



Fannin Central Appraisal District

Board of Directors

831 W. State Highway 56

Bonham, Texas 75418

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Jerry Magness

Jason Royse

Richard Glaser

A.J. Self

Jason Walker

NOTICE OF SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE FANNIN CENTRAL APPRAISAL DISTRICT

Notice is hereby given that a special meeting of the Fannin Central Appraisal District Board of Directors will meet, May 30, 2023-12:00 p.m. at 831 W. State Hwy 56, Bonham, TX 75418.

The following agenda sets forth subjects of the meeting. The order in which the agenda is followed is subject to change by the Board of Directors.

1. Declaration of quorum and call meeting to order;
2. Public forum;
3. Discuss, review, approve or reject the 2023 Collection Contracts received to date;
4. 2024 Budget Workshop for the Appraisal and Assessment and Collections for the Fannin Central Appraisal District as submitted by the Chief Appraiser in accordance with Sec. 6.06(a) of the Texas Property Tax Code;
5. Set date and time for the Public Hearing to Adopt the 2024 Budget of the Fannin Central Appraisal District;
6. Adjourn meeting.

Tylene Gamble, RPA, RTA, CTA, CCA
Chief Appraiser

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

Filed for Record at 4:52 o'clock P on 05-24-23

Tammy Biggar, County Clerk By Angela Trajan Deputy

Fannin Central Appraisal District

Budget Memo

Summary of changes

Personnel – 2.55% increase

There are no new positions added to the proposed budget. As there have been vacancies created from the loss of tenured staff, the longevity will have a slight decrease. In addition, I can realign salaries based on experience, promotions and years of service. I have multiple staff still in the education process that advance as they pass the required classes and certification. The salary line is updating the **capped salary** for that position, not the actual salary for the full 2024 year.

There will be two of the current appraisal staff to complete their final certification to RPA and shift to the Continue Education requires. Three additional appraisal staff will get to the Level III standard towards their final. In the collection department, two staff members will take the final for the RTA designation, while 2 others continue that tract.

The salary line indicates a 2.04% increase, but with the loss of experience, this salary budget would allow me to step increase upon class completion, as well as adjustments earned following the state's final exams. Those not on an education tract would see 4%-5% merit/COLA increase as well. There would be room in the cap to adjust as we fill vacant positions.

I have also dissolved the Director of Collection position at this time and worked that into the Deputy Chief appraiser, a Lead Assessment/Collection position and part to Director of Finance as both positions will finalize as an RTA, Registered Tax Assessor. The cap salary for appraisal staff has been at 55,000 for 2022 and 2023.

As for the benefits, the TCDRS is moved from the 225 match to 250. The cost is \$5700, and we remain over 91% funded. This is the perfect time as all but one of the staff has move than 5-6 years in this office. TML Healthcare is estimated 25-27% increase. The CAD currently contributes 850/month toward each employee health costs. With the insurance estimate, this budget increases that to 900/month for each employee to help absorb some of the increase that will be passed to staff.

Insurance increases remain a standard across all budgets. Auto has been added at \$100/month for the remaining two directors due to the purchasing, banking, insurance and other work-related business.

Operations – 2.06% increase

The changes in Operations are substantially due to contractual changes for required services and the education costs.

GRAND TOTAL

The overall budget for the Fannin Central Appraisal District increased \$61,026 or 2.41%

Fannin Central Appraisal District

If you have any questions about the budget, please do not hesitate to call me. It is my desire to have an open line of communication and build a strong relationship with each of you. I would rather work through concerns before the adoption of the budget.

The 2022 Financial Audit for the appraisal district should be finalized at the July meeting. It is anticipated to reflect \$300,000 in excess funds. It will be my recommendation to return those funds to you proportionately based on your contribution rate. Excess funds that are substantially less are typically retained and designated for future projects as Building and Grounds, Computer and Technology and/or Litigation. This is to reduce future increases based on large expenses and assist with unexpected large increases to you.

Tylene Gamble, RPA, RTA, CCA, CTA
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