

**MINUTES OF BOARD OF DIRECTORS MEETING
COLEMAN COUNTY APPRAISAL DISTRICT**

The Board of Directors of the Coleman County Appraisal District met on Thursday, February 19, 2026 in the Appraisal District Office located at 105 S. Commercial Ave., Coleman, Texas.

Call to Order: Jay Dalton, Chairman, called the meeting to order at 8:02 a.m.

Present: Johnny Barkemeyer, Jay Dalton, Richard Horner, Scotty Lawrence, Sandra Rose, and Eva Bush.

The Statement of Officer and the Oath of Office to Board Members was given to all members by Mylyssya Sarrels.

Election of Officers: Richard Horner made the motion to elect Jay Dalton as Chairman with Scotty Lawrence giving the second to the motion. The motion passed unanimously. Richard Horner made the motion to elect Johnny Barkemeyer as Vice-Chairman with Scotty Lawrence giving the second to the motion. The motion passed unanimously. Richard Horner made the motion to elect Sandra Rose as Secretary with Scotty Lawrence giving the second to the motion. The motion passed unanimously.

Public Comments: No one was present.

Minutes of the Previous Meeting: The minutes of the December 18, 2025 meeting were read and approved on a motion by Scotty Lawrence and seconded by Johnny Barkemeyer. The motion passed unanimously.

Review Monthly Reports and Approve Bills for December and January: The Board reviewed the monthly expense reports for December and January. Johnny Barkemeyer made the motion to approve the bills for December and January. Richard Horner seconded the motion, and the motion passed unanimously.

The collection reports were reviewed by the Board.

The final budget comparison report was reviewed by the Board.

Discuss and Approve the 2025 Budget Adjustments and Take any Necessary Action to Reserve Excess Funds: After the Board reviewed and discussed the 2025 budget adjustments, Johnny Barkemeyer made the motion to approve the budget adjustments and allow the budget surplus of \$21,022.87 to be placed in reserves designating \$15,000 for a potential building insurance increase and designating the remaining balance of \$6,022.87 for office furniture. Scotty Lawrence seconded the motion, and the motion passed unanimously.

Present Preliminary Results from the Texas Comptroller's 2025 Property Value Study: Eva Bush presented the preliminary results for the 2025 Property Value Study and informed the Board that all three school districts received local value.

Review and Discuss Preliminary Results from the 2026 Methods and Assistance Program: Eva Bush presented the preliminary results from the MAP Review held during the last week of January. She explained the 8 items that need to be addressed during 2026 and her plans to resolve them. Once resolved, there should be 1 "No" due to a deadline that was not met and cannot be corrected during 2026.

Approve the Assessment and Collections Services Contracts Received by the District for 2026-2027: Johnny Barkemeyer made the motion to approve the Assessment and Collections Services Contracts for the City of Coleman and the Coleman County Medical Center. Sandra Rose seconded the motion and the motion passed unanimously.

Chief Appraiser Report – Eva Bush reported that the applications for LOGIC and TexSTAR Investment Fund applications have been finalized. She did not ask for new depository bids as she is still trying to work with InterBank. She explained the collection attorney contract with Linebarger, Goggin, Blair & Sampson and how attorney expenses worked with Low Swinney Evans & James. The district was notified by Low Swinney Evans & James that their cost of services are going up in 2027. Mrs. Bush will be talking with other law firms that work with appraisal districts to compare costs and services. Mrs. Bush announced that the district now has a full staff again. Tina Rankin was moved from part-time to full-time in December and Amanda Haynie was hired part-time in December and was moved to full-time in January. Jayme Hawley has finished her appraisal course work and her 2 final exams. She should be receiving her RPA designation in May. Mylyssya Sarrels needs 1 class and should be taking her exam sometime in the summer. Mrs. Bush notified the Board that she has cancelled the Homestead Audit contract with the Linebarger firm since the district is fully staffed and the staff seems to have a good understanding of conducting the audit in-house. This should save about \$9,500 this year if the attorneys agree to let the district out of the contract for 2026. She is currently making plans to start an Agricultural Use audit and this will probably

cause an increase in protests for 2027. The staff has scanned in all the old applications and are starting to see some issues. Mrs. Bush also announced to the Board that she was honored as being the recipient of the Certified Tax Administrator (CTA) of the Year Award for 2025. She was recognized during the Texas Association of Assessing Officers annual conference held this past August.

Chief Appraiser Evaluation: With the exception of the two new Board members, the other three Board members filled out an evaluation form and rated the Chief Appraiser in each category.

Adjournment: The meeting adjourned at 9:52 a.m. on a motion by Sandra Rose and seconded by Johnny Barkemeyer. The motion passed unanimously.

A handwritten signature in blue ink, appearing to read 'Sandra Rose', written over a horizontal line.

Sandra Rose, Secretary

A handwritten signature in blue ink, appearing to read 'Jay Dalton', written over a horizontal line.

Jay Dalton, Chairman