

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, March 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**.....**Jonah Thompson**
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 February 24, 2026, Regular Monthly Meeting.
- b. Minutes of the February 24, 2026, Executive Session.

**Motion/second by Commissioners Guy/Daniel to approve the minutes of the February 24, 2026 Regular Monthly Meeting, and the minutes of the February 24, 2026 Executive Session, motion carried 5-0.**

6. **INVITED GUEST**

- a. Employee Recognition for service to Pike County.

- County Manager Rob Morton recognized **Rhonda Williamson** with Pike County Building and Grounds for five (5) years of dedicated service. CM Morton commended Ms. Williamson’s quiet yet highly effective work in supporting Ken Lalumiere and Craig Hendrix, noting her significant contributions to overall county operations. Building and Grounds Director, Ken Lalumiere affirmed her reliability and strong work ethic, particularly during periods of staffing shortages, emphasizing facility cleanliness and the noticeable impact when she is absent. Rhonda Williamson was presented with a five-year service certificate and commemorative pin.
- County Manager Rob Morton recognized **Lindsey Barbour** with Pike County Sheriff’s Department E-911 for five (5) years of dedicated service. In Ms. Barbour’s absence, E-911 Director Jennifer Vennett accepted the five-year service certificate and commemorative pin on her behalf. Ms. Vennett noted that Ms. Barbour is a great employee.
- County Manager Rob Morton recognized **Tracy Vincent** with Pike County Sheriff’s Department for twenty-five (25) years of dedicated service. CM Morton commended Mrs. Vincent for her diligence with numbers and finances, noting her strong professional tenacity and describing her as a “bulldog” when it comes to financial matters. Sheriff Jimmy Thomas expressed his appreciation for Mrs. Vincent’s loyalty and excellence, stating that she often provides essential guidance when he proposes multiple initiatives, helping prevent missteps. Sheriff Thomas credited Mrs. Vincent with contributing to department stability “when the wheels were running off,” adding that “she is the cover that keeps him out of a lot of trouble.” Tracy Vincent was presented with a 25-year service certificate and commemorative pin.
- County Manager Rob Morton recognized **Sheriff Jimmy Thomas** with Pike County Sheriff’s Department for twenty-five (25) years of dedicated service. CM Morton commended Sheriff Thomas for his professional and personal support to the community and to his colleagues. He noted the Sheriff’s widespread support and strong reputation among those present and expressed appreciation for the Sheriff’s openness in discussing both business and personal matters. CM Morton thanked Sheriff Thomas for twenty-five years of exemplary service. Chairman Johnson remarked that during statewide events, other Commissioners have jokingly asked to “swap Sheriffs,” highlighting the positive reputation and rapport between the Board of Commissioners and the Sheriff’s Office. Chairman Johnson emphasized that while disagreements naturally occur, the working relationship remains strong. He praised the Sheriff’s Department staff and the significant progress made over the past 25–30 years, stating, “We don’t always agree, but that’s okay. It has come such a long way. From my heart, thank you very much.” Sheriff Thomas was presented with a 25-year service certificate and commemorative pin. Sheriff Thomas stated that his work continues to be a learning process and emphasized the importance of treating people well and building friendships as the foundation of effective service. He credited his staff for keeping operations running smoothly and for helping him avoid missteps, stating, “It is not that I am smart; it’s that I know how to hire smart people.”

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:

“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

**Audit status:** CM Morton reported that the auditor is finalizing work with several component units. The goal is to have the FY 2024/2025 audit ready for presentation at the Board of Commissioners March 24, 2026 meeting, contingent upon the completion of all required components.

**Budget meetings:** County Manager Rob Morton provided an update on the FY 2026/2027 budget process. Budget meetings with various departments began last week and will continue throughout the remainder of this week, with some meetings extending into next week. Due to scheduling conflicts, illness, and family emergencies, meetings with the Library, the Fire Department, Probate Court, and the Water and Sewerage Authority will need to be rescheduled. Once all departmental meetings are completed, staff will begin analyzing the submitted requests and formalizing recommendations. The County Manager’s presentation of the proposed FY 2026/2027 budget to the Board of Commissioners is scheduled for April 28, 2026. A public hearing on the proposed budget is scheduled for May 13, 2026 at 1:00 p.m. The first reading is scheduled for May 13, 2026 at 9:00 a.m., the second reading for May 21, 2026 at 6:30 p.m., and final adoption for June 10, 2026 at 9:00 a.m. Commissioners have participated in several budget meetings. If significant differences arise between departmental requests and the County Manager’s recommendations, follow-up meetings will be scheduled as needed.

**Impact Fee Update:** County staff met with the consultant to review options for district boundaries and assessment areas to identify appropriate fee structures. Staff plans to reconvene with the advisory committee, which will then make recommendations to the Board. The target is to advance the process over the next month and move toward finalization.

d. Commissioner Reports

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

**District 2 – Commissioner Guy** expressed appreciation to Chris Goodman and the Public Works staff for the work completed on Bates Road. He also extended thanks to the Parks and Recreation Department—specifically Chris Childress and his team—for a successful Opening Day for baseball and the accompanying parade held on Saturday. Commissioner Guy further recognized Jeff Garner for his extensive volunteer work at the ballfields, as well as Ms. Betty Hatchett for her many years of service operating the concession stand.

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

**District 4 - Commissioner Jenkins** congratulated Sheriff Jimmy Thomas on receiving the Golden Eagle Award, noting that it is a significant honor.

**At Large Chairman Briar Johnson** stated that it is the Chair’s tradition, following the qualifying period, to recognize attending candidates at Commission meetings. He recognized Chris Childress, candidate for District 2; incumbent Tim Guy and Michelle Gravitt, candidate for District 1; and incumbent Tim Daniel.

Chairman Johnson noted that he viewed the Parks and Recreation Parade and Opening Day of Baseball via Facebook Live while out of town. He remarked on the large crowds and drone footage, observing that there “might be thousands” at the ballfields and emphasizing the longstanding significance of the event. Chairman Johnson expressed appreciation to Chris Childress, staff, Heather Miller, and the Parks and Recreation Authority Board for the event’s success.

e. County Attorney Report to Commissioners

County Attorney Morton indicated items will be addressed in executive session.

**8. UNFINISHED BUSINESS - NONE**

**9. NEW BUSINESS**

- a. Authorize the Chairman to sign the de-obligation letter for the completed Community Development Block Grant (CDBG) project, to be submitted to the Georgia Department of Community Affairs (DCA).

County Manager Morton reported on the status of the CDBG Grant funds. He stated that the remaining de-obligation amount of \$73,689.00 represents the balance of available CDBG grant funds for the project. To receive this additional amount, however, the County would be required to incur expenditures exceeding \$90,000.00. Based on the fact that the required County expenditures would surpass the amount of remaining grant funds, the County’s consultant has recommended de-obligating the remaining balance. County Manager Morton recommendation is to de-obligate the \$73,689.00 in order to avoid more than \$90,000.00 in required expenditures to access those funds. Commissioner Daniel inquired about the disposition of the \$73,689.00 once it is de-obligated. County Manager Morton responded that the funds would remain with the Department of Community Affairs to be redistributed for other Community Development Block Grant purposes.

**Motion/second by Commissioners Daniel/Pullin to approve and authorize Chairman Briar Johnson to sign the de-obligation letter for the completed Community Development Block Grant project, motion carried 5-0.**

- b. ACCG Retirement Services Governmental 401 (a) and 457 (b) Plan Sponsors revised fee schedule effective July 1, 2026.

County Manager Morton reviewed the revised fee schedule provided by ACCG. He stated that Commissioners had been provided with the documentation received from ACCG regarding the updated 401 (a) and 457 (b) Retirement Plans fee schedule. CM Morton noted that the first page of the ACCG memorandum included in the meeting agenda materials outlines the changes in detail and invited Commissioners to request additional information if needed. County Manager Morton reported that ACCG notified the County on February 27, 2026, that its trustees—following a meeting held on November 6, 2025—directed a review of the pricing model and added three new asset-based fee tranches: \$50–\$75 million, \$75–\$100 million, and \$100 million and above. There are no changes to the fee tranches below \$1 million or the \$1 million to \$5 million categories. A slight increase was applied to participant-based fees within the \$5 million to \$10 million tranche, amounting to a maximum increase of \$17 per year. All tranches above \$10 million will see a reduction in costs. CM Morton clarified that these fees are participant-based and do not affect the fees paid directly by the County. CM Morton recommended approval of the revisions, along with authorization for either himself or the Chairman to sign the revised schedule as requested by ACCG.

**Motion/second by Commissioners Pullin/Guy to approve and authorize County Manager Rob Morton to sign the ACCG Retirement Services Governmental 401 (a) and 457 (b) Plan Sponsors revised fee schedule, motion carried 5-0.**

- c. Flat Shoals Energy Center Memorandum of Agreement (MOA).

County Manager Rob Morton provided clarification regarding the proposed First Amendment to the previously approved PILOT agreement. He noted that this matter had been addressed in prior emails and stated that no action was required by the Board of Commissioners unless the Board determined that the increased investment reflected in the First Amendment constituted a “material deviation” from the previously approved PILOT plan.

County Manager Morton reiterated his opinion that the increased project investment and the corresponding increase in fees payable to the County and the Development Authority of Pike County (DAPC) do not constitute a material deviation, as the development plan itself remains unchanged and the applicable percentages remain the same.

He summarized the history of the project, noting that the Board of Commissioners authorized the PILOT program in July 2025 and that the Development Authority executed the Memorandum of Agreement in September. The proposed First Amendment between Flat Shoals Energy Center and the Development Authority reflects updated project cost figures.

County Manager Morton emphasized that there are no material modifications to the approved plan, only numerical updates to reflect increased project costs, which in turn increase the fees to be received by both the County and the Development Authority. He stated that the agenda item was presented out of an abundance of caution and that no action was being requested.

**No motion entertained, discussion only.**

- d. Discussion of the Health Benefits Request for Proposals (RFPs).

County Manager Morton provided an overview of the broker selection process and related insurance considerations. He noted that the top two proposals—MSI and Mark III—were included in the Commissioners’ materials, while the remaining proposals from McGriff-Marsh/McLennan (the County’s current provider), Alliant, and Epic Insurance were available for review in the conference room.

County Manager Morton explained that the Review Committee, consisting of Clint Chastain (Finance Administrator), Angela Blount (County Clerk), and himself, evaluated all submissions and narrowed the field to two finalists: MSI and Mark III. He stated that Mark III offers a model adopted from North Carolina that is relatively new to Georgia, while MSI has an extensive track record and currently serves a majority of local governments in the state. The County has previously worked with MSI.

He emphasized that only the selected broker will be authorized to market the County’s insurance plan and noted that MSI’s statewide leverage would be advantageous. Based on the County’s prior relationship with MSI and its experience with Georgia local governments, County Manager Morton recommended selecting MSI as the County’s insurance broker.

County Manager Morton explained that broker compensation is commission-based, similar to the current model. Actual premium rates will not be known until after broker selection and subsequent market negotiations. The County’s current provider has provided preliminary “buckets” for potential premium increases, ranging from 5–10% up to 30–40%. Last year’s proposed 23.5% increase was negotiated down to approximately 10.5–11%. Higher potential increases this year are due to claims experience. Firm premium figures are anticipated by the end of May, prior to budget adoption.

Commissioner Pullin expressed discomfort with changing brokers before knowing the final insurance pricing. County Manager Morton acknowledged the concern but cited employee feedback regarding issues with the current provider and the benefits of rebidding broker services.

Commissioner Daniel asked how deductibles would be handled if the County changed plans mid-year, given that deductibles operate on a calendar-year basis while the County’s plan year follows the fiscal year. County Manager Morton stated that the current broker advised that an employee would pay only one deductible within a 12-month period, regardless of the carrier.

**Motion/second by Commissioners Pullin/Daniel to award MSI as the Health Benefits Broker, motion carried 5-0.**

## 10. PUBLIC COMMENT - NONE

## 11. EXECUTIVE SESSION

- a. County Manager Rob Morton requests an 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 Daniel/Guy to adjourn Regular Session and enter into Executive Session at 9:38 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 3-11-2026.

2.

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

3.

The executive session was called to order at 9:38 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:

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:

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 11th day of March 2026.

Sworn to and subscribed

Before me this 11th day of March 2026.

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

My commission expires: August 10, 2026.

**Motion/second by Commissioners Daniel/Guy to adjourn Executive Session and enter into Regular Session at 10:39 a.m., motion carried 5-0.**

**12. ADJOURNMENT**

**Motion/second by Commissioners Guy/Daniel to adjourn at 10:40 a.m., motion carried 5-0.**

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J. Briar Johnson, Chairman

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Angela Blount, County Clerk