

**GATES COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
APRIL 26, 2011**

The Gates County Board of Commissioners held a Special Meeting on Tuesday, April 26, 2011 at 10:00 a.m. in the Commissioners' Room, 202 Court Street, Gatesville. Commissioners Twine, Jernigan, Hora, Owens and Jordan were present. Also present was County Manager, Toby Chappell and County Attorney, Pitt Godwin.

A prayer was lead by Commissioner Jordan. Chairman Twine led the pledge of allegiance.

Chairman Twine called the meeting to order.

Approval of Agenda

Commissioner Twine stated two additional tax refund requests need to be added to the Agenda.

Commissioner Owens made a motion to accept the amended Agenda. Commissioner Jordan seconded the motion, motion carried without opposition.

Gwen Harrell presented a Request for Refund for Tonisha Hayer, \$231.92 and Jennifer Parker Savage and Charles Savage, \$913.59. A request for Malinda Cross heirs, Mary Riddick and Sharon Scott was tabled until the next Board meeting.

Commissioner Hora made a motion to approve the refund requests as presented. Commissioner Owens seconded the motion, motion carried without opposition.

Toby Chappell, County Manager, presented the deed transferring the wastewater facility from the Department of Corrections to the County. Gus Simmons, Cavanaugh and Associates, was in attendance via teleconference.

Commissioner Jordan made a motion to accept the deed as presented and authorize Attorney Pitt Godwin to execute it. Commissioner Jernigan seconded the motion, motion carried without opposition.

Chairman Twine called the meeting to order after a brief recess.

Catherine Peele, LS3P, discussed preliminary spacing and pricing for alternate square footage for the new library. Direction was needed from the Board for the engineer to proceed.

Commissioner Owens made a motion to give LS3P a square footage range of 7,000 – 8,000 square feet with a budget ceiling cap of 1.5 million dollars for concept purposes only. Chairman Twine seconded the motion. Chairman Twine, Commissioners Jernigan, Owens and Jordan voted for the motion. Commissioner Hora voted against the motion due to the size and cost. Motion carried by a majority vote.

Mr. Chappell summarized the RFPs received for the new library financing from Southern Bank, BB&T, RBC and First Citizens Bank.

The Board requested the County Manager leave the meeting and return in fifteen (15) minutes.

Commissioner Jernigan made a motion to enter Closed Session as authorized by NCGS 143-318.11(a)(6). Commissioner Hora seconded the motion, motion carried without opposition.

Commissioner Owens made a motion to exit Closed Session and enter Regular Session. Commissioner Jernigan seconded the motion, motion carried without opposition.

Commissioner Jernigan made a motion to exercise the agreement with the County Manager as discussed. Commissioner Owens seconded the motion, motion carried without opposition.

Commissioner Hora made a motion to adjourn. Commissioner Jernigan seconded the motion, motion carried without opposition.

MINUTES OF BOARD OF EQUALIZATION AND REVIEW

April 26, 2011

The Gates County Board of Commissioners convened as the Board of Equalization and Review at 2:30 P.M. in the Commissioner's Room, April 26, 2011.

Those present were Chairperson Graham Twine, Kenneth Jernigan, John Hora, Jack Owens, Henry Jordan and Tax Administrator Renée McGinnis.

The meeting was called to order by Chairperson Twine and opened with prayer by Mr. Jordan.

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. George Eure appealed the value on parcels 10-01726, 10-01725, 10-01724, 10-01487, and 10-01485 stating it was vacant land in cultivation and the property around him was selling for less than the tax value on his parcels. Mrs. McGinnis stated parcel 10-01487 is a roadway and the value will be adjusted accordingly. It was also noted the other four parcels were coded as being located on a gravel road and should be private access. Mr. Eure was advised by the Board to submit an application for present use value.

Mrs. Lois Jordan representing Gates Poultry Farm (05-00206) appealed the value on three chicken layer houses that have not been in operation for 12 years. Mrs. Jordan stated the houses could not be used in any other capacity due the structure of the flooring and the building in general. Mrs. McGinnis suggested a reduction in value due to the lack of functionality. Mrs. McGinnis asked Mrs. Jordan questions concerning a 160 X 64 storage building that according to tax records was built in 2002. The Board asked Mrs. McGinnis to visit the property.

Don and Lisa Copeland (10-02965) appealed the value on their home. They felt the value was too high due to the age of the home. The home was built in 1912. The Copeland's stated the home still had the original windows and no central air or heat. It was noted the tax records indicated an effective age of 25 years on the home, meaning the home has the condition of a home built in 1984. Mrs. McGinnis stated due to the original windows and lack of central heat and air she would recommend changing the effective age to 49 years indicating the condition of a home built in 1960. Mr. Copeland also stated that all the chimneys had been sealed off.

Elizabeth Castelov and Brett Creekmore appealed the value on parcels 10-01793, 10-01794, 10-01795, 10-01796 and 10-01792. The owners stated they could not sell the property for the tax value. The properties are individual building lots of 1 – 2 acres each located on U.S. Highway 13. The Board recommended changing the landscape quality from average to fair after reviewing other lots in the area.

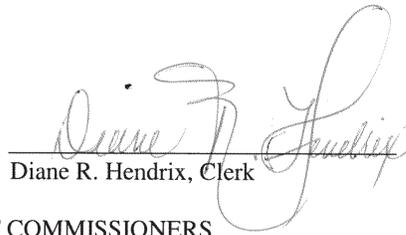
With no further appeals scheduled Commissioner Owens moved to adjourn and to reconvene as the Board of Equalization and Review May 2, 2011 at 4:00 P.M. in the Commissioner's Room. The motion was seconded by Commissioner Hora and unanimously approved.



Renée H. McGinnis
Clerk



Graham L. Twine, Chairman



Diane R. Hendrix, Clerk

GATES COUNTY BOARD OF COMMISSIONERS

