

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, October 13, 2021 at 9:00 a.m. in the Courthouse, Main Courtroom, at 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Guy, Jason Proctor and James Jenkins attended. County Manager Brandon Rogers, County Attorney Rob Morton and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)). Due to unforeseen circumstances, Commissioner Tim Daniel was unavailable to attend the meeting.

- 1. CALL TO ORDER..... Chairman J. Briar Johnson**
- 2. INVOCATION.....Ben Maxedon**
- 3. PLEDGE OF ALLEGIANCE..... Chairman J. Briar Johnson**
- 4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**

County Manager Brandon Rogers requested the agenda to be amended to add under Invited Guest State Representative Beth Camp to speak before letter a.

Motion/second by Commissioners Guy/Proctor to approve the amended agenda, motion carried 4-0.

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

- a. Minutes of the September 28, 2021, Regular Monthly Meeting.

County Manager Brandon Rogers addressed the Board for discussion to clarify a couple of comments he made at the last meeting. The minutes are correct as presented for approval. Mr. Rogers noted he stated in the last meeting that Rosehill Road work was for one side of the road, after doing the research it was budgeted for \$250,000 in SPLOST funds to do both sides of Rosehill Road; therefore, both sides of Rosehill Road will be done. CM Rogers clarified his statement regarding the intersection at Hill Street and Highway 18, Rogers stated it was included in the costs, but it is only figured as it is now. If the county does their part with the intersection, it will accrue additional costs, right now it is estimated around \$45,000 to redo the intersections.

Motion/second by Commissioners Proctor/Guy to approve the September 28, 2021 minutes, motion carried 4-0.

- 6. INVITED GUEST**

Beth Camp, State Representative, addressed the Board regarding broadband. The citizens of Pike County need access to rural broadband to improve their quality of life in this area. The citizens that did not have internet during the Covid-19 pandemic did not have access to telehealth visits, could not work from home, and some students were not able to do schoolwork online while others who had internet access were able to get online and do the Smithsonian, the Metropolitan Museum of Art New York, and they were able to do college classes. There is a great divide for citizens who have access and citizens who do not have access to the internet. The world has improved, and things are starting to open back up, but realistically there are more people working from home now because many businesses have figured out it is cheaper to pay them a salary to work from home then to have them come into an office. People are still doing telehealth visits. Does the county use the money they have that came from the Federal Funds that came down to the communities to help with situations that arose from Covid-19 or does the county put that money towards internet? The county has opportunities and money to move this project forward. Camp stated she does not foresee anytime short of a true natural disaster that the federal government will ever give money like this again. If the county will bring a plan to move forward with the internet service and there is a gap, Camp will go to the Department of Community Affairs and the State to get additional funds to make the projects happen here. Camp has said the same thing to the Commissioners in Lamar and Upson Counties. When she asked the state earlier this year for funds, they said bring them a project. The state does not do anything unless there is a project. Camp asked the Board to please consider putting some money towards the rural broadband project in the county.

- a. Dillon Watson and Butch Brock with WavCom

Dillon Watson, Operations Supervisor at WavCom, addressed the Board stating WavCom is an independent phone company in Waverly Hall, GA. Currently, WavCom provides fiber optic internet service throughout Harris County. Conexon has agreed to partner with Southern Rivers which will service some of the residents in Pike County but will leave a lot of residents unserved. WavCom's proposal is to serve the remaining 3,770 dwellings not served in Pike County. WavCom is requesting a \$1 million dollar contribution from Pike County to match their almost \$3.7 million dollar contribution from WavCom. That will give WavCom a 103% match to the ARP Funds and Pike will seek \$4,544,000 in co-funding through the Georgia Broadband Deployment Grant program to complete the \$9.1 million dollar project within 24 months. Commissioner Proctor asked how much Upson County was contributing. Mr. Watson replied that Upson County contribution is \$2 million dollars to \$2.2 million dollars contribution from WavCom. Upson County signed a Memorandum of Understanding last night with WavCom. Chairman Johnson asked if the \$1 million dollars would be required to be paid all at once or if it could be paid over an amount of time. Mr. Watson stated the \$1 million dollars could be paid over the period of the construction project which is 24 months. The payment schedule

could be set up however the county wants to pay it within that 24-month construction period. As soon as WavCom receives confirmation they have been awarded the grant funds, they will start the construction. County Manager Rogers asked Mr. Watson to explain how the cost that is being contributed is broken down for each individual dwelling. Mr. Watson replied the contribution made on behalf of Pike County of \$1 million dollars for 3,770 dwellings, that is \$250.00 to install internet per dwelling and right around \$1,00.00 with WavCom's contribution. Chairman Briar Johnson asked if he would discuss the rates. WavCom has 2 tiers: (1) 100 megabytes symmetrical will be \$59.95 a month (2) 1 Gigabit symmetrical will be \$99.95 a month. WavCom will require each dwelling to lease their wi-fi router at \$12.95 a month. Commissioner Proctor asked if it was fiber in the ground. Mr. Watson stated it is fiber in the ground and in the air. Every home that is shown on the map provided by WavCom is guaranteed service. Chairman Briar Johnson noted he received a call from Norman Allen, Chairman from Upson County Board of Commissioners, and they are in support of WavCom. Mr. Watson stated the grant application process is a regional approach, Upson, Pike and Spalding Counties. Pike County will facilitate right-of-way access, streamlined permitting and, through their relationship with Upson EMC and Georgia Power, any pole attachment processes and fee waiver. Pike County will provide collocation or property easement for telecommunication equipment and/or cabinets. Pike County will offer WavCom the opportunity to bid on any communications services needed by the county upon either expiration of any existing county contracts or for new services that are not under a current contact. The service WavCom will offer is fiber service to the home, not wireless. Chairman Briar Johnson asked as the county grows, will new dwellings be able to sign on to get the service. Mr. Watson replied yes, they will look at some development maps and build for capacity. Commissioner Proctor asked if it would be possible for the county to put a fee on the service to help the county recoup some of the \$1 million dollars back. Mr. Watson stated they can do that, but when the grant is applied for, it will show less than 103% match and the more you start taking away from that it affects the strength of the application. Once approved, it will take WavCom 6-8 months to hook up the first dwelling. County Manager Rogers asked if there are any other services that WavCom may offer besides broadband. Mr. Watson stated there are no future plans for launching a traditional video platform, there are several streaming applications available now online. WavCom will offer voice telephone service platform.

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.

Motion/second by Commissioners Guy/Proctor to accept the Department Reports, motion carried 4-0.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$2,467,205.11
Fire Dept. Donations.....	\$6,420.16
Cash Reserve Account.....	\$307,597.27
Jail Fund	\$35,652.18
E-911 Fund	\$158,757.16
DATE Fund	\$46,014.95
Juvenile Court Fund.....	\$12,298.33
Residential Impact Fee	\$1,095,473.13
Commercial Impact Fees	\$179,958.30
C.A.I.P FUND	\$38,232.63
General Obligation SPLOST Tax Bond Sinking Fund, 2016.....	\$394,083.21
L.M.I.G. Grant (DOT).....	\$48,025.93

- c. County Manager Comment

County Manager Brandon Rogers updated the Board on the CDBG grant in Hilltop, Public Works is working on the asphalt and should be finished up by the end of the week. Helix will be back to do the curbing, edging of the road and striping. The county's portion is wrapping up.

Greg Hobbs, Tax Assessor, is requesting an extension to use his vacation time that he is set to lose. Due to the extended tax assessments this year, Mr. Hobbs was unable to take vacation and will lose 88 hours of vacation. CM Rogers asked the Board to allow Mr. Hobbs to extend his accrued vacation until December 31, 2021.

Motion/second by Commissioners Proctor/Guy to extend Mr. Hobbs accrued vacation until December 31, 2021, motion carried 4-0.

During the budget process the Tax Assessors office looked into a program to help with application and deed process in the office. A couple of options were looked at, hiring an employee in the Tax Assessors office to handle this duty all day which comes with a great expense or contract a third party who handles this duty. The cost for the third-party company is \$9,000 and the county budgeted for this cost. Once the third-party started with everything, the county's IT guys got involved and found out the server for the Tax Assessors office uses will not support the program. The estimated cost for a new server for the Tax Assessors office would be \$5,845. CM Rogers asked the Board to consider using the funds in the CAIP fund to pay for the new server. There is approximately \$38,000 in CAIP funds and is to be used

for technology upgrades. Chairman Briar Johnson asked if the server would help in other departments or just the Tax Assessors office. CM Rogers replied this server is specific to the Tax Assessors office.

Motion/second by Commissioners Jenkins/Proctor to approve use of \$5,845 in CAIP funds to purchase the server, motion carried 4-0.

Three Rivers Regional Commission Transit has presented the county with an annual contract for the transit for the Senior Center. There are a couple of changes to the contract that are minor. The changes include previous transit contracts contained language requiring the county to procure automobile liability insurance. This language has been deleted. The contracts require RMS, third party operator, to pay for this insurance. The county can obtain an insurance policy, but it is not a requirement in this contract. Reference to the Department of Human Services (DHS) have been added. Three Rivers Regional Commission operated the Transit program according to guidelines and policies set by both GDOT and DHS. Language has been added to clarify the process of bus replacements. The county understands that the typical useful life of a transit bus is approximately five years. The county will support Three River Regional Commission's 5311 application to GDOT for vehicle replacements including provision of required local match. The fares or services areas are not changing. Service areas and fares vary based on a variety of issues/ Service areas and fare information would now be contained in an attachment to the contract and available to the public. The local funding requirements will be the same as Fiscal Year 2019 (before COVID). If the county is getting buses, the local match for buses is also included. The Georgia Security and Immigration Compliance Act of 2006 form will be attached to the contract. CM Rogers recommendation is to approve the contract after the County Attorney has reviewed the contract.

Motion/second by Commissioners Proctor/Guy to approve contract after the County Attorney has reviewed the contract, motion carried 4-0.

CM Rogers met with the mayors of the cities regarding the continuation of the Special Project Local Sales Tax, SPLOST. Discussion for the use of funds took place during the meeting. The cities are requesting to add water and sewer infrastructure to the SPLOST approved project list. In the past, the Board of Commissioners have made it clear that there is a fear of the SPLOST not passing if additional projects are added above roads, streets, and bridges. Commissioner Jenkins asked about using some of the county's American Rescue Plan (ARP) funds to help support the city's water and sewer infrastructure and reduce the SPLOST percentages for the cities. CM Rogers replied that is an option and the Board will have to look at what projects are on the ARP funds list that the county would suffer if removed in order to give to the cities a portion of the county's ARP funds. Commissioner Jenkins stated it would be a county wide project anyway and his biggest concern is to not lose the SPLOST. CM Rogers noted a large portion of the ARP funds was for water infrastructure and a portion of the ARP funds was for McKinley Road and a small portion of the ARP funds was for broadband. There was \$850,000 of the ARP funds set aside for McKinley Road between Highway 19 and Williamson-Zebulon Road. CM Rogers suggest using those funds from McKinley Road and broadband funds in the amount \$100,000 that was set aside for a total of \$950,000 towards the \$1 million dollars for broadband. The rest of the funds from the American Rescue Plan fund in the amount of \$3.6 million dollars went to water and sewer infrastructure. The Board of Commissioners can change the distribution percentages for the cities from SPLOST if they want to give them ARP funds. Commissioner Jenkins stated reducing some of the county's funding from the ARP funds that were set aside for the water infrastructure to give to the cities. Chairman Briar Johnson stated the city residents are county residents also and they pay taxes, he does not think the cities should be left out. Commissioner Guy agreed and said the cities should be helped any way possible. Commissioner Jenkins noted the cities will get the same amount of money either way, using county ARP funds or SPLOST funds. Commissioner Jenkins spoke with Mayor Fry in Williamson, and he is fine with getting county ARP funds as long as they get some help. CM Rogers stated the ARP funds must be spent by December 31, 2026, the cities will be encouraged to start their projects soon and finish them quick if they receive some of the county's ARP funds. Commissioner Proctor stated he would not add anything to the SPLOST, he would agree to give the cities some of the county's ARP funds. CM Rogers stated he will talk to the cities about a way to add water projects without influencing the SPLOST. The next scheduled meeting with the cities is October 19, 2021. The SPLOST percentages can be discussed at the next Board meeting. Some of the cities will want higher percentages with growth and some may need to be lowered. The SPLOST percentages were set the same as Local Option Sales Tax last time.

d. Commissioner Reports

District 1 – Commissioner Daniel – Absent

District 2 – Commissioner Guy – No report

District 3 – Commissioner Proctor

Already spoke with County Manager about some issues he had with the Department Reports. Proctor noted that Mark Camp needed some work done at Chestnut Oak on repairing the broken water hook ups for RVs, Pike County Building and Grounds should be able to help with that and save Agribusiness some money.

District 4 – Commissioner Jenkins

Would like to add/move Executive Session, germane to potential litigation between Agenda Items 8 and 9.

Motion/second by Commissioners Jenkins/Proctor to add/move Executive Session, germane to potential litigation between Agenda Items 8 and 9, motion carried 4-0.

At-Large – Chairman Johnson

Chairman Johnson noted he reads all the departments reports and appreciates them. He thanked Agribusiness Board and Mark Camp for their report submitted monthly and all the work that has been done at Chestnut Oak. The SPLOST and LOST numbers continue to grow. The SPLOST is up \$28,000 from this time last year and the LOST is up over \$21,000 from this time last year. Chairman Briar Johnson encouraged everyone to continue to shop local in the county.

e. County Attorney Report to Commissioners

County Attorney Rob Morton stated he has been dealing with some departments involving ongoing code violations and prosecutions. Develop restitution agreements in relation to some of the code violations. Morton stated he has been working on Open Records Requests, had a few of them in the Sheriff's Office. There is a contract that is being negotiated between the Sheriff's Office and the City of Williamson for the potential for provision of law enforcement services pursuant to the State Law. If that is worked out it will be presented to the Board of Commissioners because it has to be with their consent and the way, it works is the money would be obligated by the City of Williamson would be paid to the general fund of Pike County and provided budgetary through to the Sheriff's Office for the provision of those services. Morton noted he has been dealing with Zoning and Code issues.

EXECUTIVE SESSION

- b. Commissioner Jenkins/ County Manager Brandon Rogers requests Executive Session for consultation with the County Attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved, as provided in O.C.G.A. §50-14-2(1), germane to potential litigation.

Motion/second by Commissioners Guy/Proctor to adjourn Regular Session and enter into Executive Session at 9:52 a.m., motion carried 4-0.

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 10-13-2021.

2.

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

3.

The executive session was called to order at 9:52 a.m.

4.

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

Yes Consultation with the county attorney, or other legal counsel, to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

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

No 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:	Tim Guy, Commissioner	(L.S.)
	Jason Proctor, Commissioner	(L.S.)
	James Jenkins, Commissioner	(L.S.)
	J. Briar Johnson, Chairman	(L.S.)

This the 13th day of October 2021.

Sworn to and subscribed
Before me this 13th day of October 2021.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public
My commission expires: August 14, 2022.

Motion/second by Commissioners Proctor/Guy to adjourn Executive Session and enter into Regular Session at 10:09 a.m., motion carried 4-0.

8. UNFINISHED BUSINESS

- a. Approve/deny Second Reading of Text Amendment to Title: III: Administration, Chapter 36 Personnel Policy, Section 36.36 On-Call Status.

Motion/second by Commissioners Proctor/Jenkins to approve the Second Reading of Text Amendment Title III: Administration, Chapter 36 Personnel Policy, Section 36.36 On-Call Status, motion carried 4-0.

9. NEW BUSINESS

- a. Discussion of Mill Rate.

County Manager Brandon Rogers stated this year the county has a rollback of 11.986. Rogers asked the Board for approval for the Tax Commissioner to advertise the 2021 mill rate which will be adopted at the next meeting.

Motion/second by Commissioners Guy/Proctor to move forward with advertising of the 5-year history, motion carried 4-0.

- b. Discussion of Pike County Redistricting Map.

County Manager Brandon Rogers met with the Reapportionment Office, originally, there were only going to be minimum changes to the map. After receiving the map, Rogers noticed they were using roads that had been closed as well as powerlines, gas lines and creeks as boundaries. This map was very hard to read and did not clearly mark the boundaries. CM Rogers met with the Reapportionment Office for a second time, and they redrew the map to reflect a minimum number of changes which included only using roadways as boundaries. The overall deviation is 31 which is within the acceptable range. CM Rogers would like to get the approval of the map from the Board to send off for the Reapportionment to do a final review and issue a technical certification. Once the county has a technical certification, the map will be brought back before the Board of Commissioners for adoption, and then the county will notify State Representative Beth Camp for her to take to the legislature for approval. County Manager Brandon Rogers thanked Representative Camp for supporting the county working with the Reapportionment office.

Motion/second by Commissioners Proctor/Guy to approve to send map to Reapportionment office for review, motion carried 4-0.

- c. Discussion of Broadband.

County Manager Brandon Rogers would like the Board to consider the Memorandum of Understanding with WavCom. WavCom seems to be a very good deal for the county and especially for the citizens that will go unserved by Southern Rivers Energy during the broadband upgrades. Commissioner Guy asked how the county will fund the \$1 million dollars that WavCom request Pike County to contribute. County Manager Rogers replied one of the projects on the ARP funds was on recouped losses, and the county was using some of the recouped losses to pave McKinley Road between Highway 19 and Williamson-Zebulon Road, Rogers suggest using those funds for the broadband instead of paving of McKinley Road. McKinley Road project can be moved to a LMIG or SPLOST project. The funding put to a side for McKinley Road was \$850,000 and use the funds put to a side for broadband in the amount of \$100,000 which totals \$950,000 of the \$1 million dollars. That will leave only \$50,000 for the county to come up with.

Motion/second by Commissioners Proctor/Guy to approve MOU, motion carried 4-0.

- d. Approve/deny PC-05-10 revised final plat for Peachstate Airpark.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the applicant is requesting a revised final plat to combine Lots 4 and 5 into one building lot. The code currently reads any major subdivision plat previously approved by the Board of Commissioners that is altered or modified or otherwise changes with lot lines, lot sizes, or total number of lots shall be submitted to the Pike County Board of Commissioners for approval.

Motion/second by Commissioners Jenkins/Proctor to approve, motion carried 4-0.

- e. Approve/deny revised final plat for Creekside Farms.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the applicant is requesting a revised final plat to combine Lots 4 and 5 into one building lot. The code currently reads any major subdivision plat previously approved by the Board of Commissioners that is altered or modified or otherwise changes with lot lines, lot sizes, or total number of lots shall be submitted to the Pike County Board of Commissioners for approval. County Attorney Rob Morton noted this type of action is in the process of being changed. Previously the Zoning Administrator had the authority to make these decisions administratively. Several years ago, a member of the Board decided they wanted to have the decision-making authority over this type of action, so it was changed in the policy. Based on previous discussion that will be modified for the Zoning Administrator, Jeremy Gilbert, to approve administratively. This will be coming before the Board of Commissioners within the next couple of months for approval of policy change.

Motion/second by Commissioners Guy/Proctor to approve, motion carried 4-0.

10. PUBLIC COMMENT - NONE

11. EXECUTIVE SESSION

- i. County Manager Brandon Rogers requests Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(b)(2); germane to personnel.

Motion/second by Commissioners Guy/Proctor to adjourn Regular Session and enter into Executive Session at 10:24 a.m., motion carried 4-0.

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

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

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The executive session was called to order at 10:24 a.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*;

No Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4);

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

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

Pike County Board of Commissioners:

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

This the 13th day of October 2021.

Sworn to and subscribed
Before me this 13th day of October 2021.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public
My commission expires: August 14, 2022.

Motion/second by Commissioners Guy/Proctor to adjourn Executive Session and enter into Regular Session at 10:39 a.m., motion carried 4-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Proctor to adjourn at 10:40 a.m., motion carried 4-0.

Chairman, J. Briar Johnson

County Clerk, Angela Blount