

 **LIBERTY COUNTY CENTRAL APPRAISAL DISTRICT** 

Minutes of the Regular Meeting of the Liberty County Central Appraisal District Board of Directors held August 24, 2017.

After establishing a quorum was present, Chairman Wadzeck called the meeting to order at 9:30 a.m. with the following Directors present:

Larry Wadzeck  
Bobby Ray Coats  
Bob Edwards

John Hebert Jr  
Richard Brown

The following Director was not present:

Billy Yarbrough

No citizens were in attendance for the meeting.

Director Edwards led the audience in the pledge of Allegiance to the United States and Texas flags which were recited by the Directors and staff. Director Hebert led audience in prayer.

Chairman Wadzeck requested the Directors to review the minutes of the June 2017 meeting. A motion was made by Director Hebert and seconded by Director Coats to approve the minutes for June meeting. The motion was approved unanimously of voting members.

The Board recognized the employees of the month for June, Leigh Ann Neal and Kyrie Vaughn, and July, Kathleen Sousa.

Chief Lana McCarty presented to the Directors the comments from taxpayers.

Under new business, the Board reviewed the bid from Laser Printing for the company to print the 2017 and 2018 tax statements, rolls, and envelopes. After Chief McCarty answered questions from the Board, Director Edwards motioned to approve the bid from Laser Printing and seconded by Director Coats. The motion was approved unanimously of voting members.

Chief Lana McCarty presented the Board the proposal for the annual financial audit of the 2017 and 2018 years. After review and questions asked and answered by Chief McCarty, Director Hebert motioned to approve the proposal from Swaim, Brents, and Associates, P.C. and seconded by Director Edwards. The motion was approved unanimously of voting members.

Director Hebert motioned to approve the appraisal contract of the oil, gas, utilities and industrial properties with Hugh Landrum & Associates Inc. for the 2018 year, seconded by Director Coats. The motion was approved unanimously of voting members.

Chief Lana McCarty discussed with the Board that the District's health insurance renewal is up in December and the rates are not available until October 1, she is requesting that 2 members of the Board be involved in the process. Chairman Wadzeck appointed Director Edwards and Director Hebert to the Health Insurance Committee. Chief McCarty stated that the meeting will be October 24, 2017.

Director Hebert requested that the Chief Appraiser's reports and recommendations were skipped until after the executive session.

The Board convened into executive session at 9:49 a.m., as authorized by the Texas government code section 551.072, deliberation regarding real property and 551.076, deliberation regarding security devices.

The Board reconvened into open session at 10:20 a.m. Chairman Wadzeck stated that 2 items needed to be addressed. Motion from Director Coats to move ahead with the lease as proposed for the property in Cleveland, seconded by Director Edwards. The motion was approved unanimously of voting members. Motion from Director Hebert and seconded by Director Coats to move ahead with the security measures as presented to the Board. The motion was approved unanimously of voting members.

Director Hebert left after the Board voted on the executive session items due to preparation of the upcoming Hurricane.

Under Chief Appraiser's Reports and recommendations, Chief Lana McCarty presented the financial report and disbursements for June and July 2017. Chairman Wadzeck called for a motion to approve the financial report and

disbursements. The motion was made by Director Edwards and seconded by Director Coats. The motion was approved unanimously of voting members.

Chief Lana McCarty presented the quarterly investment report to the Board.

There were not any 25.25 changes to the certified appraisal roll to report.

Chief Lana McCarty stated that Water District #1 was late. The entity had been contacted and told him he could write a letter to possibly waive the penalties & interest. He was not too pleased and we have not received a letter to this date.

Under the Chief Appraiser's report on the operation of the District, Chief Lana McCarty presented the monthly activity report to the Board. The year to date appraisal, permits, and checkbacks, 10840. Completed this month, address changes 2904, homestead applications 31. The Dayton office has had 540 customers and 861 phone calls year to date. The Cleveland office has had 1275 customers and 946 phone calls year to date. Website activity up due to protest months. We have had 47 protests for this year.

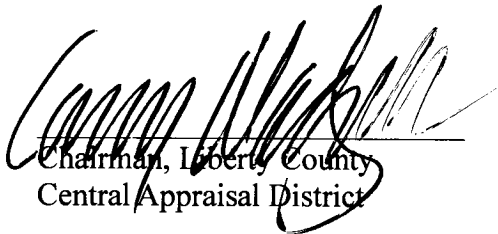
Chief Lana McCarty discussed matters relating to the District for the month: We now have 37 active lawsuits, which includes 56 included in the Artesian Lakes properties. Discussion of attorney's handling the lawsuit. We lost one of our mapping assistants, Morgan Williamson, to a company in Sugarland. Also, the other mapping assistant, Brittany Toler, is transferring to the real property appraisal department. We have two mapping positions open and went to Job fair and were pleased with prospects from there.

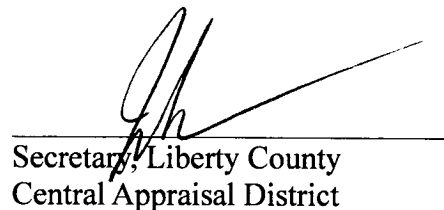
Director Edwards asked about the property owner that had sent angry emails. Chief McCarty stated that the Sheriff's office did visit his property and speak to him. Since then we have not had any other communications from him.

There was not any old business to report.

A motion was made by Director Coats and seconded by Director Edwards to adjourn the meeting. The motion was approved unanimously of voting members and the meeting adjourned at 10:49 am.

Approved, this the 28th day of September, 2017.

  
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Chairman, Liberty County  
Central Appraisal District

  
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Secretary, Liberty County  
Central Appraisal District