

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 Thursday, December 4, 2014, at the Milam Appraisal District Office, 120 North Houston Street, Cameron, Texas.

Attending:

Board Members:

William Pagach
Arvell Jungmann
Nelson Johnson

Staff:

Dyann White, Chief Appraiser
Lawrence Knight, RPA – Agriculture/Commercial
Miranda Drake, Business Manager

Others:

None

Absent Board Members:

Wendell Beckhusen

Item 1. Call To Order

The meeting was called to order by Dyann White, Chief Appraiser at 9:01 a.m. The Chief Appraiser introduced herself to the board.

Item 2. Discussion and review of the following items:

a) *Current agricultural production conditions*

Mr. Johnson stated that prices are good for cattle but not for crops. The Chief Appraiser asked if the group agreed that everyone with agricultural property should be able to do something with their ag land. Mr. Johnson stated that the only limit would be if they didn't have a tank or if their tank is not holding any water. Mr. Jungmann stated his tank is not holding water.

b) *Drought conditions and the effects*

The Chief Appraiser reviewed the maps and data included in the agenda packet regarding drought conditions. Milam County was recently removed from the 'Secretarial Disaster Designations' for drought. However, we are still rated as "abnormally dry" on the U.S. Drought Monitor.

Mr. Jungmann pointed out that we currently have more moisture on top but nothing underneath. There was some discussion among the group about this as others are having the same issue.

The Chief Appraiser pointed out that they didn't take Ag off during drought for 2011, 2012 & even 2013.

c) *Agricultural market value*

There was some discussion about agricultural market value. Mr. Pagach said in his opinion, it's really overpriced. He said he did some land swapping and he's paying \$2 more per acre

in taxes for land right across the fence. The Chief Appraiser commented that there has been an increase in large tracks selling for higher price per acre. Mr. Jungmann stated this is investors (outside people) making the purchases. Mr. Johnson commented that market price on property is unrealistic to what can be produced on the land. He said they couldn't produce enough to pay for it.

d) *Current appraisal district policy for minimum acreage of mixed-use land*

The Chief Appraiser explained some of the issues including pointing out the determination of the 'principal use of the tract'. There was some discussion on this issue. The Chief Appraiser explained that they ran a check and found 15-20 accounts that fell through. She said it probably happened when property was sold and/or split. She said some protested and the ARB asked her to bring this issue to the Ag Advisory Board. Mr. Johnson wanted to know what Travis County was doing. The Chief Appraiser stated that Williamson CAD has a 40-acre minimum and Brazos CAD has a 10-acre minimum. Milam has a 6-acre minimum on mixed-use properties only.

Mr. Jungmann said the Chief Appraiser should probably make the call on these on a case-by-case basis because they are not all the same.

e) *Ag re-qualifications*

The Chief Appraiser discussed this item and noted that this year (2014) marks the final year of re-qualifications. Mr. Pagach stated he received the questionnaire from the state and filled it out the best he could. There was some discussion about the form. The Chief Appraiser explained that by and large we are a non-irrigated farm land county. She stated that we use our local data to determine values but we still have to be within a range of the ag value set by the state.

f) *Concerns / Questions / Comments*

g) *Set tentative date for next meeting*

The Chief Appraiser stated that the last quarter of the year works best for us. Everyone agreed to meet during the first week in December 2015.

Item 3. Appointments for Ag Advisory Board for 2015

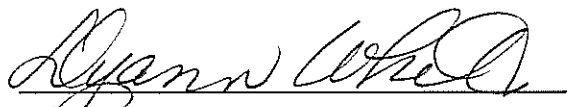
The Chief Appraiser reviewed the board appointments for 2015 as shown below.

Ag Advisory Board Member	Term	Date Appointed
James Burks	2015-2016	11/20/2014
Nelson Johnson	2014-2015	10/17/2013
Arvell Jungmann	2014-2015	10/17/2013
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 9:53 a.m.


 Chief Appraiser

Attest:


 Staff Member