

**HUNT COUNTY APPRAISAL DISTRICT
MINUTES
BOARD OF DIRECTORS
REGULAR MEETING
Thursday, July 14, 2016**

The Hunt County Appraisal District Board of Directors met in a regular meeting on Thursday, July 14th, 2016, at the Appraisal District Office at 4801 King Street, Greenville, Texas.

MEMBERS PRESENT: *Mike Taylor, Tyson Cox, Charlie Thompson, Charlie Patterson, John Sands, and Randy Wineinger*

MEMBERS ABSENT: *Tyson Cox and Howard Winans*

OTHERS PRESENT: *Brent South, Tamra Burton, Lorie Adams, and Kyle Wilhite*

The meeting was called to order and a quorum announced at 6:00 p.m. by Chairman, Mike Taylor.

No one spoke in Open Forum.

On Item 4 on the agenda, Mitch Moore made a motion to approve the minutes from the June 9, 2016 Regular Meeting. Charlie Thompson seconded the motion and it was passed unanimously.

On Item 5 on the agenda, Charlie Thompson made a motion to approve the June financial statement. Charlie Patterson seconded the motion and it was passed unanimously.

On Item 6 on the agenda, the contract with Freese and Nichols with updated drawings was discussed along with the timeline for advertising for bids, conducting a "pre-bid meeting", and the opening of bids. Mr. South said that the goal is to start the construction mid-September.

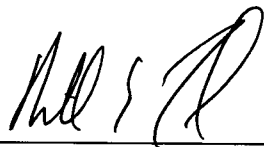
The board entered into Executive Session at 6:18 PM and re-convened into Open Session at 6:24 PM. No action occurred.

Brent South gave the following "Chief Appraiser's Report":

1. Today was the final day of ARB hearings for timely protests for the 2016 values. We will begin the certification process tomorrow and hope to certify the 2016 appraisal roll by Wednesday, July 20th. Certified values will be sent to each taxing entity and to the tax office that day. I will provide the board with value updates once everything is finalized.
2. We are beginning to gear up for the 85th Legislative Session. I have already been contacted by several legislatures across the state to review and comment on bills they intend to file regarding property tax and appraisals. I have been asked to speak at the legislative conference for the Texas Association of Counties in August and at the Texas Taxpayers and Research Association's annual meeting in October to outline the upcoming legislative session as it relates to property tax and appraisal reform.
3. The Texas Dept. of Licensing and Regulation held a board meeting on June 22nd. One item on their agenda was to discuss and possibly take action on referrals from the MAP reviews regarding 13 CAD's that are still not in compliance with the comptroller's recommendations. If not in compliance after 12 months, they are turned over to TDLR, who then works with those CAD's for an additional 12 months. For those still not in compliance after this 24 month period, they are brought up for review and possible disciplinary action from TDLR. TAAD will be seeking legislation that will allow greater disciplinary action against those CAD's that cannot meet minimal statutory requirements during the 24 month period.
4. In your folder is an updated version of the Hunt CAD administrative calendar. The items on this list are things we are required to do on an administrative level to meet certain statutory requirements. These are things outside of the regular day to day appraisal work.
5. I have provided you an article that was published in the St. Mary's Law Journal that I would highly encourage each of you to read. It discusses an old and ongoing debate regarding mandatory sales disclosure; however, it approaches it from a different standpoint. It looks at the lack of sales information on high end residential property and commercial property and discusses how this affects equity in the appraisal process.
6. The CAD activities for July and August are:
 - Exemption processing
 - Research returned mail from appraisal notices
 - Input of building permits and blueprints
 - Input of sales data collected through appeals process
 - Reorganization of appraiser territories and assignments
 - Sales validation and field inspections of sales

- Reports to comptroller's office
7. The city of Royse City has entered into an agreement with the developer to establish a Public Investment District. The city will assess a flat amount to each lot in the district and will use that money to reimburse the developer for infrastructure cost. The PID will expire in 2045. We have a meeting scheduled with Royse City on Monday to get more details and to better understand our role in the process.
 8. Chairman Taylor will provide each of you with the Chief Appraiser Annual Evaluation paperwork. Please complete the evaluation and have it ready for the August board meeting. The board will conduct the evaluation at that time.
 9. The next regular board meeting of the Hunt CAD Board of Directors will be August 11th, at 6 PM. A budget workshop will follow.

Mr. Taylor declared the meeting adjourned at 6:34 P.M.



Michael E. Taylor
Chairman



Mitch Moore
Secretary