



Dana Horton
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MINUTES OF MEETING
21 November 2024
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 8:32 a.m. on Thursday 21 November 2024 at 4051 Pendleton Dr., Bryan, Texas.

Members Present: Bill Lero (Chair), John Flynn, Kyle DeWitt, Dr. Ron Kaiser, Rafael Pena, Silas Garrett, Raul Pendas, Rick Lemons, Jane Sherman, and Jonna Schreiber

Members Absent: Melissa Leonard.

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

BCAD Staff Absent: n/a

Guests: Emily Brown (by Zoom), and Jon Miller as Brazos CAD legal counsel.

2. Acknowledgement of Visitors and Hear Citizen Comments.

Mr. Lero noted that there are no members of the public who wish to address the Board at this time..

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 October 2024.
- b. Brazos CAD financial account review.
- c. Board of Directors minutes for previous meeting(s).

After further discussion, Dr. Kaiser made the motion to approve the consent agenda; Mr. Pendas seconded the motion. Ms. Horton asked for one correction to the minutes in Section 4. The last paragraph of that section states that Mr. Pena opposed, but that needs to be Mr. Pendas. Dr. Kaiser amended his motion to approve the minutes as corrected, and Mr. Pendas seconded. The motion passed unanimously.

5. Report on Litigation by Brazos CAD Legal Counsel

As Brazos CAD's legal counsel, Mr. Miller noted that his part of this report includes pending litigation, so it would qualify for executive session. Mr. Lero asked if there were any objections to moving this agenda item into executive session. There were none.

6. Executive Session

The Brazos Central Appraisal District determined that it is reasonable and necessary to go into an Executive Session, and recessed the regular session at 8:36 a.m. After a brief break, the Board went into Executive Session at 8:37 a.m. to discuss the following matter(s):

a. Pursuant to Texas Government Code §551.071:

- (1) To meet with its attorney and seek advice regarding pending or contemplated litigation and settlement offers; and
- (2) To consult with its attorney regarding matters on which the attorney has a duty to advise the Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

No action was taken on the Executive Session. The Board adjourned the Executive Session at 9:23 a.m. and after a short break, reconvened in regular session at 9:30 a.m.

7. Discussion, consideration and possible action on:

a. Proposed Settlements of Pending Litigation.

Mr. DeWitt made the motion to approve proposed settlements 1-53 as presented and outlined in Addendum A (see attached); Mr. Pena seconded the motion. Dr. Kaiser voted against the motion. The motion passed.

b. 2024 Atwater Martin LLC Salary Survey for Brazos CAD..

Ms. Horton presented, noting they had received back the survey results from Atwater, and had visited with the Atwater reps a couple of times. She noted where the salary survey indicated salary adjustments are needed. An inquiry was also sent out to other CADs through Membercads, an online network of appraisal districts. Guadalupe CAD who had had a similar survey performed through IAAO, sent a copy of their survey results for comparison. Ms. Horton noted that her proposed salary changes have been incorporated into the proposed amended budget.

Mr. Lero asked why a summary sheet was not included that shows the impact of their recommended changes; Ms. Horton directed him to the amended budget. Dr. Kaiser asked about the Chief Appraiser salary, and noted he wants the data presented in the same format as the Guadalupe CAD's salary survey.

After further discussion, no action was taken and this agenda item will be addressed again in the December Board meeting.

c. Amended 2025 Brazos CAD Budget per salary survey.

No action was taken and this agenda item will be addressed again in the December Board meeting.

d. Proposed Entity Allotments for 2025.

Ms. Horton presented, noting that these allotments are based on the currently approved budget. If the amended budget is approved in December, an amended schedule of allotments will be prepared and provided to the entities. Mr. Garrett moved to approve the 2025 allotments based on the currently approved budget; Mr. DeWitt seconded the motion. The motion passed unanimously.

e. Resolution 24-009 increasing the Building Maintenance Reserve with \$50,000.

