

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Tuesday, August 25, 2026 at 6:30 p.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon. Vice Chairman Tim Daniel convened the meeting and Commissioners Ken Pullin and James Jenkins attended. County Attorney/County Manager Rob Morton and Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)). Due to unforeseen circumstances, Chairman Briar Johnson and Commissioner Tim Guy were unable to attend the meeting.

1. CALL TO ORDER .....

Vice Chairman Tim Daniel
2. INVOCATION.....

Silent Invocation
3. PLEDGE OF ALLEGIANCE.....

Vice Chairman Tim Daniel
4. APPROVAL OF THE AGENDA - (O.C.G A. § 50-14-1 (e) (1))

Motion/second by Pullin/Jenkins to approve the agenda, motion carried 3-0.
5. APPROVAL OF THE MINUTES - (O.C.G.A. § 50-14-1(e) (2))

a. Minutes of the August 12, 2026, Regular Monthly Meeting.

b. Minutes of the August 12, 2026, Executive Session.

Motion/second by Pullin/Jenkins to approve the minutes of the August 12, 2026 Regular Monthly Meeting and the minutes of the August 12, 2026 Executive Session, motion carried 3-0.
6. INVITED GUEST

a. Jim Totten with EMA to present EMA Communication Platform Standard Operating Procedure.

EMA Director Jim Totten presented a proposed Standard Operating Procedure (SOP) for an emergency communication platform utilizing applications such as GroupMe or WhatsApp. The platform will be used for emergency communication among county department heads, municipalities, and schools during events such as severe weather. Commissioner Pullin raised a concern regarding how open records would be handled. County Manager Morton noted that no official business will be conducted through the platform and that all communications remain subject to open records requests. The platform administrator will be responsible for overseeing records.

Mr. Totten further reported that he will present the updated Hazard Mitigation Plan at the Board of Commissioners’ September 9, 2026 meeting. A link to the 230-page plan will be provided to the County Clerk for distribution to the Commissioners for review. The Board of Commissioners will consider a resolution to adopt the updated plan at the September 9, 2026 meeting.

Motion/second by Pullin/Jenkins to approve the Emergency Management Communication Standard Operating Procedure, motion carried 3-0.
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. *There are no Department Reports as they will be provided during the first Board meeting of September. Revenue/Expenditure Statement and Detail Check Register are included.*

Motion/second by Commissioners Jenkins/Pullin to accept reports, motion carried 3-0.

b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund .....

\$433,224.38

Fire Dept. Donations.....

\$11,586.77

Cash Reserve Account.....

\$312,726.48

Jail Fund .....

\$35,329.65

E-911 Fund .....

\$15,764.51

DATE Fund .....

\$18,487.12

Juvenile Court Fund.....

\$16,654.66

Residential Impact Fee .....

\$329,575.95

Commercial Impact Fees .....

\$21,116.04

C.A.I.P FUND .....

\$1,553.62

General Obligation SPLOST 2022-2028.....

\$3,932,273.45

L.M.I.G. Grant (DOT).....

\$520,005.88

c. County Manager Comment

County Manager Rob Morton stated that he and Planning and Development Director, Cassandra Jones, met with Bill Ross to review his updates to the Methodology Report and related matters. Update requests and tables have been sent to the departments eligible to receive Impact Fees so they may revise their respective projections and projects. Once the updated information is received, Mr. Ross will finalize the revised Methodology Report, including an updated Maximum Impact Fee Schedule. It may be beneficial to include discussion of the Impact Fee project during the Compensation Study Workshop so the Board of Commissioners can review the issues and provide direction regarding Impact Fees and the overall project.
- Minute Book 44, August 25, 2026, Page 1 of 5

County Manager Rob Morton asked the Board if Thursday, September 3, 2026, from 12:00 p.m. to 2:00 p.m. at the EMA/Storage Facility would work for a Compensation Study Workshop, noting that it could be held as a lunch-and-learn. If the Board is interested, the workshop could also include discussion of Impact Fees. The Board reached a consensus that the proposed date and time would work.

Commissioner Pullin asked whether employee medical benefits information would be provided for each employee alongside salary data to present overall compensation. County Manager Morton confirmed that benefits information for each employee will be included for review.

Commissioner Pullin then addressed the Impact Fees and asked whether, with consultant Bill Ross updating the impact fee methodology and making changes, the revised methodology would need to go back before the Impact Fee Committee, and whether the County has a timeline for Mr. Ross. County Manager Morton stated that the update is included at no additional cost under the original contract. He noted that the update will change the fee schedule and will require state review.

County Manager Rob Morton reported that the Hilltop Neighborhood and Community Historical Marker has not yet been received and that he has requested a status update regarding its delivery. A temporary sign for the Hilltop neighborhood will be provided for their event scheduled to take place during the second week of September.

County Manager Rob Morton provided information on the Georgia House Resolution 1243, proposing a constitutional amendment to fund Next Generation 9-1-1 systems statewide. As noted, the proposed amendment to the Georgia Constitution would authorize the General Assembly to create the Georgia Next Generation 9-1-1 (NG911) Fund. This fund would be used exclusively for the expansion, maintenance, and operation of 9-1-1 systems throughout the state, including the transition to NG911 technology. This amendment does not change the current 9-1-1 fee amount, how fees are collected, or how funds are currently distributed. This proposed amendment will appear on the November ballot.

County Manager Rob Morton stated the library will open at 1:00 p.m. on Wednesday, August 26, 2026 due to maintenance issues.

d. Commissioner Reports

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

**District 2 –Tim Guy** – Absent.

**District 3 – Commissioner Pullin** thanked Public Works for their continued work in maintaining the roads and congratulated Public Works Director Chris Goodman on his recent marriage.

**District 4 – James Jenkins** – No report.

**At-Large Chairman Briar Johnson** – Absent.

e. County Attorney Report to Commissioners – No report.

**8. UNFINISHED BUSINESS - NONE**

**9. NEW BUSINESS**

- a. Consider use of Courthouse Grounds from Stefanie Forsyth with the Pike County Chamber of Commerce for Capes n Crowns on the Square on Saturday, October 3, 2026 from 3:00 p.m. until 9:00 p.m.

County Manager Rob Morton stated that the Pike County Chamber of Commerce requested use of the courthouse grounds for Capes n Crowns on the Square on Saturday, October 3, 2026, from 3:00 p.m. to 9:00 p.m., and for Scarecrows on the Square from October 1, 2026, through November 1, 2026. CM Morton noted that Building and Grounds reviewed and approved the application for Scarecrows on the Square and discussed placement of the scarecrows with the applicants to ensure no damage to waterlines or irrigation systems. Items a. and b. were combined.

**Motion/second by Commissioners Pullin/Jenkins to approve use of the Courthouse Grounds from Stefanie Forsyth with the Pike County Chamber of Commerce for Capes n Crowns on the Square on Saturday, October 3, 2026 from 3:00 p.m. until 9:00 p.m., and for Scarecrows on the Square from October 1, 2026 until November 1, 2026, motion carried 3-0.**

- b. Consider use of Courthouse Grounds from Stefanie Forsyth with the Pike County Chamber of Commerce for Scarecrows on the Square from October 1, 2026 until November 1, 2026.

**Motion for this item was included in the combined motion under Item a. Please see Item a. for full motion details.**

- c. Consider Tax Refund application from Deborah Lynn Kean in the amount of \$1,485.01.

Board of Tax Assessors Chairman Parrish Swift addressed the Commissioners and stated that the two tax refund applications, items c. and d., were due to property assessment errors. The refund for Deborah Lynn Kean, in the amount of \$1,485.01, resulted from a square footage error. The refund request for Kathy Lane, in the amount of \$1,468.67, was due to both a square footage error and a coding error. The Board of Tax Assessors recommended approval of both refunds.

Chairman Swift further introduced the new Chief Appraiser, Christy Cook, and Deputy Chief Appraiser, Heather Burke, who both were present.

**Motion/second by Commissioners Jenkins/Pullin to approve the tax refund application from Deborah Lynn Kean in the amount of \$1,485.01, and the tax refund application from Kathy Lane in the amount of \$1,468.67, motion carried 3-0.**

- d. Consider Tax Refund application from Kathy Lane in the amount of \$1,468.67.

**Motion for this item was included in the combined motion under Item c. Please see Item c. for full motion details.**

- e. Discussion of the Guardian Ad Litem for Juvenile Court.

County Manager Rob Morton stated that, following notice from Charles O'Neill regarding his retirement, the process related to the appointment and compensation of the guardian ad litem was reviewed. CM Morton noted based on reach and investigation, state law provides that the court shall appoint a guardian ad litem and that reasonable compensation for a guardian ad litem shall be a charge upon the funds of the county upon certification thereof by the court. After speaking with Chief Juvenile Judge Ott, Judge Ott recommended that the Court appoint a qualified guardian ad litem for Juvenile Court on a case-by-case basis.

CM Morton reported that the current rate paid to guardian ad litem in other counties within the Griffin Judicial Circuit is \$85.00 per hour for in-court services and \$65.00 per hour for out-of-court services. After discussing the matter with Finance Administrator, Clint Chastain, CM Morton stated that, should Pike County follow Judge Ott's recommendation and allow the Court to select qualified guardian ad litem on a case-by-case basis, the County could see a reduction in the \$26,000.00 currently budgeted for services provided by Mr. O'Neill. It is anticipated that Pike County could reduce this allocation by at least 50% under the recommended approach.

Following notice from Charles O'Neill, the County's designated guardian ad litem, the process was reviewed. The Chief Judge of Juvenile Court recommended appointing guardians ad litem on a case-by-case basis at the established hourly rates, and this change is expected to result in significant cost savings.

**Motion/second by Commissioners Pullin/Jenkins to approve allowing the Judges to appoint a Guardian Ad Litem on a case-by-case basis, motion carried 3-0.**

- f. Discussion of the Flat Shoals River access.

County Manager Rob Morton stated this item was placed on the agenda to determine whether Pike County will provide written support for the river access concept presented by Representative Beth Camp at the previous meeting. It was understood that Chairman Johnson discussed the project with GDOT and intended to share that information during the meeting, but due to unforeseen circumstances Chairman Johnson could not attend the meeting.

The Board discussed providing a letter of support for developing river access at Flat Shoals Bridge. The proposed project involves creating a gravel canoe and kayak launch, essentially an improved version of the current informal access point. It was noted that the project will not include boat access. Pike County will not bear financial responsibility for the project but may be responsible for routine trash pickup at the site.

**Motion/second by Commissioners Pullin/Jenkins to approve providing Beth Camp with a written letter of support for the Flat Shoals River access project, motion carried 3-0.**

- g. Tax Digest and the required timeline for setting the County's millage rate.

County Manager Rob Morton stated that he previously provided the Board with information regarding the Digest and Rollback Rate in the quick report distributed on August 17th. He noted that he will be requesting direction from the Board as to whether to proceed with setting the millage rate at the rollback rate of 8.497, which would avoid the requirement to conduct public hearings associated with adopting a millage rate higher than the rollback rate. Proceeding with the rollback rate would also eliminate the need to advertise an increase in taxes.

CM Morton stated that, should the Board choose to adopt the rollback rate, Donna Chapman will transmit the requisite information, including the five-year history, to the legal organ by August 27th for publication on September 2nd. The Board would then consider setting the rollback millage rate at its September 9th meeting. He further noted that, according to Donna Chapman, the Board of Education may be scheduled to set its millage rate on September 8th.

