

LAMAR COUNTY APPRAISAL DISTRICT  
BOARD MEETING MINUTES  
WEDNESDAY, AUGUST 6, 2025  
4:00 P.M.

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

Members Absent: None

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

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

2 Public Comments: No one in attendance - No comments.

3 Approval of minutes from April 30, 2025 meeting.

Motion: Don Biard      Second: David Dunmon      Vote: Unanimous

4 The Supplement to Appraisal Roll for the 3rd Qtr 2025, per the Texas Property Tax Code  
was presented and approved.

Motion: Don Biard      Second: Kenneth Kohls      Vote: Unanimous

5 The Board discussed Entity Assessment late payment penalty fees. Since there have only been  
a couple of late payments in the last 4 years, and them being due to mail issues, the Board  
approved the wording that we have on our Assessment statements. If any issues come up  
in the future they will be brought before the Board to determine if penalty and interest  
will be assessed.

Motion: Don Biard      Second: David Dunmon      Vote: Unanimous

6 The Board discussed staggering terms for the members of the Agricultural Board.  
The terms will stagger every other year with current terms being 2024/2025 and  
2025/2026.

Motion: Don Biard      Second: Kenneth Kohls      Vote: Unanimous

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7 The Board approved renewing of McClanahan and Holmes contract to perform audit for year 2024/2025.

Motion: Don Biard

Second: Kenneth Kohls

Vote: Unanimous

8 The Board discussed a Supplemental contract offer from Just Appraised. No action was taken to change to a longer contract.

9 After discussion on bank bids that were received by LCAD thru July 31, 2025 the Board accepted the Depository Bid from Liberty National Bank for the period covering September 1, 2025 thru August 31, 2027. Board member Bryan Glass, removed himself from voting as he is a member of the Liberty National Bank Board.

Motion: David Dunmon

Second: Don Biard

Vote: For

Clifton Fendley,  
Don Biard, David  
Dunmon &  
Kenneth Kohls

Abstained: Bryan Glass  
(Conflict of interest)

10 The Board discussed and approved 2024-2025 line item transfers that were needed to balance the budget for the current year end.

Motion: Don Biard

Second: Kenneth Kohls

Vote: Unanimous

11 The District financial reports were presented by Stephanie Lee. It was reported that the expenses are in line with the budgeted expenses thru this time of the year.

Motion: Don Biard

Second: Kenneth Kohls

Vote: Unanimous

12 The Director of Collection was given by Pat Loven. She reported that current Tax Collections from September 24 thru June 25 were \$86,910,730.29 and Delinquent is \$1,081,810.13, for a total of \$87,922,540.42. The percentage of collections on the 2024 taxes is 96.71, with Chisum ISD being the highest at 98.61%. The percentage at the same time last year was 96.39 for all entities. She also reported that Linebarger, Goggan, Blair & Sampson had a tax sale on July 2nd, with seven properties selling for a total of \$60,679.53. It was noted that several properties were pulled prior to the sale with the owner's paying at least half of the taxes, and all fees, and signing installment agreements to pay the remaining balance in 12 months.

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She stated that Truth in Taxation is being used to calculate the estimated tax rates for the following entities: City of Blossom, City of Reno, City of Deport, City of Roxton and Paris Junior College.

Motion: Don Biard

Second: Bryan Glass

Vote: Unanimous

13 The Chief Appraisers report was given by Stephanie Lee. She advised that she will be attending a conference on Legislative Updates in Dallas and TAAD in Round Rock, this month. She told the Board that HWH had contacted her in reference to the Capital One building again. She stated that she was okay with the building we are in, at this time. She advised that the Board of Directors election will be coming up this year and that she will be starting the Election process soon. The Board preferred to have a meeting in September, if need be, and then in November when Stephanie asked their preference. She informed the Board that the last ARB hearing was held on July 18 and that LCAD had 1943 protest this year compared to 2215 last year. She told the Board that Medical Insurance increased 9% over last year, and that we had included 10% increase on our 2025/2026 Annual Budget. She informed the Board that a local Title company suggested that we scan our documents and would like for us to get a bid. The Board suggested that if the Title company was wanting this, then they should be the ones to pay for it. Stephanie asked the Board to approve a program trial run by TMI MAPS that would be prorated for the rest of this year at a fee of \$3,500.00. Then if they like the way it works, she will include it in our next budget.

Motion: Don Biard

Second: David Dunmon

Vote: Unanimous

14 The Board of Directors went into "Closed Session" at 4:28 p.m. to discuss a Personnel Matter.

15 The Board returned to "Open Session" at 4:38 p.m. and made the decision not to take on any Appraisal duties for Delta County.

16 The meeting was adjourned at 4:38 p.m.

Motion: Clifton Fendley

Second: Don Biard

Vote: Unanimous



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Chairman



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Secretary