



Mark W. Price
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MINUTES OF MEETING
March 18, 2021
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 8:52 a.m. on Thursday, March 18, 2021 at 4051 Pendleton Dr., Bryan, Texas.

Members Present: Bill Lero (Chairman), Kyle DeWitt, John Flynn, Jason Bienski, J.J. Ruffino, Tim Jones and Kristy Roe.

Members Absent: Ron Kaiser

BCAD Staff: Mark Price, Dana Horton, Jon Miller and Ashley McGuire

2. Acknowledgement of visitors and hear citizen comments.

None

3. Affirmation of Board Member Eligibility.

Mr. Lero asked that Tim Jones affirm his eligibility to serve by signing a statement which certified that he is in compliance with Section 6.035 and Section 6.036 of the Property Tax Code. Mr. Tim Jones signed this statement confirming his eligibility as presented.

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

None.

5. Consent Agenda.

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

- a. **Approval of cash disbursements for January and February 2021.**
- b. **BCAD financial account review.**
- c. **Board of Director minutes for previous meeting(s).**

Mr. Lero asked that the Board review the consent agenda for consideration. Mr. Tim Jones made a motion to approve the consent agenda as presented. Mr. Kyle DeWitt seconded and the motion was unanimously passed.

6. The Brazos Central Appraisal District Board of Directors has determined it necessary to go into Executive Session under the provisions of Sec. 551 of the Texas Government Code and the following topics will be discussed”

a. Under Sec. 551.071; Consultation with an attorney regarding pending or contemplated litigation, settlement offers.

Mr. Lero announced that the Board of Directors would conduct an executive session under Section 551.071 of the Government Code for consultation with Attorney regarding pending or contemplated litigation and moved into the executive session at 8:56 AM.

b. Action, if any, on Executive Session.

Following the executive session, Mr. Lero reconvened the Board into regular session at 9:55 AM. As a result of the discussion held during executive session Mr. Jones made a motion to accept the proposed settlements as outlined below.

1) Cause No. 17-002009-CV-361

YEAR	PID	AGREED VALUE
2017	42629	\$13,890,000

2) Cause No. 18-002041-CV-85

YEAR	PID	AGREED VALUE
2018	42629	\$12,000,000
2019	42629	\$12,200,000
2020	42629	\$12,400,000

3) Cause No. 18-002277-CV-272

YEAR	PID	AGREED VALUE
2018	115961	\$17,750,000
2019	115961	\$16,500,000

4) Cause No. 18-002284-CV-272

YEAR	PID	AGREED VALUE
2018	358411	\$30,791,890
2019	358411	\$27,715,000

5) Cause No. 19-002345-CV-361

YEAR	PID	AGREED VALUE
2019	88824	\$7,000,000
2020	88824	\$7,000,000

6) Cause No. 19.002542-CV-361

YEAR	PID	AGREED VALUE
2019	32776	\$10,000,000
2020	32776	\$10,500,000

Mr. Ruffino seconded this motion and the vote was unanimously passed.

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

a. **Proposed Settlements of Pending Litigation:**

- (1) Cause No. 17-002009-CV-361
- (2) Cause No. 19-002465-CV-361
- (3) Cause No. 20-001932-CV-272
- (4) Cause No. 18-002041-CV-85
- (5) Cause No. 18-002275-CV-272
- (6) Cause No. 18-002277-CV-272
- (7) Cause No. 19-002079-CV-272
- (8) Cause No. 19-002345-CV-361
- (9) Cause No. 19-002458-CV-361
- (10) Cause No. 19-002542-CV-361
- (11) Cause No. 20-001988-CV-85

This line item was discussed in executive session under the provisions of Sec. 551.071 in the previous agenda item 6, as allowed due to the confidential nature of pending or contemplated litigation and settlement offers.

b. **Open proposals received for Financial Audit Services.**

Proposals were received for Financial Audit Services from Ingram, Wallis & Co., P.C. and Pattillo, Brown & Hill, L.L.P., in which Mr. Lero opened before the Board. Mr. Lero asked that Mr. Price review the information received and compile a report for the board to review at the next scheduled meeting to compare services and cost of the two proposals. All discussion and possible action regarding this item will be addressed at the next meeting.

c. **2020 Property Value Study Report.**

Mr. Price presented the 2020 Property Value Study Report to the Board of Directors to review. It was noted that this is the third year in a row in which this study had been conducted for BCAD. We are now in good standing as it pertains to the Property Value Study Report standards and our next study will be conducted in 2022.

d. **2021 MAP Review Report.**

Mr. Price also noted that the 2021 MAP Review Report has been completed and that the district did pass this review as in years prior.

e. **COVID-19 Update – Opening of office to public.**

Mr. Price informed the Board that the office is open to the public at this time with a limitation to the number of people in our lobby at one time.

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

a. **January – February 2021 appraisal calendar activity.**

Mr. Price informed the board that the appraisal staff is currently working on the 2021 values in anticipation of 2021 Notice of Appraised Values going out in the mail in April.

9. **Consideration of other business and future agenda items – no action to be taken.**

None

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

The next regular meeting was set for Thursday April 15, 2021 at 8:30 a.m.


11. Adjournment.

There being no further business, the meeting was adjourned at 10:10 a.m.

Examined and approved this 15 day of April 2021.



Accepted: Chairman



Accepted: Secretary

Accepted: Vice-Chairman