

Morgan County Commission  
Board of Equalization  
Meeting Minutes  
February 6, 2009

Members Present: Thomas R. Swaim, Brenda J. Hutchinson, and Stacy A. Dugan

The meeting was opened by Debbie Kesecker, County Clerk, at 9:34 a.m.

On a Stacy Dugan/Thomas Swaim motion, the Commission approved the minutes from the Feb. 2, 2009 Board of Equalization meeting. Motion Carried

Debbie Kesecker, County Clerk, requested that the Commission start the evening meetings at 3:30 pm to allow sufficient time for administration, unfinished business and signing paperwork. The Commission agreed and will start opening the evening meetings at 3:30 pm. The new time will go into effect immediately.

Administration

Morgan County Rescue Squad- Disbursement of Funds

On a Thomas Swaim/Stacy Dugan motion, the County Commission agrees to distribute a one time only payment of \$25,000.00 to Morgan County Rescue Squad to help with the brickstreet workers compensation premium.. Motion Carried.

On a Thomas Swaim/Stacy Dugan motion, the County Commission decided to make monthly payments with the 1st of January 2009 being \$37,500.00 to the Morgan County Rescue Squad and \$4,167.00 to the Paw Paw Fire Department. This motion carried.

Expenditures

Please see attachment for list of expenditures

Board of Equalizations Appointments

James & Julie Beckham

Mr. and Mrs. Beckham approached the Board of Equalization concerning the assessment of their property in Rock Gap District. Mr. and Mrs. Beckham have a 1.62 acre parcel that is unimproved land, it's assessed at \$21,300.00. Commissioner Hutchinson explained that land tables have risen so property values have risen also. Commissioner Hutchinson suggested Mr. and Mrs. Beckham consider the possibility of contacting the Health Department to get a perk test, if the lot doesn't perk, the assessment could be lowered. Commissioner Hutchinson expressed her concern but unfortunately could not lower the assessment.

JR & Pat Poland

Mr. and Mrs. Poland approached the Board of Equalization concerning the assessment of their property in Timber Ridge District. Mrs. Poland presented the Commission with a copy of her homeowners insurance policy. The Commission, Assessor and Staff discussed and reviewed the homeowners policy. After said discussion, the Assessor's staff lowered the appraised value to \$208,600.00. Mr. and Mrs. Pat Poland will receive a follow up letter regarding the new assessment.

#### Leonard Barron

Mr. Barron approached the Board of Equalization concerning the assessment of his property in Allen District. Mr. Barron owns a 21.47 acre parcel with a farmhouse. The Assessor's staff had adjusted Mr. Barron's assessment to \$210,700.00. Mr. Barron approached the Commission over the market value of property. Mr. Barron voiced his concern for the growing value of properties. Mr. Barron asked the Commission how many residents are on the homestead exemption. Commissioner Dugan agreed to find this information and call Mr. Barron to let him know.

#### Jeff Hartman

Mr. Hartman approached the Board of Equalization concerning the assessment of his property in Cacapon District. Mr. Hartman has a 21.76 acre parcel with a house. Mr. Hartman presented the Commission with his homeowners insurance policy. The Commission reviewed the insurance policy and saw that the appraised value was actually lower than the amount insured according to the homeowners insurance policy. Mr. Hartman explained to the Commission the terrible road conditions leading to his property. Commissioner Hutchinson advised Mr. Hartman to contact West Virginia Department of Transportation, County Maintenance Superintendent John Coleman, about the road condition.

#### John Mason

Mr. Mason approached the County Commission with several questions. Mr. Mason was concerned about a newspaper article he read concerning the county modifier increase. He questioned the Commission about the increase in assessed values on properties in Morgan County. Mr. Mason questioned the reasoning for the \$75.00 ambulance fee. The County Commission informed Mr. Mason the ambulance fee was established to provide for two rescue crews operating 24 hours a day, seven days a week to better serve the residents of Morgan County and surrounding areas.

#### Raymond Hughes

Mr. Raymond Hughes approached the Board of Equalization concerning the assessment of his property in Bath District. Mr. Hughes discussed his assessment with the Commission, the Assessor and his staff and presented his homeowner's insurance policy for review. Mr. Hughes questioned the amount of his assessment comparing it to a neighboring property. The Assessor's staff explained to Mr. Hughes that the assessment on his property is higher than the neighbors because Mr. Hughes lives in a sub-division, and there is a different classification. The Assessor's staff lowered Mr. Hughes class on his house from a B- to C which lowered the assessed value to \$242,300.00. The Commission continued to discuss the neighboring property of Mr. Hughes' and agreed that the property probably had a low assessment. Commissioner Hutchinson explained that Mr. Hughes' appraised value is actually lower than the amount shown on his insurance policy; therefore, she agreed with the assessment. After much deliberation and on a Thomas Swaim/Stacy Dugan motion, the Commission agreed to lower Mr. Hughes assessment in the amount of \$10,000.00, which decreased his assessment to \$232,300.00. Commissioners Swaim and Dugan agreed that the lower rate is more comparable to the neighboring property. Commissioner Hutchinson opposed the motion. Motion Carried. Mr. Hughes will receive a follow up letter stating the new assessment.

The Commission adjourned for lunch at 12:30 pm

The Commission reconvened after lunch at 2:05 p.m.

The Commission went into a budget workshop meeting with Debbie Kesecker, County Clerk and Cathy Payne, Deputy Clerk.

The meeting was adjourned at 4:50 pm

Upcoming Meetings

February 10, 2009 @ 7:00 p.m.

County Commission Public Hearing

Morgan County Floodplain Area and Improvement Location Permit Location

Morgan County Meeting Room

February 12, 2009 @ 9:30 a.m.

Morgan County Commission/ Board of Equalization Meeting

Morgan County Meeting Room

February 18, 2009 @ 9:30 a.m. 12:00 noon

Morgan County Board of Equalization Meeting

Morgan County Meeting Room

February 18, 2009 @3:00 p.m.- 5:00 p.m.

Board of Equalization Meeting

Paw Paw Senior Center

Paw Paw, WV