

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, July 25, 2023, at 6:30 p.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 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 June 27, 2023, Regular Monthly Meeting.
Motion/second by Commissioners Guy/Proctor to approve the June 27, 2023 Regular Monthly Meeting minutes, motion carried 5-0.

6. INVITED GUEST

- a. Driver, Adams + Sharpe to present the annual audit for Fiscal Year 2021-2022.

Reshann Adams with Driver, Adams + Sharpe, presented the Board with a packet of financial highlights for the fiscal year ended June 30, 2022. Pike County maintains several individual governmental funds. Information is presented separately in the government fund balance sheet for the following major governmental funds: General Fund, E911 Fund, American Rescue Plan Fund and 2016 SPLOST Fund. Special Revenue Funds account for the proceeds of specific revenue sources legally restricted to expenditures for specified purposes. Special Revenue Funds are the Law Library Fund, Impact Fee Fund, State Seizure Fund, Federal Seizure Fund, Drug Abuse Treatment Fund and Juvenile Court Fund. The Capital Project Funds are established to identify and monitor major capital expenditures and projects. Capital Project Funds are Jail Construction Fund, LMIG Fund, Capital Improvements Fund and CDBG Fund. Net position is a valuable indicator of a government’s financial position over time. Pike County’s total net position in Governmental Activities decreased by \$1,249,773.00 or 8.2% from June 30, 2021. The decrease is primarily due to Net Pension Liability from the newly implemented Defined Benefit Plan. A large portion of the County’s net position reflects its investment in capital assets less related outstanding debt used to acquire those assets. The County uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the County’s Investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other resources since the capital assets themselves cannot be used to liquidate these liabilities. Government Funds are similar to the States. The fund financial statements provide more detailed information about the County’s most significant funds, not the County as a whole. Funds are accounting devices that the County uses to keep track of specific sources of funding and spending for particular purposes. Some funds are required by State law and by bond covenants. The Board of Commissioners establishes other funds to control and manage money for specific purposes or show that it uses certain taxes and grants properly. Governmental funds focus on (1) cash and other financial assets that can readily be converted to cash flow in and out and (2) the balances left at year-end that are available for spending. Such information is useful in assessing Pike County’s financing requirements. In particular, unassigned fund balance serves as a useful measure of a government’s net resources available for spending at the end of the fiscal year. As of the end of the current fiscal year, Pike County’s governmental funds reported combined ending fund balances of \$10,723,942.00 in 2022. Approximately 48 percent of the fund balance (\$5,156,635) constitutes unassigned fund balance available for spending at the government’s discretion. The remainder of the fund balance (\$5,567,307) is non-spendable assigned, committed, or restricted to indicated that it is not available for new spending because it has already been committed for capital outlay or other purposes. The general fund is the chief operation fund of the County. At the end of the current fiscal year 2022, the unassigned fund balance of the general fund was \$5,156,018.00. As a measure of the general fund’s liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. The unrestricted fund balance represents 26.15 percent of total general fund expenditures. The fund balance of the County’s general fund increased by \$696,589.00 during the current year due to favorable increases in revenue and other financing sources, only partially offset by minimal increases in expenditures and other financing uses. Property taxes are the government’s largest source of revenue for 2022, and sales tax the second largest. Other taxes, such as motor vehicle, insurance premium taxes, etc., are included in “Other Taxes”, which is the third largest source of revenue. Public Works, including roads, buildings and grounds, solid waste and waste/water, is the largest expenditure of the government. Public Safety expenditures, such as the Sheriff’s Office, Jail Operations, Fire, and Animal Control, are the second largest expenditure of Pike County. The County’s investment in capital assets for its governmental activities on June 30, 2022, amounts to \$8,773,054.00 net of accumulated depreciation, an increase from 2021 of \$426,226. Related long-term debt totals \$1,396,672.00, and the net investment in capital assets, including depreciation and related debt, equals \$7,376,382.00. During the fiscal year 2022, the County did not incur any new debt and made reductions in principal balances of \$1,154,693.00. Ms. Adams noted the county had a clean opinion audit. Commissioner Jenkins asked when the Annual Final Report was emailed for the fiscal year ended June

30, 2022. Ms. Adams stated the email was sent to the Board today. Commissioner Jenkins asked if meetings will be set up with the Commissioners to discuss the audit. Ms. Adams replied yes that she wanted them to have time to review the audit first. County Attorney Rob Morton stated Driver, Adams + Sharpe are independent auditors, and the Board needs to entertain a motion to accept the audit report so they can send it to the state.

Motion/second by Commissioners Daniel/Proctor to accept the audit report for Fiscal Year 2021-2022, motion carried 5-0.

