

1st QUARTER MEETING  
OF THE 2020 BOARD OF DIRECTORS  
FOR BLANCO COUNTY APPRAISAL DISTRICT  
03-10-2020

On this the 10<sup>th</sup> day of March, 2020 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the 1st 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. (11:58 am)

Chairman, Lynn Boyd - Called the meeting to order at 11:58 am.

**ITEM 2 –** Roll Call and Recognition of Quorum. (11:58 am)

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 4th Quarter Meeting. (11:59 am)

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

**ITEM 4 –** Approve DEC/JAN/FEB Bills Paid & Financial Reports (12:00 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** – Discussion and action regarding waiver of penalty for Fredericksburg ISD for 1<sup>st</sup> Quarter Payment. (12:06 pm)

Shelton Coleman made the motion to allow Chief Appraiser, Candice Fry, to waive the late fee penalty from the Fredericksburg ISD payment allocation. Lanny Counts seconded the motion. Motion passed unanimously.

**ITEM 6** – Property Value Study results, information item only. (12:07 pm)

Candice Fry presented the 2019 Property Value Study results which show that both schools will continue to receive local value, however, she pointed out that commercial properties came in low for both school districts and this will have to be addressed in the 2020 Notices of Appraised Value. This was an informational item only.

**ITEM 7** – Chief Appraiser's Evaluation, closed session if necessary. (12:12 pm)

The evaluation worksheet was completed by Secretary, Janice Fox, with Board Chairman Lynn Boyd reading aloud each question on the worksheet and a board discussion ensued as a number was assigned to the Chief Appraisers performance. The Board also added to the goals for 2020. The completed worksheet was added to the Chief Appraiser's file.

**ITEM 8** – Review 2018 Audit, Discussion and Action (12:26 pm)

The Board members each received a copy of the 2018 Audit in advance and Shelton Coleman reminded Candice Fry to delete the outstanding checks on the register. Lanny Counts commended her being able to return over \$84,000 to the taxing entities. Janice Fox made the motion to approve the 2018 Audit. Shelton Coleman seconded the motion. Motion passes unanimously. Candice Fry will now mail a copy of the audit to each taxing entity.

**ITEM 9** – Information regarding satellite office location in Blanco (12:27 pm)

Candice Fry said that Judge Bray had approached her about opening a satellite office in the Blanco Annex. She looked into cost and the software is only \$350 dollars and we would sign a local agreement with the county to set up in Blanco. This would only be during certain times during the year when staffing levels would be adequate. This was an informational item, no action was taken.

**ITEM 10** – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:32 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 105 supplements run, resulting in an overall assessed value change \$424,278. Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment. Information item only, no action required.

**ITEM 11** – Chief Appraisers Report (12:32 pm)

Candice Fry reported that overall collections are at 91.93 % which is very similar to the collection rate from last year.. This is down from by 2.5% from 2018. Collections historically increase as the end of the year approaches. Candice Fry has continued to spend a lot of time preparing for the 2020 MAPS Review. The state auditor will be arriving the 2<sup>nd</sup> week in June, which means the Board meeting will move to the 3<sup>rd</sup> week in June. Mason and Jessica continue to spend time 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 12** – Public Forum (12:37 pm)

No one was in attendance.

**ITEM 13** – Adjourn (12:37 pm)

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

2<sup>nd</sup> QUARTER MEETING  
OF THE 2020 BOARD OF DIRECTORS  
FOR BLANCO COUNTY APPRAISAL DISTRICT  
06-02-2020

On this the 2<sup>nd</sup> day of June, 2020 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the 2<sup>nd</sup> QUARTER MEETING at 101 East Cypress (Blanco County Annex Hoppe Room), Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman and Lanny Counts. Janice Fox 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 pm.

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

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

**ITEM 3 –** Review Minutes from 1<sup>st</sup> Quarter Meeting. (12:00 pm)

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

**ITEM 4 –** Approve March/April/May Bills Paid & Financial Reports (12:02 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 – Appoint an Auditor (12:10 pm)**

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

**ITEM 6 – Review & Approve Pritchard & Abbott Inc Contract for 2021-2024 (12:12 pm)**

Lanny Counts made the motion to approve the Pritchard & Abbott Contract for 2020-2014 as presented. David Behrends seconded the motion. Motion passed unanimously.

**ITEM 7 – Review & Discussion regarding 2021 Preliminary Budget & set a future date for the Public Hearing on the Budget (12:13 pm)**

Candice Fry presented the Preliminary Budget for 2021. She requested changing the \$10,000 increase in postage to \$7,000 for additional postage and \$3,000 to office supplies or contract due to the new postcard requirement. There was discussion of a 1.6% pay increase for all employees, except for chief appraiser. The board agreed on the preliminary budget with these changes and chose July 14, 2020 as the day to hold the Public Hearing on the 2021 Budget.

**ITEM 8 – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:32 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 73 supplements run, resulting in an overall assessed value change \$762,965. 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 – Chief Appraisers Report (12:32 pm)**

Candice Fry began with a thank you to all employees who have worked every day during the Covid19 pandemic to remain open the entire time. She also gave an update on the ARB Hearings now scheduled. We will hold 4 days of telephone hearings then switch to in person at the end of June using plexiglass shields. Lanny Counts was concerned that collections will drop considerably, but Candice stated there is not a way to predict that. Collections are currently at 96%. This was an informational item only, no action required.

**ITEM 10 – Public Forum (12:37 pm)**

No one was in attendance.

**ITEM 11 – Adjourn (12:37 pm)**

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

SPECIAL MEETING  
OF THE 2020 BOARD OF DIRECTORS  
FOR BLANCO COUNTY APPRAISAL DISTRICT  
07-14-2020

On this the 14<sup>th</sup> day of July, 2020 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Special Meeting at 206 S. Hwy 281, Community Resource Center, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman and Janice Fox. Lanny Counts 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 special 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. (11:59 am)

Chairman, Lynn Boyd - Called the meeting to order at 11:59 am.

**ITEM 2 –** Roll Call and Recognition of Quorum. (11:59 am)

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

**ITEM 3 –** Public Forum (11:59 am)

No one was in attendance

**ITEM 4 –** Public Hearing on 2021 Blanco County Appraisal District Budget, discussion and action item. (12:00 pm)

David Behrends made the motion to APPROVE the 2021 Budget. Shelton Coleman seconded the motion. Motion passed unanimously.

**ITEM 5** – Amend Official Board of Directors Policy to include additional language on accessibility, action item. (12:00 pm)

Shelton Coleman made the motion to amend Section #23 to include accessibility item for MAPS Review. Janice Fox seconded the motion. Motion passed unanimously.

**ITEM 16** – Adjourn (12:02 pm)

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



3<sup>RD</sup> QUARTER MEETING  
OF THE 2020 BOARD OF DIRECTORS  
FOR BLANCO COUNTY APPRAISAL DISTRICT  
09-15-2020

On this the 15<sup>TH</sup> day of September, 2020 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the 3<sup>rd</sup> QUARTER MEETING at 101 East Cypress (Blanco County Annex Hoppe Room), 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.

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 pm.

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

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

**ITEM 3 –** Review Minutes from 2<sup>nd</sup> Quarter Meeting 6-20-20 & the Public Hearing on Budget 7-14-20 (12:00 pm)

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

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

Shelton Coleman made the motion to approve both the Financial Reports and the Bills to Pay as presented. Janice Fox seconded the motion. Motion passed unanimously.

**ITEM 5 – Public Hearing on 2021-2022 Reappraisal Plan with Resolution to Approve (12:08 pm)**

David Behrends made the motion to approve the 2021-2022 Reappraisal Plan as presented. Lynn Boyd signed the resolution. Shelton Coleman seconded the motion. Motion passed unanimously.

**ITEM 6 – Public Forum (12:09 pm)**

No one was in attendance.

**ITEM 7 – Information Item Only regarding Pedernales Electric Lawsuit (12:09 pm)**

The district made the decision not to settle this lawsuit originally at the \$39,112,936 value for both years because we felt that PEC had more value than they had in 2018 and are continually adding value via lines etc. The 2019 and 2020 settled values generated approximately \$238,000 more in revenue for the taxing entities than would have been levied at their offered values. We realize the attorney fees of \$13,500 exceeded the budgeted amount, but felt it was in the best interest of the taxing jurisdictions to proceed with the lawsuit.

**ITEM 8 – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:2 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 120 supplements run, resulting in an overall assessed value change \$ 307,951. 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 – Chief Appraisers Report (12:13 pm)**

Candice Fry began her report by stating that Collections are currently at 98.5%. We will be sending the 2020 Bills October 1<sup>st</sup>. BCAD had to purchase a new high volume printer and we need the striping redone on our pavement. We will also

need to re-allocate line-item funds during the December meeting to cover attorney's fees, etc. This was an informational item only, no action required.

**ITEM 10** – Adjourn (12:21 pm)

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

4th QUARTER MEETING  
OF THE 2020 BOARD OF DIRECTORS  
FOR BLANCO COUNTY APPRAISAL DISTRICT  
12-08-2020

On this the 8<sup>th</sup> day of December, 2020 at 12:00 pm, the Board of Directors for the Blanco County Appraisal District convened the Quarterly Meeting at 101 East Cypress, The Hoppe Room, Johnson City, Texas 78636 with the following member's present to-wit: Lynn Boyd, David Behrends, Shelton Coleman and 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 special 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. (12:03 pm)

Chairman, Lynn Boyd - Called the meeting to order at 12:03 pm.

**ITEM 2 –** Roll Call and Recognition of Quorum. (11:59 pm)

Present were Lynn Boyd, David Behrends, Janice Fox, Shelton Coleman and Lanny Counts. No one was absent. A quorum was declared. Candice Fry and Amy Hulburt were present as Appraisal District representatives.

**ITEM 3 –** Review Minutes from 3<sup>rd</sup> Quarter Meeting 9-15-20 (12:04 pm)

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

**ITEM 4 –** Approve Sept/Oct/Nov Bills Paid & Financial Reports (12:04 pm)

Janice Fox made the motion to approve both the Financial Reports and the Bills to Pay as presented. Lanny Counts seconded the motion. Motion passed unanimously.

**ITEM 5 –** Budget Line Item Re-Allocation, action required(12:06 pm)

Lanny Counts made the motion to approve the budget line-item reallocations as presented. David Behrends seconded the motion. Motion passed unanimously.

**ITEM 6** – Discussion and action regarding appointments of Ag Advisory & Appraisal Review Boards (12:06 pm)

David Behrends made the motion to appoint: Dawn DeLaurentis, Charles McCausland, Lee Pilz and Dixie Hall to the Appraisal Review Board and Lynn Maly and Glenn Sultemeier to the Agricultural Advisory Board. Janice Fox seconded the motion. Motion passed unanimously.

**ITEM 7** – Open sealed Depository Bids, take action to select Depository for 2 year period of 2021 & 2022 (12:08 pm)

Sealed bids were opened by Candice Fry. A bid from Hondo Bank offered no fees and free checks. The bid from Security State Bank included fees and the bid from Texas Regional Bank agreed to waive all fee's and offer free checks. After discussion, Shelton Coleman made the motion to stay with Texas Regional Bank. Janice Fox seconded the motion. Motion passes unanimously.

**ITEM 8** – Information and action regarding interlocal agreement with Travis CAD for Sharing Market Data (12:15 pm)

Candice Fry asked the Board to allow her to sign an inter-local agreements with Travis CAD and a contract with Transunion regarding market-share data. Janice Fox made the motion to allow the Chief Appraiser to sign the agreements. Lanny Counts seconded the motion. Motion passed unanimously.

**ITEM 9** – Receive report section of 25.25 (b) Changes to Previously Certified Appraisal Rolls (No action required) (12:29 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 612 supplements run, resulting in an overall assessed value change \$475,959. Most of these supplements result from property splits, exemptions granted, overlapping jurisdiction changes and corrections in assessment. Information item only, no action required.

**ITEM 10** – Chief Appraisers Report (12:29 pm)

Candice Fry began her report by stating that Collections are currently at 13.93%. The rate at this time last year was 14.17%. She reported that the Audit is in its final stages and will presented at the next meeting. We have mailed agricultural lease surveys and Business surveys. This was an informational item only, no action required.

**ITEM 11**– Public Forum (12:30 pm)

Kristen Spies was in attendance.

**ITEM 12** – Adjourn (12:30 pm)

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