

*Jefferson Central Appraisal District
Board of Directors*

*Regular Board Meeting
September 9, 2020 - 4:00 p.m.*

The Board of Directors of the Jefferson Central Appraisal District met in public (open) session on Wednesday, September 9, 2020 at the Appraisal District office, 4610 S. Fourth Street, Beaumont, Texas. The meeting was called to order by Chairperson Dr. Louis Reed, Jr.

It was found and determined that in accordance with the policies and orders of the Board, the notice of the meeting was posted in accordance with the terms and provisions of Section 551.001 et. seq. of the Texas Government Code, and that all of the terms and provisions of Section 551.001 have been fully complied with and that the 72-hour notice required by said section has been properly and correctly given.

ROLL CALL

Present: Allison Nathan Getz, Eugene Landry, Lauren Williams Mason, and Dr. Louis Reed, Jr.
Absent: Terry Schwertner

ESTABLISHMENT OF QUORUM

Chairperson Reed declared a quorum present.

PUBLIC HEARING ON 2021 BUDGET

There were not any members of the public in attendance.

Mrs. Diana Miller, Business Manager, informed the Board that the Preliminary 2021 Budget in the amount of \$6,905,333 has not changed since it was presented to the Board at the August Workshop.

The budget was reviewed by 2021 Budget Committee consisting of Patrick Swain, Jefferson County Auditor; Melissa Wong, Nederland ISD Business Manager; and D. E. Sosa, City Manager for the City of Groves.

The 2021 preliminary budget represents a 5.53 percent increase from the 2020 amended budget. Salaries and Benefits increased due to step increases for nine employees, a projected 25 percent increase in health insurance; and a 0.02 percent increase in retirement fees.

PUBLIC HEARING ON 2021-2022 REAPPRAISAL PLAN

The Chief Appraiser reviewed some minor changes to the plan due to the coronavirus health crisis and legislative changes. The Reappraisal Plan is required by Property Tax Code Section 6.05(i) to ensure adherence with generally accepted appraisal practices.

Mr. Landry questioned if the District has a history of following the procedures outlined in the Reappraisal Plan, to which Mrs. Bellard replied that it does.

CONSENT AGENDA ACTION ITEMS

1. Approval of Minutes: August 19, 2020
2. Receive Taxpayer Liaison Officer Report

The TLO Report was submitted indicating that the Taxpayer Liaison Officer did not receive any communications or complaints from taxpayers for the period ending September 3, 2020.

Mrs. Mason moved and Mrs. Getz seconded to approve the Consent Agenda items as submitted.

Yeas: Getz, Landry, Mason, and Reed
Nays: None

REGULAR AGENDA ITEMS

3. Receive Chief Appraiser's Report

CHIEF APPRAISER ACTIVITY REPORT

Mrs. Bellard submitted the Chief Appraiser's Activity Report for the period ending September 3, 2020 to the Board outlining the public and entity notifications and meetings and the lawsuits/arbitrations activities of the Chief Appraiser.

CHIEF APPRAISER TRAVEL

None to report.

MOTIVA LAWSUIT

A question was raised at the August Board meeting regarding the anticipated costs for the 2020 Motiva lawsuit. While it is difficult to determine the costs, Mrs. Bellard reported that the costs for the 2019 lawsuit, which was settled within months of it being filed, were \$640,741.

OFFICE LOCATION

Mrs. Bellard raised concerns that it may be necessary to relocate the District office to a safer location at some point in the future. The current location is a high-crime area, and she wants to ensure the safety of the public and staff.

In the last few years, gunshots were fired at the building during a drug deal in the parking lot when the office was closed, employees cars have been broken into and stolen, and last week gunshots were heard outside the office during working hours.

Mr. Landry asked if Mrs. Bellard was documenting all of the crime-related events. Mrs. Bellard replied that she was, and she also monitors police reports for the area. She will not suggest relocating unless there is sufficient motive to do so.

Mr. Landry moved and Mrs. Mason seconded to receive the Chief Appraiser's Report as submitted.

Yeas: Getz, Landry, Mason, and Reed

Nays: None

4. Adopt Resolution #2020-7 Adopting 2021 Budget

Mrs. Getz moved and Mrs. Mason seconded to approve Resolution #2020-7 adopting the 2021 budget in the amount of \$6,905,333.

Yeas: Getz, Landry, Mason, and Reed

Nays: None

5. Adopt Resolution #2020-8 Adopting 2021-2022 Reappraisal Plan

Mrs. Mason moved and Mr. Landry seconded to adopt Resolution #2020-8 adopting the 2021 - 2022 Reappraisal Plan as submitted at the Public Hearing.

Yeas: Getz, Landry, Mason, and Reed

Nays: None

6. Adopt Resolution #2020-9 Approval of Paid Leave to District Employees During Office Closure Beginning at 7:00 a.m. on August 25, 2020 Through 5:30 p.m. on August 28, 2020 Due to Hurricane Laura

Jefferson County residents were under a mandatory evacuation order due to the impending threat of Hurricane Laura from 6:30 a.m. on August 25, 2020 until 10:00 a.m. on August 27, 2020.

Mrs. Getz moved and Mr. Landry seconded to approve Resolution #2020-9 approving paid leave for District employees during the office closure beginning at 7:00 a.m. on August 25, 2020 through 5:30 p.m. on August 28, 2020 due to Hurricane Laura.

Yeas: Getz, Landry, Mason, and Reed

Nays: None

7. Approve Financial Statements for July, 2020

Mr. Landry moved and Mrs. Mason seconded to approve the financial statements for the month ending July 31, 2020 indicating expenses of \$525,820.73 and a fund balance of \$2,258,136.72.

Yeas: Getz, Landry, Mason, and Reed

Nays: None

8. Authorize/Ratify Expenditures from Equipment Replacement Fund

There being no expenditures to approve or ratify, this item was deferred.

9. Receive Amendments to the 2020 Budget and Instruct the Secretary of the Board to Notify the Taxing Entities

There being no amendments to receive, this item was deferred.

10. Adopt Amendments to the 2020 Budget

There being no amendments to adopt, this item was deferred.

INFORMATION ITEMS

1. October Board Meeting Date

The October Board Meeting was set for Wednesday, October 21, 2020 at 4:00 p.m.

PUBLIC COMMENTS

None

ADJOURNMENT

There being no further business to conduct, the meeting was adjourned at 4:24 p.m.

Dr. Louis Reed, Jr., Chairperson
Board of Directors
Jefferson Central Appraisal District

Terry Schwertner, Secretary
Board of Directors
Jefferson Central Appraisal District