

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, January 30, 2024, 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 Guy/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 January 10, 2024, Regular Monthly Meeting.

b. Minutes of the January 10, 2024, Executive Session.

Motion/second by Commissioners Proctor/Guy to approve the minutes of the January 10, 2024 Regular Monthly Meeting, and the minutes of the January 10, 2024 Executive Session, 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 of February. Revenue/Expenditure Statement and Detail Check Register is included.*

Motion/second by Commissioners Daniel/Proctor to accept reports, motion carried 5-0.

For discussion: County Manager Brandon Rogers noted the funds that were loaned from the American Rescue Plan Act (ARPA) to the General Fund Account have been returned to the ARPA account. Tax Collections have started being deposited and all the funds/accounts are back accurate now.

CM Rogers stated the county has made an initial investment deposit into the Georgia Fund 1 that was setup months ago. Clint Chastain, the county finance officer, is familiar with this and with his help, the Georgia Fund 1 account was funded, which should result in a better interest rate. The initial funding totaled \$4,560,000 consisting of \$3,260,000 from ARPA, \$470,000 from the Cash Reserve account and \$830,000 from the LMIG account. With an estimated 5% return, the county should see a better investment return. CM Rogers stated if the Board of Commissioners would like to take this opportunity, he would recommend setting up two additional Georgia Fund 1 accounts with the state: one account for the old SPLOST Funds and one for the Impact Fee Funds. The funds cannot be co-mingled is the reason for two additional account needs.

b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund

\$1,629,413.50

Fire Dept. Donations.....

\$9,844.36

Cash Reserve Account.....

\$473,189.21

Jail Fund

\$25,889.60

E-911 Fund

\$147,439.38

DATE Fund

\$34,878.18

Juvenile Court Fund.....

\$13,980.47

Residential Impact Fee

\$678,930.97

Commercial Impact Fees

\$185,493.83

C.A.I.P FUND

\$27,459.13

General Obligation SPLOST 2022-2028.....

\$655,966.01

L.M.I.G. Grant (DOT).....

\$836,157.93

c. County Manager Comment

County Brandon Rogers introduced Clint Chastain, Pike County’s new Finance Officer. CM Rogers stated that Mr. Chastain has been doing an excellent job and has helped out tremendously.

The Pines Library system will be completely shut down on February 19, 2024 to do an annual upgrade to the system. This upgrade means the J. Joel Edwards Library will not be able to serve patrons in any capacity since the system will be down for the upgrade. Natalie with Flint Rivers Regional Library Systems has put together an in-service training in Griffin on February 19, 2024. The J. Joel Edwards Library staff will be attending this training since the library will be closed.

The Pike County Parks and Recreation Department could receive a \$1.5 million dollar grant. Parks and Recreation applied for this grant through the Department of Natural Resources and were notified that this will be going to the Georgia House and Senate budget subcommittee with jurisdiction of the
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Department of Natural Resources for final approval. If approved and the Parks and Recreation are granted the money, this could bring big improvements to the recreation complex.

d. Commissioner Reports

District 1 – Commissioner Daniel - No report.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Proctor thanked Todd Goolsby and Public Works for their work on the dirt roads over the last three weeks.

District 4 – Commissioner Jenkins stated he would like to propose a workshop between the Board of Commissioners and the Tax Assessors Board as well as invite someone from ACCG. Mr. Jenkins stated he would like to see it happen before the next Tax Assessors Board meeting on February 6, 2024, which he does realize is short notice and it may not happen.

At Large Chairman Briar Johnson – No report.

e. County Attorney Report to Commissioners – No report.

8. UNFINISHED BUSINESS

a. Consider one appointment to the Pike County Board of Tax Assessors to fill an unexpired six-year term, set to expire June 30, 2027. *Applicant has met criteria.*

County Manager Brandon Rogers stated the county received one applicant in which the applicant withdrew his application. The Tax Assessors Board vacancy ad will be published in the paper for an additional two weeks. Commissioner Jason Proctor asked how many applicants have rescinded their applications. CM Rogers replied three.

No action taken.

9. NEW BUSINESS

a. Approve/deny Second Reading of an ordinance adopting the Pike County Unified Development Code (UDC) and the Pike County Official Zoning Map.

Planning and Development Director, Jeremy Gilbert, stated this is the second reading of the Unified Development Code and the new Official Zoning Map. At the first reading, the Board asked that the sewer requirement in the R-2 Zoning District be looked at. Mr. Gilbert stated he and the County Manager have come up with three alternatives. Currently the proposed ordinance reads sewer is required in R-2, a 1-acre lot subdivision. The alternatives are 1) Keep it the way it is and require all R-2 lots to have sewer, 2) Change the sewer requirement and remove sewer requirement for R-2 but only allow R-2 zoning district to be within a 1-mile radius of a city limit, or 3) Require a sewer connection like the county does with water, sewer connection would be required if it is within 2,500 feet of an existing public sewer connection. Commissioner Daniel asked if R-2 is like PRD now. Jeremy Gilbert replied that is correct and currently it is not required to have sewer but has limitations that it must be within a 1-mile radius of city limit, or 1-mile from county line (Spalding County) and requires public water. Commissioner Daneil stated there is a particular development in Commissioners Jenkins, the airport, how would this have an effect on it. Jeremy Gilbert stated that development would fall under the 1-mile radius of the city limit. It is currently zoned PRD. Jeremy Gilbert noted the enacting ordinance there are sections in it that states if a typo is found that it can be corrected. There are 2 changes that Mr. Gilbert would like to bring the Boards attention; one under Article 5 Section 503.d.4. Letters A through I is a duplicate of the rural event center that is in Section 503.b.23. It is Mr. Gilberts recommendation to remove the duplicated section 503.d.4. In Article 21 there are couple of instances where it references UDO instead of UDC. This was due to the initial time Mr. Gilbert was writing the code and was not sure if it was going to be called a Unified Development Ordinance or a Unified Development Code. Mr. Gilbert asked the Board if the second reading is approved if the new UDC can go into effect on February 1, 2024. This will allow the Planning and Development office a day to have everything ready to go into effect on February 1, 2024.

Motion/second by Commissioners Daniel/Guy to approve the second reading of the Unified Development Code (UDC) and Pike County Official Zoning Map to include the one change in the UDC under Article 8 , R-2 Single-Family Residential District - to change the sewer requirement by removing the sewer requirement for R-2 but only allow R-2 zoning district to be within a one-mile radius of a city limit. The effective date of the UDC will take place February 1, 2024 and the motion includes authorizing Chairman Johnson to sign documentation, motion carried 5-0.

b. To discuss the establishment of an ad hoc committee related to the development of the recently purchased property.

County Manager Brandon Rogers stated he met with multiple engineering firms that visited the site in response to the Request for Qualifications (RFQ) for the project management of the property recently purchased by the county. CM Rogers noted he does not believe now is a good time to establish a new committee, he would wait and speak with the appointed project manager to get their input on the best way to communicate information from the Board of Commissioners rather it be through a committee or directly to the project manager. CM Rogers stated in his opinion that the establishment of a committee will further divide the Board of Commissioners and the Development Authority of Pike County. CM Rogers stated if the committee is the desire of the Board of Commissioners, he would recommend they consider the Development Authority of Pike County as the ad hoc or possibly a mixture of the Development Authority of Pike County and the Board of Commissioners. Chairman Briar Johnson stated the ad hoc committee has no authority. The committee would help push things through since the county has two years from the closing date to redo the note and it needs to get in the

hands of the Development Authority of Pike County. This is to promote the master plan, not the building. The committee will meet once a month. The committee will include five members, the Sheriff, the County Manager, Director of Development Authority and two Commissioners. The project manager will not answer to the committee. Chairman Johnson stated establishing this committee is a way to speed things up.

Motion/second by Commissioners Guy/Daniel to approve the establishment of an ad hoc committee to include five members Sheriff Jimmy Thomas, Chairman Briar Johnson, Commissioner Jason Proctor, County Manager Brandon Rogers and Development Authority of Pike County Director Kyle Fletcher, motion carried 5-0.

- c. To discuss the condition of Hutchinson Road, north of Bethany Church Road.

County Manager Brandon Rogers stated Spalding County has made some improvements on their section of Hutchinson Road that is in Spalding. The portion of the road in Pike County is approximately 1,300 feet long and needs some work. There are three options on this project: 1) Do nothing with the road, 2) Zip up the current deteriorated asphalt and return the road to gravel, or 3) Resurface the road. CM Rogers noted the county is having a very similar issue with this section of Hutchinson Road as seen on Brazier Road. CM Rogers recommends resurfacing the road since Spalding County has resurfaced their section. The estimated cost to resurface the road is \$47,000. If the Board of Commissioners decides to move forward with the resurfacing, CM Rogers stated he would recommend using the funds from the 2016 SPLOST Fund to pay for the resurfacing. These funds have been marked for engineering of new SPLOST road projects; they are open to road projects should the Board of Commissioners decide to make changes. Currently, the 2016 SPLOST Fund has \$1,736,579.42 in the account. The county's last estimate was around \$1,500,000 in engineering cost. If the Board of Commissioners decided to open a separate account for the 2016 SPLOST funds to invest, the funds could potentially earn enough on interest to pay for this project in six months. Commissioner Guy noted Friendship Road and Hood Road have the same problems as Hutchinson Road. The county will save money over the years if paved.

Motion/second by Commissioners Jenkins/Guy to approve paving of Hutchinson Road, north of Bethany Church Road, motion carried 5-0.

11. PUBLIC COMMENT - NONE

12. EXECUTIVE SESSION

- a. Chairman Briar Johnson requests an 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 Attorney Rob Morton request an 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/Proctor to adjourn Regular Session and enter into Executive Session at 7:04 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 1-30-2024.

2.

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

3.

The executive session was called to order at 7:04 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);
- 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 30th day of January 2024.

Sworn to and subscribed
Before me this 30th day of January 2024.

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 7:45 p.m., motion carried 5-0.

13. ADJOURNMENT

Motion/second by Commissioners Guy/Proctor to adjourn at 7:46 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk