

MINUTES

Butts County Board of Tax Assessors – Regular Session
625 W. 3rd Street, Jackson, GA 30233, Meeting Room A, Admin Bldg.
March 18, 2026 – 10:00AM

A. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

The Butts County Board of Assessors regular scheduled meeting was held on March 18, 2026, at 10:07AM in Meeting Room A of the Administration Building. The meeting was called to order by Chairperson Preston Frickey with Vice Chairperson Ellen Brewer and Board Members, Terry Nolan and Michael Bateman attending. Others present include Chief Appraiser, Don Long and Board Secretary, and Leigh Ann Jeffcoat. Derek Brewer, representative of GMass Inc., was also present.

**Member Hobgood entered meeting at 10:13AM.*

B. CITIZENS COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct their remarks to the Board and not to individual Member or to the audience. Personal disagreements with individual Members or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairperson has the right to limit your comments in the interest of directing the County's business in an efficient and respectable manner.

Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Tax Assessors. No questions will be asked by any of the members during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are always expected during the meeting. No speaker will be permitted to speak for more than three (3) minutes or more than once, unless the Board votes to suspend this rule.

None present.

C. AGENDA

1. Consider the adoption of the March 18, 2026, agenda.

Motion made by Member Nolan to approve the March 18, 2026, agenda, motion seconded by Member Bateman and carried unanimously, 4-0.

D. MINUTES

1. Consider the approval of the minutes of February 18, 2026, regular meeting.

Motion made by Member Bateman to approve the February 18, 2026, regular meeting minutes, motion seconded by Member Nolan and carried unanimously, 4-0.

E. GMASS REAPPRAISAL UPDATE WITH DEREK BREWER

Derek Brewer with Gmass, Inc. updated the Board on the reappraisal. Currently, they are continuing to work on urban and agricultural land, completing an audit of field work, and updating cost schedules. Field work has been completed. Front foot and depths have been added to lake lots for Jackson Lake and High Falls Lake.

F. CONSENT AGENDA

1. Consider the approval of 2025 new applications for Conservation Use Valuation Assessment (CUVA).
SEE ATTACHED LIST MARKED EXHIBIT A: 2025 NEW CUVA APPLICATIONS
2. Consider the approval of 2025 renewal applications for Conservation Use Valuation Assessment (CUVA).
SEE ATTACHED LIST MARKED EXHIBIT B: 2025 RENEWAL CUVA APPLICATIONS
3. Consider the approval of 2025 continuation applications for Conservation Use Valuation Assessment (CUVA).
SEE ATTACHED LIST MARKED EXHIBIT C: 2025 CONTINUATION CUVA APPLICATIONS
4. Consider the approval of 2026 homestead application for a Disabled Veteran (S5).
RAINFOURWINDS & SABRINA TWOLIONS
0019B-030-000

PAUL & SADONIA FORGEY
00200-005-B04

JOHN & KRYSTAL SHIELDS
00760-009-000

RAUL & ALANIA GONZALEZ
00100-041-000

5. Consider the approval of a request for non-disclosure of public information.

Motion made by Member Bateman to approve the consent agenda, as submitted, motion seconded by Vice Chairperson Brewer and carried unanimously, 5-0.

G. NEW BUSINESS

1. Consider the approval of the February personal property ACO summary.

Motion made by Member Nolan to approve the February personal property ACO summary, motion seconded by Member Hobgood and carried unanimously, 5-0.

2. Consider the approval of the February real property ACO summary.

Motion made by Vice Chairperson Brewer to approve the real property ACO summary, motion seconded by Member Bateman and carried unanimously, 5-0.

3. Consider the approval of the Notice of Intent to Breach letters.
ELLEN BREWER/FRESH AIR BAR-B-QUE OF JACKSON, LLC
00630-006-000

Property was transferred into an unqualified owner's name.

THOMAS KIRBY/JEFF COOK
00290-041-000

Property had an unqualified split.

KENNETH BASINGER JR
00450-004-000

A non-qualified business is being operated on the property.

Motion made by Member Bateman to approve the notice of intent to breach letters, motion seconded by Member Nolan and carried unanimously, 4-0. Vice Chairperson Brewer abstained.

4. Consider the approval to breach without penalty Conservation Use Valuation Assessment (CUVA).
NANCY SETTLE & JOEL DICHTER
0020-017-000

Brief discussion on qualifications to breach without penalty for conservation use.

Motion made by Member Nolan to approve the breach without penalty, motion seconded by member Hobgood and carried unanimously, 5-0.

H. CHIEF APPRAISER REPORT

1. Appeal Update

Brief discussion of the number and status of appeals for 2025.

2. 2026 Spring Citizen's Academy

The Tax Assessor's office will be presenting at the Citizen's Academy on March 26, 2026.

3. Staff Update

Discussion on current office activity and staff training.

4. Abatements Update

Review of the annual abatement updates from the Industrial Development Authority. Masterbrand, Dollar General, and Proctor & Gamble all met the job & investments goals as agreed in their respective Memorandum of Understanding contracts.

5. Budget Update

Brief discussion of the budget process.

6. Homestead Event

The Tax Assessor's office will be hosting an event, Honeybuns & Homesteads, on March 27, 2026, to assist taxpayers with filing for homestead.

7. Butts County Travel Policy

The Board was provided the updated Butts County Travel Policy.

I. BOARD COMMENTS

None.

J. EXECUTIVE SESSION

1. Chairman Leah Preston-Frickey requests to conduct a Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A.50-14-3(6).

No Executive Session was needed.

K. ADJOURNMENT

With no further business, motion made by Vice Chairperson Brewer to adjourn at 12:00PM, motion was seconded by Member Nolan and carried unanimously, 5-0.