

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held February 16, 2023

A meeting of the Board of Directors for the Chambers County Appraisal District was held with the following members present:

Joe Crumpler, Chairman
Alecia Turner, Secretary
Tan Williams, Member
John Iles, Member
Laurie Payton, Member Ex-Officio

Also present were Mitch McCullough, Chief Appraiser and Stephanie Muniz, Assistant Chief Administrator.

The meeting was called to order by Chairman Crumpler at 10:00 am.

Assistant Chief Administrator, Muniz administered the Oath of Office to the newly appointed Chambers County Tax Assessor Collector, Laurie Payton.

The Minutes of the January 19, 2023 Board Meeting were presented to the Board for review and with a motion from Member Williams and second by Chairman Crumpler, to approve the minutes as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the January, 2023 Expenditures to the board for review and after discussion, motion was made by Member Iles and seconded by Secretary Turner to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the January, 2023 Financial Report to the board and after discussion, motion was made Secretary Turner and seconded by Member Iles to approve same. Motion passed unanimously.

Chief Appraiser McCullough introduced Jerry Bevel & Holly Burns with Cre8 Architects; Chairman Crumpler asked them if they would like to begin their presentation. Ms. Burns showed the Board of Directors the layout of the new office design and discussed that the project bid packet includes option plans to replace carpet in all offices and paint over two existing accent walls.

Jerry Bevel with Cre8 Architects shared a presentation with the Board of the requirements and options for project delivery method which are required of the district under Texas Government Code chapter 2269. He and Holly then informed the board that the best option for the District is to select Competitive Sealed Bids which allows the board to set acceptable criteria and is generally the better method for a project our size. Competitive bidding was not suggested as we would be required to accept the lowest bid regardless of other meaningful criteria such as length of time in business and relevant or

reputable prior work history. After discussion, motion was made Member Williams to adopt Competitive Sealed Bids as our project delivery method. The motion was seconded by Member Iles to approve same. Motion passed unanimously.

Chairman Crumpler asked Jerry to explain what is needed for approval of the prevailing wages. Assistant Chief Administrator Muniz explained to the Board that we are required to adopt prevailing wages and these were wages provided to our office by Cre8, she also informed the Board that she had reached out to the County to request a copy of the prevailing wages they use on their projects and one was not available. Chief Appraiser McCullough asked that the Board adopt the prevailing wages provided by Cre8. Motion was made Member Iles to adopt the prevailing wages as presented. The motion was seconded by Chairman Crumpler to approve same. Motion passed unanimously.

Chief Appraiser McCullough explained to the Board of Directors that Transunion by Carahsoft was a subscription service that provides sales confirmations for a fee of \$5,000 per request for up to 10,000 records. Chief McCullough advised the Board that all of our neighboring appraisal districts are also under a contract with Transunion and the Comptroller is also accessing sales via this method. He explained that we need this sales information in order to effectively do our job; we need every tool we can find in order to do our job well. We requested a quote for sales from 1/1/2019 – current ad that totaled 3,707 records. Chief Appraiser McCullough asked that approve the Transunion Contract as written. Motion was made Member Williams, motion was seconded by Secretary Turner to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the Board of Director's Policy to the Board for review; he mentioned the only changes that had been made were those requested by Member Iles regarding the disposal of assets. Motion was made by Member Iles, motion was seconded by Chairman Crumpler. Motion passed unanimously

Personnel : None

Chief Appraiser McCullough advised the board we have some arbitrations scheduled for the coming month and that we have received some settlement offers from some of the pending lawsuits but our values are entirely too far apart that those will continue in pending status for the time being.

No public comment

Chief Appraiser McCullough informed the Board that we had recently received our results from the 2022 PVS study and we were found to have invalid findings for the three school districts tested; Anahuac ISD, Barbers Hill ISD and East Chambers ISD. Chief Appraiser McCullough informed the Board that he has reached out to each school district and they are filing appeals. He explained to the Board how school funding generally works and how it is affected by the Property Value Study. He explained in detail that when we locked our system for closing out and completed our revaluation we had increased appraised values nearly 1.5 Billion dollars and it just wasn't enough. He

explained further that the Comptroller has other sources of sales they are able to use such as MLS and Transunion and they continue to collect sales through August 31st while our cut off date for sales is early March in order to get the notices in the mail in a timely manner as prescribed by law. He advised we are hopeful that we will be successful in our appeals of the studies and that the District will assist and support the attorneys with the appeal in every way possible.

No board comment.

Chairman Crumpler set the next regular meeting for March 30, 2023 at 10:00 am.

With a motion from Member Iles and second by Chairman Crumpler, Board adjourned at 12:00 pm.

Approved the 25 day of April, 2023.



Joe Crumpler, Chairman
Board of Directors
Chambers County Appraisal District



Alecia Turner, Secretary
Board of Directors
Chambers County Appraisal District