

Freestone Central Appraisal District
Directors Meeting

Minutes of June 21, 2023

Regular Meeting #52

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; Carol Clark, Administrative Assistant.

Mr. Ralstin called the meeting to order at 7:22 p.m.

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 10, 2023. Mr. Awalt stated that there were a few corrections made to the minutes prior to the meeting. After brief discussion, there was a motion by Mr. Sanders to approve the minutes of May 10, 2023. Mr. Brown seconded the motion. Motion carried.

The board then considered the district's monthly financial report for May 2023. Mr. Awalt reviewed the Bill List on the front page of the report pointing out the multiple payments made to Pritchard & Abbott which included the quarterly payment of \$56,875.00, \$3,517.66 for folding and stuffing the notices, and \$7,260.30 to cover the cost to mail them. A payment of \$5,000.00 was made to replenish funds for the postage machine to cover Notice of Hearings and board orders. A payment was also made to Texas Association of Counties for the district's insurance premium in the amount of \$13,435.90. Mr. Fryer made a motion to approve the financial report for April 2023, with a second by Mr. Sanders. Motion carried.

With verification from Mr. Awalt, Mr. Ralstin announced that the board was entering into a public hearing at 7:30 p.m. regarding the 2024 proposed operating budget.

Mr. Awalt stated to the board that the 2024 proposed operating budget had not changed since the workshop held in the last meeting except for the district's insurance premium. He explained that 6 percent was budgeted but after speaking with a representative for the projected increase, the increase would be approximately 8 percent. Mr. Awalt stated that he then increased the budgeted rate from 6 percent to 9 percent. Mr. Awalt then reminded the board that if the budget was approved, the report would be submitted to the entities giving them thirty days to disapprove.

With no other questions or comments from the board, Mr. Ralstin declared that the public hearing was concluded at 7:37 p.m.

Continuing with the meeting's agenda, Mr. Ralstin called for action regarding the proposed budget. Mr. Brown made a motion to adopt the 2024 operating budget as presented. Mr. Sanders seconded the motion. Motion carried.


At 7:38 p.m. Mr. Ralstin announced that the board was entering executive session to discuss the lawsuit with the district's attorney.

At 8:13 p.m. the board returned to open session. The board then considered the matters discussed in Executive Session. Mr. Brown made a motion that there was no action to be taken. Mr. Fryer seconded the motion. The motion carried.

The board then considered the 2023 Summary Appraisal Report. Mr. Awalt briefly reviewed the report stating that he was required by the Uniform Standards of Professional Appraisal Practice (USPAP) to present the report. Mr. Awalt briefly pointed out various sections, which included the reappraisal plan and the requirements and process in which the appraiser's performed their reviews. Exhibit 1 of the report had a sale ratio recap summary of 427 sales. There was a mean of 0.7634, with a median of 0.7158. The total market value was \$81,418,069 with a weighted mean of 0.7116. Mr. Awalt recommended that the board approved the report. Mr. Sanders made a motion with a second from Mr. Brown to approve the 2023 Summary Appraisal Report. The motion carried.

Mr. Ralstin asked Mr. Awalt for the Taxpayer Liaison Officer's Report as listed as Item XII on the agenda. There was nothing to report.

There being no further business, Mr. Ralstin declared the meeting adjourned at 8:21 p.m.



Chairman

Secretary