

**SPECIAL CALLED MEETING
PIKE COUNTY BOARD OF COMMISSIONERS**

The Pike County Board of Commissioners held a Special Called Meeting on Wednesday, October 5, 2022 at 6:00 p.m. in the Courthouse, Main Courtroom, at 16001 Barnesville Street, Zebulon. Chairman Briar Johnson convened the meeting and Commissioners Tim Daniel, Tim Guy, Jason Proctor and James Jenkins attended. County Manager Brandon Rogers and County Clerk Angela Blount were also present. (O.C.G.A. § 50-14-1(e) (2)) Due to unforeseen circumstances, County Attorney Rob Morton was unavailable to attend the meeting.

- 1. CALL TO ORDERChairman Briar Johnson**
- 2. INVOCATION.....Silent Invocation**
- 3. PLEDGE OF ALLEGIANCE.....Chairman Briar Johnson**
- 4. APPROVAL OF THE AGENDA - (O.C.G A. 50-14-1 (e) (1))**

Motion/second by Commissioners Daniel/Proctor to approve the agenda, motion carried 5-0.

5. NEW BUSINESS

- a. **PUBLIC HEARING:** To receive public input on the notice of proposed property tax increase.

Spoke at Public Hearing:

Cherry Thomas
Edward Penland
Brian Cardin
Tricia Gwyn
Bill Deleshaw
Jimmy Burge
Embry Pitts
Jim Cairns

Chairman Briar Johnson noted about 91% of Pike County tax base is residential, and about 8%-9% is commercial, which is unhealthy. The University of Georgia Carl Vinson Institute recommends residential 65%-75% and commercial 35%-25%.

County Manager Brandon Rogers replied to some comments/questions that were asked during the Public Hearing. In Department 13 budget, Board of Commissioners office, the group insurance has an increase which is just an increase in group insurance for the employees. The Defined Benefit line item is something that was started by the Board of Commissioners this past year. The benefit plan is like a recruitment and retention tools as a benefit for the employees because the neighboring counties are getting Pike County’s police officers and employees. The insurance line item for the County Manager, CM Rogers stated he has not carried county insurance on himself for the last eight years of being employed by the county. Due to some personal issues, CM Rogers stated he will now need county insurance. In the District Attorneys office, the increase is for a full-time investigator that was added. The Sheriff’s Department increase was a salary adjustment they did to help retain the employees in that department. CM Rogers noted the Jail staff at the Sheriff’s Department was shorthanded and it was questionable if the Jail would have to close, and inmates would have to be housed elsewhere. The main reason for the overall budget increase is due to inflation. Housing reassessments are taken into consideration and because of the roll back rates it makes it difficult to calculate those, but the county does anticipate that there will be a substantial increase in housing prices next year. The sales study ratio came back this year at 32% for Pike County and the county should be at 38%-40% sales ratio. Housing in Pike County is under assessed and needs to be brought to current. CM Rogers noted services are offered to all the citizens in the county, some of the services offered include Police, Fire and Ambulance. Additional services that get overlooked in the county include Registrars Office for elections, Tax Assessors, Tax Commissioners, the District Attorney’s office, the Sheriff’s Department, the Jail , the Coroner and Public Works to name a few. The Board of Commissioners have no control over school taxes, school taxes will have to be addressed with the Board of Education. CM Rogers noted on the ballot in November there will be an exemption for Seniors, and he encourages everyone to vote for it. CM Rogers stated he reviewed the budget to look at revenues and expenditures, and some additional funding was found on the L.O.S.T. All funding has been cut in the budget where it could be cut from.

Chairman Johnson noted he wished that all the County Commissioner meetings would have the attendance that this meeting brought this evening. The budget is on the website for all the citizens to have access to and copies are in the Board of Commissioners office as well as the library. Chairman Johnson reminded everyone that Pike County did begin to offer a defined benefit program to the employees, a paid Fire Department was started, the ambulance contract doubled this year it went from \$400,000 to \$800,000 a year and fuel has increased with the

inflation. Chairman Johnson noted the County Manager and Staff did a fabulous job going back through the budget to find revenues.

6. EXECUTIVE SESSION - NONE

7. ADJOURNMENT

Motion/second by Commissioners Daniel/Guy to adjourn at 6:35 p.m., motion carried 5-0.

J. Briar Johnson, Chairman

Angela Blount, County Clerk