

Freestone Central Appraisal District
Directors Meeting

Minutes of June 7, 2017

Regular Meeting #454

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, Brownie Utley, Sid Fryer, Craig Dunlap and Lovie Whyte. Representing the appraisal district were Bud Black, Chief Appraiser; Don Awalt, Deputy Chief Appraiser; and Carol Clark, Administrative Assistant.

Teresa Duke, board chairman, called the meeting to order at 7:01 p.m.

Ms. Duke asked Mr. Black to confirm that the agenda for this meeting had been posted in accordance with the Texas Open Meeting Act. Mr. Black stated that the posting requirements had been met as the notice was posted on the district's website and on the office front door on June 1, 2017 well in advance of the required seventy-two-hour notice of the public meeting.

Ms. Duke then declared a quorum of members present.

Consideration and action were taken on the minutes of May 10, 2017. There was a motion to approve the minutes by Mr. Dunlap, seconded by Mr. Utley to approve the minutes as presented. Motion carried.

The board then reviewed the district's monthly financial reports for the month of May 2017 as prepared by Mr. Black. Ms. Whyte made a motion to approve the monthly financial reports as presented, seconded by Mr. Dunlap. Motion carried.

Ms. Duke then asked Mr. Black to verify that the public had been made aware of the scheduled public hearing regarding the 2018 operating budget. Mr. Black stated that public notice had been posted on the district's website on May 17, 2017 and a quarter page add was run in the Freestone County Times, Fairfield Recorder, and Teague Chronicle in their May 17 and May 18 editions, as evidenced by publisher's affidavits included in the board's information packets.

With verification of public notice, Ms. Duke announced that the Board was entering into a public hearing regarding the 2018 proposed operating budget at 7:03 p.m. Mr. Black noted that the proposed budget had been mailed to the administrators and presiding officers of each of the participating taxing jurisdictions, allowing them 30 days to review the proposed budget and notifying them of the scheduled hearing date and time of its consideration.

Mr. Black stated that the budget before the board was the product of last month's workshop with no changes made since then. Mr. Black then suggested that the 1.5 % cost of living adjustment to the salary schedule be omitted this year since the schools might lose their ASTAR funding from the state. The proposed budget did include the scheduled salary adjustments as provided by the salary schedule adopted by the board three years ago. Mr. Black also explained that the other proposed changes in the contracts with Pritchard & Abbott for appraisal services and software were in accordance with the provisions of those contracts. With no other questions or comments from the board, Ms. Duke declared that the public hearing was concluded at 7:23 p.m.

Continuing with the meeting's agenda, Ms. Duke then called for action regarding the proposed budget. There was a motion by Mr. Dunlap, seconded by Mr. Fryer that the operating budget be adopted as modified tonight, at a total of \$1,608,885. Motion carried.

Mr. Black then presented the 2017 Summary Appraisal Report supporting the district's appraisal activities for this appraisal season. Mr. Black explained that he had presented this report to the

ARB during their meeting on June 1, 2017 when he turned the records over to the ARB for their review, formally beginning the property owner protest phase. Mr. Black noted that the district had completed its scheduled tasks approximately three weeks behind the scheduled dates because of the software issues. He also called the board's attention to the section of the report that contained the results of the district's internal ratio study as completed by Mr. Awalt. Mr. Awalt's reported conclusions were that the district's appraisals were well within the required appraisal levels for equality and uniformity. Overall appraisals were reported to have had both a median and a mean level of appraisal at 0.99,

At the conclusion of his report, there was a motion by Mr. Utley, seconded by Mr. Fryer that the 2017 Summary appraisal report be approved as presented by Mr. Black. Motion carried.

Mr. Black then presented the Chief Appraiser's ARB Approved Change list. He reported that the list was presented to the ARB during their June 21, 2017 meeting and that the list included changes to the appraisal records that had occurred during the first quarter of 2017. Mr. Black stated that although the board of directors has no jurisdiction over these values, state law requires that this report be presented to the board to verify that the Chief Appraiser was making adjustments to the appraisal records with the ARB's approval. He further stated that the ARB had approved these changes during their recent meeting, and that there were no changes in the list where the property owner and the Chief Appraiser were not in agreement. At the conclusion of the report, there was a motion by Mr. Dunlap, seconded by Ms. Whyte, that the report be approved as presented. Motion carried.

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

Noted in the report:

- Notices of Appraised Values were mailed to mineral/utility/industrial and business personal property owners on May 23, 2017.
- The staff has met informally with 428 property owners since the notices for real property were mailed on May 12.
- We have received 72 protests to date. The last day to file a protest on the May 12 mailing will be June 12. The final day to protest the May 23 mailing is June 23.
- ARB protest hearings will begin on July 11, 2017.

There being no public comment and there being no further business, Ms. Duke declared the meeting adjourned at 7.52 p.m.



Chairman



Secretary