

MINUTES

GALVESTON CENTRAL APPRAISAL DISTRICT Regular Meeting of the Board of Directors August 18th, 2021

The regular meeting of the Galveston Central Appraisal District Board of Directors was held Wednesday, August 18th, 2021 at 9850 Emmett F. Lowry Expressway, Suite A, Texas City, Texas.

Members present: Donald Gartman
Bruce Clawson
Chad Tressler
Scott Brast
Cheryl Johnson; Ex Officio Member

Members Absent: Thomas Farmer

Others present: Chief Appraiser Tommy Watson, Deputy Chief Appraiser Krystal McKinney, Director of Finance & Administration Bertha Curry, Executive Assistant Lauren Frame, Staff Attorney Nick Perez and Taxpayer Liaison Officer Norman Franzke.

1. OPEN SESSION

With a quorum present, Chairman, Donald Gartman called the meeting to order at 3:00 PM. He stated that the meeting had been duly called and the public meeting notice was properly posted in accordance with the Open Meetings Act, Texas Government Code; Chapter 551. He asked the attendees to join in the Pledge to the Flag of the United States, followed by the Pledge to the Texas Flag.

2. Welcome Guests and Comments from the Public.

There were no comments at this time.

3. Review and Consider Approval of the Minutes from the June 09th, 2021 meeting.

Mr. Clawson **MOVED** to accept and approve the minutes as is. Mr. Brast **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

4. Review and Consider Approval of the Financial Report for the periods ending June 30th, 2021 and July 31st, 2021.

The Chairman asked if there were any questions or comments and asked Ms. Curry if she had any comments to which she stated if the board will look at Julys report the legal fees are already over budget by \$164,000.

Mr. Brast **MOVED** to approve the financial reports ending June 30th, 2021 and July 31st, 2021. Mr. Clawson **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

5. Review and Consider Report of the Taxpayer Liaison Officer for the months of June and July 2021.

Mr. Franzke stated he received 6 emails, 1 letter and 1 hand delivered complaint for the month of June. He recommended we postpone the hand written complaint to next month's agenda to discuss with the gentleman. The reason he did not include it in this month's meeting is because it is an employee complaint and is probably going to have to be discussed during an executive session as personnel matters. The Chairman stated that Mr. Franzke states he received 2 encrypted emails in July and asked if he figured out what those were and Mr. Franzke stated he thinks they are scam emails so he does not open them. Mr. Franzke stated he sent a notice in July to the gentleman who sent in the hand written complaint that stated we will not be hearing his complaint until the September meeting due to all we

had on the agenda today, and the gentleman in question stated he will be adding to the complaint, but I have not received that at this time. The Chairman thanked Mr. Franzke for a good job.

6. Review and Consider Report of the Appraisal Review Board for the months of June and July 2021.

The Chairman stated Mr. Ellis is not here today, if there are not any questions regarding this report than we will move on to item 7.

7. Review and Consider the Appraisal Staff Report for the months of June and July 2021.

Mrs. McKinney stated the appraisal staff are winding down after Certification. There was a total of 61,191 protests received, so far 36,368 have been settled informally and there are still 10,175 protests still active and these will be heard by October 06, 2021. The Appraisal Review Board heard 4,811 protests and 9,837 were closed as a no show, a withdraw in error, a duplicate protest or no appointment of agent. We reached certification July 23, 2021 at 95.48% and the district mailed out all certified values to the taxing entities on July 26, 2021. We've had more protests this year than any other year and reaching certification in spite of the sheer amount of increase in protests is just a testament to the hard work and dedication of all the GCAD employees. We will send the appraisers out in the field starting mid-October. The Chairman stated he would like to thank Mrs. McKinney for her presentation she made to the rotary club and that she did an awesome job.

8. Review and Consider the Staff Attorney Pending Litigation Report for the months of June and July 2021.

Mr. Perez stated that in the future he is happy to include just the active cases and no longer include the closed cases to save some space and paper. The Chairman asked the board if they had any comments or questions. Mrs. Johnson stated she would like to see some discussion on moving some of the active cases in house. Mr. Perez stated he discussed with Mr. Watson filing appearances on the active 2020 cases so that at any point in time he can step in and file opinions because anything done in house is significantly less expensive than anything done by the outside counsel. Mr. Perez stated we had 160 cases filed for 2020, 64 of those have been disposed and the very first suit we had in 2021 has been settled.

9. Consider and Approve the 2021 Budget Amendment.

Mr. Watson stated we have already done this; this is to retain the 2020 leftover fees and add it to 2021 legal fees, this had to be submitted to the entities before we sign the resolution so what we are going to do is resign the resolution. The Chairman read into record resolution 1-2021 to increase the legal fees from \$600,00 to \$958,799 effective this 18th day of August, 2021. Mr. Watson stated we did mail a notice to the taxing entities and we received 2 questions back, one was the letter from the City of Santa Fe which was sent in 10 days after the 30-day deadline and the other was from the new finance officer for the City of Friendswood and she just had a few questions to make sure she understood the amendment.

Mr. Brast **MOVED** to approve the 2021 Budget Amendment. Mr. Tressler **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

10. Review and Consider Approval of the District's Proposed 2022 Operating Budget.

The Chairman stated that the board beat this up during the budget workshop and public hearing but he would like to say they need to address Mr. Watsons salary. We went out and got the salaries from the surrounding districts that are similar to ours for last year's chief appraiser salary and we need to address the 2022 salary. The Chairman recommended an increase to the Chief Appraisers salary by \$10,000-\$11,000 which still will not put him in range of the other Chief Appraisers. Mr. Watson stated any increase will come out of the merit increases and will not affect the operating budget.

Mr. Tressler **MOVED** to approve the 2022 Operating Budget including the \$11,000 increase in the Chief Appraiser salary. Mr. Brast **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

11. CLOSED EXECUTIVE SESSION

The Chairman stated we do not need to go into Executive Session.

12. RECONVENE IN OPEN SESSION

The Chairman did not go into Executive Session, there was nothing to discuss.

13. Chief Appraisers Report.

Mr. Watson stated that as far as the individual complaints we've had; he does sit down with those in question to find out how the conversation went and listen to anything that was said because they need to realize that they do work for those people that are sitting there arguing with them. Additionally next week, Wednesday through Friday, Krystal, Nick, Theresa and Myself will be attending the Ad Valorem Legal Seminar in San Antonio for the legislative update as well as CEU's. This year as far as the hearings, things have gone pretty smooth. One thing I want to add is that it is getting harder and harder to find ARB members, so we are wanting to put up flyers in all the taxing entities we can so that we can get word out there. I would like to change the number of ARB members to a total of 18 and only have 9 active members at a time, this will make sure that we have plenty of alternate members.

14. Comments from the Board of Directors

There were no comments from the board at this time.

15. Correspondence

There was no correspondence at this time.

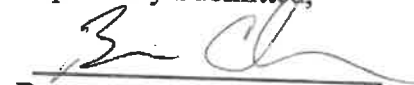
16. Set Date of Next Regular Meeting.

Wednesday: September 8th, 2021 at 4:00PM.

17. Adjournment

The regular business meeting of the Galveston Central Appraisal District Board of Directors was adjourned Wednesday, August 18th, 2021 at 3:26 PM.

Respectfully Submitted,



Bruce Clawson

Secretary

Approved:



Donald Gartman

Chairman