

WICHITA APPRAISAL DISTRICT

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BOARD OF DIRECTORS MEETING

February 18, 2014

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, David Ramsey, Kenny Haney, Steve Fairchild, Mike Avey, Max Schlegel and Jeff Watts. Also present were Edward Trigg, Chief Appraiser, Lisa Stephens-Musick, Deputy Chief Appraiser, and Sherrin Simpson, Administrative Assistant. Board members Tommy Smyth, Dorothy Roberts-Burns and Terry Walker were absent.

Call to Order

The meeting was called to order at 11:05 a.m. and it was established that a quorum was present. Mr. Cookingham asked Mr. Ramsey to offer the invocation. Reappointed board members David Ramsey, Steve Cookingham, Kenny Haney and Max Schlegel were sworn in prior to the meeting. Mr. Watts left the meeting early consequently most motions reflect only six votes.

Election of Officers

Mr. Avey offered a motion to reappoint Mr. Cookingham as Board Chair, Mr. Schlegel as Vice-Chair, and Mr. Watts as Secretary. Mr. Fairchild seconded the motion, which passed 7-0. The 2014 officers are:

Chair: Steve Cookingham
Vice Chair: Max Schlegel
Secretary: Jeff Watts

Adoption of Minutes

Mr. Ramsey offered a motion to approve the minutes of the December 2013 board meeting as presented. Mr. Schlegel seconded the motion, which passed 7-0.

Chief Appraiser's Report

- A. Personnel – Mr. Trigg reported that one employee has relocated to another city. He explained that this employee will not be replaced until sometime this summer since this is a time when it is difficult to train new employees. Mr. Trigg told board members that performance reviews were conducted with all employees by their supervisors during the month of January.
- B. Appraisal Review Board (ARB) Appointments – Mr. Trigg reminded board members that, although the board of directors previously appointed ARB members, Texas' 83rd legislature changed the responsibility of ARB appointment to the local administrative district judge. He told board members that Judge Barney Fudge made the following ARB appointments for the 2014-2015 tax years: Reappointment of Larry Fieldsend, Mac Reid and Kelly Smith and new member appointments of Don Daugherty, Lynn Landrum and Doug Cheney.
- C. Property Value Study - Mr. Trigg asked Deputy Chief Appraiser Lisa Stephens-Musick to review results of the Comptroller's Property Value Study (PVS) regarding the District's appraised values. Ms. Stephens-Musick explained that the PVS is conducted every other year, with the Comptroller's Methods & Assistance Program (MAP) conducted in the alternating years. She reviewed several facets of the PVS. Ms. Stephens-Musick said the district is pleased with the overall results, which does maximize school funding, but is reviewing specifics of the study.
- D. Attorney General Opinion GA-1040 - Mr. Trigg told Board members that an Attorney General (AG) Opinion regarding appraisal districts obligating funds for future expenses from surplus funds of a current year has been published and supports action taken by Wichita Appraisal District boards to set aside funds for specific purposes in future years. He explained that this practice has allowed the district to make capital improvements in the past without requesting additional funds from the taxing entities.

- E. Ag Committee Report - Mr. Trigg gave board members an overview of information discussed by the Agricultural Advisory Committee. He explained that the District has been able to collect helpful information about a) the effects of Oncor lines on market value of land; b) effects of drought on land values; c) lease rates of agricultural land; d) expenses of stock tanks, fences, etc.
- F. TAAD Conference – Mr. Trigg asked the Board Chair, Steve Cookingham, to comment on attending the Texas Association of Appraisal Districts (TAAD) annual conference in Fort Worth earlier in February. He and Board Secretary Jeff Watt attended this annual conference; in addition to Mr. Trigg and several district employees. Mr. Cookingham indicated that the conference was extremely educational and helpful. He urged other board members to attend in the future if possible.

Discussion & Appointment of ARB Officers

Mr. Haney offered a motion to appoint Randy Holley as the 2014 ARB Chair and Austin Cooper as the ARB Secretary. Mr. Fairchild seconded the motion, which passed 6-0.

Discussion & Approval of Amendment to Board of Directors Manual

Mr. Fairchild offered a motion to approve an amendment to the Board of Directors Manual regarding ARB appointment and other ARB matters to reflect new legislation that puts such appointment under the auspices of the local administrative district judge. Mr. Haney seconded the motion, which passed 6-0.

Discussion & Approval of Ag Advisory Board

Mr. Haney offered a motion to approve appointment of the Ag Advisory Board to include two-year terms for James Brockreide and Kevin Roberts and one-year terms for Sandy Lalk and Keith Meadows. Mr. Fairchild seconded the motion, which passed 6-0.

Discussion & Approval of Investment Policy

Mr. Haney offered approval of a resolution to approve the 2014 Investment Policy, which is unchanged from the 2013 Investment Policy. Mr. Fairchild 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.

Financial Reports

Mr. Avey offered a motion to approve the financial reports of December 2013 and January 2014. Mr. Haney seconded the motion, which passed 6-0.

Adjournment

Mr. Cookingham announced that the next Board meeting would be Tuesday, April 10, 2014. He adjourned the meeting at 12:25 p.m.


Jeff Watts, Secretary


Steve Cookingham, Chairman