



**LA SALLE COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
Minutes  
Tuesday, April 28, 2015**

Presiding: Chairperson Deonicio Ramirez, Jr.

Present: Brenda Talbert Mike Whitwell  
Elizabeth Martinez Dora Gonzales

In Attendance: Annie Garcia Joe Zepeda  
Superintendent Dr. Jack Seals Laura Soto  
Larry Dovalina Hilda Benavides  
Alfredo Vela Shannon Stary

I. MEETING CALLED TO ORDER. (Presenter: Deonicio Ramirez, Jr.)

Chairperson Ramirez calls the meeting to order at 4:34 p.m.

II. DETERMINATION THAT A QUORUM IS PRESENT. (Presenter: Deonicio Ramirez, Jr.)

Chairperson Ramirez recognized that a quorum was present.

III. Citizen's Comments.

Superintendent Jack Seals expresses his concerns (P & A contract) about the importance to allow P & A to have some time to be able to prove itself. Dr. Seals also addresses the issues of the size of the supplements being sent to the School. City of Cotulla Administrator Larry Dovalina informs the Board about the intentions of the City of Cotulla, sending a letter to request that the Board of Directors change the method of selecting the Board of Directors.

IV. Discussion, Consideration, and Action to elect Director nominated to fill vacancies on the La Salle County Appraisal District Board of Directors.

Chief Garcia informs the Board that there were 3 nominees sent to the Appraisal District for the vacancy of the Board of Directors'.

\*Copies Attached

1. Meyer, Chris
2. Nunez, Raquel
3. Pena, Thomas

Chief Garcia informs the Board that Thomas Pena was appointed to the ARB Board. Chairman Ramirez states to the Board that they go down the list of nominees and vote by a show of hands.

Mr. Whitwell states that Thomas Pena would be a great asset to the ARB Board and would hate to take him off as an ARB member and that he would do a great job as an ARB member.

Mr. Ramirez states to the Board for a show of hands in favor of:

1. Chris Meyer-Brenda Talbert, Mike Whitwell and Elizabeth Martinez.
2. Raquel Nunez-Deonicio Ramirez, Jr.

Brenda Talbert made a motion to appoint Chris Meyer as Board of Director for the vacancy. Elizabeth Martinez seconded the motion and when voted on, the motion passed unanimously.

- V. Discussion, Consideration, and/or Action on presentation from Pritchard & Abbott, Inc. Appraisal and to accept bid to perform appraisal services related to mineral and industrial properties for years 2016-2017.

\*Copy of Contract Attached.

Chief Garcia updates the Board on the proposals submitted from prior Appraisal firms last go around. \*Copy Attached.

Shannon Stary reports to the Board on the increase on the Mineral and Industrial accounts (847/13,658 accounts in 2013 to 1631/33,751 accounts for 2014).

Mr. Stary also addresses the issues pertaining to the large amounts of supplements being sent to the Entities and the process.

Elizabeth Martinez made a motion to approve the 2016 (\$155,000) & 2017 (\$175,000) Pritchard & Abbott, Inc. Appraisal contract.

Mike Whitwell seconded the motion and when voted on, the motion passed unanimously.

- VI. Discussion, Consideration, and/or possible Action to approve Texas County District Retirement System plan for year 2016.

\*Copy Attached.

Chief Garcia presents to the Board the TCDRS plan assessment for year 2016.

Mike Whitwell made a motion to approve the required rate at 10.46% and the group term life rate at .21%. Brenda Talbert seconded the motion and when voted on, the motion passed unanimously.

- VII. Update on roof repairs for the Welhausen School.

Chief Appraiser Garcia informs the Board that the Welhausen School roof had been repaired and they were not having any more roofing problems at this time.

- VIII. Discussion, Consideration, and/or Action on Appraisal District (Welhausen School) building maintenance and yard maintenance.

Chief Garcia informed the Board that the County had gone out for bids for the maintenance of the yard for the Welhausen School (advertised in the Frio/Current Newspaper). The District had not heard the outcome at that time. Chief Garcia stated that Gus Gonzales was cleaning the Welhausen School and cutting the yard. Chairperson Ramirez stated to put the maintenance of the Welhausen building & the yard on the next agenda for an update.

IX. Discussion, Consideration, and/or Action on Welhausen School water bill.

Chief Garcia reports to the Board that the Welhausen School water bill included the Workforce/Judge building located behind the Welhausen School. The Board directed Chief Garcia to talk to the Workforce and Judge Trigo about the situation and have an update at the next Board meeting.

X. Discussion, Consideration, and/or possible Action concerning selling, leasing or renting the Appraisal District Office located on 201 S. Main Street.

\*Copies of Entities Response Attached.

Cotulla ISD recommends that the building be rented or leased.

Dilley ISD took no action on the usage; therefore stating that it was up to the Appraisal District Board to decide.

Wintergarden Water District stated it was the consensus of their Board to sell the building.

Brenda Talbert made a motion to sell the Appraisal District located on 201 S. Main. Dora Gonzales seconded the motion. Chairman Ramirez asked for a show of hands to sell (Brenda Talbert and Mike Whitwell voted to sell. Deonicio Ramirez and Elizabeth Martinez voted to lease). Tie vote.

Elizabeth Martinez made a motion to reconsider to lease the Appraisal District Office. Mike Whitwell seconded the motion and when voted on, the motion passed unanimously.

Mike Whitwell made a motion to lease the Appraisal District Office. Elizabeth Martinez seconded the motion and when voted on, the motion passed unanimously.

XI. Discussion, Consideration, and/or Action to appoint and/or reappoint the new Appraisal Review Board Members.

Mike Whitwell states that he had spoken to Carla Niavez about being an ARB member. Mike Whitwell made a motion to approve Carla Niavez as an ARB member. Dora Gonzales seconded the motion and when voted on, (Mike Whitwell & Deonicio Ramirez, Jr. voted to approve Carla Niavez and Brenda Talbert & Elizabeth Martinez voted against). Tied vote.

XII. Convene Executive Session Pursuant to Texas Government Code, Chapter 551, Open Meeting Act, Section 551.074 Personnel matter for the following purpose(s):

- I. To deliberate the evaluation, duties, and/or salary of the Chief Appraiser.

Board recessed open Session to enter into Executive Session at 5:52 p.m.

XIII. Recess Executive Session and return to Open Session.

Board recessed Executive Session and returned to Open Session at 8:10 p.m.

XIV. Consideration, Discussion, and/or Action on matters discussed in Executive Session, including the evaluation, duties, and/or salary of the Chief Appraiser.

The Chief Appraiser's evaluation had been discussed in Executive Session.  
No Action at this time.

XV. THE FOLLOWING ITEMS ON THE AGENDA ARE SUBJECT DISCUSSION  
AND/OR POSSIBLE ACTION:

A. Approve the minutes of February 9 and 24, 2015. (Presenter: Annie Garcia)

The minutes will be presented at the next Board meeting. No action at this time.

B. Financial Reports and List of Paid Accounts. (Presenter: Annie Garcia)

The Financial reports and List of paid accounts were presented to the Board. Brenda Talbert made a motion to approve the financial reports and list of paid accounts. Elizabeth Martinez seconded the motion and when voted on, the motion passed unanimously.

C. Old Business

No Old Business at this time.

D. New Business

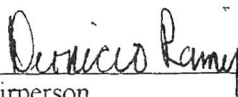
No New Business at this time.

E. Chief Appraiser's Report.

1. Appraisal Update.
2. Mapping/GIS Update.
3. Deed Update.

XVI. ADJOURN.

Brenda Talbert made a motion to adjourn at 8:15 p.m.  
Dora Gonzales seconded the motion and when voted on, the motion passed unanimously. Meeting Adjourn.

  
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Chairperson

  
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Secretary