

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

The Pike County Board of Commissioners held its Regular Monthly Meeting on Wednesday, August 12, 2026 at 9:00 a.m. in the Courthouse, Main Courtroom, 16001 Barnesville Street, Zebulon, GA. 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))**

County Manager Rob Morton requested the agenda to be amended to add Beth Camp as agenda item B under Invited Guests.

Motion/second by Commissioners Daniel/Guy to approve the amended agenda to include Beth Camp as agenda item B under Invited Guests, motion carried 5-0.

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

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

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

- 6. **INVITED GUEST**

- a. Employee Recognition for service to Pike County.

Madaline Saylor Warford – Magistrate Court – Due to unforeseen circumstances, Ms. Warford was unable to attend the meeting.

County Manager Rob Morton recognized **Corporal John Goodman** of the Pike County Sheriff’s Department for five (5) years of dedicated service to Pike County. CM Morton expressed appreciation for Corporal Goodman’s commitment and contributions to the community. Sheriff Jimmy Thomas stated that Corporal Goodman “works on the road and I never hear anything out of him. He is a great guy.” Corporal Goodman was presented with a 5-year service certificate and pin in acknowledgment of his milestone and continued service.

County Manager Rob Morton recognized **Jacob “Jake” Smith** of the Pike County Planning & Development Department for five (5) years of dedicated service to Pike County. CM Morton noted that Jake is responsible for inspections, permitting, and fee administration, and expressed appreciation for his continued commitment to serving the community. Planning & Development Director Cassandra Jones stated that although she has only worked with Jake briefly since her recent hire, she appreciates his hard work and professionalism. Jake Smith was presented with a 5-year service certificate and pin in acknowledgment of his milestone and dedicated service to Pike County.

- b. Beth Camp to address the Board regarding the Flint River bridge repairs and public access to the Flint River. (agenda amended to add this item)

Representative Beth Camp addressed the Board regarding the ongoing closure of the Flat Shoals Bridge. Ms. Camp reported that she has spoken with GDOT about the matter, and GDOT is currently exploring temporary engineering solutions that may allow the Flat Shoals Bridge to reopen prior to its full reconstruction scheduled for 2028.

Ms. Camp also discussed potential river access to the Flint River at the Flat Shoals Bridge in Pike County. GDOT has proposed providing minimal river access using existing right-of-way, including a gravel drive for small-boat entry on the Pike County side. Under the proposal, GDOT would request that Pike County provide trash pickup approximately twice per week and that the Sheriff’s Office conduct periodic patrols to prevent illegal camping or loitering. She noted that federal or state funding may be available for a small-boat slip suitable for canoes and jon boats, but not larger vessels. Maintenance needs would be minimal and could include smoothing ruts, with GDOT coordinating any necessary gravel.

Chairman Johnson asked whether maintenance of the proposed river-access driveway would fall under Pike County Public Works. Ms. Camp stated that it could be a joint effort between the County and GDOT.

Commissioner Daniel asked whether river access would be implemented only after the bridge reconstruction is completed. Ms. Camp clarified that access would occur following the 2028 reconstruction.

Ms. Camp stated that the Board would need to consider the proposal and take a vote, but that action did not need to occur at this meeting. Chairman Johnson noted that the Board would likely vote on the matter at their August 25, 2026, meeting.

- 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 the reports, motion carried 5-0.

- b. County Manager Report

Update on County finances for the following funds/accounts:

General Fund	\$1,163,563.54
Fire Dept. Donations.....	\$11,586.77
Cash Reserve Account.....	\$312,726.48
Jail Fund	\$32,902.39
E-911 Fund	\$18,199.98
DATE Fund	\$18,174.83
Juvenile Court Fund.....	\$16,654.66
Residential Impact Fees.....	\$348,075.95
Commercial Impact Fees	\$21,116.04
C.A.I.P FUND	\$1,813.62
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 the Flat Shoals Bridge is under the jurisdiction of Meriwether County. He reported that Meriwether County has been coordinating with GDOT on potential temporary repairs to the pylons and concrete structure to allow for an interim reopening. The anticipated timeline for full bridge replacement is approximately three years. CM Morton noted that collaboration with Pike County Public Works may be possible, as Public Works Director Chris Goomas has relevant encasement experience.

County Manager Rob Morton provided clarification regarding the request from the Development Authority of Pike County (DAPC) for the Board of Commissioners to approve the Master Plan for the County Farm Road property, which the DAPC adopted earlier this month. The specific request is for the Board to grant “official approval...and to add the Master Plan to the Comprehensive Plan.” CM Morton stated that, in order for the Board of Commissioners to amend the County’s Joint Comprehensive Plan, the County must follow all state-mandated procedures, which mirror the requirements for the Annual Capital Improvements Element (CIE) Update. He explained that any proposed amendment to the Comprehensive Plan requires: (1) public notice and a public hearing to consider the amendment; (2) approval of a transmittal resolution sending the proposed amendment to the state and regional commission for review; and (3) upon receipt of state and regional approval, consideration and possible adoption of the amendment by the Board. He noted that this process generally requires a minimum of 60 to 90 days.

CM Morton further advised that Georgia law requires a five-year review and potential update of local comprehensive plans. The deadline for the five-year review of Pike County’s Joint Comprehensive Plan, prepared jointly with the municipalities in Pike County, is October 31, 2027. He stated that Pike County should begin preparations for the review and potential update in the near future to ensure compliance with the 2027 deadline. Based on this information, CM Morton stated he would be seeking direction from the Board as to whether they wish to proceed with consideration of the DAPC’s request to “officially adopt” the Master Plan and amend the Joint Comprehensive Plan at this time, or whether they prefer for the Master Plan to be considered as part of the upcoming five-year review process. CM Morton reiterated that approval of both the Master Plan and any corresponding Comprehensive Plan amendment would require an estimated 90-day process. A meeting will be scheduled with the grant consultant to explore available options.

Charles O’Neill, County Guardian ad Litem, submitted a letter announcing his retirement effective December 31, 2026. Commissioner Pullin asked about the process for selecting a replacement. CM Morton recommended contacting Juvenile Court Chief Judge Ott to coordinate the selection process and establish an application timeline. Commissioner Pullin asked what amount was budgeted for the position. CM Morton stated that the current budget allocation is \$26,000.00 for the guardian ad litem, and that Pike County likely needs only one guardian ad litem position. CM Morton noted that there is an Attorney interest in the position.

County Manager Rob Morton clarified the Impact Fee items. He stated that the agenda item postponed from the July 28th meeting, consisting of the Impact Fee Ordinance and the full update to the Capital Improvements Element (CIE), will be placed on a future agenda, possibly the night meeting on August 25, 2026. He noted that the postponement was done, in part, to avoid any confusion with the CIE 2025 Annual Update, which had already been advertised for a Public Hearing.

County Manager Rob Morton noted that the punch list for McKinley Road, approved at the July 28, 2026 meeting, is currently in progress. One utility pole has been relocated, and one relocation remains pending.

Regarding Woodcreek Road, CM Morton reported that civil plans have been submitted for state review. Work continues on easements and right-of-way, and utility matters remain under discussion. The goal is to move the project forward by the end of August.

For Old Zebulon Road, CM Morton stated that initial civil designs have been completed. Centerline adjustments are being made to avoid utility relocations. A large quantity of excess cut dirt will need to be hauled by Public Works. Drainage and cross-section design work is targeted for completion by

September 15, 2026, after which the project will proceed to easements, utilities, and legal documentation.

CM Morton reported that the preliminary engineering report for Blanton Mill Road has been completed. Horizontal layout work is underway, and civil plans are targeted for completion in the first quarter of 2027.

CM Morton further stated that the parking lot located between the Annex and the Board of Commissioners Office will be striped on Sunday, August 16, 2026. The lot must be fully vacated for the work to occur and is expected to reopen on Monday.

d. Commissioner Reports

District 1 – Commissioner Daniel – No report.

District 2 – Commissioner Guy – No report.

District 3 – Commissioner Pullin – No report.

District 4 – Commissioner Jenkins – No report. .

At Large Chairman Briar Johnson – No report

e. County Attorney Report to Commissioners

County Attorney Rob Morton stated only discussion would occur in Executive Session.

8. UNFINISHED BUSINESS - NONE

9. NEW BUSINESS

a. Discussion of UGA Compensation Study Findings on Position Grades and Pay Ranges.

County Manager Rob Morton stated there needs to be additional discussion regarding the information presented by UGA consultant Sam Trager at the Commissioners July 28, 2026 meeting, particularly the “Outstanding Matters” section of their presentation and if the county wants to do a step vs. range pay scales. CM Morton asked the Board on whether they would like to hold a workshop to review the position grades and pay options before making any further decisions on pay grades and pay scale options.

Motion/second by Commissioners Pullin/Daniel to approve scheduling a workshop for the purpose of discussing the UGA Compensation Study, motion carried 5-0.

b. Consideration of Butler Snow LLP Letter of Engagement for 2028 SPLOST renewal.

County Manager Rob Morton noted this matter was postponed at the Board’s July 28th meeting. Concerns were raised regarding the potential cost of holding a March 2027 SPLOST Renewal election. CM Morton stated he contacted David Neyhart regarding the estimated cost of a March election, and he provided a budget estimate indicating that the projected expenses fall within the currently approved budget allocations for the Joint Board of Elections and Registration. The cost is estimated at \$27,245.31.

As mentioned previously, the primary reason for considering a March 2027 election is that, if the SPLOST Renewal were not approved, the Board would be able to hold another SPLOST Renewal election in March 2028. A March 2028 election would still occur prior to the end of collections under the current SPLOST, which expires in September 2028. State law requires a one-year waiting period before another SPLOST referendum may be held if the prior referendum is not approved. Accordingly, if the Board waits until the November 2027 election to pursue the SPLOST Renewal, there is a risk that SPLOST collections could end in September 2028 before another referendum could be conducted in November 2028. Pike County has previously experienced a lapse in SPLOST collections, which the Board has expressed a desire to avoid.

Commissioners have expressed concerns regarding a standalone March 27, 2027 election, including cost, anticipated low voter turnout, a compressed preparation timeline, and limited visibility into project completion schedules. The Board’s preference is to align the SPLOST Renewal with a larger election in Spring 2028, and there appears to be consensus not to proceed with a March 2027 referendum. The discussion also included recent SPLOST-funded road projects.

Discussion only, no motion entertained.

c. Request to amend the line of credit at First Bank of Pike.

County Manager Rob Morton stated in June, the Board approved the transfer of the line of credit associated with Public Unit Deposits at the First Bank of Pike to the Federal Home Bank. At that time, the line of credit totaled \$230,000.00. As reflected in the documentation provided, an increase in the line of credit to \$330,000.00 is now being requested.

This line of credit pertains to accounts held at the First Bank of Pike for the following entities: the Clerk of Superior Court, Pike County Jail, Pike County Sheriff’s Office, and the Pike County Water and Sewerage Authority.

CM Morton recommended that the Board approve the requested increase in the line of credit to \$330,000.00.

Motion/second by Commissioners Daniel/Pullin to approve increasing the First Bank of Pike line of credit to \$330,000.00, motion carried 5-0.

- d. **PUBLIC HEARING:** To receive public input regarding the Impact Fee Capital Improvements Element (CIE) 2025 annual update and adoption of transmittal resolution to submit to Three Rivers Regional Commission.

County Manager Rob Morton stated the CIE 2025 Annual Update is prepared each year in connection with the County's impact fee program. The Annual Update is required and reflects impact fee collections through October 31, 2025, as well as the current schedule of improvements. This item should not be confused with the full CIE Update, which was postponed at the Board's July 28th meeting.

For the Board's information, Jeremy Gilbert prepared the draft 2025 Annual Update, the Transmittal Resolution, and the Adoption Resolution prior to his departure in April. Staff has utilized the same schedule as last year's update and has modified the draft documents accordingly.

Staff requested the Board to conduct the Public Hearing regarding the CIE 2025 Annual Update and then vote to approve the Transmittal Resolution. Upon approval, the proposed 2025 Update will be forwarded for state and regional review. It is anticipated that the Adoption Resolution for the CIE 2025 Annual Update will be presented to the Board by the end of October following completion of the state and regional review process.

County Manager Morton clarified that this is the annual report of impact fee collections through October 31, noting that the report was prepared prior to April.

PUBLIC HEARING: No one came forth to speak.

Motion/second by Commissioners Guy/Daniel to approve the Impact Fee Capital Improvements Element 2025 Annual Update and Transmittal Resolution, motion carried 5-0.

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 Daniel/Guy to adjourn Regular Session and enter into Executive Session at 9:44 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 8-12-2026.

2.

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

3.

The executive session was called to order at 9:44 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 12th day of August 2026.

Sworn to and subscribed
Before me this 12th day of August 2026.

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

My commission expires: August 4, 2030.

Motion/second by Commissioners Guy/Daniel to adjourn Executive Session and enter into Regular Session at 10:16 a.m., motion carried 5-0.

Motion/second by Commissioners Guy/Daniel to approve increasing the Pike County Fire Department per call pay from \$15.00 to \$20.00 per call, motion carried 5-0.

Motion/second by Commissioners Daniel/Guy to approve providing Pike County Fire Department paid-shift firefighters who work on a holiday a \$50.00 stipend for a 12-hour shift and a \$100.00 stipend for a 24-hour shift, motion carried 5-0.

Motion/second by Commissioners Daniel/Guy to approve payment to Freeman Mathis & Gary LLP in the amount of \$6,922.50 for services related to the County ethics complaint involving the County Manager, motion carried 3-2 with Commissioners Jenkins and Pullin opposed.

12. ADJOURNMENT

Motion/second by Commissioners Guy/Daniel to adjourn at 10:19 a.m., motion carried 5-0.

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J. Briar Johnson, Chairman

Angela Blount, County Clerk