hunting/boating/fishing gear. Some may also carry automotive supplies.
Strip Retail Plaza	822	An integrated, open-air group of commercial establishments that is planned, developed, owned, and managed as a unit. Strip retail plazas are smaller than shopping centers and do not contain a supermarket or other major tenant "anchor". ***Individual establishments located within a strip retail plaza building are each charged the strip retail plaza impact fee rate*** because the rate already assumes a wide variety of uses that are commonly found in shopping centers. *In contrast, see Shopping Center (ITE 820).*
Supermarket	850	A free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy. This category includes both traditional supermarkets and discount supermarkets.
Tire Store	848	Primary business is the sales and marketing of tires for automotive vehicles. Services offered by these stores usually include tire installation and repair, as well as other limited automotive maintenance or repair services as an accessory use. These stores generally do not contain large storage or warehouse areas. *In contrast, see Auto Parts Store (ITE 843) and Automotive Parts & Service (ITE 943).*
Truck Stop	950	A facility located adjacent to an interstate highway interchange that provides commercial vehicle fueling, space and supplies for self-service vehicle maintenance, and other services specific to the needs of truckers (e.g., showers, on-site truck parking area). The facility typically contains a convenience store, restroom facilities, and one or more restaurants (either fast-food or high-turnover sit-down). *In contrast, see Convenience Store with Gas (ITE 945) and Gasoline/Service Station (ITE 944).*

Land Use Category	ITE Code	Description
University		A 4-year university or college that may or may not offer graduate programs.
Variety Store	814	A retail store that sells a broad range of inexpensive items often at a uniform price. A variety store is commonly referred to as a "dollar store." Items typically sold at a variety store include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. *In contrast, see Free-Standing Discount Store (ITE 815).*
Veterinary Clinic	640	A facility that specializes in the medical care and treatment of animals. Includes the term "Animal Hospital."
Warehousing	150	A facility that is primarily devoted to the storage of materials, but it may also include office and maintenance areas. *In contrast, see High-Cube Warehouse classifications (ITE 156,155 and 154).*

Impact Fee Program

Pike County, Georgia



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Introduction

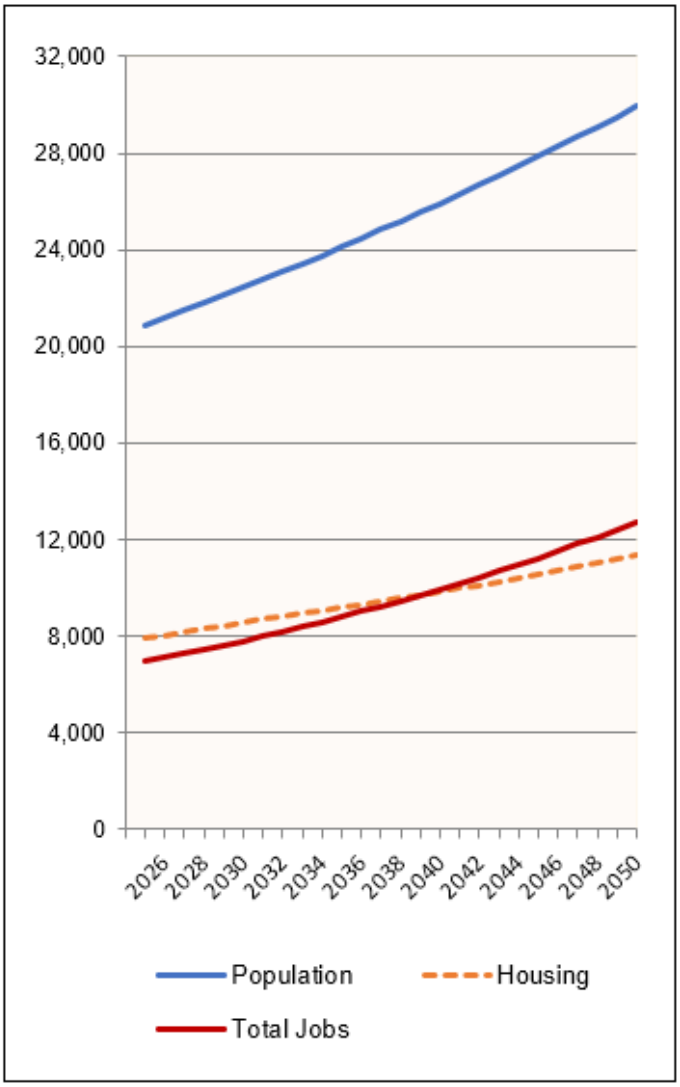
Forecasts

Notable future growth and development is forecast for Pike County over the coming 25 years as recovery from the Great Recession takes wing—a process that is already well underway.

Population projections reflect this extensive growth that is expected by 2050 in the county, interrelated with both housing and business growth. The ultimate population forecast for 2050 is 1 shy of 30,200 people—an additional 30.3% in the number of people in the county today. Housing for this future population growth will increase at a slightly higher rate, yielding a 2050 housing stock of 11,500 units of all types of housing.

Forecasts of Future County Growth

Year	Population	Housing Units	Total Jobs
2025	21,060	7,991	6,939
2026	21,365	8,106	7,114
2027	21,676	8,254	7,288
2028	21,990	8,374	7,463
2029	22,310	8,527	7,637
2030	22,634	8,651	7,812
2031	22,962	8,776	8,010
2032	23,296	8,905	8,208
2033	23,634	9,033	8,406
2034	23,977	9,165	8,604
2035	24,326	9,263	8,802
2036	24,679	9,397	9,027
2037	25,037	9,534	9,252
2038	25,401	9,673	9,477
2039	25,770	9,813	9,702
2040	26,144	9,956	9,927
2041	26,524	10,063	10,186
2042	26,909	10,209	10,444
2043	27,300	10,358	10,703
2044	27,696	10,508	10,961
2045	28,098	10,661	11,220
2046	28,506	10,816	11,516
2047	28,920	10,972	11,812
2048	29,340	11,131	12,109
2049	29,766	11,293	12,405
2050	30,199	11,500	12,701
Increase	9,139	3,509	5,762
Percent	30.3%	30.5%	45.4%



Employment in the county is forecast to increase more dramatically than residents, adding almost

5,800 to the number of jobs here today—a 45% increase in the number of jobs compared to a 30% increase in residents.

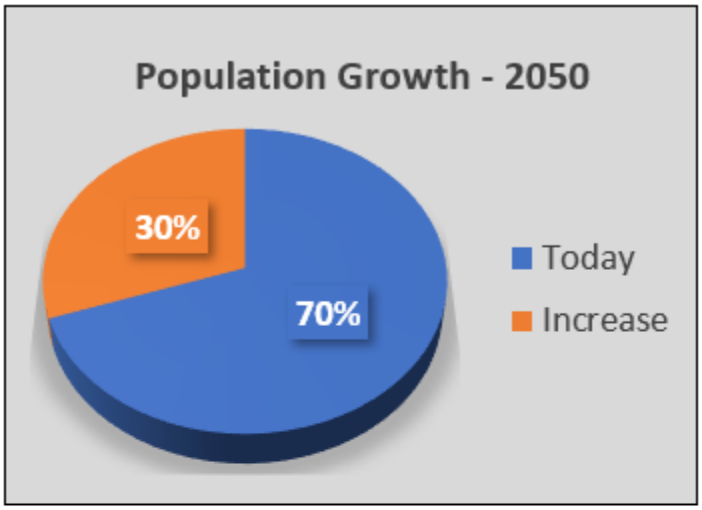
Population Outlook

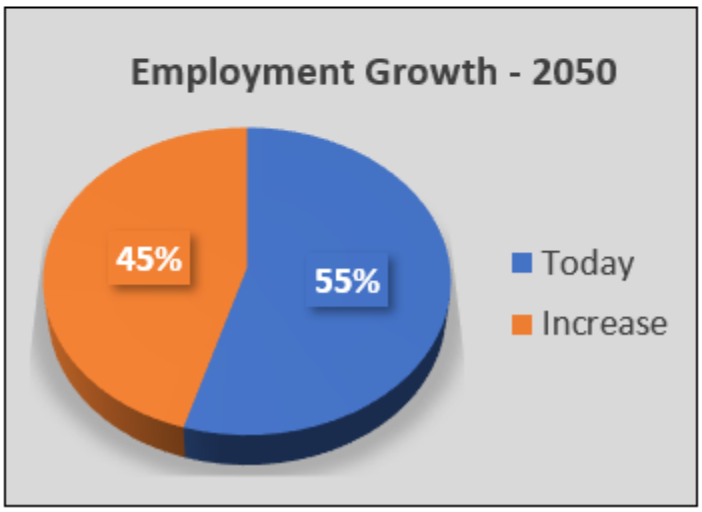
The future increase in population is not unprecedented. Looking back, since 2000 the county's population grew from 13,571 to 20,758 in 2024, a bit more than a one-third increase (34.5%) over 2000. After a slight 'slump' in population growth for several years in the early 2010s brought on by the collapse of the housing market and the onset of the Great Recession in 2008, starting in 2013 and extending to 2016, the county's total population had resumed its steady growth, basically resuming the pre-recession rate. As the county further matures and development opportunities continue, the annual rate of population growth is expected to continue at an overall average for the 25-year period of about 1% per year. By 2050, slightly more than 30% of the county's population will represent a net increase over the number of people that are here now.

This population increase, and a slightly falling average family size, will create a total demand for just over 3,500 new housing units (net, not counting replaced units).

Increased Job Opportunities

Countywide, overall employment is projected to grow dramatically by 2050, adding almost 5,800 to the employment base of 6,939 today, a 45.4% increase. Of these, leaving out jobs that normally do not occupy buildings and government operations (that are exempt from impact fees), employment in businesses that would be eligible for impact fee assessments are expected to increase from 5,585 today to 11,191 in 2050, a 50% increase. The employment increase in these businesses will represent 88% of all employees (12,701) in the county in 2050.





Almost two-thirds (63.5%) of the increase in the impact-fee eligible jobs countywide are projected to be in four of the 16 employment categories: the most notable being retail trade businesses (1,376 new jobs, a 72% increase), followed by manufacturing (991 new jobs, a 68% increase), wholesale trade (635 new jobs, an 11% increase), and employees in construction (558 new jobs, a 10% increase). Adding in the increase in administrative jobs adds 467 new jobs, bringing the total to almost 72% of all new impact fee-eligible jobs in the county in 2050.

With all of this projected population and employment growth by 2050, Pike County will be called upon to increase the capacity of its facilities and infrastructure. This expansion will be necessary in order to maintain the attractive

quality of life and business environment enjoyed today by residents and businesses alike.

More information on anticipated growth, including detailed growth forecast methodologies, is presented in Appendix A.

Focus of This Report

This report focuses on the public facilities that will be needed to meet the demands of future growth and development while maintaining at least the same level of service afforded residents and businesses in the county today and new future residents and businesses alike. The key is that this capital improvement, whether it's land, buildings or long-lived vehicles, must create new capacity within the system to keep pace with the number of future residents and businesses as the county grows. Maintenance and personnel costs are not eligible for impact fee funding, nor would replacement of deteriorated floor space or a run-down vehicle because, although the replacement is maintaining the level of service, no new capacity is created to serve the needs of new growth.

Impact Fees Authorized

Impact fees are authorized in Georgia under Code Section 37-71, the *Georgia Development Impact Fee Act* (DIFA), and are administered by the Georgia Department of Community Affairs under Chapter 110-12-2, *Development Impact Fee Compliance Requirements*.

Under DIFA, the County can collect money as a one-time 'impact fee' from new development based on that development's proportionate share—its 'fair share'—of the cost to provide the facilities needed specifically to serve new development.

Fee calculations must recognize that revenue for such facilities also may be produced from new development in other ways: such as through future property taxes paid by the homes and businesses that growth creates. To the extent that new growth and development generates other revenue that is used to pay for non-impact fee eligible portions of impact fee projects, a credit against impact fees must be granted.

The provisions of DIFA are extensive in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

Categories for Assessment of Impact Fees

To assist in paying for the high costs of expanding public facilities and services to meet the needs of projected growth and to ensure that new development pays a reasonable share of the costs of public facilities, Pike County is considering updating its impact fees for several categories. The chapters in this Methodology Report provide population and employment forecasts and detailed information regarding the inventory of current facilities, the level of service, and detailed calculations of the impact cost for specific public facilities.

The following **Overview Table** shows the facility categories that are eligible for impact fee funding under Georgia law and that are considered in this report. The service area for each public facility category—that is, the geographical area served by the facility category—is also given, along with the basis for the standard adopted as the level of service to be delivered for each facility category.

Overview of Impact Fee Program - Facilities

Public Facility Category	Eligible Facilities	Service Area	Level of Service Standard Based on …
Library Services	Library facilities including collection materials	Countywide	Square footage and number of collection materials per dwelling unit
Parks and Recreation	Park land and recreation components	Countywide	Acreage and number of recreation components per dwelling unit
Animal Services	Animal shelter facilities and vehicles	Countywide	Square footage of facilities and number of vehicles per dwelling unit
Fire Protection and EMS	Fire stations, fire trucks, ambulances and auxiliary vehicles	Countywide	Square footage of facilities and number of vehicles per day-night population
Sheriff's Office	Public safety facilities, long-lived vehicles and E-911 equipment	Countywide	Square footage of facilities, vehicles and 911 equipment per day-night population
E-911 Emergency Communications	Communications equipment and transmission facilities	Countywide	Communications equipment and transmission facilities
Road Improvements	Road projects creating increased capacity	Countywide	Level of Service 'D' and trip generation

NOTE: All facilities, including vehicles and equipment, must have a useful life of 10 years or more.

Terms used in the **Overview Table**:

Eligible Facilities under the State Act are limited to capital items having a life expectancy of at least ten years, such as land, buildings and certain vehicles. Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or most automobiles. None of these costs are included in the impact fee system.

Service Areas are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Impact fees collected in a service area for a particular category may only be spent for that purpose, and only for projects that serve that service area.

Level of Service Standards are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new to ensure

that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor to subsidize existing facility deficiencies.

Exemption Policy

Certain office, retail trade, and industrial development projects may provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods, and services that such uses offer in general. To encourage such development projects, the Board of Commissioners may grant a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Savannah.

In addition, the Board of Commissioners recognizes that impact fees, in some circumstances, may negatively affect the affordability of housing, particularly "workforce" housing.

If it wishes to encourage development projects of public benefit to Pike County, the Board of Commissioners shall first adopt exemption criteria to guide the granting of a reduction in the impact fee for:

A business development project that represents extraordinary economic development and employment growth, and/or

A residence or housing project that will increase the supply of housing that would be affordable to disadvantaged individuals or families.

In the absence of adopted applicable exemption criteria for either extraordinary economic development and employment growth or for affordable housing, no applicable exemption shall be approved.

It is recognized by the Board of Commissioners that the Georgia Development Impact Fee Act (under O.C.G.A. 36-74-4(h)(3)) requires that any amount of money granted as an exemption must be reimbursed by the county into the county's impact fee accounts from revenue sources other than impact fees.

Consistency with the Comprehensive Plan

The adopted *Pike County and Cities Joint Comprehensive Plan* covers the time period from 2022 to 2042 and includes Community Work Programs for the County and each of its cities covering 2022 through 2027. Although this *Capital Improvements Element* extends to 2050, the anticipated infrastructure, vehicles and other improvements needed to maintain the level of service currently enjoyed by the county's residents and businesses are clearly consistent with the goals, objectives and improvements embodied in the Comprehensive Plan. While this CIE extends beyond the Comprehensive Plan in duration, notable changes in the goals and objectives of a future Comprehensive Plan are not anticipated to arise.

Editorial Conventions

This report observes the following conventions:

The capitalized word 'County' applies to the government of Pike County, the Board of Commissioners or any of its departments or officials, as appropriate to the context. An example is "the County has adopted an impact fee ordinance".

The lower-case word 'county' refers to the geographical area of Pike County, as in "the population of the county has grown".

Single quote marks (‘ and ’) are used to highlight a word or phrase that has a particular meaning or refers to a heading in a table.

Double quote marks (“ and ”) are used to set off a word or phrase that is a direct quote taken from another source, such as a passage or requirement copied directly from a law or study.

Importantly:

Numbers shown on tables are often rounded from the actual calculation of the figures for clarity, but the actual calculated number of decimal points is retained within the table for accuracy and further calculations.

Library Services

Introduction

The Pike County Library System is a single county library system headquartered in Zebulon. The city of Zebulon is the county seat of Pike County and is centrally located in the county.

Service Area

The Pike County Library System provides a full range of library services to the residents of the entire county.

Library Facilities

The floor area and number of collection materials are shown on Table 1 respectively, below.

Currently, the library system does not meet the State minimum standard for floor area to qualify for State assistance. This 'shortfall' is added to the current floor area in order to determine the total floor area that would be required. The provision of the additional floor area would not be qualified for impact fee funding since its addition is needed to fully serve the existing population. However, the addition of library space beyond that needed to meet standards would be fully eligible for impact fee funding.

Table 1: Inventory of Library Facilities

Facility	Location	Gross Floor Area in Square Feet	Collection Materials
J. Joel Edwards Public Library	7077 Hwy 195, Zebulon, GA	9,840	
	Current Shortfall*	3,250	
	Total to meet State Standards	13,090	
Collection Materials			31,401
	TOTAL	9,840	31,401

*Additional floor area needed to meet Georgia Public Library System standards to qualify for State funding.

Level of Service

Demand for library facilities is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services impact fee is focused on future residential growth.

The current Level of Service (LOS) is calculated by dividing the floor area in the library facilities and the number of collection materials by the number of housing units in the county today. This yields an LOS per housing unit currently being provided to the county's residents.

Table 2: Current Level of Service Calculation - Libraries

Facility	Current Service Population	Level of Service
Square Feet meeting State Standards	Number of Housing Units (2025)	Square Feet of Floor Area per Housing Unit
13,090	8,076	1.6209
Existing Collection Materials	Number of Housing Units (2025)	Collection Materials per Housing Unit
31,401	8,076	3.8882

Future Demand for Library Services

The current level of service available to the county's residents today (from Table 2) is applied to the future number of housing units projected to be added to the county by 2050.

As shown on Table 3, this results in a future need for 5,681 additional square feet of floor area (whether as an addition to the existing library or the creation of a new branch library) and the net expansion of the collection by 13,628 materials. This 'net' collection expansion would consist of both the acquisition of new collection materials plus new materials to replace the number of old materials discarded each year.

Table 3: Future Demand Calculation - Libraries

Level of Service	Service Area Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	**Number of New Housing Units (2025-50)**	**Square Feet of New Floor Area Impact Fee Eligible**
1.6209	3,505	5,681
Collection Materials per Housing Unit	**Number of New Housing Units (2025-50)**	**New Collection Materials Supported**
3.8882	3,505	13,628

Impact Cost Calculations

The following table estimates when a new library facility (or expansion) would be needed to maintain the level of service available to both the existing county population and the future residents of the county, timed to future growth.

As shown on Table 4, the accumulated total number of new housing units anticipated in each year is shown. Using the level of service calculated on Table 3 – the square feet of floor area per housing unit – the 'total' floor area that would be impact fee eligible and needed to meet the future demand in each year is shown under the 'running total' column. Annual 'expansions', of course, would not be economically or physically realistic, so a year in which a single expansion of the floor area would be feasible and adequately anticipate all of the future demand was selected for the impact fee calculations: 2038.[1]

Bear in mind, however, that the 'impact fee eligible' square footage is in addition to the floor area needed to meet current State standards. Thus, the State 'shortfall' of 3,250 square feet plus the impact fee eligible square footage (5,681) together comprise a total floor area of 8,931 square feet that should be considered (of which the 5,681 square feet for new growth—63.6099%—would be impact fee eligible).

[1] Alternate approaches could be considered, such as expansions of the current library along with construction of a small new branch. The physical location of future residential growth and commercial centers will contribute to library service strategies in the future.

Table 4: Future Library Facility Projects

Year	Total New Housing Units	Net Increase Each Year	Running Total: SF Demanded	Project	Square Footage
2025	8,076				
2026	8,223	147	238		
2027	8,343	120	433		
2028	8,495	152	679		
2029	8,618	123	879		
2030	8,776	158	1,135		
2031	8,904	128	1,342		
2032	9,033	129	1,551		
2033	9,164	131	1,763		
2034	9,298	134	1,981		
2035	9,397	99	2,141		
2036	9,533	136	2,362		
2037	9,672	139	2,587		
2038	9,813	141	2,815	Future Expansion	5,681
2039	9,918	105	2,986		
2040	10,062	144	3,219		
2041	10,209	147	3,457		
2042	10,358	149	3,699		
2043	10,469	111	3,879		
2044	10,621	152	4,125		
2045	10,775	154	4,375		
2046	10,932	157	4,629		
2047	11,090	158	4,885		
2048	11,252	162	5,148		
2049	11,415	163	5,412		
2050	11,581	166	5,681		
Total	**3,505**				**5,681**

Table 5 on the next page shows the number of collection materials demanded by new growth each year.

The total (cumulative) new housing units are shown for each year. The net increase in housing units each year over the previous year is multiplied times the current level of service (from Table 2) to determine the net increase in collection materials that would be needed each year. These annual totals are accumulated each year to show the total increase in the entire collection as a 'running total' of new collection materials each year. Note that these totals do not include replacement materials for discarded items because those would not be impact fee eligible since no increase in the total materials would occur.

Table 5: Future Collection Materials Needed

Year	New Growth Demand			
	Total New Housing Units	Net Increase Each Year	New Materials Needed Each Year	Running Total
2025	8,076			
2026	8,223	147	572	572
2027	8,343	267	467	1,038
2028	8,495	419	591	1,629
2029	8,618	542	478	2,107
2030	8,776	700	614	2,722
2031	8,904	828	498	3,219
2032	9,033	957	502	3,721
2033	9,164	1,088	509	4,230
2034	9,298	1,222	521	4,751
2035	9,397	1,321	385	5,136
2036	9,533	1,457	529	5,665
2037	9,672	1,596	540	6,206
2038	9,813	1,737	548	6,754
2039	9,918	1,842	408	7,162
2040	10,062	1,986	560	7,722
2041	10,209	2,133	572	8,294
2042	10,358	2,282	579	8,873
2043	10,469	2,393	432	9,304
2044	10,621	2,545	591	9,895
2045	10,775	2,699	599	10,494
2046	10,932	2,856	610	11,105
2047	11,090	3,014	614	11,719
2048	11,252	3,176	630	12,349
2049	11,415	3,339	634	12,983
2050	11,581	3,505	645	13,628
Total	**3,505**		**13,628**	

The next table (Table 6) provides an estimate of the cost of providing the impact fee-eligible new library floor area. Since specific plans and timing have not yet been established, an expansion date of 2038 is chosen as being about halfway between the present and 2050.

Table 6: Facility Costs to Meet Future Demand

Year	Project	Total Floor Area	Total Cost Today*	% for New Growth*	New Growth Share (PV)**
2038	Future Expansion	5,681	$ 3,044,229	100%	$ 5,032,492
Total		**5,681**	**$ 3,044,229**		**$ 5,032,492**

* Based on similar projects in Palmetto, Georgia and Crozet, Virginia, reported by Engineering News Record, *Green Building Square Foot 2020 Cost Book*, brought to 2025 NPV.
** Present Value = 2024 cost estimate inflated to 2038 target year using the Building Cost Index (BCI), reduced using the Discount Rate.

The calculation of the future cost to expand the collection materials in order to maintain the current level of service for all residents, both existing today and those coming in the future, is shown on Table 7 on the following page.

Using the data shown on Table 5, Table 7 calculates the average cost for all of the collection materials needed each year to maintain the current level of service. This average cost, of course, considers all types of collection materials, including adult and children's fiction books, nonfiction books and reference materials, CDs and DVDs.

The new materials needed each year is taken from Table 5, which is multiplied by the average cost of all collection materials to estimate the expenditure needed each year in today's dollars. Since the expenditures are entirely impact fee eligible because they are based on future growth in the number of housing units, the same figures are shown in the 'new growth share' column.

Since the original figures are in current (2024) dollars, the amounts each year are converted to Present Value using the Consumer Price Index and the discount rate based on the anticipated year of each expenditure.[2]



[2] See Appendix C for an in-depth discussion regarding Present Value calculations.

Table 7: Collection Material Costs to Meet Future Demand

Year	New Materials Needed (annual)	Annual Cost (2024 Dollars)	% for New Growth	New Growth Share (2024 $)	Present Value
2025	0				
2026	572	$ 14,556.92	100%	$ 14,556.92	$ 15,687.31
2027	467	$ 11,883.20	100%	$ 11,883.20	$ 13,293.89
2028	591	$ 15,052.05	100%	$ 15,052.05	$ 17,480.50
2029	478	$ 12,180.28	100%	$ 12,180.28	$ 14,684.36
2030	614	$ 15,646.21	100%	$ 15,646.21	$ 19,581.51
2031	498	$ 12,675.41	100%	$ 12,675.41	$ 16,467.92
2032	502	$ 12,774.44	100%	$ 12,774.44	$ 17,228.92
2033	509	$ 12,972.49	100%	$ 12,972.49	$ 18,162.64
2034	521	$ 13,269.57	100%	$ 13,269.57	$ 19,286.44
2035	385	$ 9,803.64	100%	$ 9,803.64	$ 14,791.84
2036	529	$ 13,467.62	100%	$ 13,467.62	$ 21,094.30
2037	540	$ 13,764.70	100%	$ 13,764.70	$ 22,381.05
2038	548	$ 13,962.76	100%	$ 13,962.76	$ 23,568.10
2039	408	$ 10,397.80	100%	$ 10,397.80	$ 18,219.41
2040	560	$ 14,259.84	100%	$ 14,259.84	$ 25,938.63
2041	572	$ 14,556.92	100%	$ 14,556.92	$ 27,487.89
2042	579	$ 14,754.97	100%	$ 14,754.97	$ 28,923.42
2043	432	$ 10,991.96	100%	$ 10,991.96	$ 22,367.94
2044	591	$ 15,052.05	100%	$ 15,052.05	$ 31,796.99
2045	599	$ 15,250.10	100%	$ 15,250.10	$ 33,442.80
2046	610	$ 15,547.18	100%	$ 15,547.18	$ 35,393.30
2047	614	$ 15,646.21	100%	$ 15,646.21	$ 36,975.85
2048	630	$ 16,042.32	100%	$ 16,042.32	$ 39,356.43
2049	634	$ 16,141.34	100%	$ 16,141.34	$ 41,108.12
2050	645	$ 16,438.42	100%	$ 16,438.42	$ 43,459.79
Total	**13,628**	**$ 347,088.42**		**$ 347,088.40**	**$ 618,179.34**

Average replacement cost = $ 25.47

Parks and Recreation Facilities

Introduction

Public recreational opportunities are provided by Pike County through the County's Parks and Recreation Department and its many recreation components.

Service Area

All parks and recreation components are operated on a countywide basis. Facilities are provided equally to all residents of the unincorporated area and the county's cities.

Parks and recreational facilities are made available to the county's population living throughout the county. The County's parks and facilities are often used based on the programs or facilities available, as opposed to proximity of the facility to particular geographic locations. For instance, residents and families may be attracted to a variety of locations based on the facilities available without regard to the locations of the residents themselves. Some programs and recreation facilities are located only at certain facilities, to which any city resident can come. As a general rule, parks facilities are located to be easily accessible to its residents throughout the county, and future facilities will continue to be located around the county so that recreational opportunities will continue to be available on an equal basis to all residents of the county.

For these reasons, the entire county is considered a single service area for parks and recreational facilities.

Parks & Recreation Facilities

The following Table 8 provides an inventory of all buildings that are owned and operated by the County. The key factor is what the buildings would cost today (2025) reflecting the cost actually expended in the original year of construction brought forward to what it would cost in 2025 present value. (For some of the buildings, the Present Value was already available.)



Table 8: Current Inventory: Buildings and Pavilions

	Floor Area (sq. ft.)	Date Built	Original Cost	2025 PV
Maintenance Barn	1,500	1991	$ 26,011.13	$ 96,852.92
Maintenance Barn 2	1,500	2000	$ 34,556.25	$ 90,854.27
Baseball Concession Stand	1,152	1986	$ 80,403.84	$ 363,240.32
Baseball Restrooms	1,080	1986	$ 21,669.12	$ 97,894.55
Softball Concession Stand/Restroom	200	1993	$ 13,959.00	$ 48,108.55
Softball Restrooms	450	1993	$ 9,028.80	$ 31,117.02
Softball Shed	672	1993	$ 22,901.76	$ 78,929.05
Football Restrooms	625	1986	$ 12,540.00	$ 56,651.94
Football Concession Stand	625	2001	$ 43,621.88	$ 110,339.34
Community Center	6,000	2023	$ 1,000,000.00	$ 1,080,402.30
Soccer Restrooms	576	2006	$ 11,556.86	$ 24,093.62
Soccer Concession Stand	576	2006	$ 40,201.92	$ 83,812.55
Baseball Pavilion 1	2,800			$ 28,000.00
Baseball Pavilion 2	750			$ 1,300.00
Softball Pavilion	750			$ 1,300.00
			Total Buildings and Pavilions	$ 2,192,896.44

Note: Blank date and original cost cells indicate that the Present Value is already available.

Altogether, the County has expended the equivalent of almost $2.2 million over the past 39 years.

The same approach is used to calculate the total investment made by the County in its existing recreation facilities. Table 9 shows the equivalent value of the investment in the facilities today. For those facilities that the County had not already calculated the current 2025 value, the original date of the expenditures and the amounts were also brought up to the current year using Present Value calculations.





Table 9: Current Inventory: Recreation Facilities

	Number	Date Built	Original Cost	2025 PV
Playsets	2			$ 88,636.00
Picnic Tables	14			$ 14,000.00
Ice Machine	5			$ 16,000.00
Benches	43			$ 19,608.00
Fencing	Whole Park			$ 275,606.00
Scoreboards	11			$ 99,000.00
Bleachers	27			$ 62,100.00
Batting Cage (2)	3763 sf			$ 35,000.00
L-Screens	12			$ 6,960.00
Turf Mounds	3	2023	$ 10,500.00	$ 11,272.82
Lighting	12 Fields			$ 1,100,000.00
Safety Netting	10 Fields	2023	$ 90,574.00	$ 97,240.42
Backstop Pad	8 Fields	2023	$ 13,894.00	$ 14,916.62
Hitting/Pitching Mats	14	2023	$ 5,846.00	$ 6,276.28
Field Goal Post	2			$ 4,000.00
Soccer Goals	30			$ 45,655.00
Landscaping		2023	$ 24,792.00	$ 26,616.74
Landscaping - 24 Trees & Sod		2024	$ 19,120.00	$ 19,811.14
Soccer Courts Parking		2022	$ 31,658.00	$ 35,216.68
Soccer Complex		2022	$ 169,922.00	$ 189,022.93
			Total Recreation Facilities	$ 2,166,938.63

Note: Blank date and original cost cells indicate that the Present Value is already available.

By the same token, the current value of past expenditures for certain vehicles and rolling stock are shown on Table 10. As can be seen from the dates, these items have useful life spans exceeding, or expected to exceed (based on past experience), 10 years of useful lives.



Table 10: Current Inventory: Vehicles & Rolling Stock

	Number	Date Acquired	Original Cost	2025 PV
Turf Tank	1	2024	$ 8,200.00	$ 8,512.43
F-150	1	2009	$ 8,000.00	$ 14,551.99
John Deere Gator	1	2016	$ 9,995.00	$ 13,993.89
John Deere Gator	1	2018	$ 10,500.00	$ 13,641.62
John Deere Field Rake	1	2007	$ 3,500.00	$ 6,860.87
Grasshopper Lawn Mower	1	2010	$ 2,995.00	$ 5,247.95
Grasshopper Lawn Mower	1	2015	$ 8,499.00	$ 12,352.73
Grasshopper Lawn Mower	1	2019	$ 8,735.00	$ 10,932.01
Kubota Lawn Mower	1	2019	$ 14,900.00	$ 18,647.62
			Total Vehicles & Rolling Stock	$ 104,741.11

The following table summarizes the county's investment in its parks and facilities. The Present Value for park land was calculated based on the Tax Assessors records of county-owned properties, while the PV for the recreation facilities reflects the Construction Cost Index, the cost of the buildings is based on the Building Cost Index, and the Consumer Price Index is applied to the vehicles and rolling stock.[3]

Table 11: Summary Investment in Parks & Recreation Facilities

	2025 PV
Current Holdings: Park Land (95.52 acres)	$ 513,830.00
Current Inventory: Buildings and Pavilions	$ 2,192,896.44
Current Inventory: Recreation Facilities	$ 2,166,938.63
Current Inventory: Vehicles & Rolling Stock	$ 104,741.11
Total Investment	**$ 4,464,576.18**

[3] See Appendix C for how the average rate for each of the indexes was calculated.

Future Investment – Parks and Recreation

The investment needed to fund future Parks & Recreation facilities, based on the calculations carried out in this chapter, is shown on Table 12. As noted, Parks and Recreation impact fees are collected only from residential development and are assessed as housing units are issued building permits.

The '2025 Present Value' for each category (land, buildings, facilities and vehicles) is transferred to Table 12, below, from Table 11, above. Those numbers are each divided by the total existing housing units (8,076) to determine the 'per housing unit' amount of investment existing today. The 'per 2025 housing unit' amounts are multiplied times the number of new housing units that are expected in the coming years (3,505) to determine the amount of investment that will be required to serve future growth and development at the same level of service enjoyed by the county's residents today. These amounts are in 2025 dollars.

Table 12: Calculation of Future Investment Needed

	2025 Present Value	Total 2025 Housing Units	Per 2025 Housing Unit	2025 Cost to Support New Growth*	2037 Present Value**
Park Land	$ 513,830.00	8,076	$ 63.62	$ 223,003.24	$ 349,289.41
Buildings and Pavilions	$ 2,192,896.44	8,076	$ 271.53	$ 951,721.40	$ 1,513,640.84
Recreation Facilities	$ 2,166,938.63	8,076	$ 268.32	$ 940,455.66	$ 1,310,239.87
Vehicles and Rolling Stock	$ 104,741.11	8,076	$ 12.97	$ 45,457.85	$ 70,400.51
		Total Investment Needed		$ 2,160,638.15	**$ 3,243,570.63**

* Investment per each 2025 housing unit times the projected increase in housing units from 2025 to 2050 (3,505) in current 2025 dollars.

** PV based on the CPI for land holdings, the BCI for building construction, the CCI for new recreation facilities, and the CPI for vehicles and rolling stock. Fund balances in 2037 would be $0.

All of the recreation components needed to serve future growth, of course, will not occur in the current year. However, since the actual pace and timing of construction for the improvements proposed to meet future demand have not been programmed, an 'average' year of 2037 is used for Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates for the parks

and recreation facilities, the PV is calculated by increasing the current (2025) estimated costs as follows:

- By using the CPI for acquisition of additional park lands,
- the Engineering News Record's 10-year average building cost inflation (BCI) rate for recreation buildings and pavilions,
- the Engineering News Record's 10-year average construction cost index (CCI) rate for all recreation facilities, and
- the CPI for all vehicles.

All project costs are then reduced to current PV dollars using the Discount Rate.





Animal Services

Introduction

In Pike County the Animal Services facilities support the County's animal control program and thus provide services throughout the county. Demand for animal control services is almost exclusively related to the county's resident population. Thus, an impact fee for animal service facilities is based on future residential growth.

Service Area

The entire county is considered a single service area for the provision of animal services because all residents in the county and its cities have equal access to the benefits that the service provides.

Existing Facilities and Vehicles

Today's facility consists of the Animal Control Building, containing 2,374 square feet, an inside run (1,420 square feet) and an outside run (954 square feet).

Table 13: Current Inventory: Animal Control Facilities

Facility & Vehicles	Quantity

Facility	Square Feet
Animal Control Building	2,374
Inside Runs	1,420
Outside Runs	954
Totals -- Facility	4,748

Vehicles (with Transport Boxes)	Number
F150 4x4	1
F150 4x4 with extended cab	1
Total Vehicles	2

In addition, Animal Services operates two vehicles, each equipped with a transport box for the collection and transportation of animals.

Over the years, the County has invested in its Animal Control program. Today's animal control facility consists of a building constructed in 2013 and a subsequent expansion in 2021. In terms of today's costs (i.e., "present value"), the County has spent the equivalent of more than $356 thousand dollars on building the facilities. In addition, the Service's two vehicles together have a current value of well over $80 thousand dollars based on their original purchase dates brought up to 2025 current dollars. These calculations are shown on Table 14, below.

Table 14: Current Investment: Animal Control Facilities

Year	Facility	Original Cost	Present Value*
	Buildings		
2013	Animal Control Building	$ 5,001	$ 7,864
2021	Animal Control Shelter Expansion	$ 300,000	$ 348,864
	Totals -- Buildings	$ 305,001	$ 356,729
	Vehicles (with Transport Boxes)		
2004	F150 4x4	$ 15,808	$ 33,987
2024	F150 4x4 with extended cab	$ 45,123	$ 46,798
	Totals -- Vehicles	$ 60,931	$ 80,786
	Current Value of Investment in Facilities =		$ 437,514

* Calculated using the Building Cost Index for buildings and the Consumer Price Index for vehicles. See Appendic C.

The extent to which the Animal Services operation serves the county's current residents provides the basis for determining the extent to which its facilities will need to be expanded to serve new growth in the future without eroding services to the people that live in the county today.

The current level of service is calculated on the basis of the existing facility and vehicles and the current number of housing units countywide. For instance, as shown on Table 15, there is slightly less than 0.3 of a square foot of facilities for each housing unit in the county today.

Table 15: Current Level of Service Calculations

Based on Current Facilities		
Facility	**Current Housing Units**	**Current Level of Service**

Building Square Feet	Number of Housing Units (2025)	Square Feet of Floor Area per Housing Unit
2,374	8,076	0.293957

Animal Services Vehicles	Number of Housing Units (2025)	Vehicles per Housing Unit
2	8,076	0.000248

Demand for Services

In order to calculate the extent to which animal control facilities will need to be expanded in the future to meet the needs of the county's future growth and development while maintaining the current level of service for today's residents, the current levels of service for facilities and vehicles are multiplied by the additional housing units that are expected to be built over the coming 25 years. For instance, the 'square feet of building area per housing unit' from Table is multiplied times the additional number of housing units expected in the future to determine how many more square feet of building area will need to be added to the current facility to serve the demands of future residents without reducing service to the county's population today.

This is accomplished by multiplying the current level of service for Animal Control's building and fleet times future growth and development. Table 16 shows these calculations.

Table 16: Future Demand for Animal Control Facilities and Vehicles

Current Level of Service	Service Area Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	Increase in Housing Units (2025-50)	Square Feet of New Floor Area Needed
0.293957	3,505	1,030
Vehicles per Housing Unit	Increase in Housing Units (2025-50)	Net New Vehicles Demanded
0.000248	3,505	0.8680

Costs to Serve Future Development

The additional floor area and additional vehicle purchase will be accomplished at some propitious time in the future. The timing of those actions, however, has not yet been established.

As a result, the calculation of the costs for these items in the future has been established to occur in 2037 (halfway between today and 2050). This allows for the anticipated effect of inflation to be taken into account in the years ahead.

Table 17: Impact Fee Eligible Costs

	Number Needed	Cost (PV 2037)		Impact Fee Eligible		Ineligible
		Each*	Total	Percent**	Cost	Amount
New Floor Area	1,030	$ 616.91	$ 635,417.30	100.00%	**$ 635,417.30**	$ -
New Vehicles	1.0000	$ 78,991.77	$ 78,991.77	86.80%	**$ 68,564.86**	$ 10,426.91
		Total Costs	**$ 714,409.07**		**$ 703,982.16**	$ 10,426.91

* Present Value (PV) for new floor area is based on a similar project reported by BNI Engineering News Record for a fully equipped facility. PV based on 10-year average annual BCI projected to 2037 plus 25% for design services and
PV for the new vehicle is based on the most recent (2024) purchased vehicle. PV based on the 10-year average annual CPI projected to 2037

** 0.9311 vehicle "eligible" divided by1 full vehicle that would have to be acquired produces the percent eligible of the total.

Fire Protection

Introduction

Fire protection Services are provided by the County through its Fire Department.

Service Area

The entire county is considered a single service area for the provision of fire protection. All residents and employees in the county have equal access to the benefits of the services provided. While the County has a mutual aid agreement with the City of Meansville, the city maintains its own fire department and has 'first responder' status in Meansville.

Fire protection services operate as a coordinated system, with each fire station backing up the other stations in the system. The backing up of another station is not a rare event; it is the essence of good fire protection planning. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. Any new county station would relieve some of the demand on the other stations. Since the stations would continue to operate as 'backups' to the other stations, everyone in the county service area would benefit from the construction of a new station since it would reduce the 'backup' times that the station nearest to them would be less available.

Inventory of Current Facilities and Vehicles

The Department's current inventories of facilities and vehicles are shown on the following tables.

Table 18 provides an inventory of the Department's fire stations, while Table 19 lists the Department's on-line firefighting and support vehicles. Given the most recent increases in vehicle costs, only the most recent 6 vehicles are used to calculate an 'average' per-vehicle cost.

Together, these facilities and vehicles form the basis for projecting the need for additional facilities and vehicles to serve future growth and development at the same level of service currently enjoyed by the county's residents and businesses.

Table 18: Current Fire Department Stations

Station	Floor Area	Bays
Station 1 Concord	5,175	3
Station 2 Hollonville	4,800	3
Station 3 Linsey	4,800	3
Station 5 Molena	5,160	3
Station 6 Williamson	4,800	3
Station 7 Zebulon	4,704	4
Station 8 Gresham	2,400	2
Totals	31,839	21

Table 19: Current Fire Department Vehicles

Year	Vehicle	Cost	2025 NPV
	Fire Apparatus		
1991	Ford Pumper	$ 30,000.00	$ 106,970.73
1999	International Tanker	$ 108,860.00	$ 287,803.37
1997	Freightliner Pumper	$ 80,000.00	$ 227,927.42
1999	International Tanker	$ 108,000.00	$ 285,529.70
1999	International Tanker	$ 108,000.00	$ 285,529.70
2001	Freightliner Pumper	$ 174,000.00	$ 426,872.08
2001	Freightliner Pumper	$ 174,000.00	$ 426,872.08
2002	International Pumper	$ 105,000.00	$ 248,140.86
2007	Freightliner Pumper Tanker	$ 80,000.00	$ 156,819.97
2007	Freightliner Pumper Tanker	$ 80,000.00	$ 156,819.97
2008	ALF Pumper	$ 257,784.00	$ 486,774.49
2008	ALF Pumper	$ 257,784.00	$ 486,774.49
2008	ALF Pumper	$ 257,784.00	$ 486,774.49
2008	ALF Pumper	$ 257,784.00	$ 486,774.49
2008	Pierce Arrow Pumper	$ 550,000.00	$ 1,038,567.05
2009	HME Aerial	$ 500,000.00	$ 909,499.23
	Total Investment	$ 3,128,996.00	$ 6,504,450.12
		Average	$ 406,528.13
		Average (2008-2009 Vehicles)	$ 649,194.04
	Support Vehicles		
1986	Chevrolet Kodiac Rescue LT	$ 35,000.00	$ 150,455.94
1987	Ford Blue Bird Bus	$ 5,000.00	$ 20,704.84
1994	GMC Rescue Heavy	$ 30,000.00	$ 95,619.48
2000	Ford Rescue LT	$ 8,000.00	$ 20,374.08
2004	Trans Haul Trailer	$ 7,500.00	$ 16,447.17
2004	Dodge Dakota	$ 46,875.00	$ 102,794.82
2004	Dodge Pickup	$ 28,125.00	$ 61,676.89
2005	Scotty Trailer	$ 30,000.00	$ 63,374.08
2007	Dodge Ram 3500	$ 35,874.00	$ 70,321.99
2012	Chevrolet Tahoe	$ 43,333.00	$ 70,458.36
2015	Honda Pioneer UTV	$ 19,000.00	$ 27,615.24
2016	Ford Command	$ 30,114.00	$ 42,162.28
2016	Ford Brush Vehicle	$ 33,447.00	$ 46,828.78
2016	Ford F-150	$ 26,955.00	$ 37,739.40
	Total Investment	$ 379,223.00	$ 826,573.35
		Average (2007-2016 Vehicles)	$ 49,187.68

Level of Service and Forecasted Demand

Future Demand

'Level of Service' (LOS) is the relationship between service capacity and service demand for public facilities. The County has adopted a level of service for fire protection services based on the current level of service in facility space, fire apparatus, and supporting vehicles (that have a service life of at least ten years). As such, there are no existing deficiencies by definition.

