

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, February 11, 2026 at 9:00 a.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**.....**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 Daniel/Guy to approve the agenda, motion carried 5-0.**

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

- a. Minutes of the January 27, 2026, Workshop.
- b. Minutes of the January 27, 2026, Regular Monthly Meeting.
- c. Minutes of the January 27, 2026, Executive Session.

**Motion/second by Commissioners Guy/Daniel to approve the minutes of the January 27, 2026 Workshop, the minutes of the January 27, 2026 Regular Monthly Meeting, and the minutes of the January 27, 2026 Executive Session, motion carried 5-0.**

6. **INVITED GUEST**

- a. Employee Recognition for service to Pike County.
  - County Manager Rob Morton recognized **Kenneth “Ken” Lalumiere** with Pike County Building & Grounds Department for five (5) years of dedicated service. CM Morton noted that Ken is well known throughout the county and requires no introduction. He expressed appreciation to Ken and his team for their excellent work around the county and noted Ken’s valuable support serving on the County Manager’s Executive Committee. Ken Lalumiere was presented with a five-year service certificate and commemorative pin.
  - County Manager Rob Morton recognized **Terrell Moody** the Coroner for Pike County for twenty-five (25) years of dedicated and distinguished service. CM Morton commended Mr. Moody for his professionalism, reliability and unwavering commitment to the citizens of Pike County. CM Morton praised Mr. Moody for consistently fulfilling the Coroner responsibilities and thanked him for his continued service to the community. Terrell Moody was presented with a 25-year certificate and commemorative pin.

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 Daniel/Guy to accept reports, motion carried 5-0.**

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund .....	\$3,427,194.74
Fire Dept. Donations.....	\$10,708.62
Cash Reserve Account.....	\$227,672.96
Jail Fund .....	\$25,858.94
E-911 Fund .....	\$55,135.11
DATE Fund .....	\$17,804.50
Juvenile Court Fund.....	\$14,950.77
Residential Impact Fees.....	\$147,786.12
Commercial Impact Fees .....	\$14,194.26
C.A.I.P FUND .....	\$29,396.23
General Obligation SPLOST 2022-2028.....	\$1,967,622.94
L.M.I.G. Grant (DOT).....	\$619,675.74

- c. County Manager Comment

**PCPRA GOSP Project Kickoff Meeting**

The kickoff meeting for the PCPRA GOSP Project is scheduled for Wednesday, February 11th at 4:00 p.m. at the PCPRA facility located on Twin Oaks.

**SPLOST Distributions**

Distributions will be made to the municipalities based on SPLOST collections received to date. As previously approved by the Board of Commissioners, the SPLOST distribution plan includes provisions for upfront financing as well as subsequent periodic distributions. Following the initial distributions made to the County and certain cities in connection with the upfront financings, SPLOST collections have exceeded the debt service obligations to date.

The Cities of Molena and Zebulon have submitted requests for distribution. After reviewing the matter with Clint Chastain, Finance Administrator, it has been determined that the County may proceed with the requested distributions in accordance with the approved intergovernmental agreements and the SPLOST referendum.

For the remainder of the current SPLOST cycle (through 2028), the County will first satisfy the biannual debt service obligations. Any remaining net funds will then be distributed to the municipalities pursuant to the percentage allocations set forth in the approved agreements.

d. Commissioner Reports

**District 1 – Commissioner Daniel** – No report.

**District 2 – Commissioner Guy** thanked Chris Goodman and Public Works for road maintenance on Bates Road and Gauling Road.

**District 3 – Commissioner Pullin** – No report.

**District 4 - Commissioner Jenkins** – No report.

**At Large Chairman Briar Johnson** referenced a citizen’s public comment from the previous meeting and noted that a clarification letter addressing the comments was submitted by Chief Appraiser Greg Hobbs and is in the meeting packet under Monthly Reports.

Chairman Johnson congratulated County Clerk Angela Blount on her recent election as District 4 Director of the Georgia County Clerks Association, representing a 10-county district, and on her election to serve as Treasurer of the Georgia County Clerks Association. Chairman Johnson thanked Mrs. Blount for her continued service and for assuming these additional responsibilities on behalf of the district.

Chairman Johnson announced that “Coffee with the Chairman” is scheduled for February 24, 2026, from 4:30 p.m. to 6:00 p.m. at 1828 Coffee. He stated that the event will be conducted in an informal discussion format. Chairman Johnson noted that this will be the first of multiple planned sessions, with the intent to hold meetings monthly. Locations may remain the same or rotate among local restaurants. Future announcements will be forthcoming.

e. County Attorney Report to Commissioners – No report.

**8. UNFINISHED BUSINESS**

a. City of Zebulon Annexations (2)

County Manager Rob Morton stated that, as previously reported through discussions and correspondence, the County received two separate notices of annexation from the City of Zebulon on January 23, 2026. The first notice concerns 2.29 acres located at the corner of Highway 19 South and Old Zebulon Road associated with a proposed Zaxby’s development. The second notice pertains to 8.92 acres on Highway 19 North, adjacent to the VA facility, proposed for retail and office development. The proposed zoning for both annexation areas is Highway Commercial.

CM Morton noted that the County has until February 22, 2026, to file any objections to the annexations and associated zoning actions. He reported that, after reviewing the notices and evaluating the proposed annexations, no basis for objection was identified.

CM Morton further stated that, following the discussion at the previous meeting, he met with the City Administrator Felicia Trammel and Mayor of Zebulon Joe Walter to discuss service delivery agreements, impact fees, and E-9-1-1 services. He reported that the City of Zebulon expressed willingness to continue discussions and engage in further negotiations regarding these matters.

Commissioner Pullin asked what the objection process consists of. County Manager Morton stated that, in order to object, the County must take formal action and serve notice to the City. He noted that, under state statute, an objection may result in required arbitration or mediation.

County Manager Morton further explained that the City of Zebulon has its own impact fees, which are focused primarily on capital recovery for water and sewer services. He clarified that there is no intergovernmental agreement in place that would allow the city to collect impact fees on behalf of the county.

Chairman Johnson inquired whether the county should obtain something in writing from the city confirming its willingness to negotiate service delivery agreements, impact fees, and E-9-1-1 matters before proceeding. Commissioner Pullin expressed a preference for having written documentation in order to provide protection and clarity. He noted his understanding that the city’s impact fee structure pertains to water and sewer, not to the categories covered under the county’s impact fees, such as public safety. County Manager Morton confirmed that the city’s impact fees relate solely to water and sewer capital recovery and do not overlap with the county’s impact fee categories.

Commissioner Pullin expressed concern about “just giving them a property” without a clear understanding of the implications and emphasized the size of the parcel as a factor. Chairman Johnson noted that the property north of town is needed for connecting the Shannon Mullinax property, explaining that water service would be provided via a 57-foot-wide, 1,500-foot-long strip that touches the northern property (Tax ID 066-051), which is located approximately 1,500 feet away.

Commissioner Daniel stated that the properties will be annexed either way, whether the Board approves or objects.

**Motion/second by Commissioners Guy/Daniel to approve the two (2) annexations submitted by the City of Zebulon, motion failed 2-3, with Commissioners Jenkins/Pullin and Chairman Johnson opposed.**

b. Discussion of Homestead Exemptions for Seniors and Disabled Citizens.

County Manager Rob Morton noted that, based on discussions during the recent workshop, he has spoken with Representative Beth Camp regarding the proposed modifications to the existing local legislation for Seniors and Disabled Citizens, including the addition of residency provisions. Representative Camp advised that the county should submit a resolution rather than a template, as Legislative Counsel will prepare the draft of the proposed local legislation.

County Manager Morton stated that he has provided the Board with a proposed resolution for consideration and approval, which will then be forwarded to Representative Camp. The proposal is based on concepts discussed at the workshop, such as longevity and residency provisions.

County Manager Morton stated that the existing local exemptions include HB 1825, which provides a \$10,000 exemption for seniors, and HB 1827, which provides a \$12,000 exemption for individuals with disabilities, subject to applicable limitations.

Commissioner Pullin proposed moving forward with having Legislative Counsel draft legislation following the blueprint previously discussed, emphasizing that this step is solely for drafting purposes and does not constitute introduction of the legislation at this time.

**Motion/second by Commissioners Pullin/Daniel to authorize Chairman Johnson to execute the resolution following modifications deemed necessary by the County Manager and to authorize Representative Beth Camp to draft local legislation consistent with the resolution for subsequent review and consideration by the Board of Commissioners, motion carried 5-0.**

## 9. NEW BUSINESS

a. Review and discussion of the updated paving project list.

County Manager Rob Morton stated that the updated paving project list, revised following discussions at the January 27th workshop, was included in the agenda package. He noted that the item was on the agenda for any further discussion and/or approval.

CM Morton reported that current SPLOST funds are available for approved projects; however, the overall balance will depend on the cost of right-of-way acquisition. He explained that paving the existing roadway footprint is significantly more cost-effective than acquiring additional right-of-way, which would preserve more funding for other roadway projects.

CM Morton also noted that the state legislature is considering property tax changes under the "Home Act," which could require counties, including Pike County, to use SPLOST revenue to offset lost property tax revenue. He cautioned that such a requirement could substantially limit available funding for road improvements. Net revenue from LMIG (Local Maintenance & Improvement Grant) is projected to be approximately \$350,000 per year after payment of debt service associated with the \$10-million upfront financing project, (GTIB).

CM Morton reported that Mark Whitely has been retained as consulting engineer for the Blanton Mill Road and Old Zebulon Road projects. The Woodcreek Road project is also progressing. A meeting was held with the project engineer and utility providers, and right-of-way relocation has been approved. The Woodcreek Road project is expected to be ready for bid advertisement in the spring.

He emphasized that the paving project list was originally established by prior county managers as a framework to prioritize roadway projects, identify funding sources, and provide transparency to citizens. CM Morton clarified that the Board retains full authority to modify the list as needed to address emergencies, safety concerns, or other priorities, as the Board is ultimately responsible for oversight of the county road system. He reiterated that project prioritization remains subject to adjustment based on immediate needs and budgetary constraints.

A specific inquiry was raised regarding the parking lot project at the Board of Commissioners Administrative Office. CM Morton confirmed that the project had been elevated in priority due to safety concerns, is funded by the general fund, and will proceed when weather conditions permit.

Commissioner Pullin asked whether Pine Valley Road had ever been considered for paving. Public Works Director Chris Goodman replied that it had not and that Pine Valley Road requires minimal upkeep.

Commissioner Jenkins inquired about Perkins Road. Mr. Goodman stated that he had not received any information or requests regarding that road.

Commissioner Daniel asked about the realistic timeline for paving the roads listed and noted that citizens often see their road included on the list and ask whether the paving will actually occur. Commissioner Daniel stated that he is hesitant to respond because paving may not occur within a year, and future Boards may revise the list.

Commissioner Guy noted he told someone that Old Zebulon Road three years ago was going to be paved and still not done.

County Manager Morton stated that it is difficult to provide a specific timeframe for paving due to factors such as available funding, emergency needs, and weather conditions. However, he confirmed that the citizen's road is included on the current paving list and is scheduled to be addressed as resources allow.

**Motion/second by Commissioners Guy/Daniel to approve current paving project list, motion carried 5-0.**

b. Discussion of “rounding up pennies.”

County Manager Rob Morton stated that, at the request of Tax Commissioner Donna Chapman, this item was placed on the agenda for consideration in light of the potential federal discontinuation of penny production. Ms. Chapman recommended that the Board of Commissioners study the issue and consider adopting a policy providing for the rounding of amounts to the nearest cent, whether up, down, or both.

The Board discussed the need to study the matter and develop a plan for implementing a rounding procedure, whether rounding up, down, or both.

The Board agreed to study the issue and prepare for the implementation of any necessary changes to billing and collections processes in anticipation of the potential discontinuation of the penny. The County Manager will prepare recommendations and any required procedural adjustments related to rounding practices.

**Motion/second by Commissioners Jenkins/Daniel to approve moving forward with “rounding up pennies”, motion carried 5-0.**

c. Discussion of the Proposed Statewide Property Tax Reform – HOME Act.

County Manager Rob Morton stated the Board was provided with information disseminated by the Association County Commissioners of Georgia (ACCG) concerning HB 1116, the *Homeownership Opportunity and Market Equalization (HOME) Act of 2026*, which serves as the general law companion to HR 1114, a proposed constitutional amendment substantially revising the taxing and spending authority of local governments and school districts.

The materials outline several significant components of the proposed legislation:

- **Escalating Homestead Exemption:** The current \$2,000 homestead exemption applicable to counties and county school districts would increase to \$10,000 for 2026–2028, \$30,000 for 2029–2030, and \$60,000 beginning in 2031 and thereafter. Does not apply to cities and city school districts.
- **Qualified Basic Education Act (QBE) Formula Changes:** Adjustments to the Quality Basic Education (QBE) formula would remove properties subject to homestead and freeport exemptions from the tax digest used to calculate the local five-mill share.
- **FLOST Revisions:** Future FLOST referenda approved between 2027 and 2032 would extend to ten-year terms with automatic renewal unless terminated by local act of the General Assembly; referenda approved in 2033 and thereafter would be five-year terms with automatic renewal. FLOST proceeds could be used to provide homestead exemptions and/or roll back the millage rate.
- **Revenue and Budget Caps:** Beginning January 1, 2032, school systems and local governments would be prohibited from adopting a budget that increases property tax revenues by three percent (3%) or more without voter approval.
- **Assessment and Administration Changes:** The legislation revises procedures related to tax digest submission, homestead exemption application timelines and enforcement, tax bill and notice of assessment content, and requires development of a statewide homestead exemption database to reduce improper claims.

ACCG’s analysis highlights significant concerns for counties, including the projected reduction in property tax revenues resulting from the escalating homestead exemption. The proposed legislation contemplates the use of sales taxes and special assessments to offset revenue losses. There is concern that Pike County may not generate sufficient sales tax receipts to fully offset the anticipated reduction in property tax revenues and may be required to make up the difference through increased reliance on assessments or adjustments to the millage rate, subject to the proposed revenue caps.

Additionally, the legislation anticipates potential reliance on additional LOST and SPLOST revenues to address funding gaps. Such reliance assumes future voter approval of SPLOST referenda and may necessitate broadening future SPLOST project lists to include financing needs beyond traditional road and capital facility projects, including future county facilities such as a jail.

No action was required at this time. The information was presented to ensure the Board had the opportunity for public discussion and to monitor the progress and potential fiscal impact of the proposed legislation on Pike County.

**Discussion only, no motion entertained.**

**10. PUBLIC COMMENT - NONE**

**11. EXECUTIVE SESSION - NONE**

**12. ADJOURNMENT**

Chairman Johnson recognized Former County Manager John Hanson in the audience and for originating the road list framework.

**Motion/second by Commissioners Guy/Daniel to adjourn at 9:47 a.m., motion carried 5-0.**

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk