



LA SALLE COUNTY APPRAISAL DISTRICT
204 NORTHEAST LANE
COTULLA, TEXAS 78014
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**MINUTES
BOARD OF DIRECTORS**

January 23, 2020

A. MEETING CALLED TO ORDER

The La Salle County Appraisal District Board of Directors convened for a regularly called meeting on District's business on Thursday, January 23, 2020, at the La Salle County Appraisal District's Board Room located at 204 Northeast Lane, Cotulla, Texas.

Chief Appraiser Martin Villarreal called the meeting to order at 2:08 p.m. Ms. Elizabeth Martinez, Vice-Chairwoman, called roll. Members present were Elizabeth Martinez, Deonicio Ramirez, Jr., Alfredo Zamora, Jr., Scott Reese, and Rene R. Barrientos. Board Member Dora A. Gonzales advised that she would be arriving a few minutes late. **A quorum was established.**

Pledge of Allegiance was led by Deonicio Ramirez, Jr., Board Member.

Martin Villarreal, Chief Appraiser, proceeded to recognize staff present. They were, Daniel Esquivel, Appraisal/Real Property Operations Manager, Thomas Gonzalez, Appraiser, Jodie Cantu, Appraiser, Roxanna Frausto, Customer Service Representative, Norma Maldonado, Business/Finance Manager, Ravinder Rawat, GIS Director, and Irma Ramirez, Administrative Assistant. Also present was Mr. Charles Williams, Wardlaw Appraisal Group (WAG), and Judge Joel Rodriguez, La Salle County.

Motion to excuse Dora A. Gonzales, Board Secretary by Mr. Rene R. Barrientos, Board Member; Second by Ms. Elizabeth Martinez, Chairwoman. **Motion carried with unanimous consent.**

B. PUBLIC COMMENTS

Mr. Deonicio Ramirez, Jr., Chairman, called for public comments, to which there were none.

Thereafter, Mr. Deonicio Ramirez, Jr., Chairman, directed Administration to clarify and revise the agenda item that references the right for citizens to speak on any action item listed. The consensus of the Board was to simplify the verbiage. After a brief discussion on the matter, Mr. Deonicio Ramirez, Jr., Chairman, Mr. Alfredo Zamora, Jr., and Mr. Rene R. Barrientos, Board Members, provided some suggestions to be added to the Public/Citizen's Comments item of the agenda. Mr. Deonicio Ramirez, Jr., Chairman, called for questions, to which there were none.

C. OATH OF OFFICE AND ELECTION ACTION ITEMS

ITEM #1 Administer Oath of Office to LSCAD Board Members for the term ending December 31, 2021. Honorable Judge Joel Rodriguez administered the Oath of Office to all members present.

ITEM #2 Action to elect Board Officers: Chairman, Vice-Chairman, and Board Secretary: Motion to elect Mr. Deonicio Ramirez, Jr. as Chairman, Mr. Rene Barrientos, as Vice-Chairman, by Mr. Scott Reese, Board Member; second by Ms. Elizabeth Martinez, Board Member. **Motion carried with unanimous consent.**

Motion to elect Ms. Elizabeth Martinez as Board Secretary by Alfredo Zamora, Jr., second by Mr. Deonicio Ramirez, Jr., Chairman. **Motion carried with unanimous consent.**

D. PRESENTATIONS, ANNOUNCEMENTS, RECOGNITIONS AND REPORTS

For the record Ms. Dora A. Gonzales, Board Member arrived at 2:18 p.m.

ITEM #1 Communications. Mr. Martin Villarreal, Chief Appraiser, began his presentation by advising the Board that the financial report through November 30, 2019, was being provided on an informational basis, and would be brought back for formal action at the next Board meeting.

Mr. Villarreal then proceeded to the Chief Appraiser's Report and provided the Board with an update regarding the Board of Director's 2019 Election process. He began by providing the Board with the final vote results of the election. Mr. Villarreal then continued by stating into the record the newly elected Board Members. They are as follows, Rene Barrientos, Elizabeth Martinez, Deonicio Ramirez, Jr., Scott Reese, and Alfredo Zamora, Jr. Their terms begin January 1, 2020, and end December 31, 2021.

Mr. Villarreal then provided the Board with an overview of the Appraisal District's accomplishments and information on valuation trends for La Salle County. After a brief discussion, Mr. Villarreal proceeded to give the Board a status report on the 2018 Method and Assistance Program (MAP) audit and the impending 2020 MAP Audit. He continued by giving a brief explanation on the 2020 MAP mandatory requirements and audit guidelines.

Mr. Villarreal then continued with his presentation and invited the Board to attend the upcoming Texas Association of Appraisal Districts (TAAD) conference scheduled to take place in Dallas, Tx, on February 23, 2020, through February 26, 2020. He asked the Board to contact Administration in case any Board Member would like to attend the conference.

Mr. Villarreal then continued by providing an overview and a copy of the meetings and presentations conducted by the District for the Board's review and consideration. Mr. Villarreal concluded his presentation by calling for questions, to which there were none.

E. DISCUSSION/ACTION ITEMS

ITEM #1 Approval of the Minutes for December 5, 2019 Board Meeting. Motion to approve by Ms. Elizabeth Martinez, Board Secretary; second by Mr. Rene R. Barrientos, Vice-Chairman. **Motion carried with unanimous consent.**

ITEM #2 Approval of the District's Year 2019 Financial Reports through October 31, 2019. Motion to approve by Mr. Alfredo Zamora, Jr., Board Member; second by Ms. Elizabeth Martinez, Board Secretary. **Motion carried with unanimous consent.**

ITEM #3 Discussion and possible action to select and approve, by resolution, the Chairman and Secretary for the La Salle County Appraisal District Appraisal Review Board members. Motion to approve, by resolution, Mr. Thomas Pena, Chairman, and Mr. Ricardo Garza, Secretary for the La Salle County Appraisal District Appraisal Review Board for the year 2020 by Mr. Scott Reese, Board Member; second by Mr. Rene Barrientos, Vice-Chairman. **Motion carried with unanimous consent.**

ITEM #4 Discussion and possible action to approve a No Surface Oil and Gas Lease for La Salle County Appraisal District-owned property described as Lot 5 & 6 Block 11 Town of Cotulla to explore, drill for, producing and marketing oil and gas. Mr. Nick Oge, Agent for E.P. Energy E&P Company, L.P. (EPE), was contacted and joined the meeting via video conference. Mr. Martin Villarreal, Chief Appraiser, began by providing the Board with a summary background on EPE's No Surface Oil & Gas lease proposal. He continued by giving details of the lease agreement and EPE's intent to lease District-owned property described as Lot 5 and 6 Block 11 Town of Cotulla. He concluded his presentation by asking the Board to either authorize the Chief Appraiser to execute the lease agreement or provide guidance to negotiate specific aspects of the lease agreement. Mr. Rene Barrientos, Vice-Chairman, proceeded by asking Mr. Nick Oge, Agent for EPE, questions regarding the No Surface Oil and Gas Lease agreement. After a brief discussion, Mr. Barrientos noted that the lease agreement, as given, is not in the best interest of the taxpayer to lease under these terms. Motion that the Board does not accept the No Surface Oil and Gas Lease agreement as presented by Mr. Rene Barrientos, Vice-Chairman; second by Mr. Scott Reese, Board Member. **Motion carried with unanimous consent.**

Mr. Villarreal continued by advising the Board that Mr. Charles William's, CEO of Wardlaw Appraisal Group, item had been inadvertently skipped and requested the Board allow Mr. Williams to present the 2020 Oil and Gas outlook presentation. Thereafter, Mr. Villarreal then handed the floor to Mr. William, who then proceeded by guiding the Board to the report. Mr. Williams began with a brief presentation on La Salle County's 2020 Mineral, Utility, and Industrial appraisals and a status report on the oil/gas past supplements. He concluded by advising the Board Oil/Gas appraisals will decrease by 5% as compared to last year's values. After a brief discussion, Mr. Williams called for questions, to which there were none.

F. OTHER BUSINESS AND ADJOURNMENT

ITEM #1 Next Board Meeting Date: It was established that the Board would schedule their next meeting for Tuesday, March 17, 2020, at 2:00 p.m.

ITEM #2 Adjournment: Motion to adjourn by Mr. Deonicio Ramirez, Jr., Board Member; second by Ms. Elizabeth Martinez, Board Vice-Chairwoman. **Motion carried with unanimous consent.**

ADJOURN TIME: 3:54 p.m.

APPROVED THIS 17TH DAY OF MARCH, 2020



DEONICIO RAMIREZ, JR.
CHAIRMAN, BOARD OF DIRECTORS



ELIZABETH MARTINEZ
SECRETARY, BOARD OF DIRECTORS