



**LA SALLE COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS  
Minutes  
Tuesday, June 30, 2015**

Presiding: Chairperson Deonicio Ramirez, Jr.

Present: Brenda Talbert Mike Whitwell  
Elizabeth Martinez

Absent: Dora Gonzales Chris Meyer

In Attendance: Annie Garcia Joe Zepeda  
Superintendent Dr. Jack Seals Wayne Beyer

- I. Meeting Called to Order. (Presenter: Deonicio Ramirez, Jr.)  
Chairperson Ramirez calls the meeting to order at 5:19 p.m.
- II. Determination that a quorum is present. (Presenter: Deonicio Ramirez, Jr.)  
Chairperson Ramirez recognized that a quorum was present with Dora Gonzales and Chris Meyer absent.
- III. Citizen's Comments.  
No Citizen's comments at this time.
- IV. Discussion, consideration, and/or possible action on presentation from Beyer & Co. concerning the La Salle County Appraisal District 2014 Audit.

Wayne Beyer presents the 2014 Audit to the Board. Mr. Beyer stated that they had audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the La Salle CAD, as of and for the year ending December 31, 2014, and the related notes to the financial statements, which collectively comprise the Appraisal District's basic financial statements. In his opinion, the financial statements were presented fairly, in all material respects, the respective financial position of the governmental activities, each

major fund, and the aggregate remaining fund information of the La Salle CAD as of December 31, 2014, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America. There was \$48,792 in unassigned fund balance, which is available for spending at the government's discretion.

\*Copy Attached.

Elizabeth Martinez made a motion to approve the 2014 La Salle County Appraisal District's audit. Brenda Talbert seconded the motion and when voted on, the motion passed unanimously.

- V. Discussion, consideration, and/or action to amend and propose the 2016 budget for the La Salle County Appraisal District.

\*Copy Attached.

Chief Appraiser Garcia presents the 2016 La Salle County Appraisal District budget.

Brenda Talbert made a motion to amend the 2016 budget and create line item #303 (Mapping Reserves for \$100,000) and approve the 2016 Budget for the amount of the total budget for \$1,260,511 minus other income of \$700 to equal net operating budget of \$1,259,811.

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

Elizabeth Martinez made a motion to have Chief Appraiser Garcia deliver the approved budget to the Entities.

Brenda Talbert seconded the motion and when voted on, the motion passed unanimously.

- VI. Discussion, Consideration, and/or Action on repairs to air condition system and electrical repairs.

Chief Garcia informed the Board that she had spoken with Judge Joel Rodriguez Jr. on the expenses of the air condition. Judge Rodriguez informed Ms. Garcia to send the expenses to the County Treasurer's office.

- VII. Convene Executive Session Pursuant to Texas Government Code, Chapter 551, Open Meeting Act, Section 551.071. For the purpose of a private consultation with the Board's attorney on any or all subjects or matter authorized by law.

1. Krishna Cotulla, LLC v. La Salle County Appraisal District.

Board recessed open session at 5:41 p.m.

VIII. Recess Executive Session and return to Open Session.

Board recessed executive session and returned to open session at 6:16 p.m.

IX. Consideration, discussion, and/or action on matters discussed in Executive Session.

\*Copy of the Agreed Judgement.

Mike Whitwell made a motion to approve the agreed judgement with Krishna Cotulla, LLC for \$6,700,000 (in value). Elizabeth Martinez seconded the motion and when voted on, the motion passes unanimously.

X. Discussion, consideration, and/or action regarding selling, leasing or renting the former Appraisal District Office located on 201 S. Main Street.

Ms. Garcia informed the Board that the District had not received any response from the entities regarding leasing the former Appraisal District Office located on 201 S. Main Street.

XI. The following items on the agenda are subject to discussion, consideration, and/or possible action:

A. Approve the minutes of May 27, 2015. (Presenter: Annie Garcia)

The minutes were presented to the Board. Elizabeth Martinez made a motion to approve the corrected minutes. Brenda Talbert seconded the motion and when voted on, the motion passed unanimously.

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

C. Old Business.

1. Appraisal District (Welhausen School) building maintenance and yard maintenance.

No discussion on the maintenance at this time. No Action.

D. New Business.

No New Business at this time. No Action

XII. Chief Appraiser's Report. (Presenter: Annie Garcia)

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

3. Deed Update.
4. Hotel update/litigation.

Chief Garcia updates the Board of Directors' on the number of notices sent out and how many protests had been filed at that time. She informed the Board on the number of Hotels in Cotulla and how many protested (13), how many did not protest (8), settlement and waivers (6) and how many were valued under the market approach. Ms. Garcia stated to the Board that many hotels may be filing law suits. Chief Garcia updates the Board on the percentage of the mapping.

XIII. Recess Open Session and enter into Executive Session Pursuant to Texas Government Code, Chapter 551, Open Meeting Act, Section 551.074 Personnel matter for the following purpose(s):

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

The Board of Directors enter into Executive Session at 6:35 p.m.

XIV. Recess Executive Session and return to Open Session.

Board of Directors recess Executive Session and return to Open Session At 6:48 p.m.

XV. Consideration, discussion, and/or action on matters discussed in Executive Session, including the evaluation, duties, and/or salary of the Chief Appraiser.

Elizabeth Martinez made a motion to increase Chief Garcia's salary to \$72,500/retroactive as of 1/1/2015. Mike Whitwell seconded the motion and when voted on, the motion passed unanimously.

XVI. Closed Session.

Pursuant to the Open Meetings Governance Code Chapter 551.001 et. seq.

TIME IN: \_\_\_\_\_ TIME OUT: \_\_\_\_\_

No Closed Session at this time.

XVI. Open Session

XVIII. ADJOURN.

Elizabeth Martinez made a motion to adjourn at 6:50 p.m. Brenda Talbert seconded the motion and when voted on, the motion passed unanimously. Meeting Adjourn.

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Dominic Lamj  
Chairperson

Elizabeth AJ  
Secretary