

THE STATE OF TEXAS§

THE COUNTY OF MILAM§

MILAM APPRAISAL DISTRICT  
**AGRICULTURAL ADVISORY BOARD**

The **Agricultural Advisory Board** of the Milam Appraisal District convened in a regular meeting Tuesday, December 1, 2015, at the Milam Appraisal District Office, 120 North Houston Street, Cameron, Texas.

Attending:

Board Members:

William Pagach

Staff:

Dyann White, Chief Appraiser

Lesley Sootoo, RPA – Agriculture/Commercial

Miranda Drake, Business Manager

Others:

None

Absent Board Members:

James Burks

Nelson Johnson

Arvell Jungmann

Item 1. Call To Order

The meeting was called to order by Dyann White, Chief Appraiser at 9:07 a.m. The Chief Appraiser introduced the staff to the board.

Item 2. Discussion and review of the following items:

a) *Current agricultural production conditions*

Mr. Pagach explained that the excessive rainfall has caused delays. He said the wheat should be done. The insurance deadline for planting is December 15<sup>th</sup>. The Chief Appraiser asked about the current market conditions. Mr. Pagach explained that the corn market hasn't been that great. They had a big problem with the overflows and the excessive rainfall....especially the flood on Memorial Day.

The Chief Appraiser asked if the cattle prices are still falling. Mr. Pagach said yes, they are. There have been some good points and some have taken a hit.

b) *Hunting Lodges and Ag Value*

The Chief Appraiser wanted to bring attention to the Board that we now have several major hunting lodges in the area. Hunting itself does not disqualify you from Ag, however it is not an approved Ag function. In order to receive Ag value the primary use of the land must be for Ag and/or approved native wildlife.

To provide an example, the Chief Appraiser brought up the aerial photos of Beaver Creek Ranch (Milano ISD) along with the websites for Beaver Creek Ranch and Port Sullivan Ranch. She showed on the website for Beaver Creek Ranch how they provide staff to cook and also to dress animals. She brought up the rate sheets that range from \$1,350 per animal to \$55,000 per animal.

Mr. Pagach was in an agreement that Ag value is for Ag use.

c) *Typical Lease Prices*

The Chief Appraiser asked if Mr. Pagach currently leases land and what price is typical. Mr. Pagach said yes, and it depends on what kind of land it is for. For example, they have some bottom land leased for

\$30/acre. They have another spot they lease for \$35/acre but they have leased it since 1961. This is the highest price per acre they pay. Now it is in the agreement that if the tax increases the leasee must pay the additional property tax.

The Chief Appraiser asked if Mr. Pagach leases any pasture land for livestock or if he knows the going rate for pasture land. Mr. Pagach said it's about \$21/acre but there's a place in Maysfield going for \$18/acre.

d) *Agricultural market value*

There was some discussion about agricultural market value. Mr. Pagach said in his opinion, it's really overpriced. Farmers could not pay our market values. He provided an example of river bottomland going for \$3,000/acre. The Chief Appraiser explained that they can only use the sales that are reported.

Mr. Pagach provided an example of a sale that was \$5,000 per acre. The Chief Appraiser explained she was aware of this sale but did not include it because it was out of the normal circumstances.

e) *Ag Requalifications*

The Chief Appraiser explained that this is just a process that we are going through to get an Ag application on all properties. We have approximately 800 properties remaining.

Mr. Pagach asked if there is still a 6 acre limit to qualify. The Chief Appraiser explained that if there is no other use, there is no minimum. If you live on the property then it must be a minimum of 6 acres to qualify for Ag.

f) *Concerns/Questions/Comments*

The Chief Appraiser asked if he had any other concerns or questions. There was some discussion on the hunting lodges. Mr. Pagach discussed the Post Oak Savannah Reservoir.

g) *Set Tentative Date for Next Meeting*

Everyone was in agreement to keep it at the same time next year during the first week of December.

Item 3. Appointments for Ag Advisory Board for 2016

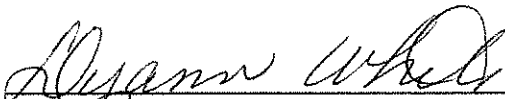
The Chief Appraiser reviewed the board appointments for 2016 as shown below.

<b>Ag Advisory Board Member</b>	<b>Term</b>	<b>Date Appointed</b>
James Burks	2015-2016	11/20/2014
Wayne Horkheimer	2016-2017	11/19/2015
Nelson Johnson	2016-2017	11/19/2015
William Pagach	2015-2016	11/20/2014

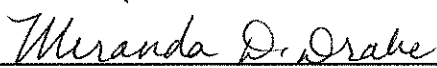
NOTE: Written reports of any above listed items provided to all members are considered part of the minutes as reports.

Item 4. Adjournment

Having no further business to discuss, the meeting adjourned at 9:42 a.m.

  
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Chief Appraiser

Attest:

  
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Staff Member