Mr. Pena made the motion to approve Resolution 24-009; Ms. Schreiber seconded the motion. Mr. Flynn asked for clarification as to whether the resolution is adding an additional \$50,000 to the building maintenance fund, or replenishing the fund up to a maximum of \$50,000. Ms. Horton responded noting that the intent is to replenish the fund up to the maximum amount of \$50,000. The motion was amended to reflect that maximum amount and passed unanimously.

f. Two-Year Agreement with Capital Appraisal Group for the 2025 and 2026 Tax Years.

Ms. Horton presented, noting that there had been some discussion about bidding this out but she decided against it at this time because Capital Appraisal is in the middle of the Fuji Film expansion and it's a Chapter 313 agreement. She did not feel it was in the best interest of Brazos CAD or the property owners. Her recommendation to the Board is to remain with Capital Appraisal Group while they get through this transition and then bid it out toward the end of this two-year agreement to see what other options may be available. After further discussion, Dr. Kaiser made, the motion to approve the two-year agreement; Mr. Flynn seconded the motion. The motion passed, with Mr. Lemons voting to oppose the motion.

g. Contract with EagleView for aerial flight photography.

Ms. Horton presented, noting the addition of change detection to this contract which increased the cost. EagleView provided a 3-year and a 6-year option. After further discussion the Board elected to table this agenda item until the December meeting and ask a representative from EagleView to be at the Board's next meeting to make a presentation on their services and address questions. No action was taken.

h. Attorney Fees Increase with Purdue, Brandon, Fielder, Collins & Mott LLP

Ms. Horton presented, noting she received a phone call from Katie Griffin. They have charged \$215/hour since 2019, and are considering increasing their fee to \$\$250/hour in 2025. This is an information item only at this time; no action was needed.

i. Acknowledgement of the Taxpayer Liaison Officer's 3rd Quarterly Report for 2024.

The Taxpayer Liaison Officer's report dated 12 November 2024 was acknowledged.

j. Bank Signature Cards

Ms. Horton presented, noting that the terms for the three Board officers who are currently on the Brazos CAD signature card with the bank will expire at the end of 2024. To continue doing business through January, two Board members need to volunteer to be on the bank signature card until officers are voted on in January's meeting, at which time they will become the check signers for 2025.

The Board agreed for the following Board members to be added on the bank signature card as of January 2025:

- Jonna Schreiber
- Silas Garrett

8. Chief Appraiser Update on Appraisal District Activities, Attendance at Meetings and Events; Information on Upcoming Activities.

Mr. Horton presented, noting the following:

- Update on the lighting situation in the Brazos CAD facility;
- Appraisers continue to be working out in the field at this time, picking up new construction.
- Brazos CAD has submitted everything required for the property value study.
- More utilization of the iPads and mobile devices in the field.
- Gutters on the Brazos CAD facility have been replaced.
- Brazos CAD will be closed on 18 December for the annual holiday dinner.

9. Consideration of Other Business and Future Agenda Items.

N/A..

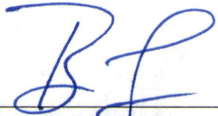
9. Date, Place and Time for Next Board Meeting.

The next regular Board meeting will Thursday 19 December 2024 at 8:30 a.m.in the Brazos CAD boardroom.

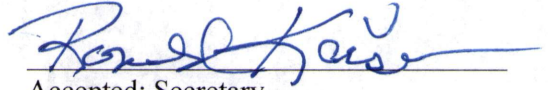
10. **Adjournment.**

There being no further business, the meeting was adjourned at 10:30 a.m.

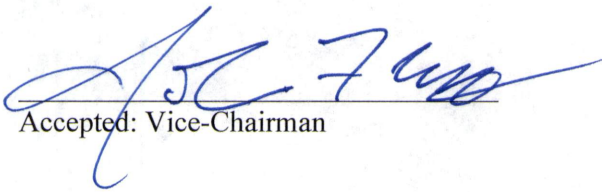
Examined and approved as of this 19th day of December 2024.



