



**LA SALLE COUNTY APPRAISAL DISTRICT  
204 NORTHEAST LANE  
COTULLA, TEXAS 78014  
PHONE: (830) 879-4756 FAX: (830) 879-4067**

**MINUTES  
BOARD OF DIRECTORS**

**March 17, 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 Tuesday, March 17, 2020, at the La Salle County Appraisal District's Board Room located at 204 Northeast Lane, Cotulla, Texas.

**Chairman Deonicio Ramirez, Jr. called the meeting to order at 2:07 p.m.** Mr. Rene Barrientos, Vice-Chairman, called roll. Members present were Elizabeth Martinez, Dora A. Gonzales, Deonicio Ramirez, Jr., Alfredo Zamora, Jr., Scott Reese, and Rene R. Barrientos. **A quorum was established.**

**Pledge of Allegiance was led by Deonicio Ramirez, Jr., Chairman.**

Martin Villarreal, Chief Appraiser, proceeded to recognize staff present. They were Robert J. Peregoy, Deputy Chief Appraiser, Norma Maldonado, Business/Finance Manager, Ravinder Rawat, GIS Director, Irma Ramirez, Administrative Assistant, and Daniel Esquivel, Appraisal/Real Property Operations Coordinator. Also present was Judge Joel Rodriguez, La Salle County, Erasmo Ramirez, Jr., La Salle County Commissioner, Noel Niavez, La Salle County Commissioner, and Raul Ayala, La Salle County Commissioner.

**B. PUBLIC COMMENTS**

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

**C. PRESENTATIONS, ANNOUNCEMENTS, RECOGNITIONS AND REPORTS**

**ITEM #1 Communications.** Mr. Martin Villarreal, Chief Appraiser, began his presentation by advising the Board that the financial reports through December 31, 2019, and January 31, 2020, were being provided for informational purposes only and would be brought back at the next Board meeting for formal approval.

Mr. Villarreal then proceeded to Chief Appraiser's Report. He provided the Board with information regarding his appointment by the Texas Comptroller of Public Accounts to the Property Tax Administration Advisory Board (PTAAB) effective January 1, 2020. Mr. Villarreal advised the Board that PTAAB's objective is to find ways to improve the effectiveness and efficiency of the property tax system through the development of best practices and complaint resolution policies. After a brief discussion, he then guided the Board through PTAAB's first meeting packet that was held on February 13, 2020, in Austin, Tx.

Mr. Villarreal then provided the Board with a summary report of the 2019 Property Value Study (PVS) results. He began by stating that the Property Tax Assistance Division (PTAD) of the Texas Comptroller's office conducts biennially a PVS. The study analyzes certain types of properties by estimating their market value according to generally accepted appraisal techniques. The District's values must be within the margin error of five percent (5%) as determined by PTAD. Mr. Villarreal further stated that PVS results for La Salle County Appraisal District indicated that the values were within the margin error, ensuring full compliance. He continued by advising the Board that if the District had failed to meet the established threshold, it could have jeopardized state funding for the local school districts. After a brief discussion, Mr. Villarreal called for questions, to which there were none.

Mr. Villarreal then proceeded to provide the Board with a brief presentation of La Salle County's 2020 Oil and Gas appraisals. He informed the Board that the decline in oil and gas prices and production were not at a sustainable level. Moreover, the drop in prices has caused an unprecedented financial crisis in the oil and gas industry that will take time to recover. After a brief discussion, Mr. Villarreal concluded by saying that La Salle County's Oil and Gas appraise values could potentially decrease by 40% compared to last year's certified values.

After a brief discussion on the 2020 Oil and Gas appraisals, Mr. Villarreal continued by providing the Board with a brief overview of the meetings and presentations that the District conducted. In addition, he provided the Board with a summary of the calls and walk-ins report, and various advertisements the District has published. Mr. Villarreal concluded his presentation by calling for questions, to which there were none.

#### **D. DISCUSSION/ACTION ITEMS**

**ITEM #1 Approval of the Minutes for January 23, 2020 Board Meeting.** Motion to approve by Mr. Alfredo Zamora, Jr., Board Member; second by Ms. Elizabeth Martinez, Board Secretary. **Motion carried with unanimous consent.**

**ITEM #2 Approval of the District's Year 2019 Financial Reports through November 30, 2019.** Motion to approve by Ms. Elizabeth Martinez, Board Secretary; second by Mr. Alfredo Zamora, Jr., Board Member. **Motion carried with unanimous consent.**

**ITEM #3 Approval, by Resolution, regarding the removal and appointment of Board members for signature authority on financial transactions.** Motion to approve, by resolution, the removal of Mr. Carle Storey, former Board Member, as an authorized signature and the appointment of Ms. Dora A. Gonzales as an authorized signature for financial transactions by Mr. Scott Reese, Board Member; second by Mr. Alfredo Zamora, Jr., Board Member. **Motion carried with unanimous consent.**


#### **E. OTHER BUSINESS AND ADJOURNMENT**

**ITEM #1 Next Board Meeting Date:** It was established that due to COVID-19, the District would contact the Board to schedule their next meeting in the month of May.

**ITEM #2 Adjournment:** Motion to adjourn by **Mr. Scott Reese, Board Member**; second by Ms. Elizabeth Martinez, Board Secretary. **Motion carried with unanimous consent.**

ADJOURN TIME: 3:04 p.m.

APPROVED THIS 28<sup>TH</sup> DAY OF MAY, 2020



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DEONICIO RAMÍREZ, JR  
CHAIRMAN, BOARD OF DIRECTORS



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ELIZABETH MARTINEZ  
SECRETARY, BOARD OF DIRECTORS