

NOTICE OF
PUBLIC MEETING
BOARD OF DIRECTORS
ANGELINA APPRAISAL DISTRICT

FILED
AT 3:49 O'CLOCK P.M.
DEC 11 2025

STATE OF TEXAS

COUNTY OF ANGELINA

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By 81

NOTICE IS HEREBY GIVEN OF A PUBLIC MEETING OF THE BOARD OF DIRECTORS OF THE
ANGELINA APPRAISAL DISTRICT TO BE HELD ON THURSDAY, DECEMBER 18, 2025,
AT 8:00AM., AT 105 MILES WAY SUITE 300, LUFKIN, TEXAS 75901, TO CONSIDER AND ACT
UPON THE FOLLOWING:

AGENDA ITEMS:

1. DECLARE A QUORUM AND CALL THE MEETING TO ORDER.
2. INVOCATION AND PLEDGE OF ALLEGIANCE.
3. PUBLIC COMMENTS
4. APPROVE CONSENT AGENDA:
 - A. MINUTES OF PREVIOUS MEETINGS: NOVEMBER 20, 2025
 - B. FINANCIAL REPORTS FOR NOVEMBER 20, 2025
5. CONSIDERATION OF EVALUATION OF CHIEF APPRAISER
6. COMMITTEE REVIEW
7. EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS:
 - 551.074 An executive session will be held for the purpose of discussing personnel matters.
 - 551.071 To confer with the District's attorney regarding actual or anticipated litigation or matters which the District's attorney must address to the Board on confidence pursuant to Rules of Disciplinary Procedure.
8. RETURN TO OPEN SESSION.
9. ACTION FROM EXECUTIVE SESSION
10. DEPUTY CHIEF REPORT
11. SET NEXT BOD MEETING AND AGENDA: JANUARY 15, 2025
12. ADJOURNMENT.

WITNESS MY HAND AND OFFICIAL SEAL OF THE DISTRICT THIS 11th DAY OF
DECEMBER 2025 CONTACT (936) 634-8456.



A handwritten signature in blue ink that reads "T. Chambers".

Tim Chambers, Chief Appraiser

ANGELINA COUNTY APPRAISAL DISTRICT
SUMMARY TO ACCOUNTS NOVEMBER 30, 2025

MONEY MARKET ACCOUNT:

| | |
|-------------------|----------------|
| BEGINNING BALANCE | \$1,027,931.04 |
| DEPOSITS | \$54,803.86 |
| WITHDRAWALS | \$152,000.00 |
| INTEREST | \$3,168.43 |

| | | |
|---------|--------------|--------------|
| BALANCE | \$933,903.33 | \$933,903.33 |
|---------|--------------|--------------|

OPERATING ACCOUNT:

| | |
|-------------------|-------------|
| BEGINNING BALANCE | \$65,322.36 |
| DEPOSITS | \$25,618.00 |
| WITHDRAWALS | \$32,986.54 |
| INTEREST | \$31.24 |

| | | |
|---------|-------------|-------------|
| BALANCE | \$57,985.06 | \$57,985.06 |
|---------|-------------|-------------|

PAYROLL ACCOUNT:

| | |
|-------------------|--------------|
| BEGINNING BALANCE | \$48,793.54 |
| DEPOSITS | \$127,000.00 |
| WITHDRAWALS | \$123,769.29 |
| INTEREST | \$24.17 |

| | |
|--|-------------|
| | \$52,048.42 |
|--|-------------|

| | |
|---------|-------------|
| BALANCE | \$52,048.42 |
|---------|-------------|

| | | | | |
|----|----------|-------|--------------|--------------|
| CD | 11/17/25 | 3.95% | \$106,067.52 | \$106,067.52 |
| CD | 05/15/26 | 4.00% | \$116,261.14 | \$116,261.14 |

| | |
|---------------------------------|-----------------------|
| BALANCE AS OF NOVEMBER 30, 2025 | \$1,266,265.47 |
|---------------------------------|-----------------------|

THE INVESTMENTS OF THE ANGELINA COUNTY APPRAISAL DISTRICT COMPLY
WITH THE INVESTMENT POLICY OF THE ANGELINA CAD AND RELEVANT
PROVISION OF CHAPTER 2256, THE PUBLIC FUNDS ACT.

9:10 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST
Balance Sheet Prev Month Comparison
As of November 30, 2025

| | Nov 30, 25 | Nov 30, 24 | \$ Change |
|---------------------------------------|---------------------|---------------------|------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| 100 · GENERAL OPERATING FND | 1,456.00 | 9,389.79 | (7,933.79) |
| 110 · PAYROLL ACCOUNT | 7,459.67 | 10,184.65 | (2,724.98) |
| 115 · CERTIFICATES OF DEP | 226,524.40 | 211,229.37 | 15,295.03 |
| 120 · MONEY MARKET | 934,760.72 | 923,644.18 | 11,116.54 |
| 130 · PETTY CASH | 165.00 | 65.00 | 100.00 |
| Total Checking/Savings | 1,170,365.79 | 1,154,512.99 | 15,852.80 |
| Other Current Assets | | | |
| 2120 · Payroll Asset | (460.00) | 0.00 | (460.00) |
| Total Other Current Assets | (460.00) | 0.00 | (460.00) |
| Total Current Assets | 1,169,905.79 | 1,154,512.99 | 15,392.80 |
| TOTAL ASSETS | 1,169,905.79 | 1,154,512.99 | 15,392.80 |
| LIABILITIES & EQUITY | | | |
| Liabilities | | | |
| Current Liabilities | | | |
| Other Current Liabilities | | | |
| ACCRUED PAYROLL-TEC/TWC | 251.52 | 13,392.93 | (13,141.41) |
| ACCRUED PAYROLL TAXES-F940 | 0.00 | 336.00 | (336.00) |
| ACCRUED PAYROLL TAXES-F941 | 433.99 | (36.37) | 470.36 |
| ATTORNEY GENERALS OFFICE | 0.00 | (517.62) | 517.62 |
| COLLECTION REFUNDS | 0.00 | 1.81 | (1.81) |
| CREDIT UNION-EMPLOYEE DEDUCT | (100.00) | 0.00 | (100.00) |
| DEFERRED REVENUE | 0.00 | 403,610.60 | (403,610.60) |
| DUE TO TEXAS RETIREMENT SYSTEM | (1,762.40) | (1,126.90) | (635.50) |
| 2100 · Payroll Liabilities | | | |
| OFFICE OF THE ATTORNEY GENER... | 0.00 | (310.52) | 310.52 |
| 2100 · Payroll Liabilities - Other | 0.00 | 6,449.23 | (6,449.23) |
| Total 2100 · Payroll Liabilities | 0.00 | 6,138.71 | (6,138.71) |
| 2102 · Payroll Liabilities DUE TO VA | (2,017.44) | (223.44) | (1,794.00) |
| Total Other Current Liabilities | (3,194.33) | 421,575.72 | (424,770.05) |
| Total Current Liabilities | (3,194.33) | 421,575.72 | (424,770.05) |
| Total Liabilities | (3,194.33) | 421,575.72 | (424,770.05) |
| Equity | | | |
| 300 · FUND BALANCE | 165,227.52 | 165,227.52 | 0.00 |
| 3900 · Retained Earnings | 358,310.29 | 321,379.14 | 36,931.15 |
| Net Income | 649,562.31 | 246,330.61 | 403,231.70 |
| Total Equity | 1,173,100.12 | 732,937.27 | 440,162.85 |
| TOTAL LIABILITIES & EQUITY | 1,169,905.79 | 1,154,512.99 | 15,392.80 |

9:10 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST
Profit & Loss Prev Month Comparison
November 2025

