

Freestone Central Appraisal District
Directors Meeting

Minutes of September 14, 2016

Regular Meeting #445

The Freestone Central Appraisal District Board of Directors met at the appraisal office located at 218 North Mount, Fairfield, Texas. Board members present were Lisa Foree, Lovie Whyte, Sid Fryer and Craig Dunlap. Representing the appraisal district were Bud Black, Chief Appraiser; and Don Awalt, Deputy Chief Appraiser, Carol Clark, Administrative Assistant.

In the absence of the board's chairman, Mr. Dunlap, secretary, called the meeting to order at 7:04 p.m.

Mr. Dunlap pointed out to the board that the agenda for this meeting had been posted in accordance with the Texas Open Meeting Act. The posting requirements had been met as the notice was notarized and posted on the district's website and on the office front door on September 8, 2016.

Mr. Dunlap then declared a quorum of members present.

Consideration and action were taken on the minutes of August 10, 2016. There was a motion to approve the minutes by Mr. Fryer, 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 2016 as prepared by Mr. Black. Ms. Whyte made a motion to approve the monthly financial reports as presented, seconded by Mr. Fryer. Motion carried.

The board then considered proposals from financial institutions interested in being the District's depository for 2017-2018. Bids were received from Community National Bank & Trust of Texas, Citizens State Bank, and Incommons Bank. Mr. Black presented a comparison worksheet of the three bids as each one related to the specifications of the district. Mr. Black explained that although the bids were very similar, the only change made by the Community National Bank was that they would furnish all supplies under their new proposal. Mr. Black also explained that the Property Tax Code requires the board to accept the proposal most favorable to the district. Mr. Fryer made a motion and Ms. Whyte seconded the motion to select Community National Bank & Trust of Texas as the depository for the district for 2017-2018. The motion carried unanimously.

Mr. Dunlap then asked Mr. Black if there was a need to enter the scheduled executive session regarding lawsuits listed on the agenda. Mr. Black stated that there were no new developments that required the board's attention in this matter. This being said, the board did not enter into executive session and continued with the meeting agenda.

The Board considered appointing members to the Appraisal Review Board for the 2017-2018 terms. Mr. Black explained that Mr. Eric Samford, and Ms. M. J. Alford whose terms are expiring, are both eligible for reappointment. The only applications received at the district for the 2017-2018 terms was submitted by Mr. Eric Samford and Ms. M. J. Alford. Returning to serve on the five-member ARB are Ms. Ann Gokey, Ms. Deb Manahan and Mr. Wain Glass. Mr. Fryer made a motion to reappoint Mr. Eric Samford and Ms. M. J. Alford to the Appraisal Review Board. Ms. Whyte seconded the motion and motion carried.

The Board's next consideration was appointing members to the Agricultural Advisory Board for 2017-2018 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. Frank Bonner and Keith Hardwick were reappointed last year until 2017. The terms for Tim Cooper, Bob Chesnut, and Marles Pace expire on December 31, 2016 and their places must be filled for 2017-2018. Mr. Black recommended that Tim Cooper, Bob Chesnut, and Marles Pace be reappointed to serve on this board for the 2017-2018 term. Ms. Foree made a motion to accept this recommendation. Mr. Fryer seconded the motion and it carried.

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

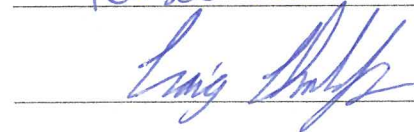
Noted in the report:

- Reappraisal activities are in full swing according to the reappraisal plan adopted in August 2016.
- The Preliminary MAP Review Report from PTAD has been issued. It includes two recommendations to our operations.
- The 2015-2016 appraisal services contract with Pritchard & Abbott did not meet IAAO standards. This issue has been corrected in the 2017-2018 contract and will be corrected on the final report.
- The board of directors met in March 2015 without a quorum (three voting members present – quorum is defined as four of the six members present). This will be corrected once the board has met for twelve consecutive months with a “quorum” present. This can be corrected in the first quarter of 2017 because there have been no meetings since then where there have been less than four in attendance.

There being no public comment and there being no further business, Mr. Dunlap declared the meeting adjourned at 7.50 p.m.



Chairman



Secretary