

# Jasper County Board of Commissioners

November 10, 2020

## Work Session Minutes

6:00 P.M.

Commissioner Henry called the meeting to order at 6:00 p.m.

Commissioners Present: Chairman, Bruce Henry, Vice-Chairman, Gerald Stunkel, and Don Jernigan, and Mike Benton

### Work Session:

#### Homestead Property Value Freeze

Ms. Lynn Bentley stood before the board to discuss the Homestead Property value freeze. She stated that there has been discussion about the rollback not treating everyone the same because every does not get the same increase. She stated that other counties have a homestead freeze, where the value of the property is frozen. This is done mostly by doing a three percent freeze which means the year you implement any real changes are added. The system would add that to the base rate. She would then do the market analysis and add the changes per neighborhood. The inflationary increase becomes an exemption with the homestead freeze. Sixty-three percent of the homes in Jasper County have homestead exemption. A full freeze is where all of the freeze goes into an exemption. If you did a 3% increase on all of the properties in homestead there is a minimal change in the mil rate but it makes a difference in what the homesteaded property is going to pay.

Chairman Henry asked if the 3% annually. Ms. Bentley stated yes.

Freezing the rate would only apply to the county mil rate not the BOE and hospital.

Commissioner Jernigan ask his assessment were to go up 10% will it be frozen at 3%? Ms. Bentley stated that only the taxable value. The fair market value would still go up 10% because that is what the state will be auditing.

Commissioner Jernigan asked how will that affect the revenue that we have coming in? Ms. Bentley stated that it shouldn't.

Ms. Bentley stated that properties with homestead taxes will go down some. Properties without homestead will go up even more. She stated this has to be done through legislation. As an example that she presented a copy of Putnam County's. They do a 3% increase and includes five acres. She stated that her recommendation would be 12 acres for Jasper County if we were to do this. When you create a base value you are putting the value of the land in the base value. This will help to cover people who are under the conservation minimum. You have to choose which parameter of land you want. She stated that Georgia Law allows you to claim homestead as long as you live in the home. It is not a loss of revenue it's a shuffle of revenue. If the fair market value is less than the base value then the fair market value would be the taxable value.

**Jasper County Public Facilities Authority**

Chairman Henry stated that we currently have seven applicants. He stated that of the applicants we have, one has not been a resident for over two years. The applicant was removed from the applicant pool due to the fact that he has not been a resident for two years.

Commissioner Luke stated that we don't need a room full of yes people.

Mr. Benton stated that this board has authority. They do not have revenue. The PFA cannot be overruled by the Board of Commissioners. The Board of Commissioners have the right to not fund a project. The board has to be real particular when funding projects. He stated that there is still a plenty of time to advertise before the next meeting if the board chooses to continue to advertise. The ad will include all of the requirements.

Commissioner Luke asked how we go about addressing the ones that we do not chose.

Commissioner Jernigan stated that he wanted to mention something that is not on the agenda. He stated that the person that purchased the Georgia Pacific property (Josh Steele) thought that it would be a good idea to rename Georgia Pacific Road to Carl Pennamon Parkway. The board agreed to add it to the next meeting agenda.

Chairman Henry asked what questions we would like to ask at the next work session so that Mr. Benton can be prepared.

Commissioner Luke stated that he would like to get a ballpark figure from the companies that are doing the right of way for the Electric Company. He requested an Executive Session in December for personnel.

Chairman Henry declared the Work Session closed at 7:28 p.m.

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Bruce Henry, Chairman

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Sharon S. Robinson, Clerk