Current Level of Service

This current level of service is based on the existing inventories that serve residents and businesses located in the fire protection service area today. These calculations are shown on the left-hand columns of Table 20. Existing service levels and quality of services are adequate to meet current needs and therefore establish the basis upon which the needs of future growth and development are to be met.

Table 20: Current Level of Service and Future Demand for Fire Stations and Vehicles

Facility	Service Population	Level of Service	Future Population	New Growth Demand
Existing Station Square Feet	2025 Day-Night Population	Square Feet per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Square Feet Demanded
31,839	21,060	1.51182336	14,901	22,528
Existing Fire Apparatus	2025 Day-Night Population	Fire Apparatus per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Apparatus Demanded
16	21,060	0.00075973	14,901	11.32
Existing Support Vehicles	2025 Day-Night Population	Support Vehicles per 2025 Day-Night Population	Day-Night Population Increase (2025-50)	Net New Support Vehicles Demanded
14	21,060	0.00066477	14,901	9.91

NOTE: 11 net new fire apparatus and 9 new support vehicles would be eligible for impact fee funding at 100% (excluding replacements).

The current level of service is calculated by dividing the current inventory of each facility type – that is, building area (square footage) from Table 18 and fire apparatus and support vehicles from Table 19 – by the current day-night population. Day-night population is used in that fire protection is a 24-hour service provided continuously to both residences and businesses in the service area.

Future Facilities Needed

The current level of service standards calculated in the left-hand columns of Table 20 are then multiplied times the increase in day-night population to 2050 (taken from the forecasts in Appendix A) to produce the future demand for fire protection facilities and vehicles created by future growth. These amounts are shown under 'New Growth Demand' on Table 20.

At this time, the 22,528 square feet in additional building area needed to serve future growth is not assigned to specific future administration space or new fire stations (or expansions of existing stations). While the projections also support the increases in the number of fire apparatus and support vehicles, the type of actual new vehicles to be acquired, like new building floor areas to be constructed, will be determined as the character and location of new growth and development occurs.[4]

Future Costs

There are three categories of future costs shown on Table 21: those for needed new/expanded building area, those for new fire apparatus and those for new support vehicles, that are based on the net expansion of facilities in those categories through 2050. Net new added space, additional fire apparatus and additional support vehicles are all 100% eligible for impact fee funding.

Table 21: Building and Vehicle Costs to Meet Future Demand

	Number	2025 Cost per Each*	Total 2025 Cost	Estimated Cost 2037 (PV)	% Impact Fee Eligible	Total Impact Eligible Cost
New Building Area*	22,528	$ 432.76	$ 9,749,281.43	$ 15,505,494.05	100.0%	$ 15,505,494.05
New Fire Apparatus	11	$ 649,194.04	$ 7,141,134.44	$ 10,935,201.04	100.0%	$ 10,935,201.04
New Support Vehicles	9	$ 49,187.68	$ 442,689.08	$ 677,888.66	100.0%	$ 677,888.66
Totals		**$ 698,814.48**	**$ 17,333,104.94**	**$ 27,118,583.75**		**$ 27,118,583.75**

* Building cost estimate based on average current square foot cost of similar fire stations, published in Engineering News Record reports. Estimated fire apparatus and support vehicle unit costs represent the average costs of the most recently acquired six vehicles in each vehicle category based on their net present value in 2025.

All of the recreation components needed to serve future growth, of course, will not occur in the current year. However, since the actual pace and timing of construction for the improvements proposed to meet future demand have not been programmed, an 'average' year of 2037 is used for Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates for the listed

[4] It is important to note that only the acquisition of vehicles that increase the total fleet are eligible for impact fee funding. Vehicles purchased to replace aging and retired vehicles would not be eligible unless those older vehicles are then held in reserve. The key is that the purchase of new vehicles must result in expansion of the total fleet.

facilities, the PV is calculated by increasing the current (2025) estimated costs as follows:

- By using the CPI for acquisition of additional park lands,
- the Engineering News Record's 10-year average building cost inflation (BCI) rate for the new building floor area, and
- the CPI for all vehicles.

All project costs are then reduced to current PV dollars using the Discount Rate.

Emergency Management

Introduction

The standards that guide the services provided by the Emergency Management Agency are:

MITIGATION--In the area of mitigation, the Pike County Emergency Management Agency is currently developing a pre-disaster mitigation plan to eliminate or reduce the effects of hazards within the county. This project requires a group effort between the county, the cities, the state, and non-governmental agencies so that all areas within the county are protected and remain eligible for federal mitigation funds and aid.

PREPAREDNESS--To meet preparedness goals we continually review our emergency operations plan and conduct two exercises each year. These exercises are geared to evaluate our response capabilities and to determine what changes and improvements we need to make to meet response needs during emergencies. The department also conducts preparedness programs for the citizens and is working toward attaining StormReady® status as designated by the National Weather Service.

RESPONSE--Proper mitigation and preparedness are both critical if we are to perform well in the next area of responsibility which is response. During significant emergency events requiring multiple agency involvement, the Pike County EMA is responsible for activating the Emergency Operations Center or "EOC" and coordinating the response. The EMA is also responsible for advising the Commission Chairman to request assistance from the State when local capabilities are overwhelmed.

RECOVERY--As soon as practical during or after response, the EMA is responsible to begin coordinating recovery activities. These activities can include requesting the establishment of a FEMA Disaster Recovery Center, debris removal, restoring utilities, and rebuilding critical infrastructure and facilities.

Service Area

The County's emergency management activities cover the entire county, including its cities.

Emergency Management Facilities

The Agency is based in the EMA Building, utilizes an ATV for transportation and maintains a weather alert system consisting of warning sirens and outdoor warning systems. In addition, communications are maintained during an emergency using a base radio system.

The Agency's capital equipment and systems are listed on the following Table 22, along with the cost of each item when it was acquired or installed.

Based on the Agency's costs and original dates, each of the expenditures have been converted to their 2025 current value in order to recognize the true investment that has been made.

Table 22: Emergency Management Facilities

Year	Item	Original Cost	Current Value 2025*
	Equipment		
2017	Outdoor Warning System	$ 39,565.00	$ 52,563.49
2017	Warning Siren - Williamson	$ 7,535.00	$ 10,010.51
2017	Warning Siren - Meansville	$ 7,535.00	$ 10,010.51
2017	Warning Siren - Molena	$ 7,535.00	$ 10,010.51
2017	Slr 8000 Base Radio	$ 10,728.00	$ 14,252.52
2017	Weather Warning System	$ 14,453.00	$ 19,201.32
	Total Investment--Equipment	$ 87,351.00	$ 116,048.86
	Vehicles		
2019	Honda ATV	$ 6,819.00	$ 8,438.21
2020	Hooper Flat Bed Trailer	$ 2,760.00	$ 3,296.23
	Total Investment--Vehicles	$ 9,579.00	$ 11,734.44
	Facilities		
2019	Storage/EMA Building (5,000 sf)	$ 139,197.00	$ 173,571.75
2020	48 KW Genset Generator	$ 22,249.00	$ 26,741.44
	Total Investment--Facilities	$ 161,446.00	$ 200,313.19

* Based on the Consumer Price Index for equipment and vehicles, and the Building Cost Index for the facilities.

The current values of the Agency's investment in its equipment, vehicles and facilities are summarized on Table 23.

Table 23: Summary Investment in Emergency Management Facilities

	2025 NPV
Equipment	$ 116,048.86
Vehicles	$ 11,734.44
Facilities	$ 200,313.19
Total Investment	**$ 328,096.49**

Future Investment – Emergency Management

The investment needed to fund future Emergency Management facilities, based on the calculations carried out in this chapter, is shown on Table 24. As noted, Emergency Management impact fees are collected both from residential and nonresidential development and are assessed as building permits are issued.

The '2025 Present Value' for each category (equipment, vehicles and facilities) is transferred to Table 24, below, from Table 23, above. Those numbers are each divided by the total existing day night population (27,999) to determine the 'per day-night person' amount of investment existing today. The 'per person' amounts are multiplied times the number of new residents and employees that are expected in the coming years (27,999) to determine the amount of investment that will be required to serve future growth and development at the same level of service enjoyed by the city's businesses and residents today. These amounts are in 2025 dollars.

Table 24: Calculation of Total Future Investment Needed

	2025 Present Value	Total 2025 Day-Night Population	Per 2025 Day-Night Person	2025 Cost to Support New Growth*	2037 Present Value**
Equipment	$ 116,048.86	27,999	$ 4.14	$ 116,048.86	$ 181,767.04
Vehicles	$ 11,734.44	27,999	$ 0.42	$ 11,734.44	$ 18,379.62
Facilities	$ 200,313.19	27,999	$ 7.15	$ 200,313.19	$ 313,750.04
		Total Investment Needed		$ 328,096.49	**$ 513,896.70**

To calculate the future 2037 Present Value (PV) of the impact fee eligible cost estimates, the PV is calculated by increasing the current (2025) estimated costs as follows:

- By using the CPI for vehicles and equipment, and
- the Engineering News Record's 10-year average construction cost index (CCI) rate for all new facilities.

All project costs are then reduced to current PV dollars using the Discount Rate.

Since residential uses are not assessed on a 'per person' basis, an additional calculation is provided to determine what the investment would be on a housing unit basis. This is detailed below on Table 25.

All of the calculations on Table 25 are the same as on Table 24 down to the '2025 cost to support new growth'. Those figures are the results of multiplying the 'per 2025 housing unit' by the number of new housing units that are expected to be added to the housing supply (3,505) in order to calculate a total.

Table 25: Future Investment Needed Specifically to Serve Residential Uses

	2025 Present Value	Total 2025 Housing Units	Per 2025 Housing Unit	2025 Cost to Support New Growth	2037 Present Value
Equipment	$ 116,048.86	$ 8,076.00	$ 14.37	$ 50,365.44	$ 78,887.25
Vehicles	$ 11,734.44	$ 8,076.00	$ 1.45	$ 5,092.77	$ 7,976.79
Facilities	$ 200,313.19	$ 8,076.00	$ 24.80	$ 86,936.32	$ 136,168.14
	Investment to Serve Residential Growth			$ 142,394.53	$ 223,032.19

The 2037 Present Value calculations are carried out as described for Table 24.

Sheriff's Office

Introduction

Law enforcement, inmate incarceration, and services provided to the Pike County courts fall under the purview of the Pike County Sheriff's Office.

In addition, the Sheriff's Office includes the County E-911 service.

Service Area

Services provided by the Sheriff, officers and staff are provided throughout the county.

The entire county is therefore considered a single service area for the provision of law enforcement activities and facilities under the Sheriff's Office category because all residents and employees of the county benefit from them. Although each city maintains its own police department, the Sheriff's Office provides back up within each incorporated area and also provides supplemental services throughout the county, including serving court papers and documents.

Inventory of Current Facilities and Vehicles

Table 26 shows the Sheriff's Office facilities that currently exist, and the level of investment in those facilities. The original cost of the two facilities and the year expended are shown on the table, and what those expenditures would be worth in current (2025) dollars.

Table 26: Pike County Sheriff's Facilities

Year	Facility	Original Cost	Current Value 2025*
1997	Sheriff's Office, 911 & Jail	$ 657,626	$ 1,034,153
2018	Training Center	$ 183,613	$ 288,741
	Total Investment	$ 841,239	$ 1,322,894

Current Building Floor Area (square feet):	
Sheriff's Office and Jail	3,990
E-911	1,020
Training Center	2,070
Total Floor Area	7,080
Current Investment in Existing Facilities per square foot	$ 186.85

* Net present value based on Building Construction Index.

As was shown for the Sheriff's facilities, Table 27 lists the vehicles in current operation, the year acquired and the original cost of each vehicle. Those original costs are raised to what each expenditure would be today (in 2025) using the Present Value equation.

Table 27: Pike County Sheriff's Vehicles

Year	Vehicle	Original Cost	Current Value 2025*
2006	Ford Lgt Convtnl	$ 19,650.00	$ 32,629.65
2006	Ford Explorer	$ 19,875.00	$ 33,003.27
2011	Taurus	$ 20,745.00	$ 30,144.13
2012	Dodge Charger	$ 22,676.00	$ 32,082.17
2012	Dodge Charger	$ 29,223.00	$ 41,344.91
2012	Dodge Charger	$ 28,705.00	$ 40,612.04
2013	Dodge Charger	$ 29,756.00	$ 40,990.17
2014	Dodge Charger	$ 36,899.00	$ 49,491.16
2014	Dodge Charger	$ 30,210.00	$ 40,519.47
2015	Dodge Charger	$ 34,966.00	$ 45,663.26
2016	Dodge Charger	$ 30,249.00	$ 38,462.71
2016	Dodge Charger	$ 23,990.00	$ 30,504.16
2017	Dodge Charger	$ 30,474.00	$ 37,728.21
2017	Dodge Durango	$ 49,218.00	$ 60,934.15
2017	Dodge Charger	$ 32,549.00	$ 40,297.16
2017	Dodge Durango	$ 36,124.00	$ 44,723.17
2017	Dodge Charger	$ 34,934.00	$ 43,249.90
2017	Dodge Ram 1500	$ 32,265.00	$ 39,945.55
2018	Dodge Charger	$ 34,753.00	$ 41,892.57
2018	Ford Taurus	$ 27,733.00	$ 33,430.40
2018	Ford Taurus	$ 27,733.00	$ 33,430.40
2019	Dodge Charger	$ 34,498.00	$ 40,489.88
2019	Dodge Charger	$ 29,713.00	$ 34,873.78
2019	Dodge Charger	$ 29,713.00	$ 34,873.78
2019	Ford Explorer	$ 30,444.00	$ 35,731.75
2020	Ford Explorer	$ 35,839.00	$ 40,955.89
2020	Ford Explorer	$ 47,555.00	$ 54,344.63
2020	Ford Explorer	$ 47,555.00	$ 54,344.63
2020	Ford Explorer	$ 42,107.00	$ 48,118.80
2020	Dodge Ram 1500	$ 48,995.00	$ 55,990.23
2021	Ford Explorer	$ 45,927.00	$ 51,101.83
2021	Ford Explorer	$ 47,555.00	$ 52,913.27
2021	Ford Explorer	$ 48,636.00	$ 54,116.07
2022	Ford Explorer	$ 44,225.00	$ 47,911.98
2022	Ford Explorer	$ 45,874.00	$ 49,698.46
2023	Ford Explorer	$ 48,013.00	$ 50,645.75
2023	Ford Explorer	$ 58,594.00	$ 61,806.95
2024	Ford Explorer	$ 58,594.00	$ 60,179.04
		Total Investment	$ 1,659,175.32
		Average (most recent 6 vehicles)	$ 54,059.71

While the total investment in 2025 dollars approaches 1.7 million dollars, only the most recent purchases are considered relevant given the notable rise in costs.

Level of Service

In 2022, a *Needs Assessment* prepared by the Georgia Sheriff's Association was published, showing that the current Sheriff's office and jail were woefully inadequate then and what was needed to address future demands for law enforcement in the county. That study proposed a new facility comprising 24,782 square feet, including administration space, the E-911 operation and a jail. Table presents the calculation of Level of Service (LOS) which is based on that assessment. In addition, the Sheriff's 38 vehicles in service from Table 27 were brought forward to Table 28.

Table 28: Level of Service

Facility	Service Population	Future Level of Service
Planned Square Feet*	2050 Day-Night Population	Square Feet per 2050 Day-Night Person
24,782	42,900	0.57766900
Existing Number of Vehicles	2050 Day-Night Population	Vehicles per 2050 Day-Night Person
38	42,900	0.00088578

*New Sheriff's Office, Jail and E-911 facility.

Day-night population is used in calculating the Level of Service and demand for future facilities due to the Sheriff's Office and Jail serving both residences and businesses throughout the county on a 24-hour basis. Because the new, planned facility will serve the county through to 2050, the 'future level of service' is based on the total day-night population projected in that year.

Forecasts for Service Area

Future Demand

Table 29 reflects the future demand for the new Sheriff's facility as well as the net increase in vehicles,[5] based on the Level of Service standards shown on the table (from Table 28). The LOS standards are applied to the expected day-night population growth between 2025 and 2050. Thus, as new growth and development 'pays its way' in support of additional facility space and an increase in vehicles, the adopted Level of Service for the county's existing residents and businesses will also be met.

[5] Replacing an existing vehicle with a new vehicle is not a 'net increase' since the same number of vehicles is only maintained. The 38 vehicles shown on the table are additions to the total rolling stock that result in an increase.in the fleet. Thus, although more vehicles will most likely need to be acquired in the future, replacements will not be eligible for impact fee funding.

Table 29: Future Demand for New Building Area and Vehicles

Future Level of Service	Future Population	New Growth Demand
Square Feet per 2050 Day-Night Person	Day-Night Population - 2050	Net New Square Feet Demanded
0.57766900	42,900	24,782
Vehicles per 2050 Day-Night Person	Day-Night Population - 2050	Net New Vehicles Needed
0.00088578	42,900	38

Future Costs

Since the actual pace and timing of construction for the new public safety facility has not been programmed, an 'average' year of 2037 is used for the Present Value calculation (halfway between today and the 2050 projection period).

An average per-square foot construction cost of $426.61 is used to estimate the current cost of construction of the public safety facility, based on the average per square foot cost of similar projects in other counties, as reported by the Engineering News Record.

To calculate the Present Value (PV) of the impact fee eligible cost estimate for the construction of the new public safety facility, the PV is calculated by increasing the current (2025) estimated cost using the Engineering News Record's (ENR) 10-year average building cost inflation rate (the BCI), and then discounting this future amount back using the Discount Rate.

To calculate the PV of the impact fee eligible cost estimate of the vehicles, the current average cost of the most recently purchased vehicles (from Table 27) is also inflated to the target year (2037) using the 10-year average Consumer Price Index (CPI) and then reduced using the Net Discount Rate to produce the Present Value. Of course, some of the automobile purchases will occur earlier for less money, and some later at a greater cost. All such purchases are expected to average out over the coming 25 years.

The future cost calculations are shown on the following table.

Table 30: Costs to Meet Future Demand

	Future Needs*	2025 Cost Each**	Total 2025 Cost	Estimated Cost 2037 (PV)	% Impact Fee Eligible	Total Impact Eligible Cost
New Building Area	24,782	$ 426.61	$ 10,572,307.05	$ 16,814,454.01	34.734%	$ 5,840,377.14
Net New Vihicles	38	$ 54,059.71	$ 2,054,268.91	$ 3,217,596.22	34.734%	$ 1,117,608.42
Totals			$ 10,572,307.05	$ 20,032,050.23		$ 6,957,985.56

* Based on an in-depth *Needs Analysis* prepared by the Georgia Sheriff's Association, the Sheriff has identified a need for a future 120 bed jail and administrative space (including E-911) of 24,782 square feet. The new facility will replace the current, inadequate space entirely

** Building cost estimate based on current square foot cost of similar Sheriff Department HQs and jail as reported by Engineering News Record. Cost per vehicle based on average current value of most recently purchased 6 vehicles.



Road Improvements

Service Area

The service area for road improvement projects is defined as the entire county, in that these road projects are recognized as providing service throughout the county as part of the countywide network of streets, thoroughfares and local roads. All new development within the county will be served by this countywide network, such that improvements to any part of this network to relieve congestion or to otherwise improve capacity will positively address the increased demand created by new growth and development to some extent throughout the county.

Level of Service Standards

Level of Service for roadways and intersections is measured on a 'letter grade' system that rates a road within a range of service from A to F. Level of Service A is the best rating, representing unencumbered travel; Level of Service F is the worst rating, representing heavy congestion and long delays. This system is a means of relating the connection between speed and travel time, freedom to maneuver, traffic interruption, comfort, convenience and safety to the capacity that exists in a roadway. This refers to both a quantitative measure expressed as a service flow rate and an assigned qualitative measure describing parameters. *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985), defines Level of Service A through F as having the following characteristics:

1. LOS A: free flow, excellent level of freedom and comfort;
2. LOS B: stable flow, decline in freedom to maneuver, desired speed is relatively unaffected;
3. LOS C: stable flow, but marks the beginning of users becoming affected by others, selection of speed and maneuvering become difficult, comfort declines at this level;
4. LOS D: high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems;
5. LOS E: at or near capacity level, speeds reduced to low but uniform level, maneuvering is extremely difficult, comfort level poor, frustration high, level unstable; and
6. LOS F: forced/breakdown of flow. The amount of traffic approaching a point exceeds the amount that can transverse the point. Queues form, stop & go. Arrival flow exceeds discharge flow.

The traffic volume that produces different Level of Service grades differs according to road type, size, signalization, topography, condition and access.

The county is particularly concerned about many of its dirt-surface roads in its developing growth areas and generally throughout the county. There is, however, a complete dearth of professional or scientific standards regarding the operational level-of service or vehicular capacity of such roads. There is, however, no objective question that dirt-surface roads limit vehicular speeds and thus capacity and pose seriously restricted emergency vehicle access during inclement weather.

Planned Road Improvements and Costs

The dirt surface portions of the roads that are planned for paving in the coming years are shown on Table 31. Tentatively, a number of projects were originally anticipated to be funded by SPLOST revenue or LMIG/GTIB (Local Maintenance & Improvement Grant funds or Georgia Transportation Infrastructure Bank loans or grants).

Table 31: Dirt Road Paving Projects

Road Name	Estimated Cost	Funding
Blanton Mill Road	$ 1,750,000.00	SPLOST
Woodcreek Road	$ 2,500,000.00	SPLOST
Roberts Quarters Road	$ 990,000.00	SPLOST
McKinley Road	$ 968,000.00	SPLOST
2nd District	$ 760,100.00	SPLOST
Old Zebulon Road	$ 2,750,000.00	SPLOST
Harden Road	$ 770,385.76	LMIG/GTIB
McCard Lake Road	$ 612,133.45	LMIG/GTIB
Friendship Circle Road	$ 470,948.55	LMIG/GTIB
Gaulding Road	$ 148,952.22	LMIG/GTIB
Ward Road	$ 503,015.92	LMIG/GTIB
Fossett Road	$ 1,500,000.00	General Fund
Calvery Road	$ 1,000,000.00	General Fund
Arthur Road	$ 2,200,000.00	General Fund
Turner Road	$ 4,000,000.00	General Fund
Melville Brown Road	$ 1,750,000.00	General Fund
Mountian View Road	$ 2,500,000.00	General Fund
Strickland Road	$ 2,500,000.00	General Fund
Green Street	$ 2,500,000.00	General Fund
Caldwell Road	$ 1,300,000.00	General Fund
Millwood Road	$ 1,000,000.00	General Fund
Woodard Road	$ 1,000,000.00	General Fund
Starks Road	$ 750,000.00	General Fund
Hagans Mountian Road	$ 2,500,000.00	General Fund
Dunbar School Road	$ 2,500,000.00	General Fund
Jonathans Roost Road	$ 2,000,000.00	General Fund
Dunn Road	$ 3,000,000.00	General Fund
Mountian Creek Road	$ 1,500,000.00	General Fund
Wallie Road	$ 500,000.00	General Fund
Deer Trail	$ 1,100,000.00	General Fund
Barker Road	$ 5,000,000.00	General Fund
New Road	$ 750,000.00	General Fund
Union School Road	$ 1,200,000.00	General Fund

Road Name	Estimated Cost	Funding
Brown Road	$ 250,000.00	General Fund
Killingsworth Road	$ 300,000.00	General Fund
Reeves Road	$ 150,000.00	General Fund
Campbell Road	$ 1,000,000.00	General Fund
Hugh Franks Road	$ 250,000.00	General Fund
Pitts Lane	$ 500,000.00	General Fund
Pine Valley Road	$ 3,000,000.00	General Fund
Walker Road	$ 5,000,000.00	General Fund
Liberty Road	$ 500,000.00	General Fund
Sells Road	$ 1,500,000.00	General Fund
Campground Road	$ 1,800,000.00	General Fund
Elliot Road	$ 750,000.00	General Fund
Cannifax Road	$ 300,000.00	General Fund
Nazareth Church Road	$ 1,200,000.00	General Fund
Reid Road	$ 850,000.00	General Fund
Williams Drive	$ 200,000.00	General Fund
Madden Bridge Road	$ 600,000.00	General Fund
Reems Road	$ 1,600,000.00	General Fund
Lawrence Mill Road	$ 1,060,000.00	General Fund
North Madden Road	$ 1,700,000.00	General Fund
West Fossett Road	$ 3,100,000.00	General Fund
Calvary Road	$ 800,000.00	General Fund
Oxford Circle	$ 500,000.00	General Fund
Harrison Road	$ 1,000,000.00	General Fund
Fossett Road	$ 1,300,000.00	General Fund
Sands Road	$ 1,400,000.00	General Fund
Bledsoe Farm	$ 300,000.00	General Fund
Gregg Road	$ 600,000.00	General Fund
River Road	$ 3,600,000.00	General Fund
Pryor Road	$ 250,000.00	General Fund

TOTAL	$ 89,633,535.90

Funding from SPLOST	$ 9,718,100.00
Funded by LMIG/GTIB	$ 2,505,435.90
Net Local Tax Generated	$ 77,410,000.00

Net Cost to Serve New Growth

As more fully explained in the Trip Generation Appendix, only a little over 37.35% of road improvement

costs are eligible for cost recovery from new growth, based on the increase in traffic that new growth will add to the traffic level existing today. At that rate, almost $33.5 million would be eligible for impact fee funding of the total $89.6+ million in total cost, in current dollars. Impact fee eligible portions of each road project are detailed on Table 32. As a new revenue source, impact fee revenue will be able to supplant anticipated SPLOST and LMIG/GTIB revenue, which could be reallocated to non-impact fee eligible projects.

Table 32: Impact Fee Eligible—Current Dollars

Road Name	Impact Fee Eligible*
Blanton Mill Road	$ 653,610.13
Woodcreek Road	$ 933,728.76
Roberts Quarters Road	$ 369,756.59
McKinley Road	$ 361,539.78
2nd District	$ 283,890.89
Old Zebulon Road	$ 1,027,101.64
Harden Road	$ 287,732.54
McCard Lake Road	$ 228,626.64
Friendship Circle Road	$ 175,895.28
Gaulding Road	$ 55,632.39
Ward Road	$ 187,872.17
Fossett Road	$ 560,237.26
Calvery Road	$ 373,491.50
Arthur Road	$ 821,681.31
Turner Road	$ 1,493,966.02
Melville Brown Road	$ 653,610.13
Mountian View Road	$ 933,728.76
Strickland Road	$ 933,728.76
Green Street	$ 933,728.76
Caldwell Road	$ 485,538.96
Millwood Road	$ 373,491.50
Woodard Road	$ 373,491.50
Starks Road	$ 280,118.63
Hagans Mountian Road	$ 933,728.76
Dunbar School Road	$ 933,728.76
Jonathans Roost Road	$ 746,983.01
Dunn Road	$ 1,120,474.51
Mountian Creek Road	$ 560,237.26
Wallie Road	$ 186,745.75
Deer Trail	$ 410,840.65
Barker Road	$ 1,867,457.52
New Road	$ 280,118.63
Union School Road	$ 448,189.81
Brown Road	$ 93,372.88
Killingsworth Road	$ 112,047.45
Reeves Road	$ 56,023.73
Campbell Road	$ 373,491.50
Hugh Franks Road	$ 93,372.88
Pitts Lane	$ 186,745.75
Pine Valley Road	$ 1,120,474.51
Walker Road	$ 1,867,457.52
Liberty Road	$ 186,745.75
Sells Road	$ 560,237.26
Campground Road	$ 672,284.71
Elliot Road	$ 280,118.63
Cannifax Road	$ 112,047.45
Nazareth Church Road	$ 448,189.81
Reid Road	$ 317,467.78
Williams Drive	$ 74,698.30
Madden Bridge Road	$ 224,094.90
Reems Road	$ 597,586.41
Lawrence Mill Road	$ 395,900.99
North Madden Road	$ 634,935.56
West Fossett Road	$ 1,157,823.66
Calvary Road	$ 298,793.20
Oxford Circle	$ 186,745.75
Harrison Road	$ 373,491.50
Fossett Road	$ 485,538.96
Sands Road	$ 522,888.11
Bledsoe Farm	$ 112,047.45
Gregg Road	$ 224,094.90
River Road	$ 1,344,569.42
Pryor Road	$ 93,372.88
TOTAL	$ 33,477,364.16

*Impact fee eligible: 37.35%

See Appendix B: Trip Generation.

All of the road paving projects will be undertaken over a number of years. Over time, the actual cost of each project will increase as inflation takes its toll. For the purpose of establishing a realistic total cost of the road paving program, future costs have been inflated to the year 2037 (midway to the program spanning to 2050). Although 2037 establishes when the "average" dirt road paving project will occur, obviously many projects will occur in various years before 2037 at lower costs due to lower inflation, and others after that year for higher costs as inflation drives prices up. Using 2037 as the 'mid-point' reflects the anticipation that the lower-cost and higher-cost paving projects will average out to the 2037 total program figure of over $46.6 million.

Table 33: Impact Fee Eligible--2037 Present Value

Road Name	Impact Fee Eligible
Blanton Mill Road	$ 910,607.59
Woodcreek Road	$ 1,300,867.98
Roberts Quarters Road	$ 515,143.72
McKinley Road	$ 503,696.08
2nd District	$ 395,515.90
Old Zebulon Road	$ 1,430,954.78
Harden Road	$ 400,868.07
McCard Lake Road	$ 318,521.92
Friendship Circle Road	$ 245,056.76
Gaulding Road	$ 77,506.87
Ward Road	$ 261,742.92
Fossett Road	$ 780,520.79
Calvery Road	$ 520,347.19
Arthur Road	$ 1,144,763.82
Turner Road	$ 2,081,388.77
Melville Brown Road	$ 910,607.59
Mountian View Road	$ 1,300,867.98
Strickland Road	$ 1,300,867.98
Green Street	$ 1,300,867.98
Caldwell Road	$ 676,451.35
Millwood Road	$ 520,347.19
Woodard Road	$ 520,347.19
Starks Road	$ 390,260.39
Hagans Mountian Road	$ 1,300,867.98
Dunbar School Road	$ 1,300,867.98
Jonathans Roost Road	$ 1,040,694.38
Dunn Road	$ 1,561,041.58
Mountian Creek Road	$ 780,520.79
Wallie Road	$ 260,173.60
Deer Trail	$ 572,381.91
Barker Road	$ 2,601,735.96
New Road	$ 390,260.39
Union School Road	$ 624,416.63

Road Name	Impact Fee Eligible
Brown Road	$ 130,086.80
Killingsworth Road	$ 156,104.16
Reeves Road	$ 78,052.08
Campbell Road	$ 520,347.19
Hugh Franks Road	$ 130,086.80
Pitts Lane	$ 260,173.60
Pine Valley Road	$ 1,561,041.58
Walker Road	$ 2,601,735.96
Liberty Road	$ 260,173.60
Sells Road	$ 780,520.79
Campground Road	$ 936,624.95
Elliot Road	$ 390,260.39
Cannifax Road	$ 156,104.16
Nazareth Church Road	$ 624,416.63
Reid Road	$ 442,295.11
Williams Drive	$ 104,069.44
Madden Bridge Road	$ 312,208.32
Reems Road	$ 832,555.51
Lawrence Mill Road	$ 551,568.02
North Madden Road	$ 884,590.23
West Fossett Road	$ 1,613,076.30
Calvary Road	$ 416,277.75
Oxford Circle	$ 260,173.60
Harrison Road	$ 520,347.19
Fossett Road	$ 676,451.35
Sands Road	$ 728,486.07
Bledsoe Farm	$ 156,104.16
Gregg Road	$ 312,208.32
River Road	$ 1,873,249.89
Pryor Road	$ 130,086.80

TOTAL	$ 46,640,558.72

Total of Funding from SPLOST	$ 5,056,786.05
Funded by LMIG/GTIB	$ 1,303,696.54

Community Work Program

Many projects have already been started under the County's current impact fee program, as shown on the table below. Only those costs that are impact fee eligible are shown (the 100% portion). Funding sources for portions that are not impact fee eligible would be drawn from the General Fund, SPLOST or LMIG/GTIB revenue.

PIKE COUNTY, GEORGIA
SCHEDULE OF IMPROVEMENTS/STWP ADDENDUM (2024-2029)

The purpose of the Schedule of Improvements/STWP Addendum is to identify all capital improvement projects proposed to be funded in whole or in part by impact fees during the upcoming five years, beginning with the current year. They are estimates of concepts only, subject to final review and approval by the Pike County Board of Commissioners.

Project Description Countywide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Library							
Purchase Additional Reading Materials	2024	2029	75,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC	Underway
Building Addition/ Additional Square Footage	2026	2029	250,000	100% from Impact Fee Funds Available	Impact Fees	Pike County BOC	Planning
Jail/Sheriff							
Addition to Jail and/or Replacement	2024	2029	$5,000,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff's Office	Planning
Additional Radio Towers	2025	2029	$50,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff's Office	Planning

Project Description Countywide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Fire Department							
New Fire Station	2023	2029	$150,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC	Underway
Additional Radio Towers	2025	2029	$50,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff's Office	Planning
Parks & Recreation							
Adult Softball Fields	2026	2029	$250,000	100% from Impact Fee Funds Available	Impact Fees Bonds	Pike County BOC & Pike County Parks & Recreation Auth.	Planning
Girls Softball Fields	2025	202	$400,000	100% from Impact Fee Funds Available	Impact Fees Bonds	Pike County BOC & Pike County Parks & Recreation Auth.	Planning
Football Fields	2027	2029	$1,000,000	100% from Impact Fee Funds Available	Impact Fees Bonds	Pike County BOC & Pike County Parks & Recreation Auth.	Planning

Project Description Countywide	Project Start Date	Project Completion Date	Estimated Project Cost	Portion Chargeable to Impact Fees	Sources of Available Funds & Share	Responsible Party	Current Status
Roads							
Roberts Quarters Road (Dirt Part) Eng. & Surveying	2023	2025	$10,000	100%	100%	Pike County BOC	Underway
Old Zebulon Road (Dirt Part) Eng. & Surveying	2024	2026	$10,000	100%	100%	Pike County BOC	Planning
Blanton Mill Road (Dirt Part) Eng. & Surveying	2024	2025	$10,000	100%	100%	Pike County BOC	Planning
Woodcreek Road (Dirt Part) Eng. & Surveying	2025	2027	$10,000	100%	100%	Pike County BOC	Planning
McKinley Road (Dirt part) Eng. & Surveying	2023	2025	$10,000	100%	100%	Pike County BOC	Planning
Shady Lane (Dirt Part) Eng. & Surveying	2025	2027	$10,000	100%	100%	Pike County BOC	Planning
Fossett Road Eng. & Surveying	2025	2027	$10,000	100%	100%	Pike County BOC	Planning
Green Road Eng. & Surveying	2025	2027	$10,000	100%	100%	Pike County BOC	Planning
E-911							
Remodel or Rebuild E-911 Building	2026	2029	$5,000,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff's Office	Planning
Additional Radio Towers	2026	2029	$50,000	100% from Impact Fee Funds Available	Impact Fees & General Fund	Pike County BOC & Sheriff's Office	Planning

Note: If a specific project in the body of this CIE is not included in the table above, it is because implementation is expected to occur after 2030. For a complete list of impact fee eligible capital projects, refer to the public facility chapters in the body of this CIE.

Appendix A: Future Growth

In order to accurately calculate the demand for additional public facilities (land, buildings, vehicles and facilities) in the coming years, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, and employment to the year 2050. These projections provide the base-line conditions from which the current (2024) or future (2050) Level of Service calculations are produced.

Overview

While Pike County has steadily attracted new residents and businesses over the years, in the coming decades to 2050 development is expected to accelerate as growth proceeds out from the Atlanta Metro Area, including south through Fayette and Spalding County.

Types of Projections

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services where the Level of Service (LOS) standards are per capita based.
- Household data and forecasts are used to forecast future growth in the number of housing units.
- Housing unit data and forecasts relate to certain service demands that are household based, such as parks. The number of households—defined as *occupied* housing units—is always smaller than the total supply of available housing units, which include vacant units. Over time, however, each housing unit is expected to become occupied by a household, even though any unit may become vacant during future re-sales or turnovers. To be diligent, the County must focus its public facility service levels on the total number of housing units regardless of occupancy.
- Employment forecasts are based on all jobs in the county, based primarily on projections published by Woods & Poole, Economics. Those forecasts are broken down into three categories: employment that generally does not involve buildings (such as forestry), governmental jobs, and the types of private sector jobs that are associated with the occupancy of buildings to house their operations. The three categories are provided for informational purposes only; the demand for public services, such as fire protection and EMS, apply to all three categories.

Employment data is combined with population data to produce what is known as the 'day-night population.' These figures represent the total number of persons receiving services, both in their homes and in their businesses, to produce an accurate picture of the total number of persons that rely on certain 24-hour services, such as fire and public safety.

The projections used for the Sheriff's Office and Jail, the County Library, animal control, Parks and Recreation, Fire Protection, Emergency Medical Services, and Emergency Management/E911 categories are countywide forecasts because these services are delivered by the County throughout the county.

Historic Population Growth

Every year, the US Census Bureau estimates the population in Pike County between decennial censuses (e.g., 2010 and 2020). After a decennial census, the Bureau revises the annual estimates based

Table A-1: Annual Census Estimated Population by Jurisdiction

Geography	Population Estimate (as of July 1)											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*
Pike County Total	13,571	13,834	14,445	14,881	15,474	15,908	16,590	17,220	17,619	17,721	17,905
Concord	376	371	376	375	379	379	384	388	386	379	377
Meansville	215	209	208	205	203	200	199	198	194	187	225
Molena	438	426	421	417	414	405	405	402	394	375	375
Williamson	330	328	334	336	342	344	351	357	358	354	475
Zebulon	1,180	1,164	1,179	1,177	1,188	1,187	1,204	1,215	1,212	1,187	1,212
Unincorporated Area	11,032	11,336	11,927	12,371	12,948	13,393	14,047	14,660	15,075	15,239	15,241

Geography	Population Estimate (as of July 1)											
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Pike County Total	18,199	18,208	18,075	18,069	18,072	18,066	18,204	18,195	18,495	18,946	19,540	19,955	20,461
Concord	375	375	372	369	370	369	372	370	370	381	390	400	407
Meansville	210	210	208	208	206	206	208	204	205	263	269	276	284
Molena	387	389	386	386	389	386	388	387	393	391	402	411	421
Williamson	492	493	491	488	489	488	491	491	499	686	706	721	741
Zebulon	1,170	1,165	1,145	1,145	1,146	1,129	1,140	1,150	1,169	1,228	1,258	1,296	1,324
Unincorporated Area	15,565	15,576	15,473	15,473	15,472	15,488	15,605	15,593	15,859	15,997	16,515	16,851	17,284

* 2010 estimate revised by Census Bureau in 2020.
Note: All data as of July 1 of each year. 2000, 2010 and 2020 estimates differ from Decennial Census counts, which were as of April 1.
Sources: For 2000 to 2010: Intercensal Estimates, US Bureau of the Census; Annual Estimates Program. For 2011-2019 intercensus estimates adjusted to revised 2020 population estimates published by Census Bureau in 2023, along with 2020, 2021 and 2022.

on the actual Census count. Unlike the decennial censuses, which are 'as of' April 1, the annual estimates are 'as of' July 1 of each year. Those annual estimates are shown in Table A-1.

Based on the county's perseverance during the Great Recession and its resurgence in the housing market beginning in 2017, the future is improving for Pike County. That is not to say that population growth each year since 2000 has been smooth.

As Table A-2 on the next page shows, while Pike County posted an overall percentage increase of more than 34.5% in population between 2000 and 2023, growth from 2000 to 2010 registered a little over 24% for just those 10 years (24.21%), well above the recession-influenced more recent 2010-2023 period (12.81%). As noted earlier, the Great Recession, beginning in mid-2008, had a notable impact on the housing industry and the national economy in general, affecting the county as well.

Taking a closer look at the annual population estimates by the Census Bureau shown on Table A-1, the annual percentage increase in population from 2000 through 2008 averaged 3.32% (from a low of 1.94% to a high of 4.42% in 2002). Reflecting the full impact of the recession during 2009 and its lingering effects to 2016, this dropped to an average annual increase of only 0.32% (ranging from a high of 1.64% in 2011 to a low of 0.03% in 2014). Starting in 2017, population growth recovered somewhat, producing an overall annual average increase of

1.71% between 2017 and 2023. Notably, most recently, population growth accelerated from 2020 to 2023 to an average for the 3 years of 2.6%. During these past three years, growth in 2021 hit a high of 3.14% and experienced a low in 2022 of 2.12%--clearly establishing a rebound in growth.

Compared to the cities in the county, from 2000 to 2023 the unincorporated area outpaced all of the cities except Williamson on a percentage growth basis. Because of the comparatively low growth in the cities over the past 23 years, the unincorporated area even outpaced the county as a whole on a percentage of growth basis.

Table A-2: Comparison of Population Growth Rates - 2000-2023

	2000-2010 Increase	Percent	2010-2023 Increase	Percent	2000-2023 Increase	Percent
Pike County Total	4,334	24.21%	2,556	12.81%	6,890	34.53%
Concord	1	0.27%	30	7.50%	31	7.75%
Meansville	10	4.44%	59	21.38%	69	25.00%
Molena	-63	-16.80%	46	11.19%	-17	-4.14%
Williamson	145	30.53%	266	36.89%	411	57.00%
Zebulon	32	2.64%	112	8.64%	144	11.11%
Unincorporated Area	4,209	27.62%	2,043	12.12%	6,252	37.10%
	Percent of County	Percent vs County %	Percent of County	Percent vs County %	Percent of County	Percent vs County %
Concord	0.02%	1.10%	1.17%	58.55%	0.45%	22.45%
Meansville	0.23%	18.36%	2.31%	166.89%	1.00%	72.41%
Molena	-1.45%	-69.41%	1.80%	87.38%	-0.25%	-11.98%
Williamson	3.35%	126.11%	10.41%	288.03%	5.97%	165.10%
Zebulon	0.74%	10.91%	4.38%	67.47%	2.09%	32.18%
Unincorporated Area	97.12%	114.09%	79.93%	94.65%	90.74%	107.45%

■ Population Forecasts--Countywide

Two mathematical forecast methods were used to project the county's past population growth forward to 2050, one using a 'linear trend' (straight line) and the other a 'growth trend' (curved line) forecast algorithm. Table A-3 shows the results using the Census estimates for 2000-2023. The raw numbers of each projection method are shown on the tables (the gray numbers).

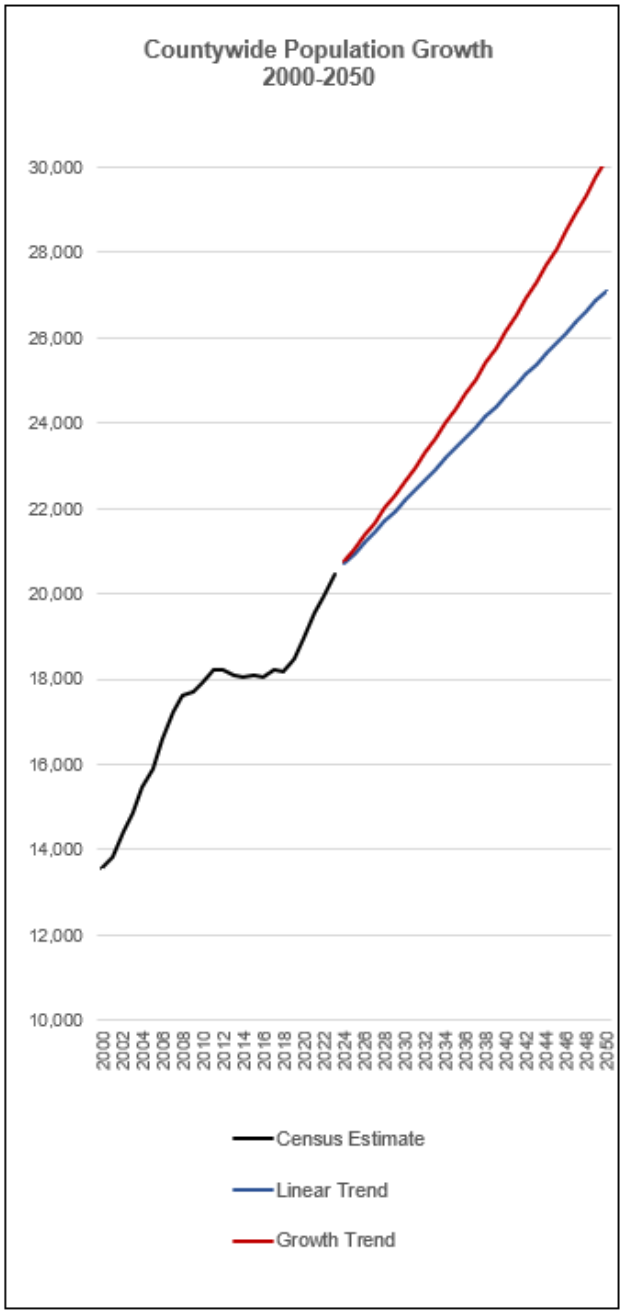
The algorithms used to prepare the projections shown on Table A-3 present a 'smooth' line from the 'start' date (2000), which also changes the Census population figures on the tables from the actual Census data. Because of this, the projected future population estimates must be rectified so that the Census 2023 population figure is the 'start' population for each forecast.

