

STEPHENS COUNTY APPRAISAL DISTRICT

201 S Rose Ave · Breckenridge, TX 76424

NOTICE OF PUBLIC MEETING OF THE BOARD OF DIRECTORS

Tuesday April 8, 2025 at 7:30 AM

WILLIAM W. THOMPSON, RPA
CHIEF APPRAISER

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, to receive, review, discuss, consider, approve and/or take action upon the items set forth on this agenda. 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. In compliance with the Americans with Disabilities Act, the District will provide reasonable accommodations for persons attending District meetings. To better serve you, requests for accommodations should be received 48 hours prior to the meeting.

MINUTES

2025 – 04 – 001

CALL TO ORDER

Chairman or designee will call the meeting to order and declare a quorum is present.

Chairman called the meeting to order at 7:34

Board

Jerry Toland, Chair

Roy Russell, Sec

Gregg Goodall

Rob Durham

Crystal Shook

Staff

Will Thompson

Amy Judkins

Cindy Adams

Public

2025 – 04 – 002

PUBLIC ACCESS

Members of the public may comment on agenda items or issues related to the CAP. Comments will be limited to three (3) minutes per person. Each person wishing to speak is requested to submit a "Request to Speak" form prior to the start of the Board Meeting. If a large number of persons wish to speak to the Board, the Chairman may reduce each person's time for speaking as 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. The Board cannot deliberate or discuss issues that are not present on this Agenda.

No public comments.

2025 – 04 – 003

CONSENT AGENDA

ACTION All items in the Consent Agenda are considered routine by the Board of Directors and will be enacted by one motion. Directors, by vote, may remove an item for consideration on the regular agenda.

Minutes from previous meeting

Financial Reports: Budget/ Reconciliation/Allocation

GIS Reports

Set next meeting: May 13, 2025

Motion: To accept as presented

Moved by: Goodall

Second by: Durham

Motion Carried

2025 – 04 – 004

CHIEF APPRAISER REPORT

INFO Chief Appraiser will share activities of the CAD and correspondence to the Board of Directors

Discussion: TML quarterly report

2025 – 04 – 005

REVIEW OF THE 2023 TARGETED APPRAISAL REVIEW

Signature

Stephens County Appraisal District
Board of Directors Meeting

Date Signed

April 8, 2025

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INFO Chief Appraiser will review the results of the 2023 TARP performed by the Comptroller's Office

Discussion: CAD received 14 recommendations from the review. Many of these, like the hiring of a full-time chief, have been completed prior to the review; however, the review specifically looked at 2023. The CAD will continue to address recommendation and report on them in future meetings.

2025 – 04 – 006

APPOINTMENT OF AG ADVISORY COMMITTEE MEMBERS

ACTION Chief will report back on list provided at previous meeting

*Motion: To accept the members of the Ag Committee as proposed:
Jim Thompson, Kirk Knight, Roger Tonne, Reese Clark, Bret Grissom, Jesse Shortes, and NRCS, FSA and TPWD representatives*

*Moved by: Russell
Second by: Durham
Motion Carried*

2025 – 04 – 007

PRELIMINARY 2026 BUDGET DISCUSSION

INFO Chief will discuss the budget process and items that may impact the 2026 budget

Discussion: Everything is increasing, in particular IT requirements/services

2025 – 04 – 008

DISCUSSION OF 2026 CONTRACTS

INFO Chief will discuss contracts that are up for renewal and plan for renewal

Discussion: The appraisal for real property with Eagle Appraisal is up for renewal in August. The CAD has been approached by P & A with interest in placing a bid. The board would like to investigate bringing appraisal in house. Further discussion at the next board meeting.

2025 – 04 – 009

CONSIDER ADJUSTMENT TO CHIEF APPRAISER SALARY

ACTION Based on the completion of all certification requirements and the appointment of the chief appraiser in training to the position of chief appraiser, the board will consider an adjustment in salary.

*Motion: To adjust the salary of the chief appraiser from \$70,200 to \$80,160
Moved by: Russell
Second by: Durham*

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2025 - 04 - 010

EXECUTIVE SESSION

The Board of Directors reserves the right to adjourn into executive session at any time during the meeting to discuss any of the matters listed below, as authorized by Title 5 of the Texas Government Code:

- 551.071 (Consultation with Attorney)
- 551.072 (Deliberations about Real Property)
- 551.073 (Deliberations about Gifts and Donations)
- 551.074 (Personnel Matters, including but not limited to the appointment, employment, compensation, reassignment, duties, discipline or dismissal of public officers, the Chief or other employees)
- 551.076 (Deliberations about Security Devices)
- 551.087 (Business Prospect/Economic Development)

Before any closed meeting is convened, the presiding officer will publicly identify the section(s) of the Act authorizing the closed meeting. All voting actions or decisions will take place in the open meeting.

The board entered the executive session at 8:45 AM and exited at 8:53. No action was taken during the session. Members returned to the previous item for discussion.

2025 - 04 - 011

ADJOURN

If the meeting is concluded and there is no further business to discuss, the chair or designee may call the meeting adjourned; otherwise, immediate adjournment needs a motion and a second.

Motion: To adjourn the meeting

Moved by: Goodall


Second by: Durham

Motion Carried

Minutes were taken by William Thompson, Chief Appraiser.

Minutes approved this 13 day of may, 2025.


Jerry Toland, BOD Chairman


BOD Member