

FRANKLIN COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS
MEETING MINUTES 8/22/2025

Call to Order / Invocation

A Franklin County Appraisal District Board of Directors meeting was held on August 22nd, 2025 at 310 W. Main St. Mt. Vernon, TX 75457. It began at 7:30 A.M. and was presided over by Roger Gekiere.

Quorum was established

Attendees

Attendance included: Roger Gekiere, Mike Rambin, Chad Wooten, Austin Puryear, Ralph Robertson, and Melissa Clawson (Non-Voting Member)

Cad members present: Chief Russell McCurdy and Audrey Weatherford.

There were no guests in attendance, and no public comments were made.

ACTION ITEMS:

1. REVIEW AND APPROVE MINUTES FROM MAY 22, 2025 MEETING

Chief Appraiser presented minutes from the previous meeting held on 5/22/2025.

Ralph Robertson motioned to approve the minutes.

Motion – Ralph Robertson Second – Chad Wooten - All in favor

2. REVIEW AND APPROVE BILLS FROM MAY 2025 THROUGH JULY 2025

Chief presented bills from the last 3 months and stated there are two non-typical bills. One being a new copier and the second being security cameras. Austin Puryear asked if the copier was an outright purchase and the chief answered yes it was an outright purchase and it included a maintenance contract.

Chad Wooten motioned to approve May, June, & July Bills.

Motion – Chad Wooten Second – Mike Rambin - All in favor

3. REVIEW AND CONSIDER APPROVAL OF THE FINANCIAL REPORT

Chief Appraiser presented the quarterly financial report. CAD has received \$14,031 additional income from an interest bearing account, and another \$712.04 from the tax office late BPP etc. As of 8/13/2025 the CAD had spent \$748,838.60 of the \$777,470 budgeted. Approximately 96.26% of the budget has been utilized and the Chief Appraiser estimated approximately \$12,500 in remaining expenses through the end of the Fiscal year August 2025. There was a discussion on all of the budget line items and what was expected for the remainder of the current Fiscal year budget. Bank balances were \$354,433 in reserve Money Market Account and \$37,926.58 in CAD expense account.

Ralph Robertson motioned to approve the financial report.

Motion – Ralph Robertson Second – Austin Puryear - All in favor

- 4. CONSIDER APPROVAL OF EMPLOYEE POLICIES UPDATES ON SECT 7.3 VACATION, & 7.4.5 UNUSED SICK LEAVE, ROLLOVER LIMITS & BUYBACK OPTIONS.** Currently employees accrue an unlimited amount of sick and vacation time. Chief suggests combining all sick and vacation time into PTO days with a cap of 120 hours and buyback any additional hours. PTO hours will be reviewed annually and any hours over the cap will be bought back. Doing this will encourage employees and protect the CAD by reducing liability. Chad suggests buying back twice a year to lesson the cash flow for the first year only and if there are any hours that proceed the cap they will not roll over. Austin Puryear suggests increasing the CAP to 160 hours and buy back any additional hours.

Chad Wooten motioned to use remaining funds from 2025 budget and interest to buyout vacation and sick time to convert to PTO. Also to appoint a committee to finalize the details for the conversion to PTO accruals and policy update to the next meeting. Rodger Gekiere agreed. **Motion - Chad Wooten Second – Ralph Robertson - All in favor**

- 5. CONSIDER RENEWAL / APPROVAL OF P&A CAMA CONTRACT EFFECTIVE 1/1/2026** Current plan expires December 31st, 2025. P&A CAMA contract 2026 annual fee is \$40,350 and the 2027 annual fee is \$41,750.

Ralph Robertson motioned to approve P&A contract 1/1/2026 through 12/31/2027.

Motion – Ralph Robertson Second – Austin Puryear - All in favor

6. CONSIDER RENEWAL / APPROVAL OF DATA CLOUD / MOBILE

ASSESSOR EFFECTIVE 1/1/2026 Current CAMA Cloud contract expires 12/31/2025. There was a discussion on extending the Cama Cloud software that allows the appraiser's to use I-pads in the field. The Chief recommended adding an additional Admin license for a 1-time fee of \$1,000 and to extend the contract through 12/31/2027. Annual cost of \$9,250 paid quarterly for \$2,312.50.

