

STEPHENS COUNTY APPRAISAL DISTRICT

201 S Rose Ave · Breckenridge, TX 76424

NOTICE OF PUBLIC MEETING OF THE BOARD OF DIRECTORS

Tuesday December 12, 2023 at 7:30 AM

GARY ZEITLER RPA, RTA, CCA
INTERIM CHIEF APPRAISER

AGENDA

PHONE: 254.559.8233
FAX: 254.559.2897

The Stephens County Appraisal District Board of Directors will have a public meeting in the district's office at 201 S. Rose Ave, Breckenridge, Stephens County, Texas.

In accordance with the Texas Open Meetings Acts (Sb Ch D & E of Ch. 551 Tex Govt. Code), The Board of Directors may enter a closed session to deliberate any subject authorized by Subchapter D and listed on the agenda for this meeting. Any final action, decision, or vote on a subject deliberated in the closed meeting will be taken in an open meeting held in accordance with the Texas Open Meeting Act. All voting actions or decisions will take place in the open meeting.


CHIEF APPRAISER in TRAINING

2023 – 12 – 001 CALL TO ORDER

2023 – 12 – 002 ESTABLISH A QUORUM

2023 – 12 – 003 SET THE AGENDA

The Chairmen may ask if anyone has anything to add to the agenda. Discussion items may be added, but decisions should not be made without proper public notice. The Chairman may also ask if items need to be heard in an order other than presented. Once all additions and changes are noted, the agenda is adopted by motion, second and majority vote. Once adopted, it takes a 2/3 majority vote of the members to change the agenda.

2023 – 12 – 004 PUBLIC ACCESS

The time period shall be three (3) minutes per person. The time limit may be adjusted at the discretion of the Chairman of the Board at each meeting. If a large number of persons wish to speak at the Board, the Chairman may reduce each person's time for speaking as may be reasonably necessary to allow the Board to complete its business and adjourn the meeting at a reasonable time. The Board may refuse to hear any person who attempts to speak on a subject unrelated to the business of the appraisal district or within the jurisdiction of the Board of Directors.

2023 – 12 – 005 CONSENT AGENDA

Items:

1. Minutes from Board of Directors Meeting held November 14, 2023.
2. Financial Reports (Reconciliation, Budget, Allocation)
3. GIS Report
4. Set next meeting time and location for Tuesday January 9, 2024 at 7:30 AM in the District Office

Recommended: Acceptance of reports as written (one motion for all items)

2023 – 12 – 006 CHIEF APPRAISER REPORT

- Correspondence to the BOD
- Update on District Initiatives
- Update on Staff Training/Education
- Declaration of Property Owned by Employees
- Update on health insurance

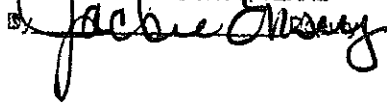
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At 2:13 O'Clock P.M.

DEC 08 2023

JACKIE ENSEY Co. Clerk
STEPHENS COUNTY TEXAS

By 

STEPHENS COUNTY APPRAISAL DISTRICT
201 S Rose Ave · Breckenridge, TX 76424

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UNFINISHED BUSINESS

- 2023 – 12 – 007 REVIEW 2023 MASS APPRAISAL REPORT
Items: 2023 Mass Appraisal Report
Discussion: The Mass Appraisal Report is an annual requirement of the Comptroller. It explains the methodology behind the local mass appraisal process.
- 2023 – 12 – 008 REVIEW 2023 APPRAISAL REPORT
Items: 2023 Appraisal Report
Discussion: The appraisal report is an annual requirement of the Comptroller.
- 2023 – 12 – 009 CONSIDER REVISIONS OF THE BOARD POLICY ON BOARD OF DIRECTORS
Items: Edited pages of policy showing as written and as revised
Recommended: Approve as presented

NEW BUSINESS

- 2023 – 12 – 010 CONSIDER REVISIONS OF THE BOARD POLICY ON THE GUIDELINES FOR DETERMINATION OF SPECIAL VALUES
Items:
Discussion: Ag Advisory Board recommends moving minimum acreage from 20 acres to 30 acres for Ag Value and from 15 to 30 for Wildlife Value
- 2023 – 12 – 011 REVIEW BOARD MEMBER APPOINTMENTS BY ENTITIES
Items: Resolutions from entities
Discussion: The City of Breckenridge and BISD appointed representatives for board positions to serve from 1/1/2024 to 12/31/2025
- 2023 – 12 – 012 CONSIDER APPOINTMENTS TO THE 2024 AG ADVISORY BOARD
Items: None
Discussion: Will be appointed in January. Be thinking/submitting names.
- 2023 – 12 – 013 CONSIDERATION OF THIRD-PARTY CONTRACT REVIEWS
Items: Reviews of third-party vendors
Discussion: The board does an annual review of all third-party vendors
- 2023 – 12 – 014 CONSIDER PERSONNEL MATTERS (Closed Session)
- 2023 – 12 – 015 ADJOURN

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DEC 08 2023
JACKIE ENSEY, C.C. Clerk
STEPHENS COUNTY, TEXAS

By Jackie Ensey