The rollback rate for the tax digest has been determined to be 8.497. CM Morton explained that adopting the rollback rate could create a potential \$500,000.00 shortfall, which may be offset by additional revenues and an increased fund balance. He added that adopting the rollback rate would streamline the process and avoid public hearings related to a tax increase.

Tax Commissioner Donna Chapman stated that the State is providing a Homestead Grant Relief (HGRH) tax relief grant, and timely submission of the required documentation is essential to secure these funds. She noted that this relief will reduce tax bills by approximately \$380.00 to \$400.00 per homeowner, applicable for this year only.

**Motion/second by Commissioners Jenkins/Pullin to approve moving forward with the process to adopt the rollback rate, motion carried 3-0.**

- h. Second Reading of the proposed policy establishing holiday stipends for Pike County Firefighters.

County Manager Rob Morton stated that this item relates to the holiday stipends discussed at the last meeting. Pursuant to Section 33.02(D) of the Code of Pike County, the Board has authorized the Pike County Fire Department to adopt such policies, contingent upon review by the Board of Commissioners.

A resolution was provided for second reading and approval in the meeting materials. The policy establishes holiday stipends for Pike County firefighters in the amount of \$50.00 for a 12-hour shift and \$100.00 for a 24-hour shift.

**Motion/second by Commissioners Pullin/Jenkins to approve the second reading establishing holiday stipends for Pike County Firefighters, motion carried 3-0.**

- i. Consideration for user access for iWorQ system and discussion of Cloud Permit System.

County Manager Rob Morton stated that it has been requested for the Board of Commissioners to have access to monitor work orders in the iWorQ system. CM Morton stated if the Board agrees to authorize Commissioners use, that he would like the Administrative Office employees to have access. He noted that Cassandra Jones, the new Director of Planning and Development, has expressed interest in transitioning to the Cloud Permit system instead of continuing with iWorQ.

CM Morton reported that the County has already paid iWorQ's contract obligations for the current fiscal year in the amount of \$20,000.00. Based on information provided, the Cloud Permit system may cost approximately \$3,000.00 less per year than the iWorQ system. Ms. Jones was available at the meeting to discuss the Cloud Permit platform in further detail; Board of Commissioners did not ask for further details on the platform.

He further stated that the County's contract with iWorQ runs through June 30, 2027, and that an iWorQ demonstration is scheduled for Thursday, September 3, 2026. CM Morton has reached out to iWorQ to obtain information on additional platforms available beyond those currently in use, along with related costs.

Commissioner Pullin stated that he requested access to view work-order status updates so he can respond accurately when constituents call. Commissioner Pullin also stated that he would like to review proposals from both iWorQ and Cloud Permit for comparison.

**Motion/second by Commissioners Pullin/Jenkins to approve granting the Board of Commissioners and the Administrative Office access to the iWorQ platform, motion carried 3-0.**

**10. PUBLIC COMMENT (Limited to 5 minutes per person) - NONE**

**11. EXECUTIVE SESSION**

- a. 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.
- b. County Manager Rob Morton request Executive Session for 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), germane to pending or potential litigation.

**Motion/second by Commissioners Pullins/Jenkins to adjourn Regular Session and enter into Executive Session at 7:24 p.m., motion carried 3-0.**

**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 8-25-2026.

2.

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

3.

The executive session was called to order at 7:24 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:

Yes 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:

|                             |        |
|-----------------------------|--------|
| Tim Daniel, Commissioner    | (L.S)  |
| Ken Pullin, Commissioner    | (L.S.) |
| James Jenkins, Commissioner | (L.S.) |

This the 25th day of August 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 4, 2030.

**Motion/second by Commissioners Pullin/Jenkins to adjourn Executive Session and enter into Regular Session at 7:46 p.m., motion carried 3-0.**

**12. ADJOURNMENT**

**Motion/second by Commissioners Jenkins/Pullin to adjourn at 7:46 p.m., motion carried 3-0.**

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

\_\_\_\_\_  
Angela Blount, County Clerk