

**MINUTES OF BOARD OF DIRECTORS MEETING
COLEMAN COUNTY APPRAISAL DISTRICT**

The Board of Directors of the Coleman County Appraisal District met on Wednesday, August 14, 2024, at the Bill Franklin Center, 13152 State Highway 206, Coleman, Texas.

Call to Order: Jay Dalton, Chairman, called the meeting to order at 8:00 a.m.

Present: Jay Dalton, Josh Hale, Scotty Lawrence, Stacey Mendoza, and Sarah Worsham

Absent: None

Appraisal District Staff Present: Eva Bush, Jayme Hawley, Audra Johnson, Mylyssya Sarrels, and Carol Weaver. Also present was the Appraisal District's attorney, Jim Evans, with Low Swinney Evans & James, PLLC.

Public Present: Leslie Walters, John Morris, John Cash, Randy Teague, Tana Shoemaker, Ross Burdick, Robert Gibson, Carolyn Merriman, Gaylene Garrison, Colter Asbill, Jenny Hanson, Granvil Burrow, Larry Robinson, Elizabeth Young, Deane Young, Yvonne Flowers, Ross Jones, Bill Harris, Gary Adams, Kevin Adams, Randall Brown, Walter Kemp, Richard Wood, Tammy Bowers, Kayla Adams, Sherry Watson, Marsha Spinks, Darla Wise, Hayden Wise, John Pearce, Cynthia Connelly, Todd Virden, Sara Lemoine Knox, Casey Spinks, Marcy Pond, Judy Helton, Debbie Burdick, Emma McKinney, Avelene Bowers, and Tricia Kimmel.

John Morris wishes to address the Board of Directors on 3 Topics: John Morris questioned the Board of Directors about missing information from the CAD program that was in the previous program; burden of proof of missing information; unorganized office staff and procedures; citizens could not file online protests. Eva Bush explained the fact that not all data could be matched between the new and old programs. For example, notes and ARB information from the old software could not be converted into the new software. Effective age did not convert correctly. The CAD bears the burden of proof in ARB, but if information is missing, the taxpayers need to help the district with information such as year built of homes, which the district never had in the CAMA files, even prior to the conversion. The District corrects information as the property owners bring errors to the staff's attention. In certain circumstances, the staff has requested proof from the property owner in order to correct errors. She explained about not having a full staff since 2022 and having several new employees over the last two years. In Coleman County, only homesteaded properties were allowed to be filed online, all other properties had to be mailed, emailed, or filed in person.

Public Comments: Six individuals voiced concerns on various appraisal topics which included appraisal issues with their properties, problems with filing protests, overvalued properties, using an outside appraisal company, missing an opportunity to answer questions at the Santa Anna town hall meeting, accusations of pulling numbers out of the air, and problems with evidence presented at the Appraisal Review Board. The individuals were John Morris, Randy Teague, Tana Shoemaker, Jenny Hanson, Sara Lemoine Knox, and Ross Jones.

Minutes of the Previous Meeting: The minutes of the June 13, 2024, meeting were read and approved on a motion by Stacey Mendoza and seconded by Josh Hale. The motion passed unanimously.

Monthly Reports and Bills: The Board reviewed the monthly expense reports for June and July. Josh Hale made the motion to approve the bills for June and July. Scotty Lawrence seconded the motion, and the motion passed unanimously.

Review Collection Reports: The Collection Reports for March, April, May, June, and July were reviewed by the Board.

Review Second Quarter Budget Comparison Report: The Second Quarter Budget Comparison Report was reviewed by the Board.

Convene Public Hearing on the 2025 Operating Budgets: The Board of Directors convened into public hearing on the 2025 appraisal and collections budgets at approximately 8:48 a.m. Several of the individuals in attendance asked about various expenses and specific line items in the appraisal budget and Eva Bush answered the questions and addressed concerns presented by various individuals.

Close Public Hearing and Reconvene in Open Session: The Board closed the public hearing and reconvened into open session at 8:54 a.m.

Adopt by Resolution the 2025 Appraisal and Collection Budgets: Scotty Lawrence made the motion to approve and adopt by resolution the 2025 appraisal and collection budgets. Josh Hale seconded the motion, and the motion passed unanimously.

Review and Discuss Estimate from State Auto Insurance on District's Claim for the District's Roof Damaged by the May 22, 2024 Hailstorm and the Estimate for Repairs provided by Peak Roofing and Exteriors of Abilene, Texas: The Board reviewed and discussed the insurance claim estimate from State Auto Insurance and the estimate for repairs from Peak Roofing and Exteriors of Abilene, Texas. The District's roof and awning had been heavily damaged by the May 22, 2024 hailstorm that had passed through the City of Coleman. Eva Bush explained that she has been trying to reach an agreement with the State Auto Insurance since the day of the storm and had to locate a roofing contractor with commercial roofing experience and willing to work on a 140 plus year-old building. Peak Roofing had come with a good recommendation and has been working with the Insurance claim adjuster and the City of Coleman in the permitting process since June. Although the District is still negotiating with the interior damage part of the claim, the insurance company has given their claim estimate for the roof and awning repair of \$60,043.01. The District cannot afford to wait another 30-60 days to submit requests for competitive bids for the roof due to the poor condition of the roof.


Adopt Resolution Regarding Exemption to Competitive Procurement for Damages to District's Building Caused by the May 22, 2024 Hailstorm: Stacey Mendoza made the motion to adopt a resolution in which the Texas Local Government Code Section 252.022 (a)(3), provides for an exemption to competitive requirements for a procurement necessary because of unforeseen damage to public property and that the hail damage to the District's roof on May 22, 2024 was unforeseen. Sarah Worsham seconded the motion. The motion passed unanimously.

Approve Hiring Peak Roofing and Exteriors of Abilene, Texas to Repair the District's Roof and Awning: Scotty Lawrence made the motion to approve hiring Peak Roofing and Exteriors of Abilene, Texas to repair the District's roof and awning. Josh Hale seconded the motion. The motion passed unanimously.

Approve Paying Insurance Deductible and Roofing Repairs from Reserved Funds until Insurance Claim is Settled and Claims Check is Received: Stacey Mendoza made the motion to approve paying the insurance deductible of \$2,500 and to pay the roof and awning repairs from reserved funds until the insurance claim is settled, and the claims check is received. Josh Hale seconded the motion and the motion pass unanimously.

Chief Appraiser Update: Eva Bush reported on the status of the Appraisal Review Board hearings. There were about 1,132 protests with a notice value of \$375,906,040 filed along with two - 25.25 protests for 2023. The ARB has had 14 days of hearings, 1 training day, and 1 planning day. The ARB is about 1/2-way through the hearings with 584 protests having a notice value of \$169,023,970 left to be heard. The district budgeted the ARB for only 12 days. The ARB budget line item will more than double for 2024. The 2025 budget will not have this many days budgeted either. She stated that she had to bring in 4 Western Valuation appraisers to help with the high volume of protests. The staff and appraisers were unable to conduct many informals due to lack of telephone numbers and email addresses not provided on the protests. A large number of property owners that the appraisers contacted and then corrected errors and/or allowed adjustments, refused to settle, which was very unusual. The District received hundreds of protests that had to be rescheduled due to late requests for evidence (usually a day or two before the scheduled hearings) and that the majority of those individuals who were late in the request for evidence refused to waive the 14-days to review the evidence packets. The ARB was only able to hold one hearing in June due to not having enough protests to fill the dates in June. Three hearings in July had to be rescheduled due to a covid outbreak with the staff and ARB, a lack of quorum for the ARB Board, and scheduling conflicts with staff and ARB Board members. Not only is the ARB expense item over budget, but the high number of protests have driven up supply costs in paper, ink cartridges, and Xerox printer lease costs. The District also had to pay overtime wages to two of the employees trying to balance the regular office work with the ARB clerical work involved in handling this many protests.

Adjournment: The meeting adjourned at 9:12 a.m. on a motion by Stacey Mendoza and seconded by Josh Hale. The motion passed unanimously.


Secretary


Chairman