

# City of Mansfield

## AGENDA

City Council Meeting Agenda  
August 10, 2020 – 7:00 p.m.  
Mansfield Baptist Church  
Page 1 of 1

- I. Call to Order:
- II. Invocation & Pledge of Allegiance:
- III. Agenda Adoption:
- IV. Citizen's Comments on Agenda: *Limited to Agenda Items only for 5 minutes each*
- V. Swear in Council Post #1: Marty Smallwood
- VI. Approval of Minutes:
  - a. July 13, 2020 Council Meeting Minutes 5/0
  - b. July 13, 2020 Public Hearing Minutes 5/0
  - c. July 20, 2020 Special Called Meeting Minutes 5/0
  - d. July 23, 2020 Special Called Meeting Minutes 5/0
- VII. New Business:
  - a. Adopt Rollback millage rate of 3.867% 5/0
  - b. Variance Request by Breanna Hankins 5/0
  - c. Bureau of Veritas Agreement TABLED
  - d. Paladin Wireless Agreement TABLED
  - e. Tree Removal at 3210 Hwy 11 (Mansfield Convenient Shop) 5/0
- VIII. Citizen's Comments on Non-Agenda Items: *Limited to 5 minutes each*
- IX. Adjournment:

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# City of Mansfield

## MINUTES

City Council Meeting Minutes  
August 10, 2020 – 7:00 p.m.  
Mansfield Baptist Church  
Page 1 of 3

PRESENT: GW Davis Jr, Bryan Hale, Helen Robertson, Austin Mitchell, Blair Northen

OTHERS PRESENT: Walter Tuggle, Scott and Vicki Cowan, Marty Smallwood, Miranda Hale, Ashley Kelly, Stan Edwards, John Napoli

The honorable Mayor GW Davis Jr called the meeting to order at 7:00PM and thanked everyone for showing up at the different location because of election equipment being delivered to the Mansfield Community House. He said that last time the meeting was held at the Methodist Church and this time it is being held at the Baptist Church.

Mrs. Vicki Cowan gave a beautiful invocation and Mayor GW Davis Jr lead in the pledge of allegiance.

Councilman Austin Mitchell made the motion to adopt the agenda as presented and Councilman Helen Robertson gave the second. All council voted 'aye'. The motion passed 4/0.

There were no citizen's comments on agenda items.

At this time the honorable Mayor GW Davis Jr swore in Mr. Marty Smallwood to Council Post #1. He welcomed Mr. Smallwood back to the council and said he looked forward to using his experience and working with him. Councilman Marty Smallwood said he wanted to fit in and help out where he could. Congratulations Councilman Smallwood!!!

Councilman Austin Mitchell made the motion to approve all the Minutes on the agenda and Councilman Bryan Hale gave the second. All council voted 'aye'. The motion passed 5/0.

The honorable Mayor GW Davis Jr commented that as was explained during the Public Hearing prior to this meeting, the City had two choices; to not take the rollback rate, in which case would result in a property tax increase or to take the rollback rate, keeping the tax base the City collects relatively the same. The City has elected to take the rollback rate as motioned by Councilman Austin Mitchell and seconded by Councilman Bryan Hale. The honorable Mayor Pro Tempore Blair Northen said he was glad the City took the initiative to accept the rollback rate again. All council voted 'aye'. The motion passed 5/0.

Councilman Blair Northen made the motion to approve the variance request made by Ms. Breanna Hankins to allow a 16x40 accessory building instead of the 20x24 stipulated in the City's Code. All other

setbacks are met. Councilman Austin Mitchell gave the second. All council voted 'aye'. The motion passed 5/0.

The honorable Mayor Pro Tempore Blair Northen made the motion to Table the Bureau of Veritas agreement. Councilman Bryan Hale gave the second. All council voted 'aye'. The motion passed 5/0.

Councilman Bryan Hale made the motion to Table the Paladin Wireless agreement as requested by the city's attorney, Mr. Scott Cole. Councilman Austin Mitchell gave the second. Councilman Blair Northen made a brief comment regarding the motion and suggested having a special called meeting as quickly as possible when there is a clear contract and the document is ready. All council voted 'aye'. The motion passed 5/0.

The honorable Mayor Pro Tempore Blair Northen made the motion to accept the lowest bid, when available, to remove the tree from the city's right of way at the Pure Gas Station. Councilman Austin Mitchell gave the second. All council voted 'aye'. The motion passed 5/0.


There were no citizen's comments on non-agenda items.


The honorable Mayor GW Davis Jr recognized the presence of our District 1 Commissioner Mr. Stan Edwards and asked if he had anything he would like to say. Commissioner Edwards thanked the Mayor and Council for the opportunity to address them and proceeded to explain the urgency in approving the Paladin Wireless agreement. He did not want the City of Mansfield to lose their place in line to be installed.

In conclusion, the honorable Mayor GW Davis Jr thanked Councilman Northen and Mr. John Napoli on getting the tree limb safely out of the road, late on Sunday evening. He also invited anyone who did not notice last evening, to see the lights on this evening, in the downtown. The Mayor also reminded the Council that 2 members are needed on our Planning Commission and the City still needed the planning commission and stakeholders for the Comprehensive Plan update.

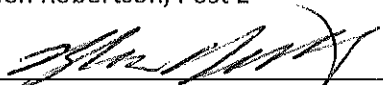
The honorable Mayor thanked the Baptist church for use of their building once more and reminded everyone of the election being held tomorrow.

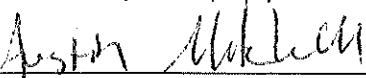
The meeting adjourned at 7:25PM.

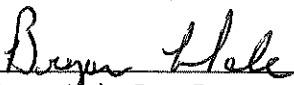
  
GW Davis Jr, Mayor

  
Marty Smallwood, Post 1

  
\_\_\_\_\_  
Helen Robertson, Post 2

  
\_\_\_\_\_  
Blair Northen, Post 3, Mayor Pro Tempore

  
\_\_\_\_\_  
Austin Mitchell, Post 4

  
\_\_\_\_\_  
Bryan Hale, Post 5

**PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2020**

COUNTY: **Newton** TAXING JURISDICTION: **Mansfield**

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2019 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2020 DIGEST
REAL	10,581,517	144,436	162,949	10,888,902
PERSONAL	5,589,484		60,207	5,649,691
MOTOR VEHICLES	137,960		(31,810)	106,150
MOBILE HOMES	2,326		2,814	5,140
TIMBER -100%	0		0	
HEAVY DUTY EQUIP	0		0	
GROSS DIGEST	16,311,287	144,436	194,160	16,649,883
EXEMPTIONS	3,477,849		(469,792)	3,008,057
NET DIGEST	12,833,438	144,436	663,952	13,641,826
	(PYD)	(RVA)	(NAG)	(CYD)

2019 MILLAGE RATE: 3.908

2020 MILLAGE RATE:

**CALCULATION OF ROLLBACK RATE**

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2019 Net Digest	PYD	12,833,438	
Net Value Added-Reassessment of Existing Real Property	RVA	144,436	
Other Net Changes to Taxable Digest	NAG	663,952	
2020 Net Digest	CYD	13,641,826	(PYD+RVA+NAG)
2019 Millage Rate	PYM	3.908	PYM
Millage Equivalent of Reassessed Value Added	ME	0.041	(RVA/CYD) * PYM
Rollback Millage Rate for 2020	<b>RR - ROLLBACK RATE</b>	<b>3.867</b>	PYM - ME

**CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES**

If the 2020 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of Increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)	Rollback Millage Rate	3.867
	2020 Millage Rate	0.000
	<b>Percentage Tax Increase</b>	<b>-100.00%</b>

**CERTIFICATIONS**

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

-----  
Chairman, Board of Tax Assessors Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

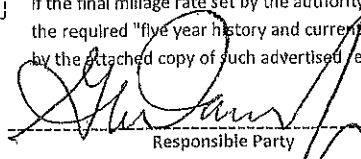
-----  
Tax Collector or Tax Commissioner Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2020 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2020 is 3.867

**CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION**

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2020 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2020 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

  
Responsible Party  
Major  
Title  
8-10-2020  
Date

**COPY**



**CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2020**

<http://www.dor.ga.gov>

Complete this form once the levy is determined, and if zero, report this information in Column 1. Mail a copy to the address below or fax to (404)724-7011 and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Services Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax.

Georgia Department of Revenue  
Local Government Services Division  
4125 Welcome All Road  
Atlanta, Georgia 30349  
Phone: (404) 724-7003

CITY NAME <b>CITY OF MANSFIELD</b>		ADDRESS <b>3146 HIGHWAY 11 S</b>		CITY, STATE, ZIP <b>MANSFIELD GA 30055</b>		
CITY CLERK <b>JEANA T HYDE</b>		PHONE NO. <b>770-786-7235</b>	FAX <b>770-786-1946</b>	EMAIL <b>JHYDE@MANSFIELDGA.GOV</b>		
FEI # <b>58-6000615</b>		ARE TAXES BILLED AND COLLECTED BY THE ( ) CITY OR ( ) COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. <b>TAXES ARE BILLED AND COLLECTED BY THE CITY, JEANA T HYDE 770-786-7235</b>				
OFFICE DAYS / HOURS <b>M-F, 8-5</b>		LIST BELOW THE AMOUNT & QUALIFICATIONS FOR EACH LOCAL HOMESTEAD EXEMPTION GRANTED BY THE CITY AND INDEPENDENT SCHOOL SYSTEM.				
CITY		INDEPENDENT SCHOOL				
Exemption Amount	Qualifications	Exemption Amount	Qualifications			
3,008.057	SF, SV, SN					
If City and School assessment is other than 40%, enter percentage millage is based on _____ %. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS List Special Districts if different from City District below such as CID's, BID's, or DA's	DISTRICT NO. List District Numbers	COLUMN 1 Gross Millage for Maintenance & Operations	COLUMN 2 Less Rollback for Local Option Sales Tax	COLUMN 3 Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	COLUMN 4 Bond Millage (if Applicable)	COLUMN 5 Total Millage Column 3 + Column 4
Independent School System	5	3.908	0.041	3.867		3.867
Special Districts						

\*\*Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.

Name of County(s) in which your city is located: **NEWTON**

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2020

*GW Davis Jr*  
GW DAVIS JR, Mayor

10-Aug-20  
Date

**COPY**

**NOTICE**

The City of Mansfield's Mayor and Council does hereby announce that the millage rate will be set at a meeting to be held at the Mansfield Community Center on August 10, 2020 at 7:00 PM and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

There will be a Public Hearing at 6:30 PM on the same evening, held at the same place.

**CURRENT 2020 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY**

INCORPORATED		2015	2016	2017	2018	2019	2020
V A L U E	Real & Personal	12,450,622	12,336,086	13,050,898	14,058,390	16,171,001	16,538,593
	Motor Vehicles	385,360	269,410	198,650	159,770	137,960	106,150
	Mobile Homes	2,344	2,326	2,326	2,326	2,326	5,140
	Timber - 100%						
	Heavy Duty Equipment						
	Gross Digest	12,838,326	12,607,822	13,251,874	14,220,486	16,311,287	16,649,883
	Less Exemptions	2,779,165	2,736,624	2,343,493	2,711,906	3,477,849	3,008,057
	<b>NET DIGEST VALUE</b>	<b>10,059,161</b>	<b>9,871,198</b>	<b>10,908,381</b>	<b>11,508,580</b>	<b>12,833,438</b>	<b>13,641,826</b>
	Gross Maintenance & Operation Millage	5.0750	4.7170	4.6000	4.4240	4.1570	3.9080
	Less Rollback (Local Option Sales Tax)	0.3580	0.1170	0.1760	0.2670	0.2490	0.0410
<b>NET M&amp;O MILLAGE RATE</b>	<b>4.7170</b>	<b>4.6000</b>	<b>4.4240</b>	<b>4.1570</b>	<b>3.9080</b>	<b>3.8670</b>	
<b>NET M&amp;O TAXES LEVIED</b>	<b>\$47,449</b>	<b>\$45,408</b>	<b>\$48,259</b>	<b>\$47,841</b>	<b>\$50,153</b>	<b>\$52,753</b>	
<b>TAX</b>							



CITY OF MANSFIELD  
VARIANCE / ZONING REQUEST

DATE: 7/27/2020

Case No: \_\_\_\_\_ (Assigned by City)

Name of Applicant: Breanna Hankins

Address of Property: 3020 Highway 213

Tax Parcel: M0030 00000 025 000

Request: place shed (attached measurements) on property in accordance to guidelines.

Purpose of Request:

The building is 16 x 40. The P+Z Code only allows 20 x 24. A size variance is being requested.

Size of Property:

0.67 AC

Present Zoning:

CR

Potential Effects on Town:

Note - All set backs will be met.

Approved 8/10/2020 Council Meeting  
JH

**Summary**

Parcel Number M00300000025000  
 Short Parcel Number M003 025  
 Location Address 3626 W SECOND AVE  
 Description .67AC D19 HWY 213  
 (Note: Not to be used on legal documents)  
 Class R3-Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Zoning  
 Tax District MANSFIELD (District 05)  
 Millage Rate 41.033  
 Acres 0.67  
 Neighborhood R3 MISC LAND - AREA 17 (17301) (17301)  
 Homestead Exemption Yes (S1)  
 Landlot/District N/A

[View Map](#)



**Owner**

TRUDEAU SHERRAE  
 3626 HWY 213  
 MANSFIELD, GA 30055

**Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	R3 MISC AREA 17 (under 5 AC)	Lot	0	0	0	0.67	1

**Residential Improvement Information**

Style One Family  
 Heated Square Feet 2248  
 Interior Walls Plaster  
 Exterior Walls Comp or Hardbd/Wood  
 Foundation Concrete Wall/Masonry  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Built 1907  
 Roof Type Asphalt Shingles  
 Flooring Type Pine  
 Heating Type Central Heat and AC  
 Number Of Rooms 0  
 Number Of Bedrooms 4  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 1  
 Value \$149,600  
 Condition Average  
 Fireplaces/Appliances Const 1 sty 1 Box 2  
 House Address 3626 SECOND

**Sales**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/5/2019	3934 265		\$195,000	Fair Market - Improved (2Q)	JONES CATHERINE ANN	TRUDEAU SHERRAE
1/30/1990	360 215		\$59,900	Fair Market - Improved (2Q)		

