

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

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

Interim County Manager Rob Morton requested to amend the agenda to add an Executive Session to consult with the County Attorney for the discussion of pending-potential litigation.

Motion/second by Commissioners Proctor/Daniel to approve the amended agenda adding Executive Session germane to pending or potential litigation, motion carried 5-0.

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

- a. Minutes of the July 30, 2024, Regular Monthly Meeting.

Motion/second by Commissioners Daniel/Guy to approve the minutes of the July 30, 2024 Regular Monthly Meeting, motion carried 5-0.

6. **INVITED GUEST**

- a. Employee Recognition for service to Pike County.

Christy Blount with the Pike County Registrar’s Office was unable to attend. This recognition will be presented at the Board of Commissioners meeting on September 11, 2024 at 9:00 a.m.

Terry Brannon with Pike County Public Works was recognized for his 10 years of service with Pike County. Road Superintendent, Chirs Goodman, stated that Terry has been with the county for 10 years. Prior to Terry working for Pike County, he worked in Spalding County for 26 years. Terry had a little battle with cancer and beat it then decided to work for Pike County. Terry started out as a Truck Driver and Equipment Operator then moved into the shop about a year ago. Terry is the mechanic in the shop that works on county vehicles. Chris Goodman stated he really appreciates Terry and everything he does for Pike County. Interim County Manager Rob Morton thanked Terry for his 10 years of service and his many years of experience. Terry Brannon was presented with a 10-year certificate and a pin.

- b. Driver, Adams + Sharpe to present the FY 2022-2023 audit.

Sydney Sharpe addressed the Board stating that on June 30, 2023, Pike County’s government funds reported combined fund balances of \$10,773,774, an increase of \$49,834 in comparison with the prior year. The largest expenditures for Pike County for the year ending 2023 were \$6,160,387.00 in Public Safety and \$6,095,776.00 in Public Works. There are other expenditures for the governmental funds that include Debt Service, Intergovernmental, Housing & Development, Culture & Recreation, Health & Welfare, Judicial, and General Government. Pike County’s Investment in capital assets for its governmental activities on June 30, 2023, amounts to \$9,958,435.00 net of accumulated depreciation, an increase from 2022 of \$1,185,381.00. During the fiscal year 2023, the County incurred additional debt of \$1,620,560.00 and made reductions in principal balances of \$1,393,388.00 which netted out about \$227,172.00 in additional debt and not \$1,620,560.00. Sydney Sharpe noted this is not a completed audit report, it does not include the budget amendments. Some of the schedules will be updated as soon as the Board of Commissioners approves the budget amendments. The final budget will be released once the financials are approved.

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	\$872,008.53
Fire Dept. Donations.....	\$11,503.01
Cash Reserve Account.....	\$117,834.72
Jail Fund	\$32,329.66
E-911 Fund	\$25,105.53
DATE Fund	\$31,931.57
Juvenile Court Fund.....	\$13,745.67
Residential Impact Fee	\$283,834.89
Commercial Impact Fees	\$8,336.16
C.A.I.P FUND	\$217,349.84
General Obligation SPLOST 2022-2028.....	\$2,318,074.71
L.M.I.G. rant (DOT).....	\$796,120.23

c. County Manager Comment

Interim County Manager Rob Morton noted there have been some processes that have been in place and the Board of Commissioners previously approved the purchase of the EMA vehicle through the grant/loan process. The finalization of the local lender to be involved has not been done. The county received two proposals from local financial institutions, one with an interest rate of 6.25% and one with an interest rate of 5.9%. The Board of Commissioners typically go with the lower interest rate which will be with United Bank. The loan amount is up to \$35,000.00, the purchase price of the vehicle was a little over \$62,000.00. The county has already paid a cash down payment, a little over \$16,000.00 using the EMA grant funds that were being held from last year. The loan will be used and there will be a balance that the current grant fund allocation the county receives for this purchase and next year's allocations will be used for debt services.

Motion/second by Commissioners Jenkins/Daniel to approve loan financing up to \$35,000.00 with United Bank for purchase of EMA Vehicle, motion carried 5-0.

Interim County Manager Rob Morton stated the previous County Manager has been handling the payroll process. The county hired Tory Merritt for Human Resources, and she has been working with the previous County Manager on learning the systems and payroll. The county has a payroll run this week and needed assistance to get it done, the county secured the services with Tara Winstead and her employees. Tara Winstead has provided services previously and has done payroll previously. Interim County Manager Rob Morton is recommending the Board to authorize a contract with Tara Winstead's firm for provided the financial consulting services and primarily the payroll assistance with helping Tory Merritt to continue to train on the Harris Financial System. Tara Winstead's contract rate is \$100.00 per hour, and she would require a county email to access the financial system to assist with the documentation necessary to run the payroll. Tara Winstead has also been working with Clint Chastain, the County's Financial Administrator, overseeing financial matters. Commissioner James Jenkins asked the County Manager how long he anticipates the services will be needed by Tara Winstead. Morton noted that will depend on how comfortable Ms. Merritt is with the county systems. This week Ms. Merritt entered all the data that was necessary to do the payroll run, and Mrs. Winstead and her son helped process the payroll. Morton could not give an exact time, maybe 30-60 days unless services are needed for other items. Clint Chastain has a good handle on finance and what reports are necessary.

Motion/second by Commissioners Jenkins/Daniel to approve contract services with Tara Winstead CPA firm at a rate of \$100.00 per hour along with the provision of a county email to provide consulting services, particularly in connection with the county's payroll process, motion carried 5-0.

Interim County Manager Rob Morton stated there have been a lot of concerns about the status of the road work and he met with Ken Lalumiere and Chris Goodman in Public Works to discuss Building and Grounds and Public Works. The county sent out Bids for the 2024 Pike County Paving Projects. The projects include two roads that are paving which are two cul-de-sacs on Watering Hole Pass inside of Ranchland Estates Subdivision and Roberts Quarters Road. There are three roads: Pedenville Road, Sandefur Road, and Chapman Road that are overlay patching. Bids are being accepted through September 6, 2024 and will be opened on September 11, 2024 at the Board of Commissioners meeting. There were several roads on the draft proposal list, around 12 roads, that were removed to ask Mark Whitley with Whitley Engineering to review culverts and other items for those roads before putting them out for bid. Morton noted he will be scheduling a meeting with Mr. Whitley to go over the status of that work so a detailed request for proposal can be done on those roads. Interim County Manager Morton stated it was his understanding that Public Works is finishing up at Watering Hole Pass and then they will be moving over to Molena to start Sands Road and West Jones Road. The work on West Jones Road is a big project. The county will also assist the City of Molena with culverts in the city limits after finishing Sands Road and West Jones Road projects. Morton noted that on McKinley Road the engineering is complete. Morton noted he believes the county has sufficient right-of-way deeds or easement documents from files that he has from 2002, 2003 and 2004 on McKinley Road and he needs to meet with Mark Whitley. Once the engineering has been confirmed as complete, then a Bid packet will be put together for McKinley Road for paving. Morton noted Clint Chastain confirmed that the county has received the GTIB funds, and they been deposited therefore the county is financially able to proceed with some of the road projects, just need to make sure the bid specifications are correct. Ken Lalumiere and Chris Goodman assisted with the Bid Specification for the 2024 Pike County Paving Projects. Building and Grounds is aware of the existing materials for the Fire Station that was previously earmarked for Blackmon Road. Building and Grounds is finishing up at Chestnut Oak, depending on the status of internet, they should be finished by mid-September. Building and Grounds is near completion with the Senior Center kitchen renovations. Interim County Manager Rob Morton noted the purchase of the two tractors with bush hogs for Public Works was finalized this week. This purchase was approved by the Board of Commissioners at their last meeting. The library has been interviewing candidates for a job vacancy and has narrowed the candidates down for final interviews with the County Manager. Commissioner Tim Daniel asked what roads were out for bid. Chirs Goodman, Road Superintendent, replied both cul-de-sacs on Water Hole Pass and Roberts Quarters Road the dirt portion for paving. Pedenville Road, Sandefur Road and Chapman Road are out for bid for patch work. Commissioner James Jenkins stated he knows the job has been posted for the Public Works Director but what about the other openings for light equipment operators. Morton replied this was discussed when he met with Ken Lalumiere and Chris Goodman, and he does not have a final understanding of what positions are needed at this time.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy thanked Public Works employee, Terry Brannon, for his years of service and thanked the Road Department employees for their work.

District 3 – Commissioner Proctor – No report.

District 4 - Commissioner Jenkins stated he attended the ACCG Policy meetings, and an item came up that has not affected Pike County, but it has affected several counties in the state. Some counties have one meeting a month and some have two meetings a month. Some Commissioners go to their other summer/winter homes and zoom in on their monthly meetings months at a time. Discussion took place on how many meetings a Commissioner can miss. That is coming up before the legislative and may be something that Pike needs to think about on a local level. Even though Pike County has not had this problem in the past, times are changing. Interim County Manager Rob Morton noted that Commissioner Jenkins contacted him from the training and asked the question. There is nothing in the local policy about the number of meetings a Commissioner can miss, but the limitation under state law is that a Commissioner can attend a meeting via remote access twice a year.

At Large Chairman Briar Johnson thanked Public Works, Ken Lalumiere and Chris Goodman. Johnson noted he has had several calls about the mowing on the sides of the road and getting it done in a timely matter. Chairman Johnson thanked Rob Morton for stepping in the role as Interim County Manager again and helping the county out.

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

8. UNFINISHED BUSINESS

- a. Approve/deny FY 2022-2023 Budget Amendments.

Interim County Manager Rob Morton stated the auditors have identified excess expenditures for Fiscal Year 2022-2023. The county received information earlier this week from the auditors and provided Clint Chastain with the figures and based on his analysis, he provided a proposed Budget Amendment that is attached to the proposed resolution. Morton asked the Board of Commissioners to consider the resolution for approval so the auditors can finalize the FY 2022-2023 audit.

Motion/second by Commissioners Daniel/Guy to approve budget amendments and authorize Chairman Briar Johnson to execute the resolution, motion carried 5-0.

- b. Discussion of the part-time Magistrate Judge pertaining to additional supplement.

Interim County Manager Rob Morton stated at the previous meeting the Board of Commissioners requested a presentation by Chief Magistrate Judge Marcia Callaway-Ingram. Chief Magistrate Judge Marcia Callaway-Ingram thanked the Board of Commissioners for inviting her to speak. Judge Callaway-Ingram introduced Clayton Kendrick to the Board. Judge Callaway-Ingram is not asking for an increase in the budget to fill the part-time Magistrate Judge position. Since late May, Judge Callaway-Ingram has been trying to figure out how to bring someone in that is well qualified, serves well and does not exceed the Magistrate budget. Mr. Clayton Kendrick will be appointed temporarily as part-time until Judge Callaway-Ingram makes sure her theory works out before appointing him full-time which will be permanently. With Mr. Kendrick's training and background with like experiences, Judge Callaway-Ingram thinks she can operate with a part-time Associate Judge which will not exceed the budget. Pike County is a two Magistrate Judge County. Mr. Clayton Kendrick has his law degree from Mercer University. He has been practicing law since May 2019. Mr. Kendrick served as a firefighter for six years prior to enrolling in law school. He has a heart for community service. Judge Callaway-Ingram noted that based on Mr. Kendrick's background, training and education, he would earn more monthly than what she is requesting. Judge Callaway-Ingram is asking for a local supplement of somewhere between \$6,000.00 - \$12,000.00 a year. Even with a supplement of \$12,000.00, Magistrate will still come in under budget. Judge Marcia Callaway-Ingram wants the bottom line that she submitted on her worksheet for salary, which is still under budget for Magistrate. Chairman Briar Johnson asked when Daphne Martin retired, was she full-time or part-time. Judge Callaway-Ingram replied she was full-time. Interim County Manager Rob Morton stated he was not involved other than receiving the documentation and he spoke with the Chief Judge prior to the meeting and thinks a local supplement needs to be considered. Morton is not sure what that amount needs to be but would like the opportunity to meet with the Chief Judge to go over the worksheets and present to the Board of Commissioners an informed decision. Morton stated that Mr. Kendrick would be appropriate for consideration for a local supplement. Once the local supplement is added to the wage calculation it will remain there, so you want to make sure it is right. A local supplement is not mandated but it is being requested. There is no change in the budget based on this hire in Magistrate, it is a matter of getting the worksheet correct. This is a Chief Magistrate hire; it is just a matter of a local supplement to get to the bottom-line number. Clayton Kendrick thanked the Board for their consideration. He stated he has been a resident of Pike County for a little over five years and his family loves Pike County. Interim County Manager Rob Morton stated he would meet with the Chief Judge and bring the worksheet back to the Board of Commissioners at their next regular meeting for their consideration on the local supplement.

Discussion only, no motion entertained.

9. NEW BUSINESS

- a. Discussion of Compensation Study for Pike County.

Interim County Manager Rob Morton stated it was his understating that a Request for Proposal, RFP, has not been sent out for the compensation study. There has been one proposal that the county received that was updated from 2023 with a proposed cost that seemingly requires RFPs. Morton suggested that the Board consider sending out RFPs and postpone this agenda item. Commissioner Jenkins asked the cost of the study on the one proposal the county received. Morton confirmed the cost of the study with

Evergreen Solutions LLC came in at \$25,500.00. Commissioner Daniel noted during the budget discussions the former County Manager withheld the COLA raises from the employees until the compensation study was complete. Who knows when the compensation study will be complete. Commissioner Daniel thinks the employees are due what was budgeted for them for this year. Interim County Manager Rob Morton stated that would be his recommendation as well. Commissioner Proctor stated he agrees with Commissioner Daniel. Commissioner Daniel noted the employees COLA raises were being withheld based on something that has not even started yet. Chairman Briar Johnson asked if the raises would go back to July 1, 2024. Commissioner Daniel replied yes, we are in the middle of August now. Chairman Briar Johnson asked about the employees who received a raise on July 1, 2024, would they get the 2.5% COLA raise or not. Interim County Manager Rob Morton replied he would have to determine and get confirmation from Clint Chastain and Tory Merrit what was held, then he will proceed accordingly and let the Board know who that includes.

Motion/second by Commissioners Daniel/Guy to proceed with the budgeted COLAS in the Fiscal Year 2024-2025 Budget retroactive to July 1, 2024, motion carried 5-0.

- b. Appoint members to the Pike County Public Facilities Authority.

Interim County Manager Rob Morton noted the county has not solicited applications for the two members other than the Commissioners to serve on the Authority. Morton recommended postponing this agenda item until the county can advertise and solicit applications for consideration.

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

- c. Discussion of Etheridge Mill Industrial Park.

Interim County Manager Rob Morton stated he was trying to confirm if this road is part of the county road system. If it is a county road, there is a specific procedure for abandoning the road and selling it to the adjoining landowner similar to Twin Oaks Pass that the county abandoned and sold to the Ingrams. Morton would like to get a title search done since it is not on the county road list. Chris Goodman does not have any recollection of maintenance being performed by Pike County on this road and confirmed the road list does not show Etheridge Mill Industrial Park as a county road. Morton recommends doing a title search to see if there was ever a dedication or right-of-way deed, if not it is not Pike County's to sell. Commissioner Jason Proctor stated the title search needs to be done because he talked to the representative at Yancey and they want to buy the road. The county needs to make sure it is their property to sell.

Motion/second by Commissioners Proctor/Daniel to authorize the county to proceed with the title search, motion carried 5-0.

- d. Authorize Chairman Briar Johnson to execute the pending tax appeals provided by the Chief Tax Appraiser for the digest submission.

Interim County Manager Rob Morton addressed the Board stating that he confirmed that the Board of Assessors approved the appeals. Morton recommendation is that the Board of Commissioners approve and authorize Chairman Johnson to sign the pending tax appeals.

Motion/second by Commissioners Guy/Proctor to approve and authorize Chairman Briar Johnson to execute the document, motion carried 5-0.

- e. Approve/deny sale of a portion of property known as Parcel Number 042B 014.

Interim County Manager Rob Morton noted the county has been waiting on a survey for this parcel. The survey has been completed and signed by the City of Concord Mayor John Strickland. Morton recommendation is to approve the transfer of the small portion of this property. The property is 0.08 acre at the Concord Fire Station and is intended to be transferred to the adjoining property owner.

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

- f. Approve/deny the request by Keven Sasser with Peach State Aerodrome, LLC for the approval of a road name change for a private drive that services several lots at the airport.

Planning and Development Director, Jeremy Gilbert, addressed the Board stating the owner/applicant would like to change the name of the private road that services lots at the airport on Jonathan's Roost Road near Barnstormers Restaurant from Chandler Way to Downwind Drive. Chandler Way is the road name that is in the subdivision next door that starts just past the end of the private drive. Both areas having the same road name has created a lot of confusion for deliveries and guests. The two areas do not connect by roadway so keeping the same road name makes no sense. The proposed road name of Downwind Drive is not in conflict with any other approved road names in Pike County. Staff recommends approval of name change.

Motion/second by Commissioners Jenkins/Daniel to approve road name change to Downwind Drive, motion carried 5-0.

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

- a. Jimmy Allen to address the Board regarding a request to divide up a 19-acre tract of land on Old Zebulon Road for personal homes.

Jimmy Allen Jr. addressed the Board stating his dad purchased 19 acres on Old Zebulon Road to build his personal home on the back of the property so he could build his house in the front. Mr. Allen needs to build his house on property with his parents due to their health, he can help take care of them. The 19-acre tract has 460 feet of road frontage. Mr. Allen noted the Pike County Ordinance changed since they purchased the property. The property has been divided five times and cannot be divided again within five years. Mr. Allen stated the concept is simple, his dad will build his forever home on the

back of the property with 15 acres, and he would have 4 acres to build his home in the front. His parents are getting older, and their health is declining and need someone to take care of them. This property is for their personal homes and not for resale. Jimmy Allen Sr. addressed the Board stating this ordinance was passed after this property was purchased. He is not looking to build to sell, it is his forever personal home, and he needs his son to live on the property to help take care of them. He has 80 % blockage in his artery that the doctors cannot do surgery on, and his wife is losing her vision. Mr. Allen stated he is determined he is going to build his home and his son's home on this property.

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 Attorney Rob Morton 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. **(added per amended agenda)**

Motion/second by Commissioners Daniel/Proctor to adjourn Regular Session and enter into Executive Session at 9:55 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 8-14-2024.

2.

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

3.

The executive session was called to order at 9:55 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*);

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 14th day of August 2024.

Sworn to and subscribed
Before me this 14th day of August 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 10:23 a.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Proctor/Daniel to adjourn at 10:24 a.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk