

Freestone Central Appraisal District
Directors Meeting

Minutes of July 16, 2025

Regular Meeting # 551

The Freestone Central Appraisal District Board of Directors met at the appraisal office located at 218 North Mount, Fairfield, Texas. Board members present were Craig Dunlap, Daniel Ralstin, Jerry Don Sanders, and Lovie Whyte. Representing the appraisal district was Don Awalt, Chief Appraiser; Carol Clark, Administrative Assistant.

Mr. Dunlap called the meeting to order at 5:43 p.m.

Mr. Dunlap established proof of the posting of public notice of the meeting in accordance with the Texas Open Meeting Act from the affidavit attached to the foot of the posted agenda.

Mr. Dunlap then declared a quorum of members present.

Consideration and action were taken on the minutes of the meeting held on June 11, 2025. Mr. Sanders made a motion to approve the minutes as presented. Ms. Whyte seconded the motion. Motion carried.

The board then considered the district's monthly financial report for June 2025. Mr. Awalt stated that there was nothing outstanding on the bill list for the month. All of the ARB fees are listed for their hearings in June. There is also a payment of \$2,000.00 to replenish the postage machine and to cover certified mail for the ARB final orders. Ms. Whyte made a motion to approve the financial report for June 2025, with a second by Mr. Sanders. Motion carried.

The board then considered the Investment Officer's Quarterly Report for the second quarter. Mr. Awalt reviewed the report with the beginning balance of \$717,277.00 in the General Fund account. There were \$368,852.00 of deposits, \$413,228.00 of withdrawals, \$789.00 of interest earned, with a balance of \$673,690.00. The total interest earned to date is \$1,563.00.

The payroll account had a beginning balance of \$2,066.00, with a total of \$225,582.00 in deposits. There was a total of \$225,657 in withdrawals, and no interest earned; this is a non-bearing interest account. The ending balance is a total of \$1,991.00.

The pledged securities showed the district had FDIC coverage and that the districts funds were covered for April, May, and June. Mr. Sanders made a motion to approve the Investment Officer's Quarterly Report for quarter ending June 30, 2025. Ms. Whyte seconded the motion. The motion carried.

At 5.55 p.m. the board went into a public hearing with verification from Mr. Awalt regarding the 2026 proposed operating budget. Mr. Awalt stated that there were no changes since the workshop last month. A copy of the proposed budget was sent to the entities giving them the required 30 days to review and veto. The entities were also notified of the public hearing.

Mr. Sanders asked Mr. Awalt if the board would consider increasing litigation. Mr. Awalt responded that with more taxpayers filing for binding arbitration and filing lawsuits it may be something to consider. The budget has remained at \$150,000.00 for a few years as the district had to request more funds from the entities when there was not enough to cover a lawsuit. The district would have enough funds to start if necessary; there would be enough time to increase the litigation budget further in the lawsuit.

Mr. Awalt stated that he added a flat \$1,500.00 for 2 new employees; 1 employee had already assumed the Customer Service position. Mr. Moore had a flat increase of \$3,500.00 and \$1,500.00 for Mr. Awalt. The district is well in line with the median for the clerical staff. There will be 2 positions available for Appraiser's Assistants as Mr. Barrow will retire on August 1.

Mr. Awalt asked the board if they had no further questions or suggestions that he would recommend that they approve the proposed 2026 operating budget, and he will send a copy to the entities so they will have 30 days to veto. With no further comments from the board, Mr. Dunlap concluded the public hearing at 6.14 p.m.

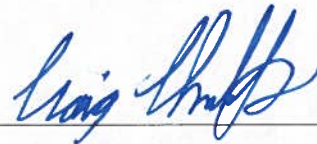
Continuing with the meeting's agenda, Mr. Dunlap called for action regarding the proposed 2026 operating budget. Ms. Whyte made a motion to adopt the 2026 operating budget as presented. Mr. Sanders seconded the motion. The motion carried.

The board reviewed the Chief Appraiser's Quarterly Report on Changes to the Appraisal Roll. Mr. Awalt proceeded with his presentation stating that the report was for the second quarter of 2025. The changes were mostly homesteads and homestead linking. There were also duplicate parcels that were deleted. After brief discussion, Mr. Sanders made a motion to approve the report as presented. Ms. Whyte seconded the motion. The motion carried.

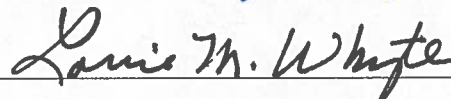
Mr. Awalt had nothing to report but informed the board that as of this morning all jurisdictions had less than 5 percent under protest so he would be able to certify the records. With July 17 being the last hearing day for protests, there is already a full day of hearings scheduled in September.

Mr. Barrow is retiring on August 1. The board is invited to come and celebrate with Mr. Barrow on July 23 between 3:00 p.m. and 5:00 p.m. Ms. Carson Carroll was hired last month as the Customer Service Clerk. At the conclusion of his report, Mr. Awalt informed the board that Ms. Gilley Lee was facing some health issues; she had been diagnosed with 2 forms of cancer. At this time, she is waiting to find out how she will proceed with treatment.

There being no further business, Mr. Dunlap declared the meeting adjourned at 6:25 p.m.



Chairman



Secretary

Board Member