

WICHITA APPRAISAL DISTRICT
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BOARD OF DIRECTORS MEETING

February 8, 2023

Pursuant to notice, a meeting of the Board of Directors ("Board") of the Wichita Appraisal District ("the District") was held in the offices of the District this date at 11:00 a.m. The quorum included Board members Steve Cookingham, Tommy Smyth, Kerry Maroney, Jeff Taylor, Steve Fairchild, Max Schlegel, Jeff Kindt and Austin Cooper. Also present were Lisa Stephens-Musick, Chief Appraiser, Monty Toliver, Director of Residential Appraisal, Brian Peterson, Senior Commercial Appraiser and Terri Segovia, Administrative Assistant. Board members Glenn Barham and Jeff Watts were absent.

Call to Order & Invocation

The meeting was called to order at 11:00 a.m. Mr. Maroney gave the invocation.

Establishment of Quorum

It was established that a quorum was present.

Election of Officers

Mr. Maroney offered a motion to reappoint Mr. Cookingham as Board Chair, Mr. Schlegel as Vice Chair and Mr. Watts as Secretary. Mr. Taylor seconded the motion, which passed 8-0. The 2023 Board officers are:

Chair: Steve Cookingham
Vice Chair: Max Schlegel
Secretary: Jeff Watts

Adoption of Minutes for December Board of Directors Meeting

Mr. Cooper offered a motion to approve the minutes of the December 2022 board meeting as presented. Mr. Fairchild seconded the motion, which passed 8-0.

Chief Appraiser's Report

- A. 2023 Reappraisal Plan Status – Mr. Toliver reported that the residential department has begun the process of valuing properties for the 2023 appraisal cycle. He informed the board that the residential market is starting to normalize. The number of homes sold has decreased approximately 16% from 2021-2022 and months of inventory of homes has increased. He advised the board that most residential areas will see an increase in value for 2023. Mr. Toliver also informed the board that the value of larger tracts of land, 200-300 acres, are selling at a higher price per acre resulting in increased appraised values; one to 50 acres tracts, however, should not see large increases. Mr. Peterson reported the commercial department is in the process of valuation. Commercial appraisers are currently gathering data from surveys to assist in the valuation; commercial properties will see an increase in value. Multi-tenant properties, motel and hotel properties are not expected to see much of an increase.

- B. 2022 Methods and Assistance Program (MAP) Review – Ms. Stephens-Musick presented the board with the final results of the 2022 Methods and Assistance Program review. She explained that the Comptroller is required to review appraisal districts and their procedures every other year. Ms. Stephens-Musick informed the board, in early February last year, the district passed all mandatory questions, having no recommendations from the Comptroller's office, which is exceptional. She also explained the financial consequences to school districts if an appraisal district fails a MAP Review and Property Value Study.

- C. Litigation/Arbitration – Ms. Stephens-Musick updated the board on lawsuits and arbitrations. One lawsuit is beginning negotiations for an agreement. The district had seven arbitrations to go to hearing, one has withdrawn, three have settled, and nine of them have not been scheduled.
- D. Server Install - Ms. Stephens-Musick informed the board the server purchase they approved in October has been installed with a more robust antivirus program. She explained four large appraisal districts have recently been hacked; one of these districts paid a ransom and took over a month to get back online.
- E. Legislation – Ms. Stephens-Musick informed the board it is a legislative year and will be following for changes in CAD operations. Texas Association of Appraisal Districts is a resource for the legislators for matters affecting appraisal districts.

Discussion & Appropriate Action: Authorize Additional Staff Access to Safety Deposit Boxes

Mr. Taylor offered a motion, with a second from Mr. Schlegel, to grant Norman Denton Keltner and Theresa Segovia access to Wichita Appraisal District safety deposit boxes in addition to Lisa Stephens-Musick and Paul Bata. The motion passed 8-0.

Discussion & Appropriate Action: Adoption of Investment Policy

The 2023 Investment Policy for the district was presented to the board; no changes were made to the policy from the prior year. Mr. Fairchild offered a motion to approve the 2023 Investment Policy. Mr. Maroney seconded the motion, which passed 8-0.

Discussion & appropriate Action: Approve Appointment Agricultural Advisory Board

Mr. Fairchild made a motion to approve the reappointments of Sandy Lalk and Joe Tom Collins to the Agricultural Advisory Board for 2022-2023. Mr. Kindt seconded the motion, which passed 8-0.

Financial Reports

It was discovered that the formula in the net income total was incorrect. Mr. Taylor offered a motion to approve the financial reports subject to correction. Mr. Cooper seconded the motion, which passed 8-0.

Taxpayer Liaison Report

There was nothing to report.

Public Comments

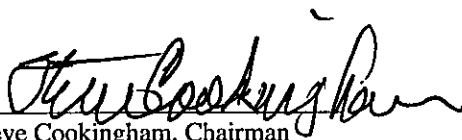
There were no comments from the public.

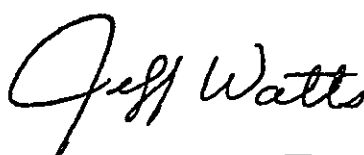
Next Board Meeting – April 12, 2023

Mr. Cookingham announced that the next Board meeting would be Wednesday April 12, 2023.

Adjournment

Mr. Cookingham adjourned the meeting at 12:05 p.m.


Steve Cookingham, Chairman


Jeff Watts, Secretary