

# WICHITA APPRIASAL DISTRICT

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## BOARD OF DIRECTORS MEETING

August 11, 2015

Pursuant to notice, a meeting of the Board of Directors ("Board") of the Wichita Appraisal District ("the District") was held in the offices of the District this date at 11:00 a.m. The quorum included Board members Steve Cookingham, Terry Walker, Kenny Haney, Dorothy Roberts-Burns, Max Schlegel and David Ramsey. Also present were Edward Trigg, Chief Appraiser; Lisa Stephens-Musick, Deputy Chief Appraiser; Dan Conatser, Director of Appraisal; Monty Toliver, Residential Supervisor; Paul Bata, Cartographer and Kelly Morris, Senior Clerk. Board members Mike Avey, Steve Fairchild, Jeff Watts and Tommy Smyth were absent.

### Call to Order

The meeting was called to order at 11:07 a.m. and it was established that a quorum was present. Mr. Cookingham asked Mr. Ramsey to offer the invocation.

### Adoption of Minutes

Mr. Haney offered a motion to approve the minutes of the June board meeting as presented. Ms. Roberts-Burns seconded the motion, which passed 6-0.

### Chief Appraiser's Report

- A. 2015 Certified Values - Ms. Stephens-Musick explained the breakdown of values for each category of property and the loss of taxable value due to exemptions, agricultural valuation, and cap value. She discussed the loss of value in the school districts due to the implementation of SB 1. Additionally, Burkburnett ISD, Iowa Park CISD and Electra ISD had significant loss in mineral values.
- B. 2016 Strategic Planning - Mr. Trigg discussed the Strategic Planning that was conducted in late July with the appraisal staff. Strategic planning is an annual occurrence, reviewing what worked and what did not work the prior year, setting goals for the upcoming year and beyond, and discussions of processes and procedures that need to be refined. This process has evolved over the years with more input from the appraisers as they have become more comfortable with the process.
- C. Settlement/ARB Hearing – Mr. Trigg explained that property owners or their agents may file a *Motion to Correct* after the normal protest time under section 25.25 for up to 5 years depending on the motion. He said there have been two higher valued properties concluded recently for the 2014 tax year. The Waggoner "B" mineral lease was protested late for a one-third over appraisal. The 2013 value was \$63,000 and the 2014 value increased to \$9,900,000 as determined by Pritchard & Abbott (P&A), the district's mineral appraisal firm, due to additional wells being drilled. The district settled the value at approximately \$7.5 million based on new information provided by the owner's agent and the opinion of value from the district's mineral appraisal firm, P&A. Ms. Stephens-Musick discussed the Section 25.25(c)(3) *Motion to Correct* filed for Winfield Solutions. In 2014 Winfield Solutions was appraised at two locations. In July 2014 a motion under 25.25 (c)(2) was filed and heard by the appraisal review board in December. The ARB ruled in favor of the district based on the evidence presented.

A second motion was subsequently filed under Section 25.25(c)(3). At the hearing in July 2015, the ARB again ruled in the district's favor based on the evidence presented by both parties.

#### **Public Hearing RE: 2016 Budget**

Mr. Cookingham opened the public hearing at 11:53 a.m. to allow questions and comments regarding the proposed budget. With no members of the public in attendance, Mr. Cookingham closed the hearing at 11:55 a.m.

#### **Discussion & Adoption of 2016 Budget**

Mr. Ramsey offered a motion to approve the 2016 budget as presented. Mr. Haney seconded the motion. The board approved the 2016 budget as presented with a vote of 6-0.

#### **Discussion & Approval of Auditor's Engagement Letter for 2015 Financial Audit**

The board reviewed the engagement letter from Edgin, Parkman, Fleming & Fleming. The cost will be the same as the 2014 audit. Mr. Haney made the motion to approve the firm of Edgin, Parkman, Fleming & Fleming. Ms. Roberts-Burns seconded the motion, which passed 6-0.

#### **Discussion & Approval of Pictometry contract for Aerial & Oblique Photography**

Mr. Trigg indicated that the district has been contracting with Pictometry for aerial and oblique photography on a three year cycle in Wichita County; the proposed contract will be the fourth such contract. Mr. Bata gave a demonstration on how the district utilizes Pictometry as well as the difference in quality with higher definition cameras that Pictometry is now utilizing as well as the difference between six inch orthos and nine inch orthos. The difference in price is an additional \$20,000 over a three year period. Mr. Trigg explained Wichita Wilbarger 911 has agreed to pay \$20,000 and the City of Wichita Falls has agreed to pay \$15,000 towards the cost. Mr. Trigg indicated that the district has reserves appropriated for this cost. Mr. Schlegel made a motion to accept the contract that provides greater detail for \$94,704. Mr. Haney seconded the motion, which passed 6-0.

#### **Financial Reports**

Mr. Walker made a motion to approve the financial reports for June and July. Mr. Schlegel seconded the motion, which passed 6-0.

#### **Taxpayer Liaison Report**

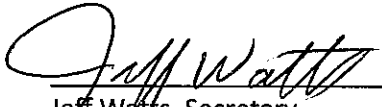
The taxpayer liaison officer had nothing to report.

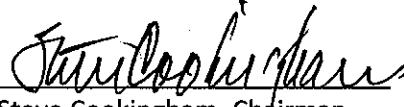
#### **Public Comment**

There were no comments from the public.

**Adjournment**

Mr. Cookingham announced that the next Board meeting would be Tuesday, October 13, 2015. He adjourned the meeting at 12.37 p.m.

  
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Jeff Watts, Secretary

  
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Steve Cookingham, Chairman