



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

September 20, 2023
9:00 A.M.
202 E. Robertson Ave, 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 9:01 a.m. by Chairman Carothers.

2. Determination of quorum

A quorum was determined by Chairman Carothers. In attendance were Inez Faison and Andy James. Bradi Diaz and Jay Manning were not in attendance. Attorney for the district, Robert Meyers was in attendance. Mitch Fast & Debbie Hill were present for the appraisal district.

3. Public comments

No public comments.

4. Consider approval of previous minutes

A motion to approve the minutes from the August meeting was made by Inez Faison. The motion was seconded by Andy James. Motion carried unanimously.

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5. Consider approval of monthly financial reports.

A motion to approve the July & August 2023 financial reports was made by Andy James. The motion was seconded by Inez Faison. Motion carried unanimously.

6. Consider course of action concerning employee health benefits provided by Coryell CAD.

A discussion concerning the renewal rates provided by the Texas Health Benefits Pool (formerly TML Health) which is the district's current provider of employee health benefits occurred. The renewal rate for the current plan includes an increase in premium payments of over 50%. Texas Health Benefits Pool also included four (4) additional plan options with decreasing levels of coverage; however, the premium payments would remain in excess of 30% of the budgeted numbers on the most economical plan. No action on the renewal proposal was taken at this time.

7. Consider course of action concerning a bank depository contract extension for 2024-2025 of the Coryell CAD.

A motion to approve the extension of the 2022-2023 depository contract for the 2024-2025 depository contract term was made by Inez Faison. The motion was seconded by Andy James. Motion carried unanimously.

8. Consider course of action concerning contract extension with Capitol Appraisal Group for utility and industrial appraisal services to be provided to Coryell CAD.

A motion was made to authorize the Chief Appraiser to extend the contract with Capitol Appraisal Group by Andy James. The motion was seconded by Inez Faison. Motion carried unanimously.

9. Consider course of action concerning changes to the Coryell CAD Personnel Policy Manual

Discussion occurred concerning policy number 715 (COBRA availability). A motion was made to delete the policy number 715 by Andy James. The motion was seconded by Inez Faison. Motion was carried unanimously.

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10. Consider course of action concerning a new server acquisition to replace existing equipment at the Gatesville office of Coryell CAD.

A motion to authorize the Chief Appraiser to purchase a replacement server for up to \$33,000 with \$24,742 from the Computer Replacement Reserve Fund with the remaining from the Legal and Technology Fund was made by Inez Faison. The motion was seconded by Andy James. Motion was carried unanimously.

11. Consider course of action concerning execution of a new copier lease that will provide new equipment in both locations of the Coryell CAD.

A motion to authorize the Chief Appraiser to execute a lease for copier equipment at both the Gatesville and Copperas Cove office locations for an amount not to exceed the annual budgeted amount of \$7,000 was made by Andy James. The motion was seconded by Inez Faison. Motion carried unanimously.

12. Consider course of action concerning repair and/or replacement of HVAC equipment for the Gatesville Office of the Coryell CAD.

No action was taken

13. Chief Appraiser Report

- 2024 Appraisal Year Key Dates
- 2024 - 2025 BOD Election Process
- ValueBase Presentation

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

No discussion.

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

The next meeting will be held on October 18th at 9:00 a.m. in the Gatesville office of the Coryell Central Appraisal District.

16. Adjourn

The meeting was adjourned at 10:53 a.m.

A handwritten signature in black ink that reads "Mitch Fast".

Mitch Fast
Chief Appraiser

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