

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, August 9, 2023, at 9:00 a.m. in the Courthouse, Courtroom 2, 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 Daniel/Guy 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 July 25, 2023, Regular Monthly Meeting.
  - b. Minutes of the July 25, 2023, Executive Session.**Motion/second by Commissioners Proctor/Daniel to approve the July 25, 2023 Regular Monthly Meeting minutes and the July 25, 2023 Executive Session minutes, motion carried 5-0.**
- 6. INVITED GUEST**
  - a. Employee Recognition for service to Pike County.

**Marsha Landers** with the Pike County Superior Court has been employed with Pike County for ten years. Clerk of Superior Court, Pam Thompson, stated Ms. Landers chief responsibility is Juvenile Court, she files cases, issues summons and subpoenas, and works closely with the judges, attorneys, parents and grandparents. Pam Thompson stated Marsha Landers does a superior job. Ms. Landers is also responsible for accounts payable, requisitions, and the Board of Equalization. Customer service is a top priority in Superior Court. Ms. Landers goes above and beyond with customer service; she is friendly and helpful. If someone does 100%, Marsha does 110%. Ms. Landers is an asset to Superior Court and Pike County. Marsha Landers was presented with a 10-year pin and a certificate.

**Daniel Bridges** with the Pike County Public Works has been employed with Pike County for five years. The Public Works Director, Todd Goolsby, stated Mr. Bridges has about 17 years with the county. He left for a year and came back. Mr. Goolsby noted Daniel is a “go-to” man. There is not a piece of equipment in Public Works that Mr. Bridges cannot operate. Mr. Goolsby noted he counts on Mr. Bridges and relies on him every day, he takes a load off his back. Mr. Bridges does a great job and is extremely safe. Mr. Goolsby thanked Mr. Bridges for his hard work. Daniel Bridges was presented with a 5-year pin and a certificate.

**Jennifer Gilow** with the Pike County Sheriff’s Department has been employed with Pike County for five years. Due to unforeseen circumstances, Mrs. Gilow was unable to attend the meeting. Jennifer Gilow will be presented with a 5-year pin and a certificate.

- 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 – No report.  

Update on County finances for the following funds/accounts:

General Fund .....	\$1,766,591.41
Fire Dept. Donations.....	\$9,222.83
Cash Reserve Account.....	\$473,050.68
Jail Fund .....	\$34,853.82
E-911 Fund .....	\$556,821.83
DATE Fund .....	\$40,471.75
Juvenile Court Fund.....	\$13,888.17
Residential Impact Fee .....	\$1,237,866.22
Commercial Impact Fees .....	\$166,283.14
C.A.I.P FUND .....	\$323,646.43
General Obligation SPLOST 2022-2028.....	\$1,391,554.71
L.M.I.G. Grant (DOT).....	\$716,257.54
  - c. County Manager Comment – No report.
  - 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 stated tomorrow, August 10, 2023, at 7:00 p.m., a workshop is scheduled with Pike County Board of Commissioners and Pike County Zoning Board to discuss the Unified Development Code. Chairman Johnson asked if the Planning Zoning Board meeting was canceled and if so, can the workshop be moved to an earlier time. Commissioner Daniel and Commissioner Proctor agreed they would like an earlier workshop time. The time can be modified to 6:30 p.m. since the Planning Zoning Board was scheduled to be there for their regular monthly meeting.

**Motion/second by Commissioners Proctor/Guy to approve the time change for the Pike County Board of Commissioners and Pike County Planning Zoning Board workshop on Thursday, August 10, 2023 to begin at 6:30 p.m., motion carried 5-0.**

e. County Attorney Report to Commissioners – No report.

## **8. UNFINISHED BUSINESS - NONE**

## **9. NEW BUSINESS**

a. Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 on Friday, September 15, 2023, from 8:00 a.m. until 4:00 p.m. for National POW/MIA Recognition Memorial Display.

**Motion/second by Commissioners Daniel/Guy to approve use of Courthouse Grounds on Friday, September 15, 2023, motion carried 5-0.**

b. Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 on Saturday, November 11, 2023, from 8:00 a.m. until 2:00 p.m. for Pike County Veterans Day Observance Day.

**Motion/second by Commissioners Daniel/Guy to approve use of Courthouse Grounds on Saturday, November 11, 2023, motion carried 5-0.**

c. Approve/Deny the Georgia Transportation Infrastructure Bank (GTIB) Grant/Loan and authorize signatories.

County Manager Brandon Rogers stated the GTIB grant/loan is only specific to Local Maintenance & Improvement Grant (LMIG) only projects, not SPLOST projects.

**Motion/second by Commissioners Guy/Proctor to approve the Georgia Transportation Infrastructure Bank (GTIB) grant/loan including authorization of signatories, motion carried 5-0.**

d. Approve/Deny Intergovernmental Agreement with Development Authority of Pike County relating to funding for an Economic Development Project.

County Manger Brandon Rogers stated this Intergovernmental Agreement is in relation to the property located off County Farm Road and Highway 18. The contract has been redone and submitted back to the Board of Commissioners to review for adoption. County Attorney Rob Morton stated the intergovernmental agreement the Board of Commissioners has been provided is a fundamentally different document than presented to the Development Authority of Pike County on May 10, 2023. The document that was presented to the Development Authority of Pike County is a totally different structure and agreement. County Attorney Rob Morton noted he has reviewed the agreement and there are some very significant fundamental differences that need to be discussed in further detail, and recommends the Board consider requesting a meeting with a representative of the Development Authority of Pike County, Attorney Kevin Brown who is the Development Authority's Attorney including Blake Sharpton who is serving as the County's Bond Attorney, the County Mananger because the County Manager has a perspective from both entities and himself. County Attorney Rob Morton stated he cannot recommend approval of the Intergovernmental agreement today. Commissioner Proctor noted this has been going on long enough and the meeting needs to take place immediately.

**Motion/second by Commissioners Guy/Daniel to postpone until clarification, motion carried 5-0.**

e. Approve/Deny Public Defender's Office contract for FY 2023-2024.

**Motion/second by Commissioners Daniel/Proctor to approve the Public Defender's Office contract for FY 2023-2024, motion carried 5-0.**

f. Consider hardship waiver for Residential Impact Fees.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the request before them is Jeff and Lucretia Kempson who is requesting a hardship waiver for the residential impact fee for property located at 2360 Gaulding Road Concord, GA 30206. Based on the Pike County Code Chapter 157, Section 157.06 (D), outlines hardship applications that reads for proposed single family detached houses, the required impact fee may be waived upon approval of a hardship application by the Board of Commissioners. At the time of the building permit application, the hardship application shall be submitted to the Administrator of this Ordinance, or the Zoning Administrator, and shall then be forwarded to the Board of Commissioners for consideration at the Board's next regularly scheduled meeting. In order to successfully document at least one of the following criteria to the Board, and that the presence of such criteria shall be exacerbated by the payment of a residential impact fee for a proposed home:

(1) A mental, physical, or medical disability:

(2) A financial hardship resulting from such occurrences as the loss of employment, extraordinary medical expenses (or that are incidental to the loss of spouse and/or supporting family member), divorce, personal bankruptcy, or foreclosure. A financial affidavit shall be required as part of the supporting documentation.

Mr. Gilbert stated the applicant did submit their request for a building permit, upon their permit being approved they were notified of the increase in impact fees at that time, at that time the applicant provided documentation to the Planning and Development Department for a hardship waiver. Since the letter for a hardship waiver, the applicant has provided two letters from medical facilities, as well as a letter from the Social Security Administration verifying benefits. The applicant wants to put a manufacturing home at 2360 Gaulding Road in Concord next door to his mother. Commissioner Proctor asked Jeremy Gilbert if he had a breakdown of where the impact fees are being distributed. Jeremy Gilbert replied he does not have a breakdown with him. Commissioner Proctor asked if the Kempson's are currently citizens of Pike County. Jeremy Gilbert replied they do live in Pike County now.

**Motion/second by Commissioners Guy/Daniel to approve Jeffrey Kempson hardship waiver for Residential Impact Fees contingent upon submission of financial affidavit, motion carried 5-0.**

- g. Approve/Deny Pike County General Obligation Bond Resolution.

William "Bill" Camp, Managing Director at Raymond James, provided the Board a Pricing Book for Pike County Georgias General Obligation Sales Tax Bonds, Series 2023. Pike County is borrowing money to help combat inflation. Pike County Sales Tax average 14% growth in collections, in the last seven months sales tax has not been growing like it has in the past. Pike County held a referendum on May 24, 2022. In the bond purchase agreement, the interest rates are fixed as of yesterday and the bonds will be paid back in the years of 2024 through 2028. The principal and interest payment date will line up with the cash flows from the sales tax. Pike County's rating is "Aa3", which is very good. The bond yield is 3.194% and the All-In-Cost is 3.902%. The Series 2023 Bonds are "premium" bonds and are being purchased for an average price of 104.92 cents on the dollar. The Serial Coupon Bond yields anywhere from 3.46% to 3.12%. After the cost of issuance, Pike County will get \$10,738,253.25 deposited to the Construction Fund on August 24, 2023. The voters approved for the county to borrow up to \$14,000,000.00 leaving an unissued additional fund amount of \$1,840,000.00. The Bond Resolution is a legal document that has the figures and the duties of banks involved, basically by adopting the Bond Resolution the Board of Commissioners is blessing the transaction and authorizing Pike County's staff to do things necessary to close on August 24, 2023. County Attorney Rob Morton recommends approval of the Pike County General Obligation Bond Resolution and signatories. County Manager Brandon Rogers noted this bond is the Special Purpose Local Option Sales Tax (SPLOST) projects that were voted on by the citizens.

**Motion/second by Commissioners Daniel/Guy to approve the Pike County General Obligation Bond Resolution and signatories, motion carried 5-0.**

## 10. PUBLIC COMMENT

- a. Becky Watts to address the Board regarding County Manager Evaluation.

Becky Watts addressed the Board stating it appears that the evaluation for the County Manager may be discussed in the Executive Session. If that is the case, Ms. Watts thanked Chairman Johnson for adding this item to the agenda. Ms. Watts also extended a thank you in advance to the entire Board for having this discussion and sincerely hopes that Board members will chose to show the employees of Pike Conty that the County Manager has to abide by the same rules as they do. Ms. Watts hopes that each of the Board members will evaluate the County Mangers job performance and give praise and constructive criticism just like you would do if the County Manager was working for each of you personally. After all, the County Manager is acting on the behalf of the Board as he performs his job duties as the County Manager.

## 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.
- b. Chairman Briar Johnson 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 the County Manager.

**Motion/second by Commissioners Proctor/Daniel to adjourn Regular Session and enter into Executive Session at 9:40 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 8-9-2023.

2.

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

3.

The executive session was called to order at 9:40 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);
- 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 9th day of August 2023.

Sworn to and subscribed  
Before me this 9th day of August 2023.

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

**Motion/second by Commissioners Guy/Proctor to adjourn Executive Session and enter into Regular Session at 10:47 a.m., motion carried 3-0. (Commissioner James Jenkins and Commissioner Tim Daniel left during executive session due to a prior commitment)**

12. ADJOURNMENT

**Motion/second by Commissioners Guy/Proctor to adjourn at 10:48 a.m., motion carried 3-0.**

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk