

Freestone Central Appraisal District
Directors Meeting

Minutes of May 11, 2016

Regular Meeting #441

The Freestone Central Appraisal District Board of Directors met at the appraisal office located at 218 North Mount, Fairfield, Texas. Board members present were Teresa Duke, Lisa Foree, Lovie Whyte, Brownie Utley, Craig Dunlap, and Sid Fryer. Representing the appraisal district were Bud Black, Chief Appraiser; and Don Awalt, Deputy Chief Appraiser, Carol Clark, Administrative Assistant.

Teresa Duke, called the meeting to order at 7:02 p.m.

Ms. Duke requested proof of the posting of public notice of this meeting in accordance with Chapter 551, Texas Government. Mr. Black confirmed that the agenda had been notarized and posted on the front door of the appraisal district office, and on the district's website.

Ms. Duke declared a quorum of members present.

Consideration and action were taken on the minutes of April 13, 2016. There was a motion to approve the minutes by Mr. Utley, seconded by Mr. Fryer. Motion carried.

The board then reviewed the district's monthly financial reports for the month of April 2016 as prepared by Mr. Black. Mr. Fryer made a motion to approve the monthly financial reports, seconded by Mr. Utley. Motion carried.

The board considered Proposed Amendments to the 2016 Operating Budget. Mr. Black explained to the board that \$11,845.00 of unrestricted fund balance was income generated by the District and is not mandated to be returned to the entities. Division VII Litigation would increase by \$200,000 to \$250,000 to meet litigation expenses expected to incur during 2016. Mr. Black recommended that December 31, 2015 fund balance of \$103,328 be encumbered into the 2016 operation budget and designated for litigation costs. A difference of \$96,672 would be collected from the entities increasing their third and fourth quarter payments, adjusting the original 2016 share from \$1,249,149.00 to \$1,345,821.00. Mr. Fryer made a motion to adopt the Proposed Amendments to the 2016 Operating Budget as presented, Ms. Foree seconded the motion. Motion carried.

The board conducted a workshop on the 2017 operating budget. Mr. Black went over the proposed budget categories for 2017 explaining each category's purpose and the change. Budgeted employee salaries were determined using the salary schedule approval by the board at last year's budget workshop.


Mr. Black presented the Chief's Appraiser's Report.

Noted in the report:


- Notices of Appraised Value were mailed on April 29, 2016 to 16,301 owners of real estate in the district. Notices for business personal property and the mineral/utility/industrial properties are scheduled to go out on May 20.
- While there were some value increases on larger acreage tracts, the majority of property owners saw little to no increases in taxable values this year.
- I delivered certified estimates of value to each of the taxing jurisdictions on April 29. Our estimates are conservative and we expect the final certified values to be somewhat higher than the estimates.

- The last day for property owners to protest the proposed values delivered on April 29 is May 31. The last day for those that will be delivered on May 20 will be June 20.
- The ARB will meet on May 24 to accept the appraisal records for review. They are scheduled to begin hearings on July 7.

There being no public comment and there being no further business, Ms. Duke declared the meeting adjourned at 8:08 p.m.



Chairman



Secretary