Navarro Central
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Navarro Central Appraisal District
Board of Directors Meeting
July 21, 2026

The Board of Directors of the Navarro Central Appraisal District met at 10:00 a.m., July 21, 2026, with the following members present Mr. A.L. Atkeisson, Mrs. Rosie Travenia, Mr. Brad Farmer, Mr. Jeff Smith and Mr. Mike Dowd, TAC. Dr. Seth Brown was absent. Also attending were Mr. Bud Black, Chief Appraiser, and Mr. James Reed, Deputy Chief Appraiser. There were no members of the public in attendance.

Mr. A.L. Atkeisson called the meeting to order at 10:00 a.m. and delivered the opening prayer. Then, those attending the meeting recited the pledge of allegiance to the American flag.

Mr. Atkeisson then established that the meeting agenda was posted at the appraisal district office and on its website on July 15, 2026, well in advance of the required three-business-day notice of the meeting.

Mr. Atkeisson then declared that a quorum of the board was present.

There were no public comments.

At 10:02 a.m. Mr. Atkeisson declared that the board was entering into a public hearing for the consideration of the 2027 operating budget for the appraisal district. Mr. Black reported that the proposed budget had been delivered to each of the taxing jurisdictions on June 16, 2026, following the board's workshop on June 15, 2026. He also reported that public notice of today's hearing on the proposed budget was posted at the district office and on its website that same day. A quarter-page advertisement was published in the July 8 edition of the Navarro County Chronicle, well in advance of the required ten-day publication requirement. Mr. Black referred to the copies of those notices that were included in the board's meeting packet that day.

Since there were no members of the public in attendance to offer comment on the proposed budget, Mr. Atkeisson closed the public hearing on the proposed budget at 10:04 a.m.

The board's attention was then turned toward the consideration of the proposed budget. Mr. Smith commented that he could not vote to approve the budget because he felt that the amount of funds designated for litigation were excessive. He also commented that he was not in favor of adding additional staff members and that he did not agree with the increases in salary for the existing employees. Mr. Black commented that he worked diligently to keep litigation expenses down but that he had no control over the legal expenses the district incurred because of taxpayer-filed lawsuits. He also added that he worked diligently to settle those suits that could be settled.

In response to the comment regarding the additional staff and staff pay increases, Mr. Black commented that there were still many areas in the district's appraisal process that needed to be refined. He also stated that the district had a good staff but that it still needed to prepare for its future as there were three seasoned appraisers who would most likely be retiring within the next five years. Prudent management would allow the addition of staff members to help "cleanup" those areas that needed attention. Mr. Black stated that he felt that it would be a mistake to wait until those three appraisers retired to bring in replacements. The additional appraisers would be able to help the existing appraisers "cleanup" the problem areas, and hopefully, some of those staff members might not need replacing once the "cleanup" tasks were completed. He added that staffing requirements are contingent on economic growth in the county. When additional homes, businesses, commercial, and industrial properties are added, staffing requirements increase to keep up with the added properties.

Mr. Dowd commented that the district's appraised values and general operations had improved since Mr. Black was appointed as the Chief Appraiser of the district. He felt that the budget that Mr. Black and the board had prepared in its June workshop was good.

Mr. Farmer then commented that he felt that the budget was good and reinforced Mr. Black's comment that the district could only respond to litigation filed by the public. He added that the district could not afford to "give in" in response to frivolous lawsuits simply to keep costs down. Mr. Farmer also commented that when you have good people, "you have to pay them or somebody else will."

Mr. Atkeisson also commented that he felt that the proposed budget was not excessive and that he felt that it was a good operational budget.

Mr. Black then commented that he would not be spending funds just because they are budgeted. Any funds that might be left over would be used as a payment credit for the next year's payment obligations for the taxing jurisdictions.

Mr. Atkeisson then called for a motion regarding the consideration of the proposed budget. There was a motion by Mr. Dowd, seconded by Ms. Travenia, that the 2027 NCAD Operating Budget be approved as presented. Motion carried with opposition by Mr. Smith.

The board's attention then turned to the consideration of the minutes of May 19 and June 15, 2026 meetings. There was a motion by Mr. Farmer, seconded by Ms. Travenia, that both sets of minutes be approved as presented. Motion carried.

The next item of consideration was the financial reports for May and June 2026. Mr. Black briefly discussed the Budget vs. Actual report that displayed the district's actual expenditures against its current operating budget. He then called the board's attention to the Transaction Detail Reports for May and June 2026 that listed all of the expenses paid by the district during that time period. There was then a motion by Mr. Farmer, seconded by Ms. Travenia, that the reports be approved as presented. Motion carried.

Mr. Atkinson then called upon Mr. Black to present the Public Funds Investment Officer's Quarterly Report for the quarter ending on June 30, 2026. Mr. Black briefly discussed the various sections of the report, restating that the report is a requirement of the Public Funds Investment Act. He summarized the sections of the report dealing with the investment policy requirements, the district's investment position and internal controls. He called the board's attention to section 2.0 of the report that listed the required pledged securities for the district's funds. He summarized the section's content by stating that the City National Bank, as the district's depository, had pledged securities in excess of the district's deposited funds from 125% to 170% during the quarter. Those pledges were well in excess of the board's locally required 110% pledge requirement. Section 3.0 of the report summarized the fund activity during the quarter. The district began the quarter with a fund balance of $476,648 and ended the quarter with a fund balance of $588,260. Mr. Black concluded the report by stating that he, along with Kelly Lawhon and James Reed as the district's appointed investment officers, certified that the information included in the report correctly reflected the district's financial status as of the reporting date of June 30, 2026.

The board's attention then turned to the Chief Appraiser's Supplemental Change Report for the 2nd Quarter of 2026. Mr. Black called the board's attention to a set of change reports that had been placed on the meeting table for the board's review. He stated that the change report had been submitted to the ARB for its consideration and approval during their meeting on July 14, 2026. Mr. Black stated that the submission of the change report to the board of directors was simply to report that the changes to the appraisal roll had been made under the authority of the Property Tax Code. He further stated that all of the changes included in the report had been sent to the various tax offices for correction and supplement, and that both the property owner and the Chief Appraiser were in agreement that the changes should be made and that there were no outstanding protests on any of those parcels included in the report. There was a motion by Ms. Travenia that was seconded by Mr. Smith that the report be approved as presented. Motion carried.

Mr. Atkeisson then asked if there was a need to enter into an executive session to which Mr. Black responded that he had nothing to present in an executive session.

Mr. Black then briefly discussed his written Chief Appraiser's Report with the board. He reported that during the months of June and July:

- The appraiser's focus was on preparing evidence for ARB hearings and conducting informal hearings with property owners.

- There were 3,485 protests filed on 9,352 parcels, with a total value of $3,139,369,346.

- The ARB was able to approve the appraisal records on July 16 as scheduled with 3.25% of the total market value remaining under protest. We are still on target to certify the appraisal roll to the taxing jurisdictions by July 25.

- After certification, the focus will be on beginning reappraisal activities for 2027. The proposed reappraisal plan for 2027–2028 will be presented to the board for its consideration during the September meeting. There will be a public hearing conducted prior to the adoption of the plan.

- The air conditioning system in the building has reached the point of no repair. We have purchased several portable air conditioning units that seem to take the edge off of the heat but are not a permanent solution to the problem. After certification, I will focus on gathering information to present to the board for some economical solutions to replace the system.

Mr. Atkeisson then asked if there were any other matters that required the board's attention today. There being none, a motion by Mr. Farmer that was seconded by Ms. Travenia that the meeting be adjourned. The motion carried, and the meeting was adjourned at 11:30 a.m.

A. L. Atkeisson ______________________________
Chairman

Rosie Travenia ______________________________
Secretary or Vice-Chairman