

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, February 8, 2023, 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 ORDER..... Chairman J. Briar Johnson**
- 2. **INVOCATION.....Silent Invocation**
- 3. **PLEDGE OF ALLEGIANCE..... Chairman J. Briar Johnson**
- 4. **APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**

Motion/second by Commissioners Guy/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 January 31, 2023, Regular Monthly Meeting.
- b. Minutes of the January 31, 2023, Executive Session.

Motion/second by Commissioners Daniel/Guy to approve the January 31, 2023, Regular Monthly Meeting minutes and the January 31, 2023, Executive Session minutes, motion carried 5-0.

- 6. **INVITED GUEST**

- a. Employee Recognition for service to Pike County.

Amy Hardy with the Pike County Sheriff’s Office has been employed with Pike County for five years. Due to unforeseen circumstances, Amy Hardy was unavailable to attend the meeting.

William Walker with the Pike County Sheriff’s Office has been employed with Pike County for ten years. Sheriff Jimmy Thomas stated Walker served 24 years in the military and retired. He lives in Pike County. Many will see Walker in the Courtrooms or in the Jail and the Jail is a difficult job that can be a headache and Walker has been a big help. Sheriff Thomas noted he wished he had several more like him. William Walker was presented with a ten-year certificate and a pin. Sheriff Jimmy Thomas thanked William Walker for his work.

Scottie Brooks with the Public Works Department has been employed with Pike County for 15 years. Todd Goolsby, Public Works Director, stated when he pulls up at the shop at 7:00 a.m. Scottie is already at work working. Scottie takes a load off Todd Goolsby’s back, he knows what Todd needs and helps him out so much. Scottie Brooks was presented with a fifteen-year certificate and a pin. Public Works Director, Todd Goolsby, thanked Scottie Brooks for his work.

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

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$6,114,111.91
Fire Dept. Donations.....	\$7,721.04
Cash Reserve Account.....	\$467,532.59
Jail Fund	\$39,769.41
E-911 Fund	\$460,184.39
DATE Fund	\$39,607.56
Juvenile Court Fund.....	\$13,839.94
Residential Impact Fee	\$986,593.67
Commercial Impact Fees	\$166,477.07
C.A.I.P FUND	\$132,062.17
General Obligation SPLOST 2022-2028.....	\$395,973.89
L.M.I.G. Grant (DOT).....	\$721,738.73

- c. County Manager Comment

County Manager Brandon Rogers stated he does not have anything to report this morning and if the Board has any questions, let him know. Commissioner Jenkins noted in the finance, looks like the county is about \$2 million dollars short on property taxes, does he have an answer for that. CM Rogers replied not off the top of his head, he would have to investigate it and see. CM Rogers asked Commissioner Jenkins was he talking about because a lot of collections have not been made. Commissioner Jenkins replied it is the general property taxes. CM Rogers stated he will have to follow up with the Tax Commissioner and see what that might be. Commissioner Jenkins noted that it looks like the county is going to have around a \$75,000-\$100,000 shortfall on building permits this year. CM Rogers asked if he was talking about the revenues coming in. Commissioner Jenkins replied that

is correct. CM Rogers replied that the county has experienced some slower growth not because of the moratorium but because of interest rates and the recession.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Proctor – No report.

District 4 – Commissioner Jenkins – No report.

At-Large Chairman Briar Johnson reminded everyone that there is a Board vacancy on the Water and Sewerage Authority Board and a Board vacancy on the Agribusiness Authority Board.

e. County Attorney Report to Commissioners

County Attorney Rob Morton stated he does not have anything to report, there has been a lot going on. If the Board has any questions, to please give him a call at the office.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

a. Consider Tax Refund Application from Carraway/Osbolt in the amount of \$920.56.

Chief Appraiser, Greg Hobbs, addressed the Board stating the property is located at Highway 109 and Lifsey Springs, Map 59 Parcel 21A. A new survey plat was provided 14.72 acres where the county taxed the property for 20.72 acres. The acreage has been corrected and the owner is entitled to a refund for three years.

Motion/second by Commissioners Proctor/Guy to approve tax refund in the amount of \$920.56, motion carried 5-0.

b. Second reading of the Pike County Code of Ordinances be amended by adding Section 39.03 entitled “2022 EMERGENCY MANAGEMENT ORDINANCE” to Chapter 39 entitled “EMERGENCY MANAGEMENT Services” of Title III entitled “ADMINISTRATION”.

County Manager Brandon Rogers noted there has not been any changes between the first and second readings.

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

c. Discussion of Moratorium on Minor and Major Subdivisions.

County Manager Brandon Rogers stated the fees have been updated and recommends the moratorium on minor and major subdivisions to be lifted.

Motion/second by Commissioners Guy/Daniel to lift the moratorium on minor and major subdivisions, motion carried 5-0.