This is done by determining the extent to which the raw numbers in the projections for 2023 differ from the Census estimate that year. In the 'adjustment to 2023' boxes at the bottom of the table, the raw projection numbers for 2023 are shown, and the percentage at which those numbers differ from the actual Census figure that year. The percentage of each variance is then applied to each of the raw projection figures starting in 2024 to produce the final future population figures for the linear trend and the growth trend each year out to 2050.

The graph accompanying the table illustrates the past census figures and the results of each of the two projection approaches. Clearly visible is also the faster rate of growth from 2000 up to the Great Recession years, followed by a resumption of growth starting around 2017.

Table A-3: Pike County Population Forecast based on 2000-2023 Growth

	Census Estimate	Linear Trend Raw	Growth Trend Raw	Linear Trend Adjusted	Growth Trend Adjusted
2000	13,571	14,608	14,660	13,571	13,571
2001	13,834	14,851	14,873	13,834	13,834
2002	14,445	15,094	15,089	14,445	14,445
2003	14,881	15,337	15,308	14,881	14,881
2004	15,474	15,580	15,530	15,474	15,474
2005	15,908	15,823	15,756	15,908	15,908
2006	16,590	16,066	15,984	16,590	16,590
2007	17,220	16,309	16,217	17,220	17,220
2008	17,619	16,552	16,452	17,619	17,619
2009	17,721	16,795	16,691	17,721	17,721
2010	17,905	17,038	16,933	17,905	17,905
2011	18,199	17,281	17,179	18,199	18,199
2012	18,208	17,524	17,429	18,208	18,208
2013	18,075	17,767	17,682	18,075	18,075
2014	18,069	18,010	17,939	18,069	18,069
2015	18,072	18,253	18,199	18,072	18,072
2016	18,066	18,495	18,463	18,066	18,066
2017	18,204	18,738	18,732	18,204	18,204
2018	18,195	18,981	19,004	18,195	18,195
2019	18,495	19,224	19,280	18,495	18,495
2020	18,946	19,467	19,559	18,946	18,946
2021	19,540	19,710	19,844	19,540	19,540
2022	19,955	19,953	20,132	19,955	19,955
2023	20,461	20,196	20,424	20,461	20,461
2024		20,439	20,721	20,707	20,758
2025		20,682	21,022	20,953	21,060
2026		20,925	21,327	21,199	21,365
2027		21,168	21,637	21,446	21,676
2028		21,411	21,951	21,692	21,990
2029		21,654	22,270	21,938	22,310
2030		21,897	22,593	22,184	22,634
2031		22,140	22,921	22,430	22,962
2032		22,383	23,254	22,676	23,296
2033		22,625	23,592	22,922	23,634
2034		22,868	23,934	23,168	23,977
2035		23,111	24,282	23,415	24,326
2036		23,354	24,634	23,661	24,679
2037		23,597	24,992	23,907	25,037
2038		23,840	25,355	24,153	25,401
2039		24,083	25,723	24,399	25,770
2040		24,326	26,097	24,645	26,144
2041		24,569	26,476	24,891	26,524
2042		24,812	26,860	25,137	26,909
2043		25,055	27,250	25,384	27,300
2044		25,298	27,646	25,630	27,696
2045		25,541	28,048	25,876	28,098
2046		25,784	28,455	26,122	28,506
2047		26,027	28,868	26,368	28,920
2048		26,270	29,287	26,614	29,340
2049		26,513	29,713	26,860	29,766
2050		26,755	30,144	27,106	30,199
Adjustment to 2023		20,196	20,424	101.312%	100.181%



The forecasts include the unincorporated area and all of the cities within the County.

Considering that longer term forecasts, including the recovery from the Great Recession, coupled with growing development trends in recent years, is a more reliable indication of future growth in the county, and that in the long run future growth will ultimately reflect growth over the past two decades and even accelerate toward pre-recession conditions, **the 'growth trend' projection** shown on Table A-3 most clearly reflects the anticipated future population growth to 2050.

Comparison to Forecasts by Others

As the next step, the forecasts calculated for Table A-3 have been compared to countywide forecasts prepared by other entities. These include Woods & Poole Economics (a highly regarded national consulting firm), and the Governor's Office of Planning & Budget (Georgia's official source for State projects.) These forecasts are shown on Table A-4.

As can be seen on the table, Woods & Poole reported a 2050 population for the county that was comparatively close to the census-based linear trend forecast. The negative numbers show that the Woods & Poole forecasts were lower than both the County linear trend and the growth trend forecasts, ever increasingly so through 2050. By 2050, the Woods & Poole forecast was slightly below the linear trend forecast by 1,092 people (4%), but below the growth trend number by 2050 of 4,185 people

Table A-4: Pike County Population Forecast Comparisons

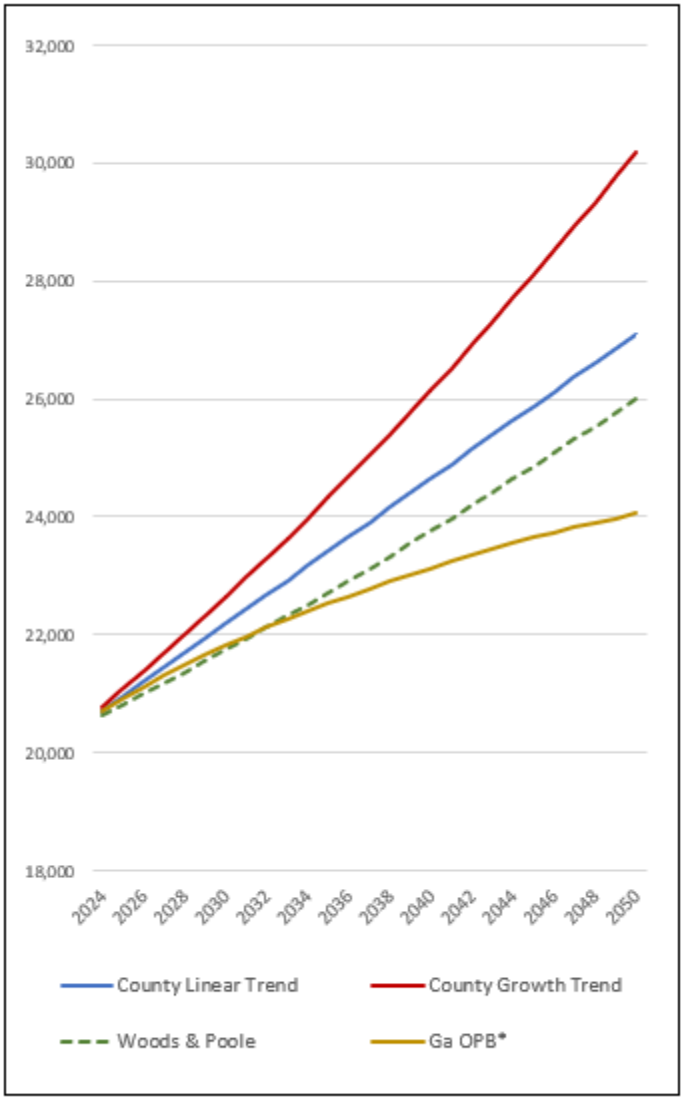
	County Linear Trend	County Growth Trend	Woods & Poole	Ga OPB**	Variance: Woods & Poole		Variance: Ga OPB	
					County Linear Trend	County Growth Trend	County Linear Trend	County Growth Trend
2020	18,946	18,946	18,946	n/a	0	0	n/a	n/a
2021	19,540	19,540	19,540	n/a	0	0	n/a	n/a
2022	19,955	19,955	19,955	n/a	0	0	n/a	n/a
2023	20,461	20,461	20,461	n/a	0	0	n/a	n/a
2024	20,707	20,758	20,637	20,695	-70	-121	-12	-63
2025	20,953	21,060	20,816	20,911	-137	-244	-42	-149
2026	21,199	21,365	20,997	21,122	-202	-368	-77	-243
2027	21,446	21,676	21,180	21,309	-266	-496	-137	-367
2028	21,692	21,990	21,364	21,494	-328	-626	-198	-496
2029	21,938	22,310	21,551	21,662	-387	-759	-276	-648
2030	22,184	22,634	21,741	21,814	-443	-893	-370	-820
2031	22,430	22,962	21,932	21,967	-498	-1,030	-463	-995
2032	22,676	23,296	22,126	22,122	-550	-1,170	-554	-1,174
2033	22,922	23,634	22,321	22,251	-601	-1,313	-671	-1,383
2034	23,168	23,977	22,519	22,393	-649	-1,458	-775	-1,584
2035	23,415	24,326	22,720	22,522	-695	-1,606	-893	-1,804
2036	23,661	24,679	22,922	22,647	-739	-1,757	-1,014	-2,032
2037	23,907	25,037	23,127	22,768	-780	-1,910	-1,139	-2,269
2038	24,153	25,401	23,334	22,895	-819	-2,067	-1,258	-2,506
2039	24,399	25,770	23,544	23,014	-855	-2,226	-1,385	-2,756
2040	24,645	26,144	23,756	23,123	-889	-2,388	-1,522	-3,021
2041	24,891	26,524	23,970	23,242	-921	-2,554	-1,649	-3,282
2042	25,137	26,909	24,188	23,337	-949	-2,721	-1,800	-3,572
2043	25,384	27,300	24,407	23,448	-977	-2,893	-1,936	-3,852
2044	25,630	27,696	24,628	23,540	-1,002	-3,068	-2,090	-4,156
2045	25,876	28,098	24,853	23,642	-1,023	-3,245	-2,234	-4,456
2046	26,122	28,506	25,080	23,737	-1,042	-3,426	-2,385	-4,769
2047	26,368	28,920	25,309	23,822	-1,059	-3,611	-2,546	-5,098
2048	26,614	29,340	25,542	23,904	-1,072	-3,798	-2,710	-5,436
2049	26,860	29,766	25,776	23,978	-1,084	-3,990	-2,882	-5,788
2050	27,106	30,199	26,014	24,051	-1,092	-4,185	-3,055	-6,148

Note: 2020 to 2023 County Trend numbers are U.S. Census figures.

* Woods & Poole Economics, Inc., *2024 Georgia Data Book*.
** Georgia Govenor's Office of Planning & Budget, 2024

(14%). This disparity is somewhat due to the fact that Woods & Poole uses straight line algorithms, as can be seen on the following graph, which provides a visual comparison of the various forecasts on Table A-4.

Graph of Forecast Comparisons



* Georgia Govenor's Office of Planning & Budget.

The forecast produced by the OPB presents a greater deviation from both of the county's two forecasts as well as Woods & Poole. While the other forecasts on the table follow ever increasing lines, the OPB's forecast traces a curved line from the very beginning, with increasingly lower annual increases on to 2050.

Compared to the 'linear trend' county forecast, the OPB forecast begins close to the county forecasts in 2024 and then increasingly diverges from the County's forecast to 2050. Compared to the county 'growth trend', OPB is increasingly negative from 2024 throughout the forecast period, ending 6,148 people lower than the County Growth Trend forecast.[6] The OPB forecasts by 2050 are 11% lower than the County's linear trend forecast, and 20% below the County's growth trend forecast.

Conclusion

Both Woods & Poole and, especially, OPB underestimate the vitality that has returned to Pike County, and that is exemplified by the Census population estimates for the past several years. This recent trend is expected to propel the County's growth in the future, which is best exemplified by the growth trend forecast (as discussed above).

[6] It is noted that, under Georgia Law, the OPB is required to count all pregnant women as two people for projects that are State funded. Impact fee studies are not State funded, but it is not known whether or not this requirement has been applied to the OPB forecasts as published for Pike County.

Housing Unit Forecasts

Projecting new growth and development in terms of housing units is important because residential impact fees are assessed when building permits are issued for new units. Thus, the housing unit is used as the basis for assessing impact fees.

Using the housing unit for fee calculations rather than the number of residents that may occupy the housing unit is more equitable because the average number of residents in the unit, based on unit size, is unreliable. The number of people residing in a particular housing unit will most likely vary in the years ahead as lifestyles change, families grow, children grow up, occupants age, or the unit becomes occupied by a different household as the previous occupants move out. Thus, using average family sizes as the basis will vary widely as the years go by. This would result in a constant reassessment of the impact fees due because the demand for services would vary as the number of residents in the unit varies. Instead, using an average fee per housing unit based on average household sizes results in 'averaging' the demand for services which would otherwise vary as the population in the unit changes over time.

The future increase in the number of housing units in the county is based on the population forecasts presented in the previous section.

A 'household' represents an occupied housing unit. Additional 'vacant' housing units, therefore, need to be added to the number of households in order to estimate the total number of housing units in the county. As shown on Table A-5, on the next page, future population numbers from Table A-3 are converted into the number of households expected in future years for the county as a whole. This conversion from population to the number of households is based on the average household size data taken from the latest Woods & Poole figures for the county.

The left-hand section of the table shows the Woods & Poole forecasts for total population living in households and the number of households in the county. The average household size numbers are calculated by dividing the household population figures by the number of households each year. This calculation, therefore, excludes the population living in group quarters (which are not housing units).

In 2022, the Census Bureau published updated figures indicating that the average household size in the county was 2.97052, which was higher than the Woods & Poole figure of 2.77 by 106.09%. This percentage was then applied to the Woods & Poole average estimates to calculate the actual average household size each year to 2050. The assumption is that the average population-per-household sizes in Pike County will 'track' proportionally the trend projected by Woods & Poole countywide. In this way, the average household sizes moving forward were still influenced by the socioeconomic assumptions made by Woods & Poole affecting future years, but not their specific numbers.

The adjusted average household size numbers are used to produce a calculation of the number of households estimated in future years based on the population forecast presented earlier in this Appendix. Given the tightly knit sociometric model that W&P uses, the relationship between population and households relative to average ratios between them is considered viable as guides to updating such ratios for Pike County.

To arrive at the estimated total housing units for each year, including vacant units, the number of households (i.e., occupied housing units) is increased by the applicable occupancy rate. For 2022, the Census estimates of total housing units and total households indicated that 90.36736% of all housing units were occupied. Applying this 'occupancy rate' the total number of housing units (occupied plus vacant) could be determined. All of these housing unit calculations are shown on the following Table A-5.

Table A-5: Countywide Housing Unit Forecasts: 2025-2050

	Pike County (Woods & Poole)				Pike County Projected				
	Population in Households	House-holds	Average HH Size*		Population	Average HH Size	House-holds	Occupancy Rate	Total Units
2021	19,250	6,875	2.8000	2021	19,540	2.9705	6,578	90.36736%	7,279
2022	19,750	7,130	2.7700	2022	19,955	2.9387	6,790	90.36736%	7,514
2023	20,257	7,366	2.7501	2023	20,461	2.9175	7,013	90.36736%	7,761
2024	20,379	7,465	2.7299	2024	20,758	2.8962	7,167	90.36736%	7,931
2025	20,563	7,560	2.7200	2025	21,060	2.8856	7,298	90.36736%	8,076
2026	20,732	7,650	2.7101	2026	21,365	2.8751	7,431	90.36736%	8,223
2027	20,970	7,738	2.7100	2027	21,676	2.8750	7,539	90.36736%	8,343
2028	21,122	7,823	2.7000	2028	21,990	2.8644	7,677	90.36736%	8,495
2029	21,344	7,905	2.7001	2029	22,310	2.8645	7,788	90.36736%	8,618
2030	21,477	7,984	2.6900	2030	22,634	2.8538	7,931	90.36736%	8,776
2031	21,681	8,060	2.6900	2031	22,962	2.8538	8,046	90.36736%	8,904
2032	21,878	8,133	2.6900	2032	23,296	2.8539	8,163	90.36736%	9,033
2033	22,069	8,204	2.6900	2033	23,634	2.8539	8,281	90.36736%	9,164
2034	22,260	8,275	2.6900	2034	23,977	2.8539	8,402	90.36736%	9,298
2035	22,532	8,345	2.7001	2035	24,326	2.8645	8,492	90.36736%	9,397
2036	22,721	8,415	2.7001	2036	24,679	2.8645	8,615	90.36736%	9,533
2037	22,910	8,485	2.7001	2037	25,037	2.8645	8,740	90.36736%	9,672
2038	23,096	8,554	2.7000	2038	25,401	2.8645	8,868	90.36736%	9,813
2039	23,368	8,623	2.7100	2039	25,770	2.8750	8,963	90.36736%	9,918
2040	23,558	8,693	2.7100	2040	26,144	2.8750	9,093	90.36736%	10,062
2041	23,745	8,762	2.7100	2041	26,524	2.8750	9,226	90.36736%	10,209
2042	23,940	8,834	2.7100	2042	26,909	2.8750	9,360	90.36736%	10,358
2043	24,230	8,908	2.7200	2043	27,300	2.8857	9,461	90.36736%	10,469
2044	24,436	8,984	2.7199	2044	27,696	2.8856	9,598	90.36736%	10,621
2045	24,651	9,063	2.7200	2045	28,098	2.8856	9,737	90.36736%	10,775
2046	24,869	9,143	2.7200	2046	28,506	2.8857	9,879	90.36736%	10,932
2047	25,095	9,226	2.7200	2047	28,920	2.8857	10,022	90.36736%	11,090
2048	25,331	9,313	2.7200	2048	29,340	2.8856	10,168	90.36736%	11,252
2049	25,573	9,402	2.7200	2049	29,766	2.8856	10,315	90.36736%	11,415
2050	25,824	9,494	2.7200	2050	30,199	2.8857	10,465	90.36736%	11,581
				2025-2050 Increase	**9,139**		**3,167**		**3,505**

* Dividing total households by total population in households eliminates population in group quarters.

Multiplier: 106.0900% based on 2022 Census data.

Sounce: Woods & Poole Economics, Inc., *2024 Georgia Data Book*, Pike County.

Sources: 2021 - 2023 County data - US Bureau of the Census.
2024-2050 County Population - 2000-2022 Growth Trend forecast.

Employment Forecasts

For the employment projections, we looked first at the countywide forecasts prepared by Woods & Poole (W&P). W&P counts jobs, not just employed people, which capture people holding two or more jobs, self-employed sole proprietors and part-time workers, as well as vacant positions. This gives a more complete picture than Census figures (which report only the number of people with jobs).

On Table A-6, as discussed previously, the total number of jobs shown are broken down into three categories for informational purposes only.

Table A-6: County-wide Employment Forecast (Jobs)

	2025	2030	2035	2040	2045	2050	2025-2050 Change	
							Number	Percent
Total Employment	**6,939**	**7,812**	**8,802**	**9,927**	**11,220**	**12,701**	**5,762**	**45.4%**
Farm Employment	301	304	306	308	310	312	11	3.5%
Forestry, Fishing	58	64	70	76	84	92	34	37.0%
Mining	6	6	6	6	6	6	0	0.0%
Total Not Building Related	**365**	**374**	**382**	**390**	**400**	**410**	**45**	**11.0%**
Federal Civilian	28	32	35	39	42	46	18	39.1%
Federal Military	52	53	55	56	58	59	7	11.9%
State & Local Government	761	807	854	901	949	994	233	23.4%
Total Government	**841**	**892**	**944**	**996**	**1,049**	**1,099**	**258**	**23.5%**
Utilities	17	19	20	21	23	24	7	29.2%
Construction	1,170	1,261	1,359	1,466	1,584	1,711	541	32.6%
Manufacturing	498	632	790	978	1,201	1,465	967	66.0%
Wholesale Trade	273	346	437	555	705	897	624	69.6%
Retail Trade	569	749	965	1,224	1,536	1,913	1,344	70.3%
Transportation & Warehousing	170	176	184	196	211	230	60	26.1%
Information	40	41	40	37	36	34	-6	-17.6%
Finance & Insurance	218	211	205	198	190	181	-37	-20.4%
Real Estate	550	636	718	799	877	954	404	42.3%
Professional & Technical Services	272	309	349	392	438	486	214	44.0%
Management of Companies	25	26	28	31	34	38	13	34.2%
Administrative & Waste Services	458	528	608	700	802	914	456	49.9%
Educational Services	173	200	233	269	309	351	178	50.7%
Health Care & Social Assistance	443	485	532	583	639	700	257	36.7%
Arts, Entertainment & Recreation	120	140	160	182	206	233	113	48.5%
Accommodation & Food Services	200	220	243	267	296	327	127	38.8%
Other Private Services	536	569	605	644	686	733	197	26.9%
Total Private Building Releted	**5,732**	**6,548**	**7,476**	**8,542**	**9,773**	**11,191**	**5,459**	**48.8%**

Source: Woods & Poole Economics, Inc., *2024 Georgia Data Book*, Pike County, as adjusted.

The Woods & Poole job numbers have been adjusted for Pike County because of an apparent under-count by Woods & Poole. The population forecast for Pike County by Woods & Poole to 2050 is only 26,014, compared to the population forecast for this report at 30,199, which is 16% higher. Looking

at every year beginning in 2025, the population forecast in this report progressively increases every year over the Woods & Poole forecast, beginning at 0.59% in 2024 and increasing smoothly to a difference of 16.09% in 2050. The jobs numbers shown on Table A-6 for each year have therefore been adjusted across the board by the applicable percentage representing the 'undercount' in the year indicated.

Table A-7 provides a summary of future jobs in Pike County taken from Table A-6 for the years shown on that table and interpolated for each year in between. As noted above, it is the total jobs that impact fees can be applied to.

