

**MINUTES OF THE REGULAR MEETING OF THE
CENTRAL APPRAISAL DISTRICT
OF FANNIN COUNTY**

May 19, 2023, Noon – Bonham City Hall

- PRESIDING:** Jerry Magness, Board Chairman
- PRESENT:** Jason Royce, A J Self, Jason Walker
- ABSENT:** Richard Glaser
- ATTENDANCE:** Tylene Gamble, Christie Ussery, Sara Felke
- CALL TO ORDER:** The meeting was called to order at 12 Noon. A quorum was established.
- PUBLIC COMMENTS**
- Chief Appraiser Tylene Gamble spoke to the group recapping the intensions of the review and update of Assessment and Collection Contracts. The focus was on Property Value study appeals from the unforeseen refunds and the need to file Updated Self Reports and other items for TEA. Additionally, the CAD has met with the two delinquent firms currently operating out of the CAD and believe there are improved procedures coming together to improve services for our customers and tax units. Mrs. Gamble further apologized to the schools and the board of directors that the suggestion created so much fallout as that was not the intention.
- Wade Gent, Linebarger Firm also indicated there has been good progress and communications with the CAD and is working to get all the Assessment and Collection Contracts updated.
- Lance Campbell, Superintendent Sam Rayburn ISD also addressed the board regarding the miscommunication of the CAD and stated his appreciation that the Chief Appraiser acknowledged the misstep and is looking forward to working together in the future.
- APPROVAL OF MINUTES:** A motion was made by Mr. Walker, seconded by Mr. Self, to approve the minutes for the Regular Meeting on March 31, 2023. The motion carried unanimously.
- APPROVAL OF FINANCIAL REPORTS:** A motion was made by Mr. Walker, seconded by Mr. Self, to approve the financial report as of April 30, 2023. The motion carried unanimously.
- 2023 ASSESSMENT AND COLLECTION CONTRACTS**
- A review of the three circulating versions of the new contracts was noted. All three have been cleared through general counsel. Mrs. Gamble recommends approval of contracts received to date: Bonham ISD (V2), Leonard ISD (V2), Sam Rayburn ISD (V3) and City of Bonham (V3). Motion by Mr. Self, second by Mr. Royce to approve as submitted. Motion carried unanimously.
- AUTHORIZE TEXPOOL REPRESENTATIVES**
- Motion by Mr. Walker, second by Mr. Royce to update the TexPool representatives to Tylene Gamble, Christie Ussery, Sara Felke and Kelsey Christy. Motion by Mr. Walker, second by Mr. Royce. Motion carried unanimously.

- PARKING LOT PROJECT** Table till later date. Motion by Mr. Royce, second by Mr. Self to table the project. Motion carried unanimously.
- EXPENDITURE FROM DESIGNATED FUND** No action needed as project is tabled.
- BOD MEETING POLICY** There was discussion on the grounds of cancellation and/or moving a set Meeting. No action at this time but to revisit the context on the next meeting.
- 2024 BUDGET WORKSHOP** Mrs. Gamble reported that the insurance information had just arrived and the proposed budget was not yet presentation ready. However, the worksheets indicate the proposed budget is less than a 3% increase over prior year. A special meeting for the Budget Workshop is set for Tuesday, May 30th, at noon.
- REPORTS**
- Deputy Chief Appraiser Christie Ussery reports an update on Collection Staffing as well as the status of refunds. There was an exchange of Questions regarding status of applications and future expectations of refunds and compliance.
- Chief Appraiser Tylene Gamble reports:
- Exemption application status: only 7 left from prior years; Updated 2023 Estimates of Value loaded 5/18/2023.
 - ARB Protest Status: with Inquiries and formal filed protests, the CAD is at 40% of last year's total. With 4 remaining days to protest we expect a large rush at the end. Customer Service has excelled and wait times have been less than 30 minutes.
 - 2022 Arbitrations are finally being assigned by the TX Comptroller. There has been a back log due to volume. The CAD has one Scheduled for May 31st, and another in early July. There are eleven still pending. This will affect refunds.
 - 2022 Litigation update; one owner has dropped their suit. There are still three pending lawsuits covering 12 properties.
 - The auditors were in the office for the week of May 1 and is expected to Complete the audit and ready for presentation at the July Meeting.
 - 2023 Property Value Study is underway. The residential/land appraiser for the Comptroller's office is expected to be in the county starting next week. The commercial appraiser has already contacted the CAD for mid-June. Since values are not yet certified, the clerical error report from PVS will be vital in September. Final results will be January 31st.
- NEXT MEETING** Next regular meeting is set for July 21st, Noon, CAD offices.
- ADJOURN:** A motion was made by Mr. Self, seconded by Royce, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 1:04 PM.