

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, May 13, 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))**

County Manager Rob Morton requested to amend the agenda to add item b. under Invited Guest for Ashley Gilder with MSI regarding insurance premiums and remove Public Comment item a. due to applicant’s preferences for a night meeting.

**Motion/second by Commissioners Daniel/Guy to approve the amended agenda by adding under Agenda Item “Invited Guest” (b) Ashley Gilder with MSI to discuss benefits renewal and removing Agenda Item 10. (a) Public Comment, motion carried 5-0.**

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

- a. Minutes of the April 28, 2026, Regular Monthly Meeting.
- b. Minutes of the April 28, 2026, Executive Session.

**Motion/second by Commissioners Guy/Daniel to approve the minutes of the April 28, 2026, Regular Monthly Meeting, and the minutes of the April 28, 2026 Executive Session, motion carried 5-0.**

6. **INVITED GUEST**

- a. Employee Recognition for service to Pike County.

County Manager Rob Morton recognized **Rickey Priest** with Pike County Public Works for five (5) years of dedicated service. County Manager Morton commended Mr. Priest for his commitment and contributions to the Public Works Department. Public Works Director Chris Goodman highlighted Mr. Priest’s reliability, teamwork, and willingness to work long hours when needed. Mr. Goodman thanked Mr. Priest for his continued hard work and stated that he hoped he would remain with the department for many years to come. Rickey Priest was presented with a five-year service certificate and commemorative pin.

- b. Ashley Gilder with MSI to discuss benefits renewal. **(Agenda amended to add agenda item)**

Ashley Gilder addressed the Board and stated that MSI is the County’s new benefits broker. Ms. Gilder presented the July 1, 2026, renewal market evaluation for the County’s employee benefits coverage.

Ms. Gilder advised that Aetna initially proposed a 24.1% increase for medical coverage, which was later reduced to a final offer of 22.2%. Anthem Blue Cross Blue Shield proposed a 3.1% increase; however, the proposal included higher family deductibles and plan design changes. Cigna proposed a 5.3% gross increase with a matching plan design. MSI recommended Cigna due to the minimal disruption to employees and an approximately 100% provider network match.

Ms. Gilder explained that, with the County cost share of 85% for the \$3,500 plan and 80% for the \$2,500 plan, the estimated annual increase to the County would be approximately \$80,449.00, with minimal biweekly impact to employees.

Ms. Gilder further recommended bundling medical, dental, and vision coverage with Cigna for administrative ease and additional discounts. The proposed dental coverage under Cigna Option 2 reflected a 3.3% increase, with the County continuing to pay 100% of employee-only coverage. The proposed vision coverage under Cigna Option 2 reflected a 3.5% increase and would remain voluntary, with an estimated employee cost increase of approximately \$0.15 per pay period.

Ms. Gilder advised that rate extensions had been secured for life and long-term disability coverage, with no changes to rates or benefits. She stated that the total estimated annual increase to the County for moving medical, dental, and vision coverage to Cigna Option 2 would be \$80,779.00.

Ms. Gilder also explained the deductible and accumulator transition process. MSI will obtain the accumulator file from Aetna in late July or early August and transfer the information to Cigna. Employees may also submit Explanation of Benefits (EOB) documents for interim credit updates. Ms. Gilder noted that the deductible operates on a calendar-year basis, and any amounts already applied toward deductibles under Aetna coverage would be credited toward the Cigna deductible for the remainder of the year.

Ms. Gilder stated that open enrollment is scheduled for the first week of June, with a targeted transition date of July 1, 2026.

**Motion/second by Commissioners Daniel/Pullin to approve Cigna Insurance for medical, dental, and vision coverage, motion carried 5-0.**

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

- b. County Manager Report

Update on County finances for the following funds/accounts:

“The financial statements were not available at the time this agenda was prepared. They will be updated and distributed promptly upon receipt.”

- c. County Manager Comment

County Manager Rob Morton reminded everyone that the Fiscal Year 2026–2027 Budget Public Hearing was scheduled for 1:00 p.m. that day and that the second reading of the budget would be held on May 21, 2026, at 6:30 p.m. County Manager Morton further advised that the Fiscal Year 2026–2027 Budget is scheduled to be adopted at the June 10, 2026, Board of Commissioners meeting at 9:00 a.m.

CM Morton recognized Bill Ross with Ross and Associates, who was present in the audience to assist with the agenda item regarding development impact fees.

County Manager Rob Morton advised that he has been assisting with Planning and Development matters and noted that two rezoning applications were scheduled to be heard by the Planning and Development Board on May 14, 2026.

County Manager Morton stated he has provided information to the Board prior to the meeting and requested if they have any questions, to contact him.

- d. Commissioner Reports

**District 1 – Commissioner Daniel** proposed improving the County’s social media messaging and increasing the sharing of positive updates on the County’s Facebook page.

**District 2 – Commissioner Guy** – No report.

**District 3 – Commissioner Pullin** stated that it would be difficult for him to support an impact fee ordinance if the City of Zebulon does not also implement impact fees. Commissioner Pullin noted much of the recent growth, including apartment development and annexations, has occurred within the city limits. Commissioner Pullin requested project lists identifying eligible impact fee expenditures by department within the required six-year encumbrance period and noted that the library system may not have sufficient eligible projects.

**District 4 - Commissioner Jenkins** suggested implementing keypad access for the gated dam crossing in Ranchland Estates in order to balance resident access with misuse control.

Commissioner Jenkins also recognized the achievements of the Pike County 4-H shooting team and acknowledged their upcoming State Championship competition scheduled for May 23–24, 2026.

Additionally, Commissioner Jenkins reported repeated copper thefts affecting AT&T infrastructure throughout the area, resulting in service outages. He stated that individuals have been breaking into utility boxes and stealing copper wiring.

**At Large Chairman Briar Johnson** – No report.

- e. County Attorney Report to Commissioners

County Manager/County Attorney Rob Morton stated the Will Sanders’ freedom of speech case was dismissed on May 11, 2026.

## 8. UNFINISHED BUSINESS - NONE

## 9. NEW BUSINESS

- a. Consider one appointment to Two Rivers RC & D Council to fill an expired one-year term, set to expire December 31, 2026. *Applicant has met criteria.*

The applicant for appointment to the Two Rivers RC&D Council was Ginny Blakeney of Concord. County Manager Rob Morton recommended the appointment of Ginny Blakeney to serve on the Two Rivers RC&D Council.

**Motion/second by Commissioners Pullin/Guy to appoint Ginny Blakeney to the Two Rivers RC & D Council, motion carried 5-0.**

- b. Approve/deny issuance of alcohol license (Retail Sales – beer and wine) for Payal Patel, Shanvi 2026 LLC dba Pit Stop, 5900 Highway 19 South, Zebulon, GA. *Applicant has met criteria.*

County Manager Rob Morton stated that the applicant had met all required criteria and recommended approval.

**Motion/second by Commissioners Daniel/Guy to approve issuance of alcohol license (Retail Sales – beer and wine) for Payal Patel, Shanvi 2026 LLC dba Pit Stop, motion carried 5-0.**

- c. Open sealed bids for the Paving Parking Lot project located at 331 Thomaston Street Zebulon, GA.

The County received six (6) sealed bids for the parking lot paving project located at 331 Thomaston Street, Zebulon, Georgia. The sealed bids were opened during the meeting as follows:

- McLeroy of Zebulon – \$51,807.00

- MHB Paving – \$43,436.94
- Piedmont Paving of Newnan – \$53,589.35
- Tajrishi General Contracting of Dacula – \$65,383.21
- Southeast Pavement of Newnan – \$37,792.00
- Atlanta Paving and Concrete of Peachtree Corners – \$43,371.60

The Commissioners requested that the County Manager and Public Works Director review the bids to ensure compliance with the project specifications prior to recommendation of award. It was also noted that the solicitation for bids did not include striping of the parking lot. CM Morton stated that it will be brought back before the Board with a recommendation.

**Motion/second by Commissioners Pullin/Daniel to receive sealed bids, with the County Manager and Public Works Director to review the bids and return before the Board with a recommendation for award of contract, motion carried 5-0.**

d. Approve/deny First Reading of the FY 2026-2027 Budget.

County Manager Rob Morton stated that there had been no changes to the proposed budget since the budget workshop. Following the presentation by MSI earlier in the meeting, County Manager Morton advised that the proposed budget for insurance had been budgeted at \$2,110,150.03, while the projected actual cost is estimated at \$1,867,344.00, resulting in an estimated savings of approximately \$242,809.00.

County Manager Morton stated that, with the projected savings, the County could potentially fund the Wired contract for updated camera systems in the amount of \$9,237.00, replace a Public Works truck, and provide a 3% Cost of Living Adjustment (COLA) for employees. He noted that these items represented estimated costs totaling approximately \$205,504.91, leaving an estimated remaining balance of approximately \$43,000.00.

Commissioner Pullin stated that he would like to see a 3% COLA included in the next draft of the budget.

Discussion then arose regarding the Public Works Department request for a Ford F-450 truck replacement. Public Works Director Chris Goodman explained that the current truck, a Dodge 3500 with more than 400,000 miles, has insufficient towing capacity and is experiencing mechanical issues. Mr. Goodman stated that he would like to replace the vehicle with a Ford F-450.

County Manager Rob Morton clarified that he had misspoken during a prior budget workshop when he stated that Mr. Goodman would transfer his current truck to Animal Control and utilize the Ford F-450 as his daily vehicle. Mr. Goodman confirmed that this was not the case and advised that he would not be driving the F-450 as his daily vehicle, but rather that it would serve as a replacement for the existing Dodge 3500 truck.

County Manager Morton further noted that the Fire Department proposal for 2-and-1 staffing across two stations would add approximately \$280,000.00 to the budget and that the projected insurance savings would not be sufficient to cover that expense.

County Manager Morton also provided estimated costs associated with various COLA percentages, stating that a 1% COLA was estimated at \$34,755.97, a 2% COLA at approximately \$69,511.00, and a 3% COLA at approximately \$104,267.91. He noted that all figures discussed were estimates.

**Motion/second by Commissioners Daniel/Pullin to approve the First Reading of the FY 2026-2027 Budget, motion carried 5-0.**

e. **PUBLIC HEARING** – Update of Development Impact Fee Ordinance.

Public comments were received regarding the proposed impact fees and Capital Improvements Element.

- **Shannon Mullinax** expressed concerns regarding the proposed service areas, stating that they include the entire county, including municipalities, while some city residents would not be subject to the fees. Ms. Mullinax stated that only 22 of Georgia's 159 counties currently utilize impact fees and noted that Pike County's fees are presently the second highest in the state and would remain among the highest under the proposed schedule.

Ms. Mullinax advised that she serves on the Advisory Committee and was among the minority members who opposed the recommended fee schedule and draft ordinance. She cited concerns regarding the difficulty of tracking and expending impact fee revenues within the required timelines and noted that property reassessments could potentially address future needs without implementation of impact fees. Ms. Mullinax also questioned the population growth projections utilized in the study and whether the tax credit calculations were based upon the 2023 tax digest.

Ms. Mullinax referenced several assumptions contained within the study, including a proposed 5,600-square-foot library expansion estimated at \$5,000,000.00, a 1,000-square-foot Animal Control addition estimated at \$635,000.00, and approximately 22,000 square feet of fire facilities estimated at \$15,000,000.00. Ms. Mullinax further noted that the revised maximum impact fee for a single-family residence would be \$10,830.00.

