

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, April 28, 2026 at 6:30 p.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, and Ken Pullin attended. County Attorney/County Manager Rob Morton and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)). Due to unforeseen circumstances, Commissioner James Jenkins was unable to attend the meeting.

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 4-0.
5. APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))

a. Minutes of the March 31, 2026, Regular Monthly Meeting.

b. Minutes of the March 31, 2026, Executive Session.

Motion/second by Commissioners Daniel/Guy to approve the minutes of the March 31, 2026, Regular Monthly Meeting, and the minutes of the March 31, 2026, Executive Session, motion carried 4-0.
6. INVITED GUEST

a. Jim Totten, EMA Director, to present the revised Public Emergency Operations Plan and approve authorizations.

EMA Director Jim Totten addressed the Board, stating that the Public Emergency Operations Plan has not been signed off on since Bill Sawyer served as County Manager. He explained that the internal and public versions differ primarily in contact information, while the overall structure of the plan remains unchanged and departments continue to hold their respective lead and support roles.

Chairman Johnson inquired about the school board’s transportation role as noted in the plan, and Mr. Totten confirmed that it is included.

Mr. Totten further noted that he will be attending all municipal meetings in the county to obtain the required signatures.

Motion/second by Commissioners Guy/Daniel to authorize the County Manager, the Chairman, and the County Clerk to execute all required signatures on the Public Emergency Operations Plan, motion carried 4-0.

b. Jim Totten, Chamber Government Liaison

Jim Totten introduced himself as the Chamber representative serving as the government liaison, noting that the role is still being defined. He stated that if the Board needs anything from the Chamber, they should contact him directly. Mr. Totten added that he plans to attend meetings and report back to the Chamber accordingly.
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.

For Discussion: Chairman Briar Johnson asked about the recent Extension Office bus breakdown. County Manager Rob Morton reported that the Extension Office bus broke down on the side of the road with students on board. He expressed appreciation to Chris Goodman at Public Works and Lavetrece Walker at the Senior Center for their assistance in providing a bus to transport the students.

Motion/second by Commissioners Daniel/Guy to accept reports, motion carried 4-0.

b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$2,080,431.23
Fire Dept. Donations.....	\$10,709.57
Cash Reserve Account.....	\$329,547.92
Jail Fund	\$29,207.48
E-911 Fund	\$119,583.46
DATE Fund	\$18,043.25
Juvenile Court Fund.....	\$15,251.43
Residential Impact Fee	\$236,289.67
Commercial Impact Fees	\$14,671.62
C.A.I.P FUND	\$15,910.37
General Obligation SPLOST 2022-2028.....	\$1,541,517.60
L.M.I.G. Grant (DOT).....	\$572,513.99

c. County Manager Comment

County Manager Rob Morton stated that he provided a brief update report to the Board last week. He attended the ACCG Conference and Training in Savannah, where he completed a two-day course (Thursday and Saturday) on Property Taxation and Appraisals. He also attended County Attorney training on Friday, which included a detailed update on legislation that passed or was considered during the recent legislative session, as well as information on open records requirements.

County Manager Morton congratulated County Clerk Angela Blount on her recent swearing-in as Treasurer of the Georgia County Clerks Association.

He reported that the County should be receiving the UGA compensation study data in the near future.

GIS Phase 1 (address points) is nearing completion with GIS1.

He further noted that the local homestead exemption acts for disabled citizens and seniors passed the Legislature and are pending the Governor's signature.

d. Commissioner Reports

District 1 – Commissioner Daniel reported receiving a call regarding a driveway on Tanyard Road where the asphalt is crumbling. He stated that he spoke with Public Works Director Chris Goodman and County Manager Rob Morton, who confirmed that the driveway in question is not a legally recognized driveway. County Manager Morton added that there is an ongoing investigation concerning the property.

Commissioner Daniel also noted a recurring mud-bogging issue on Rawlins Road and suggested that the Sheriff's Department may need to patrol the area on days following significant rainfall.

District 2 – Commissioner Guy thanked Chris Goodman and the Public Works staff for their work on Flowers Road. He also noted that Shortcut Road is in need of attention.

District 3 – Commissioner Pullin – No report.

District 4 – Commissioner Jenkins – Not in attendance.

At Large Chairman Briar Johnson stated "Coffee with the Chairman" at 1828 Coffee, tentatively May 7, 2026; will be advertised once confirmed. This is an informal meeting.

Ribbon cutting for Bobby Blalock memorial bench at the Senior Center will be on Friday, May 1, 2026, at 10:15 a.m. Everyone is invited.

e. County Attorney Report to Commissioners

County Attorney Rob Morton noted he attended the ACCG training and thanked ACCG for what they do.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Bryan Richardson with Pike County American Legion Post 197 for Pike County Memorial Day Observance Program and Pike County Veterans Memorial Rededication Ceremony on May 25, 2026, from 8:00 a.m. – 1:00 p.m. (Should there be inclement weather, Post 197 would like to use the Courthouse main courtroom to proceed with the events.)

County Manager Rob Morton recommended approval for the use of the Courthouse Grounds and, in the event of inclement weather, the Main Courtroom.

Motion/second by Commissioners Pullin/Daniel to approve the use of the Courthouse grounds on May 25, 2026, and to authorize access to the Courthouse Main Courtroom in the event of inclement weather, motion carried 4-0.

- b. Consider use of Courthouse Grounds from Sean Walker with NAACP Pike County Branch 5228 for Juneteenth Community Celebration on June 20, 2026, from 8:00 a.m. – 6:00 p.m.

County Manager Rob Morton recommended approval for the use of the Courthouse Grounds.

Motion/second by Commissioners Daniel/Guy to approve the use of the Courthouse grounds on June 20, 2026, motion carried 4-0.

- c. Consider one appointment to J. Joel Edwards Public Library Board to fill an unexpired three-year term, set to expire December 31, 2027. *Applicant has met criteria.*

The applicant is Baylynn Strader of Zebulon. County Manager Morton noted that Mrs. Strader is the daughter of the current Library Manager, Tory Merritt. Potential conflicts of interest were discussed. Mrs. Strader understands that if any financial matter arises involving her mother in her capacity as Library Manager, she will need to abstain from or recuse herself from voting on that item due to an actual conflict of interest. County Manager Morton added that, because Mrs. Strader previously served as Library Manager for a brief period, she has a solid understanding of library operations. He recommended approval of her appointment.

Motion/second by Commissioners Guy/Daniel to appoint Baylynn Strader to the J. Joel Edwards Public Library Board, motion carried 4-0.

- d. Approve/deny relocation of American Legion Post 197 Flag Drop Box to the Pike County Veterans Memorial.

County Manager Rob Morton stated relocating the flag drop box to the city office location would create confusion with city payments, as the drop box is a substantial mailbox-type unit and could cause

confusion for the city's payment receptacles. The relocation to the Pike County Veterans Memorial on the Courthouse Grounds would not interfere with county grounds or operations.

County Manager Rob Morton recommended approval of the proposed relocation of the flag drop box to the Pike County Veterans Memorial on the Courthouse Grounds.

Motion/second by Commissioners Pullin/Daniel to approve the relocation of the American Legion Post 197 Flag Drop Box to the Pike County Veterans Memorial, motion carried 4-0.

- e. Consideration of remediation of the HVAC systems at the Annexation Building.

County Manager Rob Morton stated that the Board had been provided with two sets of three quotes: one set for the repair or replacement of the 3-ton gas package unit, and a second set for the installation of a new 2-ton mini-split system. Griffin Heating and Cooling submitted the lowest bid for both projects. The plan is to replace the 3-ton gas package unit and add a new 2-ton mini-split on the eastern side of the Annex Building to support cooling, approximately 2,100 square feet.

County Manager Morton recommended approving Griffin Heating and Cooling to replace the 3-ton unit at a cost of **\$7,200.00** and to install the new 2-ton mini-split at a cost of **\$4,461.00**, for a total project cost of **\$11,661.00**. Funds for both items are available in the current Building and Grounds budget.

Motion/second by Commissioners Guy/Daniel to approve Griffin Heating and Cooling to replace the existing 3-ton unit and install a new 2-ton mini-split at the Annexation Building for a total of \$11,661.00, motion carried 4-0.

- f. Approve/deny Hollonville Road striping.

County Manager Rob Morton stated that the county has been receiving complaints regarding the faded striping on Hollonville Road. The county obtained quotes from its striping provider for the necessary work. Mid-State Striping gave three quotes: Regular Paint \$17,000.00, High-Build Paint \$21,000.00 and Thermoplastic Striping \$47,000.00.

County Manager Morton recommended approving the restriping of Hollonville Road using regular paint at a cost of **\$17,000.00**. He noted that there should be sufficient funds available in the Public Works budget to cover the expenses. If the budget is insufficient, he will request Board approval to use SPLOST funds.

Motion/second by Commissioners Daniel/Guy to approve the striping of Hollonville Road with regular paint at a cost of \$17,000.00, motion carried 4-0.

- g. Approve/deny the Second Reading of a proposed revision to Chapter 91 (Animal Control) of the Pike County Code of Ordinances.

County Manager Rob Morton stated that no changes had been made since the first reading. He noted that updates include revised definitions for *nuisance* and *running at large*, the removal of provisions related to exotic animals, and the elimination of dog restraint districts.

County Manager Morton recommended approval of the second reading of the Animal Control Code, Chapter 91.

Motion/second by Commissioners Daniel/Pullin to approve the second reading and adoption of the revisions to Chapter 91, motion carried 4-0.

- h. Approve/deny the Second Reading of proposed revision to Chapter 33.08 (General Board Appointment Policies and Procedures) of the Pike County Code of Ordinances.

County Manager Rob Morton stated that, based on the motion made at the last Board of Commissioners meeting, the Board has been provided with proposed changes to Section 33.08(D)(4), which would allow for the participation of the Board of Commissioners in board/authority applicant interviews. He directed attention to the final sentence of the revised paragraph, which reads: *"The Board of Commissioners will be notified of and may attend any interview(s)."*

County Manager Morton recommended approval of the second reading and adoption of the revised section.

Motion/second by Commissioners Guy/Daniel to approve the second reading and adoption of Section 33.08(D)(4) to include the following language: The Board of Commissioners will be notified of and may attend any interview(s), motion carried 4-0.

- i. Consider Tax Refund application form Vicki Brown Living Trust in the amount of \$173.42.

Chief Tax Appraiser Greg Hobbs addressed the Board, stating that this is the last of the 2025 appeals. He explained that a building was named on the property that it was not, resulting in the taxpayer being overcharged. The Board of Assessors voted to recommend approval of the refund.

The recommendation is for the Board to approve the refund.

Motion/second by Commissioners Guy/Daniel to approve tax refund in the amount of \$173.42, motion carried 4-0.

- j. Update on the Impact Fee Project.

County Manager Rob Morton reported that he met with the Impact Fee Advisory Committee earlier April 27, 2026. A majority of the committee voted to recommend approval of the staff-recommended fee schedule and is lower than the maximum fee schedule outlined in the revised Methodology Report.

CM Morton noted that the road project list reduced from \$90M “wish list” to \$45M paving list in February producing more reasonable fees upon recalculation.

In summary, the maximum fee schedule provides for a maximum impact fee of **\$10,830.90** for a single-family detached dwelling, while the staff-recommended fee schedule provides for an impact fee of **\$6,761.37**. The committee recommended proceeding with the fee schedule and ordinance updates.

County Manager Morton further stated that he has contacted the consultant regarding the status and remaining steps in the process. No action related to Impact Fees was required at the meeting. The county will advertise two public hearings, as required by state law, for consideration of the updated impact fee ordinance. The first public hearing will be held at the next meeting on **May 13, 2026, at 9:00 a.m.**, and the second public hearing will be held at the day meeting on **June 10, 2026, at 9:00 a.m.** The second hearing must occur at least two weeks after the first, and County Manager Morton noted that he will not be present at the May 26, 2026 meeting, which is why the second hearing is scheduled for June. Consultant Bill Ross plans to attend the Board of Commissioners May 13, 2026 Meeting.

Commissioner Pullin would like to look at allocation percentages for the different departments, for example the library.

Discussion only, no motion entertained.

k. **Presentation of the Proposed Fiscal Year 2026/2027 Budget.**

County Manager Rob Morton addressed the Board, stating that the proposed budget is based in part on the requests submitted by the various budget departments and Constitutional Officers. He noted that the proposal does not include general COLA increases for employees who are not under the authority of Constitutional Officers.

County Manager Morton reminded the Board that they will have two weeks to review the proposed budget being presented tomorrow night before the first reading on **Wednesday, May 13th at 9:00 a.m.**, followed by the Public Hearing on **May 13th at 1:00 p.m.** If the Board wishes to hold a workshop on the draft budget prior to the first reading and public hearing, **May 8th** is available as a potential workshop date. The second reading will be held on **May 21, 2026 at 6:30 p.m.** The final reading and adoption will be **June 10, 2026 at 9:00 a.m.**

County Manager Rob Morton further reported that the General Fund portion of the proposed budget totals **\$19,566,355**, which is **\$1,239,057** less than the current General Fund budget. The proposed total budget, including special funds, is **\$39,051,412**, which is **\$944,940** more than the current total budget. He noted that this increase reflects **\$13,000,000** in SPLOST projects that are not funded through the General Fund.

He stated that the budget proposal remains a work in progress and is subject to several outstanding items, including:

- the exclusion of COLAs or bonuses for County employees (other than employees of Constitutional Officers, UGA, and Authorities),
- determination of funding for ongoing GIS services, including addressing for Phases 2 and 3 of the GIS projects (Impact Fees and/or General Fund allocations),
- receipt of the insurance renewal and premium information (last year’s premium was \$1,835,153, with an anticipated 15% increase for an estimated premium of \$2,110,153),
- receipt of additional information from the Griffin Judicial Circuit regarding Pike County’s allocation,
- potential service delivery modifications related to Planning and Development and Public Works services provided to municipalities (permitting, building inspections, road and right-of-way work, signage),
- the signing of SB 33 (revised legislation related to the HOME Act and HB 581), and
- the signing of SB 285 and the 1.5% payment from IPT to POAB.

County Manager Morton emphasized that tonight’s presentation was solely for the introduction of the proposed FY 2026–2027 budget. The proposed budget will continue to be refined based on the issues already identified and any changes requested by the Board.

Finance Administrator Clint Chastain addressed the Board and stated that he is preparing the Budget Guide. The guide will include the proposed budget and a summary for each department, along with more detailed information regarding departmental requests. He noted that the guide should be ready by the first reading. If the Board elects to hold a Budget Workshop on May 8, 2026, the guide will be available for review during that workshop.

Motion/second by Commissioners Guy/Daniel to receive the Proposed Fiscal Year 2026/2027 Budget, motion carried 4-0.

Motion/second by Commissioners Pullin/Daniel to approve holding a workshop on the Fiscal Year 2026/2027 budget on May 8, 2026, at 1:00 p.m. at the EMA Building, motion carried 4-0.

1. **PUBLIC HEARING:** To receive public input regarding CDBG Grant FY 23p-y-114-1-6354, for the purpose of discussing the completed activities on Tanyard Road and receiving citizen comments.

Chris Childress and David Paulson provided comments. Issues raised included deteriorated asphalt near a driveway, a potentially filled culvert, and standing water in a roadway curve contributing to drainage concerns. CM Morton clarified that driveway areas not included in the project scope, or constructed without permits, fall outside the contractor’s warranty. The County will address issues for

which it is responsible and will identify any contractor-related items that remain covered under the active warranty.

Public Hearing only, no motion entertained.

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

- a. Sean Walker to address the Board regarding the condition of Fossett Road and Green Street.

Sean Walker addressed the Board regarding Fossett Road and Green Street. Mr. Walker raised safety and maintenance concerns and requested a formal assessment, timelines, transparent prioritization and communication by the County. The Board of Commissioners acknowledged the comment.

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 Daniel/Guy to adjourn Regular Session and enter into Executive Session at 7:48 p.m., motion carried 4-0.

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 4-28-2026.

2.

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

3.

The executive session was called to order at 7:48 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:

- 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:

Briar Johnson, Commissioner	(L.S.)
Tim Daniel, Commissioner	(L.S.)
Tim Guy, Commissioner	(L.S.)
Ken Pullin, Commissioner	(L.S.)

This the 28th day of April 2026.

Sworn to and subscribed
Before me this 28th day of April 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 8:10 p.m., motion carried 4-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 8:10 p.m., motion carried 4-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk