

**SPECIAL CALLED MEETING  
PIKE COUNTY BOARD OF COMMISSIONERS**

The Pike County Board of Commissioners held a Special Called Meeting on Tuesday, July 15, 2025, at 6:00 p.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, 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)). Commissioner Tim Guy joined the meeting via phone.

- 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))**

County Manager Rob Morton requested the agenda to be amended to add a new item under New Business – Item b. for the purchase of an F-250 truck for Public Works from Speedway Ford. The Board approved at their last meeting obtaining quotes for this purchase, and the Board has since been provided with those quotes.

**Motion/second by Commissioners Pullin/Daniel to approve the amended agenda to include a new item under New Business – Item b. Purchase of an F-250 truck for Public Works from Speedway Ford, motion carried 5-0.**

**5. NEW BUSINESS**

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

County Manger Rob Morton stated the Board was provided with documentation at their last meeting and the item was postponed due to a commissioner being out of town, the information tonight is the same information that was provided at the last meeting.

Commissioner Pullin asked whether the status of the agreement remains the same regardless of the size of the investment. County Manager Morton responded that he has a spreadsheet outlining the terms; however, it is his understanding that if the Board approves the item tonight, a formalized agreement will be prepared by legal counsel for the Development Authority, which will include more detailed terms. The intent is for the Board to approve the concept of the PILOT agreement based on the terms provided. Commissioner Pullin noted that this does not align with his understanding of what is being approved.

**Motion/second by Commissioners Pullin/Daniel to approve allowing Tyler Brock with TerraForm Power to address the Board, motion carried 5-0.**

Tyler Brock with TerraForm Power addressed the Board, stating that the Industrial Development Authority (IDA) required certain payment amounts and a fixed schedule, which were agreed upon by the parties. He explained that the proposed fixed payment schedule is intended to address market fluctuation and is set for a 15-year term. The total tax abatement over the 15 years is approximately 58.8%.

Commissioner Pullin inquired about the number of acres designated for solar use and the total original investment. Mr. Brock responded that the project covers approximately 850 acres, with an estimated current investment of around \$130 million.

Commissioner Pullin then asked whether modifications would be made to the PILOT agreement if TerraForm chose to add additional solar panels or make changes to the property. Mr. Brock explained that the current permit does not specify a limit on the number of panels but does restrict the project to the 850-acre footprint.

County Manager Rob Morton clarified that the Board’s recent approval of a modification of conditions was based specifically on the plan that had been presented. He stated that any future modifications to the project plan would need to be brought back before the Boards for review and approval. CM Morton further recommended that if the Board approves the proposed PILOT agreement, it should be contingent upon the submitted plan. Any changes to the project should trigger a reevaluation of the PILOT agreement.

Mr. Brock confirmed that the proposed PILOT agreement applies solely to the currently proposed acreage and permitted plan. Commissioner Pullin asked if there was a formula for adjusting the annual payment amounts-for example, if the payment in year two is \$400,000 and an additional \$20 million investment is added, how would that impact the fixed payment?

Mr. Brock replied that while various percentage-based structures were discussed, the fixed payment model was selected to give the project high confidence when bidding into the Georgia Power RFP. The fixed payment amount remains constant regardless of modest increases or decreases in project size due to market factors such as equipment costs, tariffs, or other economic conditions.

Commissioner Pullin confirmed that under this proposal, the payment structure is locked in for 15 years. CM Morton reminded the Board that any approval of the PILOT agreement could include a condition requiring the Board of Commissioners review in the event of project modifications.

Kyle Fletcher with the Development Authority addressed the Board, noting that Bond Counsel Kevin Brown had provided input on how similar payment schedules are being structured across the state. She added that the Development Authority is also considering the interests of taxpayers in this matter.

Commissioner Pullin expressed concern that the PILOT agreement had not been presented in a public forum prior to this meeting. He stated that, from his perspective, the Board is being asked to approve what is essentially a spreadsheet, rather than a fully developed legal document. Commissioner Pullin emphasized that many citizens were in attendance due to their interest in the process, given that the proposed agreement represents a \$7.9 million tax break for the solar farm project over the 15-year period and questioned the long-term impact of such a decision.

**Motion/second by Commissioners Guy/Daniel to approve the Industrial Development Authority’s recommendation for the Flat Shoals PILOT agreement with one condition, motion carried 3-2, with Commissioners Pullin and Jenkins opposing. Condition is as follows:**

**1) Any material deviation from the proposed plan will require a review of the PILOT program by the Board.**

For discussion: Commissioner Pullin asked when the Board would receive an actual agreement rather than a conceptual spreadsheet. Commissioner Daniel responded that the agreement is between TerraFrom and the Development Authority. Kyle Fletcher stated her understanding is that Bond Counsel Kevin Brown is working on drafting a Memorandum of Understanding (MOU).

Chairman Johnson noted that the Board is being asked to vote on the PILOT agreement. Commissioner Pullin expressed concern that the Board is being asked to approve a spreadsheet that lacks legal weight and can easily be altered.

County Manager Rob Morton clarified that, as the taxing authority, the Board of Commissioners are responsible for approving the terms of the PILOT agreement. He reiterated that the formal agreement is between the Development Authority and TerraForm.

Commissioner Pullin further stated that the agreement did not follow Pike County Policy Chapter 114, Economic Incentive Program. He recommended placing a 6-month moratorium on Chapter 114, effective after the current meeting, to allow the Board time to review the policy and make any necessary amendments. He requested that this item be placed on the agenda for the next regular monthly meeting of the Board of Commissioners.

CM Morton agreed and Clarified that Chapter 114 pertains specifically to deed transfers and bond issuances, where the Development Authority is issuing revenue bonds for the purpose of financing the construction of a development. He stated the current PILOT agreement does not fall within those parameters.

Commissioner Pullin stated that he is not in favor of selecting “winners or losers” and expressed concerns about committing future Boards to a 15-year agreement based on decisions made tonight, noting that such a long-term commitment deserves careful consideration.

b. Purchase of an F-250 truck for Public Works from Speedway Ford. (amended agenda to add)

County Manager Rob Morton reported that the Board previously approved obtaining quotes for the purchase of an F-250 truck for the Public Works Department.

Chris Goodman, Director of Public Works, confirmed his support for proceeding with the revised quote from Speedway Ford, as the cost is within the approved budget allocation.

CM Morton recommended that the Board approve the purchase of the F-250 truck from Speedway Ford in the amount of \$65,431.00, with the purchase to be funded from the CAIP Fund (Account: 350-42-1000-542500-000).

**Motion/second by Commissioners Pullin/Daniel to approve the purchase of the F-250 truck from Speedway Ford in the amount of \$65,431.00, motion carried 5-0.**

6. EXECUTIVE SESSION - NONE

7. ADJOURNMENT

**Motion/second by Commissioners Daniel/Pullin to adjourn at 6:30 p.m., motion carried 5-0.**

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk