

Freestone Central Appraisal District  
Directors Meeting

Minutes of July 11, 2018

Regular Meeting #467

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

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 June 20, 2018. There was a motion to approve the minutes by Mr. Fryer, 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 June. Ms. Foree made a motion to approve the monthly financial reports as presented, seconded by Mr. Utley. Motion carried.

Consideration and action were taken on the Mineral, Utility and Industrial Property Appraisal contract with Pritchard & Abbott, Inc. Mr. Awalt pointed out to the board that on page 5 of the contract is a breakdown of the quarterly payments to be made by the district. The contract for the appraisal services for 2019 is \$205,000 with a quarterly payment of \$51,250; 2020 is \$212,500 with quarterly payments of \$53,125 with an increase of \$7,500. A motion was made by Ms. Foree to approve the Pritchard and Abbott appraisal contract as presented. Mr. Fryer seconded the motion and the motion carried.

The board considered the contract for the software license for 2019 which is an annual fee of \$36,975 with a quarterly payment of \$9,243.75; 2020 is \$37,575 with quarterly payments of \$9,393.75, an increase of \$600. Both appraisal and software contracts are within the amounts approved in the district's budget. A motion was made by Ms. Foree to approve the Pritchard and Abbott software contract as presented seconded by Mr. Fryer. The motion carried.

Then the board then considered the proposed medical and dental insurance package from Texas Association of Counties for 2018 – 2019. The packet included some coverages that increased whereas some decreased.

<b>Medical:</b> <ul style="list-style-type: none"><li>• Employee Only increased from \$871.94 to \$902.46</li><li>• Employee &amp; Children increased from \$1,449.52 to \$1,500.24</li></ul>
<b>Dental:</b> <ul style="list-style-type: none"><li>• Employee Only decreased from \$23.82 to \$23.22</li><li>• Employee &amp; Family decreased from \$70.82 to \$69.04</li></ul>
<b>Basic Life Product:</b> <ul style="list-style-type: none"><li>• Basic Term Life increased from \$0.122 to \$0.146</li></ul>

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Mr. Awalt explains to the board that all the other coverages will remain the same with no change at the renewal of coverage on December 1, 2018. The increase of 3.5% is within the district's budget of a 5% increase. The dental coverage was reduced by 2.5%. Ms. Whyte made a motion to renew the plan for 2018 – 2019 seconded by Ms. Foree. The motion carried.

Mr. Awalt then requested that the board table item IX on the agenda regarding the Investment Officer's Quarterly Report until the August 8 meeting. Mr. Black being the Investment Officer would have an opportunity to present the report to the board. Mr. Utley made a motion to table the Investment Officer's Quarterly Report until the August 8 board meeting. A second was made by Mr. Fryer. The motion carried.

Mr. Awalt then presented the Chief Appraiser's Quarter Change Report. He explained that a copy of the report has been submitted and approved by the Appraisal Review Board. Mr. Awalt stated that this report is presented to the board to verify that the Chief Appraiser was making adjustments to the appraisal record. All changes have been sent to the County Tax Office. There were no changes in the list where the property owner and the Chief Appraiser were not in agreement. Ms. Foree made a motion seconded by Mr. ~~Dunlap~~ to approve the changes as presented.  
*SID FRYER*

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

Noted in the report:

1. The ARB began hearing taxpayer protests yesterday, July 10, 2018. Other Hearings are scheduled for July 17 and 18.
2. The ARB is scheduled to approve the appraisal records at the conclusion of hearings on July 17, and Mr. Black will certify the appraisal records to the taxing jurisdictions on July 25.
3. Appraisers are organizing and preparing to complete the property inspection that were scheduled for 2018 as soon as the CAMA file for 2019 is built (at appraisal roll certification).
4. Mr. Black plans to present the 2019-2020 Reappraisal Plan for the board's consideration at the August 8 meeting. The plan can only be adopted after the board conducts a hearing on the matter. I will prepare and publish the required notices so that can be done at the August 8 meeting.

There being no public comment and there being no further business, Ms. Duke declared the meeting adjourned at 7.38 p.m.

*Teresa Duke*  
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Chairman  
*Lang Dunlap*  
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Secretary