

Freestone Central Appraisal District
Directors Meeting

Minutes of August 20, 2025

Regular Meeting # 552

The Freestone Central Appraisal District Board of Directors met at the appraisal office located at 218 North Mount, Fairfield, Texas. Board members present were Craig Dunlap, Sid Fryer, Stanton Brown, Jerry Don Sanders, and Lovie Whyte. Representing the appraisal district was Don Awalt, Chief Appraiser; Carol Clark, Administrative Assistant.

Mr. Dunlap called the meeting to order at 5:35 p.m.

Mr. Dunlap established proof of the posting of public notice of the meeting in accordance with the Texas Open Meeting Act from the affidavit attached to the foot of the posted agenda.

Mr. Dunlap then declared a quorum of members present.

Consideration and action were taken on the minutes of the meeting held on July 16, 2025. Mr. Brown made a motion to approve the minutes as presented. Mr. Sanders seconded the motion. Motion carried.

The board then considered the district's monthly financial report for July 2025. Mr. Awalt pointed out the two payments to Pritchard and Abbott; a payment of \$16,552.50 was made towards the software contract, and \$63,250.00 was made towards the mineral contract. Multiple payments were listed that were made to the ARB board members for all the meetings they attended in July. A payment of \$200.00 was paid to Johnson Air for unclogging the A/C drain line which backed up onto the floor in the boardroom during ARB. Mr. Awalt stated that there was nothing out of the ordinary on the list that was outside of regular expenses. Ms. Whyte made a motion to approve the financial report for July 2025, with a second by Mr. Fryer. Motion carried.

The board then considered the Texas Municipal League Cyber Liability Insurance for 2025 – 2026 fund year. Mr. Awalt reminded the board that last year they had to approve a new contract for cyber liability due to the increase in cyber breaches. Reviewing the contract, he pointed out the liability cost of \$1,000,000.00 in coverage with a billable contribution of \$1,900.00. After brief discussion, Mr. Sanders made a motion to approve the Texas Municipal League Cyber Liability Insurance. Mr. Brown seconded the motion. The motion carried.

The board considered the Plan Benefits for the 2026 Texas County & District Retirement System (TCDRS). The plan included in the boards packet listed the districts basic plan options; the employee deposit rate is 7 percent, with an employer matching of 250 percent. The prior service credit is 10 percent. To be eligible for retirement, the employee must be vested at age 60 with 10 years of service, a rule of 75 years total age with service, or 20 years of service at any age. While the district does not offer a partial lump sum, for 2025 the district added the group term life to the plan; 1 year salary for the employees and \$5,000.00 to the retirees. Mr. Awalt continued his review of the plan stating that in order to stay ahead of unfunded liabilities, the district had opted to pay the elected rate of 15 percent instead of the required rate of 13.90 percent. Mr. Awalt reminded the board that although there was no change, he is required to submit a copy of the signed minutes stating in the record that the 2026 plan was approved by the board. Mr. Brown made a motion to approve the 2026 plan benefits for TCERS, with a second by Ms. Whyte. The motion carried.

Consideration and action were taken on the 2025 – 2026 Renewal & Benefit Confirmation with Texas Association of Counties Health & Employee Benefits Pool (TAC). Mr. Awalt reviewed the renewal notice with the board pointing out that the rate change is 6.20 percent. There was an increase in the medical and dental premiums as shown below, while the other products remained the same.

| Medical | | |
|---------------------|--------------|----------|
| Tier | Current Rate | New Rate |
| Employee Only | 1100.10 | 1168.30 |
| Retired Employee | 1100.10 | 1168.30 |
| Employee & Spouse | 2127.52 | 2259.42 |
| Employee & Children | 1828.84 | 1942.22 |
| Employee & Family | 2945.48 | 3128.10 |
| Dental | | |
| Employee Only | 24.42 | 27.44 |
| Retired Employee | 24.42 | 27.44 |
| Employee & Family | 72.62 | 81.62 |

Mr. Awalt added that employees pay for the dependent portion and retirees are able to participate in products at 100 percent which includes medical, dental, vision, and voluntary retiree life. There is no waiting period for new employees; their benefits are applied on their first day of service. COBRA administration will continue to be handled by TAC.

Briefly reviewing the Alternative Plan Proposal towards the back of the renewal notice, Mr. Awalt pointed out the three options stating that they may be reasonable but have either a higher out-of-pocket or deduction. Mr. Awalt then recommended that the board approve the district's health insurance premium with the same plan. Mr. Sanders made a motion to approve the 2025 – 2026 Renewal & Benefit Confirmation with TAC. Mr. Fryer seconded the motion. The motion carried.

There was nothing to report to the board from the Tax Liaison Officer.

Mr. Awalt reminded the board that their term was expiring on December 31, 2025 and asked the board to verify that they wished to be nominated for another term. All of the board members wished to be nominated for another term. The appraisers are performing field reviews with help from the new appraiser's assistants.

There being no further business, Mr. Dunlap declared the meeting adjourned at 6:29 p.m.


Chairman


Secretary