



Mark W. Price
Chief Appraiser
Telephone: (979) 774-4100
Facsimile: (979) 774-4196

MINUTES OF MEETING
20 February 2020
BRAZOS CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS

1. Declaration of Quorum and Call to Order

Bill Lero as Chairman, having determined that a quorum was present, called the meeting to order at 8:30 a.m. on Thursday 20 February 2020 at 4051 Pendleton Dr., Bryan, Texas.

Members Present: Bill Lero (Chairman), Jason Bienski, Kyle DeWitt, John Flynn,
*Russ Ford, Tim Jones, Ron Kaiser and Kristy Roe.

Members Absent: N/A

BCAD Staff: Mark Price, Dana Horton, Debbie Lockledge

BCAD Staff Absent: n/a

Guests: Tim Krause with TCDRS; Jon Miller as legal counsel

2. Affirmation of Board Member Eligibility.

All Board members further affirmed their eligibility to serve by signing the Restrictions on Eligibility and Conduct of Board Members and Chief Appraisers and their Relatives statement (Sec. 6.035 of the Property Tax Code), and the Interest in Certain Contracts Prohibited statement (Sec. 6.036 of the Property Tax Code). Mr. Bienski, having not been at last month's meeting, recited the Statement of Elected/Appointed Officers for the record pursuant to Texas Constitution Art. XVI, Sect. 1(d), amended 2001, and signed this statement before Ms. Lockledge as a Notary Public.

3. Issuance of Oaths of Office.

The issuance of Oaths of Office was administered to Mr. Bienski to affirm his appointment as a member of the Brazos Central Appraisal District Board of Directors for 2020. Mr. Bienski stated the Oath of Office for the record and signed his Oath of Office before Ms. Lockledge as a Notary Public, thereby confirming his 2020 appointment.

4. Acknowledgement of visitors and hear citizen comment.

Mr. Lero recognized Tim Krause with TCDRS and Jon Miller as BCAD legal counsel.

5. **Recognition of affidavits (if any) filed in response to State law on disclosure of conflict of interest.**

None.

6. **Presentation by Tim Krause with TCDRS.**

Mr. Krause, the employer representative with TCDRS, provided a packet of information to all present. One of his responsibilities is to travel throughout the state and visit with counties and boards. The packet included the 2020 Plan Assessment and the Plan History over the past 180 years. Mr. Krause went through his presentation, outlining the history and strengths of the TCDRS program that sustain its growth (see Addenda A 1 thru 4), demographics, etc. and what employees are paying into the plan per paycheck. He went on to explain the changes in the plan from 2019 to 2020. After reviewing the plan assessment further, Mr. Krause outlined the Board's options for changing the plan should they choose to in the next budget cycle.

Mr. Price noted that this retirement plan is often used as a recruiting tool for new employees and to keep experienced ones. Mr. Krause added that TCDRS is an all or none retirement plan with the exception of temporary workers with an end date to their employment, such as students and contract workers. If they are considered a permanent employee, whether part-time or full-time, they are required to participate.

This was an information only presentation and no action is required at this point as the rates are not yet out for 2021. When those rates become available, The Board can then make decisions as to whether to leave the plan as it is or make changes for the coming year.

Mr. Krause concluded his presentation and exited the meeting shortly thereafter.

7. **Consent Agenda.**

The following items, being on the consent agenda, were considered:

- a. **Approval of cash disbursements for January 2020.**
- b. **BCAD financial account review.**
- c. **Board of Director minutes for previous meeting(s).**

Mr. Jones moved to approve the consent agenda; Mr. Bienski seconded the motion. After some discussion about the accountant's report, the Board returned to the motion on the table. The motion passed unanimously.

8. **Discussion, consideration and possible action on:**

a-b. Resolution 20-001 reappointing Don Renchie to the Agricultural Advisory Board, and Resolution 20-002 reappointing Tony Varisco to the Agricultural Advisory Board.

Mr. Price gave some background on both Don Renchie and Tony Varisco's history with the Agricultural Advisory Board. After reviewing both Resolution 20-001 and 20-002, Mr. Jones made the motion to approve the resolutions in agenda items 8(a) and 8(b); Mr. Bienski seconded the motion. The motion passed unanimously.

c. One Year Extension to the Contract with Patillo, Brown & Hill LLP for Auditor Services.

Mr. Price presented, noting that this company is BCAD's current auditor. The plan is to go out for an RFP next year. After further discussion, Mr. Jones made the motion to approve a one year extension to the contract with Patillo, Brown & Hill LLP; Mr. Flynn seconded the motion. The motion passed unanimously.

The Board took a short recess at 9:20 a.m.

9. Convene into Executive Session pursuant to sec. 551 of the Texas Government Code.

a. Under Section 551.071 regarding consultation with an attorney on pending or contemplated litigation, settlement offers, and matters on which the attorney has a duty to advise the Board.

The Board went into Executive Session at 9:32 a.m.

*Mr. Ford exited the meeting at 10:35 a.m.

b. Action, if any, on the Executive Session.

No action was taken on the Executive Session. The Executive Session was closed and the meeting reopened in Regular Session at 9:44 a.m. At this time, the Board returned to Agenda item 8(d).

8. Discussion, consideration and possible action on (continued):

d. Settlement of Pending Litigation.

Mr. Jones made the motion to approve all proposed settlements for pending litigation as presented; Mr. DeWitt seconded. Dr. Kaiser noted there is one proposed settlement that he plans to vote against. Mr. Jones amended his motion so the Board could vote on each one individually rather than collectively.

1. Cause No. 18-002039-CV-272.

Tax Year 2018	PID 24873	\$4,777,500
	PID 25437	\$7,761,000
	PID 45508	\$6,961,500
Tax Year 2019	PID 24873	\$4,655,000
	PID 25437	\$7,562,000
	PID 45508	\$6,783,000

Mr. Jones' amended motion was to approve the settlement offer for this cause # as outlined; Mr. DeWitt seconded the motion. Dr. Kaiser voted against approving this settlement offer; all other Board members present voted for approval. The motion passed.

2. **Cause No. 19-002730-CV-272.**

Tax Year 2019 PID 51024 \$1,200,000

Dr. Kaiser made the motion to approve this settlement offer as outlined; Mr. Jones seconded the motion. Mr. Bienski voted against approving this settlement offer; all other Board members present voted for approval. The motion passed.

3. **Cause No. 19-002731-CV-361.**

Tax Year 2019 PID 361335 \$1,300,000

Mr. DeWitt made the motion to approve this settlement offer as outlined; Mr. Flynn seconded the motion. Mr. Bienski voted against approving this settlement offer; all other Board members present voted for approval. The motion passed.

4. **Cause No. 19-002706-CV-272.**

Tax Year 2019 PID 104743 \$4,722,650

Mr. Flynn made the motion to approve this settlement offer as outlined; Dr. Kaiser seconded the motion. The motion passed unanimously.

5. **Cause No. 19-002204-CV-361.**

Tax Year 2019 PID 350784 \$38,950,000

Mr. Flynn made the motion to approve this settlement offer as outlined; Dr. Kaiser seconded the motion. The motion passed unanimously.

6. **Cause No. 19-002534-CV-361.**

Tax Year 2019 PID 101794 \$23,211,320
 PID 101795 \$ 5,188,680

Mr. DeWitt made the motion to approve this settlement offer as outlined; Mr. Jones seconded the motion. The motion passed unanimously.

7. **Cause No. 19-002533-CV-361.**

Tax Year 2018 PID 106845 \$12,408,424

Mr. Jones made the motion to approve this settlement offer as outlined; Dr. Kaiser seconded the motion. The motion passed unanimously.

e. Discussion regarding the 2019 Property Value Study results.

Mr. Price presented an overview, providing the Board with a spreadsheet showing BCAD's progression, where BCAD values were considered low. He added that BCAD did pass the study this year, and the goal is to pass it again next year.

f. Discussion regarding New Hire Procedures.

Mr. Price presented, and provided the Board with copies of the responses he received from each of the entities outlining their current procedures for new hire screening and background checks. He noted that BCAD has sent its personnel manual to their consultant for review and to make sure BCAD is in compliance with all rules and regulations. After further discussion, Mr. Lero noted that Mr. Price will at some point have a draft New Hires Policy to present to the Board for their review and approval.

g. Acknowledgement of the Taxpayer Liaison Officer's December 2019 report.

So acknowledged, with Mr. Price giving the Board additional information about one entry on the TLO's December report. From this point forward, the TLO's reports will be quarterly, with the next one due to the Board on the April agenda for the period of January thru March 2020.

h. Acknowledgement of the EAP Utilization Report for the period of 4/01/2019 – 12/31/2019.

So acknowledged.

9. Chief Appraiser Update on Appraisal District activities, attendance at meetings and events, information on upcoming activities, meetings and events.

Mr. Price noted that BCAD appraisers are finishing their field work and starting to finalize their values. He added that with regard to the homestead exemption fraud, three organizations have submitted proposals for this project. After further discussion, Mr. Price requested additional time to better define BCAD's options. He also discussed the Truth in Taxation website that the Legislature now requires. Mr. Jones asked about the Board's agenda being available on the BCAD website. Mr. Lockledge noted that plans are to have the agenda available on the BCAD agenda in the very near future, as well as the minutes after the Board has approved them.

10. Consideration of other business and future agenda items.

None were presented.

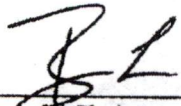
11. Consideration and action for date, place, time and agenda for next meeting.


The next regular meeting was set for Thursday 26 March 2020 at 8:30 a.m.

12. Adjournment.

There being no further business, the meeting was adjourned at 11:17 a.m.

Examined and approved this 26th day of March 2020.


Accepted: Chairman


Accepted: Secretary


Accepted: Vice-Chairman