

**FALLS COUNTY APPRAISAL DISTRICT**

**BOARD OF DIRECTORS MEETING**

**JANUARY 22, 2026**

The Board of Directors of the Falls County Appraisal District met at a regular meeting on January 22, 2026 at the Appraisal District office. The meeting was called to order by Byrleen Terry at 8:30 a.m. after recognizing that there was a quorum present and that the agenda had been posted timely.

- BOD Present:** Byrleen Terry, Ian Giesler, Shirley Melton, Debra A. Levels McDavid and Jace Albright.
- Others:** Martha Davis, Chief Appraiser Falls CAD, and Jessica Lamb.
- Citizens Comments:** None
- Minutes:** Ian Giesler made the motion to approve the minutes from the December 18, 2025 regular meeting followed by a second from Shirley Melton. The vote was called, four were in favor and one abstained.
- Financials/Action Items:** Martha Davis discussed the Board of Directors election results. Announced elected and nominated Board of Directors Shirley Melton, Debra A. Levels McDavid and Jace Albright were sworn in by Jessica Lamb.
- Jessica Lamb announced the 2026 Appraisal Review Board members appointed by District Judge, Rusty Russ. Falls County will have 5 returning members and 1 new member.
- A motion was made by Ian Giesler for Byrleen Terry to continue as Chairman of the Board of the Directors and himself (Ian Giesler) Secretary of the Board of Directors for the 2026 term. A second was made by Debra A. Levels McDavid. The vote was called and all were in favor.
- Jessica Lamb reminded the Board of Directors that they will need to complete Open Meetings Act Training and Public Information Act Training for 2026.
- Martha Davis discussed the Falls County Appraisal District Ag Advisory Board. David Coker will return for a one-year term (2026). Justin Young, Jason Dieterich and Taylor Miller (USDA) will return for a two-year term (2026-2027). Shirley Melton made a motion to appoint David Coker for a one-year term and Justin Young, Jason Dieterich and Taylor Miller for a two-year term. A second was made by Jace Albright. The vote was called and all were in favor.

The financial reports for December, 2025 were presented to the Board of Directors for review. A motion was made by Ian Giesler to approve the December, 2025 financial reports. A second was made by Shirley Melton. The vote was called and all were in favor.

Martha Davis discussed the Surplus of \$87,692 in the 2025 Budget. The surplus comes from the unused budget of \$41,312 and the unbudgeted amount of \$46,380. Martha would like to request the Board of Directors to propose an amendment to the 2026 Falls CAD Budget for expansion of personal with a salary of \$58,185. The position title would be ARB Coordinator/Senior Records Tech. Falls CAD must give the taxing units 30 days' notice before adopting the budget amendment. During the next scheduled board meeting, the board may approve the Amendment to the 2026 Falls CAD Budget. Debra A. Levels McDavid made the motion to propose and amend the 2026 Falls CAD Budget for the expansion of personnel. A second was made by Ian Giesler. The vote was called and all were in favor.

Martha Davis discussed the remaining of the Surplus from the 2025 Budget. Martha requested the board to encumber the remaining \$29,507 and add to two-line items under encumbered funds: Personnel Retention -\$15,000 and Reserve for Technology - \$14,507. Shirley Melton made the motion to encumber the remaining budget amount of \$29,507 and add the two-line items requested. A second was made by Debra A Levels McDavid. The vote was called and all were in favor.

Martha Davis discussed Line-Item changes to be made to the Encumbered Funds of \$47,337.00 and be equally distributed between Operating Expenses as Future Pictometry Flyovers and Legal Fees. Debra A. Levels McDavid made a motion to approve the Line-Item changes to be made by equally distributing Encumbered Funds of \$47,377.00 between Encumbered Funds Operating Expenses to Future Pictometry Flyovers and Legal Fees. A second was made by Jace Albright. The vote was called and all were in favor.

Martha Davis discussed Falls CAD went out for bids for 2025 appraisal district audit. Multiple auditors responded but did not provide a proposal. Patrick Hall of P. Andrew Hall, LLC submitted his proposal to Falls CAD. A motion was made by Ian Giesler to approve PAH, LLC Professional Auditing Services for Fiscal Year Ending December 31, 2025. A second was made by Shirley Melton. The vote was called and all were in favor.

Chief Appraiser's Report: Martha Davis presented the 25.25(b) changes to the board.

Martha Davis reported that 60% of 2026 appraisal work is complete. Deadline for completion is estimated to be completed by the end of March.

Martha also reported Falls 2026 Pictometry Flyover is complete, Falls CAD has early access viewing of the new flyover.

Executive Session: Board of Directors went into Executive Session at 9:07 a.m.

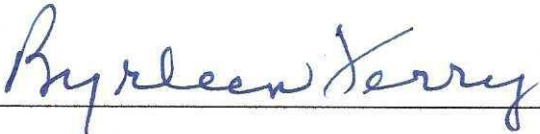
Reconvened: Board of Directors reconvened in to open session at 9:19 a.m.

A motion was made by Ian Giesler to have the plumbing fixed. A second was made by Shirley Melton. A vote was called and all were in favor.


Adjourn: A motion was made by Shirley Melton to adjourn at 9:22 a.m. A second was made by Shirley Melton the meeting was adjourned.

Attest:

Chairman:

  
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Secretary:

  
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