

Freestone Central Appraisal District
Directors Meeting

Minutes of October 9, 2024

Regular Meeting # 542

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, Daniel Ralstin, Stanton Brown, Jerry Don Sanders, Lovie Whyte, and Sid Fryer. Representing the appraisal district was Don Awalt, Chief Appraiser; Jason Moore, Deputy Chief Appraiser; Carol Clark, Administrative Assistant. Also in attendance was Mr. Jason Hullum representing the Community National Bank & Trust of Texas.

Mr. Dunlap called the meeting to order at 5:30 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.

Mr. Dunlap asked the board to first consider Item VIII *Selecting a Depository for the District's Funds for 2025-2026* as Mr. Jason Hullum was in attendance to present the bid proposal from the Community National Bank & Trust of Texas (CNBT). The board agreed.

Mr. Hullum briefly reviewed the bid proposal that was submitted prior to the meeting. He pointed out an increase in the proposed interest rate from 0.20 percent to 0.50 percent on the interest bearing checking account; this will only apply to the district's general fund account. There is no charge for providing checks, deposit slips, night depository bags or any other related items. After brief discussion, Mr. Dunlap thanked Mr. Hullum for his presentation and then Mr. Hullum exited the meeting.

Mr. Awalt stated that he was pleased with the many years of service provided by CNBT as the district's depository and recommended that the board accept their bid proposal for two more years. Mr. Sanders made a motion to select CNBT for the depository for the district's funds for 2025-2026. Mr. Brown seconded the motion. The motion carried.

At this time the board considered the remaining items listed for discussion. The board considered the minutes of September 11, 2024. Mr. Brown made a motion to approve the minutes as presented with a second by Ms. Whyte. The motion carried.

The board then considered the district's monthly financial report for September 2024. Mr. Awalt reviewed the report stating that September was a 'light month'. There was nothing out of the ordinary with no large payments made during the month. Ms. Whyte made a motion with a second by Mr. Sanders to approve the monthly financial report for September 2024. The motion carried.

Consideration and action were taken on the Investment Officer's Quarterly Report. Mr. Awalt presented his report to the board stating that the report was for the third quarter ending on September 30, 2024. He then reviewed the general fund account which had a beginning balance of \$641,198; there was \$263,813 in deposits, \$308,997 in withdrawals, \$285 of interest earned, with an ending balance of \$596,299. The interest earned to date was a total of \$919.

The payroll account had a beginning balance of \$2,001 with \$214,079 of deposits, and \$213,525 in withdrawals. The ending balance was \$2,555 with no interest earned; this is not an interest earning account. Pointing out the pledged securities, Mr. Awalt stated that the districts' funds were covered for all three months. Mr. Awalt then asked the board to approve his quarterly report. Mr. Sanders made a motion to approve the Investment Officer's Report for the third quarter ending September 30, 2024. Ms. Whyte seconded the motion. Motion carried.

The board considered Item IX on the agenda *Appointing Agricultural Advisory Board Members for 2025-2026*. Mr. Awalt named the current board members, Mr. Frank Bonner, Mr. Keith Hardwick, Mr. Brady Johnson, Mr. Scott Holmes, and Mr. Barry Capps. He asked that the board re-appoint each board member to serve for another two-year term. Ms. Whyte made a motion to re-appoint the current Agricultural Advisory Board Members for 2025-2026. Mr. Brown seconded the motion. Motion carried.

Mr. Awalt presented the 2024 Annual Report explaining that he is required to present the report to the board at the end of the year. Most of the report is an overview of the Summary Appraisal Report that was presented in May. Mr. Awalt briefly reviewed a few of the sections of the report pointing out the table on page three showing the values that was certified in July. The Market Value Distribution on page four showed that Class D: Ag Land and Improvements were 37.39 percent of the market values.

The Appraisal Operation Summary showed the overall level of appraisal of the district with a mean of 1.02, a median of 1.00, and a weighted mean of 1.00. The appeal information had 8,919 parcels that were formally protested with a total protested notice value of \$1,735,891,736; 6,629 were settled informally, 1,684 withdrawn, 135 received board orders, and 471 were dismissed for failure to appear. The total value decrease due to protests was \$10,023,754 or .58 percent of the value protested.

The district provided the Truth-In-Taxation website to provide all information to the public which included certified values for each parcel for 2024, the Tax Assessor calculated "no new revenue rate", and "voter approval rate". Each Taxing Jurisdiction will provide their "proposed tax rate," and "adopted tax rate". Also included are public notices, and the emails for each governing bodies; the property owner will be able to provide direct input regarding the rate calculations and proposals.

Concluding his report, Mr. Awalt pointed out the adopted tax rates except for Oakwood ISD who had a Voter Approval Tax Rate election in November. He then asked the board to accept his 2024 Annual Report. Mr. Sanders made a motion to accept the 2024 Annual Report as presented, with a second by Mr. Brown. The motion carried.

The board considered the Chief Appraiser's Quarterly Report on Changes to the Appraisal Roll. Mr. Awalt stated that the report had history changes for prior years that were made during the third quarter. The majority of changes are due to homesteads being applied and removing 'protest codes' from closed protests. After brief discussion, Mr. Awalt asked the board to accept his quarterly report on changes to the appraisal roll. Ms. Whyte made a motion to accept the report as presented. Mr. Fryer seconded the motion. The motion carried.

Mr. Dunlap asked if there was a report from the Taxpayer Liaison Officer. Mr. Awalt stated that there was non submitted for the board to review.

Mr. Awalt stated that he had nothing to report.

There being no further business, Mr. Dunlap declared the meeting adjourned at 5:50 p.m.



Chairman



Secretary