



Mark W. Price
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MINUTES OF MEETING
14 September 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 8:30 a.m. on Tuesday 14 September 2021 at 4051 Pendleton Dr., Bryan, Texas.

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

Members Absent: John Flynn, Ron Kaiser, Kristy Roe

BCAD Staff: Mark Price, Dana Horton, Debbie Lockledge

BCAD Staff Absent: n/a

Guests: Jon Miller as BCAD legal counsel.
Chris Dennis as a public citizen.

2. **Acknowledgement of Visitors and Hear Citizen Comments.** Mr. Lero acknowledged everyone who was in attendance, as noted above.

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

None.

4. **Public Hearing to present the Brazos Central Appraisal District's 2022 Operating Budget.**

The meeting went into Public Hearing at 8:35 a.m. to present the Brazos Central Appraisal District's 2022 Operating Budget. Chris Dennis attended the Public Hearing as a member of the public, and had no comments at this time.

Mr. Price noted that the insurance rates in the proposed budget are estimates at this time; each year BCAD estimates what the insurance rates will be based on the available information, and uses those estimates in the coming year's proposed budget. Another area of concern Mr. Price noted was postage, which continues to go up as do the number of items that BCAD is required to send via certified mail. Ms. Horton added that the amount for postage in the 2022 proposed budget was increased by \$2,000 from last year's amount. After further discussion, the public hearing was closed at 8:40 a.m. and immediately returned to regular session.

5. **Consent Agenda.**

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

- a. Approval of cash disbursements for August 2021.
- b. BCAD financial account review.
- c. Board of Directors minutes for previous meeting(s).

Mr. Bienski moved to approve the consent agenda; Mr. DeWitt seconded the motion. The motion passed unanimously.

6. **Executive Session**

The Brazos Central Appraisal District determined that it is reasonable and necessary to go into an Executive Session. The Board took a recess from the regular session at 8:42 a.m., and Mr. Lero announced that the Board of Directors would move into Executive Session at 8:45 a.m. to discuss the following matters:

- a. **Consultation with BCAD's legal counsel regarding legal matters or pending and/or contemplated litigation or settlement offers – Texas Government Code Section 551.071.**
- b. **Deliberation regarding personnel matters relating to the appointment and employment of the chief appraiser – Texas Government Code Section 551.074.**
- c. **Action, if any, on the Executive Session.**

The Executive Session concluded at 9:02 a.m. Following a brief recess, the Board reconvened in Regular Session at 9:04 a.m.

7. **Chief Appraiser Search Committee Report.**

Mr. Jones noted that ads for the Chief Appraiser position are in place through professional organizations for the appraisal industry such as TAAAD, with a deadline for submitting an application of 10/15/2021.

8. **Action, if any, to be taken as a result of the Chief Appraiser Search Committee's report and recommendations.**

The Search Committee had no recommendations at this time. No action was taken.

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

a. **Proposed Settlement of Pending Litigation.**

Mr. Miller noted that if approved, the list of proposed settlements being considered can become part of the minutes and official record of this meeting. Motion to approve all proposed settlement offers as outlined in the attached document (see Addendum A) was made by Mr. Ruffino, and seconded by Mr. DeWitt. Mr. Jones noted for the record that the amounts being considered are consistent with those discussed in Executive Session. The motion was unanimously approved.

b. Resolution 21-005 Adopting the 2022 Brazos Central Appraisal District's Operating Budget.

Mr. Lero noted that the 2022 operating budget as presented in this morning's Public Hearing is being considered for adoption. Mr. Jones made the motion to approve the proposed 2022 Brazos Central Appraisal District's Operating Budget; Mr. Bienski seconded the motion. The motion received unanimous approval.

10. Chief Appraiser's Update.

Mr. Price informed the Board that BCAD is proceeding on with their routine activities as done every year at this time. He and Ms. Horton traveled to McClennan CAD in Waco, Texas to hear a presentation on *Just Appraised*, a company that helps process deeds. He noted BCAD had been in discussions with them periodically for three years regarding their services. They provide a more streamlined approach to getting deeds entered into the system. Based on that presentation, Mr. Price recommended BCAD utilize *Just Appraised* for deed processing. He acknowledged that several other CADs are using this company, and the volume of deed transfers continues to increase. After further discussion, Mr. Price added that he anticipates BCAD will be able to bring this issue back to the Board for consideration on October's agenda. No action was taken at this time.

11. Other Business & Future Agenda Items.

Mr. Jones asked what legislation was passed regarding term limit restrictions for Board members. Mr. Price responded that this begins in 2022 and imposes a 10-year limit on Board appointments going forward, with 2-year terms for each appointment. Mr. Jones' concern is in making sure appointments are staggered where the Board does not lose the majority of veteran Board members at one time, and suggested the Board provide a suggested appointment schedule that both meets the term limit restrictions and allows for a staggered exit of current Board members as new Board members are added.

Mr. Lero noted that the next Board of Directors meeting is scheduled for Thursday 21 October 2021 at 8:30 a.m. in the boardroom of Brazos CAD.

12. Adjournment.

There being no further business, the meeting was adjourned at 9:16 a.m.

Examined and approved as of this 21st day of October 2021.


Accepted: Chairman

absent
Accepted: Secretary

absent
Accepted: Vice-Chairman

PROPOSED SETTLEMENTS

14 September 2021

1. Cause No. 19-002079-CV-272

2019	28244	\$ <u>6,730,000</u>
2020	28244	\$ <u>6,100,000</u>

2. Cause No. 19-002330-CV-361

2019	353523	\$ <u>29,783,000</u>
2020	353523	\$ <u>25,715,000</u>

3. Cause No. 19-002460-CV-361

2019	346077	\$ <u>7,200,000</u>
2020	346077	\$ <u>7,100,000</u>

4. Cause No. 19-002659-CV-85

2019	87856	\$ <u>5,142,000</u>
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