

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, September 13, 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/Proctor 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 August 29, 2023, Workshop.
 - b. Minutes of the August 29, 2023, Regular Monthly Meeting.
 - c. Minutes of the August 29, 2023, Executive Session.

Motion/second by Commissioners Daniel/Proctor to approve the August 29, 2023 Workshop minutes, the August 29, 2023 Regular Monthly Meeting minutes and the August 29, 2023 Executive Session minutes, motion carried 5-0.

- 6. **INVITED GUEST**
 - a. Pike County Industrial Development Authority.

Kyle Fletcher, Director of Pike County Industrial Development Authority, addressed the Pike County Board of Commissioners stating she has been on the job for six days and she is happy to be a part of the team for Pike County. Ms. Fletcher asked the Board of Commissioners to allow the Pike County Industrial Development Authority (IDA) to purchase Parcel 066-005, which is approximately 238 acres from Brent Scarbrough and to provide IDA with funding to service this debt. The benefits of the Authority owning the land include being able to access certain Economic Development Grants through the Georgia Department of Community Affairs (DCA). Ms. Fletcher noted she has had extensive dealings with DCA and has helped manage/administer the grants they have received in the past. A few of the specific grants through DCA are the Regional Economic Business Assistance Grant (REBA) which is an incentive program that is used to help close the deal when working with prospects. Only local Development Authorities are eligible for this grant. The One Georgia Grant is made up roughly of three grants (1) Rural Innovation Fund, (2) the Edge Fund, and (3) the Equity Grant. All these grants/funds through DCA provide financial assistance for rural communities. If the Development Authority owns the land in Parcel 066-005, they can negotiate with prospects. If the county owns the property, the Development Authority may miss the negotiating opportunity with the prospect. Ms. Fletcher noted at the end of the day, everyone is on the same team, and she looks forward to working with all the cities located in Pike County along with the county itself. Product is everything, it used to be location and work force. Pike County has a great location, right outside the metro area but close enough to Atlanta Hartsfield Jackson International Airport. Pike County has the logistics and the work force but is running out of product. The Business Park on US Highway 19 has some parcels left, and the park on US Highway 341 is full. You do not start looking for land when you need it, you need to be proactive, identify the land, find the land, and purchase it ahead of time and work on a Master Plan. If the county would allow the Industrial Development Authority to purchase the land, they would be a partner with the county. Ms. Fletcher stated she would help manage and administer all of it and take some of the pressure off the county. Once the land is purchased the Development Authority would want input from the Sheriff’s Office, the county, and the city. Ms. Fletcher stated her plea today is for the county to let the Development Authority move forward and have the county service the debt. Quick decisions need to be made when land is found to prevent being on the losing end and missing out on the purchase of the land.

Bryan Oglesby, Vice-Chairman for the Pike County Industrial Development Authority, addressed the Board of Commissioners stating he believes the Board of Commissioners is on the same page as the Development Authority for the purchase of the land. Once Attorneys get involved, it gets convoluted. The Board of Commissioners and the Development Authority can sit down together and talk through things and enter into an intergovernmental agreement.

- 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\$1,129,067.12

Fire Dept. Donations.....	\$9,223.59
Cash Reserve Account.....	\$473,089.56
Jail Fund	\$35,961.83
E-911 Fund	\$535,016.59
DATE Fund	\$40,010.60
Juvenile Court Fund.....	\$13,564.28
Residential Impact Fee	\$1,319,178.10
Commercial Impact Fees	\$173,066.69
C.A.I.P FUND	\$266,233.60
General Obligation SPLOST 2022-2028.....	\$1,458,034.65
L.M.I.G. Grant (DOT).....	\$65,408.33

c. County Manager Comment

County Manager Brandon Rogers noted an upcoming Board of Commissioners meeting is on October 31, 2023, Halloween. There will probably be activities taking place on the square on Halloween and CM Rogers asked the Board if they would like to cancel the meeting since the next regular monthly meeting is scheduled the following week, November 8, 2023.

Motion/second by Commissioners Guy/Proctor to cancel the Board of Commissioners October 31, 2023 (Halloween) Regular Monthly Meeting, motion carried 5-0.

The moratorium currently in effect with Planning and Development will end on October 8, 2023. There is a chance that the Unified Development Code will not be ready, and the moratorium will have to be extended. Once the UDC Code is ready, there will have to be two public hearings before adoption. CM Rogers noted he was just making the Board aware that discussion of extending the moratorium may need to take place and it can be discussed at the next regular monthly meeting.

The Department of Community Affairs will be presenting Pike County with the Community Development Block Grant (CDBG) award for Tanyard Road and host a workshop in Augusta in October. CM Rogers stated he, the County Clerk and the grant Administrator will be attending the workshop. CM Rogers noted the Board of Commissioners received an invite to accept the grant award and would like to know by the end of this week of who will be attending so they can be registered.

Congratulations to Commissioner James Jenkins for completing two Specialty Tracks of training with the Association County Commissioners of Georgia (ACCG).

A reminder that the Board of Commissioners will be holding a joint workshop with the Planning Zoning Board to discuss the Unified Development Code (UDC) today, September 13, 2023, at the Pike County Parks and Recreation Community Center, 603 Twin Oaks Road Williamson, GA from 10:30 a.m. – 5:00 p.m.

d. Commissioner Reports

District 1 – Commissioner Daniel - No report.

District 2 – Commissioner Guy stated that Short Cut Road needs some attention from Public Works.

District 3 – Commissioner Proctor noted in the Building and Grounds monthly report they have had a lot of problems with air conditioning units in different departments. Just this past month, there has already been around \$11,000 in repairs. Proctor asked if these units are all old units and if any are under a warranty. County Manager Brandon Rogers replied the units are old and not under warranty. The county only has a couple of units under warranty. Typically, the county has one to two units a year that reaches the end of life. CM Rogers stated he believes the \$11,000 was for three units, one unit replacement, one unit had to have major repairs and one unit just needed freon. The offices that had the repairs were the Health Department, Library and Board of Commissioners office. CM Rogers stated the library was the biggest amount due to the size of the unit that had to be replaced.

Commissioner Proctor asked about the roof repairs at the Annex Building again for water leakage. CM Rogers replied the roof has been patched every year until this last year. It was discussed a couple of months ago to spend more money on it this year to repair it to help buy the county more time with the roof. The repairs being made now reflects the decision that was made in a prior Board meeting. The overall cost ended up being \$10,000 to have the roof repaired. Building and Grounds went in and cut the whole top and laid a new piece on top of it, stretched it back out. The county has already seen a positive outcome out of this repair and no leaks with the last couple of rains. CM Rogers stated the county should be able to get around 10 years of life out of this repair before something else will have to be done.

Commissioner Proctor asked about Twin Oaks Pass, if the county has everything, they need to close that road. CM Rogers stated yes, he has spoken with the surveyor, and he is familiar with the area and hopes to get field work done late this week or early next week. It will probably be about two weeks before the county gets a final plat.

Commissioner Proctor stated he has received texts and calls from citizens regarding the dust issue on Arthur Road. CM Rogers replied he receives phone calls as well on dirt roads more than just Arthur Road. It does not help that citizens travel between 45-65 miles per hour on a dirt road, it stirs up the dust and causes wash boards on the roads. Calcium chloride will help but must be continuously reapplied every 6-12 months. CM Rogers noted Todd Goolsby pulled up the number of miles of dirt roads in the county and it is 180 miles. The calcium chloride is \$42.00 a mile. It would cost the county \$756,000 to put calcium chloride on 180 miles of dirt roads for one time. Some of the dirt roads would have to be covered twice a year. CM Rogers stated he does not think this is fair to all citizens to have to take on and pay, especially when citizens choose to live on a dirt road. One option would be a

