



Jones County Appraisal District
P: (325) 823-2422
1137 E Court Plaza
PO Box 348
Anson, TX 79501

Board of Directors Meeting Minutes

August 12, 2025

The regular meeting of the Board of Directors of the Appraisal District of Jones County was held Tuesday, August 12, 2025 in the office of the Appraisal District located at 1137 East Court Plaza, Anson, Texas.

Present at the meeting were Dale Spurgin, Jim Astin, Pete Klein, Jim Bailey, Tammy Smith and Deanna Wedeking.

Dale Spurgin called the meeting to order at 8:41 a.m. There were no public comments.

Order of Business:

Agenda Item A: Approval of Minutes from July 15, 2024 Meeting

Jim Bailey made a motion to correct Agenda Item E and approve the minutes with this correction, Jim Astin seconded and the motion carried unanimously.

Agenda Item B: Discussion/Action on Proposals from MIUP Appraisal Companies

The Board went into executive session at 8:55 am for discussions on the proposals made by the MIUP Appraisal Companies at the last meeting. Jim Astin raised a question on additional fees when the new solar farms come into fruition. Tammy Smith was able to get Stephen Campbell, of TY Pickett, on the phone to inquire if there would indeed be extra fees when the solar farms are added. Stephen Campbell assured the Board they would not charge extra fees and would honor the contract amount on the proposal. The Board came out of executive session at 9:28 am. Jim Astin motioned to approve the proposal submitted by TY Pickett. A second was made by Jim Bailey and the motion passed unanimously.

Agenda Item C: Discussion/Action on Hiring as In-House Appraiser

The auditor was waiting for his turn so the Board moved to item D before discussions on item C. Tammy Smith informed the Board she had some conversations with the appraiser that come at the end of the appraisal season and who also assisted with ARB's. These conversations led to mutual interest in hiring this appraiser full time as the District's in-house appraiser. The Board had some discussion over the benefit of having an in-house appraiser, their concerns over him living out of the area, and concerns about breaking the contract with Eagle Appraisal. After some discussion with the appraiser and amongst themselves, a motion was made by Jim Aston to break the contract and to hire an in-house appraiser. A second was made by Pete Klein, the motion passed unanimously.

Agenda Item D: Discussion/Action on 2024 Financial Audit as Presented by Paul Fleming, CPA

Paul Fleming presented his report on the 2024 Financial Audit of the Appraisal District. Paul Fleming reported there are some areas that need to be adjusted and corrected, and gave his recommendations.



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Pete Klein motioned to approve this audit as presented and Jim Bailey motioned a second. The motion passed unanimously.

Agenda Item E: Chief Appraiser Reports

Tammy Smith reported she has been working on tax rate calculations and is still waiting to hear from TML on the claim for roof replacement. Deanna presented the financials and advised there is still work to be done to correct Quickbooks for 2025, but it is very close to being completely caught up.

Agenda Item F: Adjourn

There being no more business to attend to at this time Dale Spurgin called for a motion to adjourn. Jim Astin motioned to adjourn, second was made by Jim Bailey. Motion carried unanimously, the meeting adjourned at 10:26 and the Public Hearing was resumed.

Dale Spurgin
Board of Directors, Chairman