

LAMAR COUNTY APPRAISAL DISTRICT
BOARD MEETING MINUTES
WEDNESDAY, OCTOBER 25, 2023
4:00 P.M.

Members present: Don Biard, David Dunmon and Kenneth Kohls

Members Absent: Clifton Fendley and Marcus Wood

LCAD Staff present: Stephanie Lee, Pat Loven, Margie McKee and Sue Shelton

1 Meeting called to order and a quorum declared at 4:05 p.m. by Board Secretary, Don Biard

2 Public Comments: No public comments. There was no one present from the public.

3 Approval of minutes from September 27, 2023 meeting.

Motion: David Dunmon Second: Kenneth Kohls Vote: Unanimous

4 The Board approved the Supplement to Appraisal Roll for the 4th Quarter of 2023, per the Texas Property Tax Code.

Motion: Kenneth Kohls Second: David Dunmon Vote: Unanimous

5 The Board discussed and approved the hiring of Western Valuation & Consulting, LLC to appraise all Commercial accounts in Lamar County, after bids were presented. The contract, for \$64,000.00 will also cover additional services for consulting by Richard Petree, for up to 60 hours per year. We will use the salary that was set aside for a Director of Appraiser, to cover this expense.

Motion: David Dunmon Second: Kenneth Kohls Vote: Unanimous

6 After bids were presented, the Board approved the purchase of Just Appraised software, to process deeds in a more accurate and time saving manner. LCAD will be on a Pilot Program from November 1, 2023 to August 31, 2024, at a cost of \$3,800.00 for a one time Implementation Fee. Beginning September 1, 2024 the subscription will be \$18,500.00 per year.

Motion: Kenneth Kohls Second: David Dunmon Vote: Unanimous

7 The District Financial reports were given by Stephanie Lee. She advised that our expenses for this year are in line with the budget.

Motion: David Dunmon Second: Kenneth Kohls Vote: Unanimous

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8 The Director of Collections report was given by Pat Loven. She reported that on October 3, 2023, Tracy Pounders, Delinquent Attorney, for the City of Paris, held a tax sale with fifty vacant lots offered for auction. Twenty-one lots sold for a total of \$27,070.00. She also advised that Linebarger, Goggan, Blair & Sampson, LLP are preparing for a sale in December. She reported the collections for the month of September were a total of \$285,311.08. She advised that tax statements would be mailed as soon as possible, after the November 7th election.

Motion: Kenneth Kohls

Second: David Dunmon

Vote: Unanimous

9 The Director of Operations report was given by Sue Shelton. She reported the tax rates have all been received and preparations have been made to generate the tax bills as soon as the election is over. She advised the Mortgage company imports and collection only information from Fannin and Delta Counties, has been completed. She reported the Ag Board meeting was held on October 3rd. James (Jimmy) West was unable to attend due to a medical concern. The Agricultural Surveys were completed and Johnny Patterson went over programs. Concerns were raised at the number of acres that have changed from cropland to commercial for the solar farms. Hugh Jones stated that Deodar Weevil, better known as eastern pine weevil, is attacking the distressed pine trees and several have been lost. Hugh Jones stated that he will not serve on the board next year. Tammy Moss is willing to continue. Johnny Patterson said he may be retired next year, but did not say he was resigning. It was mentioned that Katy Reese would be a good replacement for Hugh Jones. She advised that the school district property value study information has been turned in to the state and the preliminary MAP information has also been completed. She reported the Appraisers are continuing their education with Dorcas Driggers and Candi Nabors completing USPAP & Appraisal of real property. They are enrolled in Income classes on November 13th. They attended the State Laws and Rules update on September 20th. She said the maps of PrairiaIInd and Chisum are coming together as a group effort between Harris Govern, CAMA Cloud and BIS and the appraisers are out in the field again.

Motion: Kenneth Kohls

Second: David Dunmon

Vote: Unanimous

10 The Chief Appraisers report was given by Stephanie Lee. She told the Board that she will be attending the Rural Chief Conference in San Marcos, Tx from October 29th-31st. She advised the Board that we had an issue with someone putting trash, with feces, in our drop box. After reviewing the security camera footage, she found that it was a mentally deficient young boy, that had previously lived in the apartments next door. She spoke with the boys step-father, he apologized and explained the young boys disabilities, and told her that they no longer live in the apartments, but were there visiting.

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She asked the Board that on future Delinquent Tax Sales, the "Bidders" will now have to sign a letter stating that they do not owe any delinquent taxes in Lamar County, before they will be eligible to bid on properties. A letter will be composed prior to the next sale. She reported that the election of Board members will be done next month and that the Maps Review and Target Map Review is in progress. She feels very confident that we will pass both.

She told the Board that we are in the process of having a keyless entry installed on the back door.

Motion: Kenneth Kohls

Second: David Dunmon

Vote: Unanimous

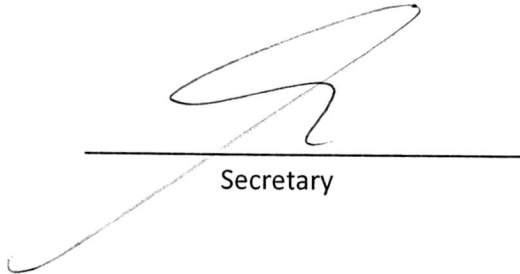
11 A "Closed Session" was not required by the Board or Chief Appraiser.

12 Meeting was adjourned at 4:29 p.m.

Motion: Don Biard

Second: David Dunmon

Vote: Unanimous



Secretary



Chairman