Transportation Special Purpose Local Option Sales Tax (T-SPLOST). That would give the voters an opportunity to say yes, or no. A specific project would be assigned to T-SPLOST if approved and the county would provide calcium chloride to all dirt roads with the T-SPLOST funding. Commissioner Proctor asked how much it would cost to man a water truck to help eliminate some of the dust. CM Rogers replied the county has a water truck, water evaporates quick, the calcium chloride absorbs moisture and eliminates dust on dirt roads longer. Manning a water truck daily would be the cost of an employee, cost of fuel and cost of water. CM Rogers noted that to put calcium chloride on all 180 miles of dirt road the county would be spending a little over \$1 million dollars annually until the road gets paved. Commissioner Daniel noted the two main dirt roads that the county has provided calcium chloride on in the past were McKinley Road and Hagans Mountain Road. Commissioner Proctor stated the reason he is getting calls on Arthur Road is because citizens say the county has put calcium chloride on Arthur Road in the past. CM Rogers stated several dirt roads have received calcium chloride in the past.

District 4 – Commissioner Jenkins – No report.

At Large Chairman Briar Johnson thanked Kyle Fletcher for joining the Industrial Development Authority. Ms. Fletcher brings a lot of wealth of information, knowledge, and experience. Chairman Johnson noted the Ameripro's monthly report is perfect and to keep up the good work.

- e. County Attorney Report to Commissioners stated all his reports will be covered under agenda items or executive sessions.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

- a. Discussion of Public Works fees.

County Manager Brandon Rogers stated permit fees and impact fees for Public Works have been discussed in the past. The county is under what they charge to install driveway pipes. On average, it costs the county around \$2,400 to install a driveway pipe. The cost for a 15" pipe is \$1,200 and for a 24" pipe it is \$1,400. CM Rogers stated the county is losing about \$1,000 per driveway installation. CM Rogers and Todd Goolsby discussed charging \$2,400 per driveway installation, any size culvert. Commissioner Proctor asked if \$2,400 would be enough. CM Rogers replied that he and Todd Goolsby feel that \$2,400 is a fair price and no one is being overcharged and the county is not making money. Fuel charges and leasing of the equipment are not included in the price, that is something the county uses daily rather they are installing the driveway or not. Chairman Briar Johnson noted the county is not in the business to make money, they are there to be a service to the citizens. Commissioner Daniel stated the county maintains the culvert pipes if it fails or just needs cleaning out. Commissioner Guy asked what the cost of a culvert pipe that is 18". CM Rogers replied that the cost of an 18" culvert pipe to the county is \$686.70.

Motion/second by Commissioners Guy/Daniel to approve the increase of Public Works driveway installation fee to \$2,400 for any size culvert, motion carried 5-0.

- b. **PUBLIC HEARING:** To receive public input regarding Capital Improvements Element (CIE) Annual Update, pursuant to the Georgia Development Impact Fee Act and the Development Impact Fee Compliance Requirements of the Georgia Department of Community Affairs.

Jeremy Gilbert, Director of Planning and Development, addressed the Board stating what is before them is the 2022 Annual Update for the Capital Improvements Element (CIE). It is an annual report that is required by the Department of Community Affairs to be submitted because the county does collect impact fees. The report in their packet runs from November 1, 2021 through October 31, 2022. The report includes the impact fee fund balance as of November 1, 2021, the expenditures, and the impact fee balance as of October 31, 2022. The schedule of improvements/short term work program is in the report to identify all capital improvement projects proposed to be funded in whole or in part by impact fees during the upcoming five years, beginning with the current year. They are estimates of concepts only, subject to final review and approval by the Pike County Board of Commissioners.

Citizens who spoke.

Cherry Thomas
Tripp Brisendine
Kristen Cudnohufsky

CM Rogers noted some of the projects that were included in the CIE.

- **Library** – \$75,000 for additional reading materials and \$250,000 for building addition. Projected dates are from year 2023-2027.
- **Jail/Sheriff** - \$5 million for addition to Jail and/or Replacement. Projected dates from 2023-2025. \$50,000 for additional radio towers. Projected dates from 2023-2024.
- **Fire Department** – \$150,000 for new fire station on Blackmon Road. Projected dates from 2023-2024 and \$50,000 for additional radio towers. Projected dates from 2024-2025.
- **Parks & Recreation** - \$350,000 to convert a soccer pavilion into an indoor recreation center. Projected dates from 2018-2023. \$250,000 for adult softball fields. Projected dates from 2024-2026. \$400,000 for girls softball fields. Projected dates from 2024–2026. \$1 million for football fields. Projected dates from 2026-2027.
- **Roads** - \$10,000 for Roberts Quarters Road (dirt part) Engineering and Surveying. Projected dates from 2022-2024. \$10,000 for Old Zebulon Road (dirt part) Engineering and Surveying. Projected dates from 2022-2024. \$10,000 for Blanton Mill Road (dirt part) Engineering and Surveying. Projected dates from 2022-2024. \$10,000 for Woodcreek Road (dirt part)