For discussion: Commissioner Briar Johnson asked Planning and Development Director, Jeremy Gilbert, to explain how the Impact Fee Committee works. Planning and Development Director, Jeremy Gilbert, replied state law requires that when an Impact Fee is enacted, that you have a committee. When Pike County enacted the Ordinance for the original Impact Fees around 2005-2006, a committee was formed. Chairman Johnson asked if it is implanted by law that going forward anytime an Impact Fee is changed that a committee does not have to be formed. Jeremy Gilbert replied it is his understanding that it does not. Commissioner Daniel asked Jeremy Gilbert how did he come up with the Impact Fees that they recently approved. Jeremy Gilbert replied when they were doing an Impact Fee schedule analysis, they looked at surrounding jurisdictions to see what they were charging for permits, the annual budget was taken into consideration and what costs were associated with each type of application. The Planning and Development Department has not ever been self-sufficient. Commissioner Proctor asked how much the budget is for Planning and Development. Jeremy Gilbert replied he is not sure of the exact number that was budgeted for Planning and Development, and they did not want to speculate. County Manager Brandon Rogers researched the number and Planning and Development was budgeted for \$401,298 for Fiscal Year 2022-2023. Commissioner Guy noted the Impact Fee numbers look substantially high and he would like to sit down with the community and see what the county can do to work with these numbers but as of right now, the county is going to have to hold to what has been set but he would like to work toward something that is more comfortable for the county, the builders and the citizens in Pike County. County Manager Brandon Rogers stated he wanted to clarify the fees, the permit fees are impacting the General Fund with the Budget and Impact Fees do not impact your General Fund they are a separate fund that impact your future not your budget. Commissioner Daniel stated something is not right if Pike County has the highest Impact Fee in the State of Georgia. County Manager Brandon Rogers noted it is very hard to find another county that fits like Pike County. Pike County fits more in the category of size with your southern counties but you do not see the growth in the southern counties that you see in Pike County. The growth that Pike County is experiencing is more compared to metro Atlanta. Chairman Briar Johnson stated the Commissioners that the citizens are looking at oversee running the county and the future growth of the county. It is not an easy job. The Commissioners look at what is best for the county not just singling out what is best for one group of citizens. Pike County is the 27th fastest growing county in the state. Chairman Johnson reminded the citizens that Pike County has started a paid Fire Department from 6 a.m. until 6:00 p.m. Monday – Friday.

- d. **PUBLIC HEARING:** To receive public input discussing the completed activities for the FY 2019 Community Development Block Grant program.

County Manager Brandon Rogers stated this Public Hearing is to close out the CDBG grant for Hilltop. Carol Southard, CDBG grant consultant, addressed the Board stating the CDBG grant in Hilltop was a million-dollar grant from the Georgia Department of Community Affairs. This project provided flood and drainage facilities that impacted a total of 259 people in Hilltop. Over \$600,000.00 of the funds were for roads and drainage that included resurfacing the roads. The grant allowed for six vacant dilapidated structures to be removed from the area and assist with three families on housing improvements. Commissioner Daniel thanked Carol Southard for all the work and stated all the work in Hilltop looks good. Commissioner Guy thanked Carol Southard for all her hard work and thanked Public Works for all their work.

No one came forth during the public hearing.

Discussion only, no motion entertained.

- e. **PUBLIC HEARING:** To receive public input regarding the development of the application of the Community Development Block Grant project.

County Manager Brandon Rogers stated this Public Hearing is to receive input on the next proposed CDBG grant regarding areas that the public would like to see the county focus on when applying for the grant. Carol Southard stated the county is eligible for up to a million dollars through the state Community Block Grant program. Grants are due June 2, 2023 and this public hearing is to receive citizens input on any projects, these funds must benefit primarily low to moderate income and must meet a 70% threshold.

Patricia Beckham addressed the Board stating that she would like the next CDBG project to be in the Hilltop area at the Outreach Center. The Outreach Center needs to be repaired to allow a place for children to go for activities and everyone in the county could benefit from it.

Commissioner Daniel asked about the CDBG grant that was applied for on Tanyard Road last year and the county did not get the grant, is this something the county can reapply for this year. CM Rogers replied yes it will be looked at as well as any other projects that were brought up during the Public Hearing.

Discussion only, no motion entertained.

10. PUBLIC COMMENT - NONE

11. EXECUTIVE SESSION

- a. County Manager Brandon Rogers requests an Executive Session to discuss the possible acquisition of real property pursuant to O.C.G.A. 50-14-3 (b)(1).
- b. 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 9:50 a.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 2-8-2023.

2.

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

3.

The executive session was called to order at 9:50 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);

- 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.)
Jason Proctor, Commissioner	(L.S.)
James Jenkins, Commissioner	(L.S.)

This the 8th day of February 2023.

Sworn to and subscribed
Before me this 8th day of February 2023.

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

Motion/second by Commissioners Daniel/Proctor to adjourn Executive Session and enter into Regular Session at 10:28 a.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 10:28 a.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk