

STEPHENS COUNTY APPRAISAL DISTRICT

201 S Rose Ave · Breckenridge, TX 76424

NOTICE OF PUBLIC MEETING OF THE BOARD OF DIRECTORS

Tuesday October 14, 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 – 10 – 001

CALL TO ORDER

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

Chairman Toland called the meeting to order at 7:32 AM.

Board

Jerry Toland
Roy Russell
Parker Wylie
Gregg Goodall
Rob Durham
Crystal Shook

Staff

Will Thompson
Cindy Adams

2025 – 10 – 002

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.

No changes were made to the agenda.

2025 – 10 – 003

PUBLIC ACCESS

- Members of the public may comment on agenda items or issues related to the CAD.
- 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.
- Comments will be limited to three (3) minutes per person. The time limit may be adjusted at the discretion of the Chairman of the Board based on the number of persons wishing to comment.
- Comments on agenda items may be delivered as the agenda item is presented for discussion.
- The Board cannot deliberate or discuss issues that are not present on this Agenda.

No public were available to speak.

2025 – 10 – 004

ACTION

CONSENT AGENDA

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: November 11, 2025

Motion To approve as presented

Moved by Gregg Goodall

Second by Roy Russell

Motion Carried

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MINUTES

2025 – 10 – 005
INFO

CHIEF APPRAISER REPORT

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

- Board Correspondence
- TML Risk Report
- ARB Applications are open
- Personnel evaluations have been completed
- Ag/Wildlife Special Value Advisory Committee Meeting
- Adjustments to Entity Allocation Table
- Discussion of Appraisal Review and Accountability Process

No correspondence for the board.

Risk report was included – no incidents.

ARB applications are open. Will be appointed by the District Judge in December

Personnel evaluations are still in progress, not completed

Ag advisory committee will meet October 25 at 9:00 AM

Adjustments have been made to the allocation table. First statements will go out Dec 1st

Board viewed the accountability tracking and quality control system

2025 – 10 – 006
INFO

REVIEW OF THE 2023 TARGETED APPRAISAL REVIEW RECOMMENDATIONS

Chief Appraiser will review the progress on the recommendations made in the Targeted Appraisal Review Program (TARP)

No updates or changes

2025 – 10 – 007
ACTION

CONSIDERATION OF DISTRICT DEPOSITORY

Items: Resolution for Board Consideration

Discussion: At the previous meeting, the current depository rates were examined. The Board commissioned the Chief to discuss rates with the depository and seek a higher rate of return. All accounts have been raised to .25%. Staff suggest canceling the CD and combining those funds with the Board Restricted Funds.

Board wants to investigate more options next spring.

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MINUTES

- 2025 – 10 – 008
INFO REVIEW OF THE 2024 TARGETED APPRAISAL REVIEW RECOMMENDATIONS
Chief Appraiser will review the progress on the recommendations made in the Targeted Appraisal Review Program (TARP)
- Initial report. No updates or submissions made yet.**
- 2025 – 10 – 009
INFO INITIATE CHIEF APPRIASER EVALUATION PROCESS
Items: Chief Appraiser Evaluation Tool
Discussion: The Board will annually evaluate the Chief Appraiser
- Mr. Thompson left the room, and the board performed a group evaluation. Results of that and the evaluations performed by the employee and Mr. Thompon's self-evaluation will be examined at the next meeting.**
- 2025 – 10 – 010
ACTION CONSIDER THE 2026 HOLIDAY SCHEDULE
Items: 2026 Holiday Schedule
Discussion: The Board will discuss and set the holiday schedule for 2026
- Motion To approve the 2026 Holiday Schedule as presented**
Moved by Parker Wylie
Second by Rob Durham
Motion carried
- 2025 – 10 – 011 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.
- Entered into executive session at 8:05 AM and exited at 8:50 AM**
- 2025 – 10 – 012 ADDRESS ANY NECESSARY ACTIONS FOLLOWING THE EXECUTIVE SESSION
- No action resulted from the executive session

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2025 – 10 – 013

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 at 8:52

Moved by **Roy Russell**

Second by **Rob Durham**

Minutes were taken by William Thompson, Chief Appraiser.

Minutes approved this _____ day of _____, 2025.


Jerry Toland, BOD Chairman


BOD Member