

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held September 18, 2025.

A meeting of the Board of Directors for the Chambers County Appraisal District was held with the following members present:

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|------------------------|----------------------------------|
| Joe Crumpler, Chairman | Tan Williams, Member             |
| Joey Presnall, Member  | Alecia Turner, Secretary         |
|                        | Laurie Payton, Member Ex-Officio |

Also present were Kayla Pelham, Assistant Chief Appraiser, Stephanie Muniz, Assistant Chief Administrator, Dr. Greg Poole, Becky McManus and David Bloom.

The meeting was called to order by Chairman Crumpler at 10:00 am.

Chairman Crumpler opened agenda item number 8 to allow Dr. Poole to give his public comment prior to the administration portion of the agenda. Dr. Poole addressed the Board and Chairman Crumpler. He presented an eagle statue that had been engraved and thanked Chairman Crumpler for his 42 years of service on the Chambers CAD Board of Directors. He expressed his gratitude for his unwavering dedication. David Bloom took a picture of Chairman Crumpler receiving his gift from Dr. Poole. Dr. Poole then addressed the Board advising he knew that there was an agenda item to approve a contract with Capitol Appraisal Group. He expressed his unhappiness with Capitol and stated that he has been unhappy with their performance for 10 years. He stated he understands that it is the Board's decision whether to renew the contract, but he advised that they would be pleased if we chose not to renew the contract. He explained that Mitch had told him that the new contract would be a one-year, probationary contract. Dr. Poole thanked the Board for the opportunity to address them and thanked them all for their service.

The Minutes of the August 21, 2025 Board Meeting were presented to the Board for review. Motion was made by Member Williams and seconded by Member Presnall, to approve the minutes as presented. Motion passed unanimously.

Assistant Chief Appraiser Pelham presented the August, 2025 Expenditures to the board for review. After discussion, motion was made by Member Presnall and seconded by Member Williams to approve the expenditures as presented. Motion passed unanimously.

Assistant Chief Appraiser Pelham presented the August, 2025 Financial Reports to the board for review. After discussion, motion was made by Secretary Turner and seconded by Chairman Crumpler to approve the financial reports as presented. Motion passed unanimously.

Assistant Chief Appraiser Pelham presented the Pritchard & Abbott real estate appraisal system contract to the board for review. At that time, she advised the board that we did have an issue this year post certification with a circuit breaker error; explaining that the circuit breaker was applied in error to several accounts at the time of notices that did not qualify for the circuit breaker. At some point prior to certification the error was corrected which resulted in a higher taxable value for those tax payers than we had noticed. Those higher numbers were certified to the taxing units. When the files were ran for the entity's roll it was discovered by our software group and corrected back to match the notices. All of this occurred without the CAD being aware. This resulted in a 200 million dollar change in the

County's Taxable value post certification. Member Ex-Officio Laurie Payton advised that there are other companies that can do our software that there has been a problem every year. Assistant Chief Administrator Muniz explained to the board that P&A is a very responsive and capable company and their program is cost effective compared to others. Asst. Chief Appraiser Pelham mentioned that the circuit breaker was something new the prior year and there are differing opinions about how they should be handled; they are set to sunset in 2027. We did reach out to our attorney for review to see if there is a way to correct the error made this year. Member Williams asked if we had intentions of going out for bids for a new software company next year. Asst. Chief Appraiser Pelham and Asst. Chief Administrator Muniz both advised that no, we had no intentions at this time. Motion was made by Member Williams and seconded by Secretary Turner to approve the Pritchard and Abbott Hardware/Computer Software Agreement. Motion passed unanimously.

Assistant Chief Appraiser Pelham presented the Capitol Appraisal Group Mineral & Industrial Appraisal contract to the board for review. At that time, she advised the contract was for a one year period. Member Ex-Officio Payton advised that she does not think the contract should be renewed and suggested that the item be tabled until the next meeting and we should seek bids and change firms. Assistant Chief Administrator Muniz explained to the board that she too is displeased with Capitol's performance over the last several years, but that Chief Appraiser McCullough had advised Capitol that he would agree to a one year probationary contract; we explained to the board that was with the understanding the board would need to agree to the contract. She also explained that the timing is not good for a conversion of our industrial accounts. There was discussion about the change being a software conversion and Member Ex-Officio Payton stated that it was not a big deal as it was not a true software conversion and she stressed that this is the perfect time to do it and she had talked with other vendors about it. Asst. Chief Appraiser Pelham explained to her that we would have to convert the format of the accounts and software and that at this juncture it would not be the best time. Assistant Chief Administrator Muniz advised that a conversion this late in the year would put undue stress on her and we are trying to train new employees to assist her with her current duties. Member Williams asked if we intend to go out for bids next year and we advised that yes, we are going out for bids next year. We explained that we believe June is the best time to request bids for this contract and that at our first Board meeting in August, we could review and accept a new contract and begin a conversion immediately if a new vendor is selected. Chairman Crumpler stated that he was still upset about the continuing errors in the City of Mont Belvieu and asked if there is a way to prevent these issues. Asst. Chief Administrator Muniz advised that she does run thorough checks of the data and the explanation given coincided with our roll. Unfortunately, we were provided erroneous information which led to the error. She advised that the CAD takes very seriously our mistakes and that of the companies with which we contract. Member Williams reminded us that the last time we renewed this contract there was some discussion about our unhappiness with their mistakes and he asked if we are sure that we want to renew this contract for one year and then go out for bids. CAD advised that yes, we believe the one-year contract will give us the time need to review performance and train our staff for a possible conversion. Motion was made by Member Williams and seconded by Secretary Turner to approve the Capitol Appraisal Group, Inc Industrial Appraisal Agreement. Motion passed unanimously.

Assistant Chief Appraiser Pelham presented the Pictometry/Eagleview aerial photography contract to the board for review. Asst. Chief Appraiser Pelham advised that this was a 4 year contract with resolutions alternating every other year. Year 1 is 1" with ortho and oblique images, which is the best quality you can get. Year 2 is 3" with ortho only. After

discussion, motion was made by Member Presnall and seconded by Member Williams to approve the contract as presented. Motion passed unanimously.

Assistant Chief Appraiser Pelham presented the Nearmap aerial photography contract to the board for review. Asst. Chief Appraiser Pelham advised that this was a 2 year contract and that the images were of the west side of the county and that it is flown 3 times a year. Asst. Chief Administrator Muniz advised that these images have been very useful for commercial and industrial properties especially, due to their frequency. After discussion, motion was made by Member Williams and seconded by Secretary Turner to approve the contract as presented. Motion passed unanimously.

Assistant Chief Administrator Muniz presented the sealed Depository bids to the Board of Directors for review. Bids were submitted by Stellar Bank, Prosperity Bank and Texas First Bank. Asst. Chief Administrator Muniz opened each sealed bid and compared what was being offered by each bank, and the most advantageous bid was made by Stellar Bank. After discussion and review, motion was made by Member Presnall and seconded by Secretary Turner to accept the bid by Stellar Bank. Motion passed unanimously.

Assistant Chief Appraiser Pelham advised the board that we continue to review and have settlement conferences for the remaining lawsuits. She explained that we have received 28 Arbitrations filed with the Comptroller's Office and that we have settled 6 thus far. She also advised that we have received 10 lawsuits for the 2025 tax year and the following remain open for each prior year: 2024 there are 23, 2023 there are 6, 2022 there are 6.

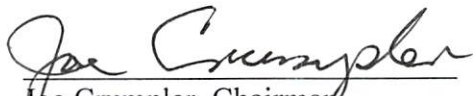
Assistant Chief Appraiser Pelham advised the board that of our 16 employees, 14 have registered with the TDLR to be a registered professional appraiser; she mentioned that was outstanding for a small district to have that many employees licensed. She explained that Mitch, Stephanie and Natalie had attended the legislative update in Dallas in early August and that in Mid-August Mitch and Stephanie attended TAAO's annual conference in Round Rock. She explained that Mitch was currently at the Annual Legal Seminar on Ad Valorem Taxation meeting with other tax professionals to learn best practices and even discuss how other jurisdictions are navigating issues surrounding the circuit breakers and changing laws. Asst. Chief Appraiser Pelham advised the board that we received our results from our MAPS review from the Comptroller and that we had received a 100% rating with no recommendations.

No board comment.

Chairman Crumpler set the next regular meeting for November 20, 2025 at 10:00 am.

With a motion from Member Williams and second by Member Presnall, Board adjourned at 11:20 am.

Approved the 4 day of December, 2025.



Joe Crumpler, Chairman  
Board of Directors  
Chambers County Appraisal District



Alecia Turner, Secretary  
Board of Directors  
Chambers County Appraisal District