FILED FOR RECORD
AT 9:36 A M.

JUL 17 2026

County Clerk, Hood County, TX

Hood Central Appraisal District
Board of Directors Meeting
1902 W. Pearl St
Granbury, Texas 76048

Notice is hereby given that on July 23, 2026, the Board of Directors of the Hood Central Appraisal District will meet in regular open session beginning at 5:00 p.m. at 1902 W. Pearl St., Granbury, Texas

AGENDA

1. **Call to Order**
2. **Verify the Presence of a Quorum**
3. **Recognize Visitors; Hear Public Comments**
4. **Action Items**
   a. Consent Action Items:
      i. Action to approve of the Board of Directors meeting minutes June 18, 2026
      ii. Action to approve the financial statement from June 2026
      iii. Action to approve invoice #15280 from BIS Consulting in the amount of $36,150.20 for Yearly IT Services and web hosting

   b. General Action Items:
      i. Discuss and consider taking action to review, amend as necessary, and approve the district's Investment Policy
      ii. Discuss and consider taking action to renew the District's Group Health, Life and Dental insurance plans

5. **Discussion Items**
   a. Presentation of the proposed 2027 Hood Central Appraisal District Budget for discussion

6. **Recess to executive session pursuant to the Texas Government Code**
   a. Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

7. **Return to open session for possible action on items deliberated on in executive session**

8. **Information Items**
   a. Report from the Chief Appraiser
      - Report on Appraisal Operations
      - Report on Collections Operations
      - Report on District Operations
      - Board Member Q & A

9. **Propose Future Agenda Items; Set Next Meeting Date; Adjourn**
   a. Proposed Next meeting date: Thursday August 20, 2026

The public is welcome to address the Board of Directors during the public comment period under agenda Item 3 regarding any item on the agenda or any other issues under the Board's jurisdiction. During the Public Comments period, the Chairman will allow each speaker three minutes in which to speak. The Board may refuse to hear comments on subjects not reasonably related to items on the agenda, to policies and procedures of the HCAD, to policies and procedures of HCAD Appraisal Review Board, or to other issues under the Board's jurisdiction. The Board may not respond to comments regarding the items not on the agenda.

Action Item 4(a):

Board Action Requested

It is requested the Board take action to approve the consent agenda items.

I. Action to Approve the Board of Director's meeting minutes June 18, 2026

II. Action to approve the financial statements and payment for the months of June 2026

III. Action to approve invoice #15280 from BIS Consulting in the amount of $36,150.20 for yearly IT services and web hosting

The financial statements are presented to the board monthly. Highlighted payments are those that are non-routine payments.

Staff Recommendation:

Move to approve the consent agenda items as presented.

Hood Central Appraisal District
Board of Directors Meeting
June 18, 2026

This meeting was conducted in compliance with the Open Meetings Act as written in statute. A quorum of the members of the Board attended in person at the HCAD Office.

These minutes are a summary of the only subjects the Board addressed and the actions it took.

Members Present:
Scott Bradley Chairman
Richard Hoefs
John Highsmith
James Wall
Mark McDonald

Also Participating:
Jeff Law, Chief Appraiser

2. **Verify the Presence of a Quorum and Posting of the Meeting Notice**
   Mr. Bradley called the meeting to order at 5:00PM, verified a quorum was present, and that the notice was posted timely. The board took up the following agenda items:

3. **Recognize Visitors; Hear Public Comments**
   0 members of the public spoke

4. **Action Items**

   a. **Consent Action Items**
      i. Action to approve the Board of Directors meeting minutes May 21, 2026
      ii. Action to approve the financial statements from May 2026
      iii. Action to approve the renewal from ESRI, GIS Software for the forthcoming term in the amount of $9,161.20

Richard Hoefs made a motion to accept the consent agenda as presented. Mark McDonald seconded the motion. Motion carried 5-0

b. General Action Items

i. Discuss and consider taking action to approve the quote from Atomic Plumbing to re-route the hot feed water line to the restrooms and to replace the water heater

James Wall made a motion to approve the bid from Atomic Plumbing for repairs to the hot water lines and replacement of the water heater with an amount not to exceed $7,555. Richard Hoefs seconded the motion. Motion Carried 5-0

ii. Discuss and consider taking action to authorize the Chief Appraiser to sign collections contracts between Hood Central Appraisal District and taxing entities

Richard Hoefs made a motion to authorize the Chief Appraiser to sign collections contract between Hood Central Appraisal District and the taxing entities unless there are material changes that need to be brought back to the board for approval. Mark McDonald seconded the motion. Motion carried 4-0

iii. Discuss and consider taking action to revisit the auto renewal of the contract between Linebarger, Goggan, Blair & Sampson, LLP and the Hood Central Appraisal District

Item died for lack of a motion

iv. Discuss and consider taking action to make changes to the District's Texas County & District Retirement System (TCDRS) Retirement Plan for 2027: Retirement Eligibility, COLA, required rate, elected rate, additional contributions, unfunded liability funded ratio.

