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MINUTES OF MEETING
24 March 2022
BRAZOS CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS

1. Declaration of Quorum and Call to Order.

Bill Lero as Chair, having determined that a quorum was present, called the meeting to order at 8:30 a.m. on Thursday 24 March 2022 at 4051 Pendleton Dr., Bryan, Texas.

Members Present: Bill Lero (Chair), John Flynn, Kyle DeWitt, Ron Kaiser, and J.J. Ruffino.

Members Absent: Tim Jones, Jason Bienski, Kristeen Rowe

BCAD Staff: Dana Horton, David Kehlenbrink, Scott Warren and Debbie Lockledge

BCAD Staff Absent: N/A

Guests: Jon Miller as Brazos CAD legal counsel.

2. Acknowledgement of Visitors and Hear Citizen Comments.

Mr. Lero noted there were no visitors at that time, and acknowledged everyone who was in attendance as listed above.

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

None.

4. Consent Agenda.

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

- a. Approval of cash disbursements for February 2022.
- b. BCAD financial account review.
- c. Board of Directors minutes for previous meeting(s).

Dr. Kaiser moved to approve the consent agenda; Mr. Flynn seconded the motion. After further discussion, the motion passed unanimously. Ms. Horton noted that the miscoding of a large expenditure inquired about by Dr. Kaiser at the Board's February meeting that had been placed in the wrong budget category has since been corrected.

5. Executive Session

The Brazos Central Appraisal District determined that it is reasonable and necessary to go into an Executive Session. The Board recessed from the regular session at 8:34 a.m. and immediately went into Executive Session 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. Action, if any, on the Executive Session.

No action was taken on the Executive Session. The Board adjourned the Executive Session at 9:08 a.m. and immediately reconvened in Regular Session.

6. Discussion, consideration and possible action on:

a. Proposed Settlement(s) of Pending Litigation.

Dr. Kaiser made the motion to approve the settlement offers as discussed in Executive Session and outlined in Addendum A (see attachment); Mr. Ruffino seconded the motion. The motion passed unanimously.

b. Brazos CAD Budget Committee for 2022.

It was noted that last year's Budget Committee consisted of Dr. Kaiser, Mr. DeWitt and Mr. Jones. Mr. Lero mentioned the continual growth in B/CS and noted that there is no mandate to match last year's budget if more staff is needed. No action on this agenda item was required; Ms. Lockledge confirmed for the record that the 2021 Budget Committee members, Dr. Kaiser, Mr. DeWitt and Mr. Jones, will continue as the Budget Committee for 2022.

c. Due to a typographical error, there was no Item 6(c) on the agenda.

d. Resolution 22-002 Reappointing Don Rennie to the Agricultural Advisory Board for the term of 3/22/2022 – 3/22/2024.

Dr. Kaiser made the motion to approve this resolution; Mr. Flynn seconded the motion. After further discussion, the motion was unanimously approved.

e. Resolution 22-003 Reappointing Tony Varisco to the Agricultural Advisory Board for the term of 3/22/2022 – 3/22/2024.

It was noted this resolution is reappointing Tony Varisco, III. Dr. Kaiser made the motion to approve this resolution; Mr. DeWitt seconded the motion. After further discussion, the motion was unanimously approved.

7. Due to a typographical error, there was no Item 7 on the agenda.

8. **Chief Appraiser's Update.**

Ms. Horton referenced an update Mr. Price gave the Board in his last Board meeting as Chief Appraiser on staff issues, ownership transfers, etc. and noted that BCAD made progress in getting ownership transfers caught up, working with Just Appraised, a firm that employs an algorithm to expedite the process. Where BCAD had been 6 months behind on entering ownership transfers, we are now just 3 months behind. It is anticipated that the first round of Notices of Appraised Value will go out at the end of April, with a second round going out in mid-May.

Ms. Horton noted that TAAD's legislative chair, Brent South, had contacted her asking about what BCAD anticipates. She added that thus far it looks like Brazos County will have a 15-20% increase, and across the State a 20-25% increase is anticipated. She added that Alvin Langford, President of TAAD, is suggesting that all appraisal districts in the state issue a media statement around the time notices go out or before that talks about values going up, what property owners can expect, etc. to lessen the "sticker shock." Ms. Horton plans to do this through radio, TV and the newspaper around mid-April. After further discussion, Mr. Flynn asked Ms. Horton to provide certified values for 2018, 2019, 2020 and the net change after ARB hearings each year.

9. **Other Business and Future Agenda Items**

Ms. Horton brought to the Board's attention some issues with the BCAD building, including the front doors sticking that appear to be an issue with the foundation. She added that they are checking into their options for getting this addressed and whether or not any warranties are still in effect. She will keep the Board informed as they obtain more information.

10. **Date, Place and Time for Next Board Meeting.**

Mr. Lero noted that the next Board of Directors regular meeting will be scheduled for Thursday 21 April 2022 at 8:30 a.m. in the boardroom of Brazos CAD.

11. **Adjournment.**

There being no further business, the meeting was adjourned at 9:35 a.m.

Examined and approved as of this 21st day of April 2022.



Accepted: Chairman

absent

Accepted: Secretary



Accepted: Vice-Chairman

PROPOSED SETTLEMENTS
24 March 2022

1. Cause No. 18-002510-CV-272

YEAR	PID	AGREED VALUE
2018	97711	\$7,429,271
2019	97711	\$7,747,313
2020	97711	\$7,670,659

2. Cause No. 19-002540-CV-85

YEAR	PID	AGREED VALUE
2019	359187	\$62,922,540
	359188	\$127,460
2020	359187	\$60,772,543
	359188	\$127,457
2021	359187	\$59,136,127
	359188	\$163,873

3. Cause No. 20-002377-CV-361

YEAR	PID	AGREED VALUE
2020	365190	\$4,100,000

4. Cause No. 20-002081-CV-85

YEAR	PID	AGREED VALUE
2020	10434	\$295,236
	18616	\$57,500,000
	393579	\$37,704,764

5. Cause No. 21-003009-CV-85

YEAR	PID	AGREED VALUE
2021	18616	\$58,000,000