

January 14, 2019

The Carroll County Board of Supervisors held their Organizational Meeting on, January 14, 2019 in the Board Meeting Room of the Carroll County Governmental Center.

Present were:

- Rex L. Hill
- Dr. Tom Littrell
- Phillip McCraw
- Robbie McCraw
- Bob Martin
- Joe Webb
- Steve Truitt, County Administrator
- Nikki Cannon, Assistant County Administrator

Mr. Truitt called the meeting to order at 2:05 p.m.

ELECTION OF CHAIRMAN

Mr. Martin nominated Rex Hill as Chairman.

There were no other nominations.

VOTES

- Mr. Webb Yes
- Mr. Phillip McCraw Yes
- Mr. Hill Abstain
- Mr. Robbie McCraw Yes
- Dr. Littrell Yes
- Mr. Martin Yes

(Order)

ELECTION OF VICE CHAIRMAN

Mr. Martin nominated Joe Webb as Vice Chairman.

There were no other nominations.

VOTES

- Mr. Webb Abstain
- Mr. Phillip McCraw Yes
- Mr. Hill Yes
- Mr. Robbie McCraw Yes
- Dr. Littrell Yes
- Mr. Martin Yes

(Order)

ADOPTION OF RULES AND PROCEDURES

Upon motion by Mr. Robbie McCraw, seconded by Mr. Phillip McCraw and passing, the Board approved the Rules and Procedures as well as the Code of Ethics.

VOTES

- Mr. Webb Yes
- Mr. Phillip McCraw Yes
- Mr. Hill Yes
- Mr. Robbie McCraw Yes
- Dr. Littrell Yes

Mr. Martin Yes

(Order)

SET MEETING TIME, DATE AND LOCATION

Upon motion by Mr. Robbie McCraw, seconded by Mr. Webb and passing, the Board approved the meeting times and location to remain the same with meetings falling on a holiday or board activity to be held the following week.

VOTES

Mr. Webb Yes
Mr. Phillip McCraw Yes
Mr. Hill Yes
Mr. Robbie McCraw Yes
Dr. Littrell Yes
Mr. Martin Yes

(Order)

FRAN ZIMMERMAN- REASSESSMENT

Ms. Zimmerman told that she has three things she needs to go over with you. First is a resolution I would like for you to adopt to end discounts we give for high mileage vehicles. I don't think it is a fair deduction because a lot of people don't know about it and they don't come in and that needs to be retroactive back to January 1st of this year. She told that a lot of times they don't bring in the information until after October and the tickets have already been done.

Mr. Hill asked how much it usually is.

Ms. Zimmerman told that it can range anywhere from \$10 to \$50. She told the second thing is a change to the ordinance for surviving spouses with the new legislation that was voted on. We need to include that language in our ordinance for the County also. The third thing is reassessment. I have some figures to let you look at. We are on a four to six-year cycle and our last one went into effect 2017, but I think March of this year we need to make an RFP to have them hired by July if we are going to do it this time.

Mr. Hill asked if she has an estimate.

Ms. Zimmerman told that she is going to estimate it at close to \$650,000 to \$700,000 because we have to have new pictures this time, that was something that was left off of the other one.

Mr. Truitt asked if we normally do this every 4 years.

Ms. Zimmerman replied yes.

Mr. Truitt asked when the next one has to be done.

Ms. Zimmerman told that we have to hire them and get them started in order for it to go into effect 2021.

Mr. Martin told he knows it takes a lot of time but that takes your breath.

Ms. Zimmerman told our last one came in just shy of \$500,000.

Mr. Truitt told that if we start now when will we have to start writing checks.

Ms. Zimmerman replied November, she would say.

Mr. Hill told that it is not mandatory that we do it next year, correct?

Ms. Zimmerman replied 4 to 6 years. The Department of Taxation has recommended that we not put it off because if there is a large jump tax payers tend to complain. I do have some figures that we have roughly done. Our percentage was better before the last reassessment, we were at 101% and now with our best figure we are down to 94% and that is through September of this year.

Mr. Martin told the State goal is 100%.

Ms. Zimmerman replied yes.

Mr. Hill told property values have dropped.

Ms. Zimmerman replied yes and it is because some of the sales we have had, I brought one to show you, we had it assessed at \$318,000 and it sold for \$600,000 so that drops our ratio.

Mr. Martin told a lot of these realtors have said the majority of the sales brought under what we had it assessed for.

Ms. Zimmerman told we do have some that is right on the money, we have some that is lower, and there are some that are ridiculously high. We have roughly figured based on the numbers we have and received from the Department of Taxation. If we are 5% below 100% of our market value is, we are losing \$813,000.

Mr. Hill asked if there is a possibility that we could work it out where we do half one year and half the next.

Ms. Zimmerman told that is what we usually do.

Ms. Cannon told that they spread it out over 2 fiscal years.

Ms. Zimmerman told we won't know a cost until we send out an RFP.

Mr. Phillip McCraw told he doesn't know how the assessors come up with the numbers but I got 50 acres that has got 300 foot of road frontage and the rest is off in a bluff and they got it at \$100 and some thousand and a neighbor lady of mine has 190 acres and sold it for what she thought was getting a good price, the tax value was \$178,000 and she sold it for about that and the appraisal was \$250,000.

Ms. Zimmerman told she can only go on what is presented to her.

Mr. Martin told so your numbers are actual.

Ms. Zimmerman told in 2016 our sales were 116.5% with 419 sale samples, in 2017 after the reassessment it went to 95.2% with 546 sales.

Mr. Webb told that personally this last time he had a terrible time with the company that did it. They jacked mine really high and they had made so many mistakes on mine. I actually own 2 lots and they classified the 2nd lot as a building lot and half of my house is on it. When I came up to meet with them I didn't like their attitude. They said they went back and adjusted but what they adjusted they added to the other. I am still taxed way over what the bank says it is worth. I highly don't recommend those people.

Mr. Robbie McCraw asked who did the last one.

Ms. Zimmerman replied Wampler Eanes. They have done the last 2. According to the contract they are supposed to visit every property.

Mr. Webb told the guy pulled in my driveway, hung a thing on the door and backed out. I saw him and went out and talked to him about it.

Mr. Hill told we can put in the RFP about customer service.

Ms. Zimmerman told you can call in and speak with them. They do have hearings and we have the Board of Equalization after it is finished.

Mr. Robbie McCraw asked if the cost of the assessment added to the assessment.

Ms. Zimmerman replied no.

Mr. Hill told that we can put this off for one month.

Ms. Zimmerman told she just wanted you to be aware and to let me know preferably before March so we will have time to start.

Mr. Robbie McCraw asked if the money has to be paid in two years, it can't be spread out over 4.

Ms. Zimmerman told we pay as the work is done, they bill monthly.

Mr. Truitt asked if we have ever asked.

Mr. Robbie McCraw told that he was thinking not to have all this hitting at once.

Ms. Zimmerman told that personally she doesn't think they will go for it.

Mr. Martin told that he would like to act on this today.

Ms. Cannon told that we don't typically need board action to do an RFP but we can include it in information. We will need a Public Hearing on the ordinance.

Ms. Zimmerman told that on the mileage she thinks that can be done with a resolution.

Mr. Truitt told that we will have it in the packet next month.

Mr. Robbie McCraw asked if we could advertise the Public Hearing for next month.

Ms. Adams told we have the information and will get it in for next month

(Order)

ADJOURNMENT

Upon motion by Mr. Robbie McCraw, second by Mr. Phillip McCraw and passing, the Board adjourned.

VOTES

Mr. Webb	Yes
Mr. Phillip McCraw	Yes
Mr. Hill	Yes
Mr. Robbie McCraw	Yes
Dr. Littrell	Yes
Mr. Martin	Yes

(Order)

Chairman

Clerk