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MINUTES OF MEETING
19 December 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 8:30 a.m. on Thursday 19 December 2024 at 4051 Pendleton Dr., Bryan, Texas.

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

Members Absent: Kyle DeWitt, Melissa Leonard

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

BCAD Staff Absent: Scott Warren

Guests: Jeanmarie Baer and Laura Glasby, Kevin Beers, and Jon Miller as Brazos CAD legal counsel.

2. Acknowledgement of Visitors and Hear Citizen Comments.

Mr. Lero noted that there were no members of the public who wished to address the Board at that 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 November 2024.
- b. Brazos CAD financial account review.
- c. Board of Directors minutes for previous meeting(s).

Mr. Pena made the motion to approve the consent agenda; Mr. Garrett seconded the motion.. The motion passed unanimously.

5. Presentation by Jeanmarie Baer and Laura Glasby with Purdue, Brandon, Fielder & Mott regarding the Brazos CAD 2024 Homestead Audit.

Laura Glasby gave an overview of the homestead audit process and the information that process provided. She noted the following:

- They researched all 31,000 of Brazos CAD's homesteads.
- August 1 was their start date, and all research was complete by July 15.
- 900 requests for information letters were mailed.
- 812 cancellation letters were mailed.

- 117 intent to cancel letters were mailed, and those property owners have 60 days to respond.
- Some of these have resulted in protests, with approximately 20 hearings scheduled for 12/21/2024.
- They continue to work under the original contract for the audit; no additions to the contract have been made at this time.
- She provided some examples of situations they have dealt with through this process and how they handled them.
- Ms. Horton noted that the Legislature recently made a homestead audit mandatory every five years.

After further discussion, Ms. Glasby concluded her report and she and Ms. Baer exited the meeting.

6. Presentation by Kevin Beers with EagleView regarding the 2025 Contract for Aerial Flight Photography.

Mr. Beers gave a brief overview, noting that Change Finder has been added to the 2025 contract. They continue to use manned flights rather than drones. There is no additional cost to share the flight images with the other entities. Training and support are always included.

After further discussion, Mr. Baer excused himself from the meeting for the executive session, but agreed to wait for the EagleView action item when the contract would be acted on.

The Board recessed the regular session for a brief break at 9:11 a.m.

7. Executive Session

The Brazos Central Appraisal District determined that it is reasonable and necessary to go into an Executive Session. After a brief break, the Board went into Executive Session at 9:20 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 9:58 a.m. and immediately returned reconvened in regular session.

8. Discussion, consideration and possible action on:

a. Evaluation of the Taxpayer Liaison Officer as required by Section 6.052(i) of the Property Tax Code.

Dr. Kaiser moved for the Board to express its appreciation for the excellent job Mr. Grisham has done & the way he has handled Taxpayer complaints; seconded by Mr. Pena. The question was raised if Brazos CAD is responsible for Mr. Grisham's stipend: Ms. Horton confirmed that Brazos CAD is, & includes that in the Brazos CAD budget.

Mr. Grisham informed the Board that the statute has changed considerably, increasing the scope of the TLO's duties and responsibilities. He thanked the Board for giving him this opportunity. The Board then returned to the motion on the table, and approved it unanimously.

b. Proposed Settlements of Pending Litigation.

Mr. Pena made the motion to approve all proposed settlements with the exception of #10 and #33, as presented and outlined in Addendum A (see attached); Mr. Garrett seconded the motion. Dr. Kaiser voted against the motion, noting that he opposes any on the list provided that exceeds 10%. The motion passed, approving 31 of the 33 proposed settlement offers.

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

Ms. Horton presented, noting she did reach out to Atwater and the contents of that conversation. She also outlined recent staffing changes that have occurred since the survey was initiated. After further discussion, no action was required and the Board moved on to the amended budget.

d. Amended 2025 Brazos CAD Budget per salary survey.

Ms. Horton presented, outlining the various changes she made to the budget. After further discussion, Dr. Kaiser made the motion to approve the amended budget; Mr. Pena seconded the motion. The motion passed unanimously.

Mr. Lero asked about vehicle insurance & Ms. Horton gave a brief explanation how that will work based on her conversation with TML.

e. Assignment of Funds for Future Brazos CAD expansion.

Ms. Horton presented, noting that she would like to put some restricted funds in the BCAD financials specifically for growth & related expansion. This was a discussion item only; no action was required at this time.

f. Contract with EagleView for aerial flight photography.

Ms. Horton presented, reminding the Board that a 3-year and a 6-year option were presented as per Mr. Beers' presentation earlier in this meeting. Mr. Miller confirmed that Brazos CAD can get out of the contract at any time. Dr. Kaiser made the motion to approve the 6-year contract with EagleView; Mr. Garrett seconded the motion. Ms. Sherman noted she would like to periodically solicit feedback from the staff on how helpful they consider the information obtained from the flight data. The motion passed unanimously.

g. Application to the Brazos CAD Appraisal Review Board as submitted by Bobby Boenigk.

Ms. Horton presented, reviewing the changes made by the legislature that return ARB appointments to the Board of Directors. Mr. Pena made the motion to approve Mr. Boenigk's application to the ARB Board; Dr. Kaiser seconded the motion. The motion passed unanimously.

h. Acknowledgement of the Taxpayer Liaison Officer's Report for December 2024.

So acknowledged.

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

Mr. Horton presented, noting the following:

- The Brazos CAD holiday office party was 12/18/2024 and the staff was very appreciative.
- Ms. Horton reviewed the banking process & how check signing will change one the November minutes approved in this meeting will change who has signature authorization for Brazos CAD, including electronic signature.
- All ballots for Board of Director appointments have been received.
- The TAAD annual conference is coming up, and the agenda includes sessions specific for Board members. Ms. Horton encouraged Board members to attend those sessions.
- Ms. Horton made the Board aware of two staff members who will be retiring in January 2025.
- Ms. Horton attended the Chief Appraiser Refresher course earlier this month.

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

The retiring Board members, Bill Lero, John Flynn and Ron Kaiser, were recognized and presented with a plaque in appreciation of their years of service.


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

The next regular Board meeting will Thursday 16 January 2025 at 8:30 a.m. in the Brazos CAD boardroom.

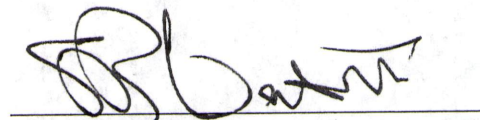
10. **Adjournment.**

There being no further business, the meeting was adjourned at 10:50 a.m.

Examined and approved as of this 16th day of January 2025.



Accepted: Chairman



Accepted: Secretary



Accepted: Vice-Chairman

LITIGATION SETTLEMENTS

As Approved by the Board of Directors

19 December 2024

Addendum A

Page 1 of 6

1. Cause No. 24-002074-CV-472

YEAR	PID	AGREED VALUE
2024	50634	\$ 4,450,000

2. Cause No. 24-002076-CV-472

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

3. Cause No. 24-002077-CV-85

YEAR	PID	AGREED VALUE
2024	393579	\$ 45,800,000

4. Cause No. 24-002105-CV-472

YEAR	PID	AGREED VALUE
2024	106845	\$ 11,000,000

5. Cause No. 24-002108-CV-85

YEAR	PID	AGREED VALUE
2024	393906	\$ 40,636,690

6. Cause No. 24-002666-CV-472

YEAR	PID	AGREED VALUE
2024	374149	\$ 11,788,603
	374150	312,210
	91274	10,675,570
	361289	12,326,210
	97256	8,320,587
	365301	4,303,255

7. Cause No. 24-002784-CV-85

YEAR	PID	AGREED VALUE
2024	416021	\$ 5,290,000

8. Cause No. 23-002546-CV-272

Cause No. 23-003598-CV-85

Cause No. 23-002547-CV-272

YEAR	PID	AGREED VALUE
2023	374149	\$ 11,557,454
	374150	312,210
	91274	10,466,245
	361289	12,084,527

9. Cause No. 23-003341-CV-85

YEAR	PID	AGREED VALUE
2023	45509	\$ 6,000,000

10. Cause No. 24-002861-CV-472

YEAR	PID	AGREED VALUE
2024	<i>Not Presented</i>	\$

11. Cause No. 23-003340-CV-85

YEAR	PID	AGREED VALUE
2023	416021	\$ 5,290,000
2024	416021	5,290,000

12. Cause No. 22-002586-CV-272

YEAR	PID	AGREED VALUE
2022	97228	\$ 1,375,000

13. Cause No. 22-002593-CV-272

YEAR	PID	AGREED VALUE
2022	17343	\$ 6,101,483

14. Cause No. 22-002601-CV-272

YEAR	PID	AGREED VALUE
2022	46241	\$ 218,263
	46273	\$ 6,071,737

15. Cause No. 22-002588-CV-272

YEAR	PID	AGREED VALUE
2022	36986	\$ 7,151,875
	37510	\$ 148,191

16. Cause No. 23-003185-CV-472

YEAR	PID	AGREED VALUE
2023	13521	\$ 2,154,690

17. Cause No. 22-002531-CV-272

YEAR	PID	AGREED VALUE
2022	45730	\$ 4,654,250

18. Cause No. 22-002524-CV-272

YEAR	PID	AGREED VALUE
2022	346636	\$ 5,700,000

19. Cause No. 22-002551-CV-272

YEAR	PID	AGREED VALUE
2022	42411	\$ 6,550,000

20. Cause No. 22-002557-CV-272

YEAR	PID	AGREED VALUE
2022	29827	\$ 7,200,000

21. Cause No. 22-002558-CV-272

YEAR	PID	AGREED VALUE
2022	117787	\$ 799,708

22. Cause No. 23-002563-CV-85

YEAR	PID	AGREED VALUE
2023	38034	\$ 7,850,000

23. Cause No. 23-002520-CV-361

YEAR	PID	AGREED VALUE
2023	393907	\$ 14,147,430
	393908	34,162,205
	407157	1,540,365

Cause No. 24-002070-CV-472

YEAR	PID	AGREED VALUE
2024	393907	\$ 14,190,000
	393908	34,265,000
	407157	1,545,000

24. Cause No. 18-002435-CV-361

YEAR	PID	AGREED VALUE
2018	17343	\$ 5,750,000

25. Cause No. 18-002404-CV-361

YEAR	PID	AGREED VALUE
2018	347501	\$ 4,060,000

26. Cause No. 18-2407-CV-361

YEAR	PID	AGREED VALUE
2018	370209	\$ 4,765,000

27. Cause No. 19-002579-CV-361

YEAR	PID	AGREED VALUE
2019	17343	\$ 5,950,000

28. Cause No. 19-002578-CV-361

YEAR	PID	AGREED VALUE
2019	370209	\$ 4,800,000

29. Cause No. 23-003366-CV-472

YEAR	PID	AGREED VALUE
2023	23520	\$ 5,900,000

30. Cause No. 22-002444-CV-272

YEAR	PID	AGREED VALUE
2022	306608	\$ 23,433,000

31. Cause No. 23-002402-CV-CCL2

YEAR	PID	AGREED VALUE
2023	393306	\$ 40,636,690

32. Cause No. 22-002567-CV-361

YEAR	PID	AGREED VALUE
2022	20943	\$ 2,654,885
	18390	3,508,975

33. Cause No. 24-002864-CV-85

YEAR	PID	AGREED VALUE
2024	<i>Not Presented</i>	\$