

Williamson Central Appraisal District

Board of Directors Meeting

Minutes of January 29, 2019

Harry Gibbs, Vice Chairman, called the special meeting of the Williamson Central Appraisal District Board of Directors to order Tuesday, January 29, 2019 at 1:01 p.m. Board members present: Harry Gibbs, Rufus Honeycutt and Larry Gaddes. Quorum declared.

Pledges of Allegiance

Receipt of Public Comments

There were no public comments.

Town Hall Meeting

WHO:

Speakers: Alvin, Larry Gaddes, Steve West, Larry Gonzales

- ❖ Alvin – Appraisal (7-10 minutes)
- ❖ Larry Gaddes – Tax rate & participation in process (7-10 minutes)
- ❖ Steve West – School funding - Larry Gaddes to contact (7-10 minutes)
- ❖ Larry Gonzales – Moderator - Harry or Rufus to contact (5 minutes)

Staff: WCAD staff to be present to discuss the process more intimately one-on-one ... to have access to WCAD website

Screeener: one from WCAD / one from tax office to screen questions to decide what will or will not be addressed at the meeting.

- ❖ Have a few “planted” questions ready

WHAT:

Topics:

- ❖ Agenda ~ Larry has an outline
 - Intro by Larry Gonzales
 - 3 Speakers (7-10 minutes each)
 - Question/Answer time (25 minutes)
- ❖ Moderator ~ Larry Gonzales
 - Announce will limit to 1 hour but will stay to answer individual questions
 - Announce a thank you for the use of the facility and full disclaimer: “We want to thank Georgetown for letting us use their facilities. Nothing said here is necessarily the opinion...”
 - General overview ~ Because we fund local government the way we do, causes a large burden on property tax ~ inform guests at start of meeting what will be discussed ~ get them to think our way...
 - Introduce 3 presenters and what their topics will be: Alvin who will discuss appraisal side / Larry will talk tax rates / Steve schools and what their role is...
 - Announce examples of what cannot be addressed at this meeting?
- ❖ Appraisal ~ how it works, how it’s governed, how to appeal
 - Focus on valuation
 - Governed by Texas Comptroller
 - Board members do NOT have influence
 - Reflect what happens in the marketplace
 - If not valuing homes at market price, schools are financially penalized
 - Property owner responsibility to find realtor to get sales since the state of Texas does not allow the CAD to disclose this information

- ❖ Tax ~ rates and how those are set
 - Focus on how it works and how tax rates are determined by entities
 - Budget hearings give a chance to make a change
 - What owners can influence
 - ❖ Both Larry & Alvin
 - 5 bullet points
 - 3-4 slides each
 - 8-10 minutes total for each speaker (other than intro)
 - Show websites ~ navigate to each jurisdiction link to search for their budget hearing info
 - Stay high level
 - Everything should support our opening statement
 - ❖ All presenters ~ add to PowerPoint slides
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WHEN:

- ❖ Week day
 - ❖ 6:30 – 7:30 p.m.
 - ❖ 1 hour (limit to)
 - ❖ April 11th – Jester Annex would be available (Alvin NOT available)
 - ❖ April 16th, 17th or 18th
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WHERE:

- ❖ Georgetown / Round Rock / Cedar Park (central location)
 - ❖ Jester Annex (Larry)
 - ❖ Georgetown Performing Arts Center
 - ❖ Georgetown ISD Administration Building (Alvin to speak with Pam Sanchez at Georgetown ISD)
 - ❖ Brushy Creek MUD building (Harry)
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WHY:

- ❖ Educate homeowners
 - ❖ Leave time for questions
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MISC:

- ❖ Rufus suggested sending info to taxing entities to inform them of this meeting
- ❖ Share budget hearing information with property owners
- ❖ How to advertise?
- ❖ Colleen to send PowerPoint in Google/One Drive to Alvin & Larry Gaddes


This item will be discussed further at the February 14th Board Meeting.

No motion was made.

The meeting adjourned at 2:10 p.m.

Respectfully,


Harry Gibbs, Vice Chairman


Rufus Honeycutt, Member