- **Becky Watts** stated that the County had not handled the previous impact fee increase correctly and expressed her desire to see the issue properly addressed. Ms. Watts further stated that she appreciated the current process being handled more thoroughly and transparently.

- **David Paulson** stated that he was unfamiliar with impact fees and asked how implementation of the fees would affect the County budget.

Bill Ross with Ross and Associates addressed the Board and explained that impact fees must align with the County’s Service Delivery Strategy and address capital improvements necessitated by growth, rather than serving as a deterrent to new residents or development. Mr. Ross stated that service areas can be structured to help guide growth patterns, including higher fees outside designated growth corridors and lower fees within targeted areas, consistent with the County’s Comprehensive Plan and character areas.

Mr. Ross explained that population projections utilized in the study are based upon annual United States Census estimates and are revised following each decennial census. He further advised that the methodology uses countywide service areas, population, and employment projections to calculate maximum allowable fees based upon the level of service needs associated with future growth.

Mr. Ross stated that recommendations provided by the Advisory Committee regarding fee percentages are advisory in nature and that the Board of Commissioners ultimately determines the final fee percentages to be adopted, whether at 100%, 60%, 20%, or another level. He further explained that the adoption process requires approval of the Capital Improvements Element by the Georgia Department of Community Affairs prior to adoption of any impact fee ordinance and noted that the timeline remains contingent upon state review and feedback.

Mr. Ross clarified that impact fees may only be utilized for growth-related capital additions, such as adding a new fire truck to expand the fleet and may not be used for replacement equipment or facilities unless the replacement adds additional capacity attributable to growth. He further advised that Pike County has negotiated impact fee collection agreements with three municipalities but cannot mandate municipal participation under current law.

County Manager Rob Morton noted that the City of Zebulon’s existing fees primarily focus on water and sewer impact fees. Mr. Ross stated that the city has reportedly not engaged Ross and Associates for updated impact fee studies.

Mr. Ross further explained that the methodology accounts for service areas and includes tax credit calculations associated with Local Option Sales Tax (LOST) revenues. Commissioner Pullin requested that a joint workshop be scheduled with the City of Zebulon to discuss service delivery strategy issues and coordination of impact fees.

Mr. Ross also stated that population and employment forecasts are broken down by county and municipal areas, with growth distribution affecting both projected revenues and allocation methodologies. Commissioner Pullin inquired about the Apartments built within the city on Williamson Zebulon Road and what would impact fees look like if charged on this development. Bill Ross noted that apartment developments would likely be classified as “mid-rise” residential units under the study, with estimated impact fees calculated at approximately \$6,098.00 per unit. Mr. Ross additionally noted that the proposed single-family residential impact fee represents less than two percent of the current average cost of a newly constructed home.

County Manager Morton reminded those present that the meeting constituted the first public hearing regarding the proposed impact fees and advised that the second public hearing is scheduled for June 10, 2026, at 9:00 a.m.

**Public Hearing only, no action taken.**

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

- Sean Walker to address the Board regarding modernization opportunities for Pike County’s website and digital citizen services on behalf of Defiant Ones Marketing LLC, including ADA accessibility improvements, automation opportunities, and enhances online usability for residents. **(Agenda amended to remove agenda item)**

**11. EXECUTIVE SESSION**

- County Manager Rob Morton 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 Guy/Daniel to adjourn Regular Session and enter into Executive Session at 10:28 a.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 5-13-2026.

2.

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

3.

The executive session was called to order at 10:28 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:

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 13th day of May 2026.

Sworn to and subscribed  
Before me this 13th day of May 2026.

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

My commission expires: August 10, 2026.

**Motion/second by Commissioners Guy/Daniel to adjourn Executive Session and enter into Regular Session at 11:28 a.m., motion carried 5-0.**

**12. ADJOURNMENT**

**Motion/second by Commissioners Guy/Daniel to adjourn at 11:29 a.m., motion carried 5-0.**

\_\_\_\_\_  
J. Briar Johnson, Chairman

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Angela Blount, County Clerk