

THE STATE OF TEXAS§

THE COUNTY OF MILAM§

MILAM APPRAISAL DISTRICT

The Milam Appraisal District Board of Directors (BOD) convened in a regular meeting Thursday, September 18, 2014, at the Milam Appraisal District Office, 120 North Houston Street, Cameron, Texas.

Attending:

Board Members:

Tim Arledge
Don Culp
Kolette Morgan
Larry Patterson

Staff:

Dyann White, Chief Appraiser
Miranda Drake, Business Manager

Others:

Pastor Adam Straznicky

Absent Board Members:

Travis Yoakum

Item 1. Call To Order

Having a voting quorum present, the meeting was called to order by Board Chair, Tim Arledge at 8:30 a.m. Invocation by Pastor Adam Straznicky, moment of silence, pledge of allegiance to U.S. Flag, and pledge of allegiance to the Texas Flag.

Item 2. Citizen's Communication –

None.

Item 3. New Board Member – sign Statement of Elected/Appointed Officers; take and sign Oath of Office.

a. Mr. Patterson signed the statement and took the oath of office.

Item 4. Consent Items –

All items listed under this section, Consent Items, are considered to be routine by the Board and may be enacted by one motion. If discussion is desired by the Board, any item may be removed from the Consent Items at the request of any Board Member and will be considered separately.

- a. Approve minutes of July 17, 2014 regular meeting
Motion by Mr. Culp to approve minutes as presented, seconded by Mr. Patterson, approved by unanimous vote.
- b. Approve July Budget Report
Motion by Mr. Patterson to approve July budget report as presented, seconded by Mr. Culp, approved by unanimous vote.
- c. Approve August Budget Report
Motion by Mr. Patterson to approve August budget report as presented, seconded by Mr. Culp, approved by unanimous vote.

Item 5. Accept Items as Received –

a. ARB Activity Report.

Chief Appraiser provided report as presented in agenda item. We have given you the breakdown of the number of protest filed, of the 595 protests filed, we saw 40 property owners. We had 103 that were no shows. By and large, the majority were waived as a result of property owners meeting with appraisers. That doesn't mean that many property values went down or were adjusted, it just that explanations were given in most cases and property owners in some instances provided evidence for ag denials, homestead denials, etc. We normally have the largest number in our waived category. Also, to point out that when we certified (the ARB approved records) on July 20th, there was less than 5% of the district's total appraised value under protest, which is required by Property Tax Code. We did still have 440 accounts pending. The total value of that was \$39 million. You may have seen some of that in the media where Judge Barkemeyer discussed that there was less taxable value than he anticipated. A large part of that was due to Elm Creek. The Elm Creek boundary line that was contested, re-surveyed, and then we had to re-notice those properties found to be in the Elm Creek Water District. And so because of those notices going out, the property owners had an additional 30 days to file a protest. That was over \$38 million of the \$39 million pending. At this time that protest deadline has past and as of a report ran on September 1st, there are only 18 accounts still pending representing a value of about \$900,000. We have worked all of our pending down to just a few items left. Our next hearing will be on October 15th and that should finalize anything left over from 2014 that would affect the 2014 appraisal roll.

No action taken, for informational purposes only.

Item 6. Consider New Business –

a. Discussion and possible action to accept proof of bond for retirement plan.

Chief Appraiser provided information as presented in agenda item. We must have a bond for the retirement plan as required by ERISA. The bond must be 10% of the total amount of funds handled. We have \$25,000 in coverage based on total assets of \$242,259. The total cost of the bond is \$100.00 and has been paid.

Business Manager stated this is the last time we will need to do this as it will not be a requirement for the new TCDRS retirement plan.

Motion by Mrs. Morgan to accept proof of bond for retirement plan, Mr. Patterson seconded, approved by unanimous vote.

b. Discussion and possible action to search for or appoint ARB member for 2015-2016 Term.

Chief Appraiser provided report as presented in agenda item. In error, the Chief Appraiser said Mr. Lagrone was the one ending the term but it is actually Mr. Schuerman whose term is expiring. Mr. Schuerman is willing to serve and can serve one more term. The only thing that would prevent him from being eligible to serve is if he is elected as commissioner at the November 3rd election. If he is elected, the Chief Appraiser believes we will still have time to find a replacement. Or, the board has the option to appoint someone else.

The Chief Appraiser is seeking clarification from the Comptroller on the training of ARB members. Is the training good for only the current calendar year or is it good for a period of one year from the date the training is taken? The new law requires the Board to appoint ARB members after they have been trained. We need this determination to know whether or not the Board can appoint the member in 2014 for a 2015 term or after training is taken in 2015.

Motion by Mr. Patterson to table this item, seconded by Mr. Culp, approved by a unanimous vote.

- c. Discussion and possible action to define process and set up schedule for Chief Appraiser evaluation.

Discussed proposed job description and work plan form. Proposed setting up annual delivery of work plan in December with evaluation in Executive Session in January of each year.

Motion by Mr. Patterson for work plan delivery in December and evaluation in January of each year, seconded by Mr. Culp, approved by a unanimous vote.

Item 7. Chief Appraiser's Report –

- a. 2015 Reappraisal Plan Report #1 –

We began working the 2015 Reappraisal Plan in August. The appraisers have completed aerial review of Rosebud/Lott ISD. They are now reviewing Cameron ISD using aerial imagery. Two appraisers are working the rural areas and Lawrence is focusing on the city. Appraisers are finding a lot of changes in rural areas of Cameron ISD using the aerial imagery.

Chief Appraiser provided update on PACS Mobile implementation. We will be in the field using the new iPads by the end of the month.

Discussed the forty-four (44) rollbacks. A large number of these are in Thorndale ISD where they are new subdivisions and they are aware of the rollbacks. The Chief Appraiser has sought an opinion from our attorney and we do not have a choice on the rollbacks.

Discussed ag/wildlife. There will be a letter going out to property owners stating what we expect such as pictures, receipts, management plan, etc. And also to set up a time so appraisers can get on the property to see the operation.

Chief Appraiser provided update on bring deeds back inhouse. We are seeing benefit to ending the contract. We will soon be at 4 to 6 weeks from when the deed is filed.

- b. Litigation report – None –

ARB notices of hearing went out. The time starts ticking for people to be able to file lawsuits or arbitration when they sign for the certified letter. We will know by the 1st week of November if anyone can sue us for 2014.

- c. Board Calendar Review –

October meeting –

- i. Appoint ARB member
- ii. Appoint Temporary ARB Member
- iii. Approve 3rd Quarter Investment Report
- iv. Moving Chief Appraiser evaluation to an Executive Session in January.

November meeting –

- i. Appoint ARB chairman, vice-chair and secretary for 2015
- ii. Consent of Ag Advisory Board appointment

Chief Appraiser expressed our sadness for the loss of Mr. Hodson. We recognize his service here and we are going to miss him being on the board.

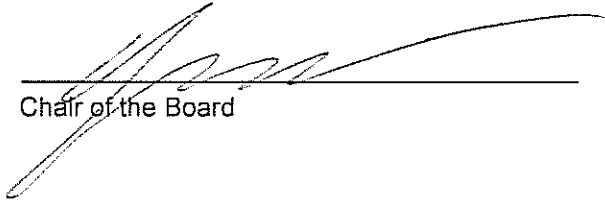
No action taken, for informational purposes only.

NOTE: Written reports of any above listed items provided to all BOD members are considered part of the BOD's minutes as reports.

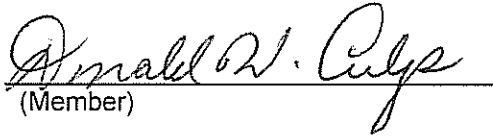
Item 9. Adjournment

Having no further business to consider, on motion by Mr. Patterson and second by Mrs. Morgan, the meeting adjourned at 9:06 a.m.

NOTE: Recording of the foregoing meeting on file for 90 days in the Milam Appraisal District Office, 120 North Houston Street, Cameron, Texas. The above and foregoing minutes examined and approved in open meeting this the 16th day of October, 2014.


Chair of the Board

Attest:


(Member)