Table A-7 Summary - Countywide Jobs

	Total Jobs	Not Building Related	Government	Private Building Related
2025	6,939	365	841	5,732
2026	7,114	367	851	5,895
2027	7,288	369	861	6,058
2028	7,463	370	872	6,222
2029	7,637	372	882	6,385
2030	7,812	374	892	6,548
2031	8,010	376	902	6,734
2032	8,208	377	913	6,919
2033	8,406	379	923	7,105
2034	8,604	380	934	7,290
2035	8,802	382	944	7,476
2036	9,027	384	954	7,689
2037	9,252	385	965	7,902
2038	9,477	387	975	8,116
2039	9,702	388	986	8,329
2040	9,927	390	996	8,542
2041	10,186	392	1,007	8,788
2042	10,444	394	1,017	9,034
2043	10,703	396	1,028	9,281
2044	10,961	398	1,038	9,527
2045	11,220	400	1,049	9,773
2046	11,516	402	1,059	10,057
2047	11,812	404	1,069	10,340
2048	12,109	406	1,079	10,624
2049	12,405	408	1,089	10,907
2050	12,701	410	1,099	11,191
Increase 2025-	**5,762**	**45**	**258**	**5,459**
Percent of Total		0.78098%	4.47761%	94.74141%

For economic policymaking and recruitment, however, the vast majority of countywide jobs are projected to be in the business categories comprising the private building related jobs.

Summary: Data for Impact Fee Calculations

All of the public services considered in this report are delivered by the County throughout the county. These include the Sheriff's Office and Jail, the County Library, Animal Services, E911, Parks and Recreation and fire protection categories. Countywide growth forecasts are shown on Table A-8 for these

services.

For public facility categories that serve only residential uses, impact fees are assessed for each housing unit as building permits are issued. For services provided to both residential and nonresidential uses, the fees are based on the day-night population generated by the use.

Table A-8: Future Growth - Countywide

	Residential Uses	Nonresidential Uses		
	Housing Units	Population	Total Jobs	Day-Night Population
2025	8,076	21,060	6,939	27,999
2026	8,223	21,365	7,114	28,479
2027	8,343	21,676	7,288	28,964
2028	8,495	21,990	7,463	29,453
2029	8,618	22,310	7,637	29,947
2030	8,776	22,634	7,812	30,446
2031	8,904	22,962	8,010	30,972
2032	9,033	23,296	8,208	31,504
2033	9,164	23,634	8,406	32,040
2034	9,298	23,977	8,604	32,581
2035	9,397	24,326	8,802	33,128
2036	9,533	24,679	9,027	33,706
2037	9,672	25,037	9,252	34,289
2038	9,813	25,401	9,477	34,878
2039	9,918	25,770	9,702	35,472
2040	10,062	26,144	9,927	36,071
2041	10,209	26,524	10,186	36,710
2042	10,358	26,909	10,444	37,353
2043	10,469	27,300	10,703	38,003
2044	10,621	27,696	10,961	38,657
2045	10,775	28,098	11,220	39,318
2046	10,932	28,506	11,516	40,022
2047	11,090	28,920	11,812	40,732
2048	11,252	29,340	12,109	41,449
2049	11,415	29,766	12,405	42,171
2050	11,581	30,199	12,701	42,900
Increase 2025-50	3,505	9,139	5,762	14,901

Appendix B: Trip Generation

In order to calculate new growth and development's fair share of the cost of road improvements, it is necessary to establish how much of the future traffic on Pike County's roads will be generated by new growth, over and above the traffic generated by the county's residents and businesses today. This Appendix Section describes the process through which this determination is made.

Summary

A Level of Service must be established for road improvements to ensure that, ultimately, existing development and new growth are served equally. This Section also presents the process through which new growth and development's 'fair share' of road improvement costs is calculated, and tables summarizing the technical portions of this methodology are included.

Level of Service

The County has set its Level of Service for road improvements at LOS "D", a level below which a number of roads in the county operate. Using this LOS maximizes roadway capacity before traffic conditions actually break down (LOS "F").

All road improvement projects benefit existing and future traffic proportionally to the extent that relief from over-capacity conditions eases traffic problems for everyone. For example, since new growth by 2050 will represent a certain portion of all 2050 traffic, new growth would be responsible for that portions' cost of the road improvements.

It is noted that the cost-impact of non-Pike County generated traffic on the roads traversing the county (cross commutes) is offset by state and federal assistance. The net cost of the road projects that accrue to Pike County reasonably represents (i.e., is 'roughly proportional' to) the impact on the roads by Pike County residents driving to and from their homes, and business activity, including employees and customers arriving and leaving, deliveries of merchandise and shipments out (if any).

The basis for the road impact fee would therefore be Pike County's cost for the improvements divided by all traffic generated within the county in 2050 (existing today plus new growth)—i.e., the cost per trip times the traffic generated by new growth alone. For an individual land use, when a building permit is issued, the cost per trip would be applied to the number of trips that will be generated by that particular new development, assuring that new growth would only pay its 'fair share' of the road improvements that serve it.

Approach

This methodology proceeds along the following lines:

- Total traffic currently generated by Pike County residents and businesses in 2025 on the road system within the county is calculated from trip generation and commuting data. Various data sources are relied upon to determine current conditions, as explained in each appropriate section below.
- Future Pike County-generated traffic from new growth in the county is calculated from housing unit and employment forecasts to 2050.
- The portion of 2050 total traffic that is generated by new housing units and employment in the county establishes the percentage of Pike County's cost of the future road improvements that can be included in an impact fee.

Summary Table

The table below shows how the portion of 2050 traffic generated by new growth is calculated. The figures represent all trips generated by general land use, including pass-by and diverted trips.

Table B-1: Average Daily Trip Ends Generated by New Growth

	2025	2050	Increase	Percent New Growth Trip Ends
Residential Trips	75,018	107,964	32,946	
Nonresidential Trips	95,275	162,554	67,279	
Less: Internal Commutes*	(19,580)	(28,179)	(8,599)	
Net Trip Ends	**150,713**	**242,339**	**91,626**	**37.81%**

* Residents who work in Pike County. These trips to and from work are included in the residential trips.

The next table, below, calculates the Primary Trip Ends generated by existing and future traffic by deleting pass-by and diverted trips, as discussed in the next section, below.

Table B-2: Primary Daily Trip Ends Generated by New Growth

	Percent Primary Trip Ends*	Primary Trip Ends			Percent New Growth Primary Trip Ends
		2025	2050	Increase	
Residential Trips	100%	75,018	107,964	32,946	
Commercial	51%	43,920	71,266	27,346	
Industrial + Utility	92%	8,242	20,694	12,452	
Less: Internal Commutes	100%	(19,580)	(28,179)	(8,599)	
Net New Primary Trip Ends		**107,600**	**171,745**	**64,145**	**37.35%**

* Derived from 'Trip Generation Handbook' chapter, *Trip Generation*, 11th Edition, Institute of Transportation Engineers.

Overall, new residents and businesses located within Pike County will generate 37.35% (more accurately, 37.3491504%) of all Pike County vehicles on its roads by 2050. Thus, new growth's 'fair share' of the cost to the County to provide road improvements to serve current and future traffic cannot exceed this figure.

Pass-by and Diverted Trips

The impact of new growth and development on Pike County's road network is the increased traffic added to the system, expressed by transportation engineers as 'trips'. Every 'trip' has two ends—a beginning at its origin and an end at its destination (known as 'trip ends'). There are three types of trips, defined as:

A **Primary Trip** (and its trip ends)—a vehicle travelling from its original beginning to its intended final destination. Driving from one's home to one's place of work is an example of a primary trip.

A **Pass-by Trip**—a vehicle travelling along its usual route from its origin to its final destination that stops off at an intermediate location for any reason. A trip from home to work that stops along the way for gas, dropping off a child at daycare, picking up coffee or dinner, or for any other reason, represents a 'pass-by' trip at the intermediate location.

A **Diverted Trip** (previously called a diverted 'link' trip)—a vehicle that diverts from its normal primary route between its origin to its final destination and takes a different route to stop off at an intermediate location for any reason. While a pass-by trip remains on its normal route, a diverted trip changes its route to other roads to arrive at the intermediate stop.

New primary trips add vehicles to the road network. Pass-by and diverted trips involve the same vehicles stopping off between their original beginnings and their final destinations and therefore do not add new vehicles to the road network—the vehicles were already there on their way to their final destinations.

These different types of trips result in different types of 'trip ends'. On a home-to-daycare-to-work trip, for instance, there are two primary trip ends (home and work) and two pass-by or diverted trip ends: arriving at the daycare center and leaving from there to drive to work, for instance. The net impact on the road network, however, is created by the one vehicle and its two primary trip ends.

Impact fee calculations take note of these pass-by and diverted trip ends as not adding to the overall traffic on the road network and deletes them from the total trip ends reported in ITE's *Trip Generation* manual.

While the table above uses the overall average percentages of primary trip ends derived from ITE for broad land use categories, the actual percentage for each land use listed on the impact fee schedule for roads is applied to the total trip ends to determine the primary trip ends attributed to that particular land use.

Residential Trip Generation

Average trip generation rates published by the Institute of Transportation Engineers (ITE) differentiate between 'single-family detached housing' and 'apartments'. The closest correlations with the US Census definitions are 'single-family units' and 'multi-family units', which are shown on the following table.

Table B-3: Residential Units by Type: 2025 and 2050

	Total in 2023*	Percent	Total in 2025**	Increase 2025-2050	Total in 2050
Single-Family Units	7,352	95.41%	7,623	3,458	10,972
Multi-Family Units	354	4.59%	368	160	528
Total	**7,706**	**100.0%**	**7,991**	**3,618**	**11,500**

* Based on the 2022 1-Year American Community Survey data report (Census Bureau) for occupied housing units.
** See Appendix A: Future Growth for total housing unit projections.

The 2023 breakdown of housing units by type on the table above are taken from the most recent American Community Survey for Pike County (published by the Census Bureau). The 2023 percentage by housing type (single-family and multi-family) is calculated and applied to the total number of housing units projected in 2025. It is assumed that these percentages will persist into the future, producing a breakdown of the projected 3,618 new housing units forecast for the 2025-2050 period.

The next table, below, calculates the amount of traffic that is generated by the county's housing stock today, and the amount that will be generated in 2050.

Table B-4: Residential Trip Generation - 2025-2050 New Growth Increase

	ADT* Trip Ends	2025 Units	2025 ADT Trip Ends	2050 Units	2050 ADT Trip Ends	Increase 2025-2050	Percent New Growth Trip Ends
Single-Family Units	9.52	7,623	72,571	10,972	104,453	31,882	
Multi-Family Units	6.65	368	2,447	528	3,511	1,064	
Total		**7,991**	**75,018**	**11,500**	**107,964**	**32,946**	**30.5%**

* Average Daily Traffic (trip ends) on a weekday; Institute of Transportation Engineers *Trip Generation*, 11th Edition. Total includes trips to/from work.

The calculations are made on the basis of 'average daily traffic' on a normal weekday, using average trip generation rates derived through multiple traffic studies across the country (350 for single-family

and 86 for apartments) and published by ITE. The rates are expressed for 'trip ends'—that is, traffic both leaving and coming to a housing unit.

Comparing traffic in 2025 to 2050, the future increase in trip ends can be calculated, which will represent 30.5% of all residential trip ends generated in the county.

It should be noted that the traffic generated includes trips to and from work and, more particularly, residents who work at a business within the county (i.e., internal commutes).

Nonresidential Trip Generation

Calculating traffic generated by businesses located in Pike County is more problematic than residential trips because there is no breakdown of types of businesses in the county that is readily available. In addition, while employment forecasts have been made in terms of the number of jobs, there is no data available for future floor areas, much less by detailed type of use.

The alternative is to view nonresidential traffic generation on a broad 'average' basis. For this, there is data available from ITE for a number of individual uses relating to the total number of trips generated per employee. These trips, of course, include not only trips taken by the employees (to/from work, lunch, etc.) but also customers and others that are attracted to the use, deliver to, serve it, or are served by it in some way.

The Average Daily Traffic (ADT) numbers on the following table, therefore, are calculated by dividing all trips to a use—employees, customers, deliveries to or from, etc.—by the number of employees alone. Since there is more data available for the average number of employees per 1,000 square feet of floor area, it enables a determination of the average total trips generated by the use by the same floor area (and thus the number per '1' square foot of floor area for impact fee calculations).

The table on the following page shows the 'trip ends per employee' per 1,000 square feet of floor area for those uses for which impact fees are commonly collected and for which the data is available.

Overall, the average trip generation rate of all uses shown on the following table is 4.21 trips per employee for 'industrial' uses and 23.95 for all 'commercial' uses. The 'industrial' category includes such uses as manufacturing and assembly, storage, and transportation of goods; the 'commercial' category includes all sales and service uses such as stores, offices, motels, banks, amusements and private institutions. The last column shows the average rate for all 'commercial' uses listed, as opposed to the 'industrial' uses shown at the top of the column on its top left.

Although the 'overall' averages are useful for projecting total traffic generation, impact fees for particular uses will reflect the actual average trip generation rate for the specific use.

Table B-5: ITE Trips-per-Employee Data

ITE Category	ITE CODE	LAND USE	Trip Ends per Employee	Average Trip Ends by Category	Average Trip Ends All Commercial
Industrial (100-199)	110	General Light Industrial	3.10	4.21	
	140	Manufacturing	2.51		
	150	Warehousing	5.05		
	156	High-Cube Hub Warehouse	6.77		
	180	Specialty Trade Contractor	3.63		
Lodging (300-399)	310	Hotel or Conference Motel	14.34	13.58	23.95
	320	Motel	12.81		
Recreational (400)	445	Movie Theater	55.12	38.03	
	480	Amusement Park	24.02		
	491	Racquet/Tennis Club	45.71		
	495	Recreational Community Center	27.25		
Institutional (500-5	560	Church/Place of Worship	20.02	33.05	
	565	Day Care Center	21.38		
	566	Cemetery	57.75		
Medical (600-699)	610	Hospital	3.77	6.99	
	620	Nursing Home	3.31		
	630	Clinic	13.90		
Office (700-799)	710	General Office Building	3.33	4.27	
	714	Corporate Headquarters Building	2.31		
	715	Single-Tenant Office Building	3.85		
	720	Medical-Dental Office Building	8.71		
	760	Research and Development Center	3.37		
	770	Business Park	4.04		
Retail (800-899)	812	Building Materials and Lumber Store	24.77	30.21	
	814	Variety Store	95.59		
	815	Free-Standing Discount Store	24.63		
	816	Hardware/Paint Store	27.69		
	817	Nursery (Garden Center)	21.83		
	818	Nursery (Wholesale)	23.40		
	820	Shopping Center	17.42		
	826	Strip Retail Plaza	25.63		
	840	Automobile Sales (New)	11.20		
	843	Auto Parts Store	33.73		
	848	Tire Store	16.78		
	850	Supermarket	43.86		
	857	Discount Club	32.21		
	861	Sporting Goods Superstore	4.44		
	881	Pharmacy/Drugstore w/drive-through	69.17		
	890	Furniture Store	10.93		
Services (900-999)	912	Drive-in Bank	32.73	25.19	
	932	High-Turnover (Sit-Down) Restaurant	21.26		
	934	Fast-Food Restaurant	44.52		
	941	Quick Lubrication Vehicle Shop	16.00		
	943	Automobile Parts & Service	11.44		

Source: *Trip Generation* , 11th Edition, Institute of Transportation Engineers, where survey results given for key land uses.

The next table provides a breakdown between commercial and industrial employment in the county today and projected to 2050.

The table is based on the numbers of employees calculated for each 'commercial' land use category and each 'industrial' category, taken from the employment projections in Appendix A. The focus is on the 'private building related' employment figures because these categories are assessed impact fees, as opposed to the 'not building related' and 'government' employment categories.

Table B-6: Private Building-Related Employment 2025-2050

	2025 Building Related Employees	2050 Building Related Employees	Change
Retail Trade	569	897	328
Information	40	34	-6
Finance & Insurance	218	181	-37
Real Estate	550	954	404
Professional & Technical Services	272	486	214
Management of Companies	25	38	13
Administrative & Waste Services	458	914	456
Educational Services	173	351	178
Health Care & Social Assistance	443	700	257
Arts, Entertainment & Recreation	120	233	113
Accommodation & Food Services	200	327	127
Other Private Services	536	733	197
Total Commercial	**3,604**	**5,848**	**2,244**
Utilities	17	24	7
Construction	1,170	1,711	541
Manufacturing	498	1,465	967
Wholesale Trade	273	1,913	1,640
Transportation & Warehousing	170	230	60
Total Industrial+Utility	**2,128**	**5,343**	**3,215**

Lastly, the following table calculates the total number of trip ends that will be generated by new nonresidential growth in future traffic on Pike County's roads, and the percentage of that growth in relation to total trip ends on the county's roads in 2050 (43.7%). The table provides a breakdown between commercial and industrial employment in the county and calculates trip ends generated by each.

We know from the 2010 Census (the latest data available) how many people living in Pike County also worked in Pike County based on commuting patterns. That percentage (26.10%) is assumed to be the current percentage of internal commutes also. These 'internal commutes' are included in the residential trip generation calculations and so are subtracted from the nonresidential count in order to avoid 'double counting'.

Table B-7: Nonresidential Trip Generation - 2025-2050 New Growth Increase

	2025 Employees	2025 Trip Ends	2050 Employees	2050 Trip Ends	2025-2050 Increase	Percent New Growth Trip Ends
Commercial	3,604	86,316	5,848	140,060	53,744	
Industrial + Utility	2,128	8,959	5,343	22,494	13,535	
Total	5,732	95,275	11,191	162,554	67,279	
Less: Internal Commutes at: 26.10%		(19,580)		(28,179)	(8,599)	
Net Nonres Trip Ends		**75,695**		**134,375**	**58,680**	**43.7%**

The table above shows the number of trip ends currently generated by Pike County businesses based on 2025 employment data (from Appendix A). The same calculations are made for the year 2050 based on projected employment in the county, and the difference between 2025 and 2050 represents trip ends generated by future nonresidential growth and development.

From the total of all nonresidential trips, the number of trips to/from work generated by county residents is deducted, as discussed above.

The net total of all trips generated exclusively by county businesses (134,375)) comes to 43.7% of all such nonresidential trip ends in 2050.

The results of the residential and nonresidential trip generation analyses are combined on the Summary table at the beginning of this Appendix for an overall calculation of new growth's share of future traffic generated by Pike County residents and businesses. From these figures, as discussed above, pass-by and diverted trip ends are then deleted to determine primary trip ends, which more closely relates to vehicles on the road and thus contribute to traffic congestion.

■ Terminology

This Methodology uses the term 'average daily traffic' (ADT) for a weekday, which is defined by ITE as the 'average weekday vehicle trip ends', which are "the average 24-hour total of all vehicle trips counted from a study site from Monday through Friday."

Additionally, ITE defines a 'trip or trip end' as "a single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period".

Lastly, ITE defines 'average trip rate' as "the weighted average of the number of vehicle trips or trip ends per unit of independent variable (for example, trip ends per occupied dwelling unit or employee) using a site's driveway(s). The weighted average rate is calculated by dividing the sum of all independent variable units where paired data is available. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted.

Appendix C: Adjustments and Credits

Cost Adjustments

Calculations related to impact fees are made in terms of the 'present value' of past and future amounts of money, including project cost expenditures and credits for future revenue.

The Georgia Development Impact Fee Act defines 'present value' as "the current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money." This section describes the methodologies used to make appropriate adjustments to capital improvement project cost figures, both past and future, to convert these costs into current dollars as required by the Impact Fee Act.

Calculations for present value (PV) differ when considering past expenditures versus future costs. In both cases, however, the concept is the same—the 'actual' expenditure made or to be made is adjusted to the current year using appropriate rates—an inflation rate for past expenditures and a discount rate for future costs that have been inflated to the year of expenditure. In essence, the present value is considered in light of the value of money as it changes over time because of inflation.

Past Expenditures

Past expenditures are considered in impact fee calculations only for previous expenditures for projects that created excess capacity for new development and are being recouped. An expenditure that was made in the past is converted to PV using the inflation rate of money—in this case the Consumer Price Index (CPI). Although this approach ignores the value of technological innovation (i.e., better computers are available today for the same or lower historical prices) and evolving land prices (often accelerated beyond inflation by market pressures), the approach best captures today's value of the money actually spent. For instance, it is not important that you can buy a better computer today for the same price that was paid five years ago; what is important is the money was spent five years ago and what that money would be worth today had it been saved instead of spent.

Future Cost Projections

An important consideration in estimating project costs for impact fee collections is that the State law provides that all costs be calculated in 'present value', which the law defines as the "current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money". That is, what will a project cost in the year it is anticipated to occur given future inflation, but calculated in today's dollars?

In order to determine the 'present value' of a project expenditure that will be made in the future, the future cost projection of the expenditure is determined. To calculate the 'present value' of any project cost, two figures are needed—the future cost of the project anticipated in the year the expenditure will be made, and the Discount Rate. Given the current cost of a project, that cost is first inflated into the future to the target expenditure year to establish the estimated future cost when the expenditure will be made. The future cost is then deflated to the present using the Discount Rate, which establishes the 'present value' for the project in current dollars. These two formulas are:

$$\text{Future Cost} = \text{Current Cost} \times (1 + \text{Inflation Rate})^{\text{Year of Expenditure} - \text{Current Year}}$$

$$\text{Present Value} = \text{Future Cost divided by } (1 + \text{Discount Rate})^{\text{Current Year} - \text{Year of Expenditure}}$$

In this section, two important adjustments are discussed that are required to convert current costs into future cost figures, and then back into current dollars.

First, an appropriate cost inflator is identified. This adjustment factor is important in determining the future cost of a project, based on current cost estimates. The cost inflator may be based on anticipated inflation in construction or building costs, or on anticipated inflation in the value of money (for capital projects that do not include a construction component). In essence, costs increase over time. By identifying the appropriate inflation rate that is related to the type of project (building construction, project construction or non-construction), current cost estimates can be used to predict future costs in the year they are expected to occur.

The second cost adjustment is a deflator—the Discount Rate. Essentially, the Discount Rate is the interest rate that accrues to monies being held in escrow. That is, as impact fees are collected and 'saved up' over the years for future expenditure, they increase at the rate that the account is accruing interest. Having determined the inflated cost of a project at some future date, the cost in today's dollars can be reduced to the extent that interest will increase the funds on hand as they build up. This calculation determines how much money would need to be placed in the account today so that, with interest, it will grow to the amount needed for that future expenditure at that time. This is the Present Value of that future expenditure—i.e., the future cost in today's dollars.

