Franklin County Appraisal District

Board of May 22, 2026

Directors Meeting Minutes

Call to Order/Invocation

A Franklin County Appraisal District Board of Directors meeting was held on May 22, 2026, at 310 W. Main St., Mt. Vernon, TX 75457. It began at 7:30 A.M. and was presided over by Chairman Roger Gekiere. Brad Sears gave the invitation.

Quorum was established

Attendees

Attendance included: Roger Gekiere, Austin Puryear, Mike Rambin, Chad Wooten, Brad Sears
Absent: Melissa Clawson

CAD Members present: Chief Russell McCurdy & Charlotte Homer.

There were no guests in attendance.

PUBLIC COMMENTS

No public comments

ACTION ITEMS:

5. The Board reviewed the minutes from the previous meeting on February 27th, 2026. Upon review and confirmation, there are no discrepancies—motion to approve by Mike Rambin, 2nd by Brad Sears, all in favor.

6. The Board reviewed the March and April Bills. (February's bills were approved in the last BOD meeting.) After discussion, a motion to approve all CAD's Bills was made by Austin Puryear, 2nd by Chad Wooten. All were in favor

7. Chief McCurdy provided updates on the quarterly financial report. The financial Report showed YTD income was $657,974.87 & YTD Expense was $691,917.72. Total Depository balance was $261,122.57.

   A motion to approve the quarterly financial report was made by ~~Mike~~ Mike Rambin 2nd by Austin Puryear. All were in favor.

8. Discussion on the 2025-2026 budget and expense projections. $691,917.75 of the budgeted $843,056.00 had been utilized as of May 22nd. There is $151,138.28 of the budget remaining for the 4th quarter. Median monthly spending has averaged about $73,839.22 leaving a projected deficit of $70,379.38 for the 2025-2026 fiscal year. After utilizing Building Reserves and interest income, the CAD estimates a total deficit estimate for the 2025-2026 fiscal year of approximately $27,819.89. Still pending 4th quarter expenses, ARB expenses, and remaining contract payments. A motion to accept the budget expense projection by Mike Rambin, 2nd, by ~~Bras~~ Brad Sears; all were in favor

9. Consider authorizing Chief Appraiser to use reserved funds for Appraisal District expenses. Chief McCurdy requested the board authorize the use of reserved funds from the Appraisal Expense Reserve account to cover any budget deficit incurred in the last ¼ of fiscal year 2025-2026 if needed. A motion to approve the use of reserved funds was made by ~~Ralph~~ Roger Gekiere, 2nd by Chad Wooten. All were in favor

10. Possible discussion of appraised values Sec. 6.15 collectively, individually & sales ratios. The Chief Appraiser presented the 2026 Preliminary value estimates set to the tax units. Reports showed approximately 63 million dollars in new value for the 2026 tax year was added, and approximately a 4.5% increase in market value of properties that were on the roll in 2025.

OTHER MATTERS:

1. Chief Appraiser's Report:
2. Appraisal Update: The reappraisal plan was completed by April 2026. 8,564 properties were inspected, with 7,871 anticipated inspections needed for 2027.

3. 2026 Protest Update. In 2025, 1,200 protests were filed. As of May 22, 2026, there were 948. Not including any BPP protests.
4. 2027-2028 Preliminary Re-appraisal plan Discussion: Chief informed the board that the 2027-2028 Reappraisal Plan must be adopted before September 15, 2026.
5. Request for items on the next agenda: Discussion of the Reappraisal Plan; Public Meeting needs to be approved no later than August 27th, 2026.
6. Announcement of the next meeting date: August 7th for Public Hearing at 8:30 AM, 2026, followed by BOD's regular meeting.

Adjournment- 8:07 AM

Motion by Mike Rambin, 2nd by Chad Wooten, all in favor

Chairman------- Date---8/7/26---

Secretary------- Date---8/7/26---