

# MINUTES

## GALVESTON CENTRAL APPRAISAL DISTRICT Regular Meeting of the Board of Directors January 12<sup>th</sup>, 2022

The regular meeting of the Galveston Central Appraisal District Board of Directors was held Wednesday, January 12<sup>th</sup>, 2022 at 9850 Emmett F. Lowry Expressway, Suite A, Texas City, Texas.

Members present: Donald Gartman  
Matt Doyle  
Chad Tressler  
Scott Brast  
Cheryl Johnson

Members Absent: Tom Famer

Others present: Chief Appraiser Tommy Watson, Director of Finance & Administration Bertha Curry, Director of Operations Theresa Kraus, Staff Attorney Nick Perez, Staff Paralegal Deja Harrell, Taxpayer Liaison Officer Norman Franzke, Mr. Bruce Clawson, Mr. Leroy Ellis, Mrs. Deborah Ellis, and Don Johnson.

### 1. OPEN SESSION

With a quorum present, Chairman, Donald Gartman called the meeting to order at 4:00 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. Administer Oath of Office to Newly Elected Board of Directors

The new members were sworn in by Theresa Kraus

### 4. Election of Officers

Chad Tressler **MOVED** to keep Donald Gartman as the Board Chairman. Cheryl E. Johnson **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

Donald Gartman **MOVED** to elect Chad Tressler as the Board Secretary. Matt Doyle **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

Tommy and the Board of Directors recognized Bruce Clawson for serving as a Member of the Board of Directors and Leroy Ellis for serving as a member of the Appraisal Review Board and presented plaques to each individual.

### 5. Review and Consider Approval of the Chief Appraiser's Appointments to the Agricultural Advisory Board for the 2022-2023 term.

Mr. Watson stated the Agricultural board consists of Keith Miller, Jerry Robinson and Timothy Brandon and stated that they would all like to serve again and asked that the board reappoint them.

Matt Doyle **MOVED** to approve the Chief Appraisers re-appointments to the Agricultural Board. Chad Tressler **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

**6. CLOSED EXECUTIVE SESSION**

At 4:05 PM, Chairman Gartman announced the board's adjournment into closed executive session called in accordance with Chapter 551.074 of the Texas Government Code.

- Section 551.074 – Deliberate the Re-Appointment of Tax Payer Liaison Officer for the year 2022.

**7. RECONVENE IN OPEN SESSION**

At 4:07 PM, the members of the board reconvened in open session and the Chairman moved onto the next agenda item.

**8. Consider and Approve the Re-Appointment of Norman Franzke as the Tax-payer Liaison Officer for the year 2022.**

Cheryl E. Johnson **MOVED** to Re-Appoint Norman Franzke as the Liaison Officer for the year 2022. Chad Tressler **SECONDED** the Motion. The Motion **PASSED UNANIMOUSLY**.

**9. Review and Consider Approval of the District's Investment Policy.**

The Chairman asked Bertha Curry if there was anything she would like to add to the policy and Ms. Curry stated there were no changes made so it will remain the same.

Chad Tressler **MOVED** to approve the District's Investment Policy as is. Scott Brast **SECONDED** the Motion. The Motion **PASSED UNANIMOUSLY**.

**10. Review and Consider Approval of the Minutes from the December 8<sup>th</sup>, 2021 meeting.**

Scott Brast **MOVED** to approve the Minutes as is. Chad Tressler **SECONDED** the Motion. The Motion **PASSED UNANIMOUSLY**.

**11. Review and Consider Approval of the Financial Reports for the period ending December 31<sup>st</sup>, 2021.**

Chad Tressler **MOVED** to approve the Financial Report. Scott Brast **SECONDED** the motion. The Motion **PASSED UNANIMOUSLY**.

**12. Review and Consider Report of the Taxpayer Liaison Officer for the month of December 2021.**

Norman Franzke stated he received 3 emails; 2 were ARB applicants that came in after the deadline and they were encouraged to reapply next year and the other was from an attorney that concerned a homestead property and a tax foreclosure and that was forwarded to Mrs. McKinney. In 2021 there was a total of 76 communications officially directed or carbon copied to the TLO and there are no outstanding issues.

**13. Review and Consider Report of the Appraisal Review Board for the month of December 2021.**

Nothing to report.

**14. Review and Consider the Appraisal Staff Report for the month of December 2021.**

Krystal McKinney stated the appraisers are working permits and sales ratios and mentioned that she did meet with LaTonya Dominick, Cheryl's Chief Deputy, and that it was discussed that the tax office and our office will meet every 3 months to make sure our offices are communicating.

**15. Review and Consider the Staff Attorney Pending Litigation Report for the month of December 2021.**

Nick Perez stated 60 suits have been settled total, 45 were settled just in the month of December. Estimate that has saved the district approximately \$166,500 in legal fees. There are a total of 373 arbitrations that have been filed for 2021; 85 are settled to date while 122 are in the negotiation stage. Thus far there is a win loss record of 21-7. Mrs. Johnson stated she has a concern; in just the December suits that came in there was over four hundred million dollars' worth of value of which we had given up or reduced values of seventy-two million, I'm trying to figure out why we're giving away values. Mr. Watson stated these 47 accounts you are referencing are on the property value study for 2021, our values are correct in that some of these were



included in the 2019 and 2020 study and some of our values match what the state had for those years, so we increased the values to where they were supposed to be.

**16. Chief Appraisers Report.**

Mr. Watson stated we are working with the state to make sure we get good numbers on this years Property Value Study as we need to get 3 entities to pass this year.

**17. Comments from the Board of Directors.**

Cheryl Johnson stated she appreciates the efforts that the CAD staff has been doing to work with everybody and that her entities are already asking what the values are looking like for 2022 and I have been directing them to contact you guys. Matt Doyle stated he is looking forward to working with the Board.

**18. Correspondence.**

A copy of the 2020 Invalid Findings for the Property Study from the Texas Comptroller has been attached and this is notifying us of the invalid findings for Galveston, Hitchcock and Texas City ISD and this is the last year to pass.

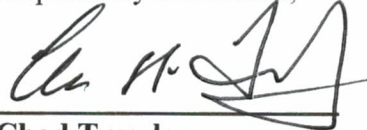
**19. Set Date of Next Regular Meeting.**

*Wednesday, February 09, 2022 at 4:00PM.*

**20. Adjournment**

The regular business meeting of the Galveston Central Appraisal District Board of Directors was adjourned Wednesday, January 12<sup>th</sup>, 2022 at 4:40 PM.

Respectfully Submitted,



**Chad Tressler**  
Secretary

Approved:



**Donald Gartman**  
Chairman

ORIGINAL