



CORYELL CENTRAL APPRAISAL DISTRICT
705 E 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

April 17, 2024
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 by Chairman Justin Carothers at 9:00 a.m.

2. Determination of quorum

A quorum was determined by Chairman Carothers. In attendance were Bradi Diaz, Inez Faison, Jay Manning and Andy James. Robert Meyers, attorney for the district, 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 March meeting was made by Jay Manning.
The motion was seconded by Inez Faison. Motion carried unanimously.

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5. Consider approval of monthly financial reports.

No action was taken.

6. Consider course of action concerning 2025 Preliminary Budget.

A discussion was made by Mitch Fast concerning the 2025 Preliminary Budget. No action was taken, will discuss further at May Meeting.

7. Consider course of action concerning Coryell CAD Salary Schedule.

The 2024 Salary Schedule was reviewed and no changes were proposed.

8. Consider course of action concerning Appraisal Review Board Salary Schedule.

A motion to approve changing the 2024 Appraisal Review Board Salary Schedule to \$150 per full day and \$75 per half day was made by Andy James and the motion was seconded by Jay Manning. The motion was carried unanimously.

9. Consider course of action concerning Retirement Benefits for Coryell CAD Employees.

A presentation demonstrating the options of changing to the Texas County and District Retirement System from the current 401(a) money purchase plan was made by Mitch Fast. This would change the retirement benefits for all Coryell CAD employees. No action taken.

10. Chief Appraiser Report

- 2024 Preliminary Value Estimates
- 2024 Appraisal Notice Process

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

Jay Manning inquired about PID's 110364, and 146381 concerning limited access to the properties. Mr. Manning indicated that the access limitation concerns severely impact the ability of these properties to be developed into residential building sites which is likely the highest and best use of the subject properties. The chief appraiser will review these factors to determine if any adjustments to the current valuation estimates are warranted and will share his findings with Mr. Manning at the next meeting.

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

The next meeting will be held on May 15th, 2024 at 9:00 a.m. in the Gatesville office of the Coryell Central Appraisal District.

13. Adjourn

The meeting was adjourned at 10:43 a.m.

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Mitch Fast
Chief Appraiser
Coryell Central Appraisal District

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