

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, July 9, 2025, at 9:00 a.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners 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)). Commissioner James Jenkins joined the meeting via phone. Due to unforeseen circumstances, Commissioner Tim Daniel 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 Pullin/Guy 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 June 24, 2025, Regular Monthly Meeting.
 - b. Minutes of the June 24, 2025, Executive Session.**Motion/second by Commissioners Guy/Pullin to approve the minutes of the June 24, 2025 Regular Monthly Meeting and the minutes of the June 24, 2025 Executive Session, motion carried 4-0.**

- 6. **INVITED GUEST**
 - a. Employee Recognition for service to Pike County
Marcia Callaway-Ingram with Pike County Magistrate Court was recognized for her 15 years of service. County Manager Rob Morton formally recognized Chief Magistrate Judge Marcia Callaway-Ingram for her 15 years of dedicated service to Pike County. Although Judge Callaway-Ingram was unable to attend the meeting, Judge Clayton Kendrick accepted the certificate and commemorative pin on her behalf.

County Manager Morton commended Judge Callaway-Ingram for her outstanding service in Magistrate Court and expressed appreciation for her years of commitment and service.

Judge Kendrick conveyed Judge Callaway-Ingram’s sincere gratitude for the recognition and extended her apologies for being unable to attend the presentation in person.

Derek Rowan with Pike County Sheriff’s Department was recognized for his 20 years of service. County Manager Rob Morton formally recognized Derek Rowan for 20 years of dedicated service to Pike County. He noted that Mr. Rowan has served in nearly every capacity, including roles involving road operations, public service, and duties at the Courthouse. County Manager Morton expressed his appreciation for Mr. Rowan’s commitment and thanked him for his years of service. Derek Rowan was presented with a 20-year certificate and commemorative pin.

Sheriff Jimmy Thomas also commended Mr. Rowan, highlighting his adaptability and dedication throughout numerous changes within the Sheriff’s Department. Sheriff Thomas remarked on Mr. Rowan’s good-natured personality, noting his reputation as a practical joker, his exceptional interaction with the public, and his positive presence within the office.

- 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 the reports, motion carried 4-0.

- b. County Manager Report
 - Update on County finances for the following funds/accounts:
 - General Fund \$1,135,549.69
 - Fire Dept. Donations..... \$11,655.91
 - Cash Reserve Account.....\$167,824.13
 - Jail Fund \$17,003.51
 - E-911 Fund \$37,410.87
 - DATE Fund \$26,201.79
 - Juvenile Court Fund..... \$13,775.83
 - Residential Impact Fees..... \$208,295.24
 - Commercial Impact Fees \$39,844.05
 - C.A.I.P FUND \$78,809.98
 - General Obligation SPLOST 2022-2028..... \$1,853,172.20
 - L.M.I.G. Grant (DOT).....\$368,663.36

- c. County Manager Comment
County Manager Rob Morton reported that upon returning from time off, he received an email from the County’s new fuel provider, Walthall, regarding an issue raised by the State Fire Marshal. The Fire Marshal is mandating a modification to the fuel tanks previously approved by the Board.

As a result, there will be an additional cost of \$10,000.00 to implement the required system. County Manager Morton noted that there are sufficient funds available in Impact Fees to cover this expense.

Motion/second by Commissioners Pullin/Guy to approve the allocation of an additional \$10,000.00 in Impact Fees to implement the Walthall Fueling System as required by the State Fire Marshal, motion carried 4-0.

County Manager Rob Morton informed the Board that the Public Works Department has included the acquisition of an F-250 crew cab truck in its FY 2025–2026 budget. He requested the Board’s authorization to initiate the bid process and begin obtaining estimates, consistent with the County’s standard procurement procedures.

Mr. Morton noted that the County currently has two estimates and will seek a third to ensure competitive pricing. He stated that once all estimates are received, he will present the final pricing to the Board for consideration and approval.

Motion/second by Commissioners Guy/Pullin to approve obtaining estimates for the purchase of a F-250 Crew Cab truck for Public Works, motion carried 4-0.

County Manager Rob Morton reported that the Courthouse staircases flooring project is still in progress and is expected to be completed next week.

County Manager Rob Morton stated that he will provide a more detailed report to the Board later this week.

d. Commissioner Reports

District 1 – Commissioner Daniel – Absent

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Pullin – No report.

District 4 - Commissioner Jenkins – No report.

At Large Chairman Briar Johnson – No report.

e. County Attorney Report to Commissioners

County Manager Rob Morton noted that the County has received an update from outside counsel regarding the opioid litigation. Additional settlements have been reached over the past month, and the County will be signing necessary documentation to receive further funding related to these opioid settlements.

8. UNFINISHED BUSINESS

a. Discussion of a temporary moratorium on Solar Farms (Chapter 166 of the Pike County Code)

County Manager Rob Morton noted that the Board was provided with Chapter 166 of the Pike County Code. On June 12, 2025, the Planning and Zoning Board recommended a 90-day temporary moratorium on solar farms to allow time for thorough review of the existing Chapter 166.

Motion/second by Commissioners Guy/Pullin to approve a 90-day temporary moratorium on Solar Farms (Chapter 166 of the Pike County Code), motion carried 4-0.

9. NEW BUSINESS

a. Approve/deny the request from the J. Joel Edwards Public Library to close on Saturday, July 12, 2025, with library staff to receive compensation for the day.

County Manager Rob Morton noted that the library has a floor renovation project scheduled for Saturday, July 12, 2025. Due to the nature of the work required to replace the flooring, the library will need to be closed that day. Two part-time employees are scheduled to work on Saturday, and the request is to compensate those employees for the scheduled hours.

Motion/second by Commissioners Pullin/Guy to approve compensation for two part-time library staff employees due to the library being closed on Saturday, July 12, 2025, motion carried 4-0.

b. Approve/deny setting a minimum asset threshold for the purpose of identifying county owned property.

County Manager Rob Morton stated that, as part of the County’s financial policies, there is an asset management threshold set at \$500.00. However, this threshold was previously modified to \$1,000.00 by the former County Manager without formal approval by the Board of Commissioners. While there is no issue with the increased amount, it is necessary for the Board to officially approve the \$1,000.00 asset threshold to ensure it is properly adopted into policy.

Motion/second by Commissioners Guy/Pullin to approve setting the minimum asset threshold at \$1,000.00 for county owned property, motion carried 4-0.

c. Renewal of the ACCG Interlocal Risk Management Agency (IRMA) Property and Liability Insurance coverage.

County Manager Rob Morton stated that the Board has been provided with the full packet of information received regarding the County’s property and liability insurance. He noted that last year’s policy included an increased deductible from \$5,000.00 to \$10,000.00, which impacted several departments due to vehicle losses. The County negotiated with the carrier to restore the \$5,000.00 deductible, and the carrier proposed a premium of \$297,089.00 – an amount below the \$300,000.00 budgeted in anticipation of premium increases.

Motion/second by Commissioners Pullin/Guy to approve the ACCG IRMA Property and Liability Insurance renewal in the amount \$297,089.00 and authorize Chairman Briar Johnson to sign the documents, motion carried 4-0.

- d. Approve/deny the request for waiver of the late fee associated with the 2025 Occupational Tax Certificate for Bob's Auto Salvage.

This agenda item does not need to be heard as the late fee has been paid.

- e. Consider Tax Refund application from Joan Knighton Pennington in the amount of \$300.13.

County Manager Rob Morton noted that a representative was not present to present the application; however, such refunds are typically the result of a correction. The refund has been reviewed and signed off on by both the Tax Commissioner and the Tax Assessor. The refund amount is \$300.13.

Motion/second by Commissioners Guy/Pullin to approve the Tax Refund application from Joan Knighton Pennington in the amount of \$300.13, motion carried 4-0.

- f. Discussion of the proposed Payment in Lieu of Taxes (PILOT) agreement for Solar Farm.

County Manager Rob Morton stated that the Board received information regarding the proposed Payment in Lieu of Taxes (PILOT) agreement. As Commissioner Daniel was not present and had expressed a desire to participate in the discussion, CM Morton requested that the Board consider postponing this agenda item.

Motion/second by Commissioners Guy/Pullin to postpone agenda item, motion carried 4-0.

Motion/second by Commissioners Guy/Pullin to approve a Special Called Meeting on Tuesday, July 15, 2025 at 6:00 p.m. for the discussion of the proposed Payment in Lieu of Taxes (PILOT) agreement for Solar Farm, motion carried 4-0.

- g. Consideration of proposed GDOT bridge replacement project (Williams Mill Road) and requested \$75,000 county contribution.

County Manager Rob Moton stated that the Board was provided with minutes from August 29, 2023, referencing a previously approved bridge project on Williams Mill Road involving two bridges. He clarified that the current project is not the same as the one approved in 2023 and confirmed this with Public Works Director Chris Goodman, who was present at the meeting. The County has received documentation from Georgia Department of Transportation (GDOT) regarding the new bridge replacement project, and copies were provided to the Board. GDOT is requesting \$75,000.00 contribution from the County. Morton noted that there are various non-general fund sources available – such as Impact Fees and/or SPLOST – that can be used to fund the contribution. He asked the Board to approve the County's participation in the GDOT bridge replacement project and indicated that sufficient Impact Fee funds are likely available to cover the cost.

Motion/second by Commissioners Pullin/Guy to approve the GDOT bridge replacement project (Williams Mill Road) and \$75,000.00 contribution from Impact Fees, motion carried 4-0.

- h. Approve/deny the State Fiscal Year 2026 Area on Aging Contract for Services between Three Rivers Regional Commission and Pike County Commission.

County Manager Rob Morton stated that the Board received a copy of the annual contract between Pike County and Three Rivers Area on Aging. CM Morton stated this is an annual contract and recommended approval.

Motion/second by Commissioners Pullin/Guy to approve the State Fiscal Year 2026 Area on Aging Contract for Services between Three Rivers Regional Commission and Pike County Commission, motion carried 4-0.

10. PUBLIC COMMENT - NONE

11. EXECUTIVE SESSION - NONE

12. ADJOURNMENT

Motion/second by Commissioners Guy/Pullin to adjourn at 9:25 a.m., motion carried 4-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk