

Freestone Central Appraisal District
Directors Meeting

Minutes of August 14, 2024

Regular Meeting # 540

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 Sid Fryer. 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 July 10, 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 July 2024. Mr. Awalt reviewed the beginning of the bill list pointing out the multiple payments made to the ARB for all their July meetings. A payment of \$202.20 was paid to Fairfield Plumbing to repair the outside faucets. There was a payment of \$379.31 for the cost of employee uniforms. Mr. Awalt stated that there was nothing listed that was out of the ordinary. Mr. Sanders made a motion with a second by Mr. Fryer to approve the monthly financial report for July 2024. The motion carried.

Consideration and action were taken on the Pritchard & Abbott Mineral Contract. Mr. Awalt reminded the board that they had already approved the contract, and that 2025 was already adopted into the budget. Pointing out section J. on page 3, he explained that Pritchard & Abbott have always included the cost for supplies and mailing mineral notices into the contract. The fees for services for 2025 is \$253,000, and \$265,000 for 2026; paid in quarterly installments. Mr. Brown made a motion with a second by Mr. Sanders to approve the mineral contract with Pritchard & Abbott. The motion carried.

The board then considered the Pritchard & Abbott Software and Hardware Contract. Mr. Awalt explained to the board that with the district's website being hosted by Pritchard & Abbott, they have included the hardware services to the software contract. The annual fee for 2025 – 2026 is \$66,210; page 12 showed the 'breakdown' of services included in the fees which is also paid quarterly. Mr. Brown made a motion to approve the Pritchard & Abbott software and hardware contract. Mr. Fryer seconded the motion. The motion carried.

With Item IX *Homestead Exemption Monitoring Contact* being listed in error the contract was not included in the board packet for discussion.

Consideration and action was taken on Texas Municipal League (TML) Cyber Liability Insurance. Mr. Awalt explained to the board that cyber liability was included with the general liability but the cost has increased from \$350 to \$1,500 annually and would need to be a sperate line item. Mr. Awalt added that the changes were due to some of the other appraisal district's being targeted and have experienced cyber attacks. The district's documents are 'backed-up' via cloud with Pritchard & Abbott; the emails are through MS Office 365. The district would need to enter into an interlocal agreement to continue the cyber liability coverage with TML. Mr. Sanders made a motion to approve the cyber liability insurance with TML. A second was made by Mr. Brown. The motion carried.

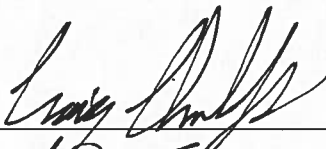
Consideration and action was made on the approval of the Plan Benefits for 2025 Texas County & District Retirement System (TCDRS). Reviewing the plan agreement for 2025 the basic plan options stayed the same; the employee deposit remained at 7% and the employer matching at 250%. The eligibility to retire is 60 years and vested plus 10 years of service, rule of 75 years total age plus service or at any age with 20 years of service.

Mr. Awalt reminded the board that group term life was approved and adopted into the budget for 1 year salary for all employees and \$5,000 for retirees. The premium to be paid by the district is approximately \$1,400 for the year. The rate for 2025 is 14.6% but the district has elected to pay 15% with a payment of \$30,000 towards unfunded liabilities for 2024. Mr. Awalt added that although the board had approved the benefits for TCERS in the 2025 budget the approval must be stated in the minutes. A motion was made by Mr. Brown with a second by Mr. Sanders to approve the plan benefits for 2025 Texas County & District Retirement System.

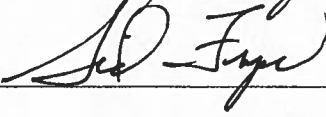
The board considered the 2024-2025 Renewal and Benefit Confirmation with Texas Association of Counties Health & Employee Benefits Pool (TAC). Mr. Awalt reviewed the renewal packet with the board explaining that the new rates are released in July after the budget has been approved so he estimates the increase for the following year. Mr. Awalt reminded the board that he estimated an increase of 8% for 2025 but the actual rates increased by 2.50% for the medical plan and 2.40% for the dental plan. There were no changes to the vision plan, basic life products, or disability. The district has elected for TAC to process any COBRA administration. Reviewing the 2024-2025 Alternate Plan Proposal Mr. Awalt stated that with the district having only a deduction of \$250 he saw no reason to change plans at this time. After brief discussion Mr. Fryer made a motion to approve the 2024-2025 Renew and Benefit Confirmation with TAC. Mr. Sanders seconded the motion. The motion carried.

Mr. Awalt stated that he had nothing to report but wanted to inform the board that after advertising for an appraiser's assistant Mr. Coltin Bottoms was rehired.

There being no further business, Mr. Ralstin declared the meeting adjourned at 6:12 p.m.



Chairman



Secretary
Board Member