



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

August 12, 2020  
9:00 A.M.  
705 E. Main Street, Gatesville, TX 76528

BOARD OF DIRECTORS

An open meeting was held concerning the following subjects:

1. Call to order

The meeting was called to order at 9:00 a.m. by Chairman Justin Carothers.

2. Determination of quorum

A quorum was determined by Chairman Carothers. In attendance were Inez Faison, Jay Manning and Teresa Johnson. Robert Meyers, attorney for the district was present. Mitch Fast & Robin Sweazea were present for the appraisal district. Bradi Diaz was absent.

3. Public comments

No comments

4. Consider approval of previous minutes.

A motion to approve the minutes from the July meeting was made by Jay Manning. The motion was seconded by Teresa Johnson. Motion carried unanimously

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5. Consider approval of monthly financial reports.

The Chief Appraiser presented the June financial reports. A motion to approve the financial reports for May was made by Teresa Johnson. The motion was seconded by Inez Faison. Motion carried unanimously.

6. Consider course of action concerning 2021 Preliminary Budget of the Coryell CAD.

There was discussion on page 6 of the budget and whether the 2021 reserve account listings should include what is in the 2020 operating budget. No action was taken.

7. Consider course of action concerning 2021-2022 Reappraisal Plan of the Coryell Central Appraisal District.

There was a question about Rolling Stock and how that value is obtained. The Chief Appraiser explained that the District receives that number from the Texas Comptroller's Office. No action was taken.

8. Consider course of action concerning Request for Competitive Sealed Proposals for Aerial Imagery and Sketch Confirmation for 2021 - 2022 Coryell CAD Reappraisal Plan.

A motion to authorize the Chief Appraiser to execute a contract with Eagle View for aerial imagery was made by Teresa Johnson. The motion was seconded by Inez Faison. Motion carried unanimously.

9. Consider course of action concerning corrections to 401(a) Money Purchase Retirement Plan of the Coryell Central Appraisal District including issuance of VCP compliance statement to Coryell CAD and payment of invoice number 2001826.

A motion to pay invoice number 2001826 out of the legal & technology fund was made by Teresa Johnson. The motion was seconded by Inez Faison. Motion carried unanimously.

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10. The Board of Directors will go in to Executive Session in accordance with the following provisions of the Government Code: Sec. 551.072 the purchase, exchange, lease, or value of real property; and Sec. 551.071(1)(A) to deliberate pending or contemplated litigation.

Cause#	Owner
• DC-20-51290	AUM GAYATRI LLC
• DC-20-51293	RUHIEE LLC
• DC-20-51333	AVERY ALLEN WAYNE
• DC-20-51344	WALTRUST PROPERTIES INC

11. Consider course of action concerning pending or contemplated litigation.

No action was taken.

12. Consider a resolution to request authorization from the taxing units of Coryell County to purchase and finance certain property for an appraisal office in Copperas Cove, TX.

A motion to approve resolution 2020-0600 was made by Jay Manning. The motion was seconded by Teresa Johnson. Motion carried unanimously.

13. Consider course of action concerning executing a contract for the purchase of real property.

No action was taken. The Board authorized the Chief Appraiser to execute the contract in the July meeting.

14. Consider course of action concerning a request for competitive sealed proposals for financing of an office facility for the Copperas Cove location of the Coryell Central Appraisal District.

A motion to approve the Chief Appraiser's rankings and to authorize the Chief Appraiser to enter negotiations with National United Bank was made by Jay Manning. The motion was seconded by Inez Faison. Motion carried unanimously.

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15. Consider course of action concerning RFQ 2020-10 including ranking of statements of qualification and establishing committee to review proposals in order of rankings to evaluate architects for the design and remodel of an office building for the Copperas Cove location of the Coryell Central Appraisal District.

The Board established a subcommittee of Jay Manning and Inez Faison along with the Chief Appraiser to review and interview with the highest ranked four (4) firms who submitted a statement of qualifications. The subcommittee will report to the full board at the next meeting.

16. Chief Appraiser Report

2020 Certified Totals by Jurisdiction

2020 Coryell CAD Protest & Inquiry Process

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

No discussion

18. Consider course of action concerning next meeting dates, times, locations and agenda items.  
The next meeting will be held on September 9, 2020 at 9:00 a.m. in the Copperas Cove office of the Coryell Central Appraisal District.

19. Adjourn

The meeting was adjourned at 10:52 a.m.

A handwritten signature in black ink, appearing to read "Mitch Fast", written over a horizontal line.

Mitch Fast  
Chief Appraiser  
Coryell Central Appraisal District

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