

STEPHENS COUNTY APPRAISAL DISTRICT

201 S Rose Ave · Breckenridge, TX 76424

NOTICE OF PUBLIC MEETING OF THE BOARD OF DIRECTORS

Tuesday November 14, 2023 at 7:30 AM

GARY ZEITLER RPA, RTA, CCA
INTERIM CHIEF APPRAISER

AGENDA

PHONE: 254.559.8233
FAX: 254.559.2897

MINUTES

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 – 10 – 001 CALL TO ORDER

2023 – 10 – 002 ESTABLISH A QUORUM

<u>Board</u>	<u>Staff</u>	<u>Public</u>
<i>Jerry Toland</i>	<i>Will Thompson</i>	<i>Bryan Allen</i>
<i>Roy Russell</i>	<i>Amy Judkins</i>	
<i>Parker Wylie</i>		
<i>Gregg Goodall</i>		
<i>Rob Durham</i>		
<i>Christie Lathem</i>		

2023 – 10 – 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 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 – 10 – 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 – 10 – 005 CONSENT AGENDA

Items:

1. Minutes from Board of Directors Meeting held October 10, 2023.
2. Financial Reports (Reconciliation, Budget, Allocation)
3. GIS Report
4. Set next meeting time and location for Tuesday December 12, 2023 at 7:30 AM in the District Office

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

Discussion: *Financials on track for the year even with several new expenses that came out of new legislation. Several budgets are over estimation, but several came in below. Some items have been broken out in the budget for better tracking. Building maintenance is up due to some increases in pricing on some of our services. Early budget adjustments for 2024 will be looked at in December. No GIS report was available.*

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Motion: To approve as presented
Made by: Parker Wylie
Second by: Rob Durham
Unanimous decision

2023 – 10 – 006 CHIEF APPRAISER REPORT

- Correspondence to the BOD
- Update on District Initiatives

Discussion: *No correspondence.*

No update on initiatives.

The District will begin working 25.25s this week and address 3 ARBs that have not been finalized.

The 2024 Allocation Table has been updated. As a result of the property tax bill, there are some big shifts in the allocations. Our entities are made up of 5 school districts. All the school districts saw decreases in their percentage of allocation due to the increase in the homestead deduction and the compression of the rate.

This left the county, hospital, and city to pick up the difference in our budget.

2023 – 10 – 007 CONSIDER EMPLOYEE HEALTH INSURANCE OPTIONS

Items: Rate/Plan Proposals

Discussion: A policy has been chosen for the District and we are in process of getting it established. It will go into effect January 1, 2024. There are two payment options for the district, by age individually or by composite.

The District will have to “bite the bullet” for one year on the increase in premium due to the timelines, but we need to start early looking for better, more affordable options in 2024. The consistent increases in insurance premiums have reached a point of being unmanageable for the District.

Recommended: The board review each of the payment options and select the best fit for the District.

Motion: To pay premiums based on the composite model.

Made by: Roy Russell

Second by: Rob Durham

Unanimous decision

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2023 – 10 – 080 REVIEW 2023 MASS APPRAISAL REPORT

Items: 2023 Mass Appraisal Report

No action

2023 – 10 – 090 REVIEW 2023 APPRAISAL REPORT

Items: 2023 Appraisal Report

No action

2023 – 10 – 010 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

No report currently. Still under review.

2023 – 09 – 011 CONSIDER PERSONNEL MATTERS (Closed Session)

Recommended: No action will be taken during the closed session.

Board went into closed session at 8:30

Board exited closed session at 9:21

Motion: Through resolution of the Board of Directors, employees will receive an additional pay period for 2023 as a retention bonus made in appreciation of their service and skilled labor.

Made by: Roy Russell

Second by: Gregg Goodall

Unanimous decision

2023 – 09 – 012 ADJOURN

Motion: To adjourn the meeting

Made by: Roy Russell

Second by: Rob Durham

Unanimous decision

Minutes were taken by William Thompson, Chief Appraiser in Training.

Minutes approved this 12 day of December, 2023


Jerry Toland, BOD Chairman


BOD Member