

Cooke County Appraisal District
201 N. Dixon
Gainesville, TX 76240
940-665-7651

MINUTES

Board of Directors Meeting
Wednesday, December 14, 2022 @ 5:00 p.m. @ CCAD Office
201 N. Dixon
Gainesville, TX 76240

I. Call the meeting to order:

- A. Opening prayer
- B. Pledge of Allegiance

II. Public comments. There were none.

III. Review and approve minutes. Minutes were read and approved as presented.

IV. Review of consent items:

- A. Review payment of bills. Bills were reviewed and accepted.
- B. Review financial statements. Financials were reviewed and accepted.

V. Action items:

- A. Discussion and possible action regarding 2023 contracts. Contracts were reviewed and accepted as presented.
- B. Discussion and possible action regarding the appointment of Ag Advisory board members for 2023-2024. (Lanny Lewter, Robert Knauf & Scott Schumacher). Lanny Lewter, Robert Knauf and Scott Schumacher were reappointed to the Ag Advisory Board. Motion made by Nathan Dempsey to reappoint. Second made by Jerry Fleitman. Motion passed.
- C. Discussion and possible action regarding the 2022 reserves. Nancy Brannon made the motion to keep any 2022 reserves after the audit is complete. Jim Collins seconded the motion. Motion passed.
- D. Discussion and possible action regarding Chief Appraiser evaluation. No action was taken.

VI. Discussion items:

A. Chief Appraiser report:

1. Pictometry, appraisals, mapping, collections, conferences and in-house training. Daisy Watson, deputy Chief Appraiser, attended the Chief Appraiser Institute. Doug Smithson, Chief Appraiser, noted that he serves on the Texas Association of Appraisal Districts Legislative Committee. As of right now, (lawmakers) have already introduced over 120 bills that affect this office and the session isn't even started yet. A perennial topic is a law that would make board of direction member, appraisal review board members and the chief appraisers elected officials. This law has not been enacted. Doug also said the office has undergone multiple staff changes. In 2022, the district had 6 new hires in a staff of 16.

Daisy said the employees are working on in-house training. She also noted that we're not having a huge price drop in the market. Homes are on the market for longer days. Higher interest rates and inflation are helping cool what had been a sizzling market. New construction is trending upward in the county.

Appraiser, Randy Jones retired in December.

2. TAAD Conference. Conference is in February. For those that attend, will need to register before January 28, 2023.

VII. Future agenda items: Public Investments, Public Relations, Contracts.

The board entered into executive session at 5:24 p.m.

The board re-entered open session at 5:46 p.m. No action taken.

VIII. Recess open session and enter executive session. Pursuant to Chapter 551, Texas Government Code, the Board may consider or deliberate:

- A. Appointment, employment, evaluation, reassignment, duties, discipline, dismissal, or complaints concerning appraisal district officers, Chief Appraiser or employees. 551.074.
- B. To conduct private consultation in order to seek advice from the District's attorney regarding pending or contemplated litigations; or a settlement offer; or on a matter in which the duty of the attorney clearly conflicts with the open meetings act. 551.071.
- C. Deliberation and possible action regarding the deployment, or specific occasions for implementation, of security personnel or devices. 551.076

IX. Recess executive session and return to open session:

- A. Consideration and possible action on matters discussed in executive session.
- B. Consideration and possible action regarding the defense or possible settlement of pending and contemplated litigation against the District including but not limited to: IFS Coatings, Dakota Equities LLC, Paga LTD., Balaji Gainesville LLC, Gainesville Joint Venture, CFT NV Developments LLC, North Texas Inc., OM Pramukh LLC, and Gainesville Hospitality LTD.

X. Adjourn

This notice is given pursuant to Chapter 551 of the Government Code.

