

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, August 29, 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.....Karen Brentlinger**
- 3. PLEDGE OF ALLEGIANCE..... Chairman J. Briar Johnson**
- 4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**

County Attorney Rob Morton asked the Board to consider removing Agenda Item 8 and add an Executive Session for discussion of the future acquisition of real estate.

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

- 5. APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**

- a. Minutes of the August 9, 2023, Regular Monthly Meeting.
- b. Minutes of the August 9, 2023, Executive Session.
- c. Minutes of the August 10, 2023, Workshop.

Motion/second by Commissioners Guy/Daniel to approve the August 9, 2023 Regular Monthly Meeting minutes, the August 9, 2023 Executive Session minutes and the August 10, 2023 Workshop minutes, motion carried 5-0.

- 6. INVITED GUEST - NONE**
- 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. *There are no Department reports as they will be provided during the first Board meeting in September. Revenue/Expenditure Statement and Detail Check Register is included.*

Motion/second by Commissioners Daniel/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	\$1,785,056.17
Fire Dept. Donations.....	\$9,223.20
Cash Reserve Account.....	\$473,069.47
Jail Fund	\$35,269.51
E-911 Fund	\$571,332.56
DATE Fund	\$41,149.35
Juvenile Court Fund.....	\$13,563.71
Residential Impact Fee	\$1,271,746.17
Commercial Impact Fees	\$173,059.13
C.A.I.P FUND	\$266,233.60
General Obligation SPLOST 2022-2028.....	\$1,590,770.44
L.M.I.G. Grant (DOT).....	\$335,354.40

- c. County Manager Comment

County Manager Brandon Rogers gave an update on the Tax Appeals. Currently there are around 792 appeals remaining with 200 being resolved and 230 are in the mail to be considered by the citizens.

The county received the sales ratio report from the Department of Audits and Accounts, there were 226 samples of sales used for year 2022. Pike County’s ratio for the year 2022 is 29.36%. This number shows that the properties in Pike County are extremely undervalued. CM Rogers stated the sales ratio should be between 38%-40%.

The showing of Murder in Coweta County movie scheduled for Saturday, September 16, 2023 at the Courthouse has been cancelled.

Pike County has been awarded a Community Development Block Grant (CDBG) in the amount of \$1M for Tanyard Road.

- 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 – No report.

- e. County Attorney Report to Commissioners – No report.

8. UNFINISHED BUSINESS

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

Agenda amended to remove this item.

9. NEW BUSINESS

- a. Consider one appointment to the Pike County Board of Tax Assessors to fill an expired six-year term, set to expire August 31, 2029.

Applicants are Christopher Tea of Meansville, GA and Kristen Cudnohufsky from Meansville, GA. County Manager Brandon Rogers stated the Board of Tax Assessors recommendation is to reappoint Christopher Tea, and County Manager Brandon Rogers recommendation is to appoint Kristen Cudnohufsky.

Motion/second by Commissioners Jenkins/Proctor to appoint Kristen Cudnohufsky to the Pike County Board of Tax Assessors, motion carried 5-0.

- b. Discussion of the Local Bridge Replacement on Williams Mill Road over Little Potato Creek Tributary.

County Manager Brandon Rogers stated the Georgia Department of Transportation (GDOT) has approached the county about the bridge replacement on Williams Mill Road over Little Potato Creek Tributary. The county would be required to pay for the land acquisition. GDOT will fund preliminary engineering, utility coordination and reimbursement (if applicable), construction and a portion of the right-of-way phase. Each government that selects to participate will need to provide financial support and agree to pay a portion of the cost of right-of-way based on the selected Tier for the project. Pike County would have to commit contributing \$75,000 to the project in the right-of-way phase. Commissioner Proctor asked where the county will get the money from and when do the funds have to be paid. County Manager Brandon Rogers replied there are no specifics on when an invoice will be sent, but he anticipates within the next six months. Funds the county provided that are not used will be returned to the county and CM Rogers anticipates it could take up to 2 years to receive any unused funds on this project. CM Rogers stated since this is a roads project, the county portion of funding could come from LMIG or SPLOST projects. County Manager Brandon Rogers recommendation is to move forward with the bridge replacement.

Motion/second by Commissioners Proctor/Daniel to approve to pay Georgia Department of Transportation \$75,000 to proceed with the Local Bridge Replacement on Williams Mill Road over Little Potato Creek Tributary project, motion carried 5-0.

- c. Discussion of Special Road Projects.

County Manager Brandon Rogers stated he has been contacted by citizens on Lily Lane and Motes Drive about the county accepting these private roads so they can be maintained by the county. CM Rogers noted that the county can accept the roads if they are brought up to the county standards which is very expensive for the homeowners to do. CM Rogers stated he has seen in other counties a special service district is formed and taxed for all the parcels on the road and those funds are used to upkeep the road. Lily Lane is located off Starks Road that is off Woodard Road, all dirt roads. Motes Drive is located off Powder Creek Road, which is a paved road. Commissioner Daniel stated the Board needs more information on Lily Lane and Motes Drive before making a decision.

Commissioner Jenkins asked about Ranchland Estates Subdivision if the county owned the road between 362 West and the dam. CM Rogers replied yes, the county does own the road but not the road across the dam. The owner of the property across the dam has mentioned closing off the road at the dam, the dam property is private. If so, it has been discussed making a turnaround on the Ranchland Estates side of the subdivision and a turnaround on the side from 362 West. CM Rogers stated that Commissioner Jenkins is talking about paving the dirt part of the county property between 362 West and private road at the dam. At this time, this paving is not on the list of road projects to be paved.

County Manager Brandon Rogers stated he has been contacted by Misty Ingram regarding Twin Oaks Pass Road. Ms. Ingram owns all the property surrounding Twin Oaks Pass which is between Caldwell Road and Flat Roack Church Road. She is having various issues with trespassers and inappropriate behavior on the road and is asking the Board of Commissioners to abandon the road. County Manager Brandon Rogers recommendation is to abandon the road.

Motion/second by Commissioners Proctor/Daniel to abandon Twin Oaks Pass, motion carried 5-0.

County Manager Brandon Rogers stated he has been approached by an individual who has a company that has the ability to do road construction on their own and would like to help the county get a portion of Bethany Church Road paved. They have agreed to provide the right-of-way and do the clearing and basing if the county will pay for the materials and asphalt. Bethany Church Road is not a planned road for projects and the county does not have the money planned for it. This individual is willing to put up around \$250,000 in just his time and money to get this road brought up to county standards. CM Rogers stated it would cost the county about \$250,000 in addition to what the individual is doing. The county will put asphalt down. The total cost of paving this portion of Bethany Church Road would be around

\$500,000, and only costing the county \$250,000. This project does not impact many people. The individual would give the county the right-of-way and prepare the road and all the county would have to do is lay asphalt. Chairman Johnson asked if this is something that the Board could approve now and then do the work later. CM Rogers replied no, it is something the individual would like sooner than later. Commissioner Guy stated if the county does not have the funds to do it, then the county does not need to do it. CM Rogers noted the county has the funds, but they have been obligated to other projects.

d. Discussion of Harden Road.

County Manager Brandon Rogers stated the Board previously discussed Harden Road in the past. There was a section years ago that was paved beside New Hope Baptist Church that received several complaints about the paved section and the county tore up the paved section and replaced it with gravel. It has been a dirt road for years. County Manager Rogers recommendation is to asphalt the 200 feet of Harden Road at New Hope Baptist Church. The church members have been requesting for years to get this section paved to help reduce dust at the church playground. The paving of this road was figured in the Georgia Transportation Infrastructure Bank (GTIB) grant. Commissioner Proctor suggested patching Kendrick Road while in the area, there are several places on Kendrick Road that need patching.

Motion/second by Commissioners Proctor/Guy to approve to pave 200 feet of Harden Road and patch Kendrick Road, motion carried 5-0.

e. Approve/Deny Intergovernmental Agreement between Pike County and Pike County Parks and Recreation Authority relating to the funding of the Development and Improvements of the initial phase(s) of the Authority's Master Plan.

County Manager Brandon Rogers stated the Vice Chairman of the Recreation Authority, Jason Leatherman, is present if the Board has any questions for him. The Recreation Department has had a Master Plan for several years. The Community Center was a part of the Master Plan, and it is up and running now. The Intergovernmental Agreement being proposed will be used to secure a loan that would provide financing for two 8u fields that follows the intent of the Master Plan. The Parks and Recreation Authority is requesting a debt obligation that is nothing more than what was contemplated in the 2023-24 Budget. There is no additional funding. The Recreation Department is looking for support from the Board of Commissioners. Chairman Johnson asked if this loan would be a part of the loan they already have at United Bank. CM Rogers stated no, this will be a separate loan.

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

10. PUBLIC COMMENT (limited to 5 minutes)

a. Brooklyne Wassel to address the Board regarding agriculture in Pike County and the resources of Pike County Extension.

Brooklyne Wassel, Pike County Extension Coordinator/Department Head as well as the County's Agriculture and Natural Resources Agent, addressed the Board thanking each of them for the opportunity to speak and for their pivotal support of the Pike County Extension office. The extension office is able to serve the Pike County community because of the support the Board provides. Mrs. Wassel stated through her role, she assists clients within the community with questions, concerns, and recommendations related to agriculture and natural resources by providing non-biased, research-based information from the University of Georgia. That can look like pulling hay samples for quality analysis, helping someone read their soil report so they can start a garden, or even answering questions about pesticide applications from someone who is new to the neighborhood. Agriculture is at the very heart of this community. Every year county Extension agents report what is called a "Farm Gate" value for the previous year to show the economic impact of agriculture within their county. Though the year 2022 numbers have not been released yet, Pike County's 2021 Farm Gate Value and economic impact was over \$22 million. This speaks volumes as to the footprint and fabric of agriculture in this community. Mrs. Wassel noted she is passionate about the job she does and the people she serves. This quickly became her community five years ago, and she would not change any of the experiences she has had with the incredible people that call Pike County home. As the county continues to move forward, Mrs. Wassel stated she would like to encourage the Board, the County Manager, the Planning Zoning Board, and anyone else who has questions related to agriculture to please contact her so that she may provide resources and facts related to the matter at hand.

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. 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.
- c. County Attorney Rob Morton requests Executive Session for discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(4). (Agenda amended to add)

Motion/second by Commissioners Daniel/Guy to adjourn Regular Session and enter into Executive Session at 7:20 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 8-29-2023.

2.

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

3.

The executive session was called to order at 7:20 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);

Yes 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 29th day of August 2023.

Sworn to and subscribed

Before me this 29th 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 Daniel/Guy to adjourn Executive Session and enter into Regular Session at 8:52 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Proctor/Guy to adjourn at 8:52 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk