

COOKE COUNTY APPRAISAL DISTRICT  
201 N. DIXON  
GAINESVILLE, TX 76240  
940-665-7651

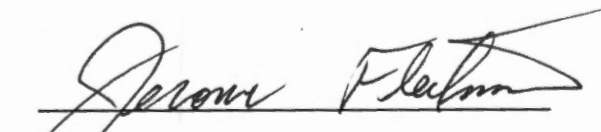
REAPPRAISAL PLAN PUBLIC HEARING MINUTES  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, AUGUST 11, 2021 @ 5:00 P.M.

Present: Joe Knight, Jim Collins, and Jerry Fleitman. Nancy Brannon and Nathan Dempsey were absent.

- I. **CALL THE MEETING TO ORDER:** The meeting was called to order at 5:00 p.m.
  - A. **OPENING PRAYER.** Joe Knight led the prayer
  - B. **PLEDGE OF ALLEGIANCE**
  
- II. **PUBLIC COMMENTS.** There were none
  
- III. **ACTION ITEMS:**
  - A. **CONDUCT PUBLIC HEARING TO AMEND THE PROPOSED 2021-2022 Reappraisal Plan.**  
The Reappraisal Plan was discussed. The state mandates require physical inspections every three years. The state also mandates the District to be 100% of market value every year so it's a combination of studying the market, analyze the market and keeping up with the market to be at 95% or better and they come in and do a property value study every other year. The plan was amended to reflect changes in areas for employees to appraise.
  
- IV. **ADJOURN**

THIS NOTICE IS GIVEN PURSUANT TO CHAPTER 551 OF THE GOVERNMENT CODE.

  
Chairman

  
Secretary

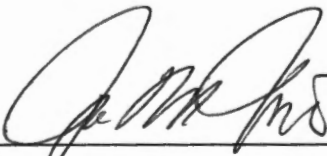
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PUBLIC HEARING MINUTES  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, AUGUST 11, 2021 @ IMMEDIATELY FOLLOWING REAPPRAISAL PLAN HEARING

Present: Joe Knight, Jim Collins, and Jerry Fleitman. Nancy Brannon and Nathan Dempsey were absent.

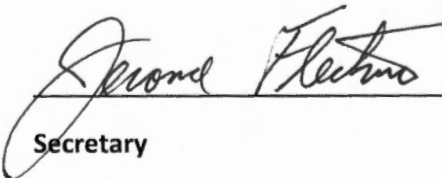
- I. **CALL THE MEETING TO ORDER:** The meeting was called to order immediately following Reappraisal Plan public hearing.
- II. **PUBLIC COMMENTS.** There were none
- III. **ACTION ITEMS:**
  - A. **CONDUCT PUBLIC HEARING TO CONSIDER THE PROPOSED BUDGET FOR THE COOKE COUNTY APPRAISAL DISTRICT; CONSIDERATION AND POSSIBLE ACTION ON MATTERS DISCUSSED IN THE PUBLIC HEARING.** The Board of Directors reviewed and discussed the 2022 budget. The budget will be adopted or denied in the regular meeting immediately following the public hearing.
- IV. **ADJOURN**

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Chairman



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Secretary

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

**BOARD OF DIRECTORS**  
**Minutes for BOD Meeting**  
**Wednesday, August 11, 2021**

Present: Joe Knight, Jim Collins and Jerry Fleitman. Nancy Brannon and Nathan Dempsey were absent. Also, present was Chief Appraiser Doug Smithson.

**Public Comments:** There were none.

**Review and approve the minutes:** Motion was made by Joe Knight to approve the minutes as presented. Jim Collins seconded the motion. Motion passed 3-0.

**Review payment of bills:** The bills were reviewed and discussed.

**Review financial statements:** Financial statements were reviewed and discussed.

**Action Items:**

- A. Discussion and possible action regarding the 2020 Audit.** Dan Tonn presented the audit for 2020. The district had a good financial year. Tonn stated that most long-term debt is due to the pension plan. Jerry Fleitman made the motion to approve the audit as presented. Jim Collins seconded the motion. Motion passed 3-0.
- B. Discussion and possible action regarding the 2022 Budget.** The 2022 budget was discussed in the public hearing. There was an increase from the 2021 budget due to the Appraisal Review Board, raises, retirement plan, deeds and True Roll. Jerry Fleitman made the motion to adopt the budget as presented. Jim Collins seconded the motion. Motion passed 3-0.
- C. Discussion and possible action regarding amended 2021-2022 Reappraisal plan.** The Reappraisal plan was reviewed and discussed in the public hearing. Jim Collins made the motion to approve the plan as presented. Jerry Fleitman seconded the motion. Motion passed 3-0.

**Discussion item:**

**A. Chief Appraiser report.**

Doug Smithson, Chief Appraiser and Appraiser Supervisor reported there were 3433 protests for 2021, 1146 filed electronically, and 2239 were real property. The rest of the protests were BPP and mineral accounts.

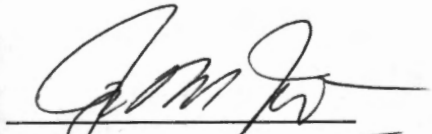
**B. Board of Directors.**

The Chief Appraiser is required to send ballots to the taxing entities for votes on new board members. Doug asked which members would be willing to serve again for the 2022-2023 year.

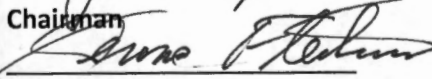
**C. Appraisal Review Board.**

Doug asked the board if they knew of anyone that would be willing to serve on the board.

Meeting Adjourned.



Chairman



Secretary