

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, June 10, 2026 at 9:00 a.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon, GA. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Ken Pullin, and James Jenkins attended. County Attorney/County Manager Rob Morton was also present. (O.C.G.A. § 50-14-1(e) (2)). County Clerk Angela Blount was not in attendance as she was attending training.

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 May 21, 2026, Special Called Meeting.

b. Minutes of the May 21, 2026, Executive Session.

c. Minutes of the May 26, 2026, Regular Monthly Meeting.

d. Minutes of the June 2, 2026, Special Called Meeting.

Motion/second by Commissioners Daniel/Guy to approve the minutes of the May 21, 2026 Special Called Meeting, minutes of the May 21, 2026 Executive Session, minutes of the May 26, 2026 Regular Monthly Meeting and minutes of the June 2, 2026 Special Called Meeting, motion carried 5-0.

6. INVITED GUEST

a. Employee Recognition for service to Pike County.
Jennifer Vennett, Pike County Sheriff’s Department, was recognized for 5 years of service. County Manager Rob Morton and Sheriff Jimmy Thomas commended Ms. Vennett for her thoroughness, system updates, and organizational leadership. She was presented with a 5-year service certificate and pin.
Joseph Keller, Pike County Sheriff’s Department, was recognized for 15 years of service. County Manager Rob Morton and Sheriff Jimmy Thomas praised Sergeant Keller for his commitment to the night shift, his training contributions, and his work with the traffic unit. He was presented with a 15-year service 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 Daniel/Guy to accept the reports, motion carried 5-0.

b. County Manager Report
Update on County finances for the following funds/accounts:

General Fund	\$887,513.21
Fire Dept. Donations.....	\$10,710.43
Cash Reserve Account.....	\$329,561.26
Jail Fund	\$30,575.07
E-911 Fund	\$136,130.55
DATE Fund	\$19,438.62
Juvenile Court Fund.....	\$15,852.65
Residential Impact Fees.....	\$306,203.27
Commercial Impact Fees	\$14,672.22
C.A.I.P FUND	\$15,911.37
General Obligation SPLOST 2022-2028.....	\$3,411,946.99
L.M.I.G. Grant (DOT).....	\$644,458.22

c. County Manager Comment
County Manager Rob Morton stated that NAACP Unit 5228 has rescinded its request to use the Courthouse Grounds on June 20th for its Juneteenth celebration. The Board accepted the rescission. The new venue for the celebration is the Old Mount Calvary Outreach Center, located at 480 Second Street, with the event beginning at 1:00 p.m. on June 20, 2026.
Motion/second by Commissioners Guy/Daniel to approve the acceptance of a letter from the NAACP rescinding its request for the use of the Pike County Courthouse Grounds on June 20, 2026, motion carried 5-0.
County Manager Rob Morton stated that Building and Grounds Director Ken Lalumiere reported the Health Department HVAC unit requires immediate replacement. The County received an estimate from Griffin Heating and Cooling in the amount of \$5,738.00 to replace a 2-ton heat pump and connect the ductwork. CM Morton noted that funding for the replacement is available within the current budget.
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Motion/second by Commissioners Guy/Daniel to approve the quote from Griffin Heating and Air in the amount of \$5,738.00 for the replacement and installation of a new 2-ton heat pump HVAC system at the Health Department, motion carried 5-0.

County Manager Rob Morton stated that the County received a request from First Bank of Pike to approve a draft letter of credit from the Federal Home Loan Bank for the purpose of moving secured deposits.

Motion/second by Commissioners Guy/Daniel to approve the draft letter of credit from the Federal Home Loan Bank, motion carried 5-0.

County Manager Rob Morton responded to the Watering Hole Pass/Right-of-Way dispute in Ranchland Estates, stating that a meeting was held on June 4, 2026, involving Chairman Briar Johnson, Commissioner James Jenkins, Mark Whitley, and Steve Reeves to seek an amicable resolution. CM Morton declined to discuss detailed facts, noting that the documentation is clear and the Board is addressing public concerns. He stated that investigations remain ongoing.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Pullin – No report.

District 4 – Commissioner Jenkins - No report.

At-Large Chairman Briar Johnson noted that the County Clerk was out for training and that this is the first meeting she has missed in her seven years of employment.

e. County Attorney Report to Commissioners – No report.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

a. Approve/deny the Intergovernmental Agreement for the Griffin Judicial Circuit.

County Manager Rob Morton stated that the Intergovernmental Agreements confirm the County's prorated shares for Superior Courts, Court Reporters, and Juvenile Court. Pike County's allocation is 8.2% of the total budget, which is consistent with the current budget. He noted that this allocation does not include District Attorney funding.

Motion/second by Commissioners Pullin/Daniel to approve the Intergovernmental Agreement for the Griffin Judicial Circuit and authorize Chairman Johnson to sign agreement, motion carried 5-0.

b. Approve/deny the FY 2027 Contract for Indigent Defense Services provided by the Griffin Judicial Circuit Public Defender's Office in Pike County.

County Manager Rob Morton stated that this is the annual contract with the Griffin Circuit Public Defender's Office and that it contains no increases.

Motion/second by Commissioners Daniel/Pullin to approve the FY 2027 Contract for Indigent Defense Services provided by the Griffin Judicial Circuit Public Defender's Office in Pike County, motion carried 5-0.

c. Consideration and Approval of Resolution Supporting Local Legislation for the Local Homestead Option Sales Tax (LHOST) pursuant to Senate Bill 33.

County Manager Rob Morton stated that this resolution authorizes the County to pursue the Local Homestead Option Sales Tax (LHOST). He explained that SB 33 freezes homestead values at 2026 valuations beginning in 2027. LHOST, a 1% sales tax, is intended to offset property tax impacts and reduce millage rates, with priority given to homestead properties. Any excess proceeds would then reduce millage rates uniformly.

The proposal seeks to place the measure on the ballot for a local referendum. If approved by voters in November, collection would begin in January 2028.

Motion/second by Commissioners Pullin/Daniel to approve the resolution supporting local legislation for the Local Homestead Option Sales Tax (LHOST) pursuant to Senate Bill 33, motion carried 5-0.

d. Final Adoption of FY 2026/2027 Budget.

County Manager Rob Morton stated that a second Public Hearing was held on June 2, 2026. He reported that the budget includes a 3% salary increase for employees (excluding Constitutional Officers and the Development Authority), a new victim advocate position for the District Attorney's Office, and a one-time reimbursable increase for Solid Waste due to a landfill corrective plan. He further noted that health insurance premiums decreased by 5.3%, which is significantly lower than the 15% originally budgeted.

Commissioner Jenkins inquired about the Public Works budget, including two John Deere leases, a skid steer on a five-year lease program, and a mini excavator replacing a rubber-tire backhoe. Commissioner Pullin noted that the Parks and Recreation budget needs to address revenues and expenditures to help reduce its overall budget. Commissioner Daniel stated that approving the budget before the digest and millage rate is finalized is backwards.

County Manager Rob Morton noted the budget guide will be finalized now that the Budget has been approved.

Motion/second by Commissioners Daniel/Pullin to approve the FY 2026/2027 Budget, motion carried 4-1, with Commissioner Jenkins opposed.

- e. Authorization to execute John Deere leases for Skid Steer and Mini Excavator.

County Manager Rob Morton stated that these items have already been discussed in connection with the budget discussions.

Motion/second by Commissioners Guy/Daniel to approve the authorization to execute John Deere leases for Skid Steer and Mini Excavator, motion carried 5-0.

- f. **PUBLIC HEARING** – Second Reading of the update of Development Impact Fee Ordinance.

County Manager Rob Morton stated that this was the second Public Hearing on the updated ordinance. He noted that the first reading of the revised Impact Fee Ordinance had not yet been approved and requested the Board’s approval of the first reading. The county held a First Reading Public Hearing, but no action was taken. CM Morton further stated that the revised Impact Fee Ordinance cannot be adopted until the State has approved the related Capital Improvements Element, which was submitted on March 24, 2026.

Public comments were received regarding the update of Development Impact Fee Ordinance.

- **Becky Watts** thanked the Board of Commissioners for following the state-mandated process.

Motion/second by Commissioners Daniel/Pullin to approve the first reading of the update of Development Impact Fee Ordinance, motion carried 5-0.

10. PUBLIC COMMENT (Limited to 5 minutes per person) - NONE

11. EXECUTIVE SESSION

- a. County Manager Rob Morton 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.

Motion/second by Commissioners Guy/Daniel to adjourn Regular Session and enter into Executive Session at 9:53 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 6-10-2026.

2.

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

3.

The executive session was called to order at 9:53 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:

No 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.)
Ken Pullin, Commissioner	(L.S.)
James Jenkins, Commissioner	(L.S.)

This the 10th day of June 2026.

Sworn to and subscribed
Before me this 10th day of June 2026.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public
My commission expires: August 10, 2026.

Motion/second by Commissioners Daniel/Guy to adjourn Executive Session and enter into Regular Session at 10:04 a.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 10:06 a.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk