

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District,
held on June 18, 2026

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

Joey Presnall, Chairman
Alecia Turner, Secretary
John Iles, Member

Tan Williams, Member
Laurie Payton, Member

Also present were Mitchell McCullough, Chief Appraiser and Stephanie Muniz, Assistant Chief Administrator, Jason Driskell of Pritchard & Abbott, Peggy and Malcolm Wardlaw of Wardlaw Appraisal Group, Stephen Campbell & Michael Parks of Thomas Y Pickett Co., Gregg Davis of Capitol Appraisal Group and Hugh Landrum of Hugh L Landrum and Associates, Inc

The meeting was called to order by Chairman Presnall at 9:05am.

The Minutes of the April 16, 2026 Board Meeting were presented to the Board for review and with a motion from Member Williams and second by Secretary Turner, to approve the minutes as written. Motion passed unanimously.

Chief Appraiser McCullough advised the board that Operation 4.1 had been postponed until our next meeting of July 16, 2026. He requested that we skip to Operations 4.2 and allow the industrial firms to make their presentations to the Board, all members agreed. Assistant Chief Administrator Muniz advised the order of presentations were randomly selected. The competing vendors left the room to allow each company to present to the board.

Hugh L Landrum & Associates presented to the board advising they had been in operation since 1963 and stated they specialize in MIUP services and do not provide any Real Estate Appraisal Services. He stated that they typically key directly into their clients' computer system however they are aware that we required uploads and state they can accommodate that request. Their oldest Client is Brazoria CAD and they provide Industrial District evaluation services to several cities. After their presentation, they opened to questions; Board Member Payton asked whether they had E&O insurance coverage and whether they only provide MIUP services or do they provide other appraisal services. Mr. Landrum advised they do have E&O coverage and they do not provide any services other than MIUP.

Capitol Appraisal Group LLC presented to the board advising they had been in operation since 1982 and stated they specialize in MIUP services and do not provide any Real Estate Appraisal Services. Mr. Davis stated they have been CCAD's MIUP provider since 2004 and have institutional knowledge of our county that other vendors do not have. He advised they have cultivated great working relationships with not only industry but tax representative for industry within our county. Their oldest Client is Jefferson CAD. He advised they have 6-8 appraisers dedicated to Chambers County and one engineer. He advised that our programs already convert well after years working together with our IT group. He highlighted they do not have a large litigation portfolio; they work hard to work out all large values; but they actively participate in the preparation for appeals and trials at no additional charge. After his presentation, he opened to any questions the board may have; Board Member Payton asked whether they had E&O insurance coverage and whether they only provide MIUP services or do they provide other appraisal services. Mr. Davis advised they do have E&O insurance coverage and only provide MIUP services.

Thomas Y Pickett & Associates presented to the board advising they had been in operation since 1926 and stated they specialize in MIUP services and do not provide any Real Estate Appraisal Services. Mr. Campbell advised they have good working relationships with many of the same industry partners that are operating in Chambers CAD. Their oldest Client is Pecos CAD. He advised they would dedicate more staff to the CAD at the beginning of our contract to assist with the conversion. They do provide electronic data uploads for their clients. He stressed that they have a succession plan in place for their business and there will be people ready to step in if changes arise. After his presentation, he opened to any questions the board may have; Board Member Payton asked whether they had E&O insurance coverage and whether they only provide MIUP services or do they provide other appraisal services. Mr. Campbell advised they do have E&O insurance coverage and only provide MIUP services.

Wardlaw Appraisal Group presented to the board advising they had been in operation since 1987 and stated they specialize in MIUP services and do not provide any Real Estate Appraisal Services. Mrs. Wardlaw advised they are selective of the clients they take on. Their oldest Client is Kennedy CAD. She stated she is confident we would be pleased with the job they did if Wardlaw were selected as the MIUP vendor, so much so that if we were not satisfied, they would waive the 3rd quarter contract fee. They do provide electronic data uploads for their clients. Mrs. Wardlaw advised that their company actively participates in the preparation for appeals and trial at no additional charge. After her presentation, she opened to any questions the board may have; Board Member Payton asked whether they had E&O insurance coverage and whether they only provide MIUP services or do they provide other appraisal services. Mrs. Wardlaw advised they do have E&O insurance coverage and only provide MIUP services; Assistant Chief Administrator Muniz asked Mrs. Wardlaw whether they felt comfortable they could take on a project the size of CCAD given they just acquired Nueces CAD, she answered affirmatively that she absolutely felt confident they could.

Pritchard & Abbott, Inc presented to the board advising they had been in operation since 1926. Mr. Driskell they have a staff of 140 with 32 out of their Houston office. Their oldest Client is Eastland CAD. Mr. Driskell advised they are currently the vendor for our CAMA system and that the conversion would be smooth. He clarified that the systems they use for MIUP are independent from the CAMA system and would be loaded separately. He advised they have great working relationships with some of the same industry partners that are in Chambers CAD and also with tax representatives for industry within our county. He advised they were previously the MIUP vendor in Chambers County until 2004. He also advised that they were not interested in coming in and making their presence known by disrupting the balance within our industry; that any concerns over values will be run through the administrative channels at the CAD. He advised they do not have a large litigation portfolio, but they actively participate in the preparation for appeals and trials at no additional charge. He also explained that our CAMA contract would be reduced by \$7,000 per year for the conversion of MIUP if they are the selected firm. After his presentation, he opened to any questions the board may have; Board Member Payton asked whether they had E&O insurance coverage and whether they only provide MIUP services or do they provide other appraisal services. Mr. Driskell advised they do not have E&O insurance coverage but will acquire if that is a requirement of our Board for the contract. They provide MIUP, Real Estate Appraisal services and they also have CAMA system and Tax Collection systems.

Chief Appraiser McCullough presented the April, 2026 Expense Report to the board and after discussion, motion was made by Member Williams and seconded by Member Payton to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the May, 2026 Expense Report to the board and after discussion, motion was made by Member Williams and seconded by Member Payton to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the April, 2026 Financial Reports to the board and after discussion, motion was made by Member Iles and seconded by Secretary Turner to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the May, 2026 Financial Reports to the board and after discussion, motion was made by Member Iles and seconded by Secretary Turner to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the 403.302 (K-1) 2023 TARP results to the Board of Directors. Chief McCullough advised that due to three consecutive failed PVS studies in Anahuac ISD, we had to undergo a TARP review which is the most comprehensive review of our methods and procedures by the Texas Comptroller. He advised that this process took place in 2023 and we were notified that we successfully implemented their recommendations and received a 100% satisfaction rating on our TARP Review.

RECESS TO EXECUTIVE SESSION 11:30 am

ADJOURN EXECUTIVE SESSION 11:55 am

Personnel: none

Legal: Discussed in executive session.

Chief Appraiser McCullough advised that we had received some feedback from our entities regarding the policy that was implemented in November, 2025 to reserve funds for Building, Technology and Retirement. He explained that although we believed that this was a great tool for future planning; the more we visited with our entities, we prefer to repeal the policy and refund the monies that were set aside for these funds and do things as they were designed in the tax code. He advised that as projects are needed, we would request approval from our taxing units and allow them to fund these projects through the traditional approach. Assistant Chief Administrator Muniz advised the Board of Directors that Dink Hutter had passed away; Board of Directors asked that we send flowers for his service.

No Public Comment.

Board Comment: Member Williams asked that we proceed to discuss the engineering firm presentations so that the board would be better prepared to choose the best candidate at the July meeting. We discussed that T.Y. Pickett & Associates presented the board with the highest contract price. In addition to that they apply added charges if, and when they participate in any litigation. The contract goes on to state that Pickett would charge for new properties added to the roll. Wardlaw Appraisal Group, while obviously experienced, would nearly double the size of their total portfolio were they to acquire Chambers CAD. Having recently taken over the Nueces CAD industrial contract, we were concerned about the size of the Wardlaw staff. Similarly, Assistant Chief Administrator Muniz explained that Hugh L. Landrum and Associates' small staff size presented similar concerns. The discussion regarding Pritchard and Abbott focused on them having both our appraisal software and engineering contracts with one firm. The discussion then turned to why we had reached this point in the first place. That was the appraisal roll errors made by Capitol Appraisal Group. Chief Appraiser McCullough explained that during their one-year probationary contract the Capitol Appraisal Group had made great progress in addressing those concerns. They implemented notable changes to their processes and improved their overall performance. Assistant Chief Administrator Muniz stated that while she had been frustrated with Capitol over the last

few years, she had acknowledged that they had made improvements in many areas of concern. For example, they assigned a liaison to Chambers CAD that is extremely responsive and attentive. They provide special reports to our taxing units on an annual basis that we are not sure the other vendors could provide. Ms. Muniz advised that she was apprehensive about Capitol's ability to implement the new HB 9 BPP exemption properly and was pleasantly surprised when after checking preliminary reports they appeared to have administered the exemption appropriately. We discussed that while they did make critical errors, we believe that slowing down our certification process would allow us more time to better review our records before providing them to the taxing units we serve. There was conversation about awarding a one year extension to Capitol on their contract. Chief Appraiser McCullough stated he would prefer to award a two-year contract; but he will proceed as advised. Chairman Presnall asked to read a letter that he was given during the meeting: Member Iles submitted a letter of resignation from the Board of Directors, effective end of day June 18, 2026. Board members, Chief Appraiser McCullough and Assistant Chief Administrator Muniz all expressed their sadness over his decision to resign but we all thanked him for his service and leadership over the past several years. With motion from Member Williams to accept Member Iles resignation; motion was seconded by Secretary Turner, Motion passed unanimously.

Chairman Presnall set the next regular meeting for July 16, 2026 at 10:00 am.

With a motion from Member Iles second by Member Williams, Board adjourned at 12.45 pm.

Approved the 13 day of August, 2026.



Joey Presnall, Chairman
Board of Directors
Chambers County Appraisal District



Alecia Turner, Secretary
Board of Directors
Chambers County Appraisal District