Together, the inflated cost of a project to the year it is estimated to occur, minus the interest that will be accrued as the money is saved up, results in the 'current value' (the cost in today's dollars) as required by the Georgia Impact Fee Law. This process is referred to as the 'future cost projection' or the 'net present value', both of which have the same meaning.

Note that, since the interest is gained at the stated rate each year, one could calculate how much interest would accrue each year as the account grows. Alternately, one could apply ½ of the actual rate to the entire project cost, raised by the power of the number of years, as the 'average' future total funds on hand for the project. Thus, the so-called 'discount rate' is used to inflate a project's cost today to what the cost would be in the year the money is expected to be expended. Either approach—year-by-year or averaged at 50% of the rate—would produce the same result mathematically.

Cost Inflators

Three different cost inflators are used in the impact fee calculations, based on the type of project being considered. For projects that require construction of a structure (such as a fire station expansion), a 'building cost inflator' is used. For infrastructure projects, a 'construction cost inflator' is used as the appropriate inflation rate. For all non-construction types of projects (such as a fire truck or park land), an inflation rate is used that is based on the Consumer Price Index. These different types of inflators are discussed below.

Engineering News Record's Cost Indexes

ENR publishes both a Building Cost Index (BCI) and a Construction Cost Index (CCI) that are widely used in the construction industry. The indexes are based on annual cost increases of various construction materials and applicable labor rates and are calibrated regionally. For calculation of the CCI and the BCI, ENR sets its indexes in 1913 at 100.

Building Cost Inflator

The inflator for future construction costs for buildings is based on ENR's Building Cost Index (BCI) for each year from 2014 through 2024 and is calculated in the same manner as described above for the Construction Cost Inflator. Table C-1 shows the results.

Table C-1: Building Cost Inflator - BCI

Year	Amount	BCI*		Effect of Inflation	
		1913=100	2014=1.0	BCI	Avg. Rate =
					3.8445730%
2014	$ 100,000.00	4,076.81	1.000000	$ 100,000.00	$ 100,000.00
2015		4,108.05	1.007662	$ 100,766.18	$ 103,844.57
2016		4,126.72	1.012242	$ 101,224.24	$ 107,836.95
2017		4,278.39	1.049446	$ 104,944.63	$ 111,982.82
2018		4,408.94	1.081468	$ 108,146.79	$ 116,288.09
2019		4,523.59	1.109591	$ 110,959.08	$ 120,758.87
2020		4,615.43	1.132118	$ 113,211.78	$ 125,401.53
2021		5,335.09	1.308642	$ 130,864.23	$ 130,222.68
2022		6,314.94	1.548991	$ 154,899.11	$ 135,229.19
2023		6,302.02	1.545822	$ 154,582.16	$ 140,428.17
2024		6,450.40	1.582217	$ 158,221.71	$ 145,827.04
				$ 1,337,819.91	$ 1,337,819.91

* Building Cost Index, Atlanta Region.
Source: Engineering News Record, Annual Average Indices.

Table C-1 assumes a building construction project that cost $100,000 in 2014, and how much the same project would cost in each subsequent year due to inflation using the Building Cost Index published by ENR for the Atlanta region.

Setting the 2014 Building Cost Index (BCI) at '1.0,' the increase in the BCI as a multiple of 2014 is also shown on the table. The equivalent cost of the same project in each subsequent year is calculated by multiplying the BCI multiplier times $100,000. In 2015, for instance, the same building project would have cost a few pennies more than $100,766 due to inflation in construction materials and personnel costs.

When the total for all such projects is summed for the 2014-2024 period ($1,337,819.91), the equivalent average annual rate of increase is calculated as the percentage that would produce the same total. This percentage is used in the text of this report as the applicable average inflator for building construction projects that will begin in future years.

Construction Cost Inflator

The inflator for future construction costs for other types of projects is based on ENR's Construction Cost Index.

Table C-2 presents a calculation of the annual average rate of increase reflected in the cost of construction of a capital project other than a building. (These would include such projects as road improvements, trails, baseball fields and other projects that do not involve buildings.) For this analysis, the 2014-2024 ten-year period is also used as a base time period for an estimate of average future construction cost increases due to inflation in labor and materials costs. The Construction Cost 10-year average inflation rate is calculated in the same manner as described above for the Building Cost Inflator.

Table C-2: Construction Cost Inflator - CCI

Year	Amount	CCI*		Effect of Inflation	
		1913=100	2014=1.0	CCI	Avg. Rate =
					2.70512025%
2014	$ 100,000.00	6,147.52	1.000000	$ 100,000.00	$ 100,000.00
2015		6,245.74	1.015977	101,597.68	$ 102,705.12
2016		6,277.14	1.021084	102,108.40	$ 105,483.42
2017		6,433.18	1.046468	104,646.81	$ 108,336.87
2018		6,592.98	1.072461	107,246.13	$ 111,267.51
2019		6,681.50	1.086860	108,686.01	$ 114,277.43
2020		6,750.41	1.098070	109,807.02	$ 117,368.78
2021		7,414.97	1.206172	120,617.19	$ 120,543.74
2022		8,361.71	1.360177	136,017.66	$ 123,804.59
2023		8,252.72	1.342446	134,244.62	$ 127,153.66
2024		8,395.23	1.365629	136,562.92	$ 130,593.32
				$ 1,261,534.44	$ 1,261,534.44

* Construction Cost Index, Atlanta Region.
Source: *Engineering News Record*, Annual Average Indices.

CPI Inflator

For projects that do not involve construction, only the future value of money needs to be considered (without regard to inflation in labor or materials costs). For this calculation, the Consumer Price Index (CPI) is used, assuming past experience will continue into the foreseeable future.

Table C-3 shows the CPI figures for every year since 1982, when the current CPI was first calibrated.

By 2024 the CPI had risen considerably over the 1982 CPI. The first column under the 'CPI' heading on Table C-3 shows the average annual CPI figures. Using 2024 as the base (2024=1.0), the second column under 'CPI' on the table shows the multipliers that would convert an amount of money spent in each year into current present value dollars.

Table C-3: Non-Construction Cost Inflator - CPI

Year	Amount	CPI* 1982-84=100	CPI* 2024=1.0	Present Value: CPI	Long Term Inflator =	10-Year Inflator =
Year	Amount	1982-84=100	2024=1.0	Present Value: CPI	Long Term Inflator =	10-Year Inflator =
					2.68667405%	
1982	$ 10,000	96.50	3.03269	$ 32,488.60	$ 30,450.31	
1983	$ 10,000	99.60	2.93830	$ 31,477.41	$ 29,653.61	
1984	$ 10,000	103.90	2.81670	$ 30,174.69	$ 28,877.76	
1985	$ 10,000	107.60	2.71984	$ 29,137.08	$ 28,122.21	
1986	$ 10,000	109.60	2.67021	$ 28,605.38	$ 27,386.42	
1987	$ 10,000	113.60	2.57619	$ 27,598.15	$ 26,669.89	
1988	$ 10,000	118.30	2.47384	$ 26,501.69	$ 25,972.11	
1989	$ 10,000	124.00	2.36012	$ 25,283.47	$ 25,292.58	
1990	$ 10,000	130.70	2.23913	$ 23,987.38	$ 24,630.83	
1991	$ 10,000	136.20	2.14871	$ 23,018.72	$ 23,986.39	
1992	$ 10,000	140.30	2.08592	$ 22,346.04	$ 23,358.81	
1993	$ 10,000	144.50	2.02529	$ 21,696.54	$ 22,747.66	
1994	$ 10,000	148.20	1.97473	$ 21,154.86	$ 22,152.49	
1995	$ 10,000	152.40	1.92031	$ 20,571.85	$ 21,572.90	
1996	$ 10,000	156.90	1.86523	$ 19,981.84	$ 21,008.47	
1997	$ 10,000	160.50	1.82340	$ 19,533.64	$ 20,458.81	
1998	$ 10,000	163.00	1.79543	$ 19,234.05	$ 19,923.53	
1999	$ 10,000	166.60	1.75663	$ 18,818.43	$ 19,402.25	
2000	$ 10,000	172.20	1.69951	$ 18,206.45	$ 18,894.62	
2001	$ 10,000	177.10	1.65248	$ 17,702.71	$ 18,400.26	
2002	$ 10,000	179.90	1.62676	$ 17,427.18	$ 17,918.84	
2003	$ 10,000	184.00	1.59052	$ 17,038.86	$ 17,450.02	
2004	$ 10,000	188.90	1.54926	$ 16,596.88	$ 16,993.46	
2005	$ 10,000	195.30	1.49849	$ 16,053.00	$ 16,548.84	
2006	$ 10,000	201.60	1.45166	$ 15,551.34	$ 16,115.86	
2007	$ 10,000	207.34	1.41146	$ 15,120.67	$ 15,694.21	
2008	$ 10,000	215.30	1.35927	$ 14,561.57	$ 15,283.59	
2009	$ 10,000	214.54	1.36412	$ 14,613.56	$ 14,883.71	
2010	$ 10,000	218.06	1.34211	$ 14,377.73	$ 14,494.30	
2011	$ 10,000	224.94	1.30104	$ 13,937.78	$ 14,115.07	
2012	$ 10,000	229.59	1.27466	$ 13,655.19	$ 13,745.77	
2013	$ 10,000	232.96	1.25626	$ 13,458.06	$ 13,386.13	3.712374%
2014	$ 10,000	236.74	1.23621	$ 13,243.23	$ 13,035.90	
2015	$ 10,000	237.02	1.23474	$ 13,227.53	$ 12,694.83	$ 13,882.74
2016	$ 10,000	240.01	1.21936	$ 13,062.73	$ 12,362.68	$ 13,385.81
2017	$ 10,000	245.12	1.19393	$ 12,790.27	$ 12,039.23	$ 12,906.66
2018	$ 10,000	251.11	1.16546	$ 12,485.32	$ 11,724.24	$ 12,444.67
2019	$ 10,000	255.66	1.14472	$ 12,263.13	$ 11,417.48	$ 11,999.22
2020	$ 10,000	258.81	1.13077	$ 12,113.66	$ 11,118.76	$ 11,569.71
2021	$ 10,000	270.97	1.08003	$ 11,570.11	$ 10,827.85	$ 11,155.57
2022	$ 10,000	292.65	1.00000	$ 10,712.79	$ 10,544.55	$ 10,756.26
2023	$ 10,000	305.98	0.95646	$ 10,246.32	$ 10,268.67	$ 10,371.24
2024	$ 10,000	313.52	1.00000	$ 10,000.00	$ 10,000.00	$ 10,000.00
1982-24	$ 430,000			$ 791,625.90	$ 791,625.90	
2015-24	$ 100,000			**$ 118,471.87**	⟷	**$ 118,471.87**

*Consumer Price Index data is from the U. S. Department of Labor, Bureau of Labor Statistics.

Using an annual expenditure of $10,000 as an example, the multipliers on Table C-3 yield the figures shown for the CPI on the table under the 'present value' heading. Cumulatively, the $430,000 spent over the 1982-2024 period would have a total present value of $791,625.90 in today's dollars. Considering the present value figures for the $10,000 annual expenditures, an average annual inflation rate of almost 2.69% yields the same total amount over the 1982-2024 period.

The 42-year average of annual CPI change (the period of 1982-2024) shown on Table C-3 would be useful in estimating the present value (PV) of past expenditures but would not be the best indicator of future change because of the long timeframe covered. Looking only at the change in CPI for the 10 years from 2015 to 2024, an average annual inflation rate of a bit more than 3.71% (3.712374%) best captures the change over that period. This rate (compared to the 1982-2024 period) is assumed to be experienced 'on average' in future years and is used for inflator calculations for future non-construction expenditures where the value of money is the issue.

Other Fees and Charges

In addition to the net impact fees for each public facility category, there are two additional charges than can be assessed in an impact fee program. Based on the definition of 'system improvement costs', there are possible impact fee charges beyond the categories already discussed that are allowed under state law. These may be directly or indirectly related to the cost of capital projects and can include a fee for the administration of the impact fee program as well as a fee to recoup the cost to prepare the Capital Improvements Element. Specifically, DIFA allows for the collection of impact fees reflecting:

"administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs"

And, *"expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element".*

Program Administration

A surcharge of 3%, the maximum allowable under state law, has been added to the subtotal of impact fees for the individual categories. The fees collected in this category can be used for all costs related to the administration of the impact fee program and are reported annually to the State just like the other service categories. Like any fee, this must have some rational and reasonable connection to the service rendered. Commonly, the administrative fee collected is used to offset some or all of the cost to handle impact fee calculations by the building permit staff, some or all of the cost for the finance department to process, record and distribute impact fees, and some or all of the cost for the management and oversight of the program by administrative staff, including site inspections when needed. In addition, a 1.5% surcharge for the recoupment of the cost to prepare the Capital Improvements Element has been added to the subtotal of the individual category impact fees in addition to the administration fee.

Glossary

The following terms used in this Report are based on those in the Georgia Development Impact Fee Act. Additional definitions of residential and nonresidential uses follow, based on the *Trip Generation Manual*, Institute of Transportation Engineers, 11th Edition (ITE).[7] The residential and nonresidential land uses are those used in the public facility chapters and listed in the Impact Fee Schedule.

General Terms

Capital improvement: An improvement with a useful life of 10 years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital Improvements Element: A component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

Development: Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

Development impact fee: A payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

Eligible facilities: Capital improvements addressed in this report, authorized by the Georgia Development Impact Act, include the following categories:

- Library Services
- Parks and Recreation
- Animal Control
- Fire Protection and EMS
- Sheriff's Office and E-911
- Roads, streets, and bridges

Impact cost: The proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

Impact fee: The impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

[7] Where uncertainty exists or interpretation is needed, reference to the definitions in the County's Unified Development Code, or a source document such as the *North American Industrial Classification System* (from the U.S. Office of Management and Budget; latest edition available on the U.S. Census Bureau website), or a comprehensive dictionary (such as the *New Oxford American Dictionary* or Webster's *American Dictionary of the English Language*) may be helpful as an objective means of distinguishing among the types of land uses set out in the schedules.

Level of service: A measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

Present value: The current value of past, present, or future payments, contributions or dedications of goods, services, materials, construction, or money.

Project improvements: Site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or City shall be considered a project improvement.

Proportionate share: That portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Rational nexus: The clear and fair relationship between fees charged and services provided.

Service area: A geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provides service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles or both.

System improvement costs: Costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and construction, land acquisition, land improvement, design and engineering related thereto, including:

- the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, and
- related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and
- expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and
- administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs.

Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs. System improvement costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: Capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Residential Land Use Definitions

Land Use Category	ITE Code	Description
Single-Family Detached Housing	210	A single-family detached housing site includes any single-family detached home on an individual lot.
Single-Family Attached Housing (aka duplex or tri-plex)	215	Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.
Multi-Family Housing (Low-Rise)	220	Low-rise multi-family housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwellings and that have two or three floors (levels).
Multi-Family Housing (Mid-Rise)	221	Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, lobby, elevator, and a set of hallways.
Multi-Family Housing (High-Rise)	222	High-rise multifamily housing includes apartments, townhouses, and condominiums. Each building has more than 10 floors of living space. Access to individual dwelling units is through an outside building entrance, lobby, elevator, and a set of hallways.
Affordable Housing	223	Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.
Off-Campus Student Apartment (Low-Rise)	225	An off-campus student apartment (low-rise) houses college or university students in structures with two or three floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.
Off-Campus Student Apartment (Mid-Rise)	226	An off-campus student apartment (mid-rise) complex houses college or university students in structures with between four and 10 floors of living space. The apartments are typically rented by the bedroom and most contain a common area or shared living space (living room, kitchen, dining area). Each bedroom typically has a private bath. These apartments are sometimes called independent bedroom apartments.
Low-Rise Residential with Ground-Floor Commercial	230	This is a mixed-use multifamily housing building with two or three floors of residential living space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and city center core settings.
Mid-Rise Residential with Ground-Floor Commercial	231	This is a mixed-use multifamily housing building with between four and 10 floors of residential space and commercial space open to the public on the ground level. These facilities are typically found in dense multi-use urban and city center core settings.
Mobile Home Park	240	A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities.
Senior Adult Housing—Single-Family	251	These are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. Residents in these communities are typically considered active and requiring little to no medical supervision. The dwelling units can be either detached or attached, and may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreation facilities.

Land Use Category	ITE Code	Description
Senior Adult Housing—Multi-Family	252	These are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household. Residents in these communities are typically considered active and requiring little to no medical supervision. The dwelling units share both floors and walls with other units in the residential building.
Congregate Care Facility	253	This is an independent living development that provides centralized amenities such as dining, housekeeping, communal transportation, and organized social/recreational activities. Each individual dwelling unit often has a kitchenette. Assistance is typically available for housekeeping or minor household maintenance. Limited medical services (such as nursing and dental) may or may not be provided. The residents may contract additional medical services or personal assistance.
Assisted Living	254	An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to people with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation. The complex commonly provides separate living quarters for each resident. Alzheimer's and ALS care are commonly offered at an assisted living facility; living quarter for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and a nursing home. (See ITE 620 under nonresidential uses.) This use is sometimes known as personal care, residential care, or domiciliary care.
Continuing Care Retirement Community (CCRC)	255	This land use provides multiple elements of senior adult living. A CCRC enables a resident to transition in place from independent living to increased care as the medical needs of the resident change. Housing options may include various combinations of senior adult housing (both single-family and multi-family), congregate care, assisted living, and nursing homes. The community may also contain special services such as medical, dining, recreational, communal transportation, and some limited supporting retail facilities. A CCRC is usually a self-contained village.
Recreational Homes	260	This is either (1) a second home used by its owner periodically for recreation or (2) a home rented by its owner to others on a short-term or seasonal basis. Some sites are located within a resort that contains local services and complete recreational facilities. Recreational homes are distinguished from timeshares (ITE 265).
Timeshare	265	A timeshare is a development where multiple purchasers buy interests in the same property and each purchaser receives the right to use the facility for a period of time each year. The shared property is commonly a vacation or recreational condominium
Residential Planned Unit Development	270	A residential planned unit development (PUD) is defined as containing any combination of residential land uses. These uses might also contain supporting services such as limited retail and recreational facilities.

Nonresidential Land Use Definitions

Land Use Category	ITE Code	Description
All Suites Hotel	311	Places of lodging for travelers and tourists that provide sleeping accommodations, a small restaurant and lounge, and a small amount of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided. *In contrast, see Hotel or Conference Hotel (ITE 310) and Motel (ITE 320).*
Amusement Park	480	An outdoor facility that contains rides, entertainment, refreshment stands, and picnic areas.
Auto Parts Store	843	Retail store specializing in the sale of automobile parts for maintenance and repair. The facilities within this land use are not typically equipped for on-site vehicle repair. *In contrast, see Automobile Parts and Service (ITE 943) and Tire Store (ITE 848).*
Automobile Parts and Service	943	Facilities specializing in the sale of automobile parts for do-it-yourself maintenance and repair including tires, batteries, oil, and spark plugs. A full array of on-site services for motor vehicles is also available. An automotive parts and service center may also sell automobile parts to retailers and repair facilities. *In contrast, see Auto Parts Store (ITE 843) and Tire Store (ITE 848).*
Automobile Sales (New)	840	Dealerships offering new cars for sale or lease. Automobile services, parts sales, and used car sales may also be available. Some dealerships also provide truck sales and service. *In contrast, see Automobile Sales, Used (ITE 841) and Recreational Vehicle Sales (ITE 842).*
Automobile Sales (Used)	841	Dealerships offering used cars for sale or lease. Automobile services and parts sales may also be available. Some dealerships also provide truck sales and service. *In contrast, see Automobile Sales, New (ITE 840) and Recreational Vehicle Sales (ITE 842).*
Building Materials and Lumber Store	812	A free-standing building that sells hardware, building materials and lumber. The lumber may be stored in the main building or in a yard or storage sheds. *In contrast, see Hardware/Paint Store (ITE 816).*
Business Park	770	A group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses, although a greater percentage of uses is typically industrial/warehousing. The rear side of the building is often served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. *In contrast, see Office Park (ITE 750) and Research and Development Center (ITE 760).*
Car Wash & Detail Center	949	A facility that provides for the manual cleaning of the exterior of vehicles as well as interior car-detailing services. *In contrast, see Self-Service Car Wash (ITE 945).*
Cemetery	566	A place for burying the deceased, possibly including buildings used for funeral services, a mausoleum, and a crematorium.
Church/Place of Worship	560	A building in which public worship services are held. A church, synagogue or any other religious facility generally houses an assembly hall or sanctuary and may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Some may offer day care or extended care programs during the week.

