

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, February 14, 2024, 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.....Keith Ford**
- 3. **PLEDGE OF ALLEGIANCE..... Chairman J. Briar Johnson**
- 4. **APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**

County Manager Brandon Rogers requested the agenda to be amended to remove under New Business Agenda Item e. Approve/deny preliminary design of Tanyard Road. This agenda item is not ready to be heard today. Also, under Invited Guest remove Wesley Berryman, he was unable to attend today.

Motion/second by Commissioners Daniel/Guy to approve the amended agenda, removing Item e. under New Business and removing Wesley Berryman under Invited Guest, motion carried 5-0.

- 5. **APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**
 - a. Minutes of the January 30, 2024, Regular Monthly Meeting.
 - b. Minutes of the January 30, 2024, Executive Session.
 - c. Minutes of the February 1, 2024, Special Called Meeting.

Motion/second by Commissioners Guy/Proctor to approve the minutes of the January 30, 2024 Regular Monthly Meeting, the minutes of the January 30, 2024 Executive Session, and the minutes of the February 1, 2024 Special Called Meeting, motion carried 5-0.

6. INVITED GUEST

- a. Employee Recognition for service to Pike County.
 - Wesley Berryman – Sheriff’s Department (Agenda amended to remove this agenda item)
- Jeffery Boatwright** with the Pike County Sheriff’s Department was recognized for his 20 years of service with Pike County. County Manager Brandon Rogers stated it says a lot about someone who devotes 20 years of employment to the same place. CM Rogers thanked Boatwright for his service. Sheriff Jimmy Thomas stated anyone who has put up with him for 20 years, they have done some things in their time. Sheriff Thomas stated that Boatwright is a celebrity, he is never at a loss for words for a response. Not only has Jeffery Boatwright put in 20 years of service at the Sheriff’s Department but he is also a professional wrestler. Sheriff Thomas noted Boatwright is recognized throughout, and he is the one they send to take care of business and get the Sheriff’s Department name in the light. Sheriff Thomas shared the story of the first meeting with Boatwright, when he had put in an application to work at the Sheriff’s Department. Sheriff Thomas stated he and Boatwright sat down and talked. Boatwright was very professional, and he had a ball cap on. As Sheriff Thomas told Boatwright he had the job, Boatwright walked out the door and took his cap off and he had a long ponytail down his back. Sheriff Thomas noted he would never forget that day and that is how their relationship started. Sheriff Jimmy Thomas thanked Jeffery Boatwright for the work he has done for the citizens over the years and for putting up with him. Jeffery Boatwright was presented with a 20-year certificate and pin.

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/Daniel to accept reports, motion carried 5-0.
- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$1,227,175.72
Fire Dept. Donations.....	\$9,845.54
Cash Reserve Account.....	\$36,783.01
Jail Fund	\$27,472.51
E-911 Fund	\$139,605.29
DATE Fund	\$35,638.02
Juvenile Court Fund.....	\$13,982.19
Residential Impact Fee	\$733,138.89
Commercial Impact Fees	\$185,493.83
C.A.I.P FUND	\$27,459.13
General Obligation SPLOST 2022-2028.....	\$1,062,003.42
L.M.I.G. Grant (DOT).....	\$6,228.03

- c. County Manager Comment
- County Manager Brandon Rogers stated several of the county accounts look very low due to the funds being located into the Georgia Fund 1 account. In the agenda packets, there is a breakdown of the funds located in the Georgia Fund 1 account and how that correlate to the accounts listed. By the next

meeting, there will be two more Georgia Fund 1 accounts for the Impact Fees and the SPLOST Construction funds. The county is receiving a better interest rate through the Georgia Fund 1. Last year, the county made about \$1,500 total in interest. This year, within 2 days, the county has made about \$1,300 in interest just by moving the money over to the Georgia Fund 1 account. CM Rogers thanked Clint Chastain for all his hard work getting the funds moved over. CM Rogers stated he would like to redesign the finance accounts on the agenda to include these accounts, but Novus Agenda has been bought out and no longer will be the agenda platform for Pike County. Novus Agenda makes changes to the agenda template since the county does not have access to it. CM Rogers noted that he and the County Clerk have met with other companies who provide agenda platforms for consideration since Novus Agenda will be going away at the end of year 2024. The support with Novus Agenda right now is difficult.

The county has received one application for the Tax Assessors Board. Currently there are two openings on the Board and the county is still accepting applications. The county needs more applications to have options.

The State Review Committee will be in the county March 12 – March 15, 2024, doing their review of the Tax Assessors office. The committee will be utilizing the Board of Commissioners office conference room during this time.

The auditors have been in the office working on the county audit for the fiscal year ending 2023.

CM Rogers provided an update on roads that are currently closed due to the weather. The roads include Daniel Road, Friendship Circle and West Jones Road. CM Rogers thanked Todd Goolsby and Public Works for all the work they did during the rain in keeping the roads maintained and open.

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 reminded everyone that the J. Joel Edwards Library will be closed on February 19, 2024, for a system upgrade.

e. County Attorney Report to Commissioners

No report

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

a. Discussion of the Statewide Mutual Aid and Assistance Agreement.

County Manager Brandon Rogers stated this is a standard contract that is done every four years and recommends approval. CM Rogers recommends that the EMA Director, Jimmy Totten and himself be the designated officers on the contract. Chairman Briar Johnson asked if the officers go with the titles of the positions and not the actual person. CM Rogers yes that is correct.

Motion/second by Commissioners Daniel/Guy to approve the Statewide Mutual Aid and Assistance Agreement and name the EMA Director and County Manager as designated fiscal officers, motion carried 5-0.

b. Discussion of county property located at 94 Gwyn Street, Zebulon, GA.

County Manager Brandon Rogers stated the county has been approached about the possibility of selling the property located at 94 Gwyn Street, Zebulon, GA. This is the old Pike County Health Department building. The building is in poor condition but usable. The county is currently using the building for storage. CM Rogers stated he does not think the building is worth the upkeep or remodeling the county would have to do. CM Rogers asked the Board if they would like to sell the property. Chairman Johnson noted he was contacted by one of the interested parties wanting to purchase the property with maybe some different options regarding the building that will take place later. Commissioner Daniel stated the county has been wanting to get out from under this property so he would agree to sell it. County Attorney Rob Morton asked if approved that the motion would be to begin the process to sell the property because there is a process under state law for the disposition of county property. Commissioner Guy asked if an appraisal has been done on the property. CM Rogers stated there have been two different appraisals, one was done a while ago when the market was extremely high, and it came in high, and the other one was done recently, and it came in lower. Commissioner Daniel asked how big the lot is. Commissioner Proctor replied that the Tax Assessors has the property at .3 acres. County Manager Rogers stated there are two buildings on the property. One is the old Health Department building and the other is a small building that may have been used for storage at one time. Commissioner Daniel noted it all is an eyesore.

Motion/second by Commissioners Daniel/Proctor to approve to begin the process to sell the property, motion carried 5-0.

c. Discussion of county property located at 139 Adams Street, Zebulon, GA.

County Manager Brandon Rogers stated the property at 139 Adams Street, Zebulon, GA is the old Wednesday Market house. The house is dilapidated and would require more money to keep it up or

repair it than it is worth to the county. Last year the back porch had to be removed due to the rot and now the front porch is showing signs of rot. The roof is aged and causing problems on the inside. The county has always had problems with the heating and air. CM Rogers recommends the demolition of the house and the block storage building located behind the house and prepare the property for future expansion that adjoins the 238 acres that was recently purchased by the county. The estimated cost to demo the buildings is \$3,000-\$4,000.

Motion/second by Commissioners Guy/Daniel to approve the demolition of the two buildings located on the property, motion carried 5-0.

- d. Approve/deny a 1976 Ford Pumper Firetruck to be sold as surplus on Gov Deals.

County Manager Brandon Rogers recommends approval.

Motion/second by Commissioners Guy/Proctor to approve the sale of a 1976 Ford Pumper Firetruck on Gov Deals. , motion carried 5-0.

- e. Approve/deny preliminary design of Tanyard Road.

Agenda amended to remove this agenda item.

- f. Discussion of Blackmon Road Fire Station.

County Manager Brandon Rogers stated last week he received bad news on the Blackmon Road Fire Station. The concrete contractor arrived to deliver the gravel for the base, the dump truck sank about 16" in the middle of the slab. It is good that this happened early on and not after the slab had been poured, which could have been costly. Public Works Director Todd Goolsby, Building and Grounds Director Ken Lalumiere and the Contractor all provided some different recommendations. One recommendation is to dig out the 100x100 area, matted and rocked to keep it from causing a pumping or sinking effect. This cost was not figured into the construction and will be significant. The estimate is \$80,000 just to complete the padded area and an additional \$40,000 for the roadway, adding to the county's original estimate of \$230,000. This will bring the new cost of Blackmon Road Fire Station to around \$350,000. At this time, the county only has \$5,000 in expenses tied up in this project that can be recouped. The building has been paid for but could be resold or repurposed if that is the wish of the Board. Other options are not to do anything and wait because of all the rain and let it dry out. CM Rogers noted that it will probably be July or August before the county can get it compacted enough to move forward. This will probably push the county past the date that the project needs to be completed and there is still no guarantee that additional funds will not have to be put into it. Another option is to use the building as the new fuel station for the county at Public Works and possibly partnering with the schools or use the building to possibly replace the oldest fire station in the county, which is Gresham Road. CM Rogers stated he does not feel this project should continue at the Blackmon Road location. With the cost of \$120,000 the county could possibly find and purchase additional property in the area for a fire station. Commissioner Daniel stated the people out there were told that a Fire Station would need to be located there and the county needs to move forward with it so he would recommend putting a hold on the property allowing it time to dry out. Commissioner Guy agreed. CM Rogers stated the only problem with that is there was a timeline of when the project would be built out. Commissioner Daniel stated if the entity that granted the county the property sees work is being done on the property that they will extend that date. County Attorney Rob Morton noted that there is a reversionary clause in the Deed that provides that in the event the property is not used for the purposes of public safety and the location and operation as a fire house, then the property shall revert back to the Grantor. If the county is in the process of completing the project, there should not be an issue. Chairman Johnson asked if there was other property in the area that has been looked at for a fire station, CM Rogers replied no. Commissioner Daniel and the Board agreed to wait until the property has dried out from the weather and try again. CM Rogers stated he would update the Board again around May or June.

Discussion only, no motion entertained.

- g. Open sealed bids for review and discussion for the Impact Fee Study.

County Manager Brandon Rogers stated the county received four bids. Planning and Development Director Jeremy Gilbert and the County Manager reviewed all the bids and completed an Evaluation Criteria for each company. The sealed bids will be opened today and then CM Rogers stated he can give his recommendation.

- **Ross+associates** – Evaluation Criteria 81, Cost Proposal \$95,200 with an additional hourly rate of \$175.00/ hour.
- **Hall Consulting** – Evaluation Criteria 55.5, Cost Proposal \$98,000 with an additional hourly rate of \$125/ hour.
- **dta corp** – Evaluation Criteria 51, Cost Proposal \$90,400 with an additional hourly rate of \$125-\$290/ hour.
- **benesch** – Evaluation Criteria 73.5, Cost Proposal \$233,530.

CM Rogers noted that everything should be included in the cost proposal and the additional hourly rate would be if the county asked them to do anything more than the tasks listed in the cost proposal. Commissioner Proctor asked if dta corp was out of North Carolina, CM Rogers replied yes. Commissioner Daniel asked how the county was going to pay for this study. CM Rogers replied that money was set aside a couple of years ago out of Impact Fees to help pay for it, Planning and Development budgeted some in their department to help pay for the study and the CIE Prep will help cover the funding. County Manager Brandon Rogers recommends Ross+associates with the

highest rating criteria and the past experience of the vendor. Ross did Pike County’s current Impact Fees study.

Motion/second by Commissioners Proctor/Daniel to reward the Impact Fee Study to Ross+associates, motion carried 5-0.

10. PUBLIC COMMENT - NONE

11. EXECUTIVE SESSION

- a. County Manager Brandon Rogers 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 Manager Brandon Rogers requests an Executive Session to discuss the possible acquisition of real property pursuant to O.C.G.A. 50-14-3 (b)(1).
- c. County Manager Brandon Rogers requests 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 Proctor/Guy to adjourn Regular Session and enter into Executive Session at 9:47 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 2-14-2024.

2.

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

3.

The executive session was called to order at 9:47 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 14th day of February 2024.

Sworn to and subscribed
Before me this 14th day of February 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 10:53 a.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Proctor to adjourn at 10:53 a.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk