

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held on March 16, 2021.

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  
John Iles, Member  
Joey Presnall, Member  
Tan Williams, Member  
Denise Hutter, Member Ex-Officio

Also present were Mitchell McCullough, Chief Appraiser and Stephanie Muniz, Assistant Chief Administrator and Tony Brown, Counsel.

The meeting was called to order by Chairman Crumpler at 10:03 am.

Assistant Chief Administrator, Muniz administered the Oath of Office to member Iles. Member Iles signed his Oath of Office.

The Minutes of the January 19, 2021 Board Meeting were presented to the Board for review and with a motion from Member Williams and second by Member Iles, to approve the minutes as presented. Motion passed unanimously.

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

Chief Appraiser McCullough presented the Board of Directors with an agreement to provide legal services from McLeod, Alexander, Powel & Appfel, P.C. The firm will be reviewing, advising and representing the "District" in connection with claims regarding the handling of abatements and the Chambers County School Equalization Tax. After review of the agreement and discussion, motion was made by Member Williams and seconded by Member Presnall to approve the agreement. Motion passed unanimously.

Chief Appraiser McCullough presented the Board of Directors with a contract for Pritchard & Abbott, Inc as it relates to the Tax Transparency Web Site and Post Card requirement under Senate Bill 2; the contract terms are for one year. After review of the contract and brief discussion, motion was made by Member Iles and seconded by Member Presnall to approve the agreement. Motion passed unanimously.

Chief Appraiser McCullough asked the Board to reappoint three members to our Appraisal Review Board; he explained that Gloria Turner, Genny Donnelly and Dennis Leonard had served previously and were up for re-appointment should the board desire to reappoint those members. Member Ex-Officio Hutter made a motion to appoint Gloria Turner, Genny Donnelly and Dennis Leonard to our Appraisal Review Board. Secretary, Turner seconded the motion. Motion passed unanimously.

Personnel: None

Chief Appraiser McCullough introduced attorney Tony Brown of McLeod, Alexander, Powel and Apffel and explained to the Board of Directors that Mr. Brown was going to present a draft opinion regarding the school equalization tax and the "District's" handling of abatements as it applies to this rate. Attorney Brown explains that the School Equalization Tax began in the 1930s and is its own entity, separate from Chambers County. In 1995 legislature abolished this entity except those in existence could remain. He further explained that to this date, only a few are still in existence. This action also abolished the board of trustees for the School Equalization Tax and put them under the authority of the county judge, solely. Fast forward to abatements; in order for the county to grant abatements, they had to adopt a resolution, comprise regulations and create criteria that companies must meet to qualify. The County has done that. The School Equalization entity has not completed any of the actions required to authorize them to grant tax abatements. Once an abatement is granted the recipient must file an annual application with the "District". The application requires they list the entities for which they are authorized to receive an abatement. None of the applications received by the CAD list the School Equalization Tax entity in this section of the application. Mr. Brown states there was no "intent" to do anything with the school equalization tax entity. His opinion at this time is that it could be perceived that the "District" made a clerical error in applying the abatement to the School Equalization Tax entity. Chief Appraiser McCullough explained that he has asked Mr. Brown to draft a final response to the entities involved and to assist the CAD in a full review as to the depth which this may also affect homeowners. Chief Appraiser McCullough reiterated that the district's position is to ultimately ensure that property owner's pay their fair share of taxes and we are prepared to correct any errors the Appraisal District may have made in the handling of these accounts. He further detailed to the board that if and when the CAD makes the corrections, if that is the advice of our counsel, it will be a long process. We must first send a notice of value and allow them to protest. If the ARB determination is not favorable to them, then they may appeal to district court and further should they choose to do so. He expressed that he would like to see all parties get together in hopes to resolve this issue in the best and most feasible way for all parties involved.

No Public Comment.

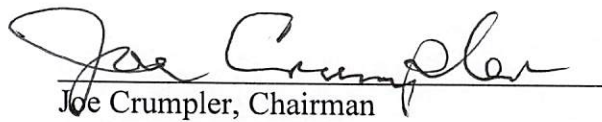
Chief Appraiser McCullough briefly reiterated what he discussed during the legal update. He also explained to the Board of Directors that we received the results of the Property Value Study and that we passed the "PVS" in BHISD and ECISD; but that we were out of the confidence interval in Anahuac ISD. He also explained that we were not the only CAD that was battling with failed "PVS"; he told them that both Jefferson and Orange counties failed all of their school districts. Despite our best effort and raising our residential schedule 20% in AISD for 2020, it was not enough. He told the board after careful review; we have raised some land values for 2021 in AISD. We are hopeful that the changes we have made are enough to get us back in the confidence interval for 2021; Should we fall outside the confidence interval, 2022 is the year we must make it back in. He explained that AISD could file an appeal of the study but has opted not to do so because it does not affect their school funding.

No Board comment.

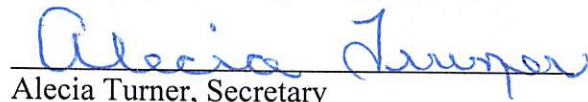
Chairman Crumpler set the next regular meeting for April 6, 2021 at 10:00 am.

With a motion from Member Ex-Officio Hutter and second by Member Williams Board adjourned at 12:05 pm.

Approved the 6 day of April, 2021.



Joe Crumpler, Chairman  
Board of Directors  
Chambers County Appraisal District



Alecia Turner, Secretary  
Board of Directors  
Chambers County Appraisal District