



BOARD OF DIRECTORS POLICY



Approved by the Board of Directors on: *January 9, 2025*

TABLE OF CONTENTS

Definitions	4
Williamson Central Appraisal District	5
Officers of the Board	5
Ethics Policy	6
Standards of Conduct	6
Grievance	7
Conflict of Interest	7
Compliance	8
Electronic Mail Policy / Open Records Requests	8
Policy Statement on Periodical Reappraisals	8
Board of Director Training Requirements	8
Access to the Disabled	9
Board of Directors	
Eligibility	9
Term of Office	9
Selection	10
Vacancies on the Board	10
Recall	10
Compensation and Reimbursement	10
Meetings	10-11
Citizen Communications	11
Disposal of Documents / Record Retention	11
Litigation Arising from Performance of Official Duties	12
Authority and Functions	12-18
District Administration	
Duties and Responsibilities	18-19
Appraisal Review Board	
Selection	19
Eligibility	20
Terms	20
Compensation	20
Duties and Responsibilities	20-21
Taxpayer Assistance Policy	22

Addendums

1. Chief Appraiser Job Description	24-25
2. Public Access Policy	
3. Grievance Procedure Policy for Chief Appraiser - Resolution #2022-02	26-31
4. Open Records – Resolution #2022-01	32-34
5. Yearly Agenda Items	35
6. Chief Appraiser Compensation Policy & Review Process	36
7. Employee Compensation Policy	37
8. Budget Policy	38-43
9. Investment Policy	44-54
10. Public Election Calendar	55-56
11. Board Policy Resolution	57

The policies and procedures of the Board may be amended to accommodate the needs of the Board, changes in state laws or changes in Property Tax Code.

WILLIAMSON CENTRAL APPRAISAL DISTRICT

Definitions

Board of Directors (BOD) – refers to the governing body of the appraisal district who are elected by the taxing units who are served by the District.

District – refers to the Williamson Central Appraisal District (WCAD). The District is a political subdivision of the State of Texas created pursuant to Subchapter A of the Property Tax Code. The appraisal district's primary responsibility is to develop an annual appraisal roll for use by the taxing units.

Appraisal Review Board (ARB) – refers to a group of citizens who are appointed by the BOD. They serve as a judicial part of the protest system. The ARB hears and resolves disputes over appraisal matters based on evidence provided by both the property owner and the appraisal district.

Taxpayer Liaison Officer (TLO) – refers to an individual who handles public access, informational matters and provide clerical assistance to the BOD. The officer also resolves complaints that fall outside the jurisdiction of the ARB.

Chief Appraiser – refers to an individual who serves as the primary administrator of the appraisal district. The appraisal district BOD appoints the chief appraiser.

Taxing Unit – refers to a governmental entity that levies property tax.

WILLIAMSON CENTRAL APPRAISAL DISTRICT

The Williamson Central Appraisal District is a political subdivision of the State of Texas created pursuant to Subchapter A of the Property Tax Code. The appraisal district's primary responsibility is to develop an annual appraisal roll for use by the taxing units.

The appraisal district's boundaries are the same as the Williamson County boundaries.

The costs of appraisal district operations are shared by the various taxing units participating in the district. Each unit's allocation is based on its tax levy relative to the total tax levy of all the participating taxing units. Unless the governing body of a unit and the Chief Appraiser agree to a different method of payment, each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter. For good cause shown, the Board of Directors (Board) may waive the penalty and interest on a delinquent payment.

Any mention of the Board throughout this Policy pertains to both the taxing unit-elected as well as the publicly-elected members unless noted otherwise.

A majority of the taxing units entitled to vote in the selection of the Board of Directors have the authority to veto the appraisal district's budget and any other action of the Board of Directors.

OFFICERS OF THE BOARD

The officers of the Board shall consist of a Chairman, Vice Chairman and Secretary who shall be selected by majority vote at the regular January meeting of each year. In the event of a vacancy of office, the office is filled at the first regular meeting following the vacancy.

The duties of the Chairman shall include:

- Presiding at Board meetings
- Appointing committee members unless otherwise instructed by the Board
- Signing all legal instruments requiring Board signature
- Performing legal duties as required by state statute
- Any other functions as designated by the Board of Directors

The Chairman shall vote on any matter coming before the Board of Directors except as prohibited by statute.

The duties of the Vice Chairman shall include:

- Presiding at Board meetings in the absence of the Chairman
- In the absence of the Chairman, signing of all legal instruments requiring Board signature
- Any other functions as designated by the Board of Directors

The duties of the Secretary shall include:

- Presiding at Board meetings in the absence of both the Chairman and the Vice Chairman
- Meeting statutory notice requirements, i.e., delivering written notice to the presiding officer of the governing body of each taxing unit participating in the district of the date, time and place for the public hearing to consider the district budget and the reappraisal plan (biennially).

ETHICS POLICY

It is the policy of the Williamson Central Appraisal District that the officers and employees of the district shall be independent, impartial, and responsible to the property owners of the Williamson Central Appraisal District; that public office or employment is not used for personal gain; and that state laws applicable to the conduct of public officials are observed. Policies and procedures of the appraisal district are adopted in affirmation of these goals.

STANDARDS OF CONDUCT

A member of the Board of Directors or Appraisal Review Board or an employee of the district shall not in his official capacity transact any business with any person, business entity or property in which he has a substantial interest.

Interest in Certain Contracts Prohibited (Section 6.036. of the Property Tax Code)

Subsection (a) states; An individual is not eligible to be elected (or appointed?) to or to serve on the Board of Directors of an appraisal district if the individual or a business entity in which the individual has a substantial interest is a party to a contract with:

- (1) the appraisal district; or
- (2) a taxing unit that participates in the appraisal district, if the contract relates to the performance of an activity governed by this title

(b) An appraisal district may not enter into a contract with a member of the Board of Directors of the appraisal district or with a business entity in which a member of the board has a substantial interest.

(c) A taxing unit may not enter into a contract relating to the performance of an activity governed by this title with a member of the Board of Directors of an appraisal district in which the taxing unit participates or with a business entity in which a member of the board has a substantial interest.

(d) For purposes of this section, an individual has a substantial interest in a business entity if:

- (1) the combined ownership of the individual and the individual's spouse is at least 10 percent of the voting stock or shares of the business entity; or
- (2) the individual or the individual's spouse is a partner, limited partner, or officer of the business entity

(e) In this section, "business entity" means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust, or other entity recognized by law.

(f) This section does not limit the application of any other law, including the common law relating to conflicts of interest, to an appraisal district director.

Section 176.003 of the Local Government Code states; (a) a local government officer shall file a conflicts disclosure statement if:

- (1) the person enters a contract with the local governmental entity, or the local governmental entity is considering entering into a contract with the person; and
- (2) the person:
 - (A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that a contract has been executed or the local governmental entity is considering entering into a contract with the person.
 - (B) A member or employee shall not accept or solicit any gift or favor that might reasonably tend to influence that individual in the discharge of his official duties or that the member or employee knows, or should know, has been offered with the intent to influence or reward official conduct.

A member or employee shall not use his official position with Williamson Central Appraisal District to secure a special privilege, consideration, or exemption for him/herself or others, or to secure confidential information for any purpose other than official responsibilities.

A member shall not communicate with the Chief Appraiser on any matter relating to property appraisal except in an open meeting or in a closed meeting regarding pending litigation. This does not apply to routine communication between the Chief Appraiser and the County Assessor-Collector that relates to the administration of an appraisal roll, including a communication made in connection with the certification, correction or collection of an account. (Section 6.15 (c) of the Texas Property Tax Code)

A member or employee shall not use district facilities, personnel, equipment, or supplies for private purposes, except to the extent such are lawfully available to the public.

A member or employee may not participate in a vote or decision on a matter affecting a person, business entity, or property in which the member or employee has a substantial interest.

A member or employee shall proceed to the Appraisal Review Board for any properties under protest that they own or represent.

A member or employee shall not use information received in connection with his official position for his own purposes or those acting on his behalf or gain unless such information can be known by ordinary means to any ordinary citizen.

Members may attend social occasions, workshops, ceremonial events and press conferences without violating the Open Meetings Act law, provided formal action is not taken and any discussion of public business is incidental.

GRIEVANCE PROCEDURE POLICY FOR CHIEF APPRAISER

A member of the Board shall not discuss Chief Appraiser performance related items unless discussed in a Board Meeting during Executive Session. The purpose of this Policy is to provide a reasonable, standardized grievance policy for the Chief Appraiser to file a grievance. If the grievance cannot be resolved, the results of the Board Chair's investigation, including the written grievance and the Board member's response, shall be presented at the next scheduled meeting of the District's Board of Directors under Texas Government Code 551.074 (Personnel Matters). If the grievance is against the Board Chair, the Chief Appraiser shall submit his or her written grievance to either the Vice Chair or a non-implicated Board member; see Addendum #3 – Resolution #2022-02.

GRIEVANCE PROCEDURE POLICY FOR STAFF

Staff members should follow the grievance policy outlined in Chapter 16 of the Personnel Policy manual. Employees are allowed to file a grievance with Human Resource (HR) about the Chief Appraiser on conditions of employment such as reduction in pay, hours of work, demotion, termination, or conditions of work. If a staff member still has an unresolved grievance with the Chief Appraiser, then they would be instructed by HR to file a complaint with the Chairman of the Board of Directors.

CONFLICT OF INTEREST

A member or employee shall not engage in any activity or employment outside of the appraisal office if such engagement adversely affects his impartiality in the execution of his official duties or adversely affects the performance of his official duties.

A member or employee shall not serve as a tax agent or appraiser for any party; by serving that party for any form of compensation or any benefit through the collection of data, appraisal of property, presentations, argument,

appearances or other exercise of influence in the property tax system, unless such service does not involve properties in the purview of the appraisal district. An individual shall not serve as a member if they have represented taxpayers for compensation during the preceding three years.

Disclosure of conflicts of interest should be made within seven days of becoming aware of the conflict. A conflict statement must be filed.

COMPLIANCE

A member of the Board of Directors who violates any requirement of this policy shall be subject to review and action by the electing (or appointing?) authority. A taxing unit may ask for the recall of any Director the unit voted for in the election process.

A member of the Appraisal Review Board who violates any ARB policies may be removed from the ARB by a majority vote of the appraisal district Board of Directors. (Section 6.41 (f) of the Property Tax Code)

An employee who violates any requirement of this policy shall be subject to review and action by the Chief Appraiser.

ELECTRONIC MAIL POLICY / OPEN RECORDS REQUESTS

As public officials, Board members are subject to the Texas Public Information Act, Chapter 552, Government Code. This law generally allows citizens to request and receive copies of public information upon request. The District will only access a Board members WCAD email after they are no longer a member of the Board of Directors and if a Public Information Request (PIR) is received. While a member of the Board of Directors, emails will not be accessed without permission by that member.

The definition of “public information” includes the use of electronic devices and cellular phones by public employees and officials in the transaction of official business. The act does not distinguish between personal or employer-issued devices or email accounts but rather focuses on the nature of the communication or document. If the information was created, transmitted, received or maintained in connection with the transaction of official business of the governmental body, the information constitutes public information subject to disclosure under the Act. Gov’t Code 552.003 (2-a). The Board adopted resolution 2022-01, adopting a policy for costs incurred to respond to PIR’s that require large amounts of personnel time (see Addendum #4).

Board members are considered “temporary custodians” for public information that they receive, create, or keep on private devices or in private email accounts. If a person files a public information request for such information, a member must provide it to the District upon request. Additionally, the public information act requires that public information held in a private account or on a private device must either be backed up or a copy must be provided to the District for retention. For these reasons, it is suggested that members handle such information through their official WCAD email accounts, which are automatically retained in the appropriate manner. Members who are officials of taxing units and have official email accounts through those units may use those email accounts for public business as well.

It shall be the policy of the Board of Directors to copy at least one other Board of Directors member when emailing items of substance or related to a Board of Directors agenda item. The Chief Appraiser, at any time, can forward correspondence to other Board of Directors members.

POLICY STATEMENT ON PERIODICAL REAPPRAISALS

It is the policy of Williamson Central Appraisal District to reappraise all real property in the district every year. The Chief Appraiser is to establish a comprehensive program for the conduct of all appraisal activities that will meet the requirements of this policy. The Chief Appraiser will keep the Board informed on the progress of appraisal activities.

