

MINUTES
May 4, 2023

Felicia Williams (Chairman) called the meeting to order at 9:00 A.M. Others in attendance were Gretchen Quarterman (Assessor), James Puckett (Assessor), LaKassa Baker (Interim Chief Appraiser/Secretary), and Sherry Dooley (CAMA Specialist).

Mr. Puckett gave the invocation.

Everyone stood for the Pledge of Allegiance.

Minutes from the meetings held April 13th and April 27th were presented to the board for approval. Mr. Puckett made a motion to approve the April 13th Minutes as submitted and Ms. Williams seconded the motion. Motion carried. Ms. Quarterman abstained because she was not present for this meeting.

Mr. Puckett made a motion to approve the April 27th minutes and Ms. Williams seconded the motion. Motion carried. All agreed.

Ms. Baker informed the board that there was no update for Personal Property. They are steady processing personal 2023 property returns and should be ready to present the Personal Property Values for approval and get approval to mail the Personal Property Assessment notices at the June 1st meeting.

Bobby Carroll presented the following Exempt Property Survey's for approval:

Jesus Christ by Faith Ministries Inc. (Map & Parcel 0071-064B) This property is a cemetery. Mr. Carroll says that there are seven graves in the north corner of the property. According to the pastor, the primary use of the property is the cemetery. He recommended approval of the exemption. Mr. Puckett made a motion to approve the exempt status on the property and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Francisco MenJivar (Map & Parcel 0120D-037) – Mr. Carroll says that the property is currently being used for religious services. According to the pastor, they have Sunday morning and evening religious services as well as Wednesday services. He recommended the exempt status be approved on this property. After discussion, Ms. Quarterman made a motion to approve the exempt status on the property and Mr. Puckett seconded the motion. Motion carried. All agreed.

Send Relief Inc. (Map & Parcel 0084B-105) – Mr. Carroll says that this is a place of religious worship. It is currently being used for Church services on Sunday and Wednesday. His recommendation is to approve the exempt status of the property. After discussion, Mr. Puckett made a motion to approve the exempt status and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Rehobeth Community Outreach of Valdosta Inc. (Map & Parcel 0118A-090) – This property is being used for a youth ministry as well as storage for Church computers, chairs, tents, and other equipment. When he visited the property, he also said that they would be starting after-school ministry the first of May. Mr. Carroll recommended the exempt status be approved on this property. Ms. Quarterman made a motion to approve the exempt status and Mr. Puckett seconded the motion. Motion carried. All agreed.

Fellowship of Christian Athletes (Map & Parcel 0082B-151) – Currently being used for religious services. They have youth devotion several days a week for Middle and high school as well as Valdosta State athletic

students and any other students willing to attend. Mr. Carroll's recommendation is to approve the Exempt status on the property. After discussion, Ms. Quarterman made a motion to approve the exempt status and Mr. Puckett seconded the motion. Motion carried. All agreed.

Woodlawn Forrest Church of Christ Inc. (Map & Parcel 0116B-245) – The residential dwelling on this property is currently being remodeled and should be completed by the end of June. The pastor of the church says that it will be used for classrooms and offices once completed. The Church van, tents, tables, chairs, and other equipment used for the church are currently being stored in the storage building on the property. Mr. Carroll recommended to deny the exemption for 2023 due to the property being remodeled and not in use. After discussion, Ms. Quarterman made a motion to deny the exemption for tax year 2023 and Mr. Puckett seconded the motion. Motion carried. All agreed.

Mr. Carroll presented a Historical Covenant for **Joel L. & Lee E. Grimes (Map & Parcel 0115B-060)**. It is the 9th year of the covenant, and he presented the 9th year valuation for the property to the board for approval.

Mr. Carroll also presented the new values for Historical covenants that have expired for **Ashley House Apartments LP (Map & Parcel 0120A-205)** and **West Hill Avenue Properties LLC (Map & Parcel 0120A-145)**.

After discussion, Mr. Puckett approved the values on the properties discussed and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Thurston & Mary Spivey (Map & Parcel 0189-186) met with the board to discuss two five-acre tracts that have been combined into one parcel for tax purposes. They are about to sell five acres and thought that they would have problems selling the five acres with it being one parcel. The board informed Mr. & Mrs. Spivey that the parcels are already separate and they already have individual surveys done on each parcel, so they would not have any problems selling the five acres. The fact that they were combined for tax purposes would not cause a problem for them, and their realtor and attorney should know how to handle that sale.

Erika Jackson (GIS Coordinator) presented a continuation of a conservation covenant to the board for **Trina B. Avery Etal (Map & Parcel 0189-187 – 52.01 Acres)** for approval. Mr. Puckett made a motion to approve the continuation of the covenant and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Ms. Jackson also informed the board that she had mailed Notices of Intent to Breach of a Conservation Covenant to the following owners:

Coats, Perry Jr. & Brandy L. (Map & Parcel 0052-086)
Parker, Cindy (Map & Parcel 0062-026)
Stalvey, Cory J. & Tonya (Map & Parcel 0069-068A)

These are new owners who bought properties that were already in the covenant and did not come in to continue the covenant by the deadline of April 1st. The taxpayers will have thirty days from the date that the notices were mailed to come in to continue the Covenant before it is breached.

Ms. Jackson also presented an ordinance for Basic Decorative Lighting for lots in **Walker Run Subdivision**. Ms. Quarterman made a motion to approve the Basic Decorative Lighting and Mr. Puckett seconded the motion. Motion carried. All agreed.

Joe Wright (GMASS) informed the board that he should have the commercial values ready to present at the June 1st meeting for approval and to get approval to mail the Commercial Property notices of assessment.

Sharon Ross presented an E & R for the 2023 digest for **Equity Trust Co. Custodian FBO Randal Roff (Mobile Home Acct. # 10002)**. This mobile home burned on 02-03-2022. Ms. Quarterman made a motion to approve the E & R to remove the mobile home from the digest and Mr. Puckett seconded the motion. Motion carried. All agreed.

Ms. Ross also presented an E & R for the 2023 digest for **Amanda Lee (Mobile Home Acct. # 11767)**. This mobile home moved to Colquitt County in July 2022. Ms. Quarterman made a motion to approve the E & R to remove the mobile home from the digest and Mr. Puckett seconded the motion. Motion carried. All agreed.

The E & R and NOD List for April was presented to the board for approval. After discussion, Mr. Puckett made a motion to approve the list as presented and Ms. Quarterman seconded the motion. Motion carried. All agreed.

The PT311W list for April was presented to the board for approval. Ms. Quarterman made a motion to approve the list as submitted and Mr. Puckett seconded the motion. Motion carried. All agreed.

Ms. Dooley presented the outstanding appeals report for the board to review.

The Real Property returns received for 2023 were presented to the board for review.

Ms. Dooley presented the Ending Ratios for 2023 for the board to review.

Ms. Dooley presented the 2023 values for Residential properties for the board's approval and asked for approval to mail the 2023 assessment notices. After discussion, Mr. Puckett made a motion to approve the values and the mailing of the Notices of Assessment for the Residential Properties and Ms. Quarterman seconded the motion. Motion carried. All agreed.

Chris Hancock (Real Property Appraiser Supervisor) informed the board of the settlement of Commercial Properties for Budd Commercial Real Estate LLC that were waiting to be heard in Superior Court. We are waiting to receive the consent orders from the Superior Court Judge.

Having no further business to discuss, Ms. Williams called for a motion to adjourn. Ms. Quarterman made a motion to adjourn the meeting and Mr. Puckett seconded the motion. Motion carried. All agreed.

The meeting adjourned at 11:27 A.M.

Minutes submitted as recorded by:


LAKASSA BAKER, Secretary