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

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$2,382,223.26
Fire Dept. Donations.....	\$9,222.83
Cash Reserve Account.....	\$473,050.68
Jail Fund	\$34,150.28
E-911 Fund	\$559,524.12
DATE Fund	\$40,471.75
Juvenile Court Fund.....	\$13,888.17
Residential Impact Fee	\$1,210,714.37
Commercial Impact Fees	\$166,276.28
C.A.I.P FUND	\$323,646.43
General Obligation SPLOST 2022-2028.....	\$1,391,554.71
L.M.I.G. Grant (DOT).....	\$721,906.82

- c. County Manager Comment

County Manager Brandon Rogers stated the Board has received their rough draft for the Unified Development Code (UDC) to start reading. The plan now is for the Board of Commissioners and the Planning Zoning Board to have a workshop and discuss the Unified Development Code. CM Rogers stated the 90-day moratorium to complete the UDC will be expiring August 9, 2023 and there is no way that date will be met to be able to have the public hearings and meetings to get the new code adopted. The county will have to have a new zoning map when the UDC is adopted. CM Rogers asked the Board to extend the moratorium by at least another 60-90 days. Commissioner Jenkins stated he does not believe this moratorium needs to be extended 60-90 days and that he would be fine with 45 days. County Attorney Morton stated he would not go less than 60 days because a local government taking action in a zoning decision shall provide for a public hearing on the proposed action advertising at least 15 but not more than 45 days prior to the date of the hearing,

Motion/second by Commissioners Proctor/Daniel to extend moratorium 60 days from August 9, 2023 related to zoning and land use decisions including major subdivisions, rezonings, zoning applications, variances, and special exceptions and it would not include administrative acts such as plat review or minor subdivisions, motion carried 5-0.

- d. Commissioner Reports

District 1 – Commissioner Daniel - No report.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Proctor asked County Manager Brandon Rogers if he ever talked to David Neyhart about the paper ballots. CM Rogers stated he attended the Board of Elections meeting and there was some discussion about the paper ballots and additional research would be conducted because it may not be legal for the county to use paper ballots with the system that is provided.

District 4 – Commissioner Jenkins asked County Manager Brandon Rogers how the county is progressing with the digest. CM Rogers stated the county has around 1,300 appeals as of close of business on Monday that they are trying to process, around \$211 million dollars assessed values that are being appealed. The digest cannot be set until the Tax Assessors works the 1,300 appeals down to below 800 appeals. Once the county gets their digest, the county is anticipating the digest to be over a billion dollars for the first time ever county wide. The county is anticipating the millage rate to roll back to 9.5 mills, currently it is at 11.986 mills. The sales ratio is required to be between 38%-40% and the county is below that is another reason why the properties have to be reassessed.

At Large Chairman Briar Johnson wanted to thank Ethan at Ameripro for the report provided in the meeting packet. The Ameripro report is exactly what he has been looking for that included average response time and the call volume.

- e. County Attorney Report to Commissioners

County Attorney Rob Morton stated he has been working on the following: the transfer station agreement and got it finalized., an open records request that was very lengthy involving the Sheriff’s office as well as others, dealing with intergovernmental agreements, working with Pike County Water/ Sewage Authority related to some issues and agreements they need, dealing with some litigation matters that includes one which is on Executive Session, had the Pike County Ordinance violations litigations this month, and assisted with the audit litigation report.

8. UNFINISHED BUSINESS – NONE

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Rosemary Bunn with J. Joel Edwards Public Library and Friends of the JJEPL on Saturday, September 16, 2023, from 9:00 a.m. – 4:00 p.m. for the showing of the movie Murder in Coweta County for their 40th Anniversary.

County Manager Brandon Rogers stated this has been done twice in the past and has been very successful. Rosemary Bunn will have to work it out with the Sheriff's Office for a key holder to open and close the Courthouse on September 16, 2023. CM Rogers recommends approval.

Motion/second by Commissioners Daniel/Guy to approve use of Courthouse Grounds on Saturday, September 16, 2023, motion carried 5-0.

- b. Consider use of Courthouse Grounds from Meredith Maddox and Faith Hendrix with Pike County Chamber of Commerce/L4GA on Saturday, September 23, 2023, from 9:00 a.m. – 9:00 p.m. for Princess and Hero Meet and Greet.

County Manager Brandon Rogers stated the Chamber held this event last year and it was very successful. CM Rogers recommends approval.

Motion/second by Commissioners Guy/Proctor to approve use of Courthouse Grounds on Saturday, September 23, 2023, motion carried 5-0.

- c. Approve/Deny contract between Three Rivers Regional Commission Area Agency on Aging and Pike County Commission for Fiscal Year 2024.

County Manager Brandon Rogers stated this is an annual renewal with Three Rivers Regional Area on Aging and recommends approval pending County Attorney review of the contract.

Motion/second by Commissioners Daniel/Proctor to approve contract pending County Attorney review, motion carried 5-0.

- d. Appoint County voting delegate for the 2023 Legislative Leadership Conference.

Motion/second by Commissioners Daniel/Guy to appoint Commissioner James Jenkins as the county voting delegate for the 2023 Legislative Leadership Conference, motion carried 4-1, with Commissioner Jenkins abstained.

- e. Georgia Fund 1 Resolution.