Accepted: Chairman



Accepted: Secretary



Accepted: Vice-Chairman

LITIGATION SETTLEMENTS

As Approved by the Board of Directors

21 November 2024

Addendum A

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1. Cause No. 24-002860-CV-472

YEAR	PID	AGREED VALUE
2024	105318	\$ 5,100,000

2. Cause No. 24-002609-CV-472

YEAR	PID	AGREED VALUE
2024	302035	\$ 4,275,000

3. Cause No. 24-002600-CV-85

YEAR	PID	AGREED VALUE
2024	93687	\$ 3,350,000

4. Cause No. 24-002458-CV-472

YEAR	PID	AGREED VALUE
2024	302489	\$ 6,275,000
	109554	\$ 7,750,000
	109555	\$ 575,000
	90664	\$ 9,000,000
	89973	\$ 8,129,400
	307511	\$ 273,088
	354655	\$ 9,271,000
	354656	\$ 390,167
	354657	<i>No Action</i>
	89972	\$ 124,438
	412941	\$ 12,500,000

5. Cause No. 24-002402-CV-472

YEAR	PID	AGREED VALUE
2024	95151	\$ 1,164,626
	303689	\$ 8,670,000
	106682	\$ 6,630,000

6. Cause No. 24-002369-CV-472

YEAR	PID	AGREED VALUE
2024	302626	\$ 31,200,000

7. Cause No. 24-002208-CV-85

YEAR	PID	AGREED VALUE
2024	445497	\$ 5,800,800

8. Cause No. 24-002214-CV-472

YEAR	PID	AGREED VALUE
2024	109399	\$ 41,872,340

9. Cause No. 23-002955-CV-361

YEAR	PID	AGREED VALUE
2023	38611	\$ 32,000,000

10. Cause No. 23-002908-CV-85

YEAR	PID	AGREED VALUE
2024	101869	\$ 20,338,510

11. Cause No. 23-002093-CV-272

YEAR	PID	AGREED VALUE
2023	18594	\$ 26,145,000

12. Cause No. 23-002932-CV-272

YEAR	PID	AGREED VALUE
2023	96715	\$ 3,663,000

13. Cause No. 23-002930-CV-361

YEAR	PID	AGREED VALUE
2023	102535	\$ 3,650,000

14. Cause No. 23-002694-CV-272

YEAR	PID	AGREED VALUE
2023	303899	\$ 18,500,000
2024	303899	\$ 18,500,000

15. Cause No. 22-002478-CV-272

YEAR	PID	AGREED VALUE
2022	376280	\$ 50,734,265
	376281	\$ 5,952,065
	376279	\$ 57,507,630

16. Cause No. 23-002560-CV-361

YEAR	PID	AGREED VALUE
2023	106845	\$ 11,000.000

17. Cause No. 23-002623-CV-85

YEAR	PID	AGREED VALUE
2023	50634	\$ 4,450,000

18. Cause No. 23-002568-CV-361

YEAR	PID	AGREED VALUE
2023	45507	\$ 12,440,640

19. Cause No. 23-002565-CV-361

YEAR	PID	AGREED VALUE
2023	109399	\$ 39,784,100

20. Cause No. 23-002562-CV-85

YEAR	PID	AGREED VALUE
2023	17345	\$ 10,015,936

21. Cause No. 23-002621-CV-361

YEAR	PID	AGREED VALUE
2023	302626	\$ 31,800,000

22. Cause No. 24-000091-CV-85

YEAR	PID	AGREED VALUE
2023	43344	\$ 3,026,000
	43346	\$ 4,590,000
	43410	\$ 884,000

23. Cause No. 23-003296-CV-85

YEAR	PID	AGREED VALUE
2023	38999	\$ 1,097.712
	99014	\$ 3,100,000

24. Cause No. 23-0032316-CV-85

YEAR	PID	AGREED VALUE
2023	300913	\$ 4,085,620

25. Cause No. 23-002947-CV-361

YEAR	PID	AGREED VALUE
2023	365190	\$ 5,600,000

26. Cause No. 23-002536-CV-272

YEAR	PID	AGREED VALUE
2023	105964	\$ 24,827,060

27. Cause No. 23-002479-CV-361

YEAR	PID	AGREED VALUE
2024	101776	\$ 35,250,000

28. Cause No. 23-002516-CV-85

YEAR	PID	AGREED VALUE
2023	393579	\$ 44,000,000

29. Cause No. 23-002430-CV-272

YEAR	PID	AGREED VALUE
2023	403809	\$ 79,650,000

30. Cause No. 23-002715-CV-272

YEAR	PID	AGREED VALUE
2023	98422	\$ 6,507,000
	98424	\$ 723,000

31. Cause No. 22-002581-CV-272

YEAR	PID	AGREED VALUE
2022	349772	\$ 1,325,000

32. Cause No. 22-002568-CV-272

YEAR	PID	AGREED VALUE
2022	42164	\$ 3,085,000

33. Cause No. 22-002569-CV-272

YEAR	PID	AGREED VALUE
2022	417702	\$ 740,000

34. Cause No. 22-002566-CV-361

YEAR	PID	AGREED VALUE
2022	106526	\$ 1,825,000

35. Cause No. 23-003031-CV-361

YEAR	PID	AGREED VALUE
2023	106106	\$ 19,246,110

36. Cause No. 22-002595-CV-361

YEAR	PID	AGREED VALUE
2022	99244	\$ 725,000

37. Cause No. 22-002587-CV-361

YEAR	PID	AGREED VALUE
2022	47000	\$ 800,000

38. Cause No. 22-002590-CV-361

YEAR	PID	AGREED VALUE
2022	356734	\$ 1,250,000

39. Cause No. 22-002583-CV-272

YEAR	PID	AGREED VALUE
2022	38034	\$ 7,325,000

40. Cause No. 22-002571-CV-272

YEAR	PID	AGREED VALUE
2022	304734	\$ 2,775,000

41. Cause No. 23-003252-CV-472

YEAR	PID	AGREED VALUE
2023	116030	\$ 5,650,000
2024	116030	\$ 5,950,000

42. Cause No. 23-003339-CV-85

YEAR	PID	AGREED VALUE
2023	105318	\$ 4,936,600

43. Cause No. 23-002733-CV-85

YEAR	PID	AGREED VALUE
2023	95151	\$ 1,175,000
	303689	\$ 8,500,000
	106682	\$ 6,500,000

44. Cause No. 23-002705-CV-361

YEAR	PID	AGREED VALUE
2023	302499	<i>No Action</i>
	109554	\$ 7,750,000
	109555	\$ 575,000
	90664	\$ 9,000,000
	89973	\$ 7,975,000
	307511	\$ 273,033
	354655	\$ 9,050,000
	354656	\$ 390,167
	354657	<i>No Action</i>
	89972	\$ 124,438
	412941	\$ 12,500,000

45. Cause No. 23-002766-CV-361

YEAR	PID	AGREED VALUE
2023	360772	\$ 9,354,118

46. Cause No. 23-002380-CV-361

YEAR	PID	AGREED VALUE
2023	356299	\$ 31,941,495
	356885	\$ 22,408,505

47. Cause No. 23-002457-CV-361

YEAR	PID	AGREED VALUE
2023	112268	\$ 9,200,000
2024	112268	\$ 9,200,000

48. Cause No. 23-002929-CV-272

YEAR	PID	AGREED VALUE
2023	364907	\$ 708,640
	364908	\$ 3,175,980
	364909	\$ 1,866,200
	364910	\$ 2,849,180

49. Cause No. 23-003382-CV-85

YEAR	PID	AGREED VALUE
2023	305361	\$ 5,500,000
2024	305361	\$ 5,500,000

50. Cause No. 22-002233-CV-272

YEAR	PID	AGREED VALUE
2022	300913	\$ 3,950,000

51. Cause No. 22-002265-CV-85

YEAR	PID	AGREED VALUE
2022	96072	\$ 1,864,355
	96073	\$ 932,392
	96074	\$ 699,177

52. Cause No. 24-002244-CV-85

YEAR	PID	AGREED VALUE
2024	403809	\$ 79,650,000

53. Cause No. 24-002602-CV-472

YEAR	PID	AGREED VALUE
2024	98422	\$ 6,507,000
	98424	\$ 723,000