



Hart County Board of Assessors  
P O BOX 810  
194 Cade Street Suite A  
Hartwell, GA 30643  
(706) 376-3997

Board Members  
David Thompson, Chairman  
Steve Carswell, Vice Chairman  
Jerry Hanneken  
Billy Myers  
David Setchel

The Hart County Board of Assessors met, Tuesday, February 19, 2019, for a scheduled meeting at the Hart County Appraisal Department. Those in attendance were Board of Assessor members, David Thompson, Steve Carswell, Jerry Hanneken, Bill Myers and David Setchel. Wayne Patrick, Chief Appraiser, Shane Hix and Kelly K. Fay were present for the office staff. Michael Isom of The Hartwell Sun was also in attendance.

Kelly K. Fay took minutes for the meeting.

Wayne Patrick said the prayer for the meeting.

Mr. Thompson called the meeting to order at 9:03am.

Mr. Thompson requested a motion to open the meeting. Motion was made by Mr. Hanneken with Mr. Myers seconding. Motion was passed 5-0.

Mr. Thompson opened the meeting by thanking Mr. Myers for being chairman during the 2018 year session. Mr. Thompson also thanked Nikki Graham for taking minutes for the Board of Assessor meetings.

Mr. Patrick requested to add an executive session at the end of the scheduled meeting to discuss office personnel.

Mr. Thompson requested a motion to approve the meeting agenda. Mr. Hanneken made the motion, and it was seconded by Mr. Carswell. Motion passed 5-0.

Mr. Hix discussed the car appeals for the month. There were a total of five appeals. Mr. Thompson requested a motion to approve appeals. Mr. Hanneken made the motion, and Mr. Carswell with the second. Motion passed 4-0 with Mr. Thompson abstaining from the vote.

Mr. Hix presented the CUV/Conservation information. George Bowers is requesting a release of his covenant C53-030. Mr. Thompson requested a motion to approve the release. Mr. Carswell made the motion with Mr. Setchel seconding. The motion passed 5-0.

Mr. Hix also presented a spread sheet with the approval of CUV/Conservation applications. There were a total of 47 applicants. Mr. Thompson requested the motion to approve the list. Mr. Carswell made the motion with Mr. Myers making the second. The motion passed 5-0.

Mr. Patrick gave his monthly Chief Appraiser's Report. He mentioned that he had received an email with regards to Juniper Court. Both sides have agreed to a Hearing Officer in the matter. Susan Adams will reside of the upcoming hearing on either March 25<sup>th</sup> or March 26<sup>th</sup>, 2019. County Attorney, Walter Gordon, will be representing the County. Mr. Patrick and Mr. Hix also gave an explanation of Juniper Court and how the company operates with providing low income housing along with valuation and taxation of the said property.

Mr. Patrick also gave an update on Aaron's Rental Center from the 2017 court appeals. No date has been set for the court hearing as of time of the meeting.

Mr. Patrick reported that manufactured housing appeals ends on April 1, 2019. Ms. Fay also gave an interjection as to the dates of appeals and how manufactured homes are valued through the NADA data that is provided by WinGap.

Mr. Patrick reported on the current county rural review project and building permits. Mr. Hanneken proposed that other Board members to come into the Appraiser's office to review Mr. Patrick's progress. Mr. Thompson announced that he and Mr. Carswell have both rode with Mr. Patrick to review properties to see how the rural review is performed.

At the time of the meeting, there has been no resolution on getting building permits from the City of Hartwell. Mr. Patrick made clear that the assessment

notices, due to be mailed in mid-May, will not be delayed because of this issue. Mr. Patrick stated there must be ample time for the appraisal staff to enter the permits into the system, and time must be given for these properties to be visited by the appraisal staff. Mr. Hanneken recommends that the Board needs a plan in place to talk with the City of Hartwell manager before the next meeting. Mr. Thompson recommended writing a letter. Mr. Hanneken recommended making a visit to City Hall to personally request the building permits from Mayor Brandon Johnson. Mr. Carswell recommended that he and Mr. Thompson to make a personal visit within the next ten (10) days to the City to get this issue resolved.

Mr. Patrick reported that Ms. Graham has completed entering deeds and finished parcel splits.

Mr. Patrick finished his monthly report by mentioning that he will be going to his quarterly report with the Board of Commissioners on March 12, 2019.

Mr. Hix discussed sales qualifying information for 2019. Mr. Hix provided packets of the current sales to the Board. Mr. Hix explained sales ratio meanings, and he went over the information with the Board to clarify any questions. Mr. Hanneken mentioned that he, Mr. Setchel and Mr. Carswell have all sat down with Mr. Hix to discuss the procedures and other information with sales qualifications.

Mr. Hanneken provided information regarding Settlement Conferences during the Assessors reports. Mr. Hanneken recommended that the Appraisal staff provide extra paperwork to Frankie Gray, Clerk of Superior Court, in regards to Superior Court appeals. Mr. Hanneken recommended to discuss the information with Walter Gordon and Mr. Gray to accept the wavier form. Mr. Hanneken will report on this matter during the next scheduled Board meeting. Mr. Patrick explained the ten (10) day time frame that the property owner has to continue to Superior Court if a value cannot be agreed upon during the Settlement Conference. If at that time the property owner does not continue to Superior Court, the value will be set as it was during the Settlement Conference.

Mr. Thompson called for old business.

Mr. Thompson gave a report that he had been in contact with Board of Commissioner, Marshal Sayer, about the ongoing building permit issue. Mr. Thompson stated that there may be a future meeting between the Board and the

Board of Commissioners to discuss this issue. There was more discussion between members of the Board and Mr. Patrick as well as with Mr. Hix to reiterate the issue of property owners not obtaining proper permits when making improvements to their property.

Mr. Thompson called for new business.

There was no new business addressed during the meeting.

Mr. Thompson asked for a motion to adjourn the meeting and go into executive session. Mr. Myers gave the motion with Mr. Carswell making the second. The motion carried 5-0.

The meeting adjourned at 10:49am to go into executive session.

Mr. Thompson requested a motion to adjourn from the meeting. Mr. Carswell made the motion with Mr. Myers making the second. The motion was passed. 5-0.

The meeting adjourned at 11:05am.

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David Thompson, Chairman

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Steve Carswell, Vice Chairman

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Jerry Hanneken

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Bill Myers

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Those present during executive session were as follows: Mr. Thompson, Mr. Carswell, Mr. Hanneken, Mr. Myers, and Mr. Setchel with Mr. Patrick also in attendance.

Mr. Hanneken recorded minutes for the meeting.

The executive session was called to order by Mr. Thompson at 10:49am on Tuesday, February 19, 2019.

Mr. Patrick updated the Board on potential personnel changes.

Mr. Thompson called for a motion to come out of executive session. Mr. Hanneken made the motion with Mr. Myers with the second. The motion passed 5-0.

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David Thompson, Chairman

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Steve Carswell, Vice Chairman

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Jerry Hanneken

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Bill Myers

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David Setchel