The Board of Directors shall approve biennially (in even numbered years), by September 15th a written plan for the periodic reappraisal of all property within the boundaries of the appraisal district. A meeting notice shall be posted, and a public hearing held with notice to the taxing units.

BOARD OF DIRECTOR TRAINING REQUIREMENTS

All members of the Board of Directors shall complete an open meetings and public information training course of not less than one hour.

ACCESS TO THE DISABLED

In accordance with the Elimination of Architectural Barriers Act of Texas, the appraisal district building is architecturally designed to allow access by persons with disabilities. Citizens in need of assistance in accessing meetings of the Board of Directors or Appraisal Review Board are encouraged to contact the District's office or the Taxpayer Liaison Officer in advance of their presentation so that they may be assisted.

BOARD OF DIRECTORS

The Williamson Central Appraisal District is governed by a Board of nine Directors, as of July 1, 2024. Five Directors are elected by the taxing units that participate in the District. Three Directors are elected by majority vote at the general election by the voters of Williamson County. The County tax assessor-collector serves as an ex officio member and is a voting member.

Eligibility

To be eligible to serve on the Board, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of election.

Section 6.035 of the Property Tax Code states an individual is ineligible to serve on an appraisal district Board of Directors if the individual owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless:

- (a) the delinquent taxes and any penalties and interest are being paid under an installment payment agreement; or
- (b) a suit to collect the delinquent taxes is deferred or abated

An employee of a taxing unit participating in the appraisal district is not eligible to serve unless the individual is also a member of the governing body or an elected official of a taxing unit participating in the district.

Section 6.035 of the Property Tax Code, effective September 1, 1989, bars a Board member from serving if the member is related to a person who operates for compensation as a tax agent or a property tax appraiser in the appraisal district.

Section 6.036 of the Property Tax Code, effective September 1, 1989, bars a person from serving on the Board if they contract with the appraisal district, or if they contract on a tax related matter with a taxing unit served by the appraisal district, or if they have a substantial interest in a business that contracts with the appraisal district or a taxing unit served by the appraisal district.

Persons who appraise property for compensation for use in property tax proceedings or tax agents who represent owners for compensation are ineligible to serve on the appraisal district Board until the expiration of three (3) years after such activity.

Term of Office

After the initial public election, members of the Board of Directors who were elected (or appointed?) by the taxing units will serve staggered four-year terms beginning in January of every other even numbered year. Publicly elected

members of the Board will serve staggered four-year terms beginning in January of every other odd numbered year. Per

Section 6.035 of the Property Tax Code, there is a five-term limit for members of both the publicly-elected and taxing unit-elected (or appointed?) Board of Directors unless they are the county tax assessor-collector or in a county with a population of 120,000 or less, effective as of September 1, 2021. Service as a Director before January 1, 2022 does not count for purposes of determining eligibility.

Selection – Taxing Unit-Elected Member

Section 6.03 of the Property Tax Code establishes the selection process for Appraisal District Directors. These members of the Board are selected by certain taxing units participating in the district. The taxing units of Williamson County shall appoint five of the nine members of the Board of Directors. The tax assessor-collector serves as an ex-officio voting member.

Selection – Elected

Three members will be publicly elected by majority vote during a general public election.

Vacancies on the Board

Section 6.03 of the Property Tax Code provides that in the event of a vacancy on the Board of Directors in a taxing unit-elected position, the Board will notify the governing body of the taxing unit or units, who may, in turn, nominate a candidate by resolution. The Board of Directors shall elect, by majority vote of its members, one of the nominees to fill the vacancy and notify the taxing units of its selection.

If a vacancy occurs in a publicly-elected position, the Board shall elect by majority vote a person to fill the vacancy. The person elected must have the qualifications required of a Director elected at the general election.

Recall

Per Section 6.033(a), the governing body of a taxing unit may call for a recall of a member of the taxing unit-elected Board of Directors for whom the unit cast any of its votes in the election of the Board. The call must be in the form of a resolution, be filed with the chief appraiser of the appraisal district, and state that the unit is calling for the recall of the member. If a resolution is filed, the chief appraiser, not later than the 10th day after the date of filing, shall deliver a written notice of the filing of the resolution and the date of its filing to the presiding officer of the governing body of each taxing unit entitled to vote in the election of Board members.

Compensation and Reimbursement

Members of the Board may not receive compensation for service on the Board but are entitled to reimbursement for reasonable and necessary expenses incurred in the performance of their duties as provided by the budget adopted by the Board. Board members who incur expenses conducting appraisal district business must complete an expense report. Any qualifying mileage incurred during appraisal district business other than regularly scheduled Board meetings will be reimbursed by the Williamson Central Appraisal District at the current IRS mileage rate.

Meetings

All meetings of the Board typically are held in the Board room of the Williamson Central Appraisal District located at 625 F.M. 1460, Georgetown, Texas, unless a different location is designated by Board action and in the notice of meeting. Meetings shall start promptly at the appointed hour or as soon thereafter as a quorum is present.

Notices of meetings shall be posted as required by law. No business shall be transacted at the meeting except that for

which the meeting is called, and the Board should only speak on items that are listed on the agenda during that agenda item.

If Board members wish to include items for discussion at a Board meeting, they should use the following procedure:

Contact, by email, the Board Chairman, the Chief Appraiser, and the Administrative Office Manager. This contact needs to be made 24 hours prior to the 72-hour required notice of meeting posting to request that an item be placed on the Board agenda.

In the event of urgent public necessity, it is sufficient if the Board agenda is posted for at least one hour before the meeting is convened.

A majority of the members of the Board shall constitute a quorum for the transaction of official business. A quorum of the Board of Directors members must be physically present at the meeting.

An information packet outlining the agenda and providing support documents shall be prepared by the Chief Appraiser or a designated employee and shall be provided to the members prior to each regular Board meeting. The Board to consider certain agenda items on a yearly basis (see Addendum #5). The packet shall include the minutes of the previous meeting.

The minutes of the preceding meeting shall be approved by the Board.

The official minutes of all meetings shall be held by the Chief Appraiser.

Citizen Communications

The agenda for the order of business for all regular meetings shall include an item to allow for communications from citizens on any issue within the authority of the Board. An individual speaking during the public comment portion of the meeting shall be limited to three (3) minutes. The Chairman may waive the limit at his/her discretion.

Citizens who do not speak English will be given twice the length of time, six (6) minutes, for public comment. Citizens who do not speak English or are hearing impaired are encouraged to contact the District's office or the Taxpayer Liaison Officer in advance of their presentation so that arrangements can be made to provide a professional interpreter. The Administration Department shall respond to all requests for a professional interpreter if time permits. When time does not permit the scheduling and attendance of an interpreter, the Administration Department will make every effort to fully assist the citizen to properly convey his or her communication to the Board.

A member of the Board may transmit property owner, or taxing unit, complaints to the Chief Appraiser if the complaint is in writing and without comment about a specific property appraisal.

Disposal of Documents / Record Retention

1. Chief Appraiser Performance Evaluation
 - a. Performance Evaluation
 - i. Prepared composite performance evaluation for the Chief Appraiser shall be retained until superseded, plus two years, in accordance with the District's Record Control Schedules.
 - b. Board Members' Personal Notes
 - i. All Board members' personal notes and group discussion composite notes used to prepare the Chief Appraiser's annual performance evaluation will be shredded upon approval of composite performance evaluation and upon approval of the District's Local Record Retention Schedule amendment by the Texas State Library and Archives Commission.
 1. The Chief Appraiser's assistant or his designated representative will provide for the collection of Board members' personal notes and group discussion composite notes immediately following completion of composite annual performance evaluation and shall shred them immediately upon approval and acceptance of the District's Local Record Retention Schedule amendment by the Texas State Library and Archives Commission.

2. Board Members' Personal Notes Regarding Appraisal District Business
 - a. Notes created by Board members prior to, or during meetings for personal use will be collected at the next Board meeting following formal approval of the Board meeting minutes. The Chief appraiser's assistant or designated representative will provide for the shredding of the Board members' personal notes immediately following their collection or as soon as practicable.

Litigation Arising from Performance of Official Duties

This provision is applicable to the following personnel associated with the Williamson Central Appraisal District:

Members of the Appraisal District Board of Directors
Members of the Appraisal Review Board
The Chief Appraiser
The Taxpayer Liaison Officer
All employees of the District, including temporary or part-time employees

Should any of the above personnel involuntarily become a Defendant in any civil or criminal litigation brought against them pursuant to the performance of their official duties, whether current or former personnel, it shall be the policy of the Williamson Central Appraisal District to assume liability for, and to pay each affected person's attorneys' fees incurred in defending said litigation, but only to the extent the accused person or conduct is not covered by insurance. These attorneys' fees shall be determined and paid pursuant to the District's policy for paying attorneys' fees generally.

It shall further be the policy of the District that immediately upon being notified that litigation has been instigated against a District representative, the Chief Appraiser shall inform all insurance carriers of the situation and determine as soon as possible:

1. whether coverage exists;
2. whether the coverage includes both potential damages and attorneys' fees;
3. whether a deductible amount must be incurred before coverage will lie, and if so, how much; and
4. the limits of coverage.

If it is determined that insurance coverage does not exist in full or in part, or is denied entirely, the selection of the attorney who will defend affected personnel shall be left wholly to the discretion of the Appraisal District Board of Directors.

In addition, should any judgment for money damages be finally rendered against any of the above personnel because of said litigation brought against them pursuant to the performance of their official duties, it shall be the policy of the Williamson Central Appraisal District to assume liability for, and to pay all judgment amounts rendered against the affected person(s) which are not covered by insurance.

Authority and Functions

The Board of Directors shall establish general policies in keeping with the requirements of state law. Members of the Board shall have authority only when acting as a Board legally in session. The Board shall not be bound in any way by any statement or action on the part of any individual member except when such statement or action is in pursuance of specific instructions of the Board.

The statutory responsibilities of the Board of Directors include:

1. **The establishment of an appraisal office** (*Section 6.05 of the Property Tax Code*)

The administrative offices of the district shall be located at 625 F.M. 1460, Georgetown, Texas.

2. **The appointment of the Chief Appraiser** (*Section 6.05 of the Property Tax Code*)

The Board shall appoint a Chief Appraiser. The Board shall take appropriate action to solicit a number of qualified applicants (see attached job description for qualifications) in the event the position of Chief Appraiser becomes vacant. Applicant solicitations are to be posted in appropriate media outlets, newspapers, trade journals, etc.

Such applicant solicitations shall include entry requirements as stated in the Chief Appraiser job description. Applicant references shall be requested and contacted.

The Chief Appraiser is an officer of the District for purposes of the nepotism laws. The District may not employ or contract with the Chief Appraiser's spouse, parent or stepparent, child or stepchild, or the spouse of any of these.

Non-statutory requirement:

The Board shall evaluate the Chief Appraiser annually, including goal setting, with a Board evaluation instrument. Comparable salaries are to be considered (see Addendum #6).

3. **Approval of the budget** (*Section 6.06 of the Property Tax Code*)

The Board shall consider and adopt an annual budget by September 15th of each year. The budget may not be adopted until written notice is given to the taxing units and the Board has conducted a public hearing on the proposed budget.

The Chief Appraiser shall prepare the proposed budget and schedule a public workshop session for the Board of Directors and any other eligible and interested parties to present the preliminary budget before June 15th.

The budget shall include the following:

- each proposed employee position with salary range and benefits
- each proposed capital expenditure
- an estimate of the budget to be allocated to each taxing unit
- a list of obligated reserve funds, and
- other items necessary for CAD operations including contract payments for services, funds for ARB operations, reimbursement for Board of Director expenses, employee education expenses, legal fees and expenses incurred by the appraisal district and the ARB

This proposed budget will be sent to all taxing units for their review. If a majority of the voting taxing units veto the proposed budget, a new budget must be adopted within 30 days. Based on changes to the proposed budget as approved by the Board of Directors, the Chief Appraiser shall prepare the budget and present it for final Board approval as required by statute.

The Board shall amend the budget, if necessary, but must deliver a written copy of the proposed amendment to the taxing units not later than the 30th day before the date the Board acts on it.

When there are unobligated funds left at the end of the CAD budget year, the Board may vote to move the funds into reserves for a replacement account, disaster account or other account. These funds are considered obligated to be spent and are not required to be refunded or credited back to the taxing units. An expenditure a CAD has committed during the fiscal year to meet or secure an obligation is an expenditure that is obligated to be spent under subsection 6.06(j) of the Tax Code.

The Chief Appraiser may make budget line-item transfers as long as these items are located within the same expense category. The district's main expense categories include:

- Personnel
- Materials & Supplies
- Services
- Debt Service
- Capital Outlay

Expenses made between the main categories require Board of Director approval.

If expenses will increase the liability to the taxing units, Board of Director and then taxing unit approval is required.

(See Addendum #8 for Budget Policy)

4. **Annual financial audit** (*Section 6.063 of the Property Tax Code*)

The Board shall authorize the District to issue a request for qualifications from financial auditors as needed or at a minimum of every five years for an annual audit by an independent certified public accountant. A copy of the audit report shall be delivered to the presiding officers of all taxing units participating in the district.

(See Addendum #9 for Investment Policy)

5. **Designation of depository** (*Section 6.09 of the Property Tax Code*)

The Board shall solicit bids for the district depository at least once every two years and shall designate the financial institution(s) that offer the most favorable terms and conditions for the handling of district funds. The Board and the depository may agree to extend a depository contract for one additional two (2)-year period. Funds must be secured in the manner provided by law.

Funds to be invested in:

- a. Fully collateralized Certificates of Deposit as defined within the Bank Depository Contract,
- b. Fully insured Certificates of Deposit,
- c. Obligations of the United States Government, its agencies and instrumentality's and,
- d. Direct obligations of the State of Texas or its agencies.
- e. Insured certificates of deposit are to be insured by the FDIC or appropriate private insurance coverage as specified on certificates more than \$100,000.

All such investments without regard to type, shall be consistent with State and Federal Laws pertaining to the investment of public funds.

(See Addendum #9 for Investment Policy)

6. **Appointment and Selection of ARB Members** (*Section 6.42(a) of the Property Tax Code*)

The Taxpayer Liaison Officer is responsible for publicizing the availability of positions on the ARB. The District shall post notice on the Williamson Central Appraisal District website and notice utilizing a job posting site and job search resources such as Nextdoor, to reflect in the County for which the appraisal district is established.

The Appraisal Review Board (ARB) will consist of members who will serve two (2) year staggered

terms and are appointed by the Board of Directors. All members serve "at-large". The Appraisal Review Board conducts meetings and hearings in the Williamson Central Appraisal District board/hearing rooms.

The Board will appoint the ARB members and select the ARB Chair and ARB Secretary. All appointments made by the Board must be by majority vote and consist of at least two of the three publicly elected members voting in favor of the appointments. To assist in the process, interested applicants can provide their name, the position they are seeking, their history of ARB service and any legal and/or appraisal service they've had and/or training for these services.

It is suggested that the applicant also include the reason they are seeking the position, any additional comments, feedback on the ARB process; what worked best and the reason it worked; along with suggestions to improve ARB functioning. ARB members to be notified that they may submit a letter for candidates to the Appeals Coordinator.

A member of the ARB may be removed from the ARB by majority vote of the Board of Directors. Grounds for removal include a violation of:

- 1) Section 6.412; Restrictions on Eligibility of ARB Members;
- 2) Section 6.413; Interest in Certain Contracts Prohibited;
- 3) Section 41.66(f); Communication outside of hearing or proceedings;
- 4) Section 41.69; Conflict of Interest in property owner protest; or
- 5) Good cause relating to the attendance of members at called meetings of the ARB as established by written policy adopted by a majority of the Board of Directors or for evidence of repeated bias or misconduct.

If the Taxpayer Liaison Officer receives a complaint about the ARB not complying with hearing procedures, the TLO shall investigate and report to the Board of Directors. The Board can direct the ARB Chair to take remedial action. The Board may remove the member of the ARB serving as Chair from that position.

An ARB member who has served all or part of three previous terms as a board member or auxiliary member on the Appraisal Review Board is ineligible to serve on the ARB. Furthermore, a person is ineligible to serve if the person appeared before the ARB for compensation (tax agents, lawyers, etc.) during the two-year period preceding the date the person is appointed.

Board members shall not communicate with a member of the ARB with the intent to influence a decision by the member. Board members shall not communicate with a member of the ARB regarding any ARB training course except during a hearing or other ARB proceeding.

The Board shall adopt and implement a policy for the temporary replacement of an ARB member who violates ex parte communication requirements. **Replacement of a full-time ARB member will be brought to the Board from the list of auxiliary members.**

All ARB members shall receive a copy of the Board Policy.

7. **Appraisal contracts (Section 25.01(b) of the Property Tax Code)**

Upon recommendation by the Chief Appraiser, the Board of Directors shall review and approve contracts between the appraisal district and private appraisal firms to perform appraisal services for the district.

8. **Competitive Bidding/Contract Requirement (Section 6.11. of the Property Tax Code)**

The Williamson Central Appraisal District will follow Chapter 252 of the Local Government Code, which is referred to in Section 6.11 of the Property Tax Code.

Section 6.11; Subsection (a) states; An appraisal district is subject to the same requirements and has

the same purchasing and contracting authority as a municipality under Chapter 252, Local Government Code.

Section 6.11; Subsection (b) states; For purposes of this section, all the provisions of Chapter 252, Local Government Code, applicable to a municipality or to purchases and contracts by a municipality apply to an appraisal district and to purchases and contracts by an appraisal district to the extent they can be made applicable, and all references to the municipality in that chapter mean the appraisal district. For purposes of applying Section 252.061, Local Government Code, to an appraisal district, any resident of the appraisal district may seek an injunction under that section.

Sections 252.062 and 252.063, Local Government Code, apply to an officer or employee of an appraisal district in the same manner those sections apply to a municipal officer or employee.

Section 252.021 of the Local Government Code states: (a) before a municipality may enter into a contract that requires an expenditure of more than \$50,000 from one or more municipal funds, the municipality must:

- (1) comply with the procedure prescribed by this subchapter and subchapter C for competitive sealed bidding or competitive sealed proposals.
- (2) use the reverse auction procedure, as defined by Section 2155.062(d), Government Code for purchasing; or
- (3) comply with a method described by Subchapter H or J, Chapter 271

Chapters 791 and 271 of the Local Government Code provide that participation in the cooperative purchasing program satisfies the counties procurement requirements. Because the goods and services have been obtained through a competitive procurement process, the county can purchase them without having to conduct its own procurement process.

The following shall be the policy of the District:

- (1) The Board shall sign any contract for expenditure exceeding \$10,000
- (2) Any contract expenditure over \$50,000 shall require an RFP (Request for Proposal). Note: if vendor is exclusive to the trade, an RFP is not necessary
- (3) Any contract expenditure over \$1,000, but under \$50,000, shall require an RFQ (Request for Quote)
- (4) Any contract expenditure, included in the budget, in the amount of \$10,000 or less shall be signed by the Chief Appraiser or his designee (to which he's given written approval)
- (5) A contract may be auto renewed for a maximum of five (5) years with annual review by the Chief Appraiser or his designee
- (6) Electronic bids are acceptable

A list of contracts, with expirations and descriptions, will be reviewed by the Board at least annually.

9. **Appointment of Taxpayer Liaison Officer (Section 6.052 of the Property Tax Code)**

The Board shall appoint a Taxpayer Liaison Officer (TLO), who serves at the pleasure of the Board. The Taxpayer Liaison Officer shall be a resident of the County for at least two years and can be an employee of the District as long as he or she does not perform appraisal functions. The Chief Appraiser or any other person who performs appraisal services for the district for compensation is not eligible to perform the duties of the TLO. The District shall seek TLO applicants by publishing a notice having general circulation in the County for which the appraisal district is established. The Board will strive to select an individual who has a background in customer service. The Taxpayer Liaison Officer's compensation is set by the Board and provided by the budget. The TLO administers certain public access functions required by the Tax Code and is responsible for reviewing and responding to complaints that do not involve matters that may be protested under Section 41.41 of the Tax Code. (Sec. 6.04 (d), (e) and (f) of the Property Tax Code)

The TLO must periodically complete training provided by the Comptroller's office. A training certificate must be kept by the appraisal district. The TLO must take the training within one year of being appointed and then each even-numbered year.

In addition, the TLO is responsible for receiving and compiling a list of comments and suggestions filed by the Chief Appraiser, a property owner, or a property owner's agent concerning the matters listed in Section 5.103(b) or any other matter related to the fairness and efficiency of the ARB. The TLO shall forward to the Comptroller, comments and suggestions filed under this subsection in the form and manner prescribed by the Comptroller not later than December 31st of each year.

The TLO may provide information and materials designed to assist property owners in understanding the appraisal process, protest procedures and related matters. He or she may also attend ARB hearings. The TLO can resolve issues by meeting with parties involved, can assist with filing binding arbitration, and can dismiss complaints about appraised values.

The TLO reports to the Board on the status of all complaints filed with the Board at each of their meetings. The Board shall evaluate the TLO regularly. (Sec. 6.04 (g) of the Property Tax Code)

The TLO's evaluation must include a review of the timeliness of the TLO's resolution of complaints.

The TLO also provides clerical assistance to the Board of Directors in the selection of ARB members but may not influence the process for selecting these members. The TLO is responsible for publicizing the availability of positions on the ARB. The TLO will deliver applications to serve on the ARB to the Board of Directors.

The Board may appoint one or more Deputy TLO's to assist the Taxpayer Liaison Officer. This Deputy is entitled to compensation.

10. Appointment of Agricultural Advisory Board (Section 6.12 of the Property Tax Code)

The Chief Appraiser, with the advice and consent of the Board, appoints an Agricultural Advisory Board to advise the Chief Appraiser on the valuation and use of agricultural and timber land. Notice of meetings held by the Agricultural Advisory Board shall be posted appropriately as indicated in Section 551.041 of the Government Code.

The Agricultural Advisory Board shall meet at the call of the Chief Appraiser at least once a year. The official minutes of all meetings shall be held at the appraisal district office. Members of the Agricultural Advisory Board serve for staggered terms of two years.

11. Records management

The Board of Directors shall cause policies and procedures to be developed for the administration of the Texas Local Government Records Act. The Board shall designate a public information officer to administer the records management program.

12. Employee contact

The Board of Directors shall refrain from contacting Williamson Central Appraisal District employees to discuss individual personnel issues. While the Board of Directors is the policy maker for the Williamson Central Appraisal District, the Chief Appraiser, not the Board of Directors, has final decision-making authority under the District's Personnel Policies with respect to employee matters.

All Williamson Central Appraisal District employees shall refrain from contacting the Board of Directors to discuss individual personnel issues. Pursuant to the Williamson Central Appraisal

District Personnel Policies, such communications should be addressed through the grievance procedure administered by the Chief Appraiser.

13. Public Board Election

The Board must call the public election and cause a Notice of the election to be published in a local newspaper of general circulation in the County. The Board is required to canvass the results of the election in a public meeting.

14. Other statutory duties

The Board shall perform other duties as specified by state statutes.

In addition to the specific statutory duties that are described above, the Board shall:

1. Require and evaluate reports by the Chief Appraiser concerning the operations and financial status of the appraisal district.
2. Require the development and adoption of district policies for the sound financial management of district funds. The Board of Directors shall adopt, by official action, an Investment Policy in accordance with Chapter 6 of the Texas Property Tax Code, Sections 2256.003 through 2256.006 et seg of the Government Code, Article 2529, Article 2544, Article 2546, Article 2546a, Article 2548a, Article 2549 and Article 2558 of Vernon's Ann. Civ. St. (See Addendum #9 for Investment Policy).
3. Require the Chief Appraiser to include in the District's budget a line item for Chief Appraiser miscellaneous expenses. Chief Appraiser mileage reimbursement will be reported separately. Since a monthly auto allowance is provided, the Chief Appraiser shall not be reimbursed for local mileage. Local mileage is defined as travel within a one county radius of the District. Chief Appraiser credit card statements, with credit card receipts attached, will be reviewed and signed monthly by the Board Chair. In the absence of the Chairman, the Vice Chairman to sign; and in the absence of both the Chairman and the Vice Chairman, the Secretary to sign.
4. Assist in presenting to the public the needs and progress of the appraisal district.
5. Consider and act on policies for the appraisal district. Such policies may be initiated by the Chief Appraiser or by members of the Board.
6. Approve all contracts as required by law.
7. Review the Property Value Study or the Methods and Assistance Program (MAP) – (in appropriate years).
8. Review the Board Policy annually.
9. Provide verification of their (the Board members) individual property information.
10. Perform other duties as required to govern the appraisal district as permitted by law.

DISTRICT ADMINISTRATION

The Chief Appraiser is the chief administrative officer of the appraisal district office. The Chief Appraiser is appointed by the Board of Directors. The Chief Appraiser is directly accountable to the Board for the effective discharge of all duties and responsibilities. All other personnel are employed by and accountable to the Chief Appraiser. The Chief Appraiser may delegate authority to subordinate employees.

Duties and Responsibilities

The Chief Appraiser coordinates and implements the goals and objectives established by Board policy, provisions of the Property Tax Code, and other applicable laws and rules.

The Chief Appraiser's responsibilities include numerous statutory responsibilities related to the development of appraisal rolls and the administration of the appraisal office. Additionally, the Chief Appraiser is assigned duties by the Board of Directors necessary for the conduct of Board duties and implementation of Board policy. The Chief Appraiser shall:

1. Establish a comprehensive program for the conduct of all appraisal activities and keep the Board informed on the progress of appraisal activities.
2. Develop and implement sound administrative procedures for the conduct of all district functions.
3. Develop and implement an effective financial management system and provide reports to the Board to allow evaluation of the district's fiscal affairs.
4. Develop and implement an expense policy for the Chief Appraiser expenses.
5. Develop and implement an effective internal budget development system and prepare a proposed budget by June 15th of each year.
6. Develop and implement biennially a reappraisal plan by September 15th of even numbered years.
7. Serve as the district's spokesperson in providing information to news media, taxing units, and the public on the operations of the appraisal district and provisions of the property tax laws.
8. Prepare the agenda for each Board meeting, attend all meetings, and provide staff recommendations for all appropriate Board actions.
9. Post Board meeting material packet on the District's website as needed.
10. Develop and implement a personnel management system for job assignments, personnel evaluations, staff hiring, periodic salary surveys and classification studies, and other personnel related matters. An employee survey is conducted periodically (see Addendum #7 for Compensation Policies.)
11. Employ and compensate professional, clerical and other personnel as provided by the budget.
12. Appoint members of the Agricultural Advisory Board with the advice and consent of the Board of Directors.
13. Review adjustments or changes involving properties of employees of the district.
14. Scan appropriate correspondence addressed to Board members, for retention purposes. These documents will be emailed to the Board members. Correspondence marked confidential should be returned, upon opening by the Board, to the Administration department for record retention.
15. Calculate the number of votes to which each taxing unit is entitled for the appointment of the Board and deliver notice to the units.
16. Prepare a ballot, listing the names of candidates timely submitted for Board ~~appointment~~ by the taxing units and deliver this ballot to the presiding officer of each taxing unit. A personal biography from each candidate will be requested at the time of nomination.
17. Prepare appropriate notices and documentation pertaining to the public Board election.

18. And any other item included in the Chief Appraiser job description.

APPRAISAL REVIEW BOARD

The Appraisal Review Board (ARB) is responsible for the local administrative review of appraisal records.

Selection

In counties with a population of 120,000 or more, the Board of Directors appoints the ARB members. Although an appraisal district provides staff to the ARB for clerical assistance, the ARB maintains an independence from the Board and appraisal district staff including the Chief Appraiser.

Eligibility

To serve on the ARB an individual must be a resident of the appraisal district and must have resided in the district for at least two (2) years.

An individual is ineligible to serve on an ARB if the individual owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless:

- (a) the delinquent taxes and any penalties and interest are being paid under an installment payment agreement; or
- (b) a suit to collect the delinquent taxes is deferred or abated

An ARB applicant is ineligible to serve on the ARB if that person appeared before the ARB for compensation during the two (2) year period preceding the appointment.

An ARB applicant may be disqualified from serving on the ARB if he or she has a relative employed by the Williamson Central Appraisal District or a relative who is a member of the Williamson Central Appraisal District Board of Directors.

Terms

Members shall serve two-year, staggered terms.

Compensation

ARB members shall receive a per diem based on the following levels of service:

- Level 1 – 1st and 2nd year
- Level 2 – 3rd and 4th year
- Level 3 – 5th and 6th year

Per the Property Tax Code Section 6.412(d)(4), a person is ineligible to serve on the ARB if the person served for all or part of three previous terms as an ARB member, this includes auxiliary members. Only those members who had previous experience at the Williamson Central Appraisal District will receive prior experience credit.

If an ARB member discontinues service for no more than one year, they will receive full credit for their prior years' service in regard to their pay level. If an ARB member has more than a one-year absence, they will return at Level 1, year one ARB pay.

Duties and Responsibilities

The ARB is responsible by statute for the hearing and determination of taxpayer protests and taxing unit challenges.

The Chief Appraiser shall delegate appraisal office staff to provide clerical assistance to the ARB.

The ARB may adopt rules of procedure. The ARB must submit the adopted procedures to the Board of Directors no later than 15 days after adoption (no approval required.)

The ARB is responsible for operating within its Policies and Operating Procedures. Notwithstanding, in the event the Board receives a written complaint against an ARB member, of the Williamson County Appraisal Review Board, the Board of Directors will review the issue(s) raised and supporting documentation, giving it proper consideration, consistent with the Board of Director's legislative authority to act under Section 6.41(f) of the Texas Property Tax Code.

Correspondence should be addressed as follows and mailed to:

Chairman, Board of Directors
Williamson Central Appraisal District
625 FM 1460
Georgetown, TX 78626

TAXPAYER ASSISTANCE POLICY

The Board and appraisal district shall make available to the public and taxing units information of public interest describing the functions of the Board and the Board's procedures by which complaints are filed and reviewed¹. Such information may include:

- General information concerning the Board of Directors and its functions
- General information concerning the Appraisal Review Board and its functions
- General information concerning the Taxpayer Liaison Officer and his/her functions
- Procedures for public access to Board meetings, including procedures for the disabled and speakers who require the assistance of an interpreter
- Procedures for contacting the Taxpayer Liaison Officer
- Policies for resolving complaints
- Tax calendar

The written public notices of the Board's meetings shall contain in English and Spanish a brief description of the Board's policy concerning public access to the Board, and access by disabled or non-English and non-Spanish speaking persons, such as follows:

The Board of Directors invites comments from the public about the policies and procedures of the Williamson Central Appraisal District and about other matters within the Board's jurisdiction. If you wish to address the Board, but do not speak English or Spanish and if you cannot bring your own interpreter, please notify the Taxpayer Liaison Officer (TLO) in writing at least seven (7) days prior to the meeting. Arrangements will be made for an interpreter. If you have a disability that may prevent you from speaking to the Board, please notify the TLO in writing at least seven (7) days prior to the meeting. If you are unable to notify the TLO within seven (7) days, the district will attempt to make the appropriate accommodations.

In the event that written correspondence is received addressed to the Board; an announcement will be made by the Board Chairman during the public comment portion of the agenda. It is not required to read this correspondence aloud. No action will be taken, and the matter will be considered closed.

En cada una de sus reuniones ordinarias la Junta Directiva invita al publico a presentar sus comentarios sobre las politicas y los procedimientos del Distrito de Valoracion y de la Junta de Revision de Valoracion, asi como sobre los demas asuntos comprendidos dentro de la competencia de la Junta. Si desea dirigirse a la Junta y no habla ingles o espanol y le es imposible presentarse con su interprete personal, sirvase comunicarse por escrito con el oficial de los contribuyentes de impuestos del Distrito, por lo menos siete dias habiles antes de la reunion. Se haran arreglos o incapacidad que le impida hablar ante la Junta, sirvase comunicarse por escrito con el oficial de los contribuyentes del Distrito, por lo menos siete dias habiles antes de la reunion. El Distrito hara lo posible para ayudarle.

En caso de que se reciba correspondencia por escrito dirigida a la Junta; un anuncio será hecho por el Presidente de la Junta durante la porción de comentarios públicos de la agenda. No es necesario leer esta correspondencia en voz alta. No se tomará ninguna medida y el asunto se considerará cerrado.

¹ See Article I

The policies and procedures of the Board may be amended to accommodate the needs of the Board, changes in state laws or changes in Property Tax Code.

STATE OF TEXAS

COUNTY OF WILLIAMSON

WILLIAMSON CENTRAL APPRAISAL DISTRICT

RESOLUTION 2025-01

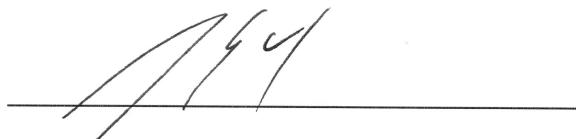
WHEREAS, the Board of Directors of the Williamson Central Appraisal District previously approved the Board of Directors Policy of the Williamson Central Appraisal District on July 12, 2023, and

WHEREAS, the Chief Appraiser has prepared and submitted a proposed Board of Directors Policy for the operations of the Williamson Central Appraisal District Board of Directors, and

WHEREAS, all requested changes have been completed and approved; now

THEREFORE, BE IT RESOLVED by the Board of Directors of the Williamson Central Appraisal District that the Board of Directors Policy be approved, as recommended, as the official Policy of the Williamson Central Appraisal District Board of Directors.

Adopted: **January 9, 2025**



Jon Lux
Chairman, Board of Directors
Williamson Central Appraisal District



Hope Hisle-Piper
Secretary, Board of Directors
Williamson Central Appraisal District

ADDENDUM #1



Williamson Central Appraisal District Chief Appraiser Job Description

Job Summary:

This is an exempt position that, under the supervision of the Board of Directors, is responsible for efficient and cost-effective management of the administration of the District. Supervises Directors and/or Managers of the appraisal sections. Provides planning and coordination to provide a timely and accurate appraisal roll as determined by the State Comptroller's office, Property Tax Division's most recent Property Value Study and/or most recent Methods and Procedures (MAP) Review.

Essential Duties and Responsibilities:

The statutory duties required include, but are not limited to the following:

- Administers the provisions of the Texas Property Tax Code.
- Serves as the District's chief administrative officer.
- Timely notifies property owners of property value changes and other communications.
- Prepares appraisal records and presents them to the Appraisal Review Board.
- Notifies jurisdictions of their value totals and annually certifies the value roll.
- Receives applications for tax exemptions and administers their approval or denial.
- Directs formulation of annual District budget to not exceed authorized amount and making adjustments appropriately following all purchasing and bid policies.
- Provides funds for continued professional development of key District personnel and in-house programs, funding and opportunities that allow for employee advancement.
- Performs liaison role with taxing units and civic organizations.
- Advertises public hearings timely and in an informative manner.
- Communicates and addresses concerns with citizen groups and individual taxpayers.
- Appointment of the Agricultural Advisory Board, with the advice and consent of the Board of Directors.
- Create a ballot for the Board of Directors election.
- Calculate the number of votes for the appointment of the Board of Directors.
- Contract, with approval of the Board of Directors, with private appraisal firms.
- Performs other duties as prescribed by the Board of Directors.

The non-statutory duties required include, but are not limited to the following:

- Manages/oversees all District litigation.
- Provides justification for funds requested.
- Serves as principal advisor to the District's Board of Directors and provides direct and open communication regarding all District matters.

- Stays abreast of legislative matters which might affect the District.
- Ensures proper registration and education with Texas Department of Licensing and Regulation of all appraisal personnel.
- Represents the District with the news media.
- Maintains future vision and encourages development of new technology.
- Performs other duties as prescribed by the Board of Directors.

Entry Requirements:

Education and Experience:

The statutory education requirements are as follows:

- Texas Department of Licensing and Regulation's (TDLR) Registered Professional Appraiser (RPA) designation required within five (5) years.
- Must hold one of the following professional designations: Registered Professional Appraiser (RPA) from the TDLR, MAI from the Appraisal Institute, Assessment Administration Specialist (AAS) from IAAO, Certified Assessment Evaluator (CAE) from IAAO or Residential Evaluation Specialist (RES) from IAAO.
- Texas Association of Appraisal District's Chief Appraiser Institute is required or must be taken within one year of being hired.

The non-statutory education and experience requirement is as follows:

- Bachelor's degree in public administration, business, finance or related field required. Master's degree preferred.
- Minimum 10 years management-level experience required.

Knowledge and Skills:

The statutory knowledge requirement is as follows:

- At least one-half (1/2) of the continuing education credits required of a Chief Appraiser must cover understanding TDLR, the duties of the appraisal district, financing of the appraisal district, courtesy to the public, open meetings, open records, etc. and two (2) hours of ethics for Chief Appraisers.

The non-statutory knowledge and skill requirements are as follows:

- Knowledge of Texas property tax laws, governmental budgeting/finance, personnel management, and media relations is essential.
- Valid driver's license, vehicle with current safety inspection and minimum state-mandated liability insurance required.
- Must be able to effectively delegate to staff.
- Must have superior communication and listening skills with the ability to establish and maintain effective working relationships with employees, taxing entities and the public.
- Must be able to make decisions and carry them out effectively.
- Often requires application of ingenuity, political sensitivity and innovation.

ADDENDUM #2

PUBLIC ACCESS POLICY

Williamson Central Appraisal District

General Policies & Procedures for Public Access

Board of Directors:

TAXING UNIT ELECTED:

Jon Lux, Chairman

Lora H. Weber, Vice Chairman

Harry Gibbs, Member

Michael Wei, Member

Lisa Birkman, Member

Larry Gaddes, Ex Officio Member

PUBLICLY ELECTED:

Hope Hisle-Piper, Secretary

Mason Moses

Mike Sanders

Alvin Lankford, Chief Appraiser

Glenda Williams, Taxpayer Liaison Officer

Dear Property Owners,

The Williamson Central Appraisal District Board of Directors wants you to be informed about the appraisal district and your rights, remedies, and responsibilities as a property owner.

The section following this letter contains information about the functions of, policies and procedures concerning access to the Board of Directors, assistance for non-English speaking and persons with disabilities, and the resolution process for complaints to the Board of Directors. The policies and procedures of the Board may be amended at any time to accommodate the needs of the Board, changes in state laws or changes in the Texas Property Tax Code.

The appraisal district's Customer Service Department can answer questions and serve your needs on most matters that do not require Board attention. In addition, the District's website contains vast information and valuable resources. Please visit www.wcad.org for additional information.

Sincerely,

**Jon Lux, Chairman,
Williamson Central Appraisal District,
Board of Directors**

General Information

Appraisal District

The Williamson Central Appraisal District's primary function is appraising taxable property for the county, cities, school districts and a number of other special taxing units, including fire, water and hospital districts, which levy property taxes within the boundaries of the appraisal district. The district appraises around 300,000 property parcels annually. The district also administers property tax exemptions and determines taxable situs of property. The chief executive of the district is the Chief Appraiser.

The governing body of the district is the appraisal district's Board of Directors. The appraisal district also has an Appraisal Review Board (ARB), which hears property owner protests regarding values and other related matters, and a Taxpayer Liaison Officer, who handles issues outside the jurisdiction of the Appraisal Review Board.

Board of Directors

The governing body of the district consists of a five-member Board of Directors, who are elected by the taxing units served by the district. Due to legislation, this Board also now has three publicly elected members. The Board selects the Chief Appraiser and the Taxpayer Liaison Officer. It also adopts the annual district budget, and ensures that the district follows policies and procedures, appropriate state laws and regulations. The Board does not appraise property, hear protests or make decisions affecting appraisal records.

Chief Appraiser

The Chief Appraiser and his staff appraise property within the district. If you have a concern about appraisal of property, you should first discuss it with the district's staff. Complaints of this nature that cannot be resolved at staff level can be addressed by a written protest to the Appraisal Review Board.

Appraisal Review Board

The Appraisal Review Board (ARB) is a group of citizens who are appointed by the Board of Directors. They serve as the judicial part of the protest system. The ARB is a separate body from the Williamson Central Appraisal District and from the Board. It serves a different function. The ARB hears and resolves disputes over appraisal matters based on evidence provided by both the property owner and the appraisal district. The Appraisal Review Board's duties and a property owner's right to protest are more thoroughly explained in the pamphlet entitled, "Property Taxpayer Remedies" which is available on the District's website at www.wcad.org. A copy is also provided with each owner's Notice of Appraised Value. A printed copy can be provided upon request.

Taxpayer Liaison Officer (TLO)

The Taxpayer Liaison Officer handles public access, informational matters and provides clerical assistance to the Board of Directors. The liaison officer also resolves complaints that fall outside the jurisdiction of the Appraisal Review Board. At each regular meeting of the Board of Directors, the Taxpayer Liaison Officer reports on the number, nature and status of resolution on any complaints.

The Taxpayer Liaison Officer's duties include:

- Administer the public access functions required by the Property Tax Code;
- Support efforts to assist property owners in understanding the appraisal process, protest procedures and related matters;
- Report to the Board of Directors at each meeting on the status of all complaints; these complaints will have an initial response as soon as possible and will be responded to within ten business days;
- Assist access to the Board by non-English speaking and persons with disabilities;
- Prepare information describing Board functions and procedures involving how complaints are filed and resolved;
- Publicize availability of positions on the ARB;
- Deliver applications and provide clerical assistance to the Board of Directors in the appointment of ARB members;
- Receive and compile a list of comments and suggestions filed by the Chief Appraiser, a property owner or a property owner's agent concerning matters related to the fairness and efficiency of the ARB. These comments are forwarded to the Texas Comptroller's office;
- Attend training provided by the Comptroller;
- Perform other duties and responsibilities as assigned.

Who May Address the Board

It is the policy of the Board to provide the public with a reasonable opportunity to address them at any regular meeting on any issue or matter within its jurisdiction. Generally, the Board's statutory duties and jurisdiction involve:

- Adopting the district's annual budget;
- Contracting for necessary services and facilities;
- Selecting the Chief Appraiser and assigning responsibilities to the position;
- Adopting general policies regarding the operation of the district;
- Selecting the Taxpayer Liaison Officer and assigning responsibilities to the position;
- Selecting the ARB members, Chairman and Secretary.

Speaking at a Board Meeting

Board meetings are conducted on a regularly scheduled monthly basis, normally in the Board room at the appraisal district office. At each regular meeting, the Chairman will ask if anyone has signed up to speak, or if anyone present wishes to address the Board. If a member of the public desires to speak to the Board regarding any item listed on the Board's agenda, that person must speak during the public comment item on the agenda. The Board allows three minutes for each person to speak; however, this time may be expanded at the discretion of the Board. This time is twice the length for a non-English speaking individual in order to accommodate for a translator. The Board may refuse to hear any person who is attempting to speak on a subject unrelated to the Board's lawful jurisdiction. Additionally, the chairperson may limit repetitive comments by one or more speakers.

Policies for Reviewing and Responding to Complaints

The Board will consider written complaints about the policies and procedures of the appraisal district, the Appraisal Review Board, the Board of Directors, any specific member thereof, or any other matter within its lawful jurisdiction; however, it cannot consider any matter that might involve a challenge, protest, or correction before the Appraisal Review Board as set out in the Texas Property Tax Code. Additionally, the Board has no authority to overrule the Chief Appraiser or an Appraisal Review Board's decision on a value, correction, or a protest. The complaint should specify the name of the individual(s), Board or department involved, dates, nature of the complaint and your contact information.

Please mail or deliver written complaints and correspondence to:

Taxpayer Liaison Officer
Williamson Central Appraisal District
625 FM 1460
Georgetown, Texas 78626

At each regularly scheduled meeting, the Taxpayer Liaison Officer shall report to the Board on the nature of complaints and the status of resolution, if there are any.

Board deliberations concerning complaints will comply with provisions of the Texas Open Meetings Act, Chapter 551, Government Code.

Until final disposition of a complaint, the Board notifies the parties at least quarterly on the status of a complaint unless notice would jeopardize an investigation.

Interpreters

The Board will provide an interpreter at a Board meeting upon the request of a person who does not speak English or who must communicate by sign language. The request must be made to the Taxpayer Liaison Officer in writing at least seven days before the meeting, and it must also indicate that the person is unable to provide an interpreter. If notice is not given within seven days, the district will attempt to make the appropriate accommodations.

Access by Persons with Disabilities

Persons with disabilities who wish to address the Board and need special assistance for entry, or access, must notify the Taxpayer Liaison Officer in writing at least seven days before the meeting. The appraisal district office has five van accessible parking spaces available to persons with disabilities in its parking lot in front of the building. The main entrance doors have wheelchair assist buttons.

The Board meeting room is also wheelchair accessible. A person who needs additional assistance for entry or access should notify the Taxpayer Liaison Officer in writing at least seven days before the meeting. If notice is not given within seven days, the district will attempt to make the appropriate accommodations.

Firearm Policy

Open carry of handguns is prohibited in Board of Director Meetings. Pursuant to Section 30.07, Penal Code (Trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (Handgun licensing law), may not enter this meeting with a handgun that is carried openly.

Tax Calendar

January 1: Statutory date for appraisal of all taxable property at 100% of market value.

Statutory date of determining status for approval of regular residential homestead exemption (Property owner must own and occupy as primary residence on this date.)

April 15: Last day for property owners to file renditions.

May 15: Protest deadline for filing a written protest to the Appraisal Review Board is before May 15, or not later than the 30th day after a notice of appraisal has been properly mailed to the property owner at the address of record, whichever is later.

October/ November Tax bills are mailed to property owners by the appropriate tax assessor/collector office.

January 31: Last day to pay previous tax year property taxes without penalty and interest added.



**WILLIAMSON CENTRAL APPRAISAL DISTRICT
625 FM 1460
Georgetown, Texas 78626
512-930-3787**

ADDENDUM #3
Grievance Procedure Policy

STATE OF TEXAS

COUNTY OF WILLIAMSON

WILLIAMSON CENTRAL APPRAISAL DISTRICT

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WILLIAMSON CENTRAL APPRAISAL DISTRICT APPROVING AND ADOPTING A GRIEVANCE PROCEDURE POLICY FOR THE CHIEF APPRAISER TO BE INCLUDED IN THE WCAD BOARD OF DIRECTORS POLICY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Directors of the Williamson Central Appraisal District (WCAD) has recognized the need for the adoption and approval of a grievance procedure policy for the Chief Appraiser of the WCAD; and

WHEREAS, the Board of Directors of WCAD has found that it is in the best interest of the WCAD to adopt a grievance procedure policy for the Chief Appraiser; and

WHEREAS, upon full review and consideration of the Grievance Procedure Policy for Chief Appraiser which is attached hereto as Exhibit "A" (the "Policy"), the Board of Directors is of the opinion and finds that the Policy is approved and shall be adopted and made a part of the WCAD Board of Directors Policy;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WILLIAMSON CENTRAL APPRAISAL DISTRICT THAT:

SECTION 1. The Board of Directors has approved the Policy to be adopted and made a part of the WCAD Board of Directors Policy.

SECTION 2. This resolution shall become effective immediately upon its passage and approval.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE WILLIAMSON CENTRAL APPRAISAL DISTRICT ON THIS 27th DAY OF APRIL 2022.

APPROVED:

By:



Jon Lux
Chairman, Board of Directors
Williamson Central Appraisal District

ATTEST:

By:



Lora H. Weber
Secretary, Board of Directors
Williams Central Appraisal District
(04-12-2022:TM 129017)

EXHIBIT "A"
WILLIAMSON CENTRAL APPRAISAL DISTRICT
GRIEVANCE PROCEDURE POLICY FOR CHIEF APPRAISER

Purpose:

This purpose of this Policy is to provide a reasonable, standardized grievance policy for the Chief Appraiser to file a grievance against a Williamson Central Appraisal District ("District") current member serving on the Board of Directors ("Board member").

Grievance:

The Chief Appraiser may file a grievance against a current Board member if the Board member engages in egregious conduct that adversely affects the Chief Appraiser's performance of his or her District duties or if the Board Member's conduct is detrimental to the Chief Appraiser, the Board or the District and does not meet the requirements of the District's Standards of Conduct for Board members as set forth in the Board of Directors Policy.

Grievance Procedure:

(a) The Chief Appraiser shall submit his written grievance to the Board Chair. The written grievance shall contain the nature of the grievance and specific information, including date(s), relating to the grievance.

If the grievance is against the Board Chair, the Chief Appraiser shall submit his written grievance to either the Vice Chair or a non-implicated Board member. The Vice Chair or the non-implicated Board member shall follow the procedures outlined in this Policy for the review and ensuing investigation, and final determination of the grievance.

(b) The Board Chair shall review the written grievance to determine if the grievance meets the requirements of a valid grievance under the District's Personnel Policy Manual. If the Board Chair determines that the grievance is valid, the Board Chair shall present the written grievance to the Board member against whom it is filed. The Board member shall have five (5) days to submit a written response to the Board Chair.

(c) After receipt of the Board Member's response to the grievance, the Board Chair shall conduct an investigation into the grievance. If the Board Chair so desires, the District's General Counsel may be asked to provide legal advice regarding the grievance and ensuing investigation. The Board Chair, Chief Appraiser and Board member shall make a good faith effort to resolve the grievance before presenting the grievance to the Board of Directors for a determination.

(d) If the grievance cannot be resolved, the results of the Board Chair's investigation, including the written grievance and the Board member's response, shall be presented at the next scheduled meeting of the District's Board of Directors under Texas Government Code 551.074 (Personnel Matters). If the Board determines that the grievance has merit and the Board member

has engaged in egregious conduct that has adversely affected the District or the Chief Appraiser, the Board shall determine the necessary and warranted admonishment against the Board member, including censure or sanctions. A "sanction" may include the Board requesting the taxing unit that placed the sanctioned member on the Board to remove and replace him or her through the recall procedure under Texas Property Code Section 6.033. If the Board determines that the grievance does not have merit and an admonishment is not necessary, the Board shall notify both the Chief Appraiser and the Board member. The decision made by the Board shall be made in open session and shall be binding on all parties involved. The implicated Board member shall abstain from voting on the matter.

No Retaliation or Reprisal:

The Chief Appraiser may not be made subject to harassing or retaliatory behavior as a result of exercising his or her right to file a grievance under this Chapter.

Reimbursement of Reasonable Attorney's fees:

(a) The Board may determine to reimburse the Chief Appraiser's reasonable attorney's fees if (i) the Chief Appraiser had to employ the services of an attorney for purpose of representing him or her in the grievance process; (ii) the Chief Appraiser was acting within the scope of his or her duties; (iii) the complained of behavior or conduct was actually in the bona fide performance of his or her duties; and (iv) the Board member who was the subject of the grievance was admonished as a result of the filed grievance; and

(b) Reimbursement of the Chief Appraiser's reasonable attorney's fees will serve the public's interest by keeping and retaining qualified Chief Appraisers, including the current Chief Appraiser; the reimbursement of the attorney's fees will not solely serve the Chief Appraiser's private interest; and, the legal fees were necessary and of a reasonable amount.

(c) Nothing contained in this policy requires the Board to reimburse the Chief Appraiser's attorney's fees.

ADDENDUM #4

Open Records

RESOLUTION NO. 2022-01

STATE OF TEXAS § RESOLUTION ADOPTING A POLICY FOR
COSTS INCURRED TO RESPOND TO
PUBLIC INFORMATION REQUESTS THAT
REQUIRE LARGE AMOUNTS OF
PERSONNEL TIME

COUNTY OF WILLIAMSON §

WILLIAMSON CENTRAL APPRAISAL DISTRICT

WHEREAS, a quorum of the Board of Directors of the Williamson Central Appraisal District (hereinafter “the Board”) met in a duly posted meeting; and

WHEREAS, Chapter 552, Texas Government Code, gives every person the right to access government records with only certain exceptions; and

WHEREAS, Chapter 552.275 of the Texas Government Code authorizes a governmental body, including the Williamson Central Appraisal District, to establish reasonable limits on the financial burden placed upon it in responding to requests for public information; and

WHEREAS, the Williamson Central Appraisal District employees a public information officer; and

WHEREAS, the Williamson Central Appraisal District spends considerable resources in responding to requests for public information; and

WHEREAS, the Board finds that 36 hours per fiscal year, per requestor, as provided by Texas Government Code 552.275 is a reasonable limit of the amount of time Williamson Central Appraisal District personnel should spend producing public information for inspection or copying for a requestor, and or providing copies of public information to a requestor, without reimbursement; and

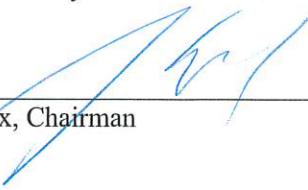
WHEREAS, the Board finds that 15 hours per month, per requestor, as provided by Texas Government Code 552.275 is a reasonable limit of the amount of time Williamson Central Appraisal District personnel should spend producing public information for inspection or copying for a requestor, and or providing copies of public information to a requestor, without reimbursement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE WILLIAMSON CENTRAL APPRAISAL DISTRICT:

- 1) 36 hours, per fiscal year, per requestor, as provided by Texas Government Code 552.275 is a reasonable limit of the amount of time Williamson Central Appraisal District personnel should spend producing public information for inspection or copying for a requestor, and or providing copies of public information to a requestor, without reimbursement.
- 2) 15 hours per month, per requestor, as provided by Texas Government Code 552.275 is a reasonable limit of the amount of time Williamson Central Appraisal District personnel should spend producing public information for inspection or copying for a requestor, and or providing copies of public information to a requestor, without reimbursement.

- 3) After reaching 5 hours of time spent complying with a request or requests for public information for a requestor, the Williamson Central Appraisal District shall provide the requestor with a written statement of the amount of personnel time spent complying with that request and the cumulative amount of time spent complying with requests for public information from that requestor during the current calendar month and fiscal year.
- 4) At such time that, in connection with a request for public information, the cumulative amount of personnel time spent complying with requests for public information from the same requestor equals or exceeds the limits established herein, the Williamson Central Appraisal District shall provide the requestor with a written estimate of the total cost, including materials, personnel time, and overhead expenses necessary to comply with the request. The written estimate shall be provided to the requestor on or before the 10th day after the date on which the public information request was received. The amount of the charge relating to the cost of locating, compiling, and producing the public information shall be as established by rules prescribed by the Texas Attorney General under Sections 552.262 (a) and (b).
- 5) If it is determined that additional time is required to prepare the written estimate under Subsection (e) of Texas Government Code 552.275, the District shall provide the requestor with a written statement of that determination and the District shall provide the written estimate as soon as practicable, but on or before the 10th day after the date the District provides a notice under this section.
- 6) If the District provides a requestor the written estimate under Subsection (e) of Texas Government Code 552.275 and the time limits provided by this resolution have been exceeded, the District is not required to produce public information for inspection or duplication or to provide copies of public information in response to the request, unless on or before the 10th day after the date the District provided the estimate under Subsection (e), the requestor submits payment of the amount stated in the written cost statement.
- 7) If the requestor fails or refuses to submit payment, the requestor is considered to have withdrawn the requestor's pending request for public information.
- 8) Pursuant to 552.275 of the Texas Government Code, the time limits adopted herein by the District do not apply if the requestor is an elected official of the United States, this state, or a political subdivision of this state, or a member of the news media or a representative of the Innocence Project as defined by Texas Government Code 552.275 (j), (k), (l), (m).
- 9) All further provisions of Section 552.275 of the Texas Government Code are adopted and incorporated herein.
- 10) Effective Date: This Resolution is effective immediately upon its adoption by the Board.

READ, PASSED AND APPROVED THIS THE 17th day of March 2022.

By: 
Jon Lux, Chairman

ATTEST:



Lora Weber, Secretary

ADDENDUM #5

Board of Directors Yearly Agenda Items

*These items must be placed on the Board agenda as indicated below. Items indicated with an * are estimated timeframes.*

Month	Mandatory Items	Discretionary Items
January	Election of Officers (Chairman, Vice-Chair, Secretary) – Swearing in Officers every even numbered year – Voting delegate for TAAD Conference –	* Selection of Auditor (every 5 years)
February		
March		
April	Budget Review...	* Review Investment Policy (Moves w/ BOD Policy)
May	Budget Workshop...	* Auditor's Report...* Surplus Funds
June	Mtg. before June 15th...Approve Preliminary Budget	
July		
August	<i>(Usually no meeting scheduled)</i>	
September	Mtg. before September 15th...Budget Workshop...Adopt Budget Mtg. before September 15th ...Appraisal Plan...Approve plan by resolution before Sept. 15th (plan must be readopted every two years) ...Public Hearing...even numbered years	* EVERY 3 YEARS STARTING IN 2022 * Review CA Salary Survey (which the Board gathers data for)
October		* Authorizing CA to accept proposals on Depositories every odd numbered year * Performance Review Booklet (CA Eval) provided to the Board at their meeting
November		* Authorizing CA to accept proposals on Auditors (every 5 years) * Review of Chief Appraiser in Executive Session + salary determination
December		* Selection of Auditor – * Selection of Depository Bids (every odd numbered year)

ADDENDUM #6
Williamson Central Appraisal District
Chief Appraiser Compensation Policy and Review Process
Adopted: August 12, 2021

Compensation Policy

To attract and retain a qualified Chief Appraiser, it is the policy of the Williamson Central Appraisal District Board of Directors to maintain a fair and competitive compensation package consistent with the economic constraints of the county and the state labor market in which we compete. The Williamson Central Appraisal District Board of Directors, with advice from Williamson County taxing entities, is responsible for ensuring that compensation decisions are made in a fair, consistent, and equitable manner.

Compensation Overview

The Chief Appraiser's total compensation presently consists of the following elements:

Base salary: The Chief Appraiser's base salary is based on education, experience, qualifications, relevant competitive markets, and internal alignment within the appraisal district.

Stipends: Stipends are consistent with those for other budgeted staff and any other budgetary requirements. These stipends are included at present:

- Cell phone stipend
- Travel stipend
- Longevity and certification stipend

The board may add any other stipends found to be necessary to the function of the position. The board may also approve a one-time performance bonus based on exceptional results in any given period.

Annual Compensation Review

Performance and compensation shall be appraised, in detail, at least once every twelve (12) month period in alignment with the appraisal district budget cycle by the Williamson Central Appraisal District Board of Directors. The review will consider competence in the performance of all assigned duties, sustained accomplishment of the objectives for the position, and any new certifications or extraordinary performance levels attained.

The Chief Appraiser is eligible to receive a salary merit increase each fiscal year based on this review. The maximum percentage amount to be applied to base salary for this increase will be consistent with the maximum percentage for other staff in the current year. The Chief Appraiser may also receive a one-time performance bonus not to exceed 5% of base salary due to extraordinary performance as determined by the board. Stipends will be adjusted to align with those budgeted for staff and any other requirements.

Three-Year Competitive Market Review

Due to the complexity of determining base salary market value in a statewide market, the Board will engage in a comprehensive market value review every three years to ensure the base salary, stipends, and other compensation remains competitive and fair. The board may engage outside assistance in undertaking this review. The first comprehensive market value review will take place in 2022 and then every three years thereafter.

ADDENDUM #7
Williamson Central Appraisal District
Employee Compensation Policy
March 20, 2023

Compensation Policy:

The goal of WCAD's compensation program is to attract potential employees, meet the needs of all current employees and encourage well-performing employees to stay with our organization.

It is WCAD's desire to pay all employees' wages and salaries that are competitive with other employers in the marketplace in a way that will be motivational, fair, and equitable. Compensation may vary depending upon the position, performance of the individual and the organization.

Compensation Overview:

The employee's total compensation presently consists of the following elements:

Base salary: The employee's base salary is based on education, experience, qualifications, relevant competitive markets, and internal alignment within the appraisal district.

Additional Compensation: is consistent with other budgeted staff and any other budgetary requirements. They may include the following:

- Cell phone allowance
- Auto allowance
- Longevity
- Designation(s) pay

The chief appraiser may add any other additional pay found necessary to the function of the position.

Annual Compensation Review:

Performance and compensation shall be reviewed annually (in September). The review will consider competence in the performance of all assigned duties, accomplishments of objectives and any new certifications or extraordinary performance levels attained.

The employee may be eligible to receive a merit increase each fiscal year based on this review that is aligned with the current year's budget and salary schedule for the position.

Three-to-five-year Competitive Market Review:

Due to the complexity of determining base salary market value in a statewide market, the district will engage in a comprehensive market value review every three-to-five years to ensure the base salary, additional pay, and other compensation remains competitive and fair. The district may engage outside assistance in undertaking this review.



BUDGET POLICY



CERTIFICATE OF EXCELLENCE IN
ASSESSMENT ADMINISTRATION

Board of Directors Adopted: 05/11/11 – Amended: 04/27/2022 | kimberlyg

Budget Policy of the Board of Directors for the Williamson Central Appraisal District

To establish a budget policy that enables the Taxing Units and the Property Owners of Williamson County to monitor how well the Appraisal District is performing. It also will assist in day-to-day operations as well as long range planning for the preparation of financial situations and emergencies thus improving fiscal stability.

Important aspects of any budget policy are the procedures and policies used to control the budget. These procedures and policies should recognize the need for some budgetary flexibility and should clarify the Board of Directors (BOD) and managements responsibilities to the taxing units in administering the budget. The following statements are put forth to facilitate these budget procedures and policies.

Budget Procedures:

- 1) The District budget operates on a fiscal calendar year which begins January 1st and ends on December 31st.
- 2) Budget materials for annual budget preparation shall be distributed to Directors no later than March 1st of each year. The Directors proposed budgets must be returned no later than April 1st of each year.
- 3) The proposed budget estimates and request shall be prepared and distributed to the Chief Appraiser no later than April 30th of each year.
- 4) Budget workshops between the Chief Appraiser and the Board of Directors may be held during the months of May, June, July and/or August of each year.
- 5) The Board of Directors shall send copies of the proposed budget to each taxing unit participating in the district before June 15th of each year. The proposed budget must include the following (Section 6.06(a) of the Property Tax Code):
 - a. A list showing each proposed position
 - b. Proposed salary for each position
 - c. All benefits proposed for the position
 - d. Each proposed capital expenditure
 - e. Estimate of the amount of the budget that will be allocated to each taxing unit
- 6) The Board of Directors will hold at least one public hearing to receive input on the proposed budget before September 15th of each year. (Section 6.06(b) of the Property Tax Code)
 - a. Not later than the 10th day before the date of the hearing:
 - i. The Secretary of the board shall deliver to the presiding officer of the governing body of each taxing unit participating in the district a written notice of the date, time, and place fixed for the hearing
 - ii. The Chief Appraiser shall give notice in a newspaper having general circulation in the county for which the appraisal district is established (Section 6.062 of the Property Tax Code). The notice may not be smaller than one-quarter page of a

standard-size or tabloid-size newspaper and may not be published in the part of the paper in which legal notices and classified advertisements appear.

1. The notice must set out the time, date, and place of the public hearing and must set out a summary of the proposed budget setting out as separate items:
 - a. The total amount of the proposed budget
 - b. The amount of increase proposed from the budget adopted for the current year
 - c. The number of employees compensated under the current budget and the number of employees to be compensated under the proposed budget
2. The notice must state that the appraisal district is supported solely by payments from the local taxing units served by the appraisal district.
3. The notice must also contain the following statement: "If approved by the appraisal district board of directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school districts, cities, and towns served by the appraisal district. A copy of the proposed budget is available for public inspection in the office of each of those governing bodies." A summary is also available on WCAD website.

- b. If the governing bodies of a majority of the taxing units entitled to vote on the appointment of the board of directors adopt a resolution disapproving a budget and the resolution is filed with the secretary of the board within 30 days after its adoption, the budget does not take effect, and the board shall adopt a new budget within 30 days of the disapproval.

- 7) Monthly financial reports on the budget status and trends will be prepared by the Business / HR Manager and presented to the Chief Appraiser.
- 8) The Board of Directors may amend the budget at any time (Section 6.06(c) of the Property Tax Code).
 - a. Expenditures in excess of the total budget require budget amendments.
 - i. The Secretary of the Board of Directors must deliver a written copy of the proposed amendment to the presiding officer of the governing body of each taxing unit participating in the district not later than the 30th day before the date the board acts on it.
 - b. Fund transfers that do not increase the total amount of the budget are not considered budget amendments.
 - i. The Board of Directors approves transfer of unencumbered balances between accounts in amounts exceeding \$15,000.
 - ii. The Board of Directors has authorized the Chief Appraiser to transfer unencumbered balances between accounts in amounts of \$15,000 or below.
- 9) If the total amount of the payments made or due to be made by the taxing units participating in the appraisal district exceeds the amount actually spent or obligated to be spent during the fiscal year for which payments were made, the Chief Appraiser shall credit the excess amount against

each taxing unit's allocated payments for the following year in proportion to the amount of each unit's budget allocations for the fiscal year for which payments were made (Section 6.06(j) of the Property Tax Code).

- 10) The Board of Directors shall consider the establishment of Assigned/Obligated Reserve Funds from any unspent surplus funds as deemed necessary. These Funds will be set up at the direction of the Board and the Chief Appraiser and can only be disbursed by approval of the Board of Directors.

Budget Revenues:

- 1) The Appraisal District will draw its revenues from the taxing units, investment proceeds, and other income from comp sales, copies, electronic media and other services.
- 2) Each taxing unit participating in the district is allocated a portion of the amount of the budget equal to the proportion that the total dollar amount of property taxes imposed in the district by the unit for the tax year in which the budget proposal is prepared bears to the sum of the total dollar amount of property taxes imposed in the district by each participating unit for that year (Section 6.06(d) of the Property Tax Code).
 - a. Each taxing unit shall pay its allocation in four equal payments to be made at the end of each calendar quarter and the first payment shall be made before January 1st of the year in which the budget takes effect (Section 6.06(e) of the Property Tax Code).
 - i. A payment is delinquent if not paid on the date it is due. A delinquent payment incurs a penalty of 5 percent of the amount of the payment and accrues interest at an annual rate of 10 percent.
 - ii. If an allocation payment is delinquent for good cause (chief appraiser will use discretion to authorize good cause) it will be brought to the board for review and approval.
 - b. If the budget is amended, any change in the amount of unit's allocation is apportioned among the payments remaining (Section 6.06(e) of the Property Tax Code).
 - c. Payments shall be made to a depository designated by the district board of directors (Section 6.06(f) of the Property Tax Code).
- 3) The Appraisal District will publicly bid its depository contract every two year (Section 6.09(c) of the Property Tax Code).
 - a. Investment proceed schedules will be outlined in the depository contract by amount, rate and days.
- 4) The budget of the Appraisal District is formatted on a cash basis, with all current expenditures paid for by current revenue sources.
- 5) The Appraisal District will budget all known revenue sources in the budget and apply these funds to the allocated amount to be paid by the taxing units.

Budget Expenditures:

- 1) The Budget will attempt to identify district functions and activities performed by the Appraisal District.
- 2) The Appraisal District will maintain an unallocated Emergency Reserve Fund to provide as an emergency purchases in case of public calamity when the prompt purchase of goods and/or

services is required to: provide for, preserve and protect the public health and safety; necessary because of unforeseen damage to public machinery, equipment, or other property; and to preserve and protect the Appraisal District property.

- a. Any purchases deemed emergency provisions and in excess of \$10,000 will be brought to the Board of Directors for subsequent approval.
- b. Any emergency purchases under \$10,000 the Chief Appraiser will approve.

- 3) At year-end, it is up to the discretion of the Board of Directors to refund to the taxing units any cash surplus or to carry the funds forward to off-set the next budget year or for assigned/obligated purchases or programs. In the event of a total budget deficit, a request for additional revenue will be taken to the Board of Director for action.
- 4) The Board of Directors will authorize the Chief Appraiser to disburse appraisal district funds by written check, draft, or order signed by the chairman and secretary of the board or, if authorized by resolution of the board (Section 6.06(f) of the Property Tax Code.)
- 5) The Board of Directors shall by resolution authorize the Chief Appraiser, Deputy Chief Appraiser, and/or the Directors to sign written checks.
- 6) The District will continue to integrate performance measurements and productivity standards with the budget process where appropriate.
- 7) Cost/benefit studies and salary studies will be conducted where appropriate and applicable, on expenditures, current jobs, and capital equipment.
- 8) At no time shall the number of permanent full time positions on the payroll exceed the total number of positions authorized by the Board of Directors. The Board shall approve increases in personnel staffing during the fiscal year.
- 9) Overtime compensation is authorized by the directors/managers and may only be expended for specific tasks as approved in the current budget and by the Chief Appraiser.
- 10) Position reclassifications, job grade changes, or departmental reorganizations will be prepared and reviewed every year by the Chief Appraiser and Deputy Chief Appraiser.
- 11) The Chief Appraiser may institute a freeze during the fiscal year on hiring, promotions, transfers and capital equipment purchases. Such actions will not be used arbitrarily and will be for exceptions in appropriate areas to comply with emergency needs.
- 12) Any purchases by the District in the amount of \$50,000 or more will be subject to public bid or proposal, or purchased under the State Purchasing Program – TxSmartBuy.com (Chapter 252 of the Local Government Code)
- 13) Any transfer of funds between major budget categories shall be approved by the Board of Directors.
- 14) The Board adopted (June 11, 2020) a Qualified Replacement Benefit Arrangement with Texas County District Retirement System (TCDRS). Internal Revenue Code Section 415 which sets a limit on the total amount of annual benefit payments an individual employee can receive from TCDRS. Under the qualified benefit replacement arrangement, an affected retiree would receive their full benefit payments as usual until the month they reach the annual 415 cap. From that month forward until the end of the year, TCDRS would credit your organization's monthly contributions by the amount that would have been paid to the retiree, and WCAD would pay the employee directly along with all applicable tax withholdings and tax reporting, both state and federal.

- 15) Chief Appraiser expenses will be a line item under budget category 6210. The Chief Appraiser district credit card, when applicable, for expenses. The Chief Appraiser, Finance Manager and Board of Directors Chairman, Vice Chairman or Secretary will sign off on the credit card statement each month.

Budget Surplus Funds

It is the policy of the Board of Directors of the Williamson Central Appraisal District that if the total amount of payments made and/or due to be paid each year by the taxing units participating in a given fiscal year exceeds the amount actually spent or obligated to be spent during such fiscal year for which payments were made, such excess amount may be appropriated to the Assigned/Obligated Reserve Fund accounts within the Appraisal District Budget and thereby obligated to be spent on the District Assigned/Obligated Reserve Fund, as approved by the Board of Directors. Should an Assigned/Obligated Reserve Fund not be provided or the surplus funds otherwise obligated, said surplus funds shall be refunded to the entities in accordance with state law. As an account reaches its maximum, additional funds shall be reassigned as the Board considers necessary.

It is further the policy of the Board of Directors of the Williamson Central Appraisal District that the Assigned/Obligated Reserve Funds of the Appraisal District be submitted by the Chief Appraiser to the Board annually for review and approval



INVESTMENT POLICY & PROCEDURES



CERTIFICATE OF EXCELLENCE IN
ASSESSMENT ADMINISTRATION

Board of Directors Last Adopted: 02/18/1997 – Last Amended 04/12/2018 | kimberlyg

Table of Contents

1. AUTHORITY AND STRATEGY -----	4
2. APPLICABILITY -----	4
3. INVESTMENT OBJECTIVES AND PRIORITIES-----	4
A. General Statement-----	4
B. Objectives-----	4
1. Safety-----	4
2. Liquidity-----	5
C. Desired Diversification-----	5
D. Rate of Return on Investments-----	5
E. Maturity-----	5
4. INVESTMENT RESPONSIBILITY AND CONTROL -----	6
A. Delegation of Investment Authority -----	6
B. Quality and Capability of Investment Officer -----	6
C. Investment Advisory Committee -----	6
D. Prudence and Ethical Standards -----	7
E. Liability of Investment Officer -----	7
F. Accounting and Audit Control -----	7
5. INVESTMENT REPORTING -----	7
6. INVESTMENT INSTITUTIONS-----	8
A. Depository Bank -----	8
B. Broker/Dealers-----	8
C. Approval of Broker/Dealer-----	8
7. INVESTMENT INSTRUMENTS-----	8
A. Bank Investments -----	9
B. Direct Investments -----	9
8. INVESTMENT PROCEDURES -----	9
A. Confirmation of Trade-----	9
B. Delivery Versus Payment-----	9

C. Safekeeping Institution -----	9
9. COLLATERAL AND SAFEKEEPING -----	10
A. Collateral or Insurance -----	10
B. Safekeeping -----	10
C. Collateral Reporting -----	10
10. INVESTMENT POLICY REVIEW AND AMENDMENT -----	11
A. Review Procedures -----	11
B. Changes to the Investment Policy-----	11

WILLIAMSON CENTRAL APPRAISAL DISTRICT INVESTMENT POLICY AND PROCEDURE

Amended: 04/16/2015

1. AUTHORITY AND STRATEGY

- A. Pursuant to authority of TEXAS GOVERNMENT CODE ANN., Sec. 2256.001 *et seq.* (Vernon 1995), the Williamson Central Appraisal District is authorized to invest Appraisal District funds as provided therein.
- B. All funds of Williamson Central Appraisal District that are invested, are invested by matching the maturity of investments with liabilities. Investments are made with the intention of holding to maturity, but with the ability to liquidate should funds be needed at any time. This strategy is achieved by utilizing Depository Banks Money Market Accounts, Certificates of Deposit, Investment Pools and short-term Treasury Bills, all with a stated final maturity of one year or less.

2. APPLICABILITY

This investment policy applies to all financial assets of all funds of Williamson Central Appraisal District at the present time and any funds to be created in the future and any other funds held in custody by the Appraisal District, unless it is in contravention of any depository contract between Williamson Central Appraisal District and any depository bank, and/or expressly prohibited by law.

3. INVESTMENT OBJECTIVES AND PRIORITIES

A. General Statement

This policy serves to satisfy the statutory requirements of the TEXAS GOVERNMENT CODE, ANN., Title 10, Section 2256.00, *et seq.*, The Public Funds Investment Act, as amended by House Bill 2459 (Sept. 95), for all political subdivisions to define and adopt a formal investment policy.

B. Objectives

1. Safety

The Williamson Central Appraisal District is concerned about the return of its principal; therefore, safety of principal is primary objective in any investment transaction. In no event shall an

investment to include interest exceed the maximum amount insured by the Federal Deposit Insurance Corporation or U.S. Government unless collateralized with pledged securities.

2. Liquidity

The secondary objective of Williamson Central Appraisal District is to strive to maintain adequate liquidity, through scheduled maturity of investments, to cover the cash needs of the Appraisal District consistent with the objectives of this policy.

C. Desired Diversification

It will be the policy of Williamson Central Appraisal District to diversify its portfolio to eliminate the risk of loss resulting from over concentration of liquid assets with a specific maturity, a specific insurer or a specific class of investments. Investments of the Appraisal District shall always be selected that provide for stability of income and reasonable liquidity.

D. Rate of Return on Investments

It will be the objective of Williamson Central Appraisal District to earn the maximum rate of return allowed on its investments within the policies imposed by its safety and liquidity objectives and state and federal law governing investment of public funds.

E. Maturity

Portfolio maturities will be structured to achieve the highest return of interest consistent with liquidity requirements of the Appraisal District's cash needs. No investment shall have a legal stated maturity of more than twelve (12) months.

4. INVESTMENT RESPONSIBILITY AND CONTROL

A. Delegation of Investment Authority

In accordance with Sec. 2256.005(f) of the Public Funds Investment Act, Kimberly Gamboa is designated as the Investment Officer for the Appraisal District, and may invest Appraisal District funds that are not immediately required to pay obligations of the Williamson Central Appraisal District. The Investment Officer shall maintain procedures for the operation of the investment program consistent with this investment policy.

B. Quality and Capability of Investment Officer

It is the Appraisal District's policy to provide periodic training in investments for the Investment Officer through courses and seminars offered by professional organizations and associations in order to insure the quality and capability of the Appraisal District's Investment Officer in making investment decisions in compliance with Sec. 2256.008 of the Public Funds Investment Act.

C. Investment Advisory Committee

The Investment Advisory Committee reviews investment policies and procedures, investment strategies, and investment performance. Members of the Committee include: a Williamson Central Appraisal District Board Member appointed by the Chairperson of the Williamson Central Appraisal District Board of Directors, the Chief Appraiser, and the investment officer. The Chairperson of the advisory committee will be elected by the committee and meetings will be called at least once a year or as needed. The term of the Investment Advisory Committee will run concurrently with the then active term of the Williamson Central Appraisal District Board of Directors.

1. Since the advisory committee's role is to aid the investment officer to ensure that proper standard of care is used when investing public funds, members are suggested to obtain certified training in compliance with Sec 2256.008 of the Public Funds Investment Act through courses and seminars offered by professional organizations and associations.

D. Prudence and Ethical Standards

Williamson Central Appraisal District implements the “prudent person rule” when managing the portfolios within the applicable legal and policy constraints. The prudent person rule is restated as follows:

“Investments must be made with the judgment and care, under prevailing circumstances, which persons of prudence, direction and intelligence would exercise in the management of their own affairs for investment, not for speculation, considering the probable safety of their capital as well as the probable income to be derived.”

E. Liability of Investment Officer

In accordance with Sec. 113.005, Texas Local Government Code, the Investment Officer is not responsible for any loss of the Williamson Central Appraisal District funds through the failure or negligence of a depository. This section does not release the Investment Officer from responsibility for a loss resulting from the official misconduct or negligence of the Investment Officer, including misappropriation of the funds, or from responsibility for funds until a depository is selected and the funds are deposited.

F. Accounting and Audit Control

The Investment Officer will establish liaison with the Williamson Central Appraisal District auditor in order to assist the auditor with their accounting and auditing controls. It is the policy of the Williamson Central Appraisal District, at a minimum, to have an annual audit of all Appraisal District funds by an independent auditing firm. The Investment Officer and the Appraisal District’s investment procedures shall be subject to the annual and any special audits as required.

5. INVESTMENT REPORTING

In accordance with Texas Government Code, Title 10, Sec. 2256.023, the Investment Officer will report quarterly to the Board of Directors the portfolio statistics, listing the type and description of investment in detail, the date the purchase was made, the broker/dealer used for purchase, the amount of the investment, the yield to maturity, the stated maturity date, the previous and current market value, and a list of securities pledged to guarantee the investment(s).

6. INVESTMENT INSTITUTIONS

A. Depository Bank

Fully collateralized Time Deposits, Certificates of Deposit, Money Market accounts and Interest Bearing Checking accounts shall be placed at the Appraisal District Depository Bank under a depository contract executed by Williamson Central Appraisal District Board of Directors and in compliance with V.C.T.A. Texas Local Government Code, Chapter 117.

B. Broker/Dealers

The Williamson Central Appraisal District shall invest Appraisal District funds consistent with federal and state law and the current Bank Depository Contract. Purchases shall be made with U. S. Government Securities Dealers appearing on the Primary Government Securities Dealers list and the Capital Market Division of the Depository Bank. Dealers must comply with Section 6(c) of this Investment Policy to be selected.

C. Approval of Broker/Dealer

The Williamson Central Appraisal District reviews the applications of the broker/dealer/financial institutions for compliance with this policy and recommends institutions for approval. The broker/dealer/financial institution recommended for approval must demonstrate possession of the following criteria:

- (1) Institutional investment experience,
- (2) Good references from public fund investment officers,
- (3) Adequate capitalization per the Capital Adequacy Guidelines for Government Securities Dealers,
- (4) An understanding of this Investment Policy,
- (5) Regulation by the Securities and Exchange Commission (SEC),
- (6) Membership in good standing in the National Association of Securities Dealers, Inc.,
- (7) And Valid Licensure from the State of Texas.
- (8) Has its main office or a branch in the State of Texas.

7. INVESTMENT INSTRUMENTS

The Williamson Central Appraisal District Investment Officer shall use any or all of the following authorized investment instruments consistent with governing law and this policy:

A. Bank Investments:

- (1) Fully collateralized Time Deposits,
- (2) Fully collateralized Certificates of Deposits,
- (3) Fully collateralized Money Market Accounts,
- (4) Fully collateralized Interest-Bearing Checking Accounts.

B. Direct Investments:

- (5) United States Treasury Securities,
- (6) AAA-rated, constant dollar Texas Local Government Investment Pools as defined by the Public Funds Investment Act and approved by resolution of the Board.

C. Excluded Investments:

- (7) Derivative securities including, but not limited to, Collateralized Mortgage Obligations.
- (8) An investing entity may not acquire securities of a company that is identified on a list of companies with scrutinized active business operations in Sudan or Iran or with business ties to Foreign Terrorist Organizations (Sec 2270.0209, Gov't Code).

8. INVESTMENT PROCEDURES

A. Confirmation of Trade

A confirmation of trade will be provided by the broker/dealer to the Williamson Central Appraisal District Investment Officer for every purchase of an investment security. This trade ticket and confirmation will become a part of the file that is maintained on every investment security.

B. Delivery Versus Payment

It will be the policy of the Williamson Central Appraisal District that all Treasury, and Government Agency securities shall be purchased using the "delivery vs. payment" (DVP) method. By so doing, Williamson Central Appraisal District funds are not released until Williamson Central Appraisal District has received the securities purchased.

C. Safekeeping Institution

- (1) All purchased securities shall be held in safekeeping by Williamson Central Appraisal District, or a Williamson

Central Appraisal District account in a third party financial institution, or with a Federal Reserve Bank.

(2) All pledged securities by the Depository Bank shall be held in safekeeping by Williamson Central Appraisal District or a Williamson Central Appraisal District account in a third party financial institution, or with a Federal Reserve Bank.

9. COLLATERAL AND SAFEKEEPING

A. Collateral or Insurance

The Williamson Central Appraisal District Investment Officer shall insure that all Appraisal District funds are fully collateralized or insured consistent with federal and state law and the current Depository Contract in one or more of the following manners:

- (1) FDIC insurance coverage,
- (2) United States Government Bonds, Notes, and Bills,
- (3) Securities of federally-sponsored U.S. Agencies and instrumentalities of the United States Government,
- (4) NO COLLATERALIZED MORTGAGE OBLIGATIONS ARE ACCEPTABLE.

B. Safekeeping

Securities pledged as collateral at 110% shall be deposited in trust with the Federal Reserve Bank or another disinterested third party bank under an appropriate legal contract. The amount of such securities pledge shall be determined by their market value.

C. Collateral Reporting

The Investment Officer shall report to the Williamson Central Appraisal District Board of Directors his or her evaluation of all collateral compared to all Appraisal District deposits on a quarterly basis. Collateral deficiencies should be identified and immediately corrected through additional collateral deposited or reductions in the volume of deposited funds.

10. INVESTMENT POLICY REVIEW AND AMENDMENT

A. Review Procedures

The Williamson Central Appraisal District shall review its investment policy and investment strategies not less than annually, to occur in January or as soon thereafter as practicable.

B. Changes to the Investment Policy

The Investment Officer and the Investment Advisory Committee must review the Williamson Central Appraisal District Policy not less than annually and may recommend changes, as needed, to the Board of Directors. The Williamson Central Appraisal District Investment Policy shall be adopted by resolution of the Williamson Central Appraisal District Board of Directors no less than annually. Any changes made to the Policy must be noted in the adopting resolution.

Adopted by the Williamson County Appraisal District Board of Directors – 2/18/97
Amended – 04/12/2018

ADDENDUM #10

Public Board Election Calendar

December 2023

Taxing units appoint 5 members via taxing unit election to serve a 1-year term

January 1, 2024

5 entity appointed members take office for a 1-year term

May 2024

General election to elect 3 board members by the public bringing board to a 9-member board including TAC as an ex officio member

July 1, 2024

3 members that were elected in May take office for a 2.5-year term to expire 12/31/2026

December 2024

Taxing units appoint 5 members. 2 members to serve a 1-year term and 3 members to serve a 3-year term

January 1, 2025

5 entity appointed members take office

December 2025

Taxing units appoint 2 members to a 4-year term

January 1, 2026

2 entity appointed members take office

November 2026

General election to elect all 3 elected positions

January 1, 2027

3 elected members take office. At the January board meeting, the three elected members will draw lots to determine 1 member to serve a 2-year term to expire 12/31/2028 and 2 members to serve a 4-year term to expire 12/31/2030.

December 2027

Taxing units appoint 3 members to serve a 4-year term

January 1, 2028

3 entity appointed members take office.

ELECTION CYCLES

Elected Members

May 2024	3 members
November 2026	3 members (at first meeting they will draw lots to determine 1 member to serve a 2-year term and 2 members to serve a 4-year term)
November 2028	1 member
November 2030	2 members
November 2032	1 member
November 2034	2 members
November 2036	1 member
November 2038	2 members

Entity Appointed Members

December 2023	5 members
December 2024	5 members (2 members to a 1-year term and 3 members to a 3-year term)
December 2025	2 members
December 2027	3 members
December 2029	2 members
December 2031	3 members
December 2033	2 members
December 2035	3 members
December 2037	2 members