

# STEPHENS COUNTY APPRAISAL DISTRICT

201 S Rose Ave. P. O. Box 351  
Breckenridge, TX 76424

GARY ZEITLER RPA, RTA, CCA  
CHIEF APPRAISER

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## MINUTES

A meeting of the Stephens County Appraisal District Board of Directors, a governmental entity, organized under the laws of the State of Texas, met at the principal office in the City of Breckenridge, County of Stephens, State of Texas on **Tuesday, February 2, 2021 at 7:30 AM.**

### In Attendance:

#### SCAD Board Members Present

Jerry Toland, Chairman  
Parker Wylie, Member  
Roy Russell, Member  
Ted Goldsmith, Secretary  
Tom Cyprian, Member

#### Also Present

Linda Carrington, Asst Cf Interim Appraiser  
Will Thompson, Chief Appraiser in Training  
Cristie Latham, SC Tax Assessor

- 2021 – 001      **CALL TO ORDER**  
Called the Meeting to order at 7:32 AM
- 2021 – 002      **ESTABLISH A QUORUM**  
A quorum is established (5 of 5 Board members)
- 2021 - 003      **PUBLIC ACCESS**  
No comments
- 2021 – 004      **DISCUSS, CONSIDER AND/OR APPROVE MINUTES FROM STEPHENS COUNTY APPRAISAL DISTRICT MIUTES FOR THE BOARD OF DIRECTORS MEETING HELD DECEMBER 28, 2020.**  
Motion: Accept as presented  
Moved: Parker Wylie  
Second: Tom Cyprian  
Vote: 5-0
- 2021 -006      **DISCUSS, CONSIDER AND/OR APPROVE RENNOVATIONS CONTRACT AS PRESENTED BY REATHERFORD CONSTRUCTION**  
Consideration: Prices were presented to replace lighting, paint ceiling, and renovate a closet in the center of the building. Board requested a budget study to examine the overage from the previous year's budget before making a commitment on spending additional funds.  
Motion: Table until budget study is completed and presented  
Moved: Parker Wylie  
Second: Ted Goldsmith  
Vote: 5-0
- 2021 – 005      **DISCUSS, CONSIDER AND/OR APPROVE FINANCIAL REPORT FOR DECEMBER 2020**  
Motion: Accept as presented  
Moved: Tom Cyprian  
Second: Ted Goldsmith  
Vote: 5-0

2021 – 007 DISCUSS, CONSIDER AND/OR APPROVE AGRICULTURE COMMITTEE REPRESENTATION  
Consideration: Staff presented the nomination of three members for the Agriculture committee, all returning members, and all have agreed to serve again:  
Roger Tonne  
Randy Boaz  
Jim Thompson  
Motion: Accept as presented  
Moved: Ted Goldsmith  
Second: Tom Cyprian  
Vote: 5-0

2021 – 008 DISCUSS, CONSIDER AND/OR APPROVE APPRAIASAL REVIEW BOARD REPRESENTATION  
Consideration: Staff presented the nomination of three members plus an alternate for the 2021 Appraisal Review Board:  
Scott Harris  
Sally Satterwhite  
Luke Grider  
Eric Brennan  
Motion: Accept as presented  
Moved: Parker Wylie  
Second: Roy Russell  
Vote: 5-0

2021 – 009 DISCUSS, CONSIDER AND/OR APPROVE ARMSTRONG CONSULTING CONTRACT  
Consideration: Staff presented the retainer and fee schedule for Armstrong & Armstrong Law Offices for the 2021 ARB. The firm was utilized in 2020 both in consulting and defense.  
Motion: Retain Armstrong & Armstrong as the legal firm for the 2021 ARB Hearings  
Moved: Ted Goldsmith  
Second: Parker Wylie  
Vote: 5-0

2021 – 010 CHIEF APPRAISER REPORT

- Decrease in Employer Contribution to TCDRS  
*Staff reported a decrease in the employer match portion to TCDRS from 12.02% in 2020 to 6.49% in 2021*
- Truth in Taxation Options  
*Staff is requesting proposals from Southwest Data and BIS to produce the Truth in Taxation website to meet SB2 requirements. Recommendations will be made at next board meeting.*
- Election of Board Members  
*Staff is examining a board configuration to appointed terms by tax entity versus the election system that is currently in place. Information will be reported to the board as necessary.*
- Information Technology Concerns  
*Staff presented IT concerns that have surfaced, most specifically the age of the server. Costs will be gathered regarding IT upgrades and ongoing support and cost and presented at the next board meeting.*
- 2020 MAPS Report  
Staff presented the report to the board and discussed the initial score. Potential ramifications of the report were discussed. Board requested that staff develop a plan of action to correct what can be corrected for 2020 and to improve for 2021.

2021 – 011 DISCUSS, CONSIDER AND/OR APPROVE NEXT MEETING DATE  
Motion: Next meeting date set for March 9, 2021 at 7:30 AM

2021 - 012

Moved: Tom Cyprian

Second: Roy Russell

Vote: 5-0

DISCUSS, CONSIDER AND/OR APPROVE ADJOURNMENT

Motion: To adjourn the meeting


Moved: Tom Cyprian

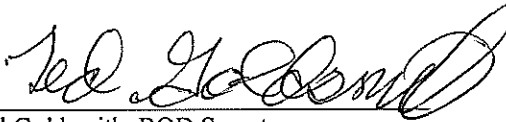
Second: Parker Wylie

Vote: 5-0

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Minutes approved this 9 day of MARCH, 2021

  
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Jerry Toland, BOD Chairman

  
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Ted Goldsmith, BOD Secretary