

Freestone Central Appraisal District  
Directors Meeting

Minutes of September 13, 2017

Regular Meeting #457

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

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Teresa Duke, board chairman, called the meeting to order at 7:03 p.m.

Ms. Duke pointed out to the board that the agenda for this meeting had been posted in accordance with the Texas Open Meeting Act as evidence by the time stamp and notarized statement of Carol Clark on the posted documents.

Ms. Duke then declared a quorum of members present.

Consideration and action were taken on the minutes of August 9, 2017. There was a motion to approve the minutes by Mr. Dunlap, seconded by Ms. Foree to approve the minutes as presented. Motion carried.

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

The Board considered appointing members to the Appraisal Review Board for the 2018-2019 terms. Mr. Black explained that Ms. Deb Manahan and Mr. William Glass whose terms are expiring, are both eligible for reappointment. Ms. Ann Gokey has served three consecutive terms and is no longer eligible for reappointment. The applications received at the district for the 2018-2019 terms was submitted by Mr. William Glass, Ms. Deb Manahan, Mr. Harry Beckwith III and Mr. Wesley Ratcliff. After brief discussion, the board appointed Mr. Wesley Ratcliff to serve on the five-member ARB for the 2018-2019 terms. Returning to serve are Ms. Deb Manahan and Mr. William Glass. Ms. Whyte made a motion to reappoint Ms. Deb Manahan and Mr. William Glass, and appoint Mr. Wesley Ratcliff to serve on the Appraisal Review Board for 2018-2019. Mr. Utley seconded the motion and motion carried.

The Board's next consideration was appointing members to the Agricultural Advisory Board for 2018-2019 terms. Mr. Black explained that this board meets once a year. The purpose for this board is to advise the Chief Appraiser regarding data for special agricultural values and intensity standards for agricultural property each year. This is a five-member board that serves staggered terms. The terms for Mr. Tim Bonner, Mr. Keith Hardwick and Mr. Marles Pace expire on December 31, 2017. Mr. Black recommended that Mr. Tim Bonner, Mr. Keith Hardwick and Mr. Marles Pace be reappointed to serve on this board for the 2018-2019 term. Mr. Dunlap made a motion to accept this recommendation. Mr. Fryer seconded the motion. The motion carried.

Mr. Black then presented the proposed medical and dental insurance renewal packet from Texas Association of Counties for 2018. Mr. Black discussed key information included in the packet including:

- The overall projected rate change for 2018 is 7.5%
- The district's premium for medical coverage is increasing from \$811.12 per employee to \$871.94.

- The district's premium for dental coverage is increasing from \$68.24 per employee to \$70.82.

Mr. Black then stated that the increases were within the 2018 budget amounts and concluded his presentation by stating that the health insurance coverage plan was "grandfathered" into the requirements of the Affordable Health Care Act. There was a motion by Mr. Dunlap, seconded by Mr. Utey that the plan be renewed for 2018 under these provisions. Motion carried.

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

Noted in the report:

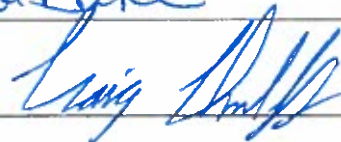
Following are high-lights of the district's activities during the past month:

1. Some personnel changes have been made in the office. Brandon Glass was unsuccessful in his attempts to pass the TDLR Appraiser Level III Exam. He has chosen to be reassigned as an appraiser's assistant. Debbie Bowden has been enrolled in the licensing program with TDLR and will begin her pursuit of a Registered Professional Appraiser's certification. Debbie came to the district in December of 2016. Previously to her employment with the district she was a licensed real estate agent. Both Brandon and Debbie are performing well in their new positions.
2. We have been notified that one property owner, Stanley Troup, has filed for binding arbitration regarding his 2017 appraised value as determined by the ARB. To date, we have not been notified of any other property owners appealing ARB determinations. The deadline for requesting arbitration or filing suit is 60 days after the ARB order, with the final day for this year being September 19.
3. Reappraisal activities have started for 2018. Appraisers are now inspecting properties in accordance with the adopted reappraisal plan.
4. We are beginning to receive nominations for the 2018-2019 BOD term from the taxing jurisdictions. After the October 16 deadline for submitting nominations, I will prepare and deliver ballots to the taxing jurisdictions. Votes must be cast by December 15 and I must announce the winners by December 31.
5. We are accepting applications for a person who will be responsible for making and maintaining ownership records in the district's CAMA system. Kasey Lane recently resigned her position in the mapping department. With her departure, Melissa Marberry will be assuming the maintenance of GIS data in the mapping database. Hopefully we will be able to find someone who understands conveyance instruments and will be able to assume the ownership maintenance responsibilities Melissa has had.

There being no public comment and there being no further business, Ms. Duke declared the meeting adjourned at 7.49 p.m.



Chairman



Secretary