

WICHITA APPRAISAL DISTRICT

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BOARD OF DIRECTORS MEETING

August 9, 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, Glenn Barham, Jeff Taylor, Kerry Maroney, Austin Cooper, Max Schlegel, Steve Fairchild, and Jeff Watts. Member, Jeff Kindt left the meeting during the Chief Appraiser's Report. Also present were Lisa Stephens-Musick, Chief Appraiser, Dent Keltner, Deputy Chief Appraiser, Monty Toliver, Director of Appraisal and Terri Segovia, Administrative Assistant. Board member Tommy Smyth was absent.

Call to Order & Invocation

The meeting was called to order at 11:03 a.m. Mr. Watts offered the invocation.

Establishment of Quorum

Mr. Cookingham established a quorum was present.

Approval of Minutes

Mr. Barham offered a motion to approve the minutes of the June 14th board meeting as presented. Mr. Cooper seconded the motion, which passed 9-0. Mr. Cooper offered a motion to approve the minutes of the July 20th board meeting. Mr. Fairchild seconded the motion, which passed 9-0.

Chief Appraiser's Report

- A. Personnel – Ms. Stephens-Musick informed the board with the retirement of Dan Conatser, she has appointed Dent Keltner, Deputy Chief Appraiser and Monty Toliver, Director of Appraisal.
- B. 2023 Certified Values – Ms. Stephens-Musick provided board members with a summary of the 2023 certified values, she explained the school values reflected the \$100,000 homestead exemption as required by Senate Bill 2.
- C. ARB Hearings – Mr. Keltner presented the board with statistics of the 2023 ARB season. He reported this year ran much smoother due to refined processes and additional staff. The District had 5063 protests, approximately 500 less than 2022. Residential had the majority of protests with 3191; commercial and business personal property did not see much change in the number of protests.
- D. Litigation and Arbitration Update – The board was provided a current list of lawsuits and arbitrations. A settlement has been reached on a 2016, 2017 lawsuit and settlement talks are pending on another. The District has had two lawsuits filed for 2023 at this time. The last 2022 arbitration has been settled at the suggestion of the arbitrator; at this time six arbitrations have been filed for 2023.
- E. 2024 Strategic Plan – A copy of the 2024 Strategic Plan was provided to the board. Mr. Toliver informed the board that strategic planning begins immediately after ARB hearings end. The entire staff met for a half-day session to discuss strengths, weaknesses, successes of the district and action items for the 2024 protest season. Each department, commercial, residential, and support staff met for sessions to discuss goals and action items for the upcoming year. He noted that the wealth of knowledge lost with the recent retirement of Dan Conatser has affected the dynamics in all departments. Legislative changes are very impactful on the District.

- F. Legislation – Ms. Stephens-Musick discussed with the board the recent changes in legislation due to the passage of Senate Bill 2 that affect the district. This bill lowers school tax rates, increased the homestead exemption, added a circuit breaker for non-homestead properties and created 3 county-wide elected board of directors.

Public Hearing RE: 2024 Budget

Mr. Cookingham opened the public hearing at 12:11 p.m. to allow questions and comments regarding the proposed budget. With no members of the public in attendance, Mr. Cookingham closed the hearing at 12:13 p.m. Mr. Fairchild offered a motion to close the public hearing. Mr. Maroney seconded the motion, which passed 8-0.

Discussion & Appropriate: Adoption of 2024 Budget

Ms. Stephens-Musick provided the board with an amended budget. She explained the District will be responsible for election costs due to recent Senate Bill 2. Mr. Schlegel offered a motion to adopt the amended 2024 budget as presented at \$2,300,846.00 which represents an increase of 10.30% over the 2022 budget of \$2,085,930.00. Mr. Fairchild seconded the motion, which passed 8-0.

Approval of Financial Reports

Mr. Fairchild offered a motion to approve the financial reports of June and July 2023. Mr. Cooper seconded the motion, which passed 8-0.

Taxpayer Liaison Report

The taxpayer liaison officer had nothing to report.

Public Comments

There were no comments from the public.


Next Meeting October 11, 2023

Mr. Cookingham announced the next Board meeting will be October 11, 2023.

Adjournment

The meeting was adjourned at 12:16 p.m.


Steve Cookingham, Chairman


Jeff Watts, Secretary