| | Nov 25 | Nov 24 | \$ Change |
|-----------------------------------|---------------------|---------------------|-------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 600 · BUDGET CONTRIBUTIONS | 54,803.86 | 0.00 | 54,803.86 |
| 610 · INTEREST INCOME | 3,223.84 | 2,979.07 | 244.77 |
| Total Income | 58,027.70 | 2,979.07 | 55,048.63 |
| Gross Profit | 58,027.70 | 2,979.07 | 55,048.63 |
| Expense | | | |
| EMPLOYEE BENEFITS | | | |
| EMPLOYEE HEALTH INSURANCE | 18,124.00 | 17,111.39 | 1,012.61 |
| RETIREMENT EXPENSE | 12,659.40 | 13,501.96 | (842.56) |
| SUPPLEMENTAL DEATH BENEFITS | 203.11 | 198.02 | 5.09 |
| Total EMPLOYEE BENEFITS | 30,986.51 | 30,811.37 | 175.14 |
| PAYROLL TAXES | | | |
| MCARE | 1,191.67 | 1,258.10 | (66.43) |
| Social Security | 187.24 | 143.90 | 43.34 |
| TEC/TWC | 0.00 | 20.00 | (20.00) |
| Total PAYROLL TAXES | 1,378.91 | 1,422.00 | (43.09) |
| SALARIES & WAGES | | | |
| 1010 · ADMINISTRATIVE SALARIES | 13,746.00 | 12,145.06 | 1,600.94 |
| 1020 · APPRAISAL SALARIES | 48,060.66 | 43,256.80 | 4,803.86 |
| 1030 · OPERATIONS | 26,692.66 | 36,981.18 | (10,288.52) |
| 6560 · Payroll Expenses | 2,833.34 | 0.00 | 2,833.34 |
| Total SALARIES & WAGES | 91,332.66 | 92,383.04 | (1,050.38) |
| 2025 · MEETING SUPPLIES | 30.48 | 137.66 | (107.18) |
| 2030 · APPRAISAL REVIEW BOARD | 0.00 | 949.71 | (949.71) |
| 2035 · DUES & MEMBERSHIP | 400.00 | 0.00 | 400.00 |
| 2040 · EDUCATION & TRAINING | 4,245.79 | 2,580.30 | 1,665.49 |
| 2045 · BOOKS & SUBSCRIPTIONS | 1,449.52 | 1,243.50 | 206.02 |
| 2050 · TRANSPORTATION | 9,107.80 | 9,473.36 | (365.56) |
| 2065 · POSTAGE | 1,000.00 | 363.90 | 636.10 |
| 2075 · TELEPHONE | 413.99 | 2,326.32 | (1,912.33) |
| 3005 · UTILITIES | 1,974.19 | 2,327.67 | (353.48) |
| 3015 · JANITORIAL | 1,950.00 | 925.00 | 1,025.00 |
| 3020 · YARD MAINTENANCE | 50.00 | 0.00 | 50.00 |
| 3025 · REPAIRS | 0.00 | 594.00 | (594.00) |
| 4005 · OFFICE EXPENSE | 0.00 | 106.13 | (106.13) |
| 5010 · NEW PC's & MONITORS | 0.00 | 2,495.00 | (2,495.00) |
| 6010 · DOCUMENT FORMS | 548.10 | 65.00 | 483.10 |
| 7005 · APPRAISAL CONSULTANTS | 13,500.00 | 10,000.00 | 3,500.00 |
| 7015 · LEGAL SERVICES | 5,924.25 | 1,275.25 | 4,649.00 |
| 7020 · SECURITY MONITORING FEE | 0.00 | 650.02 | (650.02) |
| 7025 · SERVICE CONTRACTS | 1,436.62 | 2,357.70 | (921.08) |
| 8010 · OFFICE EQUIPMENT RENTAL | 432.36 | 443.63 | (11.27) |
| 9005 · COMPUTER SUPPLIES | 0.00 | 596.88 | (596.88) |
| 9015 · GIS MAINTENANCE | 0.00 | 1,601.20 | (1,601.20) |
| Total Expense | 166,161.18 | 165,128.64 | 1,032.54 |
| Net Ordinary Income | (108,133.48) | (162,149.57) | 54,016.09 |
| Net Income | (108,133.48) | (162,149.57) | 54,016.09 |

ANGELINA COUNTY APPRAISAL DIST
Profit & Loss Prev Year Comparison
January through November 2025

| | Jan - Nov 25 | Jan - Nov 24 | \$ Change |
|--|---------------------|---------------------|-------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 600 · BUDGET CONTRIBUTIONS | 2,619,675.86 | 2,438,161.48 | 181,514.38 |
| 605 · REFUND OF BUDGET CONTRIB | 0.00 | (35,737.01) | 35,737.01 |
| 607 · MAPS & LISTS | 0.00 | 206.68 | (206.68) |
| 610 · INTEREST INCOME | 41,403.02 | 34,048.84 | 7,354.18 |
| 620 · OTHER INCOME | 60,875.19 | 0.00 | 60,875.19 |
| Total Income | 2,721,954.07 | 2,436,679.99 | 285,274.08 |
| Gross Profit | 2,721,954.07 | 2,436,679.99 | 285,274.08 |
| Expense | | | |
| EMPLOYEE BENEFITS | | | |
| EMPLOYEE HEALTH INSURANCE | 193,432.33 | 192,639.21 | 793.12 |
| RETIREMENT EXPENSE | 153,524.50 | 143,485.47 | 10,039.03 |
| SUPPLEMENTAL DEATH BENEFITS | 2,363.75 | 2,104.44 | 259.31 |
| Total EMPLOYEE BENEFITS | 349,320.58 | 338,229.12 | 11,091.46 |
| Payroll Liabilities-LEGALSHIELD | 0.00 | 202.30 | (202.30) |
| PAYROLL TAXES | | | |
| FUTA | (336.00) | 0.00 | (336.00) |
| MCARE | 14,194.71 | 13,242.86 | 951.85 |
| Social Security | 1,769.61 | 1,204.76 | 564.85 |
| TEC/TWC | 3,555.11 | 5,657.58 | (2,102.47) |
| Total PAYROLL TAXES | 19,183.43 | 20,105.20 | (921.77) |
| SALARIES & WAGES | | | |
| 1010 · ADMINISTRATIVE SALARIES | 142,175.00 | 125,875.16 | 16,299.84 |
| 1020 · APPRAISAL SALARIES | 526,037.43 | 460,107.39 | 65,930.04 |
| 1030 · OPERATIONS | 359,211.10 | 391,860.95 | (32,649.85) |
| 6560 · Payroll Expenses | 29,357.66 | 0.00 | 29,357.66 |
| Total SALARIES & WAGES | 1,056,781.19 | 977,843.50 | 78,937.69 |
| 2005 · WORKMANS COMPENSATION | 1,230.75 | 2,518.00 | (1,287.25) |
| 2020 · ADVERTISING COST | 8,893.26 | 14,279.23 | (5,385.97) |
| 2025 · MEETING SUPPLIES | 1,060.09 | 1,512.21 | (452.12) |
| 2030 · APPRAISAL REVIEW BOARD | 14,662.14 | 13,848.49 | 813.65 |
| 2035 · DUES & MEMBERSHIP | 4,510.00 | 6,771.89 | (2,261.89) |
| 2040 · EDUCATION & TRAINING | 25,129.94 | 25,151.82 | (21.88) |
| 2045 · BOOKS & SUBSCRIPTIONS | 8,053.74 | 6,979.02 | 1,074.72 |
| 2050 · TRANSPORTATION | 99,974.90 | 104,545.01 | (4,570.11) |
| 2060 · BLDG CONTENTS & LIAB | 12,229.00 | 15,854.00 | (3,625.00) |
| 2065 · POSTAGE | 12,671.66 | 12,329.44 | 342.22 |
| 2070 · FREIGHT | 0.00 | 466.50 | (466.50) |
| 2075 · TELEPHONE | 7,617.54 | 12,271.66 | (4,654.12) |
| 2085 · BANK FEES | 103.00 | 0.00 | 103.00 |
| 2090 · PUBLIC OFFICIALS E&O | 5,230.57 | 4,841.00 | 389.57 |
| 3005 · UTILITIES | 22,142.37 | 25,965.51 | (3,823.14) |
| 3015 · JANITORIAL | 10,575.00 | 9,005.00 | 1,570.00 |
| 3020 · YARD MAINTENANCE | 180.00 | 6,840.00 | (6,660.00) |
| 3025 · REPAIRS | 21,049.86 | 13,932.35 | 7,117.51 |
| 4005 · OFFICE EXPENSE | 5,980.72 | 5,112.71 | 868.01 |
| 4010 · GIS SOFTWARE | 0.00 | 0.00 | 0.00 |
| 4510 · AERIAL PHOTOS | 68,217.00 | 75,000.00 | (6,783.00) |
| 4520 · P.C. & SYSTEM UPGRADES | 308.33 | 0.00 | 308.33 |
| 4540 · CAPITAL OUTLAY- PARKING LOT REP | 0.00 | 107,472.33 | (107,472.33) |
| 5005 · FURNITURE & FIXTURES | 1,204.13 | 1,021.77 | 182.36 |
| 5010 · NEW PC's & MONITORS | 42.21 | 2,831.00 | (2,788.79) |
| 6005 · APPRAISAL NOTICES | 57,411.84 | 48,355.92 | 9,055.92 |
| 6010 · DOCUMENT FORMS | 2,024.89 | 3,533.07 | (1,508.18) |
| 6020 · MISC FORMS OR PRINT | 0.00 | 40.00 | (40.00) |
| 7005 · APPRAISAL CONSULTANTS | 64,000.00 | 40,000.00 | 24,000.00 |
| 7010 · ACCOUNTING & AUDIT | 6,400.00 | 6,620.00 | (220.00) |
| 7015 · LEGAL SERVICES | 47,363.23 | 5,625.50 | 41,737.73 |

9:11 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST
Profit & Loss Prev Year Comparison
January through November 2025

| | Jan - Nov 25 | Jan - Nov 24 | \$ Change |
|--|---------------------|---------------------|-------------------|
| 7020 · SECURITY MONITORING FEE | 1,918.16 | 2,266.52 | (348.36) |
| 7025 · SERVICE CONTRACTS | 22,427.85 | 22,753.42 | (325.57) |
| 7030 · DEED INFORMATION | 1,154.00 | 429.00 | 725.00 |
| 8010 · OFFICE EQUIPMENT RENTAL | 5,924.21 | 6,142.16 | (217.95) |
| 9005 · COMPUTER SUPPLIES | 0.00 | 3,201.48 | (3,201.48) |
| 9015 · GIS MAINTENANCE | 8,663.00 | 5,544.17 | 3,118.83 |
| 9020 · DATABASE & GIS MAINTENANCE | 98,753.17 | 84,061.38 | 14,691.79 |
| Total Expense | 2,072,391.76 | 2,033,501.68 | 38,890.08 |
| Net Ordinary Income | 649,562.31 | 403,178.31 | 246,384.00 |
| Other Income/Expense | | | |
| Other Expense | | | |
| 6000 · New Building/2022 Appropriation | 0.00 | 156,847.70 | (156,847.70) |
| Total Other Expense | 0.00 | 156,847.70 | (156,847.70) |
| Net Other Income | 0.00 | (156,847.70) | 156,847.70 |
| Net Income | 649,562.31 | 246,330.61 | 403,231.70 |

ANGELINA COUNTY APPRAISAL DIST
Profit & Loss Budget vs. Actual
January through November 2025

| | Jan - Nov 25 | Budget | % of Budget |
|---|---------------------|--------------|-------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| 600 · BUDGET CONTRIBUTIONS | 2,619,675.86 | | |
| 610 · INTEREST INCOME | 41,403.02 | | |
| 620 · OTHER INCOME | 60,875.19 | | |
| Total Income | <u>2,721,954.07</u> | | |
| Gross Profit | <u>2,721,954.07</u> | | |
| Expense | | | |
| EMPLOYEE BENEFITS | | | |
| EMPLOYEE HEALTH INSURANCE | 193,432.33 | 256,440.00 | 75.4% |
| RETIREMENT EXPENSE | 153,524.50 | 175,012.00 | 87.7% |
| SUPPLEMENTAL DEATH BENEFITS | 2,363.75 | 3,426.00 | 69.0% |
| Total EMPLOYEE BENEFITS | <u>349,320.58</u> | 434,878.00 | 80.3% |
| PAYROLL TAXES | | | |
| FUTA | (336.00) | | |
| MCARE | 14,194.71 | 17,178.00 | 82.6% |
| Social Security | 1,769.61 | 2,100.00 | 84.3% |
| TEC/TWC | 3,555.11 | 8,900.00 | 39.9% |
| Total PAYROLL TAXES | <u>19,183.43</u> | 28,178.00 | 68.1% |
| SALARIES & WAGES | | | |
| 1010 · ADMINISTRATIVE SALARIES | 142,175.00 | 214,813.00 | 66.2% |
| 1020 · APPRAISAL SALARIES | 526,037.43 | 619,944.00 | 84.9% |
| 1030 · OPERATIONS | 359,211.10 | 349,915.00 | 102.7% |
| 6560 · Payroll Expenses | 29,357.66 | | |
| Total SALARIES & WAGES | <u>1,056,781.19</u> | 1,184,672.00 | 89.2% |
| 2005 · WORKMANS COMPENSATION | 1,230.75 | 4,000.00 | 30.8% |
| 2020 · ADVERTISING COST | 8,893.26 | 14,000.00 | 63.5% |
| 2025 · MEETING SUPPLIES | 1,060.09 | 1,500.00 | 70.7% |
| 2030 · APPRAISAL REVIEW BOARD | 14,662.14 | 30,000.00 | 48.9% |
| 2035 · DUES & MEMBERSHIP | 4,510.00 | 6,000.00 | 75.2% |
| 2040 · EDUCATION & TRAINING | 25,129.94 | 20,000.00 | 125.6% |
| 2045 · BOOKS & SUBSCRIPTIONS | 8,053.74 | 7,000.00 | 115.1% |
| 2050 · TRANSPORTATION | 99,974.90 | 123,400.00 | 81.0% |
| 2060 · BLDG CONTENTS & LIAB | 12,229.00 | 13,000.00 | 94.1% |
| 2065 · POSTAGE | 12,671.66 | 36,000.00 | 35.2% |
| 2070 · FREIGHT | 0.00 | 700.00 | 0.0% |
| 2075 · TELEPHONE | 7,617.54 | 8,800.00 | 86.6% |
| 2085 · BANK FEES | 103.00 | | |
| 2090 · PUBLIC OFFICIALS E&O | 5,230.57 | 5,600.00 | 93.4% |
| 3005 · UTILITIES | 22,142.37 | 19,200.00 | 115.3% |
| 3015 · JANITORIAL | 10,575.00 | 11,700.00 | 90.4% |
| 3020 · YARD MAINTENANCE | 180.00 | 1,500.00 | 12.0% |
| 3025 · REPAIRS | 21,049.86 | 14,000.00 | 150.4% |
| 4005 · OFFICE EXPENSE | 5,980.72 | 6,000.00 | 99.7% |
| 4010 · GIS SOFTWARE | 0.00 | 7,000.00 | 0.0% |
| 4100 · MAPPING SUPPLIES | 0.00 | 1,800.00 | 0.0% |

9:11 AM

12/01/25

Cash Basis

ANGELINA COUNTY APPRAISAL DIST
Profit & Loss Budget vs. Actual
January through November 2025

| | Jan - Nov 25 | Budget | % of Budget |
|--|-----------------------|---------------------------|--------------------|
| 4510 · AERIAL PHOTOS | 68,217.00 | 85,000.00 | 80.3% |
| 4520 · P.C. & SYSTEM UPGRADES | 308.33 | 16,000.00 | 1.9% |
| 4540 · CAPITAL OUTLAY- PARKING LOT REP | 0.00 | 100,000.00 | 0.0% |
| 5005 · FURNITURE & FIXTURES | 1,204.13 | 2,000.00 | 60.2% |
| 5010 · NEW PC's & MONITORS | 42.21 | 8,000.00 | 0.5% |
| 5015 · EQUIPMENT REPAIRS | 0.00 | 1,000.00 | 0.0% |
| 6005 · APPRAISAL NOTICES | 57,411.84 | 70,000.00 | 82.0% |
| 6010 · DOCUMENT FORMS | 2,024.89 | 2,000.00 | 101.2% |
| 7005 · APPRAISAL CONSULTANTS | 64,000.00 | 44,000.00 | 145.5% |
| 7010 · ACCOUNTING & AUDIT | 6,400.00 | 6,400.00 | 100.0% |
| 7015 · LEGAL SERVICES | 47,363.23 | 40,000.00 | 118.4% |
| 7020 · SECURITY MONITORING FEE | 1,918.16 | 1,200.00 | 159.8% |
| 7025 · SERVICE CONTRACTS | 22,427.85 | 36,000.00 | 62.3% |
| 7030 · DEED INFORMATION | 1,154.00 | 1,800.00 | 64.1% |
| 8010 · OFFICE EQUIPMENT RENTAL | 5,924.21 | 11,500.00 | 51.5% |
| 9005 · COMPUTER SUPPLIES | 0.00 | 0.00 | 0.0% |
| 9015 · GIS MAINTENANCE | 8,663.00 | 36,000.00 | 24.1% |
| 9020 · DATABASE & GIS MAINTENANCE | 98,753.17 | 125,000.00 | 79.0% |
| Total Expense | 2,072,391.76 | 2,564,828.00 | 80.8% |
| Net Ordinary Income | 649,562.31 | (2,564,828.00) | (25.3)% |
| Net Income | <u>649,562.31</u> | <u>(2,564,828.00)</u> | <u>(25.3)%</u> |

**ANGELINA COUNTY APPRAISAL DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS**

NOVEMBER 20, 2025

**MEETING HELD AT ACAD
105 MILES WAY, SUITE 300
LUFKIN, TX 75901**

MINUTES

1. Board Chairman, Kent Walker, declared a quorum and called the meeting to order at 8:00am. Board Members present included Jimmy Ford, Gilbert Garza, Donna Green, Rodney Moore, Rocky Thigpen, Scott Skelton, Kent Walker and Benjamin Winston. BOD member not present was Terri Collier. The following employees were present, Tim Chambers, Brandon Owens and Claudia Solis. Kirk Sweeney, ACAD Attorney, Will Lanigan with Lufkin Daily News, and Jeff Craig with Guardian Advisory Partners were present. No public attendees were present.
2. The meeting opened with a prayer by Jimmy Ford followed by the Pledge of Allegiance.
3. No public comments
4. Motion to approve consent agenda being the Minutes for August 21, 2025, September 11, 2025 and October 16, 2025, and financials for August, September, and October 2025, was made by Gilbert Garza, and seconded by Scott Skelton, with all voting to approve.
5. Guardian Advisory Partners update was provided by Jeff Craig; administrative consulting of Chief Appraiser and creating the 2026 Board Meeting schedule.
6. Discussion to outsource deeds processing and/or mapping; Chief Appraiser stated he has reached out to a company in Texas for a quote, and also stated the turnover rate in the deed/mapping department was high with a rate of \$40,000-\$60,000 yearly rate
7. Amending of the 2026 Budget line items was tabled for next board meeting. Motion was made by Rocky Thigpen and seconded by Scott Skelton.
8. New signature cards to be issued from Southside Bank will include the following: Brandon Owens, Jimmy Ford, Tim Chambers, Kent Walker, and Shana Kirkland, and remove previous signatures: Beverly Kendrick, Greg McChaon, David Box, and Joy Hammack.
9. Review employment of Chief Appraiser and appropriate action.

10 The Board did retire for a closed executive session at 8:19am, pursuant to the following sections of the Texas Open Meetings Act:

551.074 An executive session will be held for the purpose of deliberating the appointment, evaluating, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee;

551.071 A governmental body may not conduct a private consultation with its attorney except:(1) when the governmental body seeks the advice of its attorney about: A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

11 The Board returned to open session at 9:31am.
Board members Scott Skelton and Donna Green excused themselves from the meeting.

12 No action taken from executive session.

13 Deputy chief report: Brandon Owens stated the appraisers would be conducting reappraisal of Central ISD, the recent hiring of an appraiser from Cherokee CAD, the positive feedback from taxpayers, and continuous work on the PVS (Property Value Study)

14 Set the next BOD meeting and agenda date for December 18, 2025 at 8:00am.

15 Being no further business, the meeting was adjourned at 9:35am. Motion to adjourn was made by Gilbert Garza and seconded by Jimmy Ford. Motion carried unanimously.

Approved this 18th day of December 2025

Recording Secretary - Claudia Solis

Board Chairman - Kent Walker

Secretary - Rocky Thigpen