

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, June 12, 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 and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)). Due to unforeseen circumstances, County Attorney Rob Morton was unable to attend the meeting.

- 1. **CALL TO ORDER** ..... Chairman **J. Briar Johnson**
- 2. **INVOCATION**.....**Ricky Shepherd**
- 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 May 28, 2024, Regular Monthly Meeting.
- b. Minutes of the May 28, 2024, Executive Session.

**Motion/second by Commissioners Guy/Proctor to approve the minutes of the May 28, 2024 Regular Monthly Meeting, and the minutes of the May 28, 2024 Executive Session, motion carried 5-0.**

6. **INVITED GUEST**

- a. Employee Recognition for service to Pike County.

**Judge Ginny Blakeney** with Pike County Probate Court was recognized for her 10 years of service with Pike County. County Manager Brandon Rogers noted he does not believe the county has ever given a certificate to a Constitutional Officer which makes this a unique situation. Judge Blakeney has worked in the county in different capacities. Judge Blakeney started her career with Pike County in the Board of Commissioners office handling accounts payable, then she moved on to working for the Pike County Industrial Development Authority before the citizens of Pike County voted Ginny Blakeney in as the Judge for Pike County Probate Court. Judge Blakeney has been serving as the Probate Judge for almost four years. CM Rogers stated he was glad to be able to present Judge Blakeney with a certificate and thanked her. Judge Ginny Blakeney was presented with a 10-year certificate and a pin. Chairman Briar Johnson stated that Judge Blakeney does a great job and thanked her.

**Hannah Gardner** with the Pike County Sheriff’s Department was recognized for her five years of service with Pike County. County Manager Brandon Rogers noted that Hannah Gardner is a Sergeant. Sergeant Gardner started off in the Jail and moved her way up to Patrol. Sheriff Jimmy Thomas stated Sergeant Gardner is one of the best. She takes on extra responsibilities and has always done that since she has been with the Sheriff’s Department. Sergeant Gardner is one of the K-9 Handlers for the Sheriff’s Department and that alone is a lot of work. Sheriff Thomas stated he wished he had a dozen more like Seargeant Gardner and thanked her for everything she does. Sergeant Hannah Gardner was presented with a 5-year certificate and a 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 .....	\$676,978.04
Fire Dept. Donations.....	\$9,847.17
Cash Reserve Account.....	\$104,252.63
Jail Fund .....	\$29,834.11
E-911 Fund .....	\$99,661.31
DATE Fund .....	\$34,989.26
Juvenile Court Fund.....	\$13,744.51
Residential Impact Fee .....	\$332,690.41
Commercial Impact Fees .....	\$35,333.46
C.A.I.P FUND .....	\$217,331.65
General Obligation SPLOST 2022-2028.....	\$1,682,807.26
L.M.I.G. Grant (DOT).....	\$147,582.43

- c. County Manager Comment

County Manager Brandon Rogers addressed the Board stating Public Works has been having issues with the lift they use to service the county vehicles. Public Works called someone to inspect the lift and found out there are a lot of issues with the lift, and it is beyond repair. The lift is 20 + years old and there are no parts for it. CM Rogers noted when the lift was moved from the previous building, some safety features were removed off the lift that they were not aware even existed. Public Works needs a new lift that is bigger than what they have. CM Rogers stated Chirs Goodman, Road

Superintendent with Public Works, obtained five quotes from different vendors on a new lift. One of the quotes was NAPA and one was Barnett Family Enterprises. Barnett Family Enterprises is a local company that installs lifts. The quotes that were received range from \$10,900.00 to \$20,800.00, some of the price difference is between a 12K lift and 14K lift. CM Rogers noted Pike County is looking at a 14K lift due to the large service trucks the county has, and some exceed the 12K. The second-best price for a 14K lift is Summit, it is \$13,470.00 and the county would have to pay to have someone install it because they do not do installation. Barnett Family Enterprises does a 14K lift installed for \$13,859.30. CM Rogers recommendation is Barnett Family Enterprises. The funds are in the budget to purchase the lift.

**Motion/second by Commissioners Guy/Daniel to approve Barnett Family Enterprises LLC for the purchase and installation of the lift for Public Works, motion carried 5-0.**

County Manger Brandon Rogers stated he provided the Board with a copy of the budget summary worksheet. The only change that has been made to the budget is the Fire Department, Department 80, by adding in the funding for a second shift. The total amount for the Fire Department budget will now be \$921,870.00. This will include two part time firefighters; the Fire Department will have coverage 24 hours a day for 365 days. This will also cover events in the community.

County Manger Brandon Rogers addressed the Board regarding a request received from Pike County Water & Sewerage Authority associated with the American Rescue Plan Act, ARPA, funding. About a year ago, the Board of Commissioners approved ARPA funding for the Water & Sewerage Authority to fund some water and sewer projects. CM Rogers noted the Water & Sewerage Authority was able to do three projects with those funds. There was a change of course along the way and the Water and Sewerage Authority had an opportunity to partner with the City of Griffin. A contract has been signed with the City of Griffin to offer additional water sources. The Water & Sewerage Authority does not have to spend money on certain projects because now they have access to water already there. ARPA funds must be committed by the end of this year, 2024. A million dollars of the ARPA funds were set aside for broadband. CM Rogers stated the county is still working on broadband and he has spoken with State Representative Beth Camp and Highline and he does not see this happening by the end of the year. CM Rogers noted the county is not going to be able to commit the ARPA funds by the end of the year and meet the obligations for internet in time. Those ARPA funds will need to be used in other ways. CM Rogers noted he opened the floor up to the Water & Sewerage Authority to discuss if they needed the extra funds and had a better place for the funds. The Water and Sewerage Authority decided they could use the funds for the Coggins Road connection in the amount of \$390,000.00, Williamson-Zebulon Road connection in the amount of \$225,000.00 and they want a Hollonville water connection in the amount of \$197,000.00. One reason a water connection was looked at for Hollonville was specifically for fire protection. Right now, Hollonville is the furthest away to get water if there was a fire out that way. This will allow the county to have a water source available to tap into and refill the tankers. These three projects total up to \$812,000.00. CM Rogers noted the total ARPA funds received from the Federal Government was \$3,677,563.00. CM Rogers asked the Board for their guidance in what they would like to do. Chairman Brair Johnson stated he thinks it is a good plan. Chairman Johnson asked about the property reassessment showing \$408,000.00 from ARPA funds, at first it was \$400,000.00 and it was mentioned it might come in under that, but it went up. CM Rogers stated he thinks the property reassessment was around three hundred thousand something and some change. A flyover will have to be done as well and it is included in the \$408,000.00. CM Rogers noted the flyover is not a one-time fee, it will be something that will have to be continued going forward. CM Rogers noted this number is the only number the county has for reassessed value, and he does not anticipate that is who the county will use. Bids will have to be sent out. Chairman Johnson asked if a complete property reassessment will be done in one year. CM Rogers replied yes, this is a full assessment of all residential and commercial properties. Commissioner Tim Guy asked once the assessment is complete, if property owners disagree with the assessment can they still appeal it. CM Rogers replied yes, by law the county is required to keep at least one Chief Appraiser in the Tax Assessors Office and after that the state law breaks down the required number of office employees by the number of parcels the county has. Depending on the number of parcels the county has, determines how many personnel need to be in the office. CM Rogers noted the Tax Assessors Board at their last meeting had a lot of discussion of how they wanted to proceed with increasing the cost per square foot. The cost per square foot is a direct relation on the sales ratio number. Pike County's sale ratio number is extremely low right now, 28%. CM Rogers stated this tells the Assessors Board that the base value of a home at \$90.00/ square foot is too low, that means all homes are being assessed too low. CM Rogers stated ideally the county should be at 40% assessed value where the county is at 28%. Typically, what the Assessors Board would want to do is raise the base rate to get it at a 40% assessed value, then the county and other taxing authorities would reduce the millage rate to keep the tax base the same. Last year, the Assessors Board increased the base value of a home to \$90.00/ square foot and the county rolled the millage rate back, but the school board did not roll back their millage rate as far as the county wanted them to. CM Rogers stated the Assessors Board is now thinking they need to raise the base rate again and the Board of Commissioners would agree to roll back that number, but not confident that the school board could or would roll back that number. The Tax Assessors Board is trying to figure out should they raise the base value of a home which will still increase taxes because the school board is not going to roll back or does the base value remain the same in which affects the revenues that the county is getting in. The utilities are taxed at 40% if the sales ratio number stays between 36%-42%. As soon as the sales ratio drops below 36%, that tax for utilities goes to whatever the sales ratio is. The county is not at a 40% utility collection, it is at 28%. CM Rogers stated the county will probably see next year; the collections will be lower than what they have been in the past because of the utilities. CM Rogers stated he does not know the answer to this, and he appreciates the Tax Assessors Board for the time and effort they are putting into this. At the last meeting, the Assessors Board decided not to increase the base value rate of a home. CM Rogers noted he is not sure how the assessments will be affected since the base

rates are low. There is a chance when a third party assesses the county, they may say the county needs to adjust the base value of a home and reassess the county with the new base value. CM Rogers stated back to the ARPA funding, there are two mechanisms that he would like to use the ARPA funding for, one is the Water Authority debt service that is currently around \$1.4 million which will continue to decrease monthly as the debt service is being paid down and the other is the Recreation Authority debt service with one that is around \$800,000.00 and another one that is about to become a debt service in the amount of \$800,000.00, a total of \$1.6 million. CM Rogers stated that as of right now, it is figured at \$355,373.28 of ARPA funding going to Recreation Authority debt service. CM Rogers stated the Board of Commissioners need to decide if they want to keep the water projects to be funded by ARPA and continue with what the Water Authority is asking for with only paying \$355,373.28 towards the Recreation Authority debt service or would the Board like to put more money towards the debt service for the Recreation Authority and less money towards water projects. CM Rogers would like the Board to decide how they would like to move forward before the next meeting when the Budget is adopted. CM Rogers noted if the Board decides to go with what he has already put together, that will eliminate the Water Authority from the budget completely. CM Rogers noted the Recreation Authority will never make the revenues to support the activities going on at the Recreation Department. The ARPA funding that CM Rogers has allocated now for the Recreation Authority in the amount of \$358,373.28, which will reduce their budget for two years.

County Manager Brandon Rogers addressed the Board regarding Public Works. A lot of changes have happened in Public Works. Over the last month, the county has lost four Public Works employees. About two months ago, the county received word that there was possible theft at Public Works. The Pike County Sheriff's Department did a thorough investigation. After the investigation, Pike County separated employment with four employees. The Sheriff's Department has concluded their investigation and has turned everything over to the District Attorney's Office. CM Rogers stated Public Works has been doing well with the current crew. Public Works is down seven employees as of today. CM Rogers noted he proposed in the new budget that the Public Works Department be reorganized and possibly not filling those positions. Public Works has done a great job with keeping up with work orders over the past couple of months. An assessment was done on asphalt paving, the crew did a small asphalt paving job at the Recreation Department, they did a great job, but it was hard on the guys. Public Works lost a bunch of their expertise asphalt paving employees after the investigation, CM Rogers noted he is not very confident in asphalt paving right now. CM Rogers stated the Board needs to decide if the county wants to consider hiring an asphalt paving crew or do they want to contract out the asphalt projects in which that is what most counties in the state do. Public Works would do the patch work and small jobs but no asphalt roads. CM Rogers noted anytime the county paved large roads, it puts a huge strain on Public Works, employees would be pulled off tractors that are mowing and pull employees off motor graders to help which caused Public Works to get behind on those jobs. The county needs to be very serious about asphalt and have a crew that knows how to do the job and have plenty of people to offer traffic control without pulling employees from other jobs or Public Works needs to go back to the basics and contract out the asphalt paving. CM Rogers stated his recommendation is to go back to the basics. Commissioner Tim Daniel stated he agrees with the County Manager or otherwise Public Works is going to get behind on other projects. CM Rogers stated contracting some asphalt paving out with McLeRoy was a huge help with the county and allowed Public Works to get some other jobs done. Commissioner Tim Daniel stated the county used to bid out every individual road. CM Rogers stated Ken Lalumiere is the acting Director over Public Works for now and Chris Goodman is the Road Superintendent, and he has asked both to get a bid packet together on all the roads that the county currently has on the list to be paved. Once they have the bid packet together, it will be brought to the Board, and CM Rogers suggested sending the packet out and offering two different ways, one with all the roads listed and one with individual roads listed. The Board can decide which way they like best and how they would like to proceed. Commissioner Tim Guy stated he would like to see the numbers between Public Works doing the work and it being contracted out. Commissioner Tim Guy noted that the county would be getting superior jobs done by commercial contractors that know what they are doing. CM Rogers stated since he was able to back out the seven Public Works salaries and benefits out of the budget, the budget was able to be reduced for Public Works even more. If the Board decides not to replace the seven employees, the contracted paved road mowing that was discussed in a previous meeting could be paid for as well. CM Rogers noted that Public Works had another tractor breakdown this week and he has asked Ken and Chris to get some numbers together on changing out tractors including open cabs and closed cabs. Commissioner Tim Daniel noted if the Board decides to contract asphalt paving, driveway aprons are not being done and the county would do driveway aprons. When Concord Road was paved by McLeRoy, they did not do driveway aprons and Commissioner Tim Daniel would like to see when roads are contracted out that it includes driveway aprons. Commissioner Tim Daniel noted he has received complaints about no driveway aprons on Concord Road.

CM Rogers stated equipment has been moved this week to Watering Hole Pass to start the cul-de-sacs. Public Works will be moving some dirt from the Parks and Recreation Department to Ranchland Estates to build up the cul-de-sac.

Public Works will be working off West Jones in Molena working on some culverts.

CM Rogers stated he will be meeting with the School Superintendent next week on a project for the school and see how Public Works can still help with this project.

Hope to get the Hill Street project with Georgia Department of Transportation, GDOT, done, the Contractor is ready just waiting.

Sands Road still needs to be done.

Chairman Briar Johnson stated he is not opposed to doing the contracted work but does not know what the best route is. Chairman Johnson noted five to six years ago Pike County got into the paving business, bought the equipment and trained the employees. According to the County Manager at that time, Pike County was doing a good job. Why did the county go from contracted services years ago to the county doing the paving. Chairman Johnson believes Public Works needs closed cab equipment. Chairman Johnson asked the County Manager about the Department Head at Public Works, what are the plans; does he plan on replacing Todd Goolsby or leaving Ken Lalumiere over the department. If you are going to hire a Department Head, you may get one that has experience in asphalt. CM Rogers replied he does believe there are savings by doing asphalt paving in-house, if you have individuals that are able to do the job. The savings are not worth the problems you are bringing on, issues are created when you pull other employees off their jobs to do the paving and they are not experienced. CM Rogers stated even if you hire a director with asphalt experience, you do not expect your director to be on an asphalt machine, you expect your director to be managing the department not physical labor. CM Rogers stated the county would need an Asphalt Superintendent which is a higher paying job but is a seasonal job that the county will be paying year-round. CM Rogers thinks this is where the county would benefit from contracting the work out. CM Rogers stated it takes three guys to run the asphalt machine, two people to operate rollers, someone that can drive a tack truck and four people for traffic control. CM Rogers noted the crew that Public Works had worked so hard, and it will be hard to find a crew that works as hard as they did. Chairman Johnson asked the County Manager if it is decided to contract out the paving will Public Works keep some of the equipment to do smaller jobs like parking lots. CM Rogers replied the equipment is paid for and the county will keep it and the Board can decide what they want to do with it. Chairman Johnson noted it was about half the cost for Public Works to lay the water pipe for the Water Authority. CM Rogers stated most of the pipe crew is still at Public Works and should be able to still help the Water Authority depending on the project. CM Rogers stated if you look at any contracted crews their equipment is open cab. Closed cabs are considerably a large amount of money and maintenance is more with heating/air in cab. If the county wants to keep the asphalt paving in-house, then a way to cut costs would be to have open cab equipment.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy stated School Road off Highway 109 has an exposed culvert on one side that needs attention. Commissioner Guy asked if the county has received any more information on the guard rails on the lake on Concord-Hollonville Road. CM Rogers replied he had some confusion on that, and he asked for guard rail prices, and he received prices on the guard rails they just put up. CM Rogers stated he will have to get new prices.

District 3 – Commissioner Proctor stated if the asphalt paving is contracted out that shoulders need to be addressed.

District 4 - Commissioner Jenkins – No report.

At Large Chairman Briar reminded everyone early voting is now through Friday, June 14, 2024. Next Tuesday, June 18, 2024 is Election Day, do not forget to vote.

Pike County is accepting applications for one position on the Regional 4 EMS Council, this is a three-year term. If anyone is interested, please get in contact with the County Clerk.

Pike County Employee Appreciation Day is Friday, June 21, 2024 and the county offices will be closing at 12:00 p.m.

The final adoption of the FY 2024-2025 Budget will be at the next meeting with public comment before the adoption.

Chairman Johnson stated last year July 4<sup>th</sup> was on a Thursday and with leap year, July 4<sup>th</sup> is on a Thursday this year. Last year the Board supported giving the employees Friday off as well. Does the Board want to give the employees Friday, July 5, 2024 off this year in addition to Thursday, July 4, 2024 as it was done last year?

**Motion/second by Commissioners Guy/Daniel to add July 5, 2024 as a paid holiday for Pike County employees for year 2024 only (employees will have July 4, 2024 and July 5, 2024 as paid holidays for year 2024), motion carried 5-0.**

Chairman Johnson thanked all the departments for their monthly reports and noted that some of the reports are missing this month. Chairman Johnson noted they do read the reports so please get them in.

e. County Attorney Report to Commissioners

County Attorney was absent.

**8. UNFINISHED BUSINESS - NONE**

**9. NEW BUSINESS**

a. Consider four appointments to the Pike County Parks and Recreation Authority to fill four expired three-year terms, set to expire June 30, 2027. *Applicants have met criteria.*

Applicants are Cory Brinson of Zebulon, Becky DeGraff of Concord, Brian Hammock of Molena, Paul Whitfield of Williamson and Matt Wood of Griffin. County Manager Brandon Rogers recommendation is to re-appoint Cory Brinson, Becky DeGraff, Matt Wood and appoint Brian Hammock.

**Motion/second by Commissioners Guy/Daniel to reappoint Cory Brinson, Becky DeGraff, Matt Wood and appoint Brian Hammock to the Parks and Recreation Authority, motion carried 5-0.**

- b. Consider one appointment to the Pike County Family and Children Services Board to fill an unexpired five-year term, set to expire December 31, 2024. *Applicant has met criteria.*

The applicant is Mandy Cloy of Zebulon. County Manager Brandon Rogers recommendation is to appoint Many Cloy.

**Motion/second by Commissioners Daniel/Proctor to appoint Mandy Cloy to the Pike County Family and Children Services Board, motion carried 5-0.**

- c. Discussion of the Georgia Department of Transportation (GDOT) bridge replacement of the existing State Route (SR) 74 bridge over Elkins Creek.

County Manager Brandon Rogers stated that the Georgia Department of Transportation would like input about the proposed bridge replacement of the State Route 74 bridge over Elkins Creek, 0.9 mile south of Molena, GA. Commissioner Guy asked about the temporary bridge. The on-site detour avoids traffic passing through several towns where large vehicles may have trouble navigating existing conditions. The on-site detour avoids a lengthy 10.2 net length increase detour that would be required to maintain a route that could handle overweight trucks. Commissioner Guy stated there have been problems in the past with people going under the bridge fishing and burning materials. Commissioner Guy would like the county to ask GDOT when they replace the bridge if they can install some type of fencing up to the bridge to help eliminate people hanging out under the bridge.

**Discussion only, no motion entertained.**

#### **10. PUBLIC COMMENT (Limited to 5 minutes per person)**

- a. Roosevelt Willis to address the Board regarding contracted labor.

Roosevelt Willis addressed the Board stating he has lived in Pike County for over 70 years and has paid property taxes in Pike County for more than 51 years. Mr. Willis has been in the dump truck business for more than 28 years and does not understand why Pike County contracts outside truckers before using the ones inside the county. Mr. Willis noted he read an article about taxes not coming in as expected and if the county would give him some work to make some money he could pay the taxes. By the county giving contracts to the outsiders, that money does not help the county. Mr. Willis stated a couple of months ago he spoke with Commissioner Daniel about this situation, and he said he would check on it. Sometime later, Mr. Willis stated he talked with Commissioner Daniel again and asked him to run some numbers on what his business made to haul for the county and what Cadenhead Enterprises made to haul for the county. Mr. Willis stated that Commissioner Daniel said he ran the numbers, and they are lopsided. Mr. Willis stated that Commissioner Daniel told him he took it to the County Manager and the County Manager said he did not see anything wrong with the numbers. Mr. Willis stated 16 months of records that he obtained from the Board of Commissioners office, more than \$273,000.00 paid to truckers to haul, and of that \$273,000.00 only \$12,000.00 went to minority truckers and of that \$273,000.00 more than \$115,000.00 was paid to Cadenhead Enterprises. Mr. Willis stated he does not know how the County Manager does not see problems with those figures. Cadenhead Enterprises hauls for Pike County almost daily while Pike County dump trucks sit on the yard. Mr. Willis stated he encourages all the Commissioners to look at the records, almost all the tickets that Cadenhead Enterprises turns in for payment are nine hours, not all of them but more than most of them. Mr. Willis noted he does not know how Cadenhead gets nine hours when Pike County Public Works employees work from 7:00 a.m. – 3:30 p.m. and probably a 30-minute lunch, how can a company be turning in almost nine hours daily and being paid for it. Mr. Willis also noted that one company is being paid \$115.00/hour dating back to February and other truckers are being paid \$105.00/hour. Mr. Willis stated the Commissioners are elected to represent the citizens, they need to investigate these matters and see if they can be corrected. Mr. Willis addressed the Commissioners, stating to remember they are elected by the citizens to serve, they were not hired but elected, and Mr. Willis hopes the Commissioners will fulfill their obligations to the citizens. Mr. Willis quoted Bible verse Matthew 25:40 “Truly I tell you, whatever you did for one of the least of these brothers and sisters of mine, you did for me.”

#### **11. EXECUTIVE SESSION - NONE**

#### **12. ADJOURNMENT**

**Motion/second by Commissioners Guy/Daniel to adjourn at 10:18 a.m., motion carried 5-0.**

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk