

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, May 11, 2022, at 9:00 a.m. in the Courthouse, Main Courtroom, at 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Jason Proctor and James Jenkins attended. County Manager Brandon Rogers, County Attorney Rob Morton and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)).

- 1. **CALL TO ORDERChairman 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))**
Motion/second by Commissioners Proctor/Daniel 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 April 26, 2022, Regular Monthly Meeting.
 - b. Minutes of the April 26, 2022, Executive Session.
 - c. Minutes of the April 28, 2022, Special Called Meeting.
 - d. Minutes of the April 28, 2022, Executive Session.
 - e. Minutes of the May 3, 2022, Special Called Meeting.
 - f. Minutes of the May 3, 2022, Executive Session.

Motion/second by Commissioners Daniel/Proctor to approve the April 26, 2022 Regular Monthly Meeting minutes, April 26, 2022 Executive Session minutes, April 28, 2022 Special Called Meeting minutes, April 28, 2022 Executive Session minutes, May 3, 2022 Special Called Meeting minutes, and the May 3, 2022 Executive Session minutes, motion carried 5-0.

- 6. **INVITED GUEST**
 - a. Employees to be recognized for years of service.

Anita Hortman
County Manager Brandon Rogers introduced Anita Hortman. Ms. Hortman has been employed with Pike County for five years in the Superior Court office and is a great asset to the department. Superior Court Clerk, Pam Thompson, stated Ms. Hortman is the Civil Clerk. In the Superior Court office, everyone must do a little of everything and Ms. Hortman is always willing to step up wherever needed and is a great asset to Superior Court office. County Manager Brandon Rogers and Superior Court Clerk Pam Thompson thanked Anita Hortman for her service. Ms. Hortman was presented with a certificate and a five-year pin.

Lewis Todd Goolsby
County Manager Brandon Rogers introduced Todd Goolsby. Mr. Goolsby has been employed with Pike County for fifteen years and is the Director of Public Works. Mr. Goolsby has one of the tougher jobs in the county, catches criticism daily. Mr. Goolsby’s department has the second highest budget in the county, and he has a lot of responsibility on him. CM Rogers noted Mr. Goolsby job is very important and he does a great job. County Manager Brandon Rogers thanked Todd Goolsby for his service. Mr. Goolsby was presented with a certificate and a fifteen-year pin. Chairman Briar Johnson thanked Todd Goolsby and Anita Hortman for the job they do and their service to Pike County.

- 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 Proctor/Daniel to accept the Department Reports, motion carried 5-0.

b. County Manager Report	
Update on County finances for the following funds/accounts:	
General Fund	\$5,479,514.10
Fire Dept. Donations.....	\$7,520.54
Cash Reserve Account.....	\$372,525.66
Jail Fund	\$34,017.94
E-911 Fund	\$335,894.66
DATE Fund	\$39,098.72
Juvenile Court Fund.....	\$12,459.06
Residential Impact Fee	\$1,320,046.98
Commercial Impact Fees	\$169,876.48
C.A.I.P FUND	\$37,855.84
General Obligation SPLOST Tax Bond Sinking Fund, 2016.....	\$1,529,485.37

c. County Manager Comment

County Manager Brandon Rogers stated a lot is going on in the county. The second half of the American Rescue Plan Act, ARPA, funds are starting to be released from the state. Mr. Rogers noted he has applied for the second half of funding and anticipates the funds being released within the next month or so.

Early voting is taking place now at the Registrar’s office and as of Tuesday Pike County has had 636 residents to early vote. The Special-Purpose Local-Option Sales Tax, S.P.L.O.S.T., is on the ballot and CM Rogers encourages everyone to vote. If anyone ever questions where the S.P.L.O.S.T. funds are spent, drive down Flat Shoals Road and you can tell a difference between the Pike County side and the Meriwether side on the road. The tax dollars were used to maintain the Pike County portion of Flat Shoals Road.

CM Rogers gave the Pike County Fire Department an “atta-boy” from the early morning fire on Tuesday at the Oink Joint in the kitchen area. Pike County Deputy Chief 3, Jason Wright, was first on the scene and they did an excellent job containing the fire to the kitchen area. In addition, CM Rogers thanked the mutual aid support that assisted, City of Griffin, Spalding County and Northside Volunteers from Thomaston.

Letters have been mailed to citizens on Tanyard Road regarding the land acquisition. Tanyard Road will be discussed later on the agenda in regard to the Community Development Block Grant, CDBG. As of today, the county has received one letter back from a Tanyard Road resident who is willing to donate their land for the right-of-way.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy – Would like to get addresses of the locations in Hilltop that Mr. Joe Parks has concerns about so he can look at the locations himself. Commissioner Guy noted the speed bumps need to be followed up on.

District 3 – Commissioner Proctor – More research needs to be done after the long discussion on speed bumps at the last meeting. A cost analysis needs to be done on what the cost would be for some calcium on dirt roads to help control the dust. Has received several phone calls from citizens regarding the dust. CM Rogers asked for a list to be provided of what dirt roads he would like a cost analysis to be done on because the cost will depend on the base and what will have to be done to prepare the road. Commissioner Proctor stated in his district, Pitts Road and Arthur Road for now, but he is sure there are dirt roads in other districts. Commissioner Proctor would like an alternative to speed bumps if speed bumps are going to be a problem.

District 4 – Commissioner Jenkins – The speed bumps on Blanton Mill Road need to be looked at with the concerns that Becky Watts mentioned in the Town Hall meeting (signage between the 2 sets of speed bumps, the dust and dirt covering the pavement at the speed bumps and when it rains what will the condition of the road be where the pavement and dirt meet)

At-Large Chairman Briar Johnson- Would like to see speed bumps signs on the inside and outside of the speed bumps. County Manager Rogers noted he spoke with Todd Goolsby and signs will be placed between the two sets of speed bumps on Blanton Mill Road.

Chairman Johnson asked for everyone to keep Jerry and Matt Crawford in your prayers regarding the Oink Joint fire as they clean up and will be making some decisions.

Chairman Johnson noted he appreciates all the monthly reports from the departments in the county. Encouraged the citizens to read the monthly reports to see what all the departments are doing.

e. County Attorney Report to Commissioners

County Attorney Rob Morton thanked Anita Hortman for her service. Morton noted Ms. Hortman is a joy to work with at the Superior Clerk’s Office related to work matters and always has a good disposition and very helpful. She will intentionally go out of her way to provide additional assistance. Morton thanked Todd Goolsby for his service to Pike County in the Public Works Department. Todd has provided invaluable information over the years with his experience with the roads and the whole operations of Public Works.

Title Search has been completed for Bottoms Road. There are a couple of others that have been identified in the tax records that are unknown properties. As Morton comes across these properties, he will ask the County Manager to see if the county wants to pursue and go ahead and get verification of who owns those titles. Those are potentially tax dollars.

Been dealing a lot with open records disputes involving some other entities on behalf of the county.

Been working on contract reviews.

Received an update Tuesday afternoon, the Opioid litigation that indicated the number of governments that have participated in the settlement, has been approved therefore the county may see by the end of the year a distribution on the approved settlement.

8. UNFINISHED BUSINESS

- a. Consider one appointment to the Pike County Agribusiness Authority to fill an unexpired three-year term, set to expire December 31, 2024. *Applicant has met criteria.*

Applicant is Nancy Perkerson of Molena, GA. County Manager Brandon Rogers and the Chairman of the Agribusiness Authority Board recommendation is to appoint Nancy Perkerson to the Agribusiness Authority Board.

Motion/second by Commissioners Proctor/Daniel to appoint Nancy Perkerson to the Pike County Agribusiness Authority, motion carried 5-0.

- b. First Reading of Text Amendment of the Pike County Code of Ordinances Title III: Administration, Chapter 33 Boards, Commissions, Authorities, and Other Organizations.

County Attorney Rob Morton stated the Board of Commissioners have previously discussed the possibility of combining the boards related to the existing Planning Commission Board and Board of Appeals. Jeremy Gilbert, Director of Planning and Development, has drafted some proposed changes to the board section of the county code of combining of the two boards into one board and it be called the Pike County Zoning Board, PZB. The Board of Commissioners have been provided with a draft of the first reading that Jeremy Gilbert drafted, and County Attorney made some modifications for their consideration. County Attorney Morton noted he has seen one email addressing the concern of the combining of the two boards. The biggest concern in the email was limiting the number of eyes that are seeing a project. The county is not changing the process but just combining the boards into one board. The process will remain the same. This is just the first reading and if the Board has any suggestions, they will need to get with the County Manager, Jeremy Gilbert, or the County Attorney to make the final adjustments before the second reading. Commissioner Daniel stated in the objection email it was mentioned several times about a public hearing to combine the boards, is the Board of Commissioners required to have a public hearing. County Attorney Rob Morton replied for this text amendment, no. What happens is the Planning Commission and Board of Appeals address land use maps in the Pike County Code Chapter 156 there is a provision that addresses both boards but both boards are also addressed in Chapter 33, which is the first step to the modification or changing the combining of the boards. The other chapters will have to be modified and that will require a public hearing because it is changing Chapter 156 of the zoning code. The concept of combining of the two boards is addressed in Chapter 33 that does not require a public hearing. If the concept is approved, a public hearing will have to take place to modify Chapter 156 of the zoning code.

Motion/second by Commissioners Guy/Daniel to approve first reading, motion carried 5-0.

9. NEW BUSINESS

- a. Discussion of Brazier Road.

County Manager Brandon Rogers stated after Public Works started work repairing Brazier Road, it was discovered a spring below the surface of the road. It is a guess that the spring is a major part of the deterioration of the road. For the time being, Public Works has stopped the repairs due to the extra cost that this will bring. The estimate currently, is the original cost which is around \$20,000.00 to repair the road. It could now cost as much as \$60,000.00 - \$100,000.00 to repair. Depending on how far the spring is under the road, the road will have to be dug up and based out with surge stone then GAB followed by asphalt. With the limited right-of-way and the ability to ditch the road this could continue to cause further issues in the future. CM Rogers asked the Board how they would like to move forward with the process, would they like to try to acquire right-of-way land to put ditches in, or patch it like it is. CM Rogers stated one thought that he and Public Works Director, Todd Goolsby, had was to go in, mill up the road and turn it back into a dirt road so the county can continue to maintain it, but this step would be moving backwards and not forward. Commissioner Guy stated in the future, a group needs to be put together to go out and purchase land for the county to acquire right-of-way, even on the dirt roads that have been discussed, start with one road at a time to get them ditched. Commissioner Guy asked how long did the asphalt last prior. CM Rogers replied about five years. Commissioner Daniel stated Brazier Road is a big cut through road and does not agree with going back to dirt. Commissioner Daniel stated if it costs too much to acquire the land for a right-a-way for the road to be ditched, just pave it back like it is and get five more years out of it. Chairman Johnson asked for clarification, is the county going to acquire the land for the right-of-way or just pave the road as is. CM Rogers stated the county will work on acquisition of land for the right-of-way and once the county has that, ditching will be done, then it will be brought back to the Board of Commissioners about resurfacing and widening the road.

- b. Discussion of Insurance Premiums.

County Manager Brandon Rogers stated Matt Bidwell with MSI discussed the insurance options at a previous Board of Commissioners meeting and presented two options the Board could choose from, a traditional option or a HRA option. CM Rogers recommendation is to go with AETNA Insurance HRA option. If the Board chooses to go with a traditional plan, CM Rogers recommendation is United Healthcare. Commissioner Daniel noted that if the county chooses an HRA plan, at open enrollment someone would need to educate the employees on an HRA plan. CM Rogers stated one change is the \$84,750 that the county would be contributing is based on the history and there is a chance it could be more than that. Chairman Johnson asked if the county should look in the future at paying more towards the monthly insurance premium for the employee instead of the 85% the county is paying now and for family coverage, pay less towards monthly premium. CM Rogers replied it will change the premiums and Pike County is within the standard at 85%. On an average, a county may pay 90% for employee only, some are less, and some are more but it is up to the Board. Pike County pays higher than most

counties for family coverage. Commissioner Jenkins asked what the cost is to the county paying at 85% for employees/spouse/family. CM Rogers stated \$1.2 million with the current plan the county has in place.

Motion/second by Commissioners Daniel/Guy to approve AETNA Insurance HRA option, motion carried 5-0.

c. Discussion of Local Option Sales Tax (L.O.S.T.)

County Manager Brandon Rogers stated the Local Option Sales Tax is a one percent tax collected and it is a direct offset to the property taxes that are collected. Every ten years it is required that the county and municipalities renegotiate the percentages that each municipality will receive. The county is to call for the official negotiations to begin prior to July 1st. CM Rogers is asking the Board today that discussion of the negotiations start with the municipalities and one or two Board members attend the negotiations to represent the county. If the county fails to renegotiate with the municipalities, the L.O.S.T. could be lost. CM Rogers stated the negotiations would be a meeting a month with the municipalities.

Motion/second by Commissioners Proctor/Daniel to start discussion with the municipalities and Commissioner Jenkins and Chairman Johnson will represent the county during the negotiations, motion carried 5-0.

d. Approve/deny county credit card increase.

County Manager Brandon Rogers currently stated most of the county credit cards have a limit of \$1,000.00. CM Rogers recommendation is to approve raising the limits on the cards to \$2,000.00 per card. The current limit no longer allows departments to schedule for training and overnight stays which requires a temporary increase in most cases. Chairman Briar Johnson stated he thinks the credit cards should be raised to \$3,000.00 per card.

Motion/second by Commissioners Proctor/Guy to approve \$3,000.00 credit card limit for Department Heads cards and research other credit card companies that offers an award program, motion carried 5-0.

e. Approve/deny codification of the Pike County Code.

County Manager Brandon Rogers stated the county received an estimate back from Municode to have the complete ordinance checked for inconsistencies and conflicts in accordance with State Constitution, State Law. Once the codification is complete, the county will be able to move the ordinance over to the Municode online hosting. Municode cannot make any changes to the code but will offer suggestions in comparison to other counties throughout the state and the Board of Commissioners will make the decision on rather to change the code or not. County Manager Brandon Rogers asked the Board to approve \$18,950.00 in Administrative Impact Fees for the codification by Municode. Commissioner Proctor asked if the \$18,950.00 was a one-time charge. CM Rogers replied the \$18,950.00 is a one-time charge but there is an estimate of \$2,400.00 annually. Commissioner Daniel stated he is familiar with Municode, and he likes it. County Attorney Rob Morton stated to clarify in the attachment from Municode this is a recodification, the Board already has a codification. The county through American Legal Services went through codification. Previously, the county had a point of contact at the county level which is what will be needed with Municode related to the uploads and maintaining the updates. American Legal Services provided services to the county in the early 2000s and the county dropped the ball and stopped providing the updates. Municode is a great platform but the county needs someone designated as the point of contact as the county as a liaison. At one time, it was one of David Allen's former duties with Planning and Development, to provide the code updates.

Motion/second by Commissioners Daniel/Proctor to approve Municode and use of Administrative Impact Fees in the amount of \$18,950.00, motion carried 5-0.

f. Approve/deny use of Impact Fees to purchase mower for Public Works.

County Manager Brandon Rogers stated last year the county purchased a bush hog to replace a side mower that was worn out. The mower to be purchased is to replace a second side arm mower that was purchased at the same time and now has reached its end of life. The bush hog purchased last year has been working great and the side arm that it replaced has not been missed. The county received two estimates for the mower, Wade Tractor & Equipment for \$5,966.08 and Atlantic & Southern Equipment for \$5,933.60. CM Rogers asked the Board to approve the use of Public Works Impact Fees in the amount of \$5,933.60 to purchase the mower from Atlantic & Southern Equipment. Commissioner Proctor noted on the Wade Tractor & Equipment quote the delivery available is 210-270 days from date of purchase order, can the county get it quicker from Atlantic & Southern Equipment. CM Rogers replied yes, Atlantic & Southern Equipment can get it quicker.

Motion/second by Commissioners Proctor/Guy to approve use of Public Works Impact Fees in the amount of \$5,933.60 to purchase mower from Atlantic & Southern Equipment, motion carried 5-0.

g. Discussion of the ambulance contract.

County Manager Brandon Rogers stated in a prior Board meeting it was voted to give Veterans a \$100,000.00 increase they requested, and it will go into effect July 1st. CM Rogers reached out to Veterans Medical Transport and the owner, Mo Farah, stated he re-ran some figures and the \$100,000.00 would not cover his losses. Veterans Medical Transport has requested \$300,000.00. The offer presented to the Board does include a half day truck. CM Rogers stated he ran some numbers

yesterday he did not see where the county needed a half day truck. Chairman Johnson mentioned the county paying the \$300,000.00 with or without the half day truck and stay where we are for a year. Johnson's concern is if the county does not do this that the county may receive a letter from Veterans that they are gone. This would allow more planning time to send out request for proposal next year. Commissioner Proctor said the Board agreed on the \$100,000.00 then Veterans came back needing \$300,000.00 and in six months they might come back wanting more, he does not trust them and would not give them another penny. CM Rogers stated he will reach out to Mo with Veterans and let him know the Board is only standing by the \$100,000.00.

- h. Approve/deny Watering Hole Pass land swap.

County Manager Brandon Rogers stated the Board asked him to get market analysis on the two parcels of land at the end of Watering Hole Pass in Ranchland Estates. The county received a letter from broker, Angi Pilkenton with McLeroy Realty, confirming the two parcels have equal to minimal differences in value with one being .54-acre tract and one being .13-acre tract. The county would receive one tract inside the park area that would allow a turnaround and the other parcel on the dam would go to Bridle Lake LLC. Any problems that may occur in the future regarding the dam such as right-of-way, would not be issues of the county. CM Rogers asked the Board to approve the land swap based on the information provided.

Motion/second by Commissioners Jenkins/Proctor to approve the land swap, motion carried 4-0, Commissioner Daniel stepped out before the vote took place.

- i. **PUBLIC HEARING:** To receive public input in regard to the development of the application of the CDBG project.

County Manager Brandon Rogers stated Carol Southard, CDBG grant writer, is present at the meeting if the Board would like for her to speak. The public hearing is to hear input from citizens in the county for the proposed CDBG project for Tanyard Road. This project is to improve Tanyard Road. When the county was looking at the project it was estimated at a cost of \$2.2 million dollars. An engineer has gone out and assessed Tanyard Road, just to resurface the road as is with no right-of-way and not widening the road, the estimated cost is at \$1.7 million dollars. Letters have been mailed out to the residents regarding the qualifications for the grant. The county has received several positive responses. Carol Southard stated the funds come from the Department of Community Affairs and the county can be awarded up to \$1 million dollars. All indications show that the Tanyard Road area would be eligible under the income guidelines state FICA. This project would be going under the street and drainage for public facilities activity.

PUBLIC HEARING: No one came forth.

Commissioner Daniel stated some residents on the eastern end of Tanyard Road said to leave the road alone because speed would become a factor. On the western side of Tanyard Road, the residents want the road fixed.

Two citizens requested to speak.

Motion/second by Commissioners Daniel/Guy to allow the two citizens to speak, motion carried 5-0.

Juanita Evans addressed the Board stating she lives on Tanyard Road, and it needs to be wider. Ms. Evans stated if you meet an oncoming bus, you need to just close your eyes. The road is not wide enough to meet oncoming traffic especially at the curve and it is scary. Tanyard Road needs to be fixed.

Jewette Britt addressed the Board stating that she lives on Tanyard Road, and it is a very dangerous road. A lot of traffic is on Tanyard Road, and she has to get off the road when she meets an oncoming car scared of being hit. The road is not safe. Ms. Britt is willing to give up some of her property for the road to be widened and fixed.

CM Rogers stated that to obtain the right-of-way for the entire road, it would be less than an acre and that is for the whole road. Right-of Way is only 15 feet on each side of the road. Chairman Briar Johnson reminded everyone the county is applying for the grant and it is not a guarantee that the county will be awarded the grant.

- j. Approve/deny other required items/documents for CDBG project.

1. Chairman to sign Resolution
2. Chairman to sign Civil Rights Compliance Certification
3. Chairman to sign Acknowledgement of Subrecipient Language Access Plan Requirement
4. Chairman to sign Language Access Plan Requirement
5. Chairman to sign CDBG Program Certified Assurances
6. Chairman to sign CDBG Program Disclosure Report

County Manager Brandon Rogers stated that the county has received two additional documents for signatures, one document is Hofstadter and Associates Inc contract for engineering services and one document is Carol's Consulting & Grant Management, Inc. contract for administration services. County Attorney Rob Morton reviewed and approved the contracts with one minor change that needs to be made on the Hofstadter contract, the attestation needs to be changed from the County Manager to the County Clerk.

Motion/second by Commissioners Daniel/Proctor to approve Chairman to sign the Resolution, Civil Rights Compliance Certification, Acknowledgment of Subrecipient Language Access Plan Requirement, Language Access Plan Requirement, CDBG Program Certified Assurances, CDBG Program Disclosure Report, Hofstadter and Associates, Inc. contract and Carol's Consulting & Grant Management, Inc. contract, motion carried 5-0.

10. PUBLIC COMMENT

- a. Steve Reeves to address the Board regarding Pike County Ordinances.

Steve Reeves addressed the Board stating he appreciates them working on the sound system in the courtroom but if you do not speak into the microphone, it does not do much good. Mr. Reeves stated last week he went into the Board of Commissioners office regarding the ordinances that he has been dealing with issues with for over 30 years and it is now a jumbled-up mess. Last year on March 11th, he was dealing with three different ordinances, the previous ordinance, the March 10th ordinance, and the ordinance online. Mr. Reeves stated when he went to the Board of Commissioners office, the County Manager and County Clerk had been working with Municode and he is glad someone is working on it and appreciates the Board for approving the funds for the county to use Municode. An example of how the code needs to be cleaned up is the current ordinance states public hearings will be held across the street at the annex with that address, that is not right, public hearings are held at the Courthouse. There is no place at the annex to hold a public hearing.

11. EXECUTIVE SESSION - NONE

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 10:36 a.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk