

**STATE OF NORTH CAROLINA
COUNTY OF MCDOWELL COUNTY
BOARD OF COMMISSIONERS
CALLED SESSION – JANUARY 29, 2018**

ASSEMBLY

The McDowell County Board of Commissioners met in regular session on Monday, January 29, 2018, at 5:00 p.m., at the County Administration Building, 60 E Court Street, Marion, North Carolina.

MEMBERS PRESENT

David N. Walker, Chair; Tony Brown; Matthew Crawford, and Lynn Greene

MEMBERS ABSENT

Barry McPeters

OTHERS PRESENT

Ashley Wooten, County Manager; Alison Bell, Finance Officer; and Tammy Wylie, Tax Assessor; and Melissa Nealley, Tax Appraiser

CALL TO ORDER

Chair Walker called the meeting to order.

PROJECT ORDINANCES AND BUDGET AMENDMENTS

Mr. Wooten presented several project ordinances and budget amendments for the Board to review. The ordinances covered the Courthouse Renovation and Expansion Project, the Stacy Hill Road Water Line Project, the Limekiln Creek Project, and the Greenway Trail Project.

After a review of each project ordinance, Commissioner Crawford motioned and Commissioner Brown seconded for their approval. The vote to approve was unanimous.

Mr. Wooten presented the following budget amendments:

GF22 – Appropriates current year taxes for discounts allowed.

GF23 – Appropriates anticipated excise tax revenue in Register of Deeds.

GF24 – Appropriates a Kate B. Reynolds grant, adoption assistance revenue, and makes line item transfers.

GF25 – Records a Soil and Water equipment grant and transfers matching funds.

GF26 – Transfers designated PARTF grant match to the trail project.

GF 27 – Appropriates fund balance for the Stacy Hill Road water project.

GF 28 – Appropriates fund balance for the courthouse project.

Mr. Wooten noted that the appropriation amount listed in GF 28 did not match with the amount on the corresponding Courthouse Renovation and Addition Project Ordinance. After a brief discussion he suggested that the amendment be adjusted to match the ordinance figure.

Commissioner Crawford motioned to approve amendments GF 22-28 with the correction made to GF 28. Commissioner Greene seconded the motion. The vote to approve was unanimous.

PROPERTY REVALUATION

Mr. Wooten provided a brief overview of the property revaluation process for counties. He noted McDowell County most recently had a property revaluation in 2011 and 2019 would be the next effective year. Mr. Wooten reminded the Board of the staff transition with the prior assessor leaving in early 2016 and Ms. Wylie's promotion late in the summer. He noted that even with the transition the appraisal staff had been working behind the scenes on the preparatory work for the revaluation process. Mr. Wooten suggested it would be prudent for the county to hire an outside consultant as in years past in order to assist with various areas of the process.

Ms. Wylie presented the Board with several proposals from registered revaluation firms. The firms presented and their quotes were:

- Assessment Solutions of NC:	\$166,250 (all) \$59,500 (commercial and industrial) \$131,250 (land pricing and schedule of values)
- Analytical Consultants:	\$10,000 (industrial only)
- Complete County Assessments:	\$195,000 (all)
- Lynn Shore:	hourly rate plus expenses (all)

Ms. Wylie noted that she is still new to the assessor position and that an outside consultant would be extremely beneficial for the process. She stated that ideally the consultant would be able to do a turnkey job instead of focusing on just one area. After a review of the four firms, she noted that only Assessment Solutions of NC and Complete County Assessments proposed a total package with a known price.

Ms. Wylie did contact references provided by Assessment Solutions since he was the apparent low bidder. All of the counties contacted noted that the principal Tim Cain did top-rate work on the Schedule of Values and other areas, but his communication was sometimes lacking. Chairman Walker suggested that if Assessment Solutions were to be retained that Mr. Cain's contract have clear language about communication and status updates.

After a brief discussion, Commissioner Crawford motioned to hire Assessment Solutions of NC as the county's property revaluation consultant for the 2019 revaluation. Commissioner Brown seconded the motion. The vote to approve was unanimous.

ADJOURNMENT

There being no further business to transact at this time, upon motion by Commissioner Crawford, second by Commissioner Greene, the meeting was adjourned.

DAVID N. WALKER
CHAIRMAN

ASHLEY R. WOOTEN
DEPUTY CLERK TO THE BOARD