

Freestone Central Appraisal District
Directors Meeting

Minutes of May 9, 2018

Regular Meeting #465

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

Teresa Duke, board chairman, called the meeting to order at 7:00 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 April 11, 2018. There was a motion to approve the minutes by Mr. Dunlap, seconded by Mr. Fryer to approve the minutes as presented. Motion carried.

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

The board considered Proposed Amendments to the 2018 Operating Budget. Mr. Black presented the proposed amendments to the board explaining that the \$45,832 fund balance is due back to the entities. The entity payments for the 2018 operating budget will remain the same. He proposes that \$5,822 be credited to Division IV Building & Ground Maintenance for the air conditioner unit replaced in January of 2018. He also suggested that \$30,000 be added to Division VI Entity Payment Reserve for use in funding the 2019 budget. Mr. Black also recommends that \$10,000 be sent to TCDRS to fund the district's unfunded liabilities. Mr. Dunlap made a motion to adopt the Proposed Amendments to the 2018 Operating Budget as presented, Mr. Fryer seconded the motion. Motion carried.

The board conducted a workshop on the 2019 operating budget. Mr. Black went over the proposed budget categories for 2019 explaining each category's purpose and the change. Salaries increased by \$10,950 due to annual increases using the step raise schedule adopted by the Board of Directors in 2014. 2019 proposed change for employee health insurance is \$10,900 with an estimated 5% increase. Postage will increase from \$15,000 to \$18,000 due to changes in postage including certified mailing and inserts to be mailed with notices required by State law. Equipment Lease will increase by \$2,460 due to the new lease contract with BIS Consulting which includes the installation of a new server. The office requires additional storage due to digitizing documents and images and becoming paperless. Pritchard & Abbott's contract for mineral, utility and industrial appraisal will increase by \$7,500 and the software contract will increase by \$400. Mr. Black recommended a decrease of \$25,000 for Division VII Litigation leaving a budget amount of \$275,000 for that expense class.

Mr. Black pointed out the EagleView "Pictometry" in Mapping Services was the only new expense proposed for 2019. The contract is for \$90,000 with a 3-year term and an annual payment of \$30,320. Mr. Awalt proceeded to show the board a demonstration of how the program works and

how it would benefit the district. Mr. Awalt explains that using Google Earth, the appraiser can only measure the dimension from the roof on an aerial view. They are unable to accurately measure the sides of the buildings, determine the condition on which to class the buildings, or whether the building structure includes a porch or garage. Pictometry allows the appraisers to view each side of the buildings from aerial view making a more accurate determination on the properties appraisal. He informs the board that the appraisers had 150 gate letters for properties that they were unable to access, half of which did not respond for a field review. After lengthy discussion, the board suggested that they review the proposed 2019 budget during the June meeting. Mr. Black explains that the law requires that a budget is adopted by September 15 of each year, however, the district has tried in the past to adopt a budget as soon as possible to allow the entities to consider their appraisal district payments when going through the process of adopting their own budgets. Ms. Duke instructed Mr. Black to schedule a budget hearing to be conducted during their regular meeting on June 20, following the hearing the board will consider and take action on the 2019 Operating Budget.

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

Noted in the report:

1. Notices of appraised value were mailed out to 9,900 property owners on May 1. Notices were sent to:
 - New property owners,
 - Parcels where the total value increase by at least \$1,000, and
 - All properties included in the 2018 reappraisal schedule.
2. Notices for business personal property and minerals will be mailed out on May 18.
3. There haven't been an overwhelming number of inquiries regarding the notices as of yet. Mr. Black attributes this to the minimal changes that were made to the appraisal records this year.
4. The ARB is scheduled to meet to receive the 2018 appraisal records on May 31, thus formally beginning the appeal portion of the appraisal cycle.
5. Estimates of value were delivered to the taxing jurisdictions on April 30. The following table summarizes the information reported:

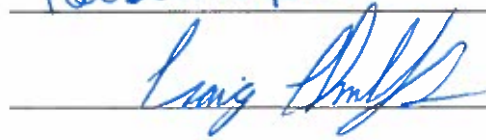
	2017 Certified Taxable	2018 Preliminary Taxable	Change
Freestone County	2,341,870,865	2,184,096,303	-157,774,562
City of Fairfield	203,933,097	200,543,387	-3,389,710
City of Streetman	6,401,712	6,785,103	383,391
City of Teague	120,552,940	118,411,175	-2,141,765
City of Wortham	27,388,126	27,948,904	560,778
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Buffalo I.S.D.	58,477,540	55,473,019	-3,004,522
Fairfield I.S.D.	1,126,644,230	1,031,570,457	-95,073,773

Oakwood I.S.D.	75,531,955	70,074,116	-5,457,839
Corsicana I.S.D.	6,614,493	5,740,300	-874,194
Dew I.S.D.	154,127,627	140,595,273	-13,532,354
Teague I.S.D.	687,859,014	644,657,502	-43,201,512
Wortham I.S.D.	123,157,030	114,541,192	-8,615,839
Mexia I.S.D.	2,229,917	2,147,235	-82,683
Fairfield Hospital District	1,258,924,127	1,169,133,676	-89,790,452
Teague Hospital District	757,328,708	717,376,002	-39,952,706

There being no public comment and there being no further business, Ms. Duke declared the meeting adjourned at 8.58 p.m.



Chairman



Secretary