Franklin County Appraisal District
Board of Directors Meeting Minutes

August 7, 2026

Call to Order/Invocation

A Franklin County Appraisal District Board of Directors meeting was held on August 7th, 2026, at 310 W. Main St., Mt. Vernon, TX 75457. It began at 8:30 A.M. and was presided over by Roger Gekiere.

Quorum was established.

Attendees

Attendance included: Roger Gekiere, Austin Puryear, Mike Ramblin, Chad Wooten, Brad Sears.
Absent: Mellisa Clawson.
CAD Members present: Chief Russell McCurdy & Charlotte Homer.

There were no guests in attendance/ No public comments

ACTION ITEMS:

5. After reviewing the minutes, a name typo was corrected for spelling. A motion to approve the minutes of the previous May 22nd BOD Meeting was made by Auston Puryear, seconded by Brad Sears; all were in favor.

6. May, June, and July Bills were reviewed and approved by the BOD. All entities paid on time, and monthly operational costs were within expectations. Mike Rambin moved to approve, seconded by Chad Wooten. All were in favor.

The Financial Report & Budget updates were presented by Chief McCurdy. As of July 31, 2026, $846,827.80 has been utilized. After August, projected expenses are $58,867, debiting the interest income, building reserve, appraisal expense reserve, and any remainder of the approved funds remains in the appraisal expense reserve fund. A motion to accept the financial report was made by Roger Gekiere, seconded by Auston Puryear. All were in favor.

7. Review and accept the 2026 MAP Preliminary Review exit form from the Texas Comptroller PTAD division. All Mandatory questions were passed; 2 changes and updates for review were presented to the Board. 1. BOD Policy & Procedure Manual needs to be updated to include voting calculations 6.03e. 2. Public Relations plan needs to be updated to include 5 of the checklist items to be in MAPS compliance. A motion to accept the MAPS Preliminary Review exit by Roger Gekiere, 2nd by Austin Puryear. All were in favor.

8. The board reviewed the 2027 P&A Cama Cloud Software License & Service Agreement. The cost increase from 2026 was around $200. A motion to approve: Roger Gekiere, 2nd, Chad Wooten. All were in favor

9. Updates to the BOD policy & procedure manual to include 6.03 (e) tax unit voting entitlement procedures were reviewed and accepted, and the BOD authorized the Chief Appraiser to send all notifications required by the Board of Directors. Motion by Mike Rambin. 2nd Austin Puryear. All were in favor

10. Consider approval of updates to the Franklin CAD Public Relations Plan to include standards on Communication & Outreach. After the updated language for MAPS compliance. Motion to approve the updates and changes was made by Chad Wooten. 2nd by Brad Sears. All were in favor

11. The FCAD Employee Manual Sect. 5.3 on Longevity Benefit guidelines was reviewed by the BOD. Longevity pay will be awarded at $200.00 per year, after 5 years of continuous service. The years of service will be calculated on years served as of September 1st of each year. The payment of longevity will be paid before December 15th after acquiring longevity, calculated as of September 1st of the calendar year. Longevity pay is not an accrued benefit and will NOT be paid should employment terminate before September 1. The maximum amount of longevity pay is $4,000.00. All longevity is subject to budget provisions for that calendar year. A motion to approve the update was made by Roger Gekiere; 2nd by Mile Rambin. All were in favor

Consideration of updates to the Employee Manual 7.2.1 to include guidelines for PTO Abuse as follows: Suspected abuse of PTO leave may lead to disciplinary action. The CAD also reserves the right to request documentation from the employee to support the use of any non-approved PTO leave. Such supporting documentation, however, will not negate CAD's right to discipline any suspected abuse of PTO leave. For example, calling or texting on Monday at 7:00 AM before the employee's shift starts without prior approval of PTO leave for more than 2 occurrences within 30 days. The first occurrence would result in a verbal warning; the second occurrence would result in a written warning and possible performance improvement plan. Any further occurrence could result in disciplinary action, including suspension without pay or termination. A motion to approve the updates by Roger Gekiere, 2nd by Brad Sears; all were in favor

12. Consider approval of the 2027-2028 Reappraisal Plan; a motion to accept the 202-2028 Re-appraisal Plan was made by Auston Puryear, 2nd by Chad Wooten; all were in favor

13. Consider authorization for CAD to send out a depository bid request to local financial institutions every 2 years as required in Sec. 6.09 of the Property Tax Code. Motion to approve authorization by Chad Wooten, 2nd by Brad Sears, all in favor

14. Possible discussion of appraised values, Sec. 6.15: collective, individual, or sales ratios.

OTHER MATTERS:

Chief Appraiser's report:

Staff update: Since the last BOD meeting, one CAD employee has resigned. One employee passed the RPA exam, and another will take it in the coming weeks. CAD is interviewing candidates for the open position.

2026 Protest Update:

Total number of protests: 1,079. 116 of those were heard by the ARB; the rest were settled. Overall, 7% change

Litigation Update: 1 property owner filed due to the ARB-set value. Litigation with Houston Pipeline is ongoing.

Letter to Chief Appraiser: Chief McCurdy answered a property owner's questions on how a property's value is determined, median sales, and how the CAD uses the IAAO standard assessment-to-sales ratio for that determination.

Announcements

Request for the next Agenda: Possible MIUP Contract, Depository Contract, Chief Annual Review

Next meeting date: Tentatively, November 6th at 8:30 AM>

Adjournment

Chad Wooten moved that the meeting be adjourned at 9:34 AM, 2nd by Mike Rambin, all in favor

Secretary ~~Secretary~~ chairman
[Organization Name]

11/16/24
Date of Approval