

Franklin County Appraisal District

Board of Directors Meeting Minutes

November 7th, 2025

Call to Order/Invocation

A Franklin County Appraisal District Board of Directors meeting was held on November 7th, 2025, at 310 W. Main St., Mt. Vernon, TX 75457. It began at 7:39 A.M. and was presided over by Roger Gekiere. Ralph Robertson gave the invocation.

Quorum was established

Attendees

Attendance included: Roger Gekiere, Ralph Robertson, Mike Rambin, Chad Wooten, and Austin Puryear.

CAD Members present: Chief Russell McCurdy & Charlotte Homer.

Members not in attendance included Mellisa Clawson.

There were no guests in attendance.

PUBLIC COMMENTS

There were no public comments

ACTION ITEMS:

5. The Board reviewed the minutes from the previous meeting on August 22, 2025. A clerical error was noted on Action Item 8. The request should have been recused. A motion was made by Ralph Robertson to accept the corrected minutes, seconded by Mike Rambin; all were in favor.
6. The August, September, and October 2025 Bills were reviewed by the Board. The board asked if there were any non-typical bills included, the CAD noted that there was a third payroll in October, and the CAD purchased a new utility shed for \$6,084.44. A motion to approve all CAD's Bills was made by Mike Rambin, 2nd by Chad Wooten. All were in favor.
7. Chief McCurdy and Charlotte Homer provided updates on the budget and the quarterly financial report. Total spent fiscal year to date was \$335,467.70 of which \$259,605 were budgeted funds, \$47,213.50 from vehicle reserve, & \$28,649.20 from PTO buyout reserve. It was also noted that comparing 2024 expenses & 2025 expense from the same time frame there was a difference of \$472.00 A motion to approve the quarterly financial report was made by Chad Wooten, 2nd by Austin Puryear. All were in favor.
8. Review/accept the 2024-2025 FCAD Financial Audit from Arnold Walker Associates & authorize sending it to all tax units. During the year, the district's expenses were \$789,300. \$777,470 was from budgeted funds, and the remaining \$11,830 was from interest income. A motion to accept the 24/25 Audit and send it to all the taxing units was made by Chad Wooten and 2nd by Ralph Robertson; all were in favor.
9. The reserved funds for the 2025–2026 appraisal operations were discussed and considered for reallocation. Russell McCurdy suggested transferring \$18,800.00 from the Building Improvements Account and \$10,000.00 from the Technology Account to the Appraisal Expense Account. This would create

an Appraisal Expense Reserve Account of \$28,800.00. A motion to approve was made by Roger Gekiere, 2nd by Austin Puryear.

10. Consider the approval of FCAD's Employee Police updates of 7.3 vacation. PTO Accrual & a 160-hour max rollover was presented by Chief McCurdy. A motion to approve the update and policy was made by Mike Ramin and 2nd by Chad Wooten; all were in favor.

11. & 12. Consider authorizing use of building reserve funds for office repairs, replacing the countertop, installation of tempered glass, keypad locks, and office flooring, and drywall damage remediation for 1 15x15 office. FCAD received 1 contractor bid for work from several contractors that were requested. The recommendation to place an ad in the local newspaper for additional bids was made by the Chief Appraiser and the BOD. A motion to approve the authorization for the use of the Building Reserve funds and to request additional bids was made by Mike Ramin and 2nd by Chad Wooten; all were in favor

13. Review and accept the Targeted Appraisal Review Program report. Chief McCurdy presented the recommendations and resolutions made by TARP which were Additional staff, additional training, using ratio studies multiple time throughout the year, and addressing problematic areas in the Re-appraisal plan. A motion to accept the TARP review was made by Roger Gekiere and 2nd by Ralph Robertson; all were in favor

14. Consideration amending the 2025-2026 Reappraisal plan to address the problematic areas. A motion to accept was made by Roger Gekiere and 2nd by Ralph Robertson; all were in favor

15. Review and adopt the 2026 Holiday Calendar. A motion to adopt was made by Austin Puryear and 2nd by Mike Ramin; all were in favor

16. Consider approval of updated contract for Homestead Exemption Monitoring Service required by SB1801 with Linebarger Goggan Blair & Sampson, LLP. The updated contract will spread the cost over the next 3 years to approximately \$6,000/year instead of a annual cost of around \$15,900.00, depending on the number of new homesteads. A motion to approve the updated contract was made by Roger Gekiere and 2nd by Ralph Robertson; all were in favor.

17. Consider establishing a budget committee for the 2026-2027 fiscal year. Austin Puryear and Chad Wooten volunteered themselves again for the committee. A committee meeting was set for January 8th, 2026, at 1:00.

18. Discussion of appraised values, Sec. 6.15 Collective, individual, or sales ratios. Russell McCurdy presented the 2025 Property Value Study Clerical Error Report, and an estimated Stratified sales ratio report using information included from the 2025 PVS Clerical Error Report. Chief also let the Board now the 2025 Property Value Study Ratios from the Comptroller will be released at the end of January 2026.

19. Record and submit new HB148 & Tax Code Section 6.0302 "Acknowledgement of Duties of Members of Appraisal District Board of Directors." All Board Members read, signed, and submitted new acknowledgement forms.

20. Convene into closed session for personal matters pursuant to Texas Government Code Section. 551.074- Chief Appraisers Review. At 8:56 A.M.

- 21. Reconvene into Open Session to Consider Matters Discussed in Closed Session at 9:25 A.M.

The Chief Appraiser's review for his permanent record was completed by the board. Overall, the board is pleased with Mr. McCurdy's performance and gave him a positive review. Roger Geikere motioned extending his contract and requested an updated contract for their review at the next meeting, Ralph Robertson seconded, and all were in favor.

22. Consider approval of the 2025 FCAD Public Relations Plan. An updated version was presented to the BOD by Chief McCurdy for consideration. A motion to approve was made by Mike Rabin, 2nd by Chad Wooten; all were in favor.

23. Consider approval of the FCAD web hosting contract with Prichard & Abbott was presented by Chief McCurdy. The change from BIS to Prichard & Abbott would be more cost-effective and provide internal support for ARB protest data. A motion to approve was made by Roger Gekiera 2nd, by Ralph Robertson, and all were in favor.

OTHER MATTERS:

- 1. Chief Appraisers' Report:

Appraisal update: New schedule for the reappraisal plan to finish out the year 2025. Franklin County total parcels # 16,632, of which 8,316 to meet reappraisal goals. Total inspected was 5,139, with 3,367 remaining. Approximately 61% complete

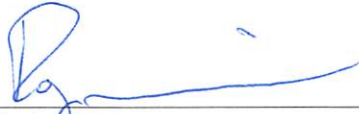
Appraiser education update: Licensing and education for 2 FCAD employees to take the RPA exam in August 2026, or early January 2027. Continuing education for the 3 FCAD employees will be attending a conference in November to complete the CE requirement.

Next Agenda requests: Chief Appraiser Contract. Updates on signature spending limits. Supervisor appraiser position for quality control.

Next possible meeting date: January 23rd, 2026

BOD Adjournment

Ralph Robertson moved that the meeting be adjourned, 2nd Chad Wooten at 9:38 AM



 Chairman

1.23.26

 Date of Approval