

BLANCO COUNTY APPRAISAL DISTRICT
1st QUARTER MEETING
03-20-2018

On this the 20th day of March, 2018 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened in a QUARTERLY MEETING at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman, Janice Fox and Lanny Counts. A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

NOTE: This is a PRELIMINARY summary of the minutes of the quarterly meeting of the Board of Directors for the Blanco County Appraisal District. This summary has not yet been reviewed or approved by the Board of Directors and may later be amended or Corrected by said Board.

ITEM 1- Call to Order. (12:00 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:00 pm

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, David Behrends, Lanny Counts, Janice Fox and Shelton Coleman. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review 4th Quarter Meeting Minutes from 12-12-2017 (12:01 pm)

Lanny Counts made the motion to accept the 4th Quarter Minutes as presented. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 4 – Approve Dec /Jan/ Feb Bills Paid & Financial Reports (12:01 pm)

Lanny Counts had a question on Quarterly Payments. Shelton Coleman noticed there was an Escrow Report, Candice explained it was there to tie into the previous page numbers. Shelton Coleman made the motion to approve the Financial Report as presented. Janice Fox seconded the motion. Shelton

Coleman then made the motion to approve the Bills to Pay as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 - Discussion & Resolution regarding ARB Chairman and Secretary per tax code sec. 6.42 (12:04 pm)

Lanny Counts made the motion to appoint Paul Sumrall as Chairman and Dawn DeLaurentis as Secretary for the 2018 ARB. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 6 – Property Value Study Review results, informational item only(12:07 pm)

Candice Fry presented the summary sheets for each school district.

ITEM 7 – Insurance policy changes, discussion and possible action on Professional Liability Policy (12:08 pm)

Candice Fry presented a summary sheet showing the combined savings by switching the office insurance policies to the Texas Association of Counties. She also requested that the Board allow the office to purchase a “tail” policy to cover us during the conversion period. The Board found this to be fiscally responsible. Lanny Counts made the motion to approve the tail policy. David Behrends seconded the motion. Motion passed unanimously.

ITEM 8 – Chief Appraisers Evaluation, Closed Session if necessary (12:14 pm)

At 12:14 p.m., Chairman Boyd called for Closed Session. Candice Fry, Amy Hulburt and Kelly Bucy exited the room and both doors were closed.

Chairman Boyd then opened the door to invite Candice Fry back in.

At 12:45 p.m., Chairman Boyd called the meeting back into open session.

The Board announced it had completed their review and each Board Member signed the review.

ITEM 9 – Appoint additional ARB Member (12:46 pm)

David Behrends made the motion to appoint Denisa Odiorne to serve as Appraisal Review Board member. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 10 – Receive report section of 25.25 (b) Changes to previously certified appraisal rolls (no action required) (12:46 pm)

Candice Fry reported that there were 260 supplements run during the previous quarter for an overall assessed value change of (\$232,193). These were exemptions granted, ownership changes, etc. This is an informational item only.

ITEM 11 - Chief Appraisers Report (12:48 pm)

Candice Fry presented her report noting that the malware problem has been cleaned. Hill Country Wireless continues to monitor our situation. Candice also reported on the fake email “invoices” being generated. Notice has been made on our web-site so that taxpayers are aware of this scam tactic. The MAP review was discussed, State Auditor spent a week here with our office working to review all 70 items. The office will also be mailing the 2018 Notices of Appraised Value on April 15, 2018. We are also still working to get our mapping system online. The Collections are currently at 92%. This was an informational item only. No action was taken.

ITEM 12 – Public Forum (12:50 pm)

In attendance was Kelley Bucy. No comments were made.

Candice then had the Board Members sign the approved resolution.

ITEM 13 – Adjourn (12:51 pm)

David Behrends made the motion to adjourn. Lanny Counts seconded the motion. Motion passed unanimously.

**BLANCO COUNTY APPRAISAL DISTRICT
2nd QUARTER MEETING
06-12-2018**

On this the 12th day of June, 2018 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened in a QUARTERLY MEETING at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman, Janice Fox and Lanny Counts. A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

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ITEM 1- Call to Order. (12:00 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:00 pm

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, David Behrends, Lanny Counts, Janice Fox and Shelton Coleman. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review 1st Quarter Meeting Minutes from 03-20-2018 (12:01 pm)

Lanny Counts made the motion to accept the 1st Quarter Minutes as presented. David Behrends seconded the motion. Motion passed unanimously.

ITEM 4 – Approve March/April/May Bills Paid & Financial Reports (12:01 pm)

Lanny Counts made the motion to approve the Financial Report as presented. Shelton Coleman seconded the motion. David Behrends then made the motion to approve the Bills to Pay as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 – Appointment of Auditor, action required. (12:01pm)

Lanny Counts made the motion to appoint Keith Neffendorff of Fredericksburg as Auditor. David Behrends seconded the motion. Motion passed unanimously.

ITEM 6 – Action on Budget line item to transfer funds from Employee Insurance to Postage (12:02 pm)

Lanny Counts made the motion to transfer \$ 8,000 from Employee Insurance to Postage as a line item transfer for 2018. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 7 – Discussion and action regarding waiver of Penalty & Interest for JCISD for 1st Quarter Allocation Payment (12:04 pm)

Candice Fry explained that the letters for quarterly payment were mailed too late for the Johnson City ISD to put it on their agenda. Shelton Coleman made the motion to waive the Penalty and Interest. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 8 – Informational only, visit from Carrie Pickering, Attorney and Maranda Moody, Area Manager with Linebarger, Goggan, Blair & Sampson LLP (12:05 pm)

Carrie Pickering presented a summary of all that the law firm does for each entity and for the appraisal district. She also introduced to the Board of Directors, Miranda Moody, who will become the liaison for this area, due to Carrie Pickering being promoted. The Board was very receptive to the report and commended the law firm for their service. Informational only, no action required.

The Chairman then moved item #10 as next on the agenda.

ITEM 10 – Receive report section 25.25 (b) Changes to Previously Certified Appraisal Rolls (no action required) (12:52 pm)

As required by State Law, Chief Appraiser Candice Fry read the report of all changes made to the certified rolls. Candice Fry reported on the number of supplements run during the previous quarter. These were exemptions granted, ownership changes, etc. This is an informational item only.

The Chairman then moved item #11 as next on the agenda.

ITEM 11 – Chief Appraisers Report (12:53 pm)

Candice Fry read her report. Questions on online mapping. Informational item only, no action required. The tax collection rate was discussed, it's at 95.4 %. There were 489 Protest filed with the office in 2018 which resulted in 367 hearings being scheduled.

The Chairman then moved item #12 as next on the agenda.

ITEM 12 – Public Forum

Only Kristen Spies was in attendance. She had no comment.

The Chairman then went back to Item 9 as next on the agenda.

ITEM 9 – Review & Discussion regarding 2019 PRELIMINARY BUDGET (12:24 pm)

Candice Fry presented the 2019 Preliminary Budget to the Board of Directors. The main questions were on adding Mapping to the website, questions from Janice Fox concerning the possibility of security cameras, and questions from Lanny Counts about longevity for new employees.

Adjourn to Executive Session pursuant to Sec. 551.074 of the Government Code. Discuss 2019 PRELIMINARY BUDGET AND/OR PERSONNEL MATTERS then Reconvene from Executive Session with possible action.

Chairman Boyd called for the meeting to go into "EXECUTIVE SESSION"

At 12:55 p.m., Chairman Boyd asked for everyone to leave so that the Board of Directors could go into executive session.

At 1:14 pm Chairman Boyd called the meeting back into session where Janice Fox stated that the Board has approved merit raises for some employees. They also approved the entire proposed budget and will hold a Public Hearing on the approved 2019 Budget on July 10th, 2018 at 12:00 pm. Janice Fox made the motion to approve the 2019 Budget. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 13 – Adjourn (1:15 pm)

Shelton Coleman made the motion to adjourn. David Behrends seconded the motion. Motion passed unanimously.

**BLANCO COUNTY APPRAISAL DISTRICT
PUBLIC HEARING ON 2019 BUDGET
07-10-2018**

On this the 10th day of July, 2018 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened in a SPECIALPUBLIC HEARING ON BUDGET at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Janice Fox and Lanny Counts. Absent was Shelton Coleman. A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

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ITEM 1- Call to Order. (12:02 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:02 pm

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, David Behrends, Lanny Counts and Janice Fox. Absent was Shelton Coleman. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Public Forum (12:02 pm)

Matt Streger was in attendance from Blanco ISD. He did not have a comment.

ITEM 4 – Review and Discussion regarding 2019 BUDGET (12:02 pm)

Lanny Counts made a few comments about addressing longevity on future agenda. The 2019 Budget had already been reviewed in the previous meeting and all changes had already been made by the chief appraiser. Janice Fox made the motion to accept the 2019 BUDGET as presented as the final proposed budget. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 5 – Adjourn (12:05 pm)

David Behrends made the motion to adjourn. Janice Fox seconded the motion. Motion passed unanimously.

PUBLIC HEARING ON 2019-2020 RE-APPRAISAL PLAN
HELD IN CONJUNCTION WITH THE 3RD QUARTER MEETING
OF THE 2018 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
9-11-2018

On this the 11th day of September 2018 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened in a PUBLIC HEARING on the 2019-2020 RE-APPRAISAL PLAN held in conjunction with the 3rd QUARTER MEETING at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman, Janice Fox and Lanny Counts. A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

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ITEM 1- Call to Order. (12:00 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:00 pm.

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, David Behrends, Lanny Counts, Janice Fox and Shelton Coleman. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review Minutes of 6-12-2018 Quarterly Meeting and 7-10-2018 Public Hearing on Budget (12:00 pm)

Lanny Counts made the motion to accept the 2nd Quarter Minutes as presented. David Behrends seconded the motion. Motion passed unanimously.

Lanny Counts made the motion to accept the Minutes from the Public Hearing on the 2019 Budget as presented. David Behrends seconded the motion. Motion passed unanimously.

ITEM 4 – Approve June/July/August Bills Paid & Financial Reports (12:01 pm)

David Behrends made the motion to approve the Financial Report as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 – Public Hearing on 2019-2020 Reappraisal Plan with Resolution to Approve (12:03 pm)

David Behrends made the motion to approve the 2019-2020 Reappraisal Plan as presented. Shelton Coleman seconded the motion. Motion passed unanimously. Lynn Boyd then signed the resolution to approve the plan.

ITEM 6 – Public Forum (12:05 pm)

Judge Brett Bray and Kristin Spies were in attendance. They did not have a comment on the re-appraisal plan.

ITEM 7 – Discussion and possible action on benefits for new employees (12:05 pm)

Lanny Counts stated his position is that no longevity should be offered to new employees. Brett Bray, County Judge, was asked if the county offered this and this was confirmed. Lynn Boyd asked for a motion. Lanny Counts made the motion to not offer longevity to new employees. His motion failed for lack of a second. No action was taken.

ITEM 8 – Discussion regarding online Pictometry contract, possible action (12:18 pm)

Candice Fry had a copy of the new Pictometry contract for the Board to review. Janice Fox made the motion for Candice Fry to sign the Pictometry contract as presented. David Behrends seconded the motion. Motion passed unanimously.

ITEM 9 – Discussion regarding online mapping, informational item only (12:120pm)

The Blanco County Appraisal District decided to go with BIS Consulting to provide online mapping. Their yearly price was \$100.00 less than their competitor, and their customer service has been great. They have prorated the first year and have been very helpful in getting us up and running. Candice thanked Mason Moreland for corresponding with BIS and getting them the data that was required to get everything up and running and Leegay Saxton for her guidance in the process as well. The CAD has a banner on our website announcing the news that contains a link to the new map. We are still working with True Automation to get the maps integrated into our CAMA system.

ITEM 10 – Receive report section 25.25 (b) Changes to Previously Certified Appraisal Rolls (no action required) (12:21 pm)

As required by State Law, Chief Appraiser Candice Fry presented all changes made to the certified rolls during the previous quarter. Candice Fry reported that there were 93 supplements run, resulting in an overall assessed value change of \$314,300. These were exemptions granted, ownership changes, etc. Information item only, no action required.

ITEM 11 – Chief Appraisers Report (12:22 pm)

Candice Fry presented her report. Collections are at 98.21%. At this time last year we were at 98.62 % so collections are still very good. Mason Moreland and Jessica Sowell will both attend classes this month as they work towards their RPA's. We will work the #1 Quadrant using the new flyover from Pictometry. Our online mapping is fully functional and available on our website. This was an informational item only, no action required.

ITEM 12 – Adjourn (12:23 pm)

Shelton Coleman made the motion to adjourn. David Behrends seconded the motion. Motion passed unanimously.

4th QUARTER MEETING
OF THE 2018 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
12-11-2018

On this the 11th day of December, 2018 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the 4th QUARTER MEETING at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following members present to-wit: Lynn Boyd, David Behrends, Shelton Coleman, Janice Fox and Lanny Counts. A digital audio recording was made of this meeting and a copy is available to the public for 90 days after the approval of these minutes from the appraisal district office on request. This summary must be provided whenever the office record of the meeting is requested. Once approved, this summary will be the official minutes of this meeting.

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ITEM 1- Call to Order. (12:00 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:00 pm.

ITEM 2 – Roll Call and Recognition of Quorum. (12:00 pm)

Present were Lynn Boyd, David Behrends, Lanny Counts, Janice Fox and Shelton Coleman. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review Minutes of 9-11-2018 Quarterly Meeting (12:00 pm)

Shelton Coleman made the motion to accept the 3rd Quarter Minutes as presented. David Behrends seconded the motion. Motion passed unanimously.

ITEM 4 – Approve June/July/August Bills Paid & Financial Reports (12:01 pm)

David Behrends made the motion to approve the Financial Report as presented. Janice Fox seconded the motion. Motion passed unanimously. David Behrends then made the motion to approve the Bills to Pay as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 – Discussion and action regarding appointment of Ag Advisory and Appraisal Review Board Members (12:08 pm)

David Behrends made the motion to approve Paul Sumrall and Rita Todd to a 2 year term as returning Appraisal Review Board members and appoint Dixie Hall, Lee Pilz and Charles McCausland as new members for 2019-2020. David Behrends also made the motion to appoint Lynn Maly and Glenn Sulzemeier to a 2 year term on the Agricultural Advisory Board. Lanny Counts seconded both motions. Motion passed unanimously.

ITEM 6 – Receive report section 25.25 (b) Changes to Previously Certified Appraisal Rolls (no action required) (12:21 pm)

As required by State Law, Chief Appraiser Candice Fry presented all changes made to the certified rolls during the previous quarter. Candice Fry reported that there were 573 supplements run, resulting in an overall assessed value change of \$7,018,004. Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment that taxpayers brought to our attention once tax bills went out October 1st. Information item only, no action required.

ITEM 7 – Chief Appraisers Report (12:14 pm)

Candice Fry gave her report. Collections are at 16.7%. At this time last year we were at 16.4 %. Mason Moreland and Jessica Sowell will both attend classes this month as they work towards their RPA's. They have also been out in the field and have worked the majority of the subdivisions and will be out again next week working on the reappraisal list. The Pictometry planes will do our fly-over this month and we should have new information by February. An employee had a minor fender bender and insurance funds to repair have been received. This was an informational item only, no action required.

ITEM 8 – Public Forum (12:16 pm)

Kristian Spies was in attendance. No comments were made.

ITEM 9 – Adjourn (12:17 pm)

David Behrends made the motion to adjourn. Lanny Counts seconded the motion. Motion passed unanimously.