



TALBOT COUNTY

Board of Tax Assessors

Ronnie M. Hendricks, Chairman
Daniel B. Coffee, Vice-Chair
Leticia A. Cook, Member
Lauren A. Harbin, Secretary

38 South Jefferson Ave
PO BOX 337
Talbotton, GA 31827
(706) 665-3377

Board of Assessors Meeting Minutes October 13, 2015

1. MEETING CALLED TO ORDER BY THE BOARD OF TAX ASSESSORS

The meeting was called to order by Chairman Ronnie M. Hendricks at 4:35 at the Tax Annex. A quorum was present including the following: Ronnie M. Hendricks, Daniel B. Coffee, and Lauren A. Harbin, Secretary. Al Deen, Joe Wright, and Maudie Wright from M.W. Consulting were also in attendance.

2. Approval of September 8, 2015 minutes

A motion was made by Vice-Chairman Coffee to approve the minutes from September 8th as presented, Chairman Hendricks seconded the motion, there was no discussion the motion carried 2-0-0.

3. Public Comment

a. Appearances

- i. Belinda Wellons and Janet Joseph appeared before the Board representing Howard Estate Management Group, LLC. Ms. Wellons stated that she did not feel the September minutes were an accurate reflection of her concerns. She stated that she was not contacting the Board about an acreage issue, but instead about the way that it was edited. The Board informed Ms. Wellons that they felt the minutes were accurate and that her documentation provided would be attached to the September minutes and noted. A summary of the concerns dated October 13, 2015 presented by Ms. Wellons are hereby made a part of these minutes. The Board advised Mrs. Harbin to print the opinion of the consultants as well as the documents that the opinion was based on and get with Ms Wellons and provide her a copy. The Board also asked Mrs. Harbin to forward a copy of the file to the County Attorney to get his legal opinion on this matter. At this time the separation of the 20 acres +/- parcel in question remains separate. The Board also advised Ms. Wellons that she would be wise to hire a title examiner of her own.

4. Old Business

a. Status updates on consultant recommendations

- i. CAMA schedules- Mrs. Harbin presented the Board with a contract from GMass for the development of Rural Land Schedules. The Board noted that there was a typo on page 2 where the sum of services provided was. The Board also indicated that they wanted a completion date revised to read 4/15/16. Pending those changes Vice-Chairman Coffee made a motion to approve the contract and Chairman Hendricks seconded the motion. So carried 2-0-0. When the revised contract is received it will be made a part of these minutes.
- ii. Exemption Applications- Mrs. Harbin stated that she would like to put a new inter-office policy in place for the efficient handling of Home Stead exemption applications. The Board stated they had reviewed her recommendations and she should proceed as necessary to ensure proper handling of applications.
- iii. Mobile Home Valuation- Mrs. Marshall appeared before the Board and presented them with a summary of the progress on the Mobile Home valuation. This summary is hereby made a part of these minutes. The Board requested that this line item remain on the November agenda as old business.
- iv. Marine Personal Property- Mrs. Marshall provided the Board with an update on Marine personal property her summary is hereby made a part of these minutes. This line item will also remain for November.

5. New Business

- A. Value Report-None
- B. Error and Releases – Mrs. Harbin presented the Board with Error and Release statements that needed approval.
- C. Budget Report- Mrs. Harbin presented the Board with the adopted 2015-2016 budget for the Assessors' Office.
- D. Homestead Applications – Homestead applications for 2016 were approved as presented. They included Davis Lee Harvey, Exzeter Ferguson-Searcy, Winifred Kimbrough, Linda McDowell Walker, Betty Boynton, Joseph Owen, Donald Slocumb, JI Chamberlin. A motion was made by Chairman Hendricks to approve the applications as presented. Vice-Chariman Coffee seconded the motion it passed without further discussion 2-0-0.
- E. BOE Appeal Hearings Update- Mrs. Harbin gave the Board a verbal update on the Board of Equalization hearings.
- F. Consulting Contract- Due to a lack of funding the contract with MW Consulting will terminate October 31, 2015, the Board advised Mrs. Harbin to write a letter to this effect.
- G. Recommendations from M.W. Consulting-
 - i. M.W. Consulting presented the Board with information and a proposal for digest correction policy. A copy of this proposal is hereby made a part of these minutes. The

Board advised Mrs. Harbin to do what was necessary to bring the Board into compliance. Chairman Hendricks made a motion for Mrs. Harbin to draft the necessary documents and Vice-Chairman Coffee seconded the motion. There was no further discussion the motion passed 2-0-0

H. Conservation Use

i. Applications- From Brian Allen Lumsden a continuance on parcel 007-053-16. A motion was made to approve this application by Dan Coffee and was seconded by Chairman Hendricks. So carried 2-0-0

ii. There were no Conservation releases this month

I. Forest Land Protection Act

i. None

ii. None

J. Member Matters – Ms. Leticia Cook entered the meeting at 5:54pm

i. Ms. Cook stated she had no members matters. Mrs. Harbin informed the Board that they had a ballot from GAAO that needed reviewing so that she could return it. Mr. Coffee had no members matters. Chairman Hendricks had no members matters.

K. Advertising for Chief Appraiser Position Closed October 9, 2015.

Vice-Chairman Coffee stated the next step would be a prescreening of the applications.

L. 6:05 pm Ms. Cook made a motion to go into executive session to discuss personnel matters, Vice-Chairman Coffee seconded the motion, 3-0-0 there was no further discussion the Board went into executive session. At 6:20 pm the Board returned from executive session. Personnel matters were discussed and no motions were made. When the Board returned from executive sessions they asked Mrs. Harbin to advertise as necessary for a Called Meeting on Tuesday, October 20, 2015 at 4:30 Pm to review and prescreen applications for the Chief Appraiser position.

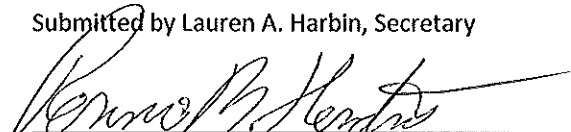
N. Announcements

i. Next scheduled meeting is on November 3, 2015 due to conflicts for Mrs. Harbin and Mr. Hendricks with the November 10, 2015 date.

O. Adjournment

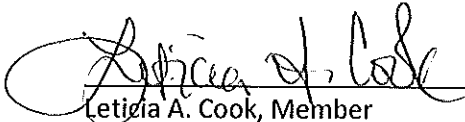
Chairman Hendricks made a motion to adjourn the meeting, Ms. Cook seconded the motion, there was no further business. So Carried meeting adjourned at 6:26 pm. The vote passed 3-0-0.

Submitted by Lauren A. Harbin, Secretary



Ronnie M. Hendricks, Chairman

Daniel B. Coffee, Vice-Chairman



Letizia A. Cook, Member



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Board of Tax Assessors

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Board of Assessors
Minutes
October 20, 2015

The Talbot County Board of Assessors held a called meeting at 4:30 PM Tuesday, October 20, 2015. The meeting was held at the Talbot County Commissioners Office, located at 74 West Monroe Street, Talbotton, GA 31827. Chairman Ronnie M. Hendricks, Vice Chairman Dan B. Coffee, Leticia Cook, and the County Manager Carol Ison, attended the meeting.

Chairman Hendricks called the meeting to order.

Vice Chairman Coffee made a motion to go into Executive Session at 4:30 PM to discuss the applicants for the Chief Appraiser Position. Chairman Hendricks seconded the motion. The vote passed 2-0-0.

Leticia Cook arrived at the meeting at this time.


Leticia Cook made a motion to adjourn Executive Session, Vice Chairman Coffee seconded the motion. The vote passed 3-0-0.

Chairman Hendricks called the meeting back to order.

The two applications for the Chief Appraiser Position were received. Both applicants appear to meet the minimum job requirements and will be contacted to schedule interviews.

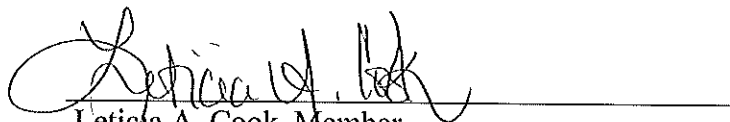
There being no further business, Vice Chairman Dan Coffee made a motion to adjourn the meeting at 5:50 PM. Leticia Cook seconded the motion. The vote passed 3-0-0.

Submitted by Carol Ison, County Manager



Ronnie M. Hendricks, Chairman

Dan B. Coffee, Vice-Chairman



Leticia A. Cook, Member

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