

Freestone Central Appraisal District
Directors Meeting

Minutes of September 10, 2025

Regular Meeting # 553

The Freestone Central Appraisal District Board of Directors met at the appraisal office located at 218 North Mount, Fairfield, Texas. Board members present were Craig Dunlap, Sid Fryer, Stanton Brown, Jerry Don Sanders, and Lovie Whyte. Representing the appraisal district was Don Awalt, Chief Appraiser; Carol Clark, Administrative Assistant.

Mr. Dunlap called the meeting to order at 5:30 p.m.

Mr. Dunlap established proof of the posting of public notice of the meeting in accordance with the Texas Open Meeting Act from the affidavit attached to the foot of the posted agenda.

Mr. Dunlap then declared a quorum of members present.

Consideration and action were taken on the minutes of the meeting held on August 20, 2025. Mr. Brown made a motion to approve the minutes as presented. Ms. Whyte seconded the motion. Motion carried.

The board then considered the district's monthly financial report for August 2025. Mr. Awalt pointed out a payment of \$4,630.00 to Smart Electric for changing out fifty-six light fixtures. Mr. Awalt stated that there was nothing out of the ordinary on the list that was outside of regular expenses. There were payments towards the district's lawsuits; Mr. Awalt informed the board that more lawsuits and binding arbitrations had also been filed. Mr. Fryer made a motion to approve the financial report for August 2025, with a second by Ms. Whyte. Motion carried.

Consideration and action were made on approving the 2026 - 2027 contract with Pictometry International Corp. Mr. Awalt stated that although the aerial photography was approved in the 2026 budget, the contract was an amendment to the 2023 agreement. He reminded the board that a separate flight was added to photograph the lake which was done at 1" resolution. This flight has been added to the contract and a change in the resolution for the Freestone County flight from 9" to 6" due to the loss of one of their planes. On page seven of the contract there is verbiage under 'Non-appropriation of Funds' in the event that the agreed funds were not available; the district would have to provide documentation within ninety days prior to the renewal of the agreement. The contract will be for another six years at \$52,935.00 annually. Mr. Sanders made a motion to approve the contract with Pictometry International Corp. A second was made by Mr. Brown. The motion carried.

The board considered the Audit Proposal of Financial Records for year Ending December 31, 2025. Mr. Awalt reminded the board that in previous years the district used Mr. Campos to perform the financial audits. Mr. Campos has stated in his proposal that the fees and expenses to complete the audit for year ending December 31, 2025 will range from \$7,660 to \$8,050. Mr. Awalt added that the fees are in line with what was budgeted for 2026. Mr. Sanders made a motion, with a second by Ms. Whyte, to approve the audit proposal of the district's financial records for year ending December 31, 2025.

There was nothing to report to the board from the Tax Liaison Officer.

Mr. Awalt informed the board that a new law passed on September 1 requiring that to be nominated for a seat on the board of directors an Acknowledgement of Duties must be signed before becoming a candidate and being placed on the ballot. Each board member signed the 'Acknowledgement of Duties of Member of Appraisal District Board of Directors' which was submitted to Ms. Clark to be notarized. The appraisers are performing field reviews with help from the new appraiser's assistants Ms. Molly Loftin, Ms. Amari Malone, and Ms. Carson Carroll, who is the customer service clerk.

There being no further business, Mr. Dunlap declared the meeting adjourned at 5:58 p.m.



Chairman

Secretary