



Hart County Board of Commissioners  
Tuesday January 26, 2021  
6:00 p.m.

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. WELCOME
4. APPROVE AGENDA
5. APPROVE MINUTES OF PREVIOUS MEETING(S)
  - 1/12/2021 Reg Meeting
6. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
7. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
  - Tax Assessor Quarterly Update, Wayne Patrick, Chief Appraiser
8. COUNTY ADMINISTRATOR'S REPORT
9. CHAIRMAN'S REPORT
10. COMMISSIONERS' REPORTS
11. OLD BUSINESS
  - a) Board Appointments Recreation Advisory Board
  - b) Tuan Le Setback Variance Request Parcel ID 64H 098 (tabled 1/12/21)
  - c) Abandonment of End of Old Mount Olivet Rd.
  - d) Marshall Dove Road Question
  - e) Credit for experience Maintenance Shop
12. NEW BUSINESS
  - a) Credit for experience Road Department
  - b) Credit for experience Sheriff Department
  - c) Fingerprint Equipment for Probate Court
  - d) FY21 Little League Facilities Use Agreement
  - e) FY21 Barnes Academy Facilities Use Agreement
13. PUBLIC COMMENT
14. EXECUTIVE SESSION – Real Estate
15. ADJOURNMENT

Hart County Board of Commissioners  
January 26, 2021  
6:00 p.m.

Hart County Board of Commissioners met January 26, 2021 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Michael Bennett, Frankie Teasley, Ricky Carter in Joey Dorsey in attendance.

1. Prayer

Prayer was offered by Chairman Sayer.

2. Pledge of Allegiance

Everyone stood in observance of the Pledge of Allegiance.

3. Welcome

Chairman Sayer welcomed those in attendance.

4. Approve Agenda

Commissioner Teasley moved to approve the meeting agenda. Commissioner Carter provided a second to the motion. The motion carried 5-0.

5. Approve Minutes of Previous Meeting(s)

- 1/12/2021 Reg Meeting

Commissioner Teasley moved to approve the minutes as amended. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

6. Remarks By Invited Guests, Committees, Authorities

None

7. Reports By Constitutional Officers & Department Heads

Tax Assessor Quarterly Update, Wayne Patrick, Chief Appraiser

Chief Appraiser Patrick reported tax returns are accepted January 1 through April 1 each calendar year; mobile home digest has increased slightly; mobile home tax bills will be sent out in February; there were 1283 qualified sales during 2020; estimated 460 permits are in the system; and added 138 new homes during property review; boat and business returns are being reviewed. Small rural tracts increased by 40% due to lots being vacant, new houses were built and sold; staff will be reviewing this year to bring ratios more in line.

Commissioner Dorsey “showing 30% ratio for sales ratio, is that what our number is going to come in”? Chief Appraiser Patrick “try to get as close to 40%”.

Commissioner Dorsey “asking because public utilities will be taxed at a lower rate; indicates property values are lower than what properties are selling for”.

Appraiser Patrick responded indication we’ll have to raise property values somewhat to get as close to 40%.

Commissioner Dorsey “is this number going to be close that’s going to have us out of whack with public utilities and not being able to tax them at 100% because the real estate sales ratio is off?”

Appraiser Patrick “no, that’s the whole reason why we run this report and look at it all year long so we can see what we’ve got to do with all the classes of property, so we can make the necessary adjustments so that don’t happen”.

Commissioner Dorsey “are all these 1283 sales qualified sales”? Appraiser Patrick, “they’re all qualified.”

Commissioner Dorsey “don’t understand why this ratio is not going to come into play.” Appraiser Patrick “don’t completely understand your question on that.”

Commissioner Dorsey “just want to make sure that we’re not going to have a situation where this real estate sales ratio being at 30%, need to be 38 or greater.” Appraiser Patrick “understand, we’re going to try to do what we’ve got to with them; we have an opportunity to argue with Department of Audits.”

Commissioner Dorsey “I understand, but this is a 10% gap not an 8% gap and that’s why I’m asking this question, because if this comes to fruition it’s going to be a big impact for the BOC and School Board on the revenue side as far as public utilities go.”

Appraiser Patrick “our job is to get it as close to 40% as we can if we do that, we should be ok with the Department of Audits.”

Commissioner Dorsey “you’re confident we’re going to be ok with our sales ratio?”

Tax Assessor Chairman David Thompson responded values are based on sales and they can’t do anything if the sales are out of whack.

Commissioner Dorsey “asking questions we’ve had this issue in the past with the sales ratio audit being off. I’m asking to be preventative and proactive, if there’s a risk we may have to start looking at budget cuts.”

Appraiser Patrick “the year we missed the sales ratio the State gave us 6” adjustment from what sale values were from what we had from the prior year. We started keeping up with this all year last year, we were able to show them they didn’t give us the correct adjustment that we told them Hart County needed; last year we feel in range on the ratio; that’s the whole reason for producing this every month; give it to the Dept. of Audits to take into consideration; we don’t want a national average, we want to show them what’s happening in Hart County. They didn’t give us the opportunity a couple of years ago to use the difference between January 1 that changed tremendously over that time.”

Commissioner Dorsey “when we see this number is what throws up flags that’s why I asked the question.”

Tax Assessor David Thompson “we understand, we can’t go out to your home and raise values, we have to depend on sales.”

Commissioner Dorsey “looking at situation, are we headed with problems with revenues on the budget; asking question based on data presented.”

Appraiser Patrick “we think they’ll go along with our data. We’re doing everything we can to make sure we fall into that range.”

Chairman Sayer inquired about being on time with evaluations. Chief Appraiser Patrick responded they are on time to meet the May 15 deadline with assessments.

Commissioner Dorsey inquired about the newly appointed Board of Assessor members training. Chief Appraiser Patrick responded as soon as he receives the documentation from the BOC office, he will forward the information to the State; adding new board members have 180 days from the time of appointment to get 40 hours of training.

County Attorney Walter Gordon stated let the record reflect all members of the BOC have signed the Ethics Pledge which will be recorded with the minutes.

#### 8. County Administrator's Report

County Administrator Terrell Partain reported the number of COVID-19 vaccines are limited in Hart County; the Health Department is searching for an off-site location to be able to administer 100 vaccinations five days a week; he gave a brief report of Payne's Creek Campground; and weather permitting paving is ongoing.

#### 9. Chairman's Report

Chairman Sayer offered condolences to Maintenance Shop employee Dylan Phillips upon the passing of his mother.

#### 10. Commissioners' Reports

Commissioner Teasley thanked law enforcement, fire, ems, and all county employees; he is receiving calls concerning litter on roads.

Commissioner Dorsey stated Mr. Patrick indicated the digest being done on time therefore, the BOC budget meetings should be scheduled in July to make sure taxes go out on time.

#### 11. Old Business

##### a) Board Appointments Recreation Advisory Board

Commissioner Dorsey moved to accept Recreation Advisory Board's recommendation to appoint Brian Wise to serve on the RAB. Commissioner Carter provided a second to the motion. The motion carried 5-0 (term expires 12/31/2022).

##### b) Tuan Le Setback Variance Request Parcel ID 64H 098 (tabled 1/12/21)

Commissioner Dorsey moved to remove the item from the table for discussion. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

Commissioner Dorsey moved to grant the setback variance request of 20' with the exception it will be the owner's responsibility to make sure he does not build on county right-of-way. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

Attorney Gordon stated subdivisions constructed prior to 1980's did not go before the Board of Commissioners for approval.

##### c) Abandonment of End of Old Mount Olivet Rd.

County residents Larry and Bea Cole ask the BOC to abandon the end of Old Mount Olivet Road since the county does not maintain that section of the road; people are using their driveway and yard to turn around.

Commissioner Dorsey responded the section of road serves as public access to the lake.

Commissioner Dorsey moved to not proceed with the abandonment request. Commissioner Teasley provided a second to the motion.

Commissioner Bennett suggested the Cole's may consider doing something at their driveway to avoid people from turning around on their property.

The motion carried 4-1 (Commissioner Carter opposed).

d) Marshall Dove Road Question

Administrator Partain confirmed there are no records declaring Marshall Dove Road a county road.

Commissioner Carter moved to recognize Marshall Dove Road as a private road and remove it from the county road system. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

e) Credit for experience Maintenance Shop

Commissioner Dorsey moved to amend the previous vote to give 10 years' credit for experience to 8 years' credit for new hire employee John Ahern. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

12. New Business

a) Credit for experience Road Department

Commissioner Carter moved to grant 8 years' credit for experience for the new hire road foreman Darren Pierce. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

b) Credit for experience Sheriff Department

Commissioner Dorsey moved to grant 8 years' credit for experience for new hire Ricky Morris. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

c) Fingerprint Equipment for Probate Court

Commissioner Dorsey moved to purchase the fingerprint equipment from CARES Act funding. Commissioner Carter provided a second to the motion. The motion carried 5-0.

d) FY21 Little League Facilities Use Agreement

Commissioner Teasley moved to approve the FY21 Little League Facilities Use Agreement. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

e) FY21 Barnes Academy Facilities Use Agreement

Commissioner Dorsey moved to approve Barnes Academy Facilities Use Agreement. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

13. Public Comment

County resident Maureen Mazurek complained about trash on Marsh Lane, Hickory Crossing and Zion CME Road.

Chairman Sayer explained due to COVID restrictions labor detail from Whitworth Parole Center is prohibited from leaving the center to pick up trash.

14. Executive Session – Real Estate

Commissioner Teasley moved to exit into Executive Session to discuss real estate matters. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

Commissioner Teasley moved to reconvene the regular meeting session. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

15. Adjournment

Commissioner Teasley moved to adjourn the meeting. Commissioner Carter provided a second to the motion. The motion carried 5-0.

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Marshall Sayer, Chairman

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Lawana Kahn, County Clerk