Mark McDonald made a motion to change the required rule of 80 to 75 and to change 30 years at any age to 20 years at any age. Richard Hoefs seconded the motion. Motion carried. 5-0

5. Recess to executive session pursuant to the Texas Government Code Section 551.071(1)(a) and (2) Consultation with general counsel regarding contemplated litigation

The Board did not recess to executive session

6. Report from the Chief Appraiser

- Report on Appraisal Operations
- Report on Collections Operations
- Report on District Operations

- Report on the 2027 Preliminary Budget
- Board Member Q & A

7. Propose Future Agenda Items; Set Next Meeting Date; Adjourn

The next regular meeting is proposed as Thursday, July 23, 2026. Meeting was adjourned at 6:06PM.

____

Richard Hoefs, Secretary

Hood Central Appraisal District
Statement of Assets & Liabilities

June 2026

Assets		
Current Assets		
Operating Fund Cash	1,428,222.83	
Cash On Hand Tax	1,300.00	
Due from Funding Sources	2,307.42	
Due from Agency Fund	5,120.02	
Utility Deposit	75.00	
TOTAL Current Assets		1,437,025.27
TOTAL Assets		1,437,025.27
Liabilities		
Current Liabilities		
Accounts payable	89,210.70	
AFLAC Payable	1,115.28	
Deffered Revenue	2,305.42	
Due to Agency Fund	(1.00)	
Insurance Payable	12,956.97	
Retirement Payable NACO	199.58	
Retirement Payable TCDRS	(14,675.44)	
Collections Payable	(11,351.13)	
Interest Income Payable	11,351.13	
TOTAL Current Liabilities		91,111.51
TOTAL Liabilities		91,111.51
Fund Balance		
General Balance	381,290.07	
Excess of Revenue over Expenditures	964,623.69	
TOTAL Fund Balance		1,345,913.76
TOTAL Liabilities & Fund Balance		1,437,025.27

Hood Central Appraisal District
Statement of Revenue & Expenditures
Year-to-Date Performance, June 2026 - current month

	6 Months Ended June 30, 2026	*Annual Budget*	*Unused*	*% Used*
Revenue				
Cresson MUD I	769.72	769.72	0.00	100.0 %
Cresson Crossroads MUD 2	1,764.68	1,764.68	0.00	100.0 %
City of Granbury	182,454.84	243,273.13	60,818.29	75.0 %
City of Lipan	1,879.50	2,505.98	626.48	75.0 %
City of Tolar	11,094.63	14,792.84	3,698.21	75.0 %
Granbury ISD	1,327,310.25	1,769,747.00	442,436.75	75.0 %
Lipan ISD	32,004.48	42,672.65	10,668.17	75.0 %
Tolar ISD	82,842.18	110,456.22	27,614.04	75.0 %
Bluff Dale ISD	2,072.26	2,072.26	0.00	100.0 %
Godley ISD	6,543.27	8,724.34	2,181.07	75.0 %
Glen Rose ISD	6,476.79	8,653.72	2,176.93	74.8 %
Hood County	554,935.83	739,914.44	184,978.61	75.0 %
Revenue-Maps	40.00	0.00	(40.00)	
Revenue-Data Sales	1,480.00	0.00	(1,480.00)	
Revenue-Tax Sale Certificate	70.00	0.00	(70.00)	
Interest All Accounts	18,798.99	0.00	(18,798.99)	
Miscellaneous Revenue	3,640.07	0.00	(3,640.07)	
TOTAL Revenue	2,234,177.49	2,945,346.98	711,169.49	75.9 %
	2,234,177.49	2,945,346.98	711,169.49	75.9 %
	2,234,177.49	2,945,346.98	711,169.49	75.9 %
Expenditures				
Salaries	667,950.27	1,467,802.00	799,851.73	45.5 %
Service Incentive	0.00	14,308.00	14,308.00	
Payroll Taxes	53,880.42	121,484.00	67,603.58	44.4 %
SUTA - State Unemployment	0.00	2,340.00	2,340.00	
Group Health Insurance	133,111.77	285,630.00	152,518.23	46.6 %
Workmens Compensation	6,402.00	5,500.00	(902.00)	116.4 %
Retirement	75,361.79	191,372.00	116,010.21	39.4 %
Aerial Photography Services	56,263.20	56,265.00	1.80	100.0 %
Salary Supplement /Auto	44,827.11	105,900.00	61,072.89	42.3 %
Appraisal Review Board	16,975.00	24,500.00	7,525.00	69.3 %
Arbitration Expense	0.00	2,250.00	2,250.00	
ARB Attorney	1,712.50	1,800.00	87.50	95.1 %

	6 Months Ended June 30, 2026	Annual Budget	Unused	% Used
Appraisal Services P/A	52,000.00	102,000.00	50,000.00	51.0 %
Third Party Appraisals	0.00	15,000.00	15,000.00	
Audit Services	0.00	35,000.00	35,000.00	
Payroll Services	2,494.37	3,900.00	1,405.63	64.0 %
Building Maintenance	15,237.16	12,020.00	(3,217.16)	126.8 %
Appr/Coll Software	31,895.40	79,061.00	47,165.60	40.3 %
Contingency Fund	0.00	35,000.00	35,000.00	
Equip Rental	5,071.54	21,720.00	16,648.46	23.3 %
Insurance-Bldg/Contents	2,500.00	2,500.00	0.00	100.0 %
Insurance-C/A Honesty Bond/Ntr	727.37	1,100.00	372.63	66.1 %
Insurance- Cyber Security	0.00	1,900.00	1,900.00	
Insurance-Directors Liability	3,400.00	3,400.00	0.00	100.0 %
Insurance-Public Emp Crime	755.70	1,500.00	744.30	50.4 %
Janitorial Services	6,799.03	16,490.00	9,690.97	41.2 %
Legal Services	2,408.75	95,000.00	92,591.25	2.5 %
General Legal Counsel	1,927.83	9,000.00	7,072.17	21.4 %
Misc Supplies	1,348.10	6,369.00	5,020.90	21.2 %
Printing Services	9,182.25	18,485.00	9,302.75	49.7 %
Office Supplies	7,359.99	15,653.00	8,293.01	47.0 %
Postage	30,396.44	91,993.00	61,596.56	33.0 %
Public & Legal Notices	1,884.75	3,100.00	1,215.25	60.8 %
Software-Financial	0.00	2,000.00	2,000.00	
Software Mapping	0.00	8,220.00	8,220.00	
TNT Software	3,460.00	3,370.00	(90.00)	102.7 %
NexisLexis Software	0.00	3,600.00	3,600.00	
Microsoft 365	0.00	6,151.00	6,151.00	
SW Data ARB Protest Software	8,500.00	3,500.00	(5,000.00)	242.9 %
Quick Books Software	0.00	720.00	720.00	
Travel	3,435.08	13,740.00	10,304.92	25.0 %
Training	2,593.35	11,655.00	9,061.65	22.3 %
Membership/Subscriptions/Fees	9,577.08	15,377.00	5,799.92	62.3 %
Utilities-Electricity	707.76	10,080.00	9,372.24	7.0 %
Utilities-Sewer	332.79	840.00	507.21	39.6 %
Utilities-Telephone	8,782.84	10,524.00	1,741.16	83.5 %
Utilities-Water	292.16	840.00	547.84	34.8 %
Information Technology/Hardware	0.00	24,150.00	24,150.00	
Information Technology Consulting	0.00	17,000.00	17,000.00	
Other Professional Services	0.00	320.00	320.00	
TOTAL Expenditures	1,269,553.80	2,981,429.00	1,711,875.20	42.6 %
Program Revenue over Expenditures	964,623.69	(36,082.02)	(1,000,705.71)	-2673.4 %
	964,623.69	(36,082.02)	(1,000,705.71)	-2673.4 %

	6 Months Ended June 30, 2026	Annual Budget	Unused	% Used
Excess of Revenue over Expenditures	964,623.69	(36,082.02)	(1,000,705.71)	-2673.4 %

Hood Central Appraisal District

Accounts Payable Detail Report

(Report period: June 1, 2026 to June 30, 2026)

Transaction		Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
ACT	Appraisal & Collection Technologies						
ORDER2026		06/25/26	Close	TNT Software		960.00	CK004686
CK004686		06/25/26		Payment	960.00		
		Vendor Total				960.00	0.00
AFLAC	AFLAC						
190152		06/17/26	Close	AFLAC JUNE		1303.34	CK004674
CK004674		06/17/26		Payment	1303.34		
		Vendor Total				1303.34	0.00
ARMSTRONG	Armstrong & Armstrong						
6742		06/17/26	Close	ARB Training/Ema		1112.50	CK004675
CK004675		06/17/26		Payment	1112.50		
		Vendor Total				1112.50	0.00
AT&TMOBILE	AT&T Mobility						
06022026		06/08/26	Close	Mobile Phones		199.46	CK004658
CK004658		06/08/26		Payment	199.46		
		Vendor Total				199.46	0.00
ATOMIC	Atomic Plumbing						
33113		06/24/26	Close	Water Heater/Slab		6595.00	CK004685
33147		06/30/26	Close	Plumbing Leak Rep		2545.00	CK004695
CK004685		06/24/26		Payment	6595.00		
CK004695		06/30/26		Payment	2545.00		
		Vendor Total				9140.00	0.00
BEZEREDI	Michael Bezeredi						
ARB 6/1/26-6/12/26		06/15/26	Close	ARB 6/1/26-6/12/2		1225.00	CK004669
ARB 6/15/26- 6/26/26		06/26/26	Close	ARB 6/15/26- 6/26/		1225.00	CK004690
CK004669		06/15/26		Payment	1225.00		
CK004690		06/26/26		Payment	1225.00		
		Vendor Total				2450.00	0.00
CARD	Card Service Center						
CREDIT CARD JUNE		06/17/26	Close	Credit Card June		338.60	CK004676
CK004676		06/17/26		Payment	338.60		
		Vendor Total				338.60	0.00

Hood Central Appraisal District

Accounts Payable Detail Report

(Report period: June 1, 2026 to June 30, 2026)

Transaction		Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
COSTAR	COSTAR REALTY INFORMATION INC						
124201602		06/17/26	Close	Costar June		467.42	CK004677
CK004677		06/17/26		Payment	467.42		
		Vendor Total				467.42	0.00
COVINGTON	Covington Services, LLC						
46298		06/25/26	Close	Alarm Monitoring		29.99	CK004687
CK004687		06/25/26		Payment	29.99		
		Vendor Total				29.99	0.00
FITZPATRICK	William Fitzpatrick						
ARB 6/1/26-6/12/26		06/15/26	Close	ARB 6/1/26-6/12/2		1225.00	CK004670
ARB 6/15/26- 6/26/26		06/26/26	Close	ARB 6/15/26- 6/26/		875.00	CK004691
CK004670		06/15/26		Payment	1225.00		
CK004691		06/26/26		Payment	875.00		
		Vendor Total				2100.00	0.00
FULLER	Sidney Fuller						
ARB 6/1/26-6/12/26		06/15/26	Close	ARB 6/1/26-6/12/2		875.00	CK004671
ARB 6/8/26		06/18/26	Close	ARB 6/8/26		175.00	CK004684
ARB 6/15/26- 6/26/26		06/26/26	Close	ARB 6/15/26- 6/26/		525.00	CK004692
CK004671		06/15/26		Payment	875.00		
CK004684		06/18/26		Payment	175.00		
CK004692		06/26/26		Payment	525.00		
		Vendor Total				1575.00	0.00
GRANBURYUTIL	Granbury Mun. Utilities						
0422-0520		06/08/26	Close	Utilities		282.52	CK004659
CK004659		06/08/26		Payment	282.52		
		Vendor Total				282.52	0.00
HERRINGTON	Walter Herrington						
ARB 6/1/26-6/12/26		06/15/26	Close	ARB 6/1/26-6/12/2		875.00	CK004672
ARB 6/15/26- 6/26/26		06/26/26	Close	ARB 6/15/26- 6/26/		1050.00	CK004693
CK004672		06/15/26		Payment	875.00		
CK004693		06/26/26		Payment	1050.00		
		Vendor Total				1925.00	0.00
LEXISNEXIS	Lexis Nexis Risk Solutions FL Inc.						
1300297864		06/08/26	Close	Lexis Nexis May		280.00	CK004660
CK004660		06/08/26		Payment	280.00		

Hood Central Appraisal District
Accounts Payable Detail Report
(Report period: June 1, 2026 to June 30, 2026)

Transaction		Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
LEXISNEXIS	Lexis Nexis Risk Solutions FL Inc.					(continued)	
		Vendor Total				280.00	0.00
MARTINS	Martin's Office Supply						
173795-1		06/08/26	Close	Office Supplies		729.98	CK004661
CK004661		06/08/26		Payment	729.98		
		Vendor Total				729.98	0.00
MICKAYLA	Mickayla Mehaffey						
REIMBURSMT		06/08/26	Close	Reimburse HDMI		14.96	CK004662
CK004662		06/08/26		Payment	14.96		
		Vendor Total				14.96	0.00
NJDHS	Nichols, Jackson, Dillard, Hager &Smith						
66581		06/08/26	Close	Legal Services		2456.58	CK004663
CK004663		06/08/26		Payment	2456.58		
		Vendor Total				2456.58	0.00
PITNEY	Pitney Bowes Global Financial						
3322635979		06/08/26	Close	Folder Rental		424.74	CK004664
3322690046		06/17/26	Close	Mail Machine Rent		1104.15	CK004678
CK004664		06/08/26		Payment	424.74		
CK004678		06/17/26		Payment	1104.15		
		Vendor Total				1528.89	0.00
READY	Ready Refresh/ Blue Triton Brands Inc						
36E125918169		06/08/26	Close	Water Cooler		37.56	CK004665
46E0125918169		06/17/26	Close	Water Cooler		16.44	CK004679
CK004665		06/08/26		Payment	37.56		
CK004679		06/17/26		Payment	16.44		
		Vendor Total				54.00	0.00
SPECTRUM	SPECTRUM						
242083001060126		06/17/26	Close	Ring Central		1297.50	CK004680
CK004680		06/17/26		Payment	1297.50		
		Vendor Total				1297.50	0.00
SPOTLESS	Spotless Shine						
33021		06/08/26	Close	Office Cleaning		975.00	CK004666
CK004666		06/08/26		Payment	975.00		

Hood Central Appraisal District

Accounts Payable Detail Report

(Report period: June 1, 2026 to June 30, 2026)

Transaction		Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
SPOTLESS	Spotless Shine					(continued)	
		Vendor Total				975.00	0.00
STANLEY	Kathryn Stanley						
ARB 6/1/26-6/12/26		06/15/26	Close	ARB 6/1/26-6/12/2		1050.00	CK004673
ARB 6/15/26- 6/26/26		06/26/26	Close	ARB 6/15/26- 6/26/		875.00	CK004694
CK004673		06/15/26		Payment	1050.00		
CK004694		06/26/26		Payment	875.00		
		Vendor Total				1925.00	0.00
SUPPLIESHOT	Supplies Hotline						
55871		06/08/26	Close	HP Toners		274.75	CK004667
CK004667		06/08/26		Payment	274.75		
		Vendor Total				274.75	0.00
SWD	Southwest Data Solutions						
36873		06/17/26	Close	Online Backup		150.00	CK004681
36869		06/17/26	Close	Monthly Maintenan		5165.90	CK004681
36812		06/17/26	Close	TNT, ARB Nxt, Da		11000.00	CK004681
36818		06/25/26	Close	2026 Notices		8181.50	CK004688
CK004681		06/17/26		Payment	16315.90		
CK004688		06/25/26		Payment	8181.50		
		Vendor Total				24497.40	0.00
TURF WORKS	Turf Works Landscape						
027092		06/25/26	Close	Mowing May		200.00	CK004689
CK004689		06/25/26		Payment	200.00		
		Vendor Total				200.00	0.00
UNITED	United Healthcare						
179488605248		06/17/26	Close	Group Health		21679.20	CK004682
CK004682		06/17/26		Payment	21679.20		
		Vendor Total				21679.20	0.00
WC	WC of Texas						
388486V193		06/08/26	Close	Trash Pick Up		53.63	CK004668
CK004668		06/08/26		Payment	53.63		
		Vendor Total				53.63	0.00

Hood Central Appraisal District

Accounts Payable Detail Report

(Report period: June 1, 2026 to June 30, 2026)

Transaction		Date	Due Date	Reference	Transaction Amount	Original Balance	Current Balance
XEROX	Xerox Corp						
025806163		06/17/26	Close	Copier Rental		141.86	CK004683
02806164		06/17/26	Close	Copier Rental		141.86	CK004683
CK004683		06/17/26		Payment	283.72		
			Vendor Total			283.72	0.00
			Report Total			78134.44	0.00

June 2026 Financials - Non-routine Payments

Check #	Payee	Explanation
4686	ACT	TNT Software Subscription for Effective Tax Rate Calculation
4675	Armstrong & Armstrong	ARB Training, Emails with ARB Secretary
4685,4695	Atomic Plumbing	Repairs to Leaking Pipes and Water Heater Slab Leak
4676	Card Service Center	Walmart- Kitchenb Supplies, Bathroom Supplies
4661	Martin's Office Supply	Envelopes Printed, Copier Paper
4663	Nichols, Jackson, Dillard, Hagar Smith	Litigation Expense: CVS, HD Development - General Counsel: Travel to ARB Hearing Wherley
4667	Supplies Hotline	Toners HP Printers
4681,4688	Southwest Data Solutions	TNT, ARB Software and Protest Data Base, 2026 Value Notices Mailing

Checks to these payees were for ARB Perdiem
M. Bezeredi, W. Fitzpatrick, S. Fuller,
W. Herrington, K. Stanley

BIS Consulting, LLC
14802 Venture Dr
Farmers Branch, TX 75234 US
accounting@bisconsultants.com
bisconsultants.com

Invoice

bis consultants

BILL TO

Hood County Appraisal District
1902 W. Pearl St.
Granbury, TX 76048-1873

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15280	06/01/2026	$36,150.20	07/01/2026	Net 30	

DESCRIPTION	QTY	RATE	AMOUNT
Homepage Yearly Service (formerly: Web Hosting)	1	2,000.00	2,000.00
GIS Interactive Map Yearly Service	1	3,600.00	3,600.00
Automated Server Backups Yearly Service	2	1,800.00	3,600.00
Automated Server Backups Yearly Service - DISCOUNT	2	-1,800.00	-3,600.00
Automated Workstation Backups Yearly Service	26	150.00	3,900.00
Automated Workstation Backups Yearly Service - DISCOUNT	26	-142.30	-3,699.80
IT Maintenance Server Yearly Service	3	1,850.00	5,550.00
IT Maintenance Workstations Yearly Service	28	840.00	23,520.00
Router Maintenance Yearly Service	1	1,280.00	1,280.00
Antivirus Cloud Yearly Service	30	0.00	0.00

2026 Invoice

SUBTOTAL	36,150.20
TAX	0.00
TOTAL	36,150.20
BALANCE DUE	**$36,150.20**

Ways to pay

View and pay

Action Item 4(b)(1):

Board Action Requested

It is requested the Board discuss and consider and take action to review, amend as necessary, and approve the district's Investment Policy.

Background

The Texas Public Funds Investment Act (PFIA), Texas Government Code Chapter 2256, requires the governing body of each local government, including appraisal districts, to adopt a written investment policy and investment strategies governing the investment of public funds. The Act further requires the Board of Directors to review the Investment Policy and Investment Strategies at least annually and to adopt a written resolution or order documenting that review and recording any changes made. Specifically, Texas Government Code §2256.005(e) states that the governing body shall review its investment policy and investment strategies not less than annually.

Staff has completed the required annual review of the Investment Policy and Investment Strategies and recommends the Board approve the policy for the upcoming year. No changes are recommended.

Staff Recommendation:

Make a motion to approve the District's Investment Policy as presented

HOOD CENTRAL APPRAISAL DISTRICT

INVESTMENT POLICY AND PROCEDURE

1. AUTHORITY AND STRATEGY

A. Pursuant to authority of TEXAS GOVERNMENT CODE ANN., Sec. 2256.001 *et seq.* (Vernon 1995), the Hood Central Appraisal District is authorized to invest Appraisal District funds as provided therein.

B. All funds of Hood Central Appraisal District that are invested are invested by matching the maturity of investments with liabilities. Investments are made with the intention of holding to maturity, but with the ability to liquidate should funds be needed at any time. This strategy is achieved by utilizing Depository Banks Money, Market Accounts, Certificates of Deposit and short term Treasury Bills, all with a stated final maturity of one year or less.

2. APPLICABILITY

This investment policy applies to all financial assets of all funds of Hood Central Appraisal District at the present time and any funds to be created in the future and any other funds held in custody by the Appraisal District, unless it is in contravention of any depository contract between Hood Central Appraisal District and any depository bank, and/or expressly prohibited by law.

3. INVESTMENT OBJECTIVES AND PRIORITIES

A. General Statement

This policy serves to satisfy the statutory requirements of the TEXAS GOVERNMENT CODE, ANN., Title 10, Section 2256.00, *et seq.*, The Public Funds Investment Act, as amended by House Bill 2459 (Sept. 95), for all political subdivisions to define and adopt a formal investment policy.

B. Objectives

The primary objective of Hood Central Appraisal District is to insure the safety of principal in all funds and to avoid speculative investing. The secondary objective of Hood Central Appraisal

District is to strive to maintain adequate liquidity, through scheduled maturity of investments, to cover the cash needs of the Appraisal District consistent with the objectives of this policy.

C. Desired Diversification

It will be the policy of Hood Central Appraisal District to diversify its portfolio to eliminate the risk of loss resulting from over concentration of liquid assets with a specific maturity, a specific insurer or a specific class of investments. Investments of the Appraisal District shall always be selected that provide for stability of income and reasonable liquidity.

D. Rate of Return on Investments

It will be the objective of Hood Central Appraisal District to earn the maximum rate of return allowed on its investments within the policies imposed by its safety and liquidity objectives and state and federal law governing investment of public funds.

E. Maturity

Portfolio maturities will be structured to achieve the highest return of interest consistent with liquidity requirements of the Appraisal District's cash needs. No investment shall have a legal stated maturity of more than twelve (12) months.

4. INVESTMENT RESPONSIBILITY AND CONTROL

A. Delegation of Investment Authority

In accordance with Sec. 2256.005(f) of the Public Funds Investment Act, the Chief Appraiser is designated as the Investment Officer for the Appraisal District, and may invest Appraisal District funds that are not immediately required to pay obligations of the Hood Central Appraisal District. The Investment Officer shall maintain procedures for the operation of the investment program consistent with this investment policy.

B. Quality and Capability of Investment Officer

It is the Appraisal District's policy to provide periodic training in investments for the Investment Officer through courses and seminars offered by professional organizations and associations in order to insure the quality and capability of the Appraisal District's

Investment Officer in making investment decisions in compliance with Sec. 2256.008 of the Public Funds Investment Act.

C. Investment Advisory Committee

The Investment Advisory Committee reviews investment policies and procedure, investment strategies, and investment performance. Members of the Committee may include: the Board of Directors or Audit and Budget Committee Members appointed by the Chairperson of the Hood Central Appraisal District Board of Directors. The Chairperson of the advisory committee will be elected by the committee and meetings will be called as needed.

D. Prudence and Ethical Standards

Hood Central Appraisal District implements the "prudent person rule" when managing the portfolios within the applicable legal and policy constraints. The prudent person rule is restated as follows:

"Investments must be made with the judgment and care, under prevailing circumstances, which persons of prudence, direction and intelligence would exercise in the management of their own affairs for investment, not for speculation, considering the probable safety of their capital as well as the probable income to be derived."

Officers and employees involved in the investment process shall refrain from personal business activity that would conflict with the proper execution and management of the investment program, or that would impair their ability to make impartial decisions. Employees and Investment Officers shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with which business is conducted on behalf of the District.

An Investment Officer of the District who has a personal business relationship with an organization seeking to sell an investment to the District shall file a statement disclosing that personal business interest. An Investment Officer who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the District shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the Board of Directors.

E. Liability of Investment Officer

In accordance with Sec. 113.005, Texas Local Government Code, the Investment Officer is not responsible for any loss of the Hood Central Appraisal District funds through the failure or negligence of a depository. This section does not release the Investment Officer from responsibility for a loss resulting from the official misconduct or negligence of the Investment Officer, including misappropriation of the funds, or from responsibility for funds until a depository is selected and the funds are deposited.

F. Accounting and Audit Control

The Investment Officer will establish liaison with the Hood Central Appraisal District auditor in order to assist the auditor with their accounting and auditing controls. It is the policy of the Hood Central Appraisal District, at a minimum, to have an annual audit of all Appraisal District funds by an independent auditing firm. The Investment Officer and the Appraisal District's investment procedures shall be subject to the annual and any special audits as required.

G. Monitoring Credit Rating

The Investment Officer or Investment Adviser shall monitor, on no less than a weekly basis, the credit rating on all authorized investments in the portfolio based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by Policy, the Investment Officer or Adviser shall notify the governing board of the loss of rating, conditions affecting the rating and possible loss of principal with liquidation options available, within two weeks after the loss of the required rating.

5. INVESTMENT REPORTING

In accordance with Texas Government Code, Title 10, Sec. 2256.023, the Investment Officer will report quarterly to the Board of Directors the portfolio statistics, listing the type and description of investment in detail, the broker/dealer used for purchase, the yield to maturity, the stated maturity date, and the previous and current market value.

6. INVESTMENT INSTITUTIONS

A. Depository Bank

Fully collateralized Time Deposits, Certificates of Deposit, Money Market accounts and Interest Bearing Checking accounts shall be placed at the District Depository Bank under a depository contract executed by Hood Central Appraisal District Board of Directors and in compliance with V.C.T.A. Texas Local Government Code, Chapter 117.

B. Broker/Dealers

The Hood Central Appraisal District shall invest Appraisal District funds consistent with federal and state law and the current Bank Depository Contract. Purchases shall be made with U. S. Government Securities Dealers appearing on the Primary Government Securities Dealers list and the Capital Market Division of the Depository Bank. Dealers must comply with Section 6(c) of this Investment Policy to be selected.

C. Approval of Broker/Dealer

The Hood Central Appraisal District reviews the applications of the broker/dealer/financial institutions for compliance with this policy and recommends institutions for approval. To be recommended for approval, a broker/dealer/financial institution must demonstrate possession of the following criteria:

(1) Institutional investment experience,
(2) Good references from public fund investment officers,
(3) Adequate capitalization per the Capital Adequacy Guidelines for Government Securities Dealers,
(4) An understanding of this Investment Policy,
(5) Regulation by the Securities and Exchange Commission (SEC),
(6) Membership in good standing in the National Association of Securities Dealers, Inc.,
(7) And Valid Licensure from the State of Texas.

The District's Investment Advisory Committee shall, at least annually, review, revise and adopt a list of qualified brokers/dealers and financial institutions authorized to engage in securities transactions with the District. *(Note: a designated investment committee may adopt and annually review the list of qualified brokers/dealers.)* Those firms that request to become qualified bidders for securities transactions will be required to provide a completed broker/dealer questionnaire that provides information regarding creditworthiness, experience and reputation and a certification stating the firm has received, read and understood the District's investment policy and agree to comply with the policy. Authorized firms may include primary dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (Uniform Net Capital Rule), and qualified depositories. All investment providers, including financial institutions, banks, money market mutual funds, and local government investment pools, must sign a certification acknowledging that the organization has received and reviewed the District's investment policy and that reasonable procedures and controls have been implemented to preclude investment transactions that are not authorized by the District's policy.

7. INVESTMENT INSTRUMENTS

The Hood Central Appraisal District Investment Officer shall use any or all of the following authorized investment instruments consistent with governing law and this policy:

A. Bank Investments:

(1) Fully collateralized Time Deposits,
(2) Fully collateralized Certificates of Deposit,
(3) Fully collateralized Money Market Accounts,
(4) Fully collateralized Interest-Bearing Checking Accounts.

B. Direct Investments:

(1) United States Treasury Securities,
(2) Excluded in the direct investments are derivative securities including but not limited to Collateralized Mortgage Obligations.

8. INVESTMENT PROCEDURES

A. Confirmation of Trade

A confirmation of trade will be provided by the broker/dealer to the Hood Central Appraisal District Investment Officer for every purchase of an investment security. This trade ticket and confirmation will become a part of the file that is maintained on every investment security.

B. Delivery Versus Payment

It will be the policy of the Hood Central Appraisal District that all Treasury and Government Agencies securities shall be purchased using the "delivery vs. Payment" (DVP) method. By so doing, Hood Central Appraisal District funds are not released until Hood Central Appraisal District has received the securities purchased.

C. Safekeeping Institution

(1) All purchased securities shall be held in safekeeping by Hood Central Appraisal District, or a Hood Central Appraisal District account in a third party financial institution, or with a Federal Reserve Bank.

(2) All pledged securities by the Depository Bank shall be held in safekeeping by Hood Central Appraisal District or a Hood Central Appraisal District account in a third party financial institution, or with a Federal Reserve Bank.

9. COLLATERAL AND SAFEKEEPING

A. Collateral or Insurance

The Hood Central Appraisal District Investment Officer shall insure that all Appraisal District funds are fully collateralized or insured consistent with federal and state law and the current Depository Contract in one or more of the following manners:

(1) FDIC insurance coverage,
(2) United States Government Bonds, Notes, and Bills,
(3) Securities of Federally-sponsored US Agencies and instrumentalities of the United States Government,
(4) No Collateralized mortgage obligations are acceptable.

B. Safekeeping

Securities pledged as collateral shall be deposited in trust with the Federal Reserve Bank or another disinterested third party bank under an appropriate legal contract. The amount of such securities pledge shall be determined by their market value.

C. Collateral Reporting

The Investment Officer shall report to the Hood Central Appraisal District Board of Directors his or her evaluation of all collateral compared to all Appraisal District deposits on a quarterly basis. Collateral deficiencies should be identified and immediately corrected through additional collateral deposited or reductions in the volume of deposited funds.

10. INVESTMENT POLICY REVIEW AND AMENDMENT

A. Review Procedures

The Hood Central Appraisal District shall review its investment policy and investment strategies not less than annually, to occur in November or as soon thereafter as practicable.

B. Changes to the Investment Policy

The Investment Officer and the Investment Advisory Committee must review the Hood Central Appraisal District Policy not less than annually and may recommend changes, as needed, to the Board of Directors.

On this 23th day of July, 2026 this Public Funds Investment Policy and Procedure was adopted by the Hood Central Appraisal District Board of Directors.

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Chairman

ATTEST:

____

Secretary

Action Item 4(b)(2):

Board Action Requested

It is requested the Board discuss and consider taking action to renew the District's group health, Life and Dental Insurance plans.

Background

District staff, working with Higginbotham Insurance Agency, conducted the annual employee health insurance renewal process by soliciting proposals from numerous insurance carriers in an effort to secure the most competitive coverage and pricing for the District. The market response was exceptionally limited due to the District's size and current claims experience. Several carriers declined to provide quotes because of high-cost medical conditions or overall medical risk, while others were unable to quote because the District does not meet minimum enrollment requirements or falls outside of their service area.

The renewal offered by UnitedHealthcare for the District's current benefit plan would increase the District's annual premium from **$260,150.40 to $323,254.80**, representing an increase of **$63,104.40 (24.26%)** over the current plan year.

To help mitigate this significant increase while maintaining comprehensive employee benefits, Higginbotham negotiated three alternate plan designs with UnitedHealthcare. After reviewing the available options, staff recommends **Alternative Option II**. This option maintains the same Choice Plus network and fully insured PPO Plan while modifying certain deductible and out-of-pocket provisions. The proposed plan would reduce the annual premium to **$283,113.36**, an increase of **$22,962.96 (8.83%)** over the current plan year, resulting in an estimated savings of approximately **$40,141.00 annually** when compared to renewing the current plan.

Staff Recommendation:

We recommend making a motion to approve **UnitedHealthcare Alternative Option II** for the 2026–2027 plan year as presented.

Carrier Responses

Hood Central Appraisal District				
Carrier	Funding Type	Medical	Dental	Basic Life/AD&D
Aetna	Level Funded	Declined to Quote due to high-cost medical conditions		
Angle Health	Level Funded	Declined to Quote		
Baylor Scott & White	Fully Insured	Not in service area		
BlueCross BlueShield	Fully Insured	Proposed		
BlueCross BlueShield	Level Funded	Declined to Quote due to high medical risk		
Cigna	Level Funded	Must have 25 enrolled to quote		
Curative	Level Funded	Must have 25 enrolled to quote		
EMI Health	Level Funded	Declined to Quote		
Gravie	Level Funded	Declined to Quote		
United Healthcare	Fully Insured	Current		
United Healthcare	Level Funded	Declined to Quote		
Guardian			Current	Current

Medical – United Healthcare

Current & Renewal

Hood Central Appraisal District

		Current	Renewal
Network		Choice Plus	
[illegible]		$1,000 / $3,000	
[illegible]		$2,500 / $7,500	**$3,000 / $9,000**
[illegible]		100/0	
[illegible]		$10; $0 for deps under 19	**$20**; $0 for deps under 19
[illegible]		Designated Network - $40; Network - $80	Designated Network - **$50**; Network - $80
[illegible]		$0	
[illegible]		$40	
[illegible]		Deductible	
[illegible]		Deductible	
[illegible]		Deductible	
[illegible]		$500 + Deductible	
[illegible]		$25	**$50**
[illegible]		None	
[illegible]		$10	
[illegible]		$40	
[illegible]		$125	
[illegible]		$300	
[illegible]		Specialty - $10/$40 /$125/$500	
[illegible]		2.5X Copay	
Out of Network Charges			
[illegible]		*$10,000 / $20,000*	
[illegible]		*Unlimited*	
[illegible]		*70/30*	
Monthly Rates		Current	Renewal
[illegible]	16	$1,204.40	$1,496.55
[illegible]	1	$2,408.80	$2,993.10
[illegible]	0	$2,408.80	$2,993.10
[illegible]	0	$3,613.20	$4,489.65

Effective August 1st, the current plan name DX9Q will be updated to **EO98**. This change will be reflected across all relevant documentation and systems starting on that date.

Medical – United Healthcare

Alternate Plan Options

Hood Central Appraisal District

Network		Choice Plus	Choice Plus	Choice Plus
		$2,000 / $6,000	$3,000 / $9,000	$5,000 / $10,000
		$6,500 / $13,000	$6,500 / $13,000	$7,000 / $14,000
		80/20	80/20	100/0
		$30; $0 for deps under 19	$30; $0 for deps under 19	$30; $0 for deps under 19
		Designated Network - $60;	Designated Network - $60;	Designated Network - $60;
		Network - $100	Network - $100	Network - $100
		$0	$0	$0
		Deductible + 20%	Deductible + 20%	Deductible
		Deductible + 20%	Deductible + 20%	Deductible
		Deductible + 20%	Deductible + 20%	Deductible
		Deductible + 20%	Deductible + 20%	Deductible
		$500 + Deductible + 20%	$500 + Deductible + 20%	$500 + Deductible
		$50	$50	$50
		None	None	None
		$10	$10	$10
		$40	$40	$40
		$125	$125	$125
		$300	$300	$300
		Specialty - $10/$40 /$125/$500	Specialty - $10/$40 /$125/$500	Specialty - $10/$40 /$125/$500
		2.5X Copay	2.5X Copay	2.5X Copay
Out of Network Charges				
		$10,000 / $20,000	*$10,000 / $20,000*	*$10,000 / $20,000*
		Unlimited	*Unlimited*	*Unlimited*
		50/50	*50/50*	*70/30*
Monthly Rates		Proposed	Proposed	Proposed
	16	$1,328.31	$1,310.71	$1,291.90
	1	$2,656.62	$2,621.42	$2,583.80
	0	$2,656.62	$2,621.42	$2,583.80
	0	$3,984.93	$3,932.13	$3,875.70