

Trinity County Appraisal District
Board of Directors
December 14, 2020

The Board of Directors of the Trinity County Appraisal District met on Monday, December 14, 2020 at 10:30 AM at the Appraisal District office in Groveton, Texas. Ivy Evans called the meeting to order at 10:31AM followed by a certification of public notice and of a quorum.

Present: Ivy Evans, Doug Page, James Due, Monty Huffman, Lindy Madden-Warren
Absent: Kevin Searcy
Others: Gary Gallant, Emily Hudnall

Minutes: A motion was made by Doug Page and seconded by James Due to approve the minutes from the November 16, 2020 meeting. The motion passed unanimously.

Financials: A motion was made by James Due and seconded by Monty Huffman to approve the November 2020 Financials. The motion passed unanimously.

The Board of Directors reviewed the Investment Report.

Action

Items: A motion was made by Doug Page and seconded by James Due to approve the 2020 Final Budget Amendments for Trinity County Appraisal District. The motion passed unanimously.

A motion was made by James Due and seconded by Monty Huffman to approve the 2020 Final Budget Amendments for Trinity/Groveton Consolidated Tax Office. The motion passed unanimously.

A motion was made by James Due and seconded by Doug Page to approve the 2020 Encumbered Surplus Funds. The motion passed unanimously.

A motion was made by Monty Huffman and seconded by Doug Page to approve the 2021 Holiday Schedule. The motion passed unanimously.

A motion was made by James Due and seconded by Doug Page to select ARB members Billy Joe Slaughter and Larry Fortenberry for the 2021-2022 term. The motion passed unanimously.

**Chief
Appraiser**

Report: Gary Gallant spoke to the board regarding changes made for health insurance and discussed goals met and completed through the year 2020. Touching on budget, appraisal work, collections, appeals, PVS, and the MAPS review.


Closed

Session: The Board of Directors went in to closed session at 11:04AM, the board then came out of closed session at 11:17AM.

Open

Session: No action was taken in Open Session. The board discussed the 5-score rating for Gary Gallant, chief appraiser.

Adjourn: A motion was made by Doug Page to adjourn and seconded by Monty Huffman, passing unanimously; the meeting was adjourned at 11:21AM.



Chairman

Attest:



Secretary/Vice Chairman

Trinity County Appraisal District
Board of Directors
February 08, 2021

The Board of Directors of the Trinity County Appraisal District met on Monday, February 08, 2021 at 3:00 PM at the Appraisal District office in Groveton, Texas. Ivy Evans called the meeting to order at 3:01PM followed by a certification of public notice and of a quorum.

Present: Ivy Evans, Doug Page, James Due, Nancy Shanafelt
Absent: Kevin Searcy, Monty Huffman
Others: Gary Gallant, Emily Hudnall

Swear in

Member: Nancy Due Shanafelt, newly elected Tax Assessor Collector for Trinity County was sworn in by Emily Hudnall.

BOD Officers: A motion was made by James Due and seconded Doug Page to reelect the Board of Directors by acclamation. Ivy Evans as Chairman, Doug Page as Vice-Chairman and James Due as Secretary. The motion passed unanimously.

Amended

Agenda: A motion was made by Doug Page and seconded by James Due to approve the amended agenda for the February 08, 2021 meeting. The motion passed unanimously.

Minutes: A motion was made by Doug Page and seconded by James Due to approve the minutes from the December 14, 2020 meeting. The motion passed unanimously.

Financials: A motion was made by James Due and seconded by Doug Page to approve the December 2020 Financials. The motion passed unanimously.

The Board of Directors reviewed the Investment Report.

Action

Items: A motion was made by James Due and seconded by Doug Page to approve the Chief Appraiser dispensing with the notice required by Subsection (a)(1) if the amount of increase in appraised value is \$1,000 or less. The motion passed unanimously.

A motion was made by James Due and seconded by Doug Page to grant the Chief Appraiser authority with the plumbing bid at the appropriate time. The motion passed unanimously.

Chief

Appraiser

Report:


Gary Gallant spoke to the board regarding the Midcoast lawsuit. The lawsuit is tentatively settled and will avoid court with a settlement of 13.25 million. The Property Value Study will be this upcoming year and values are low. Gary Gallant sees values increasing across the board. The Chief Appraiser also touched on the resale properties sold within the last 3 years. 1100-1200 Port Adventure lots have been sold and for 2020 there have been 23 lots, with 3 pending for Westwood Shores resale property. The generator was installed and ready to go when needed.

**Closed
Session:** None.

**Open
Session:** None.

Adjourn: A motion was made by James Due to adjourn and seconded by Doug Page, passing unanimously; the meeting was adjourned at 3:41PM.

Attest:


Chairman


Secretary/Vice Chairman

Trinity County Appraisal District
Board of Directors
April 12, 2021

The Board of Directors of the Trinity County Appraisal District met on Monday, April 12, 2021 at 4:00 PM at the Appraisal District office in Groveton, Texas. Ivy Evans called the meeting to order at 4:03PM followed by a certification of public notice and of a quorum.

Present: Ivy Evans, Doug Page, James Due, Kevin Searcy, Monty Huffman

Absent: Nancy Shanafelt

Others: Gary Gallant, Emily Hudnall, Karen Ivy

Minutes: A motion was made by Doug Page and seconded by Monty Huffman to approve the minutes from the February 08, 2021 meeting. The motion passed unanimously.

Financials: A motion was made by James Due and seconded by Kevin Searcy to approve the January, February & March 2021 Financials. The motion passed unanimously.

The Board of Directors reviewed the Investment Report.

Action

Items: A motion was made by Doug Page and seconded by Monty Huffman to approve the increase of the over-payment/under-payment amount to \$5.00. The motion passed unanimously.

A motion was made by Doug Page and seconded by Monty Huffman to approve the proposed 2022 Trinity County Appraisal District budget. The motion passed unanimously.

A motion was made by James Due and seconded by Monty Huffman to approve the proposed 2022 Trinity/Groveton Consolidated Tax Office budget. The motion passed unanimously.

A motion was made by James Due and seconded by Doug Page to grant the Chief Appraiser authority to deliver the 2022 proposed budgets, **Property Tax Code 6.06(b)**. The motion passed unanimously.

**Chief
Appraiser
Report:**

Gary Gallant updated the board on the reappraisal status. Field work is being completed and then modifiers will be applied throughout the county for PVS. The Midcoast lawsuit is now settled and the Appraisal District made the last payment to the attorneys. Appraisal notices are set to be mailed out on May 03, 2021. The GTR conversion is still in the works. Each bill is added in one at a time and the goal is to be completed with the conversion by August of 2021.


Closed

Session: None.

Open Session: None.

Adjourn: A motion was made by Kevin Searcy to adjourn and seconded by James Due, passing unanimously; the meeting was adjourned at 4:32PM.

Attest:



Chairman



Secretary/Vice Chairman

Trinity County Appraisal District
Board of Directors
May 03, 2021

The Board of Directors of the Trinity County Appraisal District met on Monday, May 03, 2021 at 10:30AM at the Appraisal District office in Groveton, Texas. Ivy Evans called the meeting to order at 10:34 AM followed by a certification of public notice and of a quorum.

Present: Ivy Evans, Doug Page, James Due, Monty Huffman, Kevin Searcy, Nancy Due-Shanafelt

Absent: None.

Others: Gary Gallant, Emily Hudnall

Recess: Ivy Evans recessed for the 2022 Public Budget Hearing at 10:31AM.

Reconvene: The meeting was reconvened at 10:49AM.

A motion was made by Doug Page and seconded by Kevin Searcy to approve the 2022 Proposed Trinity County Appraisal District Budget. The motion passed unanimously.

A motion was made by James Due and seconded by Monty Huffman to approve the 2022 Proposed Trinity/Groveton Consolidated Tax Office. The motion passed unanimously.

Closed

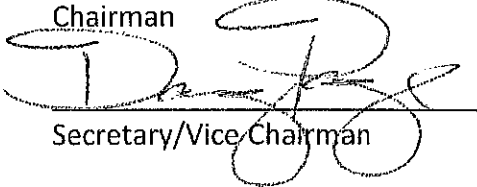
Session: None.

Adjourn: A motion was made by James Due to adjourn and seconded by Kevin Searcy, passing unanimously; the meeting was adjourned at 10:49AM.

Attest:



Chairman



Secretary/Vice Chairman

Trinity County Appraisal District
Board of Directors
Public Budget Hearing
May 03, 2021

The Board of Directors of the Trinity County Appraisal District met on Monday, May 03, 2021 at 10:45AM at the Appraisal District office in Groveton, Texas. Ivy Evans called the meeting to order at 10:45 AM followed by a certification of public notice and of a quorum.

Present: Ivy Evans, Doug Page, James Due, Monty Huffman, Kevin Searcy, Nancy Due-Shanafelt

Absent: None.

Others: Gary Gallant, Emily Hudnall

2022

Proposed

Budget: Gary Gallant presented the 2022 Proposed Budget for the Trinity County Appraisal District and the Trinity/Groveton Consolidated Tax Office. The Appraisal District budget for 2022 proposed at \$941,450.00 and the Tax Office budget for 2022 proposed at \$244,550.00.

Open Forum: None.

Adjourn: A motion was made by Kevin Searcy to adjourn and seconded by Doug Page. The motion passed unanimously. The hearing was adjourned at 10:47AM.

Attest:



Chairman



Secretary/Vice Chairman

Trinity County Appraisal District
Board of Directors
July 12, 2021

The Board of Directors of the Trinity County Appraisal District met on Monday, July 12, 2021 at 4:00PM at the Appraisal District office in Groveton, Texas. Ivy Evans called the meeting to order at 04:01PM followed by a certification of public notice and of a quorum.

Present: Ivy Evans, Doug Page, James Due, Nancy Due-Shanafelt

Absent: Kevin Searcy, Monty Huffman

Others: Gary Gallant, Emily Hudnall, Karen Ivy

2020

Financial

Audit:

Dianne Sollock with Davis, Heinemann & Company presented to the Board of Directors the 2020 Financial Audit. A motion was made by James Due and seconded by Doug Page to approve the 2020 Financial Audit. The motion passed unanimously.

Minutes:

A motion was made by Doug Page and seconded by James Due to approve the minutes from the April 12, 2021 & May 03, 2021 meetings. The motion passed unanimously.

Financials:

A motion was made by James Due and seconded by Doug Page to approve the financials from April, May and June 2021. The motion passed unanimously.

Action

Items:

A motion was made by Doug Page and seconded by James Due to approve the \$20,000 bid for the construction of the Trinity office Board Room and ladies' restroom. The motion passed unanimously.

A motion was made by James Due and seconded by Doug Page to approve the account title change from Legal Fund to Committed Fund account. The motion passed unanimously.

A motion was made by Doug Page and seconded by James Due to approve to uncommit and recommit funds in the Encumbered Fund balance.

A motion was made James Due and seconded by Doug Page to approve the TML renewal rate. The motion passed unanimously.

Closed


Session:

None.

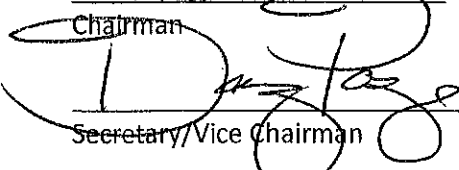
Adjourn:

A motion was made by James Due to adjourn and seconded by Doug Page, passing unanimously; the meeting was adjourned at 04:24PM.

Attest:



Chairman



Secretary/Vice Chairman