Engineering and Surveying. Projected dates from 2023-2025. \$10,000 for McKinley Road (dirt part) Engineering and Surveying. Projected dates from 2023-2025. \$10,000 for Shady Lane (dirt part) Engineering and Surveying. Projected dates from 2023-2025. \$10,000 for Fossett Road Engineering and Surveying. Projected dates from 2023-2025. \$10,000 for Green Road Engineering and Surveying. Projected dates from 2023-2025.

- **E-911** - \$100,000 for new 911 CAD system. Projected dates from 2020-2023. \$5 million for remodeling or rebuilding E-911 building. Projected dates from 2022-2025. \$50,000 for additional radio towers. Projected dates from 2022-2023.

County Attorney Rob Morton noted that what is being approved today is allowing the CIE to be submitted to the state to be reviewed. The projects listed in the CIE are projects that the Board has already approved in the short-term work program and other projects as well as doing a financial audit of the expenditures and the revenues that were received. This is simply an audit report that goes to the state in which they track it compared to previous reports that were submitted. Once the state sends the submittal, then the Board will probably receive it in October to consider. Jeremy Gilbert noted the CIE report has been available to the public since August 23, 2023, when the legal ad was published in the newspaper. Chairman Briar Johnson asked about Blanton Mill Road, it was discussed paving from Beeks Road to Ward Road, he does not recall ever discussing paving the entire road. Chairman Johnson noted he talked to some of the Commissioners, and they do not recall the paving of all of Blanton Mill Road. Also, Shady Lane is on the list, Chairman Johnson does not remember discussing this road. CM Rogers replied that this is getting off the subject but from his understanding Blanton Mill Road was always discussed paving the entire road. There was a discussion originally about doing a section of Blanton Mill Road between Beeks Road and Ward Road. CM Rogers stated then it was discussed to do all of Blanton Mill Road instead of a section. CM Rogers stated the paving of Blanton Mill Road is not all impact fees and he does not want to get anyone confused because the CIE is only impact fees. The only part the CIE listed is some engineering on Blanton Mill Road. A big portion of the funding for Blanton Mill Road will come from SPLOST funding. CM Rogers stated that he and Commissioner Jenkins talked about Shady Lane. They talked about what would determine if Shady Lane got paved is how things go on Woodcreek Road. It was discussed possibly extending Woodcreek Road out to Reidsboro Road. If Woodcreek Road is extended, then Shady Lane would not be paved. If Woodcreek Road could not be extended, then Shady Lane would be paved. County Attorney Rob Morton reminded the Board that these projects are proposed. The Board of Commissioners will make the final decision on the projects at the start of construction.

Motion/second by Commissioners Daniel/Proctor to authorize Chairman Briar Johnson to sign the resolution and transmit the Capital Improvements Element to the Department of Community Affairs, motion carried 5-0.

10. PUBLIC COMMENT - NONE

11. EXECUTIVE SESSION

- a. 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.
- 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 pending or potential litigation.
- c. County Manager Brandon Rogers is requesting an Executive Session to discuss the possible acquisition of real property pursuant to O.C.G.A. 50-14-3 (b)(1).

Motion/second by Commissioners Proctor/Guy to adjourn Regular Session and enter into Executive Session at 9:58 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 9-13-2023.

2.

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

3.

The executive session was called to order at 9:58 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);
- 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 13th day of September 2023.

Sworn to and subscribed
Before me this 13th day of September 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 11:04 a.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Proctor/Daniel to adjourn at 11:04 a.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk