

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, June 30, 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, 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)).

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

Commissioner Jenkins requested the agenda to be amended to move the item listed under Public Comment, subsection c. Steve Reeves, to Invited Guest Section allowing Steve Reeves and Mark Whitley to address the Board regarding Ranchland Estates.

Motion/second by Jenkins/Pullin to approve the amended agenda to move the item listed under Public Comment, subsection c. Steve Reeves, to the Invited Guest section, allowing Steve Reeves and Mark Whitley to address the Board regarding Ranchland Estates.

- 5. **APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))**
 - a. Minutes of the June 10, 2026, Regular Monthly Meeting.
 - b. Minutes of the June 10, 2026, Executive Session.

Motion/second by Commissioners Daniel/Guy to approve the minutes of the June 10, 2026 Regular Monthly Meeting, and minutes of the June 10, 2026 Executive Session, motion carried 5-0.

6. INVITED GUEST

- a. Steve Reeves and Mark Whitley will address the Board regarding Ranchland Estates. *(Agenda amended to add this item under Invited Guest)*

Mr. Steve Reeves and Mr. Mark Whitley have invested substantial personal funds in maintaining the dam and the private road crossing Bridle Lake in Ranchland Estates, which remains private property. The county has historically declined ownership due to long-term maintenance costs. Although a Homeowners Association (HOA) was intended, it was never formally established, leaving the developer as the recorded owner. Mr. Reeves and Mr. Whitley have undertaken significant maintenance responsibilities, including replacement of a standpipe (approximately \$10,000), payment of liability insurance and taxes, and commissioning multiple lake studies.

More than 60 homeowners were contacted in an effort to form an HOA; only five responded, all declining participation. As a result, the owners are now considering formation of a “lake association” as an alternative structure. They expressed concern about liability stemming from heavy vehicular traffic—such as semi-trucks and dump trucks—using the unsafe dam crossing as a cut-through. The private road lacks guardrails. A 2018 geotechnical study identified surface deficiencies, which were reaffirmed by a recent visual inspection. The next phase of assessment is estimated at approximately \$7,000.

Mr. Reeves requested that the county install official barricades, asserting that county mapping contributed to public use of the private road. Previous gates installed by the owners were torn down, and one of the gates installed by the county was also removed. Commissioner Pullin questioned the appropriateness of using taxpayer funds to restrict access to private property, noting that the matter may be civil in nature.

The owners intend to install “No Trespassing” signage and lock the gate to control vehicular access while still allowing pedestrian and bicycle use for nearby residents. Confusion remains regarding right-of-way deeds, and a previously discussed land-swap proposal was never completed. Residents of Phase Three continue to claim lake access rights, although their phase is not included in the original covenants.

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. *There are no Department Reports as they will be provided during the first Board meeting of July. Revenue/Expenditure Statement and Detail Check Register are included.*

Motion/second by Commissioners Daniel/Guy to accept reports, motion carried 5-0.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$484,224.78
Fire Dept. Donations.....	\$10,710.43
Cash Reserve Account.....	\$351,600.72
Jail Fund	\$31,388.90
E-911 Fund	\$18,569.31

DATE Fund	\$20,116.99
Juvenile Court Fund.....	\$15,852.65
Residential Impact Fee	\$314,182.63
Commercial Impact Fees	\$20,797.93
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 reported that Bryan Richardson contacted him to advise that American Legion Post 197 is now accepting nominations for its First Responder of the Year awards. The submission deadline is September 18, 2026.

County Manager Rob Morton stated that Joe Parks submitted a request for the county to provide a historical marker for the Hilltop Community. The intent is to place the marker at the corner where the historical school is located in the Hilltop Community. Commissioner Daniel and County Manager Morton met with Mr. Parks at the site on May 4, 2026. Following that meeting, staff began researching the process and associated costs for the memorial marker. Based on the quotes obtained, the lowest proposal is \$3,975.00. As this amount was not included in the budget, County Manager Morton requested direction from the Board regarding whether to proceed with the request to honor the Hilltop Community with a historical marker.

