

LAMAR COUNTY APPRAISAL DISTRICT
BOARD MEETING MINUTES
MONDAY, AUGUST 28, 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 and Sue Shelton

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 present.

3 Approval of minutes from May 31, 2023 meeting.

Motion: Don Biard

Second: Kenneth Kohls

Vote: Unanimous

4 The Supplements of Appraisal Roll for the Third Quarter of 2023 was presented to the Board members and confirmation signatures were received.

Motion: Don Biard

Second: David Dunmon

Vote: Unanimous

5 Kevin Beers with Eagleview/Pictometry spoke with the Board, via telephone, and discussed the options of either changing our contract and adding Lamar County Water Supply District, represented by Hayter Engineering, as an authorized user or to let them contract separately with Eagleview. After much discussion, a decision was made to add the Lamar County Water Supply District to our current contract as an authorized user for the amount of \$2,500.00 yearly, in order to offset our expense. Kevin Beers will get the ammended contract prepared and send to us.

Motion: David Dunmon

Second: Don Baird

Vote: Unanimous

6 Kevin Beers with Eagleview/Pictometry presented the Board with different packages that could be purchased for future flyovers. He advised the Board that the Ark Tex Council of Government has a grant that will pay \$54,000.00 towards the fly over amount, that can be used all in one year, or spread out over a period of 6 years. The Board also discussed adding New Imagery and Sketch Inspect that will help pick up missed buildings on lots and will give us closer measurements. It was also discussed whether to change from a fly over every three years to having one every two years. This would help get new and changed properties onto the tax roll sooner.

The Board asked Kevin Beers to update the contract to reflect a flyover every two years and after the first flyover they will reassess and see if we want to keep it every two years or change back to every three years.

Motion: Don Biard

Second: David Dunmon

Vote: Unanimous

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7 The Board accepted the contract for McClanahan and Holmes to preform the audit for the year ending August 31, 2023.

Motion: Don Biard Second: Kenneth Kohls Vote: Unanimous

8 The Board discussed and accepted the renewal of contract with Capitol Appraisal to appraise industrial accounts for the 2024 and 2025 tax years.

Motion: David Dunmon Second: Don Biard Vote: Unanimous

9 The Board discussed the increase in medical insurance from Texas Health Benefits. The rates went up from \$856.64 in 2023 up to \$985.14 in 2024, a 15% increase. For the 2023 / 2024 Budget year we had included a 7% increase. The Board voted to continue paying 95.20% of the total medical insurance with the employee paying 4.80%.

Motion: Clifton Fendley Second: Don Biard Vote: Unanimous

10 The Board discussed and approved line item transfers that were needed to balance the budget for the current year end.

Motion: Clifton Fendley Second: David Dunmon Vote: Unanimous

11 The District Financial reports for the months of May, June and July were given by Stephanie Lee. She reported that the Appraisal and Collection department expenses are in line with the budget thru July.

Motion: Kenneth Kohls Second: Don Baird Vote: Unanimous

12 The Director of Collections report was presented by Pat Loven. She reported collections for the Current Year: \$82,592,754.54 and Delinquent Years: \$1,238,653.03. for a total of \$83,831,407.57 with an average percentage of collections at 95.87%, with the highest being Chisum at 99.09% and the lowest was the City of Roxton at 86.67%. It was also reported that Linebarger, Goggan, Blair and Sampson held a tax sale on July 5th. Originally 22 propertyies were to be auctioned but ten of the properties were pulled from the sale. She stated that for properties to be pulled from the sale, at least one-half of the taxes, plus all costs must be paid, and all remaining taxes to be paid within one year of the sale. Three properties sold for a total of \$169,800.00.

Motion: Don Biard Second: Kenneth Kohls Vote: Unanimous

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13 The Director of Operations report was given by Sue Shelton. She advised the Board that ARB hearings had been held in the months of June, July and August and that the roll was certified on July 25th with 3.74% still under ARB review. She advised that we had 3,667 formal protest filed with the district. She then told the Board that the Certified Totals were delivered with the 40K homestead, as well as the 100K homestead value, to the schools as the recent legislative update requires a vote in November to pass the 100K homestead. Requests have been made to the taxing entities for their tax rates and have scheduled their meetings to set the rates.

After discussion, it was requested by Clifton Fendley that the 2023 Tax Statements not be mailed out to the taxpayer, until after the November 7th election, due to cost of postage.

She also advised that after 2023 we no longer have to mail out the post cards informing taxpayers of the Texas Comptroller website, but will have to have another website so electronic communications can be date stamped as received and date stamped when sent, (effective 2025) and also an ARB data base (effective Jan 1, 2024).

Motion: Don Biard

Second: David Dunmon

Vote: Unanimous

14 The Chief Appraisers report was given by Stephanie Lee. She advised the Board that the Board of Directors Election will be held this year in September.

She advised the we have hired a new Real Estate Appraiser, Dre Ashley.

It was reported that there are no new lawsuits filed and two Arbitrations have been filed, so far. She stated that there have been 3,637 protest filed and that the final hearings were being heard on August 31, 2023.

She informed the Board that safety training will be set up with Trooper Williams of DPS.

It was reported that reappraisal for the coming year will start in September on the Chisum and Prairiland school districts.

She told the Board that she had recently attended the Legislative Update & TAAO conference and will be attending the Rural Chief Appraiser conference in October.

Motion: David Dunmon

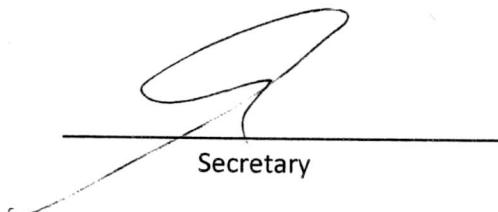
Second: Don Biard

Vote: Unanimous

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

16 No action needed due to no Closed Session.

17 The meeting was adjourned at 5:03 p.m. by Chairman, Clifton Fendley.



Secretary

Chairman