




**TRINITY COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
Notice of Public Meeting of the Appraisal District Directors**

THE BOARD OF DIRECTORS OF THE TRINITY COUNTY APPRAISAL DISTRICT  
WILL HOLD A REGULAR MEETING ON  
**Monday, February 08, 2021 at 3:00PM**  
123 S Main St, Groveton, TX 75845

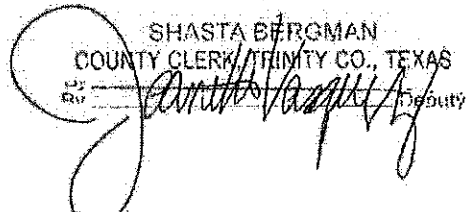
1. CALL TO ORDER
2. ORDER OF BUSINESS
3. "I call this meeting of the Trinity County Appraisal District to order. Let the record show that a quorum of board members is present, that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meeting Act, Texas Governmental code chapter 551.071 and 551.074"
4. \*We will now call the roll.
5. \*The time is now \_\_\_\_\_
6. APPROVE MINUTES-December 14, 2020
7. APPROVE FINANCIALS-December 2020
  - a. Review Investment Report
8. ACTION ITEMS
  - a. Property Tax Code 25.19(e)-With approval from the board of directors, the Chief Appraiser may dispense with the notice required by Subsection(a) (1) if the amount of increase in appraised value is \$1000 or less.
  - b. Plumbing Bid
9. CHIEF APPRAISER REPORT
  - a. Midcoast Lawsuit
  - b. PVS
10. EXECUTIVE SESSION
 

"This board will now adjourn to closed session pursuant to the Texas Open Meetings Act, Texas Government Code Section 551.074 (personnel), 551.071 (consultation with attorney, legal), 551.072 (real property), 551.073 (gifts), 551.075 (advisory board)."

  - a. 551.074-Personnel
    - i. The time is \_\_\_\_\_.
11. DECLARE OPEN SESSION
  - a. The board will now reopen for consideration and possible action on items discussed in Closed Session by the board.
  - b. \*The time is \_\_\_\_\_.
12. MOTION TO ADJOURN
  - a. \*The time is \_\_\_\_\_.

  
\_\_\_\_\_  
Gary Gallant, RPA, CCA,  
Chief Appraiser

**FILED**  
at 3:25 o'clock P M  
FEB 02 2021

SHASTA BERGMAN  
COUNTY CLERK/ TRINITY CO., TEXAS  
By  Deputy



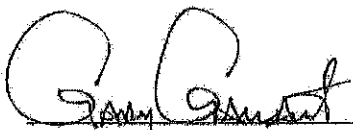
**TRINITY COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
Notice of Public Meeting of the Appraisal District Directors  
-AMENDED-**

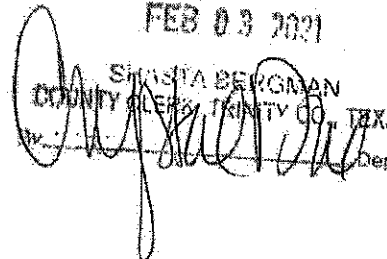
THE BOARD OF DIRECTORS OF THE TRINITY COUNTY APPRAISAL DISTRICT  
WILL HOLD A REGULAR MEETING ON  
**Monday, February 08, 2021 at 3:00PM**  
123 S Main St, Groveton, TX 75845

1. CALL TO ORDER
2. ORDER OF BUSINESS
3. "I call this meeting of the Trinity County Appraisal District to order. Let the record show that a quorum of board members is present, that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meeting Act, Texas Governmental code chapter 551.071 and 551.074"
4. \*We will now call the roll.
5. \*The time is now \_\_\_\_\_.
6. SWEARING IN MEMBER-Nancy Due Shanafelt, TAC
7. ELECT BOD OFFICERS-2021
8. APPROVE AMENDED AGENDA-February 08, 2021
9. APPROVE MINUTES-December 14, 2020
10. APPROVE FINANCIALS-December 2020
  - a. Review Investment Report
11. ACTION ITEMS
  - a. Property Tax Code 25.19(e)-With approval from the board of directors, the Chief Appraiser may dispense with the notice required by Subsection(a) (1) if the amount of increase in appraised value is \$1000 or less.
  - b. Plumbing Bid
12. CHIEF APPRAISER REPORT
  - a. Midcoast Lawsuit
  - b. PVS
13. EXECUTIVE SESSION
 

"This board will now adjourn to closed session pursuant to the Texas Open Meetings Act, Texas Government Code Section 551.074 (personnel), 551.071 (consultation with attorney, legal), 551.072 (real property), 551.073 (gifts), 551.075 (advisory board)."

  - a. 551.074-Personnel
    - i. The time is \_\_\_\_\_.
14. DECLARE OPEN SESSION
  - a. The board will now reopen for consideration and possible action on items discussed in Closed Session by the board.
  - b. \*The time is \_\_\_\_\_.
15. MOTION TO ADJOURN
  - a. \*The time is \_\_\_\_\_.

  
\_\_\_\_\_  
Gary Gallant, RPA, CCA,  
Chief Appraiser

**FILED**  
at 10:47 o'clock a M  
FEB 03 2021  
SILVIA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  
  
Deputy

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**  
**Notice of Public Meeting of the Appraisal District Directors**

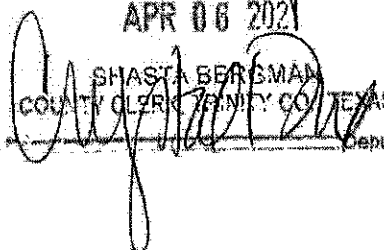
THE BOARD OF DIRECTORS OF THE TRINITY COUNTY APPRAISAL DISTRICT  
WILL HOLD A REGULAR MEETING ON  
Monday, April 12, 2021 at 4:00PM  
123 S Main St, Groveton, TX 75845

1. CALL TO ORDER
2. ORDER OF BUSINESS
3. "I call this meeting of the Trinity County Appraisal District to order. Let the record show that a quorum of board members is present, that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meeting Act, Texas Governmental code chapter 551.071 and 551.074"
4. \*We will now call the roll.
5. \*The time is now \_\_\_\_\_.
6. APPROVE MINUTES-February 08, 2021
7. APPROVE FINANCIALS-January, February & March 2021
  - a. Review Investment Report
8. ACTION ITEMS
  - a. Increase Over-Payment/Under-Payment amount to \$5.00
  - b. Proposed 2022 Trinity County Appraisal District Budget
  - c. Proposed 2022 Trinity/Groveton Consolidated Tax Office Budget
  - d. Board Secretary granting the Chief Appraiser authority to deliver 2022 Proposed Budget, Property Tax Code 6.06(e)
9. CHIEF APPRAISER REPORT
  - a. Reappraisal
  - b. Midcoast Lawsuit
  - c. TCAD Appraisal Notices-May 03, 2021
  - d. GTR Conversion.
10. EXECUTIVE SESSION
 

"This board will now adjourn to closed session pursuant to the Texas Open Meetings Act, Texas Government Code Section 551.074 (personnel), 551.071 (consultation with attorney, legal), 551.072 (real property), 551.073 (gifts), 551.075 (advisory board)."

  - a. 551.074-Personnel
    - i. The time is \_\_\_\_\_.
11. DECLARE OPEN SESSION
  - a. The board will now reopen for consideration and possible action on items discussed in Closed Session by the board.
  - b. \*The time is \_\_\_\_\_.
12. MOTION TO ADJOURN
  - a. \*The time is \_\_\_\_\_.

  
\_\_\_\_\_  
Gary Gallant, RPA, CCA,  
Chief Appraiser

**FILED**  
at 2:11 o'clock P M  
APR 06 2021  
  
SHASTA BERGMAN  
COUNTY CLERK TRINITY CO. TEXAS  
Deputy

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  
Notice of Public Meeting of the Appraisal District Directors**

THE BOARD OF DIRECTORS OF THE TRINITY COUNTY APPRAISAL DISTRICT  
WILL HOLD A REGULAR MEETING ON  
Monday, May 03, 2021 AT 10:30AM  
123 S Main St, Groveton, TX 75845

1. CALL TO ORDER
2. ORDER OF BUSINESS
3. "I call this meeting of the Trinity County Appraisal District to order. Let the record show that a quorum of board members is present, that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meeting Act, Texas Governmental code chapter 551.071 and 551.074"
4. \*We will now call the roll.
5. \*The time is now \_\_\_\_\_.
6. **RECESS-2022 Public Budget Hearing**
7. **RECONVENE & TAKE ACTION to adopt 2022 Proposed Appraisal & Collection Budgets**
8. EXECUTIVE SESSION  
 "This board will now adjourn to closed session pursuant to the Texas Open Meetings Act, Texas Government Code Section 551.074 (personnel), 551.071 (consultation with attorney, legal), 551.072 (real property), 551.073 (gifts), 551.075 (advisory board)."  
 a. **551.074-Personnel**  
 i. The time is \_\_\_\_\_.
9. DECLARE OPEN SESSION  
 a. The board will now reopen for consideration and possible action on items discussed in Closed Session by the board.  
 b. \*The time is \_\_\_\_\_.
10. MOTION TO ADJOURN  
 a. \*The time is \_\_\_\_\_.

Gary Gallant, RPA, CCA,  
Chief Appraiser

*This is notice given pursuant to ART.6252-17  
TEX.REV.CIV.STAT*

**FILED**  
9:20 o'clock **A** M

APR 27 2021

SHASTA BERGMAN  
COUNTY CLERK TRINITY CO., TEXAS  
*Shasta Bergman*



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**

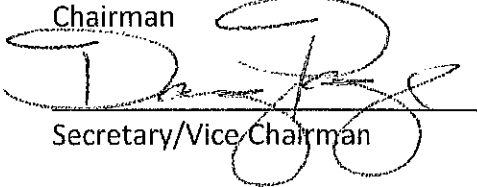
**Session:** None.

**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  
Notice of Public Meeting of the Appraisal District Directors**

THE BOARD OF DIRECTORS OF THE TRINITY COUNTY APPRAISAL DISTRICT  
WILL HOLD A PUBLIC BUDGET HEARING ON  
Monday, May 03, 2021 AT 10:45AM  
123 S Main St, Groveton, TX 75845

1. CALL TO ORDER
2. ORDER OF BUSINESS
3. "I call this meeting of the Trinity County Appraisal District to order. Let the record show that a quorum of board members is present, that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meeting Act, Texas Governmental code chapter 551.071 and 551.074"
4. \*We will now call the roll.
5. \*The time is now \_\_\_\_\_.
6. REVIEW OF 2022 PROPOSED BUDGETS
  - Total Appraisal Budget \$941,450
  - Total Collection Budget \$244,550
7. Open Forum
8. MOTION TO ADJOURN
  - a. \*The time is \_\_\_\_\_.

A handwritten signature in black ink that reads "Gary Gallant".

Gary Gallant, RPA, CCA,  
Chief Appraiser

*This is notice given pursuant to ART.6252-17  
TEX.REV.CIV.STAT*

FILED  
at 9:20 o'clock A M

APR 27 2021

SHASTA BERGMAN  
COUNTY CLERK TRINITY CO., TEXAS

A handwritten signature in black ink that reads "Shasta Bergman".

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**

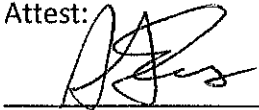
**Proposed**

**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



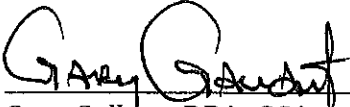
**TRINITY COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
Notice of Public Meeting of the Appraisal District Directors**

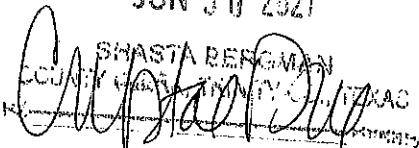
THE BOARD OF DIRECTORS OF THE TRINITY COUNTY APPRAISAL DISTRICT  
WILL HOLD A REGULAR MEETING ON  
**Monday, July 12, 2021 at 4:00PM**  
123 S Main St, Groveton, TX 75845

1. CALL TO ORDER
2. ORDER OF BUSINESS
3. "I call this meeting of the Trinity County Appraisal District to order. Let the record show that a quorum of board members is present, that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meeting Act, Texas Governmental code chapter 551.071 and 551.074"
4. \*We will now call the roll.
5. \*The time is now \_\_\_\_\_.
6. APPROVE 2020 Financial Audit
7. APPROVE MINUTES-April 12, 2021 & May 03, 2021
8. APPROVE FINANCIALS-April, May & June 2021
  - a. Review Investment Report
9. ACTION ITEMS
  - a. Approve bid-Trinity Board Room & bathroom
  - b. Approve account title change from Legal Fund to Committed Fund account.
  - c. Approve to uncommit and recommit funds in Encumbered Fund balance.
  - d. Approve TML renewal rate.
10. EXECUTIVE SESSION
 

"This board will now adjourn to closed session pursuant to the Texas Open Meetings Act, Texas Government Code Section 551.074 (personnel), 551.071 (consultation with attorney, legal), 551.072 (real property), 551.073 (gifts), 551.075 (advisory board)."

  - a. **551.074**-Personnel
    - i. The time is \_\_\_\_\_.
11. DECLARE OPEN SESSION
  - a. The board will now reopen for consideration and possible action on items discussed in Closed Session by the board.
  - b. \*The time is \_\_\_\_\_.
12. MOTION TO ADJOURN
  - a. \*The time is \_\_\_\_\_.

  
\_\_\_\_\_  
Gary Gallant, RPA, CCA,  
Chief Appraiser

**FILED**  
at 10:00 o'clock a M  
JUN 30 2021  
  
SHASTA BERGMAN  
COUNTY CLERK TRINITY COUNTY TEXAS

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:**

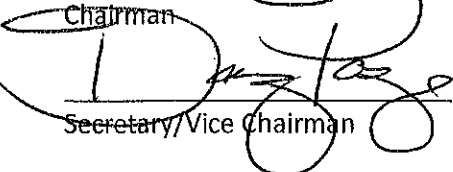
None.

**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

Trinity County Appraisal District  
Board of Directors  
October 18, 2021

The Board of Directors of the Trinity County Appraisal District met on Monday, October 18, 2021 at 4:00PM at the Appraisal District office in Groveton, Texas. Ivy Evans called the meeting to order at 04:00PM followed by a certification of public notice and of a quorum.

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

**Absent:** None

**Others:** Gary Gallant, Emily Hudnall, Karen Ivy

**Minutes:** A motion was made by James Due and seconded by Monty Huffman to approve the minutes from the July 12, 2021 meeting. The motion passed unanimously.

**Financials:** A motion was made by Doug Page and seconded by Monty Huffman to approve the financials for July, August & September 2021. The motion passed unanimously.

**Action**

**Items:** A motion was made by Doug Page and seconded by Monty Huffman to approve the TCDRS Contribution Rate at 8.48%. The motion passed unanimously.

A motion was made by Kevin Searcy and seconded by James Due to approve the Revised COVID-19 Policy. The motion passed unanimously.

A motion was made by James Due and seconded by Kevin Searcy to approve Greer, Herz & Adams, LLP for representation for the Midcoast Lawsuit. The motion passed unanimously.

**Chief  
Appraiser  
Report:**

Gary Gallant spoke to the Board of Directors regarding the letter from the Comptroller's office. The appraisal district "substantially completed all recommendations made in the Methods and Assistance Program (MAP) review. Board nominations were mailed out with a deadline of October 15<sup>th</sup>, only 3 nomination ballots were returned with the current members listed. Renovations in the Trinity office were completed on October 15<sup>th</sup>. The Christmas Luncheon is schedule to be at the Family Life Center at the First Baptist Church on December 14, 2021.

**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 04:20PM.

Attest:

  
Chairman

  
Secretary/Vice Chairman




**TRINITY COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
Notice of Public Meeting of the Appraisal District Directors**

THE BOARD OF DIRECTORS OF THE TRINITY COUNTY APPRAISAL DISTRICT  
WILL HOLD A REGULAR MEETING ON  
**Monday, October 18, 2021 at 4:00PM**  
123 S Main St, Groveton, TX 75845

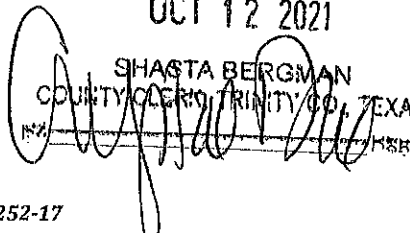
1. CALL TO ORDER
2. ORDER OF BUSINESS
3. "I call this meeting of the Trinity County Appraisal District to order. Let the record show that a quorum of board members is present, that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meeting Act, Texas Governmental code chapter 551.071 and 551.074"
4. \*We will now call the roll.
5. \*The time is now \_\_\_\_\_.
6. APPROVE MINUTES-July 12, 2021
7. APPROVE FINANCIALS-July, August, September 2021
  - a. Review Investment Report
8. ACTION ITEMS
  - a. Approve TCDRS Rate
  - b. Approve Revised COVID-19 Policy
  - c. Approve Greer, Herz & Adams, LLP Representation-Midcoast Lawsuit
9. CHIEF APPRAISER REPORT
  - a. 2020-2021 MAPS Review
  - b. BOD Elections
  - c. Trinity Office Renovations
  - d. Christmas Luncheon-December 14, 2021
10. EXECUTIVE SESSION
 

"This board will now adjourn to closed session pursuant to the Texas Open Meetings Act, Texas Government Code Section 551.074 (personnel), 551.071 (consultation with attorney, legal), 551.072 (real property), 551.073 (gifts), 551.075 (advisory board)."

  - a. **551.074**-Personnel
    - i. The time is \_\_\_\_\_.
11. DECLARE OPEN SESSION
  - a. The board will now reopen for consideration and possible action on items discussed in Closed Session by the board.
  - b. \*The time is \_\_\_\_\_.
12. MOTION TO ADJOURN
  - a. \*The time is \_\_\_\_\_.

  
\_\_\_\_\_  
Gary Gallant, RPA, CCA,  
Chief Appraiser

**FILED**  
at 11:00 o'clock AM

OCT 12 2021  
SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  




**TRINITY COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
Notice of Public Meeting of the Appraisal District Directors**

THE BOARD OF DIRECTORS OF THE TRINITY COUNTY APPRAISAL DISTRICT  
WILL HOLD A REGULAR MEETING ON  
**Tuesday, December 14, 2021 at 2:00PM**  
123 S Main St, Groveton, TX 75845

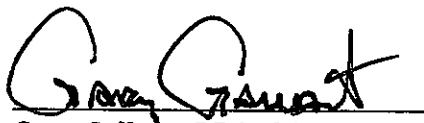
1. CALL TO ORDER
2. ORDER OF BUSINESS
3. "I call this meeting of the Trinity County Appraisal District to order. Let the record show that a quorum of board members is present, that this meeting has been duly called, and that notice of this meeting has been posted in accordance with the Texas Open Meeting Act, Texas Governmental code chapter 551.071 and 551.074"
4. \*We will now call the roll.
5. \*The time is now \_\_\_\_\_.
6. APPROVE MINUTES-October 18, 2021
7. APPROVE FINANCIALS-October & November 2021
  - a. Review Investment Report
8. ACTION ITEMS
  - a. 2021 Budget Amendments for TCAD
  - b. 2021 Budget Amendments for TGCTO
  - c. 2021 Encumbered Surplus Funds
  - d. Approve to uncommit and recommit prior year funds
  - e. Approve 2022 Holiday Schedule
9. CHIEF APPRAISER REPORT
  - a. Discuss received Board of Directors election results
  - b. MAPS 2022/PVS 2021
  - c. Trinity Office renovations
  - d. Disaster & Mitigation Plan
  - e. Appraisal/Collections update
10. EXECUTIVE SESSION

"This board will now adjourn to closed session pursuant to the Texas Open Meetings Act, Texas Government Code Section 551.074 (personnel), 551.071 (consultation with attorney, legal), 551.072 (real property), 551.073 (gifts), 551.075 (advisory board)."

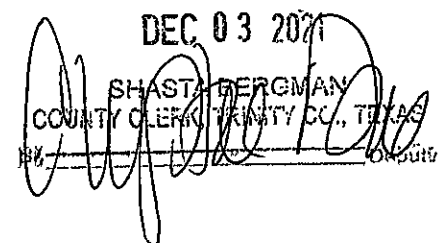
  - a. **551.074-Chief Appraiser Evaluation/Compensation**
  - b. **551.074-Personnel**
    - i. The time is \_\_\_\_\_.
11. DECLARE OPEN SESSION

The board will now reopen for consideration and possible action on items discussed in Closed Session by the board.

  - a. \*The time is \_\_\_\_\_.
12. MOTION TO ADJOURN
  - a. \*The time is \_\_\_\_\_.

  
Gary Gallant, RPA, CCA,  
Chief Appraiser

**FILED**  
at 10:45 o'clock   a   M

DEC 03 2021  
  
SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS



Trinity County Appraisal District  
Board of Directors  
December 14, 2021

The Board of Directors of the Trinity County Appraisal District met on Tuesday, December 14, 2021 at 2:00PM at the Appraisal District office in Groveton, Texas. Ivy Evans called the meeting to order at 02:00PM 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

**Minutes:** A motion was made by Doug Page and seconded by James Due to approve the minutes from the October 18, 2021 meeting. The motion passed unanimously.

**Financials:** A motion was made by James Due and seconded by Doug Page to approve the financials for October and November 2021. The motion passed unanimously.

The board reviewed the Investment Report.

**Action**

**Items:**

A motion was made by Doug Page and seconded by James Due to approve the 2021 budget amendments for Trinity County Appraisal District. The motion passed unanimously.

A motion was made by James Due and seconded by Doug Page to approve the 2021 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 2021 encumbered surplus funds. The motion passed unanimously.

A motion was made by James Due and seconded by Doug Page approving to uncommit and recommit prior year funds. The motion passed unanimously.

A motion was made by Doug Page and seconded by James Due to approve the 2022 holiday schedule. The motion passed unanimously.

**Chief**

**Appraiser**

**Report:**

Gary Gallant spoke to the Board of Directors about the board of director's election results. So far, all current members have been nominated. The preliminary documents have been sent in to the state for the 2022 MAPS review. The onsite will take place February 14, 2022. PVS will also take place this year, hopefully the value increases will be enough to meet the state's standards. Trinity office renovations are complete and now we just wait for the desk and board table to be delivered. The Disaster and Mitigation Plan was updated with current employee names and titles. Collections are up by small percentages from last year. Appraisal is up \$150 million, with \$19 million in new value. In 2021 the appraisers had approximately 4500 protests during the notice period. Mr. Gallant discussed with the board regarding the days the appraisal district was closed for the Christmas holiday. To coincide with Trinity County the appraisal district will close early December 22<sup>nd</sup>, and will remain closed until December 27, 2021. The County will also close on December 31<sup>st</sup> for New Years, the appraisal district will follow suit.

**Closed**

**Session:** The board went into closed session at 2:31PM and then to open session at 2:58PM.

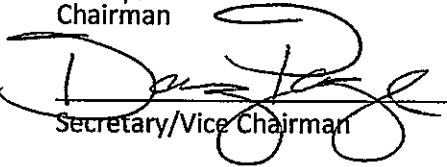
**Open**

**Session:** A motion was made by Doug Page and seconded by James Due to approve a 2-year contract for Gary Gallant, Chief Appraiser, beginning 01/01/2022 and ending 12/31/2023 with a base salary of \$90,000. The motion passed unanimously.

**Adjourn:** A motion was made by James Due to adjourn and seconded by Doug Page, passing unanimously; the meeting was adjourned at 03:05PM.

Attest:

  
\_\_\_\_\_  
Chairman

  
Secretary/Vice Chairman