

Freestone Central Appraisal District
Directors Meeting

Minutes of May 10, 2017

Regular Meeting #453

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

Teresa Duke, board chairman, called the meeting to order at 7:02 p.m.

Ms. Duke confirmed that proof of the posting of public notice of this meeting was met in accordance with Chapter 551, Texas Government.

Ms. Duke then declared a quorum of members present.

Consideration and action were taken on the minutes of April 12, 2017. 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 2017 as prepared by Mr. Black. Ms. Whyte made a motion to approve the monthly financial reports as presented, seconded by Mr. Utley. Motion carried.

The board considered Proposed Amendments to the 2017 Operating Budget that would address the \$225,176 2016 year end fund balance. Mr. Black explained to the board that \$24,065.00 of that fund balance was income generated by the district and is not mandated to be returned to the entities. He also suggested that the remaining \$201,111 be encumbered for a litigation reserve, and an entity payment reserve, both being held for use in funding the 2018 budget. He also suggested that \$20,000 be sent to TCDRS to fund the district's unfunded liabilities. Mr. Fryer made a motion to adopt the Proposed Amendments to the 2017 Operating Budget as presented, Mr. Dunlap seconded the motion. Motion carried.

The board conducted a workshop on the 2018 operating budget. Mr. Black went over the proposed budget categories for 2018 explaining each category's purpose and the change. Mr. Black recommended an increase of \$50,000 for Division VII Litigation to ensure that the district has funds reserved to avoid requesting additional payments from the entities. After brief discussion, the board suggested that \$300,000 would be appropriate to reserve for litigation fees and expenses. 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. After a lengthy discussion regarding employee salaries. Ms. Duke instructed Mr. Black to schedule a budget workshop followed by a budget hearing to be conducted during their regular meeting in June 7. Following the hearing the board will consider and take action on the 2018 Operating Budget.

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

Noted in the report:

- We have had several problems with the Paragon program while finalizing values this past month. Problems were found and ultimately resolved (we hope) in the ratio study reports and the audit process which automatically updates values on parcels.
- The delays in processing have caused us to prepare and deliver appraisal notices three weeks behind schedule. We will be mailing notices to approximately 11,500 property owners on Friday, May 12, with the last day to file a protest moved from May 31 to June 12.
- Even with the delays and late notice mailing, we should still be able to conduct ARB hearings and certify appraisal records to jurisdictions as scheduled by July 25.
- I have attached a summary of the estimated values for 2017 that were certified to the taxing jurisdictions on April 30, 2017.

There being no public comment and there being no further business, Ms. Duke declared the meeting adjourned at 9.19 p.m.



Chairman



Secretary