

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, January 14, 2026, at 9:00 a.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Vice-Chairman Tim Daniel convened the meeting and Commissioners Tim Guy, Ken Pullin and James Jenkins 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, Chairman Briar Johnson was unable to attend the meeting.

- 1. CALL TO ORDER** Vice-Chairman Tim Daniel
- 2. INVOCATION.....** Kyle Garner
- 3. PLEDGE OF ALLEGIANCE.....** Vice-Chairman Tim Daniel
- 4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))**

County Manager Rob Morton requested the agenda to be amended to remove Item 6., Invited Guest, due to unforeseen circumstances, as Mr. Lalumiere was unable to be present.

Motion/second by Commissioners Pullin/Guy to approve the amended agenda, motion carried 4-0.

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

- a. Minutes of the December 10, 2025, Regular Monthly Meeting.

Motion/second by Commissioners Guy/Pullin to approve the minutes of the December 10, 2025, Regular Monthly Meeting, motion carried 4-0.

- 6. INVITED GUEST**

(Agenda amended to remove agenda item)

- a. Employee Recognition for service to Pike County.
 - Kenneth “Ken” Lalumiere – Pike County Building & Grounds

- 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 Guy/Pullin to accept reports, motion carried 4-0.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$5,259,311.59
Fire Dept. Donations.....	\$10,608.62
Cash Reserve Account.....	\$227,672.96
Jail Fund	\$24,286.10
E-911 Fund	\$69,669.29
DATE Fund	\$18,487.76
Juvenile Court Fund.....	\$14,547.70
Residential Impact Fees.....	\$480,354.19
Commercial Impact Fees	\$52,628.40
C.A.I.P FUND	\$6,428.23
General Obligation SPLOST 2022-2028.....	\$1,424,736.65
L.M.I.G. Grant (DOT).....	\$1,213,843.45

- c. County Manager Comment

GIS1 Proposal House Bill 23, effective July 1, 2025, mandates the implementation of Next Generation 911. The Pike County Sheriff’s Department is currently meeting with service providers to upgrade the County’s E-911 system. The county met with GIS1 in the fall, with follow-up meetings in December, leading to a three-phase proposal. The estimated cost for Phase 1 is \$6,800.00, which includes identifying and correcting road centerlines for E-911 purposes.

The County has more than \$250,000.00 in E-911 Impact Fees available to fund this project. County Manager Rob Morton recommended approval of the GIS1 Phase 1 proposal, with funding to be provided from E-911 Impact Fees. Commissioner Pullin asked about the total project cost, noting Spalding County was budgeting approximately \$8 million for a similar system. County Manager Morton stated that the total cost for the required infrastructure has not yet been determined.

Motion/second by Commissioners Pullin/Guy to approve GIS 1 - Phase 1 at a cost of \$6,800.00, to be paid from E-911 Impact Fees, motion carried 4-0.

The closing for the First Baptist Church property located at 70 Gwyn Street is scheduled for January 15, 2026.

The closing for Pike Business Park, Lot 18 is scheduled for January 16, 2026.

A Board of Commissioners workshop is scheduled for Friday, January 23, 2026, at the Courthouse. Commissioners confirmed 3:00 p.m. as the workshop time.

County Manager Rob Morton reported that the Board of Assessors has implemented new procedures for site visits and public notifications.

- Door Hangers: Assessors will leave tags/cards on doors when the property owner is not home, notifying them of the visit and asking them to contact the Assessor's Office.
- Public Notices: The Board will publish public notices beyond statutory requirements, including on websites and social media, to inform the public about contractors conducting property assessments.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy thanked Chris Goodman and Public Works for road maintenance in his district. Commissioner Guy mentioned that Shortcut Road is in need of major work.

District 3 – Commissioner Pullin – No report.

District 4 - Commissioner Jenkins reported that he received a call from a citizen last week who stated she had visited the Tax Assessor's Office and was informed that the County had a drone that had flown over her property. Commissioner Jenkins asked whether the County owns or operates a drone.

County Manager Morton confirmed that the County does not have a drone. He noted that an associate of the third-party contractor assisting with property assessments may be using a drone, but he would need to verify that information. Commissioner Jenkins stated he did not understand why a citizen would have been told otherwise.

At Large Chairman Briar Johnson – was not in attendance.

e. County Attorney Report to Commissioners – No report.

8. UNFINISHED BUSINESS

a. Consider one appointment to the Development Authority of Pike County to fill an expired four-year term, set to expire December 31, 2029. *Applicants have met criteria.*

County Manager Rob Morton noted that this appointment had been postponed from the December meeting, during which two incumbents were reappointed. The applicants for the remaining seat were Jason Leatherman, Shannon Mullinax and Kimberly Smith. County Manager Morton recommended Jason Leatherman for the appointment. Mr. Leatherman was present at the meeting; the other two applicants were not.

Motion/second by Commissioners Pullin/Guy to appoint Jason Leatherman to the Development Authority of Pike County, motion carried 4-0.

9. NEW BUSINESS

a. Elect Vice Chairman for the Pike County Board of Commissioners for 2026.

County Manager Rob Morton reported that the current Vice Chairman, Commissioner Daniel, was willing to continue serving in the role. Commissioner Daniel noted he has held the Vice Chairman position for approximately nine years and has seldom been required to preside over meetings due to Chairman Johnson's consistent attendance.

Motion/second by Commissioners Guy/Pullin to re-elect Tim Daniel as Vice Chairman of the Pike County Board of Commissioners for the 2026 term, motion carried 3-0, with Commissioner Daniel abstaining.

b. Approve/deny Resolution to set qualifying fees for 2026 County Election.

County Manager Rob Morton presented a proposed resolution establishing qualifying fees for the 2026 election cycle. The qualifying fee for the office of County Commissioner was set at \$424.52. He noted that this action applies only to county-level qualifying fees; qualifying fees for the Board of Education have not yet been provided to the county and may be adopted separately once received.

County Manager Morton further stated that all qualifying fees must be set no later than February 1.

Motion/second by Commissioners Guy/Pullin to approve the resolution to set qualifying fees for County Commissioner in the amount of \$424.52 for the 2026 County Election, motion carried 4-0.

c. Approve/deny the addition of a pre-retirement death benefit provision to the Pike County Defined Benefit Plan.

County Manager Rob Morton stated a cost study from ACCG, conducted in the fall and delivered in December, indicated that Pike County was one of the few counties without a pre-retirement death benefit provision on the Defined Benefit Plan. Adding this provision would have a very low cost, estimated at an additional \$3,100.00 to the existing premium, which was considered a minor fee for the benefit provided.

Motion/second by Commissioners Pullin/Guy to approve the addition of a pre-retirement death benefit provision to the Pike County Defined Benefit Plan, motion carried 4-0.

d. Discussion of a formal demand for refund submitted by Peyton Miller concerning impact fees.

County Manager Rob Morton reported that a demand for refund and notice of appeal was received on December 15, 2025, regarding Impact Fees paid by Mr. Miller on November 10, 2025, for a residential construction project. CM Morton stated that Mr. Miller does not meet the criteria for a refund under Section 157.09 of the County's Impact Fee Code for the following reasons:

- Under Section (A)(1)(a), capacity remains available in the public facilities for which the fee was collected.
- Under Section (A)(1)(b), a refund is only available if the development impact fee has not been encumbered or if construction has not commenced within six years after the fee was collected. Because Mr. Miller paid the fee on November 10, 2025, the six-year period has not expired, and therefore this provision does not apply.

Regarding eligibility, Mr. Miller has not been permanently denied any service in connection with the categories for this residential Impact Fees. As for the encumbrance or construction within 6 years of collecting the Impact Fees, Mr. Miller would not be entitled to a refund based on these criteria since he paid his fees on November 10, 2025, and six years have not expired. It was further noted that Mr. Miller has been in regular contact with the Planning and Development Department since paying the fee, and construction on the residence has not yet begun.

Additionally, Mr. Miller's demand for refund and notice of appeal was submitted on December 15, 2025, more than thirty (30) days after payment of the Impact Fees. Pursuant to Section 157.12 of the Impact Fee Code, appeals must be filed within thirty (30) days and must be submitted to the Pike County Superior Court.

Motion/second by Commissioners Guy/Jenkins to deny the refund request concerning impact fees submitted by Peyton Miller, as the request does not qualify pursuant to the Impact Fee Ordinance 157.09 (A)(1)(a) and (b), motion carried 4-0.

e. Approve/deny proposed Memorandum of Understanding (MOU) between Pike County and the Board of Regents of the University System of Georgia, acting on behalf of the University of Georgia Cooperative Extension.

County Manager Rob Morton stated that the Memorandum of Understanding (MOU) between Pike County and the Board of Regents of the University System of Georgia is executed annually. He noted that minor revisions were made to the MOU for the current year, primarily related to IT and IT services. Brooklyne Wassel was present to address any questions the Board may have. County Manager Rob Morton recommended approval.

Motion/second by Commissioners Guy/Pullin to approve the Memorandum of Understanding (MOU) between Pike County and the Board of Regents of the University System of Georgia, acting on behalf of the University of Georgia Cooperative Extension, motion carried 4-0.

f. Approve/deny use of Parks and Recreation Impact Fees for landscape architecture services provided by Root Design Studio, LLC.

County Manager Rob Morton stated that the request before the Board is for Parks and Recreation to utilize \$124,128.92 in Parks Impact Fees for landscape architecture services. The proposed project scope includes paved parking, a disc golf course, primitive camping areas, and retention ponds. The total project cost is estimated at \$2.9 million.

The Parks and Recreation Authority anticipate receiving approximately \$1,451,957.28 in grant funding through the GOSP grant, which would leave a remaining balance of \$1,448,048.72 to be funded from other sources. The County has identified \$1,000,384.79 in in-kind services from the County, including a donation of the property where the trails, disc golf, campgrounds, and parking are to be located, leaving \$448,048.72 still needed to fully fund the project. The Authority continues to pursue additional funding sources to close this gap.

The proposal from Root Design Studio, LLC for architectural services, totals \$194,250.00. As of this date, \$124,128.92 is available in the "Parks" category of Impact Fees, and the architectural services qualify as an authorized expenditure. CM Morton noted that additional Impact Fees from the "Roads" category may potentially be used for parking improvements; however, such use would require further study and evaluation based on associated costs.

CM Morton recommended approval of \$124,128.92 in Parks Impact Fees to be applied toward the architectural services.

Parks and Recreation Authority Chairman Chris Childress addressed the Board, explaining that the project originated from efforts to secure grant funding for improvements identified as the highest priority in the park's comprehensive plan. A reimbursement grant through the Department of Natural Resources (DNR) was identified; however, the project scope had to be revised when the County was unable to provide the required in-kind services through Public Works.

Authority Board Member Matt Wood, a volunteer, has worked extensively to redefine the project scope to meet DNR requirements and maintain eligibility for the grant. Mr. Childress expressed appreciation to Mr. Wood for his significant contributions. He further noted that DNR maintains August 2026 completion; continuations possible once initiated; breaking ground estimated in summer due to engineering/administration steps. DNR grant is reimbursement-based(up to 75% of eligible costs).

Mr. Childress also stated that Root Design Studio has invested substantial time assisting with project development at no additional cost.

Motion/second by Commissioners Pullin/Jenkins to approve the use of Parks and Recreation Impact Fees in the amount of \$124,128.92 for landscape architecture services provided by Root Design Studio LLC., motion carried 4-0.

Commissioner Ken Pullin left the meeting at 9:39 a.m. due to a prior commitment.

g. Consider Tax Refund application from Daniel and Tara Garced in the amount of \$472.86.

Motion/second by Commissioners Guy/Jenkins to approve Agenda Items G through K, motion carried 3-0.

h. Consider Tax Refund application from Christopher Roth in the amount of \$6,582.68.

Commissioner Guy questioned the tax refund application being \$6,582.68. Chief Appraiser Greg Hobbs responded that the property in question was newly constructed in 2022. He explained that a former employee in the Tax Assessor's Office had recorded the basement as finished and noted the main floor and upstairs as fully complete. Based on that information, taxes had been assessed and collected for three years.

Upon review, the Tax Assessor's Office determined that the basement is unfinished and that the upstairs area comprises only as a half story. Mr. Hobbs stated that, due to these discrepancies, Mr. Roth is entitled to the refund.

Motion combined with Agenda Item G, see Item G.

i. Consider Tax Refund application from Gillian Appleton in the amount of \$870.37.

Motion combined with Agenda Item G, see Item G.

j. Consider Tax Refund application from Sarah Stanfield in the amount of \$1,336.13.

Motion combined with Agenda Item G, see Item G.

k. Consider Tax Refund application from Thomas Mindar in the amount of \$96.15.

Motion combined with Agenda Item G, see Item G.

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

11. EXECUTIVE SESSION

a. County Manager Rob Morton request 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 Guy/Jenkins to adjourn Regular Session and enter into Executive Session at 9:45 a.m., motion carried 3-0.

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 1-14-2026.

2.

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

3.

The executive session was called to order at 9:45 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);

No 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:

Tim Daniel, Commissioner	(L.S.)
Tim Guy, Commissioner	(L.S.)
James, Jenkins, Commissioner	(L.S.)

This the 14th day of January 2026.

Sworn to and subscribed
Before me this 14th day of January 2026.

Robert L. Morton
Morton & Morton Associates
County Attorney and Notary Public

My commission expires: August 10, 2026.

Motion/second by Commissioners Guy/Jenkins to adjourn Executive Session and enter into Regular Session at 10:01 a.m., motion carried 3-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Jenkins to adjourn at 10:01 a.m., motion carried 3-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk