

SPECIAL MEETING
OF THE 2018 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
1-15-2019

On this the 15th day of January, 2019 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the SPECIAL 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 and approve 2017 AUDIT as presented (12:00 pm)

Shelton Coleman made the motion to accept the 2017 AUDIT as presented. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 4 – Adopt Resolution appointing ARB members approved at 12/18 meeting (12:02 pm)

Chairman Boyd, Vice-Chairman Behrends and Secretary Fox signed the resolution to appoint the following taxpayers to the Appraisal Review Board for a two (2) year term:

1. Paul Sumrall
2. Rita Todd
3. Lee Pilz
4. Charles McCausland
5. Dixie Hall

Lanny Counts made the motion to appoint these 5 board members as presented. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 5 – Public Forum (12:02 pm)

No members of the public were in attendance.

ITEM 6 – Adjourn (12:17 pm)

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

2nd QUARTER MEETING
OF THE 2019 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
03-12-2019

On this the 12th day of March, 2019 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the 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 and Lanny Counts. Absent was Janice Fox. 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 and Shelton Coleman. Absent was Janice Fox. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review Minutes from Meeting held 9-11-2018 & 1-15-19 (12:00 pm)

Shelton Coleman made the motion to accept Minutes from each meeting as presented. David Behrends seconded the motion. Motion passed unanimously.

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

Shelton Coleman made the motion to approve the Financial Reports and the Bills to Pay as presented. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 5 – Discussion and action regarding ARB Chairman & Secretary per Tax Code Sec. 6.42 (12:08 pm)

Shelton Coleman made the motion to approve Paul Sumrall as Chairman and Denisa Odiorne as Secretary to the Appraisal Review Board for 2019. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 6 – MAP Performance Audit results, information item only. (12:09 pm)

Candice Fry presents the results from the State MAP Performance Audit. Blanco County Appraisal District scored a perfect 100 and there were no recommendations for improvement.

ITEM 7 - Chief Appraiser Evaluation (closed session if necessary) (12:10 pm)

Each year the Board of Directors shall review the Chief Appraiser. Lynn Boyd requested that the review be held in open session, not closed session. Each Board Member had a review questionnaire, that asked them to rate the Chief Appraiser's performance and to list any goals for her for next year. Each board member present completed their questionnaire.

ITEM 8 – Receive report section of 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 81 supplements run, resulting in an overall assessed value change of \$3,118,410. Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment. Information item only, no action required.

ITEM 9 – Discussion and vote to extend DEPOSITORY CONTRACT with Texas Reginal Bank for an additional 2 year period. (12:22 pm)

Candice Fry reached out to Calen McNett, of the Texas Reginal Bank to see if the bank was interested in extending the contract to continue as Depository for an additional 2 year period. He wrote a letter saying they were interested in extending the contract with Board approval. Shelton Coleman made the motion to agree to the extension. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 10 – Chief Appraisers Report (12:23 pm)

Candice Fry read her report. Collections are at 90-93% with the City of Johnson City having the highest collection rate. Mason Moreland has achieved his RPA. Jessica Sowell continues to attend classes this month as she works towards her RPA. 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. Pictometry is now called Eagle View and the district recently received the data. We will use the field cards to do this year's quadrant. This was an informational item only, no action required.

ITEM 8 – Public Forum (12:26 pm)

No one was in attendance.

ITEM 9 – Adjourn (12:26 pm)

Shelton Coleman made the motion to adjourn. Lanny Counts seconded the motion. Motion passed unanimously.

2ND QUARTER MEETING
OF THE 2019 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
06-11-2019

On this the 11th day of June, 2019 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the 2nd 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 and Lanny Counts. Absent was Janice Fox. 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 and Shelton Coleman. Absent was Janice Fox. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review Minutes from Meeting held 03-12-19 (12:00 pm)

Shelton Coleman made the motion to accept Minutes from each meeting as presented. Lanny Counts seconded the motion. Motion passed unanimously.

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

David Behrends made the motion to approve the Financial Reports and the Bills to Pay as presented. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 5 – Appointment of Auditor, action required (12:08 pm)

Lanny Counts made the motion to appoint Keith Neffendorf as AUDITOR for 2019. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 6 – Review & Discussion regarding 2020 Preliminary Budget & set a Date for Public Hearing on Budget (12:09 pm)

Candice Fry presented a summary showing changes between the 2019 and 2020 Budget. The building is aging and needs some repairs as well. She also increased the postage amount, since postage costs continue to rise. Candice mentioned that in 2021 we will be required to send many more letters using certified mail, which will be a large cost increase. After discussion on pay raises between 2.8% and 3%, the Board went with 3% across the board. The preliminary 2020 Budget will be mailed to each taxing entity and the notice for Public Hearing will be published in the local newspaper 10 days prior to the hearing.

ITEM 7 – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:24 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 28 supplements run, resulting in an overall assessed value change \$720,020. 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 8 – Chief Appraisers Report (12:25 pm)

Candice Fry reported that overall collections are at 96%. We had 620 protests filed in 2019. This is above the 480 filed in 2018, however, we did mail more notices this year.. Candice Fry and Mason Moreland plan to attend the Legislative Update seminar in Austin in August to get a better understanding of the legislative changes that will be affecting appraisal districts next year. This was an informational item only, no action required.

ITEM 9 – Public Forum (12:27 pm)

No one was in attendance.

ITEM 10 – Adjourn (12:27 pm)

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

Lynn Boyd made the announcement to return to REGULAR SESSION at 12:28 pm

The Board re-visited Item # 6 to set a date for the PUBLIC HEARING on 2020 BUDGET. After discussion, the board chose, July 17, 2019. Candice Fry will mail Preliminary Budgets to each entity and will publish the notice 10 days prior to July 17th in the local newspaper.

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

PUBLIC HEARING ON 2020 BUDGET
2019 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
7-17-2019

On this the 17th day of July, 2019 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Public Hearing on the 2020 Budget at 615 N. Nugent Ave, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman, Lanny Counts and Janice Fox. 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, Shelton Coleman, and Janice Fox. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Public Forum (12:00 pm)

No one from the public was present.

ITEM 4 – Public Hearing on 2020 Budget, discussion and action item.(12:01 pm)

Shelton Coleman made the motion to approve the 2020 Budget as presented. David Behrends seconded the motion. Motion passed unanimously.

ITEM 5 – Chief Appraisers Report (12:10 pm)

Candice Fry presented a quick re-cap on Appraisal Review Board Hearings including the PEC hearing. This was an informational item only, no action required.

ITEM 6 – Adjourn (12:14 pm)

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

3rd QUARTER MEETING
OF THE 2019 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
09-10-2019

On this the 10th day of September, 2019 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened 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 and Janice Fox.. Absent was 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, Janice Fox and Shelton Coleman. Absent was Lanny Counts. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

ITEM 3 – Review Minutes from 2nd Quarter Meeting-6/11/2019 & Special Budget Meeting-7/7/2019 (12:00 pm)

Shelton Coleman made the motion to accept Minutes from each meeting as presented. David Behrends seconded the motion. Motion passed unanimously.

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

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

ITEM 5 – Public Forum (12:01 pm)

No one was in attendance.

ITEM 6 – Informational Item Only, regarding PEC Lawsuit (12:01 pm)

Candice Fry informed the board that PEC has sued the district and the lawsuit is in the Discovery Phase. Our lawyers have received all requested information and she will keep the Board updated on the progress.
Information item only, no action required.

ITEM 7 – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:02 pm)

As required, Chief Appraiser Candice Fry presented all changes made to the certified rolls during the previous quarter. Candice Fry reported that there were 46 supplements run, resulting in an overall assessed value change \$218,661. Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment.
Information item only, no action required.

ITEM 8 – Chief Appraisers Report (12:02 pm)

Candice Fry reported that overall collections are at 98%. We had 620 protests filed in 2019. Tax Bills will be mailed October 1st. Candice Fry also wanted to commend her staff for completing all the Eagle View properties, as well as change finder and pool finder for 2020. The district is ahead of schedule for completing these tasks. This was an informational item only, no action required.

ITEM 9 – Adjourn (12:04 pm)

Shelton Coleman made the motion to adjourn. Janice Fox seconded the motion. Motion passed unanimously.

4th QUARTER MEETING
OF THE 2019 BOARD OF DIRECTORS
FOR BLANCO COUNTY APPRAISAL DISTRICT
12-10-2019

On this the 10th day of December, 2019 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 member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman, Janice Fox and Lanny Counts. No one was absent.

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

ITEM 3 – Review Minutes from 3rd Quarter Meeting. (12:00 pm)

Shelton Coleman made the motion to accept Minutes from the prior meeting as presented. Lanny Counts seconded the motion. Motion passed unanimously.

ITEM 4 – Approve Sept/Oct/Nov Bills Paid & Financial Reports (12:01 pm)

David Behrends made the motion to approve the Financial Reports and the Bills to Pay as presented. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 5 – Budget Line Item Re-Allocation , action required. (12:07 pm)

Lanny Counts made the motion to allow Chief Appraiser, Candice Fry, to re-allocate monies from salaries into 4 categories, in the amount of \$9,000. Janice Fox seconded the motion. Motion passed unanimously.

ITEM 6 – Discussion and action regarding appointment of Ag Advisory and Appraisal Review Board Members (12:08 pm)

Lanny Counts made the motion to appoint Denisa Odiorne to a 2 year term as Appraisal Review Member. The Board also approved new appraisal review board members, Richard Palmer and William Morris Booth, to 2 years terms.

Jim Odiorne was appointed to a 2 year term as an Agricultural Advisory Board member. Shelton Coleman seconded the motion. Motion passed unanimously.

ITEM 7 – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:12 pm)

As required, Chief Appraiser Candice Fry presented all changes made to the certified rolls during the previous quarter. Candice Fry reported that there were 222 supplements run, resulting in an overall assessed value change \$2,902,100. Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment. Information item only, no action required.

ITEM 8 – Chief Appraisers Report (12:14 pm)

Candice Fry reported that overall collections are at 14.17%. This is down by 2.5% from 2018. Collections historically increase as the end of the year approaches. Candice Fry also brought up the possible necessity of creating a Maintenance Reserve category as the office building is aging and additional items will need to be replaced in the future. Candice Fry has spent a lot of time preparing for the 2020 MAPS Review. The state auditor will be arriving this summer. Mason and Jessica continue to spend time out measuring houses and doing reappraisals. We continue to be ahead of schedule for the 2020 year. This was an informational item only, no action required.

ITEM 9 – Public Forum (12:19 pm)

No one was in attendance.

ITEM 10 – Adjourn (12:20 pm)

Janice Fox made the motion to adjourn. Shelton Coleman seconded the motion. Motion passed unanimously.