

MEETING OF THE BOARD OF DIRECTORS
BREWSTER COUNTY APPRAISAL DISTRICT
SEPTEMBER 2, 2025 11:00
APPRAISAL DISTRICT BOARDROOM – 1604 W HWY 90, ALPINE, TEXAS

MINUTES

1. Call to order and announcement of a quorum of members present
 - a. Present: Mo Morrow, Betty Jo Rooney, Daniela Lara, Mary McCallister, Sharon Clark
 - b. Also Present: Richard Petree, Jake Garrett, Rocio Aguado
2. Public Comment
 - a. None
3. Discussion and action on minutes of June Board of Directors meeting
 - a. Mary McCallister moved to accept minutes as presented, Betty Jo Rooney seconded - the motion carried unanimously
4. Public hearing on 2026 proposed CAD budget
 - a. No comments
5. Discussion and action on 2026 proposed CAD budget
 - a. Main driver of increase to budget is for two new appraiser positions
 - b. CAD is under budget for 2025 due to unfilled budgeted roles
 - c. Mary McCallister moved to adopt 2026 proposed budget, Sharon Clark seconded – the motion carried unanimously
6. 2024 Financial Audit Presentation by GRP LLP
 - a. Audit Opinion is Unmodified
 - b. Surplus from 2024 budget is \$45,945
7. Discussion and action on surplus from 2024 budget
 - a. Sharon Clark moved to refund 2024 budget surplus to taxing units
 - b. Mary McCallister seconded – the motion carried unanimously
8. Discussion and action on June and July financial statements
 - a. All taxing units have made their Q3 payments except for TCSD
 - b. Mary McCallister moved to approve financials, Mo Morrow seconded – the motion carried unanimously
9. Discussion and action on renewal of Thomas Y Pickett industrial/utilities appraisal contract
 - a. Chief Petree recommends renewing TYP contract; new terms are an expected price increase
 - b. Mary McCallister moved to approve contract with TYP, Betty Jo Rooney seconded – the motion carried unanimously
10. Discussion and action on BCBSTX dental insurance
 - a. Mary McCallister moved to table, Betty Jo Rooney seconded – the motion carried unanimously; tabled

11. Discussion and action on BCAD Bank depository contract
 - a. BCAD received bids for banking services from West Texas National Bank, TransPecos Banks, and Maverick Bank
 - b. Chief Petree recommended staying with WTNB; contract terms are as good or better than competing bids
 - c. Mary McCallister moved to renew depository contract with WTNB
 - d. Betty Jo Rooney seconded – the motion carried unanimously
12. Executive Session
 - a. Entered Executive Session 11:45
 - b. Closed Executive Session and resumed Open Session 12:00
13. Chief Appraiser's Report
 - a. Interim Chief to attend ARB hearings scheduled 9/3/2025
 - b. Finding capable applicants to fully staff CAD office is a persistent issue
14. Property matters
 - a. Mo Morrow stated that he purchased some property for which tax accounts were not set up correctly
15. Old business
 - a. None
16. Adjournment
 - a. Mary McCallister moved to adjourn, Betty Jo Rooney seconded – adjourned 12:24

NOTICE: The Board of Directors may convene in Executive Session at any time between the opening of the meeting and adjournment, on any item listed in the meeting agenda, for the purpose of:

- a) Consultation with legal counsel pursuant to Ch. 551.071 of the Texas Government Code regarding actions on real estate transactions;
- b) Discussion of personnel matters pursuant to Ch. 551.074 of the Texas Government Code,
- c) Discussion of security personnel and devices pursuant to Ch. 551.076 of the Texas Government Code and/or Economic Development pursuant to Ch 551.087 of the Texas Government Code.