

Freestone Central Appraisal District
Directors Meeting

Minutes of July 10, 2024

Regular Meeting # 539

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

Mr. Ralstin, the board secretary called the meeting to order at 5:38 p.m. in the absence of the chairman.

Mr. Ralstin 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. Ralstin then declared a quorum of members present.

Consideration and action were taken on the minutes of the meeting held on May 8, 2024 and June 12, 2024. 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 May 2024 and June 2024. Mr. Awalt reviewed the expenses recorded on the bill list for May 2024 pointing out the quarterly payment of \$58,125.00 made to Pritchard & Abbott toward the Mineral contract. A payment of \$604.00 was paid to Low Swinney Evans & James toward one of the DCP Southern Hills Pipeline along with other pending lawsuits. After brief discussion, Mr. Awalt stated that there was nothing listed that was out of the ordinary. Ms. Whyte made a motion with a second by Mr. Sanders to approve the monthly financial report for May 2024. The motion carried.

Mr. Awalt reviewed the bill list for June 2024 which listed payments made to Pritchard & Abbott for the handling and postage of the real estate appraisal notices. Ms. Whyte made a motion to approve the financial report for June 2024. Mr. Brown seconded the motion. The motion carried.

Mr. Awalt then presented his Investment Officer's report for the second quarter. The beginning balance for the district's general fund account was \$676,616 with a total of \$342,672 in deposits, \$316 of interest earned, with an ending balance of \$641,197. The payroll account had a beginning balance of \$1,824, a total of \$220,998 in deposits with an ending balance of \$2,001; the payroll account is not an interest bearing account. Mr. Awalt added that the district's funds was over pledged for each of the three months. Mr. Sanders made a motion to approve the Investment Officer's Quarterly Report as presented. Mr. Brown seconded the motion. Motion carried.

The board considered the 2024 Budget Amendments. Mr. Awalt reminded the board that a letter was sent to all of the entities following the workshop in May informing them of the amendments that was proposed for the 2024 budget. Mr. Awalt pointed out the list of changes that was stated in the letter to the entities beginning with the unencumbered fund balance of \$196,161 as of December 31, 2023, as reported by the district's financial auditor. \$37,048 was encumbered for an entity payment reserve to be used as a credit to offset the payment obligations of the taxing jurisdictions for future appraisal district operating expenses in 2025. A lump sum payment of \$30,000 encumbered to TCDRS for 2024 to pay down unfunded retirement liabilities. \$25,000 encumbered to Linebarger law firm for the Homestead exemption verification contract. The \$6,750 to be added to Equipment Purchase has already been used to replace the district's plotter; the plotter was no longer functional shortly after the workshop in May. Mr. Awalt recommended that the board approve the proposed amended budget as there was no additional changes. Mr. Sanders made a motion with a second from Ms. Whyte to approve the amended 2024 budget. Motion carried.

With verification from Mr. Awalt, Mr. Ralstin announced that the board was entering into a public hearing at 5:47 p.m. regarding the 2025 proposed operating budget.

Mr. Awalt pointed out the letter to the entities dated May 13, 2024 that was included in the packet regarding the 2025 budget hearing. He continued with his review of the proposed budget stating that there were a couple of adjustments that were made after the workshop.

- An increase of \$4,000 to Linebarger Law Firm for the increase of homestead parcels from approximately 5,000 to 5,800.
- The cost for Cyber Liability and Data Breach Response Coverage increased from \$350 to \$1,500 per year for TML the district's liability insurance premium.
- TACHEBP the district's health insurance premium was lowered from ten percent to eight percent.

With no other questions or comments from the board, Mr. Ralstin declared that the public hearing was concluded at 6:01 p.m.

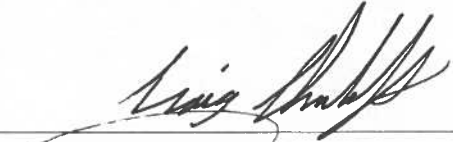
Continuing with the meeting's agenda, Mr. Ralstin called for action regarding the proposed 2025 budget. Mr. Brown made a motion to adopt the 2025 operating budget as presented. Ms. Whyte seconded the motion. Motion carried.


The board reviewed the Chief Appraiser's Quarterly Report on Changes to the Appraisal Roll. Mr. Awalt stated that there were mostly homesteads that were applied for 2022 and 2023. He added that the ARB had already approved the report during their meeting held on July 9, 2024. Mr. Sanders made a motion to accept the quarterly report on changes to the appraisal roll. Mr. Brown seconded the motion. Motion carried.

The board briefly reviewed the Taxpayer Liaison Officer's report that was included in the board packet. Mr. Brown made a motion to accept the report as presented with a second by Ms. Whyte. Motion carried.

Mr. Awalt had nothing report other than regarding the mineral protests that had to be rescheduled due to a conflict with hearings scheduled at other appraisal districts. Without Hilcorp Energy, and Diversified settling or having their protests heard he would be unable to certify the appraisal roll with more than five percent of parcels still under protest.

There being no further business, Mr. Ralstin declared the meeting adjourned at 6:20 p.m.



Chairman


Secretary