County Manager Morton noted that the Hilltop Community holds an annual celebration during the second week of September and would like the marker to be installed prior to that event. Commissioner Pullin expressed concern that approving this request could lead to similar requests from other groups. Chairman Johnson inquired about how the marker would be mounted, and County Manager Morton stated that it would be a bronze marker installed on a stand. Commissioner Daniel asked whether the funding would come from the contingency line item in the FY 2026 budget, and County Manager Morton confirmed that it would.

Motion/second by Commissioners Daniel/Guy to approve the purchase of a historical marker for the Hilltop Community in the amount of \$3,975.00, motion carried 4-1 with Commissioner Pullin opposed.

Motion/second by Commissioners Daniel/Guy to approve purchase of a historical marker for the Hilltop Community in the amount of \$3,975.00 from contingency funds, motion carried 4-1, with Commissioner Pullin opposed.

Commissioner Pullin stated that, rather than funding the historical marker from contingency funds, he and Commissioner Jenkins would personally split the cost and pay for the marker.

Motion/second by Commissioners Pullin/Jenkins to rescind the prior vote to use contingency funds for the historical marker for the Hilltop Community and to authorize the use of private donated funds for payment of the marker, motion carried 5-0.

County Manager Rob Morton stated that the preparatory removal of cedar trees between the Annex and the Commissioners’ office has been completed. He further reported that paving of the parking lot is scheduled for next week, contingent upon weather conditions and the asphalt plant reopening after the holiday. The funding for the paving will be paid with committed funds from the current budget.

County Manager Rob Morton stated that the next Board of Commissioners meeting is scheduled for July 8, 2026, which is one week from tomorrow. He reported that, at this time, there are no agenda items for that meeting. County Manager Morton asked the Board whether they wished to proceed with the meeting or cancel it. Commissioner Pullin noted that this is not the first time a meeting has been canceled and expressed a desire for the Board to follow a more standardized meeting schedule. The Commissioner also suggested considering holding both monthly meetings in the evening.

Motion/second by Commissioners Guy/Daniel to approve canceling the next Board of Commissioners regular monthly meeting scheduled for July 8, 2026, due to lack of business items, motion carried 5-0.

d. Commissioner Reports

District 1 –Tim Daniel – No report.

District 2 –Tim Guy – No report.

District 3 – Commissioner Pullin – No report.

District 4 – James Jenkins asked whether the Impact Fee Study had received its second reading. County Manager Morton responded that it had not; only a second hearing has been held. He explained that updates to the impact fee ordinance require the State’s response to the Capital Improvement Element before a second reading can occur.

At-Large Chairman Briar Johnson thanked everyone for attending the meeting. Chairman Johnson stated that he wished more people would attend all meetings, not only those involving hot-topic issues.

e. County Attorney Report to Commissioners – No report.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

- a. Consider use of Courthouse Grounds from Charles Steck with Life Line Ministry for Statewide Bible Reading on Tuesday, July 14, 2026 at 7:14 p.m.

County Manager Rob Morton stated that the application has been reviewed and meets all required criteria. He recommended approval. County Manager Morton also noted that the meeting time was changed from the morning to the afternoon in an effort to increase public attendance.

Motion/second by Commissioners Guy/Daniel to approve use of Courthouse Grounds from Charles Steck with Life Line Ministry on Tuesday, July 14, 2026 at 7:14 p.m. for Statewide Bible Reading, motion carried 5-0.

- b. Consider one appointment to the Parks and Recreation Authority to fill an unexpired three-year term, set to expire June 30, 2028. *Applicants have met the criteria.*

County Manager Rob Morton stated that there were five applicants for the Pike County Parks and Recreation Authority vacancy for the term ending June 30, 2028. The applicants were Joshua Follett, Stephen Fontana, Alyssa Kendrick, Crews Ledbetter, and Herman Lucas. He noted that all five applicants were qualified. Interviews were conducted on June 26 and June 29, with some members of the Parks and Recreation Authority and the Executive Director in attendance. Based on the interviews and discussions with the Board members who participated, as well as input from the Director, their recommendation is for Stephen Fontana to fill the vacant position.

Motion/second by Commissioners Guy/Jenkins to approve the appointment of Timothy “Crews” Ledbetter to the Parks and Recreation Authority, motion carried 5-0.

- c. Consider one appointment to the Development Authority of Pike County to fill an unexpired four-year term, set to expire December 31, 2028. *Applicant has met the criteria.*

County Manager Rob Morton stated that he interviewed the only applicant, Chandler Eidson, who submitted an application for this position. He noted that the applicant is out of town and unable to attend the meeting this evening. County Manager Morton reported that the Board of Commissioners received a request from the Chairman of the Development Authority of Pike County to extend the application period so that the Development Authority may provide input in the selection process. County Manager Morton asked the Board to postpone this agenda item to either the next Board meeting or until September, should the Board choose to honor the request from the Development Authority of Pike County. County Manager Morton further stated that the vacant position will need to be readvertised in the month of August. Commissioner Pullin stated that he would like to extend the application deadline, advertise the vacancy in August, and bring the item back before the Board of Commissioners at their September evening meeting.

Motion/second by Commissioners Pullin/Daniel to approve extending the application deadline for the Development Authority vacant position, authorizing publication of the vacancy advertisement in August, and placing the appointment on the Board of Commissioners September 29, 2026 meeting agenda, motion carried 5-0.

- d. Review and discuss the minutes from the May 18, 2026 Joint Workshop held between the City of Zebulon and Pike County Board of Commissioners.

The Board of Commissioners reviewed a document from the City of Zebulon regarding a joint workshop held on May 18, 2026. Commissioner Pullin noted that the document appeared to be an unratified transcript rather than official minutes. County Manager Morton further observed that the document was undated and contained multiple typographical errors. This prompted a broader discussion on the need to update the countywide Service Delivery Strategy, and the County Manager confirmed that he would coordinate with the city mayors to schedule a joint meeting after the Fourth of July holiday. County Manager Morton reminded everyone that he, Commissioner Daniel, and Commissioner Pullin will attend a Joint Committee meeting with the City of Zebulon on July 23, 2026 at 2:00 p.m. at the EMA Building.

Discussion only, no motion entertained.

- e. Consider Tax Refund application from Betty Barker in the amount of \$285.36.

Chief Tax Appraiser Greg Hobbs addressed the Board and stated that the tax refund application submitted by Betty Barker of Reidsboro Road in Hollonville, in the amount of \$285.36, resulted from a recent property survey that corrected her acreage from 114.12 acres to 97.89 acres. This reflects a difference of 16.23 acres that had been billed in tax years 2023, 2024, and 2025.

Motion/second by Commissioners Daniel/Guy to approve tax refund application from Betty Barker in the amount of \$285.36, motion carried 5-0.

- f. Discuss the proposed purchase of a passenger van for the Pike County Senior Center.

The board discussed a request to purchase a 26-seat passenger van for the Senior Center. The van, a 2006 model with approximately 41,900 miles, was purchased by Commissioner Tim Guy for \$13,800 plus \$300 in transport fees. After disclosing the Commissioner’s financial interest and confirming the price was below market values, the Board agreed to the purchase using county contingency funds.

Motion/second by Commissioners Pullin/Daniel to approve purchase of a passenger van for the Pike County Senior Center, motion carried 5-0.

Motion/second by Commissioners Pullin/Daniel to approve the purchase of a van in the amount of \$14,100.00 from contingency funds, motion carried 5-0.

- g. Consideration of Harden Road realignment agreement and Quit Claim Deed.

County Manager Rob Morton stated that the Board was provided with the proposed Realignment and Property Exchange Agreement and the related deeds. He noted that this project was previously

approved by the Board of Commissioners in connection with the paving of Harden Road, which was awarded to Atlanta Paving.

CM Morton reported that Mr. Sidney Esary will be executing the Agreement and his deed conveying property to Pike County, and that these documents will be delivered tomorrow along with funds covering the survey, realignment costs, and recording fees, totaling \$17,030.00. He further stated that no county general funds were used for this project, as the Harden Road improvements were part of the GTIB projects. The payment and reimbursement from Mr. Esary will be deposited into the LMIG account.

CM Morton advised that he will be requesting Board approval of the Agreement and the deed from Pike County to Sidney Esary, including authorization to execute all related documents.