Mike Rambin motioned to approve the renewal of the data cloud / mobile assessor contract.

Motion – Mike Rambin Second – Chad Wooten - All in favor

7. CONSIDER APPROVAL OF USING VEHICLE RESERVE FUNDS FOR VEHICLE PURCHASE & APPROVE BIDS FOR VEHICLE FROM “TIPS” & “BUY BOARDS”

Discussion on the future needs of the CAD to complete the re-appraisal plan and vehicle needs. Chief requested permission to utilize reserve funds for a third vehicle. CAD received several bids from TIPS and Buyboard vendors. Chief recommended the lowest bid be awarded, which was Reliable Chevrolet for \$44,989 for a grey truck.

Mike Rambin motioned to grant the CAD to utilize the vehicle reserve fund and to authorize the purchase of a new CAD truck.

Motion – Mike Rambin second – Chad Wooten - All in favor

8. REVIEW & CONSIDER APPROVAL OF FRANKLIN CAD'S INVESTMENT

POLICY. Roger Gekiere requested himself from discussion and voting due to his licensing and conflict of interest. Chief presented current investment policy and suggested no change to the investment policy. The 2-year depository contract was reviewed in early 2025. The interest rate on the money marketing account was previously less than 1% and has been adjusted to the maximum of 4.8%. Chad Wooten asked about the revision on the interest rate.

Austin Puryear motioned to approve the current investment policy.

Motion – Austin Second – Chad Wooten - All in favor

9. POSSIBLE DISCUSSION OF APPRAISED VALES SEC. 6.15 COLLECTIVELY, INDIVIDUALLY, AND SALES RATIOS. Chief Appraiser presented a weighted sales

ratio of .96 derived from sales between 1/1/2025 to August 2025. The number of sales is down; however, values are steady. Chief is anticipating a positive PVS result for 2025.

OTHER MATTERS:

- 1. CHIEF APPRAISERS REPORT:** 6,614 properties were inspected in the year 2024-2025. To meet reappraisal goals an additional 40 properties need to be inspected daily. Another field appraiser is needed.
- 2. APPRAISAL UPDATE:** The average number of properties inspected per appraiser per day is 43. The average number of properties inspected per appraiser team per day is 75. Approximately 8,000 properties need to be inspected to complete the reappraisal plan.
- 3. PROTEST UPDATE:** For 2025 there were 1,034 protests filed. 52- withdraws, 433 – settled informally, 74- no shows, 44- ARB ordered no change and 89- ARB ordered change, 144- joint motions, and 120- Board orders on Joint motions. The overall protested value is \$406,338,400.

4. 2025 LEGISLATIVE UPDATE

SB 4 & SB 23 EXEMPTIONS Homestead exemption for ISD's could be increasing from \$100,000 to \$140,000. Over 65 exemption amount could be increasing from \$10,000 to \$60,000. Pending vote in November.

HB-9 BPP EXEMPTION

This bill would increase the BPP exemption from \$2,500 to \$125,000 for each location and taxing unit. This bill is on the ballot to be voted on in November. Taxpayers are required to submit a statement for the first year and then they will not be required to submit a rendition. This exemption amount increase will lead to \$55,000,000 taxable value loss.

SB 2073 CAD FINANCE OF IMPROVEMENTS This allows appraisal districts to take out a loan for renovation without approval from the taxing entities.

HB 148 MANDATED BOD TRAINING & SIGNED ACKNOWLEDGEMENT

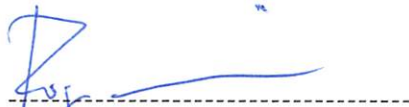
This bill requires Board members to have training. Currently this only applies to counties with a population of 75,000 and larger.

5. REQUEST FOR ITEMS ON THE NEXT AGENDA

- CAD office hours
- Chief annual review
- BOD nominations
- 2024-2025 Audit

6. ANNOUNCEMENT OF THE NEXT MEETING DATE 11/07/2025 at 7:30 am

7. ADJOURN At 9:16 am Mike Rambin motioned to adjourn the meeting. **Motion – Mike Rambin Second – Ralph Robertson -All in favor**



Chairman



Date of Approval