

**GATES COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
OCTOBER 25, 2016**

The Gates County Board of Commissioners held a Special Session at 4:30 p.m. Tuesday, October 25, 2016 at the Gates County Courthouse, 202 Court Street, Gatesville. Commissioners Hofler, Jordan, Felton and Freeman were present. Also present was County Manager, Natalie Rountree.

Chair Hofler led in prayer and the Pledge of Allegiance

Chair Hofler called the meeting to order. She told everyone the purpose was to hold a public hearing on the Schedule of Values for Tax Revaluation.

Commissioner Jordan made a motion to approve the agenda as presented. Commissioner Freeman seconded the motion; motion passed.

Public Hearing

Commissioner Felton made a motion to enter into public hearing for the 2017 Schedule of Values for Tax Revaluation. Commissioner Jordan seconded the motion; motion passed.

Kathy Lane, Tax Administrator, the schedule is a new standard with new rates for building and land for the next eight years. The public hearing is to provide highlights of the schedule and answer questions. Overall the schedule going into 2017 for a one acre homesite most homeowners can expect a 20% decrease countywide. The utility adjustment was increased from about \$2,400 to \$3,800 for water and septic. Overall open land and woodland will see the same decrease. We do not appraise timberland. Vacant one acre tracts can get present use value now. Must have ten acres for agriculture consideration. This schedule will be the first to recognize a value for solar farms and cell towers, we feel we are using conservative rates based on neighboring counties. The rate will be \$8,000 per acre for solar farms and \$20,000 per cell tower site. Building rates price per square foot did not change with an average of \$75.50 per square foot. There is a new rate for modular with a new schedule specifically for modulars based on quality and grade. Commercial building rates have not really changed. The biggest change was with land to adjust values to stay in line with the market. Per the 2016 sales a 6% per parcel loss of value has been seen and we will keep looking and adjusting until the end of the year. There are many tables and factors that contribute to the values of parcels.

Ms. Lane answered various questions from citizens and explained why there has been a delay in citizens receiving tax bills.

Commissioner Felton made a motion to exit the public hearing for the 2017 Schedule of Values for Tax Revaluation. Commissioner Ray Freeman seconded the motion; motion passed.

Old Business

Mrs. Rountree stated at the last meeting there was approval for additional funds to the elections budget but there was failure to indicate where the money should come from.

Commissioner Jordan made a motion to increase the Board of Elections budget from the fund balance. Commissioner Freeman seconded the motion; motion passed.

Adjourn

Commissioner Freeman made a motion to adjourn. Commissioner Felton seconded the motion; motion passed.

Chair Hofler announced the next meeting will be on Tuesday, November 1, 2016.


Linda Hofler, Chairman


Melissa C. Lawrence, Clerk