Commissioner Pullin asked what the right-of-way was for Harden Road. County Manager Morton stated that a title search would be required to determine the exact right-of-way. Commissioner Pullin stated that he would like this to be completed if the Board agreed.

Motion/second by Commissioners Pullin/Daniel to approve the realignment agreement and authorize execution of the Quit Claim Deed for Harden Road, motion carried 5-0.

Motion/second by Commissioners Pullin/Daniel to approve County Manager/County Attorney Rob Morton to conduct a title search on the right-of-way for Harden Road, motion carried 5-0.

Motion/second by Commissioners Pullin/Daniel to approve the Quit Claim Deed for Harden Road, motion carried 5-0.

- h. Discussion of 3-way stop sign at Melville Brown Road and Hunter Road.

County Manager Rob Morton stated that the Board was provided with a copy of the request received by the County for a new three-way stop sign at the intersection of Melville Brown Road and Hunter Road. He noted that this request is similar to a previous three-way stop approved by the Board of Commissioners for safety purposes. Commissioner Jenkins stated that he would like to postpone this item until the July 28, 2026 meeting to allow time for further review.

Motion/second by Commissioners Jenkins/Pullin to postpone this agenda item until the Board of Commissioners regular monthly meeting on July 28, 2026, motion carried 4-1 with Chairman Johnson opposed to postponing the item.

- i. Consideration of declaring the 416 Backhoe surplus and authorizing JM Wood Auction Company Inc. to auction per the auction proposal date of September 22-24, 2026.

County Manager Rob Morton stated that this item is related to the recently approved lease with John Deere. He requested that the Board declare the 416 Backhoe as surplus and approve the auction agreement with JM Wood, under which the County is guaranteed \$50,000.00 and will receive an additional 80% of any amount exceeding a sale price of \$56,000.00.

Motion/second by Commissioners Pullin/Daniel to declare the 416 Backhoe surplus, motion carried 5-0.

Motion/second by Commissioners Pullin/Daniel to authorize JM Wood Auction Company Inc. to auction the 416 Backhoe, motion carried 5-0.

- j. Consideration of declaring the 262 Skid Steer surplus and authorize the sale to Yancey in the amount of \$8K.

County Manager Rob Morton stated that this item is also related to a recent equipment lease. He noted that the Board had been provided with a copy of the offer to purchase the 262 Skid Steer, which Chris Goodman indicated was a fair price given the poor condition of the equipment. CM Morton requested that the Board declare the 262 Skid Steer surplus and authorize its sale to Yancey for \$8,000.00, including authorization to execute the necessary documentation.

Commissioner Jenkins stated that he would prefer the Skid Steer be sold on GovDeals with a minimum bid amount of \$8,000.00, the amount Yancey agreed to pay. Commissioner Guy asked for the year of the equipment, and County Manager Morton responded that it is a 2013 model.

Motion/second by Commissioners Jenkins/Pullin to declare the 262 Skid Steer surplus, motion carried 5-0.

Motion/second by Commissioners Jenkins/Pullin to authorize the sale of the 262 Skid Steer on GovDeals with a minimum bid amount of \$8,000.00, motion carried 5-0.

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

- a. Laine Dupree will address the Board regarding AirEvac Lifeteam and provide educational information on air ambulance services.

Not present at the meeting.

- b. Jeffrey Cooper will address the Board regarding Ranchland Estates dam closure.

Jeffrey Cooper, a long-time resident of Ranchland Estates, echoed the safety concerns, stating the issue has always been about stopping the area over the dam from being used as a high speed “cut-through”, not about restricting community access for recreation. Mr. Cooper shared his frustration over the long standing problem and expressed appreciation for the county’s recent action in installing barricades to support the property owner’s efforts to ensure safety.

- c. **Agenda amended to move this agenda item to Invited Guest.**

11. EXECUTIVE SESSION

- a. Chairman Briar Johnson 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 8:12 p.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 6-30-2026.

2.

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

3.

The executive session was called to order at 8:12 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:

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 30th day of June 2026.

Sworn to and subscribed

Before me this 30th 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 9:11 p.m., motion carried 5-0.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 9:11 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk