

**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*

<u>Board</u>	<u>Staff</u>	<u>Public</u>
Jerry Toland, Chair	Will Thompson	
Roy Russell, Sec	Amy Judkins	
Gregg Goodall	Cindy Adams	
Rob Durham		
Crystal Shook		

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  
pg. 1

**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.

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*

**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.

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*

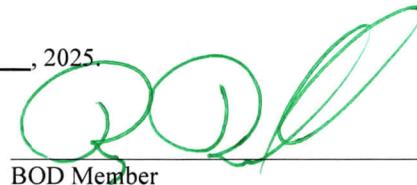
*Motion Carried*

---

Minutes were taken by William Thompson, Chief Appraiser.

Minutes approved this 13 day of may, 2025.

Jerry Toland  
Jerry Toland, BOD Chairman

  
BOD Member