



CORYELL CENTRAL APPRAISAL DISTRICT
705 EAST MAIN STREET
GATESVILLE, TX 76528



NOTICE

This notice is posted in compliance with the open meeting act of the TEXAS GOVERNMENT CODE ANN. 551.041 (Vernon 2004).

CORYELL CENTRAL APPRAISAL DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS

February 10, 2021
9:00 A.M.
207 S. 3rd St., Suite 200, Copperas Cove, TX 76522

BOARD OF DIRECTORS

An open meeting was held concerning the following subjects:

1. Call to order

The meeting was called to order at 9:02 a.m. by Chairman Justin Carothers.

2. Determination of quorum

A quorum was determined by Chairman Carothers. In attendance were Bradi Diaz, Inez Faison, Teresa Johnson and Jay Manning. Robert Meyers, attorney for the district, was in attendance. Mitch Fast & Julie Zobel were present for the appraisal district.

3. Public comments

No public comments.

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4. Consider approval of previous minutes.

A motion to approve the minutes from the January meeting with the following corrections was made by Inez Faison. The motion was seconded by Bradi Diaz. Motion carried unanimously.

5. Consider approval of previous minutes.

A motion to approve the minutes from the December meeting was made by Inez Faison. The motion was seconded by Jay Manning. Motion carried unanimously.

6. Consider approval of monthly financial reports.

The Chief Appraiser presented the November financial reports. A motion to approve the financial reports was made by Teresa Johnson. The motion was seconded by Jay Manning. Motion carried unanimously.

5. Consider approval of monthly financial reports.

The Chief Appraiser presented the December financial reports. A motion to table the approval of the monthly financial reports was made by Teresa Johnson. Jay Manning seconded the motion. The motion carried unanimously.

6. Consider course of action concerning approval of plans and specifications for remodel of 202 E. Robertson Ave, Copperas Cove, TX 76522.

The Chief Appraiser reported that the final plans and specifications have not been completed by the Neal Architectural Group, Inc. No action was taken.

7. Consider course of action concerning lease extension at the existing Copperas Cove Office location.

The Chief Appraiser presented a month-to-month contract amendment extension with Jack Smith, the property owner, for the current office location of the Copperas Cove office. A motion to authorize the Chief Appraiser to execute the contract amendment was made by Bradi Diaz. Inez Faison seconded the motion. The motion carried unanimously.

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8. Consider course of action concerning settlement agreement with Security Benefit for reimbursement of legal fees associated with VCP Filing correction actions.

The Chief Appraiser presented a settlement agreement and release between Security Financial Resources, Inc. (SFR) and the Coryell CAD that reimburses the appraisal district for legal fees incurred during the VCP Filing correction action of the Money Purchase Pension Plan and Trust Number 701030. Teresa Johnson made a motion to authorize the Chief Appraiser to execute the agreement. Bradi Diaz seconded the motion. The motion carried unanimously.

9. Consider course of action concerning implementation of website in compliance with Section 26.17 of the Texas Property Tax Code and Senate Bill 2 (SB2).

The Chief Appraiser presented bids for the creation of the website required by Section 26.17 of the Texas Property Tax Code and Senate Bill 2 (SB2). A recommendation to utilize BIS Consulting for the project was made by the Chief Appraiser due to the more robust website design and client support mechanisms they provide. Teresa Johnson made a motion to authorize the Chief Appraiser to contract with BIS Consulting to provide the website. Inez Faison seconded the motion. The motion carrier unanimously.

10. Chief Appraiser Report

- Preliminary Valuation Information for 2021 Appraisal Year
- Texas Comptroller Property Value Study Results for 2020
- 2020 MAP's Review Final Results
- 2021 Appraisal Notice Process

11. Discussion of appraised values, property tax exemptions and property characteristics on properties within the Coryell Central Appraisal District.

A brief discussion concerning property boundary issues in the Leon Junction area was held. No action was taken.

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12. Consider course of action concerning next meeting dates, times, locations and agenda items.

The next meeting will be held on March 10, 2021 at 9:00 a.m. in the Gatesville office of the Coryell Central Appraisal District.

13. Adjourn

The meeting was adjourned at 10:21 a.m.

A handwritten signature in black ink, appearing to read "Mitch Fast", written over a horizontal line.

Mitch Fast
Chief Appraiser
Coryell Central Appraisal District

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