

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held September 28, 2021.

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

Joe Crumpler, Chairman
Joey Presnall, Member
John Iles, Member
Tan Williams, Member

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

The meeting was called to order by Chairman Crumpler at 10:05 am.

The Minutes of the May 18, 2021 Board Meeting were presented to the Board for review and with a motion from Member Williams and second by Member Presnall, to approve the minutes as presented. Motion passed unanimously.

The Minutes of the May 18, 2021 Budget hearing were presented to the Board for review and with a motion from Member Presnall and second by Member Williams, to approve the minutes as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the June, July & August, 2021 Expenditures to the board for review and after discussion motion was made by Member Williams and seconded by Chairman Crumpler to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the June, July & August, 2021 Financial Report to the board and after discussion, motion was made Member Iles and seconded by Member Presnall to approve same. Motion passed unanimously.

Chairman Crumpler instructed Chief Appraiser McCullough to unseal the depository bids for review and selection. The CAD received two sealed bids and after careful review of both and discussion, motion was made by Member Williams and seconded by Member Iles to accept the depository bid submission made by Allegiance Bank. Motion passed unanimously.

Chairman Crumpler instructed Chief Appraiser McCullough to unseal the aerial photography bids for review and discussion. The CAD received three sealed bids and after careful review of the three bids and discussion, motion was made by Member Iles to table the selection under the next meeting to allow for more careful review, motion was seconded by Member Presnall to table the selection until the following meeting. Motion passed unanimously.

Chief Appraiser McCullough presented the 2022-2023 Capitol Appraisal Group Inc contract for appraisal services before the board for review. He expressed the volume of accounts and value that this contract entails and also expressed that we are currently pleased with their work and would ask they renew the contract for 2022-2023 with the slight increase from the previous contract. Motion was made Member Iles and seconded by Member Williams to approve the 2022-2023 contract for appraisal services. Motion passed unanimously.

Chief Appraiser McCullough presented for adoption an Agreement with TCDRS for Qualified Replacement Benefit Arrangement. This arrangement could potentially be necessary for retirees from the district that may potentially max out their IRS limitation of annual TCDRS benefits in less than 12 months. The new plan would provide that the district replaces those benefits monthly and receive credit from TCDRS for their monthly contribution. Motion was made Member Iles and seconded by Member Presnall to approve the Agreement with TCDRS for Qualified Replacement Benefit Arrangement. Motion passed unanimously.

Chief Appraiser McCullough stated while there is no formal personnel action, he advised that since we last met that we did terminate the employment of Kayla Solis since our last meeting.

Chief Appraiser McCullough informed the board that there are still several lawsuits pending along with a few new lawsuits and 2021 arbitrations received. He advised the board that we are still in the process of working out details in the CCSEF issue and our process in this correction will likely gain some traction in the coming month.

No public comment

Chief Appraiser McCullough advised the board that we hired an appraiser from another CAD, Azalyn Morgan to fill the vacancy left by Kayla Solis. He also told the Board that we added an additional clerical staff to the office bringing our total employees up to 12. He advised them that we hired Jennifer Barton to fill the additional clerical position and that she has some background in what we do. She comes with experience from the property tax agent side of the operation. Chief Appraiser McCullough explained that Jessica, who currently serves as our Mapping Director, has been registered with TDLR as an appraiser and has begun her formal education and training to obtain her RPA. He explained to the Board that she has also been assisting Natalie with her very busy schedule; he advised she is doing a phenomenal job and expressed that we plan to transition Jessica into full-time appraisal work in the near future.

Secretary Turner whom was unable to attend the meeting expressed concern about her schedule and inability to attend Tuesday morning meetings of the Board of Directors. Chief Appraiser McCullough asked the board if they would be opposed to making the meetings the third Thursday of the month on months we will meet and all were very

willing to accommodate Secretary Turner. All members of the Board of Directors expressed that her service on the board is needed and invaluable

Chairman Crumpler set the next regular meeting for October 21, 2021 at 10:00 am.

With a motion from Member Presnall and second by Member Iles , Board adjourned at 11:50 am.

Approved the _____ day of _____, 2021.

Joe Crumpler, Chairman
Board of Directors
Chambers County Appraisal District

Alecia Turner, Secretary
Board of Directors
Chambers County Appraisal District