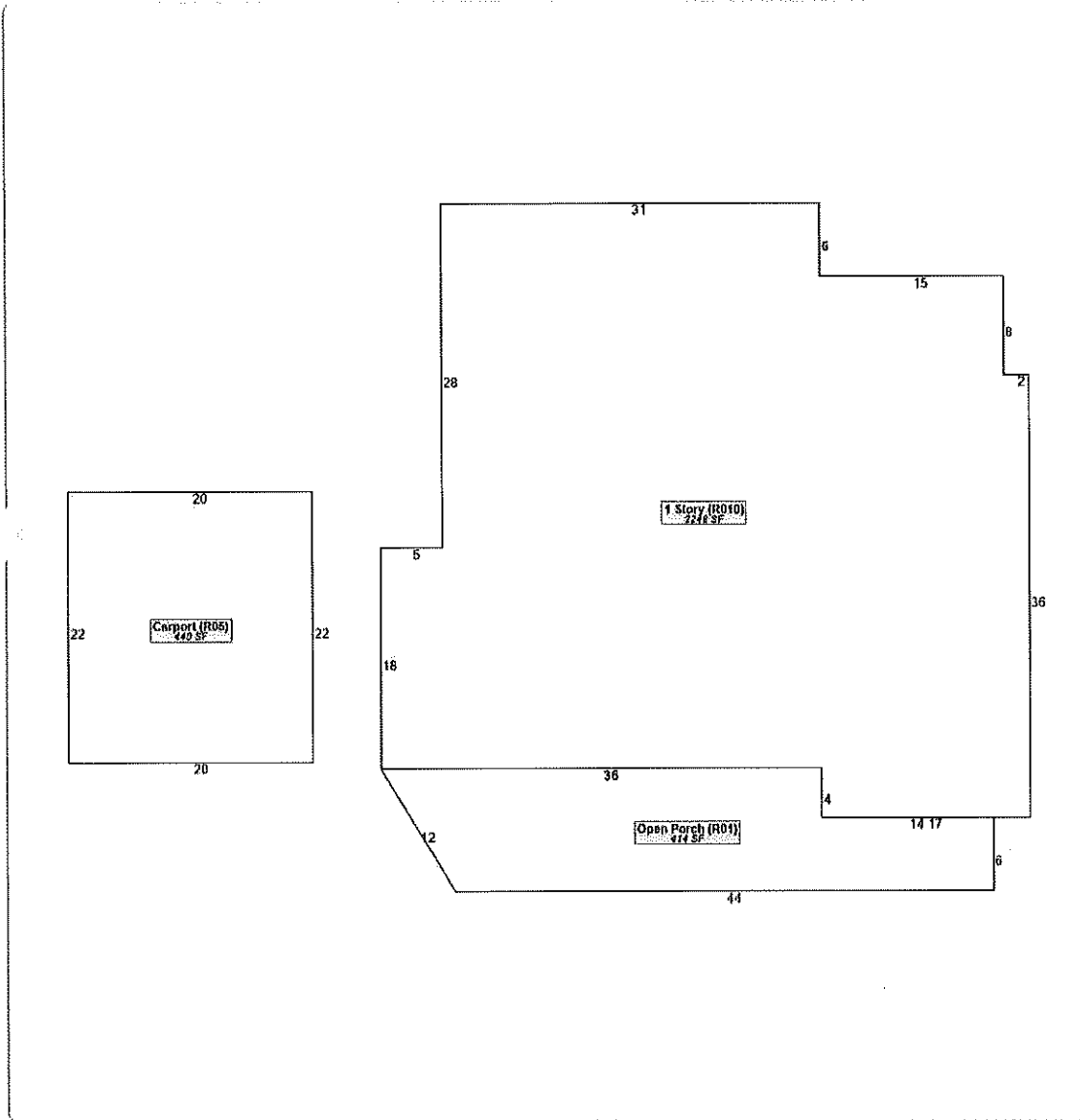
**Valuation**

	2020	2019	2018	2017
Previous Value	\$78,100	\$70,100	\$67,000	\$65,000
Land Value	\$18,000	\$18,000	\$15,000	\$10,000
+ Improvement Value	\$149,600	\$60,100	\$55,100	\$57,000
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$167,600	\$78,100	\$70,100	\$67,000

**Photos**



## Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits.

The data contained on this site is intended for information purposes only! It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

[User Privacy Policy](#)

[Privacy Notice](#)

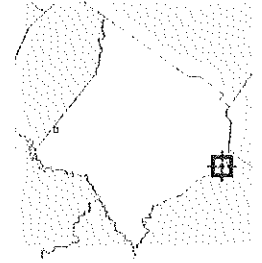
Last Data Upload: 7/22/2020, 3:09:28 AM

Developed by  
 Schneider  
GEOSPATIAL









Version 2.3.71



**Overview**



**Legend**

-  Parcels
-  Roads
- Cities**
  -  City of Covington
  -  City of Mansfield
  -  City of Oxford
  -  City of Porterdale
  -  City of Social Circle
  -  Town of Newborn

<b>Parcel ID</b>	M00300000025000	<b>Owner</b>	TRUDEAU SHERRAE	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		3626 HWY 213	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	MANSFIELD		MANSFIELD GA 30055	12/5/2019	\$195000	FM	Q
	MANSFIELD	<b>Physical Address</b>	3626 W SECOND AVE	1/30/1990	\$59900	FM	Q
<b>Acres</b>	0.67	<b>Assessed Value</b>	Value \$167600				

(Note: Not to be used on legal documents)

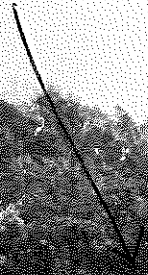
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Developed by  **Schneider**  
 GEOSPATIAL

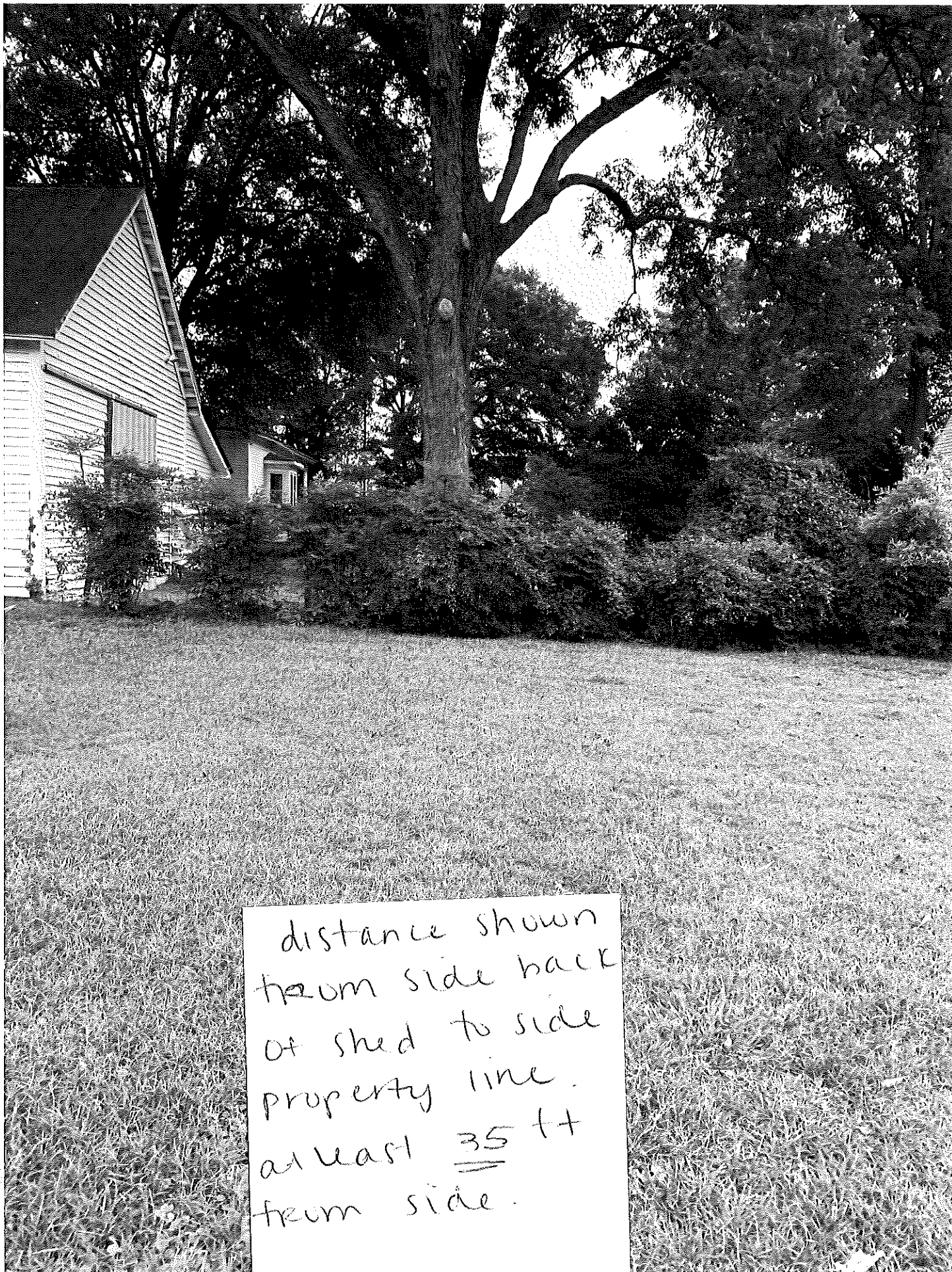


160 ft wide


back of  
property  
line.



to show distance  
to back property  
line. far exceeds  
more than 30ft.




distance shown  
from side back  
of shed to side  
property line.  
at least 35 ft  
from side.

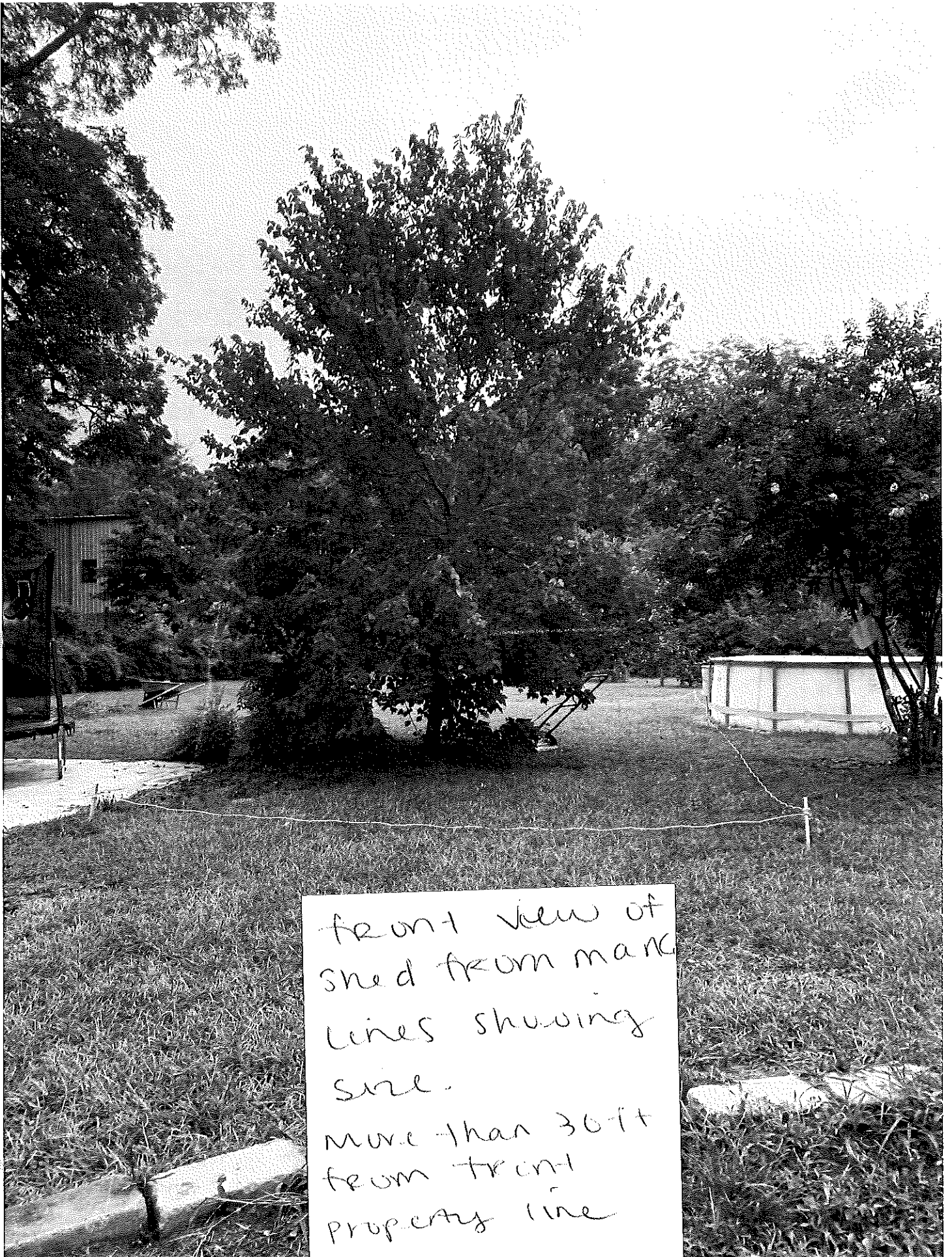


to show distance  
from back of  
shed to corner  
view of side  
property line.  
 $35 \pm \text{ft.}$



A black and white photograph of a backyard. In the background, there is a shed with horizontal siding and a large tree. To the right, a trampoline with a safety net is visible. In the foreground, a handwritten sign is placed on the ground. The sign reads: "front end of shed to show distance of side property line." The sign is rectangular and appears to be made of paper or cardboard, with the text written in dark ink. The background shows a grassy area with some weeds and a fence line. The overall scene is outdoors and appears to be a residential property.

front end of  
shed to show  
distance of side  
property line.



front view of  
shed from mark  
lines showing  
size.

more than 30 ft  
from front  
property line

## Open Your Custom Design

**Customer Contact Information**

Name:

Email:

Phone:

**Delivery Information**

Delivery Location:

Delivery City:

Delivery State: GA

Delivery ZIP: 30055

**Additional Comments**

I'm exploring shed options right now. Please don't contact me yet.

I'm working with a dealer (enter Dealer Name or Location below)

The information below is an estimate only. Final pricing - including pricing adjustments, discounts, delivery, and taxes - will be provided with final quote prior to purchase.

**Total Estimate: \$15,395**

Monthly RTO Payment for 36-Month Contract (sales tax added to each payment)	\$713
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Monthly RTO Payment for 48-Month Contract (sales tax added to each payment)	\$641
---	-------

**Structure Details**

Style: Premier Lofted Barn Cabin	\$15,395
----------------------------------	----------

Siding: Urethane Siding (3/8" Vertical)

Sidewall Height: 92" (Floor to Ceiling)

Size: 16 x 40

Base: 4x6 Pressure Treated Skids

Porch: L Porch

Porch Depth: 4' (Standard)

Porch Railing: Standard

Roof Pitch: Standard

Roof Overhang: Standard Overhang

Siding Color: Scarlett Red

Trim Color: Light Stone

Roof Color: Light Stone

Roof Material: 30-Year Metal

**Doors & Ramps**

9-Lite 36" Door	Included
-----------------	----------

Color: White

**Windows & Accessories**

2'x3' Window	Included
--------------	----------

Color: White

2'x3' Window	Included
--------------	----------

Color: White

2'x3' Window	Included
--------------	----------

Color: White

2'x3' Window

Included

Color: White

**Flooring & Interior**

Flooring: 5/8" Shed Floor

Included

Loft: 12' Front &amp; 8' Rear

Included

Pricing and options shown are subject to change at any time and may vary based upon current promotions, specials, or annual pricing adjustments. Current pricing will be included in the final quote and will require your review and approval prior to order.

We will do all we can to ensure your complete satisfaction. Please contact us for questions, concerns, or custom styles or sizes.



Courtney Ralph <courtneyralph85@gmail.com>

---

**Here's Your Custom Shed Design and Estimate! (#1595346423528508)**

1 message

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**Premier Buildings ShedView** <info@premierbuildings.us>  
To: courtneyralph85@gmail.com

Tue, Jul 21, 2020 at 11:47 AM



Premier Portable Buildings  
1-844-879-1468  
info@premierbuildings.us

Congratulations on designing your shed! Our goal is to exceed your expectations of our service and product. If you have immediate questions or concerns, please call us at 1-844-879-1468.

