

WICHITA APPRAISAL DISTRICT

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BOARD OF DIRECTORS MEETING

June 11, 2025

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 Austin Cooper, Glenn Barham, Max Schlegel, Steve Fairchild, Jeff Taylor, Jeff Kindt, Woodrow Gossom, Jr., and Shelby Womack. Also present were Lisa Stephens-Musick, Chief Appraiser, Dent Keltner, Chief Appraiser Designee, 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. Judge Gossom offered the invocation.

Establishment of Quorum

Mr. Cooper established a quorum was present.

Public Comments

There were no comments from the public.

Approval of Minutes for April 9, 2025, Meeting

Mr. Fairchild offered a motion to approve the minutes of the April 9th board meeting as presented. Mr. Kindt seconded the motion, which passed 8-0.

Approval of Minutes for May 14, 2025, Budget Work Session

Judge Gossom offered a motion to approve the minutes of the May 14th budget work session as presented. Mr. Barham seconded the motion, which passed 8-0.

Chief Appraiser's Report

- a. 2025 Protest Activity – Mr. Keltner gave an overview of protest activity this year as compared with prior years. He reported the number of protests this year is 4,422, very close to last year's 4,404. Electronic filing of protests has doubled from last year, which is a tremendous help to the support staff; additionally the appraisers have the ability to send offers and evidence through the online portal. Informal hearing requests have also increased adding to the appraiser's already busy schedules.
- b. Arbitration & Lawsuit Update – Ms. Stephens-Musick updated the Board on lawsuits and arbitrations. One lawsuit has been settled with no recent activity on the remaining lawsuits.
- c. Legislation – Ms. Stephens-Musick provided information to the board regarding bills passed during the 2025 regular session; at this time bills have been sent to the Governor for his signature. While several bills affect appraisal district operations, the discussion focused HB 148 affecting the board of directors, and HB 9 providing a \$125,000 exemption for business personal property.
- d. IAAO Certificate of Excellence in Assessment Administration (CEAA) – Ms. Stephens-Musick provided the Board with a portion of the IAAO Certificate of Excellence in Assessment Administration submission. She informed them the District has recertified with 100% scoring. She informed the Board that Wichita Appraisal District is one of 59 appraisal/assessment offices in the world and only 11 in the state of Texas to receive this certification.

- e. Education Outreach - Mr. Toliver informed the Board of the outreach effort the District has made to local realtors to help educate them on the goals and purpose of the District. This effort has received positive responses and feedback.

Executive Session Pursuant to Texas Government Code Section 551.101

Mr. Cooper closed the meeting at 11:49 a.m. and the Board entered an executive session.

- a. 551.074 – Personnel matters including the appointment, evaluation, reassignment, duties, discipline, dismissal and/or compensation of individual district employees. Chief Appraiser's annual evaluation, contract, and compensation.

Return to Open Session

Mr. Cooper reopened the meeting at 12:04 p.m.

Discussion & Appropriate Action: Chief Appraiser's Annual Evaluation, Contract and Compensation

Mr. Cooper commended Ms. Stephens-Musick of a great job. Responses on the evaluations were positive.

Judge Gossom offered a motion to approve the corrected contract, with Norman Denton Keltner, to run January 1, 2026, through December 31, 2026. Mr. Barham seconded the motion, which passed 8-0.

Discussion & Appropriate Action: 2026 Budget Proposal

The Board reviewed the 2026 budget proposal of \$2,424,539 which represents an increase of 2.03% over the 2025 budget of \$2,376,366. Mr. Barham offered a motion to approve the budget proposal. Judge Gossom seconded the motion, which passed 8-0.

Approval of Financial Reports

Mr. Fairchild offered a motion to approve the financial reports from April and May. Mr. Kindt seconded the motion, which passed 8-0.

Taxpayer Liaison Report

The taxpayer liaison officer had nothing to report.


Next Meeting August 13, 2025 @ 10:00 a.m.

Mr. Cooper announced the next Board meeting will be Wednesday, August 13, 2025 @ 10:00 a.m.

Adjournment

Mr. Cooper adjourned the meeting at 12:25 p.m.


Jeff Taylor, Secretary


Austin Cooper, Chairman