

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

MINUTES

Recommended: Acceptance of reports as written (one motion for all items)
Discussion: *Noted in the financial report was the subscription to e3 Training Portal as a means of offering ongoing training for employees; hope to move \$5,000 back from general account to the restricted funds account.*
Motion: *To approve consent agenda as presented*
Moved by: *Parker Wylie*
Second by: *Gregg Goodall*
Motion carried; none opposed

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

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.
No action

2023 – 12 – 008 REVIEW 2023 APPRAISAL REPORT

Items: 2023 Appraisal Report
Discussion: *The appraisal report is an annual requirement of the Comptroller but has the potential of being a useful tool for the CAD and entities to see trends. Many items of the report were highlighted and discussed with the board.*
No action

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: Read and approve at the January Board meeting
Discussion: Many of the policies had to be rewritten due to changes in the code/law and new requirements of the Comptroller. To prepare for the final editing and revisions, the board passed three resolutions:

- Resolution on Chief in Training performing tasks designated to the board secretary
 - Roy Russel made motion to approve
 - Second by Gregg Goodall
 - Motion carried; none opposed
- Resolution on statements and payments from entities
 - Roy Russell made the motion to approve
 - Second by Parker Wylie
 - Motion carried; none opposed
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- Resolution on Four Member ARB
 - Gregg Goodall made motion to approve
 - Second by Roy Russell
 - Motion carried; none opposed

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

Motion: To approve the recommendation of the Ag Advisory Board

Made by: Roy Russell

Second by: Parker Wylie

Motion carried; none opposed

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

No action

2023 – 12 – 012 CONSIDER APPOINTMENTS TO THE 2024 AG ADVISORY BOARD

Items: None

Discussion: Will be appointed in January. Be thinking/submitting names.

No action

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. These are in process but not completed. Will be finalized at January Board of Directors meeting.

No action.

2023 – 12 – 014 CONSIDER PERSONNEL MATTERS (Closed Session)

None at this time.

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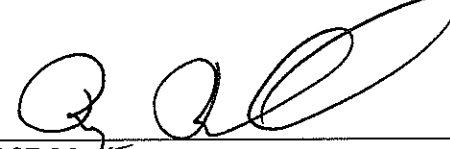
2023 – 12 – 015 ADJOURN

Motion: To Adjourn
Moved by: Roy Russell
Second by: Parker Wylie
Motion carried; no opposition

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

Minutes approved this 16 day of January, 2024.


Jerry Toland, BOD Chairman


BOD Member