

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held March 21, 2024

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  
Joey Presnall, 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 10:07 am.

Assistant Chief Administrator, Muniz administered the Oath of Office to Secretary, Alecia Turner. Secretary Turner completed her Board of Directors disclosure form.

The Minutes of the January 18, 2024 Board Meeting were presented to the Board for review and with a motion from Member Iles and second by Member Presnall, to approve the minutes as presented. Motion passed unanimously.

Chief Appraiser McCullough presented the January, 2024 and February, 2024 Expenditures to the board for review and after discussion, motion was made by Member Iles and seconded by Member Presnall to approve same. Motion passed unanimously.

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

Agenda item 4.1 was postponed until April, 2024 meeting as the employment attorney was still reviewing and updating the CAD personnel policy.

Chief Appraiser McCullough presented the Board of Director's Policy to the Board for review; he mentioned that no changes have been made to the policy since last reviewed and approved. Motion was made by Member Presnall, and seconded by Member Ex-Officio Payton to approve as written. Motion passed unanimously

Chief Appraiser McCullough presented the CCAD Investment Policy to the Board for review; he mentioned that no changes have been made to the policy since last reviewed and approved. Motion was made by Member Iles, and seconded by Secretary Turner to approve as written. Motion passed unanimously

Chief Appraiser McCullough presented the Transunion by Carahsoft contract to the Board of Directors for review. Chief McCullough reminded the Board 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. 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. Chief Appraiser McCullough asked that the Board approve the Transunion Contract as written. Motion was made Secretary Turner, and seconded by Ex-Officio Payton to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the estimates for our parking lot expansion. He explained that due to easements the foresight that we may one day need to expand the office, the additional parking added would only be 6 spaces and the estimate was over \$100,000. Motion was made by Chairman Crumpler to approve the parking expansion plan and proceed with the bid and construction process, Motion failed for lack of second.

Personnel : None

Chief Appraiser McCullough advised the board we have our final arbitrations scheduled for the coming month and that we are in negotiation on some lawsuits, but we are still too far apart that those will likely 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 2023 PVS study and we were found to have invalid findings in two of our four school districts; Anahuac ISD and East Chambers ISD. Chief Appraiser McCullough informed the Board that each school district is filing appeals. He advised that Assistant Chief Appraiser Kayla Pelham and Assistant Chief Administrator Stephanie Muniz had put in extensive work preparing for the appeals and finding substantial evidence which the law firm Perdue, Brandon, Fielder, Collins and Mott will submit to the comptroller on the School District's behalf. He told the Board that the former head of State Comptroller PVS, Casey Bean, now works at the law firm that is handling the appeal on behalf of the ISDs and that he had expressed what a wonderful job that Assistant Chief Appraiser Kayla Pelham and Assistant Chief Administrator Stephanie Muniz had done in researching and putting together the evidence for the appeal. He even stated that they should consider giving classes to other appraisal districts on gathering evidence for appeals. Chief Appraiser McCullough explained that several neighboring counties have experienced issues getting their sales file from Transunion as the MLS in those surround counties have now begun to sue Transunion and declined to work with them because the sales are being made available to the Appraisal District for purchase. Although Chambers CAD sales from Transunion have remained steady, we are aware that this may not be available to us for much longer and we appreciate the BOD continuing to support this contract while it is still available to us. Chief Appraiser McCullough explained to the BOD that there is a new law that is in effect for the first time this year; it is the circuit breaker and it is a 20% cap on increases on Non-

Homesteaded Real properties valued under \$5,000,000 for 2023. He explained that we are currently reviewing how our software is handling these and fine tuning it prior to mailing of our notices which is scheduled for April 8, 2024.

No board comment.

Chairman Crumpler set the next regular meeting for April 25, 2024 at 10:00 am.

With a motion from Secretary Turner and second by Chairman Crumpler, Board adjourned at 11:20 am.

Approved the 25 day of April, 2024.



Joe Crumpler, Chairman  
Board of Directors  
Chambers County Appraisal District



Alecia Turner, Secretary  
Board of Directors  
Chambers County Appraisal District