

**COKE CENTRAL APPRAISAL DISTRICT BOARD  
CONFERENCE ROOM  
13 E. 7TH STREET  
ROBERT LEE, TEXAS 76945**

**November 12, 2024**

On Tuesday, November 12, 2024, at 5:30 a regular meeting of the Coke Central Appraisal District's Board of Directors was held.

The following members, constituting a quorum, were present and voting:

|                 |                                      |
|-----------------|--------------------------------------|
| Donny Robertson | Board Member                         |
| Cole Bosworth   | Chairman                             |
| Erin Oleksiuk   | Secretary                            |
| Gina Williams   | Non-Voting Member Assessor/Collector |
| Ryan Webb       | Board Member                         |
| Mike Stephens   | Board Member                         |

No members were absent

The following appraisal district staff members were present:

|              |                 |
|--------------|-----------------|
| Luke Robbins | Chief Appraiser |
|--------------|-----------------|

At 5:30 meeting was called with quorum present. All members and staff present.  
Also present, 2 representatives from Pritchard and Abbott, along with 1 representative from Perdue Brandon.

Cole Bosworth opened meeting with invocation.

Public comment: none

There were no minutes presented to approve.

The board moved to Items for Action

A: Discussion/ Review was had over current Board of Directors Operating Policies and Procedures of the Coke County Appraisal District manual

Bosworth presented copies for review. Among items noted to change,

- > current cover sheet with directors no longer on current board
- > email address
- > meetings will be held quarterly
- > notice to be posted on each side of courthouse on doors
- > office hours 8-5 mon-thur, 8-1 fri
- > noted minutes/ agenda will be posted on website

Erin O made a motion to approve current changes, and to have second reading at next meeting to further evaluate, Ryan W second, all in favor

#### B: Discussion of 2023 MAP review

Bosworth presented paperwork that explains the MAP review that is done by the state comptroller's office.

Bosworth presented Sterling County MAP report for 2024-2025. Explained their report success and score.

Bosworth presented Coke County 2022-2023 MAP report. Explained their score and failure issues in the review. It was discussed that the preliminary report was given with 4 mandatory fails and 59 no's, upon completion of final report, there were still 4 mandatory failures and 59 no's.

Bosworth presented a letter from the state comptroller's office stating that due to failure of MAP review the district was being reported to TDLR for compliance.

Bosworth presented paperwork that explains the Property Value Study that is done by the state comptrollers office. It was noted that we failed our MAP study and Property Value Study, so the local school districts were assigned state values causing revenue shortages.

Bosworth presented paperwork showing local values vs state assigned values for Robert Lee ISD and Bronte ISD. It was discussed how it is traditionally hard for Coke County to meet the Property Value Study requirements.

Ryan Webb had a clarification question on the timeline of MAP review. Chief Appraiser explained the timeline.

Discussion ended and the board entered into closed session at 6:21 p.m.

Close session was exited at 8:26 pm.

Ryan W made a motion to present the chief appraiser with a list of items to be presented to the board on the March 4 meeting with updates regarding those items. Erin O second, all in favor

Next meeting was noted March 4, 2025 at 5:15 p.m

Mike S made a motion to adjourn the meeting, seconded by Erin O, meeting adjourned at 8:30 p.m.

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Board Member

Board Member