Land Use Category	ITE Code	Description
Clinic	630	A facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. A clinic may have a lab facility and supporting pharmacy. *In contrast, see Hospital (ITE 610) and Medical-Dental Office Building (ITE 720).*
Convenience Store with Gas	945	A facility with a co-located convenience store and gas station. The convenience store sells groceries and other everyday items that a person may need or want as a matter of convenience. Some stores offer limited seating. The gas station sells automotive fuels such as gasoline and diesel. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities. The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations. *In contrast, see Gasoline/Service Station (944) and Truck Stop (ITE 950).*
Corporate Headquarters Building	714	A single tenant office building that houses the corporate headquarters of a company or organization, which generally consists of offices, meeting rooms, space for file storage and data processing, an employee restaurant or cafeteria, and other service functions. This category includes a regional headquarters building of a state-wide or national company. *In contrast, see General Office Building (ITE 710) and Single-Tenant Office Building (ITE 715).*
Daycare Center	565	A facility that cares for preschool age children, normally during the daytime hours. The facility generally includes classrooms, offices, eating areas, and a playground. After-school care for school age children may also be provided.
Discount Club	857	A discount store or warehouse where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, household items, tires and appliances; many items are sold in large quantities or bulk.
Drive-in Bank	912	It contains banking facilities for both the motorist while in a vehicle, and someone who walks into the building. The drive-in lanes may or may not provide an automatic teller machine (ATM).
Fast Casual Restaurant	930	A sit-down restaurant with no (or very limited) wait staff or table service. A customer typically orders off a menu board, pays for food before the food is prepared, and seats themselves. The menu generally contains higher-quality, made-to-order food items with fewer frozen or processed ingredients than at a fast-food restaurant. Most patrons eat their meal within the restaurant, but a significant proportion of the restaurant sales can be carry-out orders. *In contrast, see Fast Food Restaurant (ITE 934), Fine Dining Restaurant (ITE 931), and High-Turnover (Sit Down) Restaurant (ITE 932).*
Fast Food Restaurant	934	Any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. *In contrast, see Fast Casual Restaurant, (ITE 930), Fine Dining Restaurant (931) and High-Turnover (Sit Down) Restaurant (ITE 932).*
Fine-Dining Restaurant	931	A full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. *In contrast, see Fast Casual Restaurant (930), Fast Food Restaurant (ITE 934), and High-Turnover (Sit Down) Restaurant (ITE 932).*

Land Use Category	ITE Code	Description
Free-Standing Discount Store	815	A retail store that generally offers centralized cashiering and sells products that are advertised at discount prices. Discount stores offer a variety of customer services and typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site but they can also be found in mutual operation with a related or unrelated garden center and/or service station. A free-standing discount store can also be found on a separate parcel within a retail complex. *In contrast, see Variety Store (ITE 814).*
Furniture Store	890	A full-service retail facility that specializes in the sale of furniture and often carpeting. A furniture store is generally large and may include storage areas. Both traditional retail furniture stores and warehouse stores with showrooms are included in this category. Although some home accessories may be sold, a furniture store primarily focuses on the sale of pre-assembled furniture. A majority of items sold at these facilities are ordered for delivery.
Gasoline/Service Station	944	A gasoline/service station where the primary business is the fueling of motor vehicles. The sites included generally have a small building (less than 2,000 gross square feet) that houses a cashier and limited space for motor vehicle maintenance supplies and general convenience products. Service stations may also have ancillary facilities for servicing and repairing motor vehicles, as well as a car wash. *In contrast, see Convenience Store with Gas (ITE 945) and Truck Stop (ITE 950).*
General Light Industrial	110	A free-standing facility with minimal office space devoted to a single industrial use, but having an emphasis on activities other than manufacturing. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. *In contrast, see Manufacturing (ITE 140).*
General Office Building	710	An office building greater than 10,000 square feet and where affairs of a business, commercial or industrial organization, professional person or firm are conducted. The building is designed to contain multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, banking institutions, a restaurant, or other service retailers. *In contrast, see Business Park and Corporate Headquarters Building, above, and Medical-Dental Office Building, Office Park, Research and Development Center, and Single-Tenant Office Building)*
Hardware/Paint Store	816	A free-standing building that sells hardware and paint supplies. *(In contrast, see Building Materials and Lumber Store, above.)*
High Cube Warehouse		A high-cube warehouse (HCW) is a building used primarily for the storage and/or consolidation of manufactured goods (and to a lesser extent, raw materials) prior to their distribution to retail locations or other warehouses. The warehouse typically has a ceiling height of 24 feet or more and has a high level of on-site automation and logistics management. The warehouse can be free-standing or located in an industrial park. The amount of office/employee welfare space is typically an insignificant portion of the overall building square footage
High Cube Parcel Hub Warehouse	156	A high-cube warehouse (HCW) that serves as a regional and local freight-forwarder facility for time sensitive shipments via airfreight and ground carriers. A site can also include truck maintenance, washing, or fueling facilities. Some limited assembly and repackaging may occur within the facility. *In contrast, see High-Cube Warehouse, Fulfillment (ITE 155), High-Cube Warehouse, Short-Term (ITE 154) and Warehousing (150).*

Land Use Category	ITE Code	Description
High-Cube Warehouse, Fulfillment	155	A high-cube warehouse (HCW; see footnote) with either a sort or non-sort facility. A sort facility is a fulfillment center that ships out smaller items, requiring extensive sorting, typically by manual means. A non-sort facility is a fulfillment center that ships large box items that are processed primarily with automation rather than through manual means. Some limited assembly and repackaging may occur within the facility. *In contrast, see High-Cube Parcel Hub Warehouse (ITE 156), High-Cube Warehouse, Short-Term (ITE 154) and Warehousing (ITE 150).*
High-Cube Warehouse, Short-Term	154	A high-cube warehouse (HCW; see footnote) that is a distribution facility for the movement of large volumes of freight with only short-term storage of products. Some limited assembly and repackaging may occur within the facility. *In contrast, see High-Cube Parcel Hub Warehouse (ITE 156), High-Cube Warehouse, Fulfillment (ITE 155) and Warehousing (ITE 150).*
High-Turnover (Sit-Down) Restaurant	932	Sit-down, full-service eating establishments with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of its customers. Some facilities may also contain a bar area for serving food and alcoholic drinks. *In contrast, see Fast Casual Restaurant (ITE 930), Fast Food Restaurant (934), and Fine Dining Restaurant (ITE 931).*
Hospital	610	Any institution where medical or surgical care and overnight accommodation is given to nonambulatory and ambulatory patients. *In contrast, see Clinic (ITE 630) and Medical-Dental Office Building (ITE 720).*
Hotel or Conference Hotel	310	A place of lodging for travelers and tourists that provides sleeping accommodation and supporting facilities such as a full-service restaurant, shops, cocktail lounge, meeting rooms, banquet room, and convention facilities. A swimming pool or another recreational facility such as a fitness room is also typically provided. *In contrast, see All-Suites Hotel (ITE 311) and Motel (ITE 320).*
Manufacturing	140	Facility where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to actual production of goods, a manufacturing facility typically has an office and may provide space for warehouse, research, and associated functions. *In contrast, see General Light Industrial (ITE 110).*
Medical-Dental Office Building	720	A facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical or surgical care. One or more private physicians or dentists generally operate this type of facility. *In contrast, see Clinic (ITE 630) and General Office Building (ITE 710).*
Motel	320	A place of lodging for travelers and tourists that provides sleeping accommodation and provides little or no meeting space and few supporting facilities. Exterior corridors accessing rooms (immediately adjacent to a parking lot) is common for a motel. *In contrast, see All Suites Hotel (ITE 311) and Hotel or Conference Hotel (ITE 310).*
Movie Theater	445	A building where movies are screened for public entertainment. A theater includes a lobby, refreshment area, and audience seating for each movie screen.
Nursery (Garden Center)	817	A free-standing building with an outside storage area for planting or landscape stock that primarily serves the general public. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. *In contrast, see Nursery (Wholesale), ITE 818.*

Land Use Category	ITE Code	Description
Nursery (Wholesale)	818	A free-standing building with an outside storage area for planting or landscape stock that primarily serves contractors and suppliers. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. *In contrast, see Nursery (Garden Center), ITE 817.*
Nursing Home	620	A facility whose primary function is to provide 24-hour per day care for people unable to care for themselves. The term is applicable not only to rest homes, but also to chronic care and convalescent homes. Assisted living and continuing care retirement communities can be included in this category.
Office Park	750	General office buildings and support services, such as banks, restaurants, and service stations, arranged in a park- or campus-like atmosphere. *In contrast, see Business Park (ITE 770) and Research and Development Center (760).*
Pharmacy/Drugstore – no drive through	880	A retail facility that primarily sells prescription and non-prescription drugs. A pharmacy/drugstore also typically sells cosmetics, toiletries, medications, stationery, personal care products, limited food products, and general merchandise.
Pharmacy/Drugstore – with drive through	881	A pharmacy/drugstore (see above) with a drive-through window.
Private Elementary School	520	A privately owned, state accredited school that serves students attending kindergarten through fifth or sixth grade.
Private High School	534	A privately owned, state accredited school that serves students who have completed middle school / junior high school.
Private Middle School (Junior High)	522	A privately owned, state accredited school that serves students who have completed elementary school and have not yet entered high school.
Quick Lubrication Vehicle Shop	941	A business where the primary activity is to perform oil change services for vehicles. Other ancillary services may include preventive maintenance, such as fluid and filter changes. Automobile repair service is generally not provided. *In contrast, see Automobile Parts & Service (ITE 943).*
Racquet/Tennis Club	491	A membership-based indoor or outdoor facility that primarily caters to racquet sports (tennis, racquetball, pickle ball, handball, squash), and may include ancillary facilities such as whirlpools, saunas, weight rooms, snack bars, small retail stores, and daycare.
Recreational Community Center	495	A stand-alone facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickle ball, basketball and volleyball courts; outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed and a membership fee may be charged.
Recreational Vehicle (RV) Sales	842	A free-standing facility that specializes in the sales of new RVs. Recreational vehicle services, parts and accessories sales, and substantial used RV sales may also be available. Some RV dealerships may also include boat sales and servicing. *In contrast, see Automobile Sales, New (ITE 840) and Automobile Sales, Used (ITE 841).*
Research & Development Center	760	A facility or group of facilities devoted almost exclusively to research and development activities. While they may also contain offices and some light fabrication areas, the primary function is that of scientific research and product or business development. *In contrast, see Office Park (ITE 750) and Business Park (ITE 770).*
Self-Service Car Wash	945	Facility that allows for the manual cleaning of vehicles by providing stalls for the driver to park and wash the vehicle. *In contrast, see Car Wash & Detail Center (ITE 949).*

Land Use Category	ITE Code	Description
Shopping Center	820	An integrated group of commercial establishments that is planned, developed, owned and managed as a unit and often has more than one anchor store. It is related to its market area in terms of size, location, and type of store. ***Individual stores, recreational facilities, movie theaters, office space, eating establishments and other uses located within a shopping center building are each charged the shopping center impact fee rate*** because the rate already assumes a wide variety of uses that are commonly found in shopping centers. *In contrast, see Strip Retail Plaza (ITE 822).*
Single-Tenant Office Building	715	A free-standing building exclusively occupied by a single business or company and generally contains its offices, meeting rooms, space for file storage and data processing, and possibly other service functions including an employee restaurant or cafeteria. *In contrast, see General Office Building (ITE 710), Corporate Headquarters Building (ITE 714), and Small Office Building (ITE 172).*
Small Office Building	712	A smaller-scale office building (generally, 10,000 square feet of gross floor area or less) that typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. *In contrast, see General Office Building (ITE 710), Corporate Headquarters Building (ITE 714), and Single-Tenant Office Building (ITE 715).*
Specialty Trade Contractor	180	A business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.
Sporting Goods Superstore	861	A free-standing facility that specializes in the sale of athletic and outdoor-oriented merchandise. It typically offers a variety of customer services and centralized cashiering and maintains long store hours 7 days a week. Examples of items sold in these stores include outdoor/athletic clothing, sports equipment, shoes, and hunting/boating/fishing gear. Some may also carry automotive supplies.
Strip Retail Plaza	822	An integrated, open-air group of commercial establishments that is planned, developed, owned, and managed as a unit. Strip retail plazas are smaller than shopping centers and do not contain a supermarket or other major tenant "anchor". ***Individual establishments located within a strip retail plaza building are each charged the strip retail plaza impact fee rate*** because the rate already assumes a wide variety of uses that are commonly found in shopping centers. *In contrast, see Shopping Center (ITE 820).*
Supermarket	850	A free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy. This category includes both traditional supermarkets and discount supermarkets.
Tire Store	848	Primary business is the sales and marketing of tires for automotive vehicles. Services offered by these stores usually include tire installation and repair, as well as other limited automotive maintenance or repair services as an accessory use. These stores generally do not contain large storage or warehouse areas. *In contrast, see Auto Parts Store (ITE 843) and Automotive Parts & Service (ITE 943).*
Truck Stop	950	A facility located adjacent to an interstate highway interchange that provides commercial vehicle fueling, space and supplies for self-service vehicle maintenance, and other services specific to the needs of truckers (e.g., showers, on-site truck parking area). The facility typically contains a convenience store, restroom facilities, and one or more restaurants (either fast-food or high-turnover sit-down). *In contrast, see Convenience Store with Gas (ITE 945) and Gasoline/Service Station (ITE 944).*

Land Use Category	ITE Code	Description
University		A 4-year university or college that may or may not offer graduate programs.
Variety Store	814	A retail store that sells a broad range of inexpensive items often at a uniform price. A variety store is commonly referred to as a "dollar store." Items typically sold at a variety store include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations, and toys. *In contrast, see Free-Standing Discount Store (ITE 815).*
Veterinary Clinic	640	A facility that specializes in the medical care and treatment of animals. Includes the term "Animal Hospital."
Warehousing	150	A facility that is primarily devoted to the storage of materials, but it may also include office and maintenance areas. *In contrast, see High-Cube Warehouse classifications (ITE 156,155 and 154).*

Transmittal Resolution

Capital Improvements Element

Pike County, Georgia

WHEREAS, Pike County has prepared a draft Capital Improvements Element, which, when adopted, will be incorporated into and update the *Comprehensive Plan*; and

WHEREAS, the draft Capital Improvements Element was prepared in accordance with the "Development Impact Fee Compliance Requirements" and the "Minimum Standards and Procedures for Local Comprehensive Planning" adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989; and,

WHEREAS, a duly advertised Public Hearing was held by the County Commission on August 13, 2024, at 9:00 A.M. at the County Courthouse in accordance with Section (10)(a)1 of Chapter 110-12-2-.04 of the Development Impact Fee Compliance Requirements;

BE IT THEREFORE RESOLVED that the County Commission of Pike County, Georgia, does hereby submit the draft Capital Improvements Element to the Three Rivers Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this 13th day of August, 2025.

BY: _____

ATTEST:_____

PIKE COUNTY BOARD OF COMMISSIONERS

Proposed Property Tax Increase

SUBJECT:

PUBLIC HEARING: To receive public input on the notice of proposed property tax increase.

ACTION:

ADDITIONAL DETAILS:

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Mill Rate Presentation

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

General Property Taxes – Rollback Rate Chart:

	$ 8,600,000	Current Property Taxes	
Divided by:	8.944	Estimated Rollback Rate	
	$ 961,538	per mil	
Non-Rollback Rate	9.639	- $	9,268,269
Increase by:			
+ 0.5	10.139	- $	9,749,038
+1.0	10.639	- $	10,229,808
+1.25	10.889	- $	10,470,192
+1.425	11.064	- $	10,649,035

Budget Options – Any Combination (See Attached):

Possible Additional Revenue Sources:

- Sale of Public Works Paving Equipment $500,000

Proposed Expenditure Cuts:

- Cut contingency ($100,000)
- Cut Public Works – M&R Roads ($250,000)
- Hiring Freeze – Salary and Benefits ($614,000)
- Further Cut Sheriff Patrol Cars Request from 4 to (2) ($120,238)

Use of Fund Balance: (*Our policy states that we should maintain 3 months of annual General Fund expenditures. Approximately ***$4,260,735*** currently.)

- Estimated Actual Use of Fund Balance at 06/30/2025 $350,000
- **Estimated Unrestricted Fund Balance at 06/30/2025** **$3,910,735**

PIKE COUNTY BOARD OF COMMISSIONERS

FY 2025-2026 BUDGET

OPTION #1 – Estimated Rollback Rate of 8.944 (Millage Rate increases to 11.064)

Out of Balance $2,023,685

Additional Revenue:

- 1.425 millage increase to 11.064 ($2,023,685)

Balanced $0

PIKE COUNTY BOARD OF COMMISSIONERS

FY 2025-2026 BUDGET

OPTION #2 – Estimated Rollback Rate of 8.944 (No increase in Millage Rate)

Out of Balance $2,023,685

Additional Revenue:

- Sale of Public Works Paving Equipment ($500,000)

Expenditure Cuts:

- Cut contingency ($100,000 to $0) ($100,000)
- Cut Public Works – M&R Roads ($710,000 to $450,000) ($260,000)
- Hiring Freeze – Salary and Benefits ($614,000)
- Further Cut Sheriff Patrol Car Request from 4 to 1 ($180,357)
- Use of Unrestricted Fund Balance ($369,328)

Balanced $0

PIKE COUNTY BOARD OF COMMISSIONERS

FY 2025-2026 BUDGET

OPTION #3 – Estimated Non-Rollback Rate of 9.639

Out of Balance $1,355,416

Additional Revenue:

- Sale of Public Works Paving Equipment ($500,000)

Expenditure Cuts:

- Cut contingency ($100,000 to $25,000) ($75,000)
- Cut Public Works – M&R Roads ($710,000 to $450,000) ($260,000)
- Hiring Freeze – Salary and Benefits ($520,416)

Balanced $0

PIKE COUNTY BOARD OF COMMISSIONERS

FY 2025-2026 BUDGET

OPTION #4 – Estimated Non-Rollback Rate of 9.639 (Millage Rate increases to 10.139)

Out of Balance $1,355,416

Additional Revenue:

- 0.500 millage increase to 10.139 ($480,769)
- Sale of Public Works Paving Equipment ($500,000)

Expenditure Cuts:

- Partial Year Hiring Freeze – Salary and Benefits ($374,647)

Balanced $0

PIKE COUNTY BOARD OF COMMISSIONERS

FY 2025-2026 BUDGET

OPTION #5 – Estimated Non-Rollback Rate of 9.639 (Millage Rate increases to 10.639)

Out of Balance $1,355,416

Additional Revenue:

- 1.000 millage increase to 10.639 ($961,539)
- Sale of Public Works Paving Equipment ($500,000)

Expenditure Cuts:

Increase in Fund Balance $106,123

PIKE COUNTY BOARD OF COMMISSIONERS

FY 2025-2026 BUDGET

OPTION #6 – Estimated Non-Rollback Rate of 9.639 (Millage Rate increases to 10.529)

Out of Balance $1,355,416

Additional Revenue:

- 0.890 millage increase to 10.529 ($855,416)
- Sale of Public Works Paving Equipment ($500,000)

Expenditure Cuts:

Balanced $0

PIKE COUNTY BOARD OF COMMISSIONERS

Bryan Richardson

SUBJECT:

Bryan Richardson with Pike County American Legion Post 197 to address the Board regarding the Pike County Veterans Memorial Refurbishment Project.

ACTION:

ADDITIONAL DETAILS:

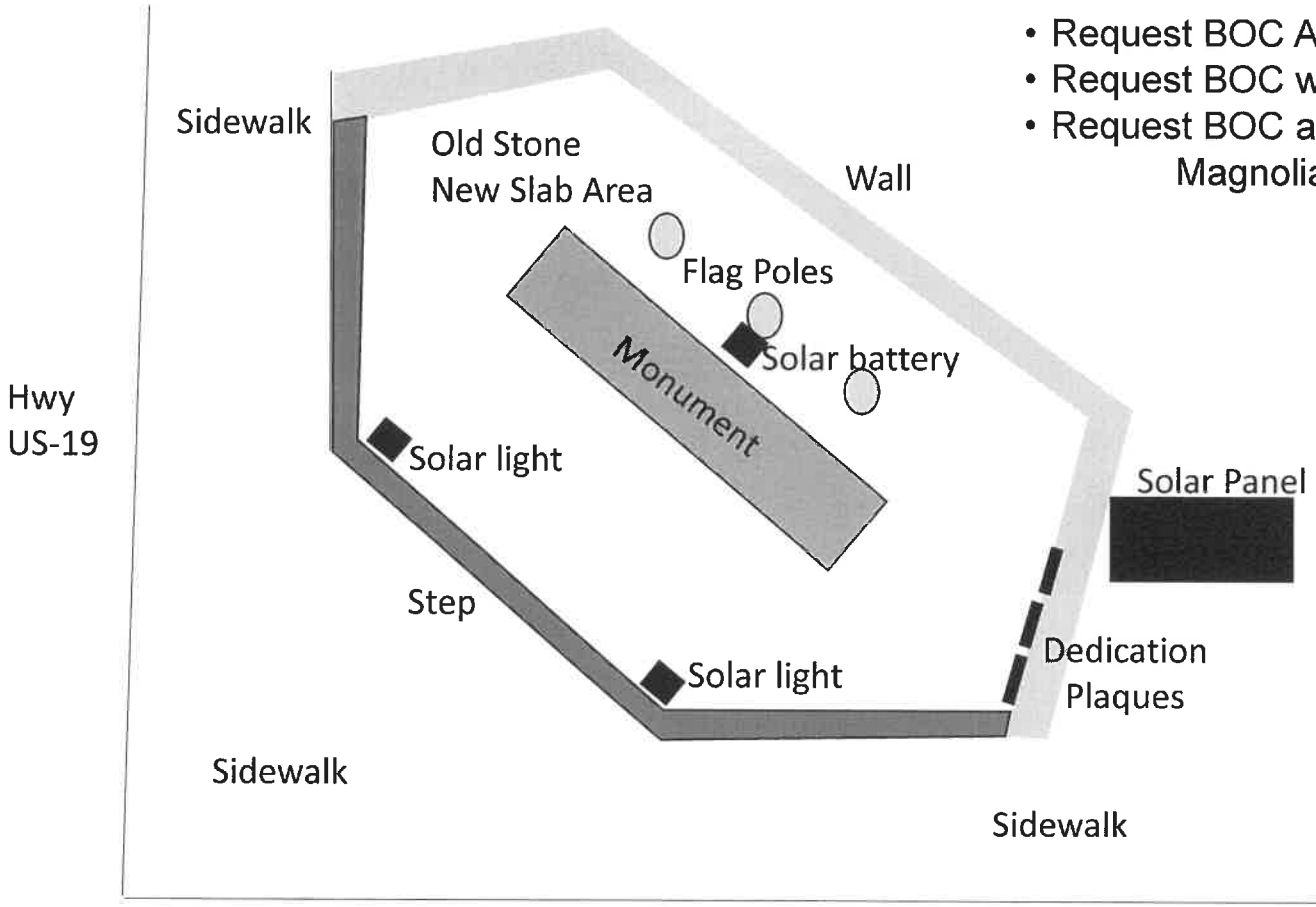
ATTACHMENTS:

	Type	Description
🗋	Exhibit	Pike County Veterans Memorial Refurbishment Project

REVIEWERS:

Department	Reviewer	Action	Comments
County Clerk	Blount, Angela	Approved	Item Pushed to Agenda

Pike County Veterans Memorial Refurbishment Project



- Request BOC Approval of Project
- Request BOC waiver for County Building Permit Fee
- Request BOC authorization to trim overhanging Magnolia Tree branches

Tasks

1. Remove existing hedge
2. Trim Magnolia Tree
3. Remove stone
3. Replace selected granite step with marble
4. Prep, pour, and finish concreate slab
5. Prep, pour, and finish concrete wall (4' high)
6. Install 3 dedication plaques on new wall
7. Conduct County Rededication Ceremony