

NOTICE OF REGULAR MEETING 10-23-24
BOARD OF DIRECTORS
MILAM APPRAISAL DISTRICT

STATE OF TEXAS
COUNTY OF MILAM

NOTICE IS HEREBY GIVEN OF A MEETING OF THE BOARD OF DIRECTORS OF THE MILAM APPRAISAL DISTRICT TO BE HELD WEDNESDAY, OCTOBER 23, 2024 AT REGULAR MEETING 10-23-24, AT THE MILAM APPRAISAL DISTRICT BOARD ROOM, 120 N. HOUSTON, CAMERON, TEXAS 76520 TO CONSIDER AND ACT UPON THE FOLLOWING:

AGENDA ITEMS

1. CALL TO ORDER
 - a. INVOCATION
 - b. PLEDGE OF ALLEGIANCE - US FLAG & TEXAS FLAG
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."
2. CITIZEN'S COMMUNICATION
3. WORKSHOP ON BOARDBOOK SOFTWARE
4. CONSIDER AND TAKE ACTION ON CONSENT AGENDA
 - a. APPROVE MINUTES OF THE MAY 9, 2024 - SPECIAL MEETING
 - b. APPROVE MINUTES OF THE MAY 22, 2024 - SPECIAL MEETING
 - c. APPROVE MINUTES OF THE SEPTEMBER 25, 2024 - PUBLIC HEARING
 - d. APPROVE 3RD QTR ARB CHANGE REPORT - SENT BY EMAIL ON 10/9/2024
5. CONSIDER NEW BUSINESS
 - a. CONSIDERATION TO ACCEPT 3RD QTR INVESTMENT REPORT
 - b. CONSIDERATION TO ACCEPT SEPTEMBER FINANCIAL REPORTS
 - c. CONSIDERATION TO ACCEPT 3RD QTR TLO (TAXPAYER LIAISON OFFICER) REPORT PRESENTED BY CHARLA SOWDERS
 - d. DISCUSSION AND POSSIBLE ACTION ON APPOINTING TWO BOARD MEMBERS FOR 2026 MILAM AD BUDGET COMMITTEE
 - e. DISCUSSION AND POSSIBLE ACTION ON SELECTING DATE FOR 2024 CHIEF APPRAISER EVALUATION
6. THE BOARD MAY, IN ITS DISCRETION, ADJOURN TO EXECUTIVE SESSION TO DELIBERATE ANY MATTER AUTHORIZED BY TEXAS GOVERNMENT CODE SEC. et seq (THE TEXAS OPEN MEETINGS ACT) INCLUDING:
 - a. SEC 551.071; CONSULTATION WITH LEGAL COUNSEL
 - b. SEC 551.074; PERSONNEL MATTERS
7. CHIEF APPRAISER REPORT
8. ADJOURNMENT

WITNESS MY HAND AND OFFICIAL SEAL OF THE DISTRICT THIS

J RYAN NICHOLS, RPA, CCA
CHIEF APPRAISER

STATE OF TEXAS COUNTY OF MILAM

Notary Public's Signature/Date



**MINUTES
BOARD OF DIRECTORS
MILAM APPRAISAL DISTRICT
THURSDAY, MAY 9, 2024**

The Board of Directors of the Milam Appraisal District scheduled their regular meeting on May 22, 2024, at 3:00 p.m. at 120 N Houston, Cameron, Texas. Members of the Board of Directors present were Tim Arledge, Mike Vance, and David Koustroun. Board Members Lisa Gerthe, Travis Yoakum, and Sherry Mueck were not in attendance. Members of the Appraisal District present were J. Ryan Nichols and Barry Alford. Others present were Connor Buchanan with MVBA.

The meeting was called to order by Chair Tim Arledge at 3:00 p.m. He announced that a quorum was present. Board Member Mike Vance delivered the Invocation.

No citizens spoke during the time allotted for citizens' communication.

The Board of Directors with the Chief Appraiser conducted a budget workshop

The motion to adjourn was made by Mike Vance, seconded by David Kostroun, and passed without dissent. The Board adjourned at 4:00 p.m.

Chair, Tim Arledge

Secretary, Lisa Gerthe



**MINUTES
BOARD OF DIRECTORS
MILAM APPRAISAL DISTRICT
WEDNESDAY, MAY 22, 2024**

The Board of Directors of the Milam Appraisal District scheduled their regular meeting on May 22, 2024, at 2:00 p.m. at 120 N Houston, Cameron, Texas. Members of the Board of Directors present were Tim Arledge, Travis Yoakum, Mike Vance, and Sherry Mueck. Board Members Lisa Gerthe and David Kostroun were not in attendance. Members of the Appraisal District present were J. Ryan Nichols, Barry Alford, Devin Love, and Charla Sowders. Others present were Connor Buchanan with MVBA.

The meeting was called to order by Chair Tim Arledge at 2:00 p.m. He announced that a quorum was present. Vice Chair Travis Yoakum delivered the Invocation.

No citizens spoke during the time allotted for citizens' communication.

The Board of Directors with the Chief Appraiser conducted a budget workshop

The motion to adjourn was made by Mike Vance, seconded by Travis Yoakum, and passed without dissent. The Board adjourned at 2:15 p.m.

Chair, Tim Arledge

Secretary, Lisa Gerthe



**MINUTES
BOARD OF DIRECTORS
MILAM APPRAISAL DISTRICT
WEDNESDAY, SEPTEMBER 25, 2024**

The Board of Directors of the Milam Appraisal District scheduled their regular meeting on September 25, 2024, at 3:00 p.m. at 120 N Houston, Cameron, Texas. Members of the Board of Directors present were Tim Arledge, Travis Yoakum, Lisa Gerthe, Mike Vance, and David Kostroun. Board Member Melissa Fritz was not in attendance. Members of the Appraisal District present were J. Ryan Nichols, and Heather Wall. Others present were Connor Buchanan and Michele King with MVBA.

The meeting was called to order by Chair Tim Arledge at 3:00 p.m. He announced that a quorum was present. The invocation was performed by Travis Yoakum.

No citizens spoke during the time allotted for citizens' communication.

A motion was made by Lisa Gerthe approving the consent agenda and seconded by Mike Vance. The motion was passed unanimously.

Mr. Nichols presented an Interlocal agreement between Milam AD and Buy Board he explained that The District would only purchase two vehicles, and he did not see a need at this time. A motion was made by Lisa Gerthe to table the Interlocal agreement and seconded by David Kostroun. The motion was passed unanimously.

Mr. Nichols presented to the Board the need for renovations of the Milam AD office. He discussed the front office needs to be more secure, the need for more offices that the Appraisers were sharing the space that is designated as the ARB hearing room and the bathrooms need to be updated. A motion was made by Mike Vance to give the Chief Appraiser the authority to negotiate with EBCO on renovations of the Milam AD office and seconded by Travis Yoakum. The motion was passed unanimously.

A motion was made by Lisa Gerthe to adopt procedures and policy as allowed by Texas Tax Code 6.06(e) to waive penalties and interest on delinquent allocation payments by taxing entities and seconded by Travis Yoakum. The motion passed unanimously.

A motion was made by Travis Yoakum to approve the waiving of penalties and interest on delinquent allocation payments by taxing entities as allowed by tax code 6.06(k) and seconded by David Kostroun. The motion passed unanimously, and the resolution was signed in effect.

Mr. Nichols asked the board's permission to create a \$75,000.00 reserve account for vehicles. He explained how The District would not have to pay mileage, cut liabilities, make the appraisers recognizable and uniform in the field. A motion was made by David Kostroun to create a reserve account for vehicles and seconded by Lisa Gerthe. The motion passed unanimously.

Mr. Nichols presented a detailed expenditure report explaining each line item what was allocated and what funds were currently used he also explained where he would transfer funds to make the 2024 budget stand as current and not ask the entities for additional funds for 2024. A motion was made by Mike Vance to approve the line item transfers within the 2024 budget and seconded by Travis Yoakum. The motion passed unanimously.

A motion to adjourn the regular meeting and begin executive session was made at 4:21pm by Lisa Gerthe and seconded by David Kostroun. All members approved. Mr. Nichols shut off the cameras and Milam AD staff member Heather Wall left the meeting. At 4:45pm staff returned and a motion by Mike Vance to reconvene the regular meeting was made and seconded by Lisa Gerthe. All members approved.

Chief Appraiser J. Ryan Nichols reported on all TexPool accounts detailing each one he noted that at the end of each month because of the caps on accounts, he moves the interest to the “checking” account in TexPool. Mr. Nichols discussed there are only a few ARB hearings left, and they will continue in October for the convenience of the taxpayers. Mr. Nichols informed the Board he has been in contact with Judge Youngblood on creating a different application for the ARB board members to show qualifications and education. Mr. Nichols discussed employee of the month, and he wants to have an employee of the year; he wants the employees to feel appreciated.

At 4:52pm Lisa Gerthe made a motion to adjourn and was seconded by David Kostroun and passed without dissent.

Chair, Tim Arledge

Title:

Name:

Millam Appraisal District
ARB Quarter Change Report - 3rd Quarter 2024

| Property ID | Suppl Year | Owner Name | Legal Description | Suppl Description |
|-------------|------------|---|---|--|
| 23548 | 2021 | MUECK DAVID & EDWIN JR | S26600 ZAROSKY LOT 8 & 12 | REAPPLY HS & OV65 FOR EDWIN MUECK |
| 26135 | 2022 | NIETO JOSE ESTATE & MARY | S24600 TOWN & COUNTRY LOT 45 PT OF, 4.25 ACRES | ADD MH TO PROPERTY & APPLY HS |
| 20524275 | 2022 | SIEBENEICHER STEPHEN & JOANN | A0620 TYLER, JOHN K., 3.43 ACRES | PUT ALL LAND IN HS PER CA |
| 25874 | 2023 | NV'S GROUP LLC | A0010 ACOSTA, JUAN JOSE, 23.37 ACRES | APPLY AG VALUE PER JUDGEMENT |
| 20519924 | 2023 | HOLDER CLAYTON & SHANNA | A0010 ACOSTA, JUAN JOSE, 2.18 ACRES | AD ERROR - CORRECT PERCENT COMPLETE FROM 100% TO 40% |
| 20449 | 2023 | TAYLOR DWIGHT ESTATE | S13300 LINWOOD ACRES #1 BLK B LOT 14 | PRORATE DVHS OFF AS OF 8/20/2023 |
| 23155 | 2023 | HEINE RICKY & JANA | A1750 GUTHRIE, JOHN F., 22.0 ACRES | APPLY AG FOR THE 2023 YEAR PER CA |
| 26135 | 2023 | NIETO JOSE ESTATE & MARY | S24600 TOWN & COUNTRY LOT 45 PT OF, 4.25 ACRES | ADD MH TO PROPERTY & APPLY HS |
| 20510247 | 2023 | CLARK IDA L ESTATE | MH MOBILE HOME ONLY SNI TYEL712A9837LS11; HUD# PFS1019647 | DELETE - MH REMOVED 9/1/22 |
| 20524275 | 2023 | SIEBENEICHER STEPHEN & JOANN | A0620 TYLER, JOHN K., 3.43 ACRES | PUT ALL LAND IN HS PER CA |
| 20531855 | 2023 | ORTIZ CARLOS A MELENDEZ | MH MOBILE HOME ONLY SNI FLE240TX2045863A; SN2 FLE240TX2045863B; HUD# PFS1278308; HUD#2 PFS1278309 | DELETE - MH SITS IN BURLESON COUNTY |
| 16711 | 2024 | KLEYPAS EARL J ESTATE | A3950 ZELLNER, F., 1.0 ACRES | AD ERROR - RE-APPLY HS & OV65 |
| 60610 | 2024 | LAVIGNE CHRISTOPHER & WALLACE-LAVIGNE CHRISTI | A0430 DE PENA, J.A., 20.03 ACRES | AD ERROR - APPLY WL FOR 2024 |
| 20520621 | 2024 | CHAIDEZ GRACIELA | S06955 CHAIDEZ SUBDIVISION LOT 2, .99 ACRES | AD ERROR - ADD HOUSE & PRORATE HS ON AS OF 4/1/2024 |
| 20534156 | 2024 | GENERAL MERCANTILE ANTIQUES | FURNITURE FIXTURES EQUIPMENT & INVENTORY | AD ERROR - SET UP IN ERROR |