

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, March 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.....Carson Whiteside**
- 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 to amend the agenda to add Executive Session, germane to personnel under New Business after item e. and before item f.

Motion/second by Commissioners Jenkins/Daniel to approve the amended agenda by adding Executive Session - germane to personnel under New Business after item e. and before item f. , motion carried 5-0.

- 5. **APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**
 - a. Minutes of the February 28, 2023, Regular Monthly Meeting.
 - b. Minutes of the February 28, 2023, Executive Session.

Motion/second by Commissioners Guy/Proctor to approve the February 28, 2023, Regular Monthly Meeting minutes and the February 28, 2023, Executive Session minutes, motion carried 5-0.

6. INVITED GUEST

- a. Employee Recognition for service to Pike County.

Jestin Burden with the Pike County Sheriff’s Office has been employed with Pike County for five years. County Manager Brandon Rogers noted that Jestin Burden works as the School Resource Officer. CM Rogers thanked Jestin for his five years of service and for his work in the county. Sheriff Jimmy Thomas stated Jestin Burden is the class clown. Jestin started in the Sheriff’s Office on the ground floor; he has worked the roads, the jail and now the School Resource Officer. Jestin always has a smile on his face, and he is about helping people instead of arresting people. Jestin Burden was presented with a five-year certificate and pin. Sheriff Jimmy Thomas thanked Jestin Burden 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	\$5,770,581.39
Fire Dept. Donations.....	\$7,721.24
Cash Reserve Account.....	\$467,556.91
Jail Fund	\$28,824.22
E-911 Fund	\$480,692.44
DATE Fund	\$39,151.69
Juvenile Court Fund.....	\$13,900.29
Residential Impact Fee	\$1,004,981.23
Commercial Impact Fees	\$169,742.25
C.A.I.P FUND	\$77,685.75
General Obligation SPLOST 2022-2028.....	\$620,291.85
L.M.I.G. Grant (DOT).....	\$721,757.52

- c. County Manager Comment

County Manager Brandon Rogers thanked Tanya Perkins and Scott Meyers at Animal Control for all their hard work they have put in for getting Pike for Paws together for this weekend. Pike for Paws is a microchip and vaccine clinic for cats and dogs. Residents of Pike County may receive a rabies vaccination, a canine da2ppv or feline HCP vaccination, and a microchip free for their dog and/or cat. Non-Pike residents will need to pay \$40 for the package. There are over 100 applicants for this event.

At the previous Board of Commissioners meeting, Jeff Massey with McGriff Insurance Services addressed the Board discussing what McGriff Insurance had to offer. MSI is the current Insurance Broker. CM Rogers asked the Board if they had any comments or questions regarding McGriff; if the county wanted to stay with MSI or change to McGriff as the Insurance Broker. County Manager Rogers recommendation is changing brokers back to McGriff Insurance. McGriff would be more willing to

help employees of the county; they will look at providing some joint insurance plans with the municipalities and the county. Commissioner Daniel stated the cost and quality is his concern. The last time the county was with McGriff, the quality was good. Commissioner Daniel noted that if the county leaves the ACCG pool for insurance that the county cannot go back into the pool until next year. CM Rogers replied that is correct, and when you are in the ACCG pool and have a claim, the claim is not towards the pool but individually to the county. Being in the pool is not as big of a benefit as you would think it is. McGriff has a better customer service base and will work to get the county better deals, not to say that MSI cannot do the same but last year they came in with a 30% increase. Chairman Briar Johnson mentioned that years ago, one of the insurance companies helped the staff and one did not. CM Rogers stated according to a previous Human Resources clerk, the switch was made to MSI because they do a lot of the leg work when filing reports where McGriff does have the county do more leg work but the product you get in the end is worth the little extra leg work. CM Rogers noted when he met with McGriff Insurance this last time, Brooke Gaddy, the new Human Resources Clerk, sat in on the meeting with McGriff and they discussed everything with what will be required from the county, and Brooke Gaddy was not against it. CM Rogers noted if Brooke Gaddy would have been against it, he would not have even brought it to the Board for their consideration.

Motion/second by Commissioners Daniel/Guy to approve the county using McGriff Insurance Services as the Insurance Broker for the County, motion carried 5-0.

County Manager Brandon Rogers stated he had a meeting with Ray Grizzard on Monday. Mr. Grizzard would like the Board of Commissioners to consider waiving a variance application fee for him in the amount of \$300.00 for his property on Highway 19 North that is in the Overlay District. Mr. Grizzard property is about 160 FT wide, with the current Overlay District now he must have 50 FT buffers on each side which will only allow Mr. Grizzard about 60 Ft width of usable property. Mr. Grizzard owned this piece of property before the Overlay District was created and now with the Overlay this has caused a hardship on him to be able to utilize this piece of property. Mr. Grizzard is asking to waive the variance fee application because he had the property prior to the Overlay and now that the Overlay is enforced it is causing him to have to ask for a variance. The variance would have to go before the Planning and Zoning Board. CM Rogers noted this is a unique situation.

Motion by Commissioner Guy to wave variance application fee in the amount of \$300.00 for Ray Grizzard, motion failed due to lack of second.

County Manager Brandon Rogers noted Public Works is making good headway on the roads. The weather has been in their favor to get roads done. CM Rogers thanked Todd Goolsby and Public Works for all their hard work. The walking track has been started at the Senior Center.

The project for the shotgun team, Safe Sports, has been delayed due to the rain drenched the landfill area that was going to be utilized for this.

The Requests for Proposals packets for the Transfer Station, Lawncare and Information Technology are ready to be picked up at the Board of Commissioners office or a packet can be printed off the Pike County website. The county will be accepting BIDS through March 31, 2023.

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 – The referendum that was on the last ballot for the exemption of school tax for Seniors is very unclear. Citizens voted for it because it looked clear from what the headline read on the ballot. County Manager Brandon Rogers stated the Board of Commissioners office, the Tax Commissioners office and Tax Assessors office all have had questions regarding the tax exemption. There is still no clarity on this exemption. County Manager Rogers stated he will get with the Board of Education to get clarification. The only reason the Board of Commissioners were involved was because they are the taxing authority for the county.

At Large Chairman Briar Johnson – Noted that House Bill 517 that was proposed where the State would take over the zoning did not pass. It was a terrible law that was proposed.

e. County Attorney Report to Commissioners – No report.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Meredith Maddox of Pike County Chamber of Commerce on Friday, March 17, 2023, from 5:00 p.m. until 8:00 p.m. for Pirates Go Irish.

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

- b. Consider one appointment to the Pike County Water and Sewerage Authority to fill an unexpired five-year term, set to expire December 31, 2025. *Applicant has met criteria.*

Applicants are James “Jim” McNair, Keven Sasser and James Nicholas Adams. County Manager Brandon Rogers stated he spoke with the Chairman of the Water Authority, Mark Whitley, and his recommendation was to appoint James ‘Jim’ McNair to the Water and Sewerage Authority Board. County Manager Brandon Rogers stated he has been giving this a lot of thought and his recommendation would go with the recommendation in the next agenda item for the Planning Zoning Board. CM Rogers noted Jim McNair would make a great board member on either Board, with Mr.

McNair’s development background he thought he would be a great asset to the Planning Zoning Board. CM Rogers’ recommendation is for Jim McNair for the Planning Zoning Board and Nick Adams for the Water and Sewerage Authority. Nick Adams sewer knowledge and certifications will play a big part on the Water and Sewerage Authority in the future, not that they are wanting to get into sewer. County Manager Rogers spoke with the Chairman and several projects have come up that involve sewer like Pike Plaza and the schools on Highway 18; if the Water and Sewerage Authority does not want to get into sewer there needs to be discussion of how the county can provide sewer to these projects.

Motion/second by Commissioners Jenkins/Daniel to appoint James Nicholas Adams to the Pike County Water and Sewerage Authority, motion carried 4-1, with Chairman Briar Johnson opposing.

For Discussion, Chairman Briar Johnson noted he is on the Water and Sewerage Authority, and it is nothing against Nick Adams, but he will have to go with the recommendation made by the Chairman of the Water and Sewerage Authority to appoint James “Jim” McNair.

- c. Consider one appointment to the Pike Zoning Board to fill an unexpired term, representing the At-Large District of Pike County, set to expire December 31, 2024. *Applicant has met criteria.*

Applicants are James ‘Jim’ McNair, Chad Proctor and Cassandra Sharpe. County Manager Brandon Rogers stated this recommendation is the Chairmans recommendation since it will be representing the At-Large District. CM Rogers recommendation would be for Jim McNair to be appointed to the Planning Zoning Board since Nicholas Adams was appointed to the Water and Sewerage Authority. Chairman Briar Johnson asked for this agenda item to be postponed to the next Board of Commissioners meeting when Cassandra Sharpe can be present. Chairman Johnson recommendation is for Cassandra Sharpe in which she is not present because she is at a Zoning Development conference in Savannah. Nothing against Jim McNair, Chairman Johnson thinks he would do a great job, but Cassandra Sharpe’s background is in Zoning and Development.

Motion/second by Commissioners Daniel/Jenkins to postpone this agenda item until the next Board of Commissioners regular monthly meeting, motion carried 4-1, with Commissioner Jason Proctor opposing.

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

The applicant is Reggie Blount of Meansville.

Motion/second by Commissioners Proctor/Guy to appoint Reggie Blount to the Agribusiness Authority Board, motion carried 5-0.

- e. Approve/deny issuance of alcohol license (Retail Sales – beer and/or wine) for Mark McKernan, Grey Wolf Inc d/b/a Hunters Corner, 12471 Highway 18, Williamson, GA. *Applicant has met criteria.*

County Manager Brandon Rogers recommendation is approval upon obtaining a business license.

Motion/second by Commissioners Daniel/Guy to approve issuance of alcohol license for Mark McKernan, Grey Wolf Inc d/b/a Hunters Corner with one condition, motion carried 5-0. Condition is as follows:

- 1. Obtain a Business License for Grey Wolf Inc d/b/a Hunters Corner.

EXECUTIVE SESSION

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 public officer or employee or interviewing applicants for the position of the executive head of an agency, as provided in O.C.G.A. § 50-14-3(b)(2), germane to personnel.

Motion/second by Commissioners Proctor/Daniel to adjourn Regular Session and enter into Executive Session at 9:35 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 3-8-2023.

2.

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

3.

The executive session was called to order at 9.35 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:

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 March 2023.

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

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 9:49 a.m., motion carried 5-0.

County Mananger Brandon Rogers stated he has had conversations with Jeremy Gilbert, Director of Planning and Development, regarding his job opportunity at another county. One of Mr. Gilberts request to stay with Pike County is to have an additional week of vacation which will give him two weeks of vacation.

Motion/second by Commissioners Guy/Proctor to approve Planning and Development Director, Jeremy Gilbert, an additional week of vacation, motion carried 5-0.

- f. Appointment of an Interim Planning and Zoning Director.
Planning and Development Director, Jeremy Gilbert, has decided to stay with Pike County.
- g. Discussion of Animal Shelter.

County Manager Brandon Rogers stated at the last Board of Commissioners meeting, Ruth Chandler gave the Board three options regarding the Animal Shelter. Becky Watts with Pike County Times, put together a timeline on her Pike County Times page and CM Rogers recommended everyone to read it. CM Rogers noted he would like to do a county wide survey to get the opinion of the citizens in the county before a big decision is made. Ms. Chandler gave the Board until June, which allows the county time to do the survey. Commissioner Guy likes the idea of doing a survey of the county. Commissioner Daniel noted he has not seen the Animal Shelter simplified ordinance and would like to see it and see the costs. Commissioner Daniel would like to hear from the community, pros and cons, he is for an Animal Shelter but needs more information. CM Rogers stated he will get the ordinances over and some costs together.

No motion, discussion only.

- h. Discussion of Tanyard Road Engineering.

Carol Southard, CDBG grant writer, addressed the Board stating a grant was written for Tanyard Road last year and was not awarded. Ms. Southard contacted the State to see what could be done to make a stronger application and they provided several ideas, with the biggest one being they need more pictures showing the water. The County Manager provided a video last year of the entire road, but it was turned in after the application was submitted and they would not consider it. It is time to submit the grant application again for Tanyard Road. After talking to the County Mananger, Ms. Southard was made aware that a different engineer was working on the project at this point. Last year when the application was submitted, the Board of Commissioners selected Hofstadter and Associates as the Engineer for Tanyard Road after the procurement process and through a vote. With a change in engineers the CDBG project cannot be done. Department of Community Affairs, DCA, procurement protocol must be

followed for Engineering and Administration. Ms. Southard asked for direction by the Board regarding Engineering because the grant application is due the first Friday in June. County Manager Brandon Rogers stated after the county was not awarded the CDBG grant for Tanyard Road last year, Tanyard Road was put in with the county SPLOST projects because there was always a plan to get Tanyard Road done. CM Rogers stated Whitley Engineering got appointed for all the SPLOST projects. Mark Whitley has done a lot of work on Tanyard Road. CM Rogers stated since the CDBG project was not awarded it was his understanding that everything would have to be reapplied for including the Engineering and in that process the county would have a full set of working plans that can be provided to that Engineer and it turns out that is not the case. Ms. Southard stated that when Hofstadter was awarded the Engineering, they will remain the Engineers for the submission of the project. Carol Southard stated in October of 2022 is when DCA announced that Tanyard Road did not receive the CDBG grant. Commissioner Proctor stated to leave it like it is and if the county is awarded the grant this year for Tanyard Road, he is sure Mark Whitley can call Hofstadter and charge a fee to stamp Whitley's plan. Ms. Southard stated she does not know if Hofstadter will do that. Commissioner Proctor stated he knows they will that he has not talked to Hofstadter, but money talks and he knows for a fee they will put their stamp on there. County Manager Rogers asked if the county could not just reapply and resubmit for Engineers. Ms. Southard replied that the procurement process is a 45-day process and with that Whitley has already started and as far as the State is concerned Whitley has inside knowledge of the project and they would not be eligible to submit for the engineering. CM Rogers stated his confusion is when engineering is talked about for the CDBG, it is the oversight of the project. Carol Southard replied no, it is for Design and Engineering. CM Rogers asked if he had shovel ready project that a CDBG grant cannot be applied for and if he does, he will have to pay for a second Engineer to do the project. Ms. Southard replied that is one thing they have discussed with DCA, she does not agree with it either. DCA says if their funds are involved it must be an open competitive bid for engineering. County Manager Brandon Rogers stated he is not sure if the county will be ready to submit for the CDBG grant for Tanyard Road in June because the county has not obtained the appropriate right-of-way needed. Carol Southard stated she put that in the application last year that the county did not have all the right-of-way however the county was working on it and that was not an issue. Commissioner Proctor stated just leave Hofstadter as the Engineer and worst-case scenario the county is awarded the grant; they will have to pay twice to get the road engineered. If the county is awarded the CDBG grant on Tanyard Road, Hofstadter will be paid out of the grant. Carol Southard asked the Board does she needed to tell Hofstadter to move forward putting the preliminary engineering report together for the application to be submitted to the State. The Board of Commissioners said yes.

No motion, discussion only.

10. PUBLIC COMMENT - NONE

11. EXECUTIVE SESSION

See under New Business after Item e.

12. ADJOURNMENT

Motion/second by Commissioners Daniel/Guy to adjourn at 10:12 a.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk