

LAMAR COUNTY APPRAISAL DISTRICT  
BOARD MEETING MINUTES  
WEDNESDAY, MARCH 29, 2023  
4:00 P.M.

Members present: Clifton Fendley, Don Biard, David Dunmon and Kenneth Kohls

Members Absent: Marcus Wood

LCAD Staff present: Stephanie Lee, Pat Loven, Margie McKee, Jae Dickinson and Mikki Coco

1 Meeting called to order and a quorum declared at 4:00 p.m. by Board Chairman, Clifton Fendley.

2 Public Comments: No public comments. Mary Madewell of The Paris News was in attendance.

3 Approval of minutes from February 8, 2023 meeting.

Motion: Don Biard Second: Kenneth Kohls Vote: Unanimous

4 The Board approved the LCAD Section 125 Cafeteria Plan for 2023-2024. Secretary Don Biard signed the Certificate of Resolution for us to continue the Premium Only Plan for the 2023-2024 plan year.

Motion: David Dunmon Second: Kenneth Kohls Vote: Unanimous

5 The Board discussed and voted to retain the overage from the 2021-2022 Budget that was in the amount of \$95,415.00 for Appraisal and \$27,181.00 for Collections. Stephanie Lee expressed they anticipate increases in arbitrations due to another increase in property values in 2023, to which the Board agreed.

Motion: Clifton Fendley Second: Don Biard Vote: Unanimous

6 The Board discussed and voted to retain Guaranty Bond Bank as depository for and extended two year term.

Motion: David Dunmon Second: Don Biard Vote: Unanimous

7 The Board took no action on the proposed budget for 2023-2024 .

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8 The Board discussed the Verification of Residency of Board members in Lamar County and each Board member signed showing they had received the information and confirmed they are residents of Lamar County.

9 The District Financial reports for January and February were given by Stephanie Lee. She reported that both the Appraisal and Collection departments are in line on Budgeted expenses for the year.

Motion: Don Biard

Second: David Dunmon

Vote: Unanimous

10 The Director of Collections report was presented by Pat Loven. She reported the Linebarger, Goggan, Blair and Sampson Law Firm sold eight properties for a total of \$204,300.00 and the Abernathy, Roeder, Boyd and Hullett sold fourteen properties for a total of \$23,690.00 at the tax sales held on March 7th, 2023.

The average percentage of collections for all entities, beginning September 1, 2022 through February 28, 2023 is 90.60%. The total collections for the same dates were Current Year: \$79,221,115.99 Delinquent Years: \$663,855.79 for a total of \$79,884,971.79.

She advised that Samson Solar, Invenergy and Delilah Solar are continuing to pay the rollback taxes for leased land and that she had recently sent rollback taxes to Renewa, LLC for ten properties, leased in Chisum ISD.

Motion: Clifton Fendley

Second: Don Baird

Vote: Unanimous

11 The Director of Operations report was given by Stephanie Lee in the absence of Sue Shelton. She advised that the MAP review information has been compiled and ready for the review currently in progress.

She reminded them they had received an email from Mikki Coco regarding the hearing procedures that were adopted by the ARB at their meeting on February 22nd. She advised that training has been completed by all ARB members but the CAD employees have not completed it at this time.

She told that the ag study revealed an increase in improved pasture and tillable land with a decrease in the native pasture and rangeland brush classes and gave them a breakdown between classes.

She told that Richard Petree visited with us on March 21st and reviewed sales information, made some adjustments and will return in April for a final ratio study before the final values are determined. She also advised that currently the CAP rates are being studied for the income producing properties and will be keyed in ASAP.

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She advised that Appraisal staff is on track to finish Paris ISD reappraisal by April 15th and will begin working on renditions, Ag applications, error report and clean up. She told that Appraisal notices should go out the last week of April so that the ARB protest season will hopefully not be so heavy in July, as per request by our ARB Board members.

Motion: Clifton Fendley

Second: Don Biard

Vote: Unanimous

- 12 The Chief Appraisers report was given by Stephanie Lee. She advised the Board that the fence project is underway and should be completed this week. She advised that the MAPS reviewer is doing their review this week. She told that an ad for a Director of Appraisal is in process and had been out for a month but no resumes nor phone calls have been received. She stated there will be training on PACS and our computer system on items that are not currently being used. She advised the Board on the remodel to the Mapping and Mail filing room to be completed by Steve Asay is on his schedule and will be completed ASAP. She told the Board that she will be meeting with Eagleview on April 12th, 2023 to discuss having them do a fly over every 2 years instead of every 3 years, due to so much new construction in the country.

Motion: Clifton Fendley

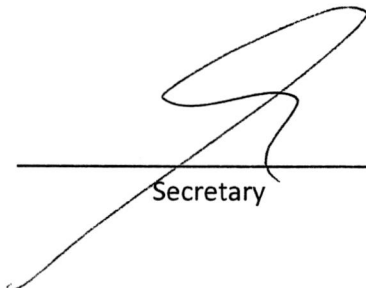
Second: Don Biard

Vote: Unanimous

- 13 A "Closed Session" was not required by the Board or Chief Appraiser.

- 14 No action needed due to no Closed Session.

- 15 The meeting was adjourned at 4:15 p.m. by Chairman, Clifton Fendley.

  
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Secretary

  
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Chairman