County Manager Brandon Rogers stated in their packet they received 1 of 9 resolutions. CM Rogers is asking for the Board to approve all 9 resolutions and for the Chairman to be authorized to sign each resolution as it becomes available from the Georgia Treasury. Each resolution is the same except for the account number, such as General Fund, ARPA Fund, etc. Each of these resolutions are required for the County to be able to invest funds in the Georgia Fund 1 Investments. Georgia Fund 1 requires a separate resolution for each account that could be used to fund an investment. Commissioner Jenkins asked if this will be a return of the interest sent out or does it depend on market value at the time. CM Rogers replied that it does reflect some market value but what they are seeing now is a continuous increase over the last 18 months. It is showing a better return than the other market treasuries. The Georgia Fund 1 is trending at 5.7 percent and anticipating it will outgrow the treasuries over the next couple of months. The Board can pick how long to invest the funds, one month, three months and so on. There are penalties for taking the money out early. CM Rogers noted this is just a resolution authorizing to be able to move the funds, the Board is not making any investment decisions tonight.

Motion/second by Commissioners Jenkins/Proctor to approve 9 resolutions with Georgia Fund 1 and authorize Chairman Briar Johnson to execute the resolutions, motion carried 5-0.

10. PUBLIC COMMENT (limited to 5 minutes)

- a. Anthony Vinson to address the Board regarding the Grievance Committee findings and lack of action.

Anthony Vinson addressed the Board and thanked them for the opportunity to speak. Mr. Vinson stated that he is probably less enthusiastic to be here than the Board is to see him, but as a concerned and active citizen he felt duty-bound to address the Board on this matter one final time. To everyone's relief, including his own, this is his final appearance before the Board on this matter. At the conclusion of the June 14, 2023 Board of Commissioners regular monthly meeting, County Attorney Morton stated, "The report from the Appeals Committee was received by the Board of Commissioners. The Commissioners are well aware the policies and procedures of the county are being thrown into view at this point in time and if any issues related to the policies are identified will be considered as a review of the county's code is being made". The County Attorney did not pronounce the matter closed, nor did he announce any determination by this body. Even so, the matter beyond the nebulous remarks previously quoted appears to be closed. This is unfortunate since the two primary parties are left without resolution and the citizens and employees of the county are left with questions. The process failed. Why? Perhaps because of flaws in the procedures as currently set forth. If this is the case, Mr. Vinson stated he trusts they will be promptly addressed. If this is currently in the works, he would be grateful to know it. The Grievance Committee failed. Why? Perhaps they should be asked since the answers might help ensure that the next committee does not fail. If this has already been done, Mr. Vinson stated he apologized for addressing the obvious. Mr. Vinson stated the people of Pike County failed, and in doing so should strive to learn from our mistakes and resolve to do better. Wrapping up, Mr. Vinson noted that despite having apparently gained an underserved reputation as a gadfly and an antagonist, at no time during this process has he addressed the Board of Commissioners or an individual Commissioner with anything less than respect and candor. On the single occasion that there was some

question about his actions, Mr. Vinson promptly approached the individual involved to both explain and to apologize for the misunderstanding. Mr. Vinson has never personally attacked or impugned the County Manger in any of his addresses to the Board of Commissioners related to the matter at hand, public or private, nor does he do so in a public hearing. Mr. Vinson stated he has only protested certain, specific behaviors he personally witnessed. Mr. Vinson was not the catalyst for the grievance, nor did he encourage it. At the same time, he did not discourage it as it was not his place. Once it was properly and officially filed, Mr. Vinson supported Rosemary Bunn and, at her request, acted as her representative as allowed under county policy. Mr. Vinson does not regret having done so and is proud to have been of service in her time of need. Mr. Vinson addressed the Board stating he has only ever asked for resolution as they see fit, and he did so with integrity, honesty, and a sense of duty. If he has inadvertently offended or upset any member or members of the Board of Commissioners, he cannot imagine how. After all, doesn't the Board of Commissioners act in much the same manner as you conduct the business of the county? Mr. Vinson would like to think so and doubts the Commissioners are always properly recognized and appreciated for their service either.

11. EXECUTIVE SESSION

- a. County Attorney Rob Morton request 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 pending or potential litigation.

Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 7:12 p.m., motion carried 5-0.

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

STATE OF GEORGIA
COUNTY OF PIKE

AFFIDAVIT OF PIKE COUNTY BOARD OF COMMISSIONERS

Members of the Pike County Board of Commissioners, being duly sworn, state under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Pike County Board of Commissioners met in a duly advertised meeting on 7-25-2023.

2.

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

3.

The executive session was called to order at 7:12 p.m.

4.

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

- 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:

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 25th day of July 2023.

Sworn to and subscribed

Before me this 25th day of July 2023.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public

My commission expires: August 10, 2026.

Motion/second by Commissioners Proctor/Daniel to adjourn Executive Session and enter into Regular Session at 7:38 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Proctor to adjourn at 7:38 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk