



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

September 5, 2019

A. MEETING CALLED TO ORDER

The La Salle County Appraisal District Board of Directors convened for a regular called meeting on District business on Thursday, September 5, 2019, at the La Salle County Appraisal District's Board Room located at 204 Northeast Lane, Cotulla, Texas.

Board Vice-Chairwoman Elizabeth Martinez called the meeting to order at 2:03 p.m. Board Chairman called roll. Members present were Elizabeth Martinez, Dora A. Gonzales, Carle Storey, and Alfredo Zamora, Jr.. Absent were Board Members Michael Whitwell, and Deonicio Ramirez, Jr.. **A quorum was established.**

Motion to excuse Michael Whitwell, Board Chairman, and Deonicio Ramirez Jr., Board Member by Mr. Alfredo Zamora, Jr., Board Member; Second by Mr. Carle Storey, Board Member. **Motion carried with unanimous consent.**

Pledge of Allegiance was led by Elizabeth Martinez, Vice-Chairwoman.

Martin Villarreal, Chief Appraiser proceeded to recognize the District's staff present, they were, Roxanne Frausto, Customer Service Clerk, Robert Peregoy, Deputy Chief Appraiser, Norma Maldonado, Business/Finance Manager, Ravinder Rawat, GIS Director, Irma Ramirez, BOD/ARB Coordinator, and Joshua Zamarripa, Appraisal Real Property Operations Coordinator. Also present was Charles Williams, Wardlaw Appraisal, Dr. Jack Seals, Superintendent for Cotulla ISD, Larry Dovalina, City Manager for City of Cotulla, and Roy Martin, from the community.

B. PRESENTATIONS, ANNOUNCEMENTS, RECOGNITIONS AND REPORTS

ITEM #1 Communications. Mr. Martin Villarreal, Chief Appraiser, began his presentation by guiding the Board to the financials through July 31, 2019. He advised that the financials were being provided on an informational basis only, and would be brought back at the next Board meeting for formal approval.

Mr. Villarreal then proceeded to the Chief Appraiser's Report, and provided the Board with a brief summary update on the Board of Director's 2019 Election process. He advised the Board that October 1st marked the beginning of the La Salle County Appraisal District's election process, and letters have been provided to all the taxing units participating in the Board of Directors Election process. Mr. Villarreal guided the Board to the Board of Directors Elections Planning Calendar, and advised that before October 15th, each taxing unit must submit by resolution the name of their nominated candidate to serve on the Appraisal District Board of

Directors. Thereafter, Mr. Villarreal explained that he will create an official ballot and deliver it to each taxing unit so that they may cast their votes in accordance with the Texas Property Tax Code (TPTC). He then briefly covered the memorandums that were provided to the taxing units regarding the 2019 Board of Directors Election process. Mr. Villarreal concluded by calling for questions, to which there were none.

Mr. Villarreal then proceeded to the Chief Appraiser's Report and guided the Board to the 2019 Mass Appraisal Summary Update, and handed the floor to Mr. Robert Perego, Deputy Chief Appraiser. Mr. Perego began his presentation with an overview of the District's 2019 Mass Appraisal Summary report. He advised the Board that the District has completed this report in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Texas Property Tax Code (TPTC). Mr. Perego further advised the Board that the District completed the three (3) functions of the mass appraisal system, which includes reappraisal, data maintenance, and value updates. He then briefly summarized the scope of work performed by the District's staff, and provided information pertaining to the various departmental work activities and accomplishments achieved during the year. Mr. Villarreal commended the District's staff and the Appraisal Review Board for their commitment and for a job well done. After a brief discussion, Mr. Perego called for questions, to which there were none.

Mr. Villarreal then continued with the Chief Appraiser's Report and introduced Mr. Charles Williams from Wardlaw Appraisal Group who then provided the Board with a brief presentation of the 2020 La Salle County Oil and Gas Appraisal Trends. He then advised the Board that La Salle County's Oil and Gas Appraisal will decrease by 15% compared to last year's values. After a brief discussion, Mr. Williams called for questions, to which there were none.

For the record Mr. Deonicio Ramirez, Jr., Board Member arrived at 2:29 p.m.

Mr. Villarreal then proceeded with the Chief Appraiser's Report, and provided the Board with a brief overview of the meetings and presentations report. He guided the Board to the advertisements the District has published. Mr. Villarreal concluded his presentation by calling for questions, to which there were none.

ITEM #2 Public Comments. Mrs. Elizabeth Martinez, Vice-Chairwoman, called for public comments, to which there were none.

C. PUBLIC HEARING ON PROPOSED 2020 BUDGET

1. **Action to open the Public Hearing on the Proposed 2020 Budget.** Motion by Mr. Deonicio Ramirez, Jr., Board Member, to open the public hearing; second by Mr. Carle Storey, Board Member. **Motion carried with unanimous consent.**
 - a. Public Hearing on the proposed 2020 Budget for the La Salle County Appraisal District with comments from the general public.

Public Comments: Dr. Jack Seals, Superintendent for Cotulla ISD, briefly stated that even though the proposed 2020 Budget is greater than prior years, he supports the District's effort and commended the Appraisal District's staff for their work. Dr. Seals concluded by stating that he will present the approved 2020 Budget to the Cotulla ISD Board of Trustees.

Mr. Villarreal then briefly gave an overview of the increases and decreases within the proposed budget cost centers which amounted to a net increase of \$332,114. He then stated that the District's 2020 budget amounts to a total of \$1,753,390, which represents a 23.37% increase as compared to the 2019 adopted budget. Mr. Villarreal stated that the final proposed funding allocation by participating local government taxing units amount to a total of \$1,520,113 due to credits provided in the amount of \$233,277. After a brief discussion, Mr. Villarreal called for questions, to which there were none.

2. **Action to close the Public Hearing on the Proposed 2020 Budget.** Motion by Mr. Alfredo Zamora, Jr., Board Member, to close the public hearing; second by Mr. Deonicio Ramirez, Jr., Board Member. **Motion carried with unanimous consent.**

D. DISCUSSION/ACTION ITEMS

1. **Approval of the District's Year 2019 Financial Reports through June 30, 2019.** Motion to approve by Mr. Deonicio Ramirez, Jr., Board Member; second by Mr. Alfredo Zamora, Jr., Board Member. **Motion carried with unanimous consent.**
2. **Discussion and possible action to approve the proposed 2020 La Salle County Appraisal District's Budget.** Motion by Mr. Alfredo Zamora, Jr., Board Member, to approve the 2020 Budget in the amount of \$1,753,390 as presented, second by Mr. Deonicio Ramirez, Jr., Board Member. **Motion carried with unanimous consent.**

E. OTHER BUSINESS AND ADJOURNMENT

ITEM #1 Next Board Meeting Date: It was established that the Board would schedule their next meeting for Tuesday, October 22, 2019 at 2:00 p.m..

ITEM #2 Adjournment: Motion to adjourn by Mr. Deonicio Ramirez, Jr., Board Member; second by Mr. Carle Story, Board Member. **Motion carried with unanimous consent.**

ADJOURN TIME: 3:08 P.M.

APPROVED THIS 29TH DAY OF OCTOBER, 2019



MICHAEL WHITWELL
CHAIRMAN, BOARD OF DIRECTORS



DORA A. GONZALES
SECRETARY, BOARD OF DIRECTORS