

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held on November 18, 2019.

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

Also present were Mitch McCullough, Chief Appraiser and Stephanie Muniz, Assistant Chief Administrator, Tim Krause (TCDRS Representative) and Andrew Leblanc, member of the public.

The meeting was called to order by Chairman Crumpler at 6:04 p.m.

Operations: Chairman Crumpler invited Tim Krause to present his information regarding retiree COLA's and potential impact on our required contribution rates. Mr. Krause provided several handouts to the Board of Directors showing many viable options to offer a COLA to our current retirees. He explained that should we decide to offer a 100% CPI COLA for our retirees that the health of our retirement account would not be impacted by that decision. He explained that we have been contributing more than our required contribution rate for so long that where it typically takes 15 years to amortize a COLA like this, it would only take our district 10 years to fund this COLA based on our outlook at this time. Board of Directors and Chief Appraiser McCullough all agreed that it is a wonderful gesture to the prior employees to show our appreciation for their contribution to the district. Member Presnall made a motion that we approve a 100% CPI based COLA for our retirees, the motion was seconded by Member Iles. Motion passed unanimously.

The minutes of the October 21, 2019 Board Meeting were presented to the board for review and with a motion from Member Iles and seconded by Member Presnall, the minutes were approved. Motion passed unanimously.

Chief Appraiser McCullough presented the October, 2019 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 October, 2019 financial report to the board for review and after discussion motion was made by Member Presnall and seconded by Secretary Turner to approve same. Motion passed unanimously.

Operations: Chief Appraiser McCullough explained to the Board of Directors that John Walker Roofing was asked to come out and inspect our roof leak issues. After their inspection, they submitted a bid \$20,937 which included Roof and Stone and Masonary removal and replacement. They had previously submitted a bid for \$6,747 for the roof repair only. Trinity Bay Remodeling submitted a bid for \$11,500 for the

limestone repairs. The Board of Directors inquired about the cost to replace the roof completely and Chief Appraiser McCullough explained that would require a large budget amendment for the 2020 year and he would like to see if the suggested repairs remedies the issue. After light discussion regarding the bids, Motion was made by Chairman Crumpler to accept the bid submitted by John Walker Roofing for \$20,937, the motion was seconded by Member Iles. Motion passed unanimously.

Chief Appraiser McCullough presented the Pritchard and Abbott contract for Web Hosting to the Board of Directors for approval. He explained this was a contract for January 1, 2020 – December 31, 2020 for the cost of updating and maintaining our website. Motion was made by Member Iles, with second by Chairman Crumpler to accept the contract as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the Eagleview imagery contract to the Board of Directors for approval. He explained this was a contract for January 1, 2020 – December 31, 2021 for the cost of acquiring a connect subscription for pre-existing images. Chief Appraiser McCullough explained the increase from their initial contract amount was justified by our acquisition of newer, clearer images, 2019 images. He also expressed to the board that for the 2022 year he would likely be requesting a full flight for the appraisal district specifically and would likely need to budget this into his 2022 budget. Motion was made by Member Presnall, with second by Chairman Crumpler to accept the amendment to the contract as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the Capitol Appraisal Group, Inc contract for appraisal services to the Board of Directors for approval. He explained this was a contract for January 1, 2020 – December 31, 2021 and the cost had only increased \$2,000 over the prior contract which is more than reasonable considering the growth of Chambers County. Motion was made by Member Presnall with second by Secretary Turner to accept the contract as presented. Motion passed unanimously.

Personnel: Board of Directors recessed the public meeting and went into executive session at 7:20 pm for the Chief Appraiser Evaluation. Executive Session adjourned at 8:00pm with a motion from Member Iles and seconded by Member Presnall. Motion passed unanimously. Public meeting resumed at 8:20pm. There was a motion from Secretary Turner to increase Chief Appraiser McCullough's salary to \$124,222 effective January 1, 2020, motion was seconded by Member Presnall to approve same. Motion passed unanimously.

Legal: Chief Appraiser McCullough advised Board of Directors that there has been no movement on any of the cases.


Public Comment: None

Chief Appraiser McCullough advised the board that ECISD, TBCD & Chambers County had all passed disaster reappraisal and there were write-ups from various county officials and Representative Mayes Middleton sharing information they had received from the appraisal district regarding average savings, impact on entities, etc. He explained that we identified nearly 1000 properties and we are applying the adjustments to these properties in the format recently enacted by the legislature by way of a constitutional amendment. Most people will save about \$100.00 for the prorated portion of the year. Chief Appraiser McCullough reminded the board of directors of the Christmas dinner scheduled for December 2, 2019 at 6pm at Eagle Pointe.


Chairman Crumpler set the next regular meeting for January 20, 2020 at 6:00 p.m.

With a motion from Member Iles second by Secretary Turner the Board adjourned at 7:23 p.m.

Approved the 16 day of March, 2020



Joe Crumpler, Chairman
Board of Directors
Chambers County Appraisal District



Alecia Turner, Secretary
Board of Directors
Chambers County Appraisal District