

**GATES COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
APRIL 14, 2010**

The Gates County Board of Commissioners met in Regular Session on Wednesday, April 14, 2010 at 10:00 a.m. in the Commissioners' Room, 202 Court Street, Gatesville, NC. Commissioners Jernigan, Askew, Nickens and Jordan were present. Also present was County Manager, Toby Chappell and County Attorney, Pitt Godwin.

A prayer was led by Commissioner Jordan. Vice-Chairman Jernigan led the pledge of allegiance.

Vice-Chairman Jernigan called the meeting to order.

Approval of Agenda

Vice-Chairman Jernigan made a motion to accept the Agenda as presented. Commissioner Nickens seconded the motion, motion carried without opposition.

New Business

Mr. Chappell presented the two proposals received for Grant Preparation and Administration Services; Progressive Resources and Opportunities (PRO), Roanoke Rapids and Martin McGill, Asheville.

After reviewing the two proposals Commissioner Jordan made a motion to retain the services of PRO to write our economic development grants. Vice-Chairman Jernigan seconded the motion, motion carried without opposition. Commissioner Nickens wanted to reflect in the minutes he voted yes only because the county needs to proceed immediately in its efforts to pursue funding.

Commissioner Jordan made a motion to have the County Manager negotiate with PRO the grant preparation fees for all the grants stated and all others that may become available. Commissioner Nickens seconded the motion, motion carried without opposition.

Mr. Chappell presented Budget Amendments 61 and 62.

Commissioner Nickens made a motion to accept Budget Amendments 61 and 62 as presented. Commissioner Askew seconded the motion, motion carried without opposition.

Mr. Chappell stated he is currently meeting with the head of each department in preparation for the 2010-2011 Budget. He would like to know what the Board wants to have in the Budget.

Commissioner Jordan would like to give employees a raise; possibly combining cost of living and merit.

Commissioner Nickens would like to see the tax rate stay at .64/revenue neutral.

Vice-Chairman Jernigan would like to have funds in the Budget for Sunbury School. He would also like to have funds for the disposal of burned homes.

Commissioner Nickens asked to be excused.

Vice-Chairman Jernigan called the meeting to order after a brief recess.

Commissioner Jordan discussed the possibility of the County taking on the responsibility of the Nutrition Site employee at the Community Center from the Albemarle Commission.

Commissioner Jordan made a motion to adjourn. Vice-Chairman Jernigan seconded the motion, motion carried without opposition.

MINUTES OF BOARD OF EQUALIZATION AND REVIEW

April 20, 2010

The Gates County Board of Commissioners convened as the Board of Equalization and Review at 10:00 A.M. in the Commissioner's Room, April 20, 2010.

Those present were Chairperson Graham Twine, Kenneth Jernigan, Wade Askew, Carlton Nickens, Henry Jordan and Tax Administrator Renée McGinnis.

Clerk to the County Board of Commissioners Diane Hendrix administered oaths and Chairperson Twine called the meeting to order.

The following appellants appeared before the Board:

Mr. & Mrs. Raymond Newby, 10-00423. The current tax value is 278,881. Mr. Newby stated the property was advertised at \$185,000 and their offer of \$177,500 was accepted. The sale was recorded in August 2009. Mr. Newby stated the condition of the home at the time of purchase was not good and that \$40-50,000 would need to be put into the home. The tax record needs to be corrected to indicate 2 ½ baths instead of 2.

Mr. Walter Bernacki, 10-01100. The current tax value is 179,692. Mr. Bernacki presented the Board with a fee appraisal dated 9/23/2009 with an appraised value of 155,000.

Mr. Lloyd Vernon Riddick, 01-00652. The current tax value is 113,800. Mr. Riddick stated the house had no central air or heat. The house is heated with gas logs and has a window air conditioning unit. There have been several additions to the house and it was originally a framed house that was bricked later. After some discussion about the grade and effective age on the house the Board asked Mrs. McGinnis to visit the property.

Mr. Robert Williams, 01-00063. Mr. Williams had concerns about the value of the property increasing from 78,544 to 168,465. He felt that due to the condition of the home it was not worth the current tax value. The Board asked Mrs. McGinnis to visit the property.

Mr. Carroll Barden, III, 03-01282. After some discussion by the Board, Mrs. McGinnis was asked to visit the property.

Mr. & Mrs. Frank Moore, 03-00589. Mr. & Mrs. Moore felt the value on their home was too high. The home only has one bathroom. The Board discussed the effective age of the home and the landscape quality considering the triangular shape of the lot. The Moore's also expressed concern of paying tax on a pump house. The Board agreed to remove the \$100 value of the pump house from the tax record.

Mr. Jeff Lang, 03-01062. Mr. Lang was concerned with paying tax on full value. Because the home is a doublewide he is unable to insure it at full value. The following corrections need to be made: Electric furnace, not a heat pump; central air needs to be added, the year built is 1992, not 1991 and the detached garage is unfinished. Mr. Lang discussed the bad shape of the road in the subdivision (Wiggins Farm Road). Mrs. McGinnis was asked to check the wooded v. cleared acreage per the GIS.

Ms. Jean Young, 10-00670. Ms. Young had some general questions concerning the 2009 revaluation. After reviewing the data on Ms. Young's property the Board asked Mrs. McGinnis to visit the property to view the outbuildings.

Mr. Wilbur Legg, 01-01123. Mr. Legg stated the far end of the lot is swamp, the original home is not insulated, the upstairs bath cannot be used, there is no heat upstairs and the living room rafters are exposed. Mr. Legg felt the storage building was built before 1975.

Mr. William Wade Bennett, 10-02589. The current tax value is 346,872. Mr. Bennett stated the property was purchased in October 2009 for \$325,000. He presented the Board with two fee appraisals, both at 325,000. Mr. Bennett stated the appraiser had to go outside the county for comparable sales.

Mr. Oscar Wiggins, 10-01119. Mr. Wiggins was concerned with the increased value of a vacant lot next to his home lot. After some discussion Commissioner Nickens moved to approve an affidavit to combine the two lots for tax purposes contingent upon the affidavit being recorded prior to the closing of the Board of Equalization and Review, May 5, 2010. The recorded affidavit will be effective for the 2010 tax year. Motion was seconded by Commissioner Askew and passed by the Board.

Mr. Roy Jordan, representing Sandra Jordan and Jordan Land Sales, Inc, 10-00192 and 04-00242. Parcel 10-00192 is a 5.10-acre tract purchased as a buffer to Southern Pines Mobile Home Park. Mr. Jordan stated he is unable to develop the property and it is only accessible by an interior road in the mobile home park. Mrs. McGinnis is to check the wooded v. cleared acreage. Parcel 04-00242 is a 1.07 acre wooded tract abutting the old railroad bed. Mrs. McGinnis is to check with the County planner as to the lot's conformity.

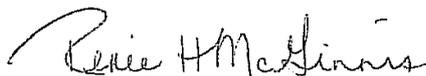
In other business, Commissioner Askew moved to accept a late filed use value application upon approval for C. Willie Stallings heirs (07-00471). The motion was seconded by Commissioner Nickens and approved by the Board. Commissioner Jordan moved to accept a late filed use value application upon approval for Dianne Bryant (07-00741 and 06-00400). The motion was seconded by Commissioner Jernigan and approved by the Board.

The Board asked Mrs. McGinnis to set up an appointment to meet with Ms. Rita Roberts (06-01048 and 01-01128) in the field. Ms. Roberts was unable to attend the Board of E & R meeting due to work.

Mr. Ralph Riddick (03-00478) cancelled his appointment; however the Board requested Mrs. McGinnis review the lot dimensions of Mr. Riddick's lot.

Eastern Mobile Homes, Inc. (10-00484) did not appear for their scheduled appointment. The Board reviewed the value of a commercial property owned by Eastern Mobile Homes, Inc.

With no further business Commissioner Jernigan moved to adjourn and to reconvene as the Board of Equalization and Review May 29, 2010 at 10 A.M. in the Commissioner's Room. The motion was seconded by Commissioner Nickens and unanimously approved.



Renée H. McGinnis
Clerk

MINUTES OF BOARD OF EQUALIZATION AND REVIEW

April 29, 2010

The Gates County Board of Commissioners reconvened as the Board of Equalization and Review at 10:00 A.M. in the Commissioner's Room, April 29, 2010.

Those present were Chairperson Graham Twine, Kenneth Jernigan, Wade Askew, Carlton Nickens, Henry Jordan and Tax Administrator Renée McGinnis.

Chairperson Twine called the meeting to order and Commissioner Jordan opened with prayer.

The following appeals were scheduled:

10:00 AM Edward Osborne 07-00299 – In scheduling the appointment Ms. Osborne stated the home had been gutted and was incomplete. Mr. Osborne was not present for the appointment. The tax department made a field inspection. The home was for sale and it was apparent some areas of the home were incomplete. Mrs. McGinnis will contact the owner for more information.

The Board reviewed the appeals heard on April 20, 2010.

- Raymond Newby 10-00422 – Landscape Quality from G to A
House grade from C+10 to C
baths from 2 to 2 ½
Value from 278,881 to 243,506
- Walter P. Bernacki 10-01100 – No change recommended.
- Vernon Riddick 04-00331 – Change house grade from C-10 to D
Change effective age from 20 to 40
Value from 113,800 to 80,116
- Robert Williams 01-00063 – Remove unfinished attic
Canopy is detached – sound value at 1,500
Change effective age from 25 to 35
Value from 168,465 to 149,461
- Carroll Barden, III 03-01282 – No Change recommended. The Board suggested changing the home site from 2-acres to 1-acre and adding a mobile home hookup.
- Frank & Irene Moore 03-00589 – Change landscape quality from A to F
Effective age from 25 to 35
Value of pump house from 100 to 0
Value from 135,936 to 112,270
- Jeffery Lang 03-01062 – Garage from finished to unfinished
Woodland v. Cleared
Corrected elements of house per Lang
Value from 135,606 to 123,776
- Jean Young 10-00670 – Reclassify small house as finished garage with living area
Value from 395,403 to 376,739
- Rita Roberts 06-01048 – From dirt road to private road
Correct # bathrooms
Value from 111,701 to 107,006
The Board suggested changing the condition of the home from average to fair.
- 01-01128 – No change recommended.
- Ralph Riddick 03-00478 – Residual land from cleared to woods
Value from 164,274 to 163,578

Mrs. McGinnis was asked to make a site visit due to value on concrete drive.

- J. Eddie Baines/Wilbur Legg 01-01123 – corrected # bathrooms
Effective from 30 to 50
Value from 138,142 to 122,398

- William Bennett 10-02589 – Added carport and decks
Corrected square footage finished upstairs
Corrected # bathrooms

Value from 346,872 to 350,178

The Board suggested making an adjustment to the value due to moisture issues in the basement and asked about an adjustment for the home being overbuilt for the neighborhood.

- Eastern Mobile Homes, Inc. 10-00484 – Value lot by acreage
Value from 128,558 to 109,968

- Roy Jordan 10-00192 – Landscape quality from G to A
Road from paved to private access
Woodland v. Cleared

Value from 72,240 to 52,107

04-00242 – No change recommended. The Board suggested changing the landscape quality for poor to very poor.

Tax Administrator Renée McGinnis presented the following to the Board:

- Lorenzo Hofler 06-00352 – Remove chimneys
Remove effective year
Value from 49,262 to 43,773

- William C. Jordan, Jr. 01-00332, 03-00526 and 03-00525 – The Board reviewed pictures sent in by Mr. Jordan and the following suggestions were made:
01-00332 – Change road from dirt to private and landscape quality from average

to poor

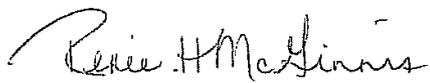
- 03-00526 – Value old store and house at zero and change landscape quality from

fair to poor

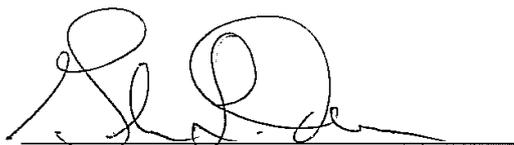
- 03-00525 – change landscape quality of lot from fair to poor

- Grady Brown 10-01611 – This lot is land set aside as green space in a subdivision. To change to value from a lot to cleared land would reduce the value from 19,950 to 7,950.
- Frank Bartels 01-01120 – In reviewing the property, the property has grown up in pines. The following changes were made: The road was corrected from private to paved, a site value was added, and the cleared v. woodland was changed. The previous value was 110,089 and following the changes 85,860.
- Stillwater Construction 10-02565 – Due to the size and shape of this lot it is cannot be developed. To change to value from a lot to woods land would reduce the value from 21,312 to 7,696.

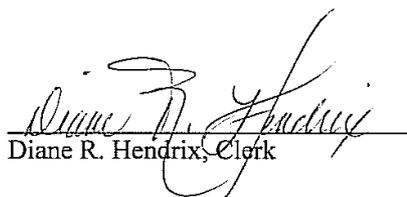
With no further business Commissioner Nickens moved to adjourn. It was seconded by Commissioner Jernigan and passed. The Board will reconvene as the Board of Equalization and Review May 5, 2010 following the regularly scheduled Board meeting.



Renée H. McGinnis
Clerk



Graham L. Twine, Chairman



Diane R. Hendrix, Clerk

GATES COUNTY BOARD OF COMMISSIONERS
