

THE STATE OF TEXAS§

THE COUNTY OF MILAM§

MILAM APPRAISAL DISTRICT

The Milam Appraisal District Board of Directors (BOD) convened in a regular meeting Thursday, September 17, 2015, at the Milam Appraisal District Office, 120 North Houston Street, Cameron, Texas.

Attending:

Board Members:

Tim Arledge
Don Culp
Lisa Gerthe
Larry Patterson
Travis Yoakum

Staff:

Dyann White, Chief Appraiser
Miranda Drake, Business Manager

Others:

Michelle Lehmkuhl – Rockdale ISD School Board President
Denise Monzingo – Rockdale ISD Superintendent

Absent Board Members:

Kolette Morgan

Item 1. Call To Order

Having a voting quorum present, the meeting was called to order by Board Chair, Tim Arledge at 8:30 a.m. Invocation by Mr. Patterson, moment of silence, pledge of allegiance to U.S. Flag, and pledge of allegiance to the Texas Flag.

Item 2. Citizen's Communication --

None.

Item 3. Consent Items --

All items listed under this section, Consent Items, are considered to be routine by the Board and may be enacted by one motion. If discussion is desired by the Board, any item may be removed from the Consent Items at the request of any Board Member and will be considered separately.

- a. Approve minutes of August 20, 2015 regular meeting
- b. Approve minutes of September 3, 2015 special meeting
- c. Approve August Budget Report

Motion by Mrs. Gerthe to approve consent items as presented, seconded by Mr. Yoakum, approved by unanimous vote.

Item 4. Consider New Business –

- a. Discussion and possible action to approve an agreement with Fisher, Boyd, Johnson, & Huguenard LLP and Jackson Walker LLP for specialized legal counsel for litigation.

The Chief Appraiser explained the Board has already selected them as our legal counsel. Now we need Board approval of the Letter of Engagement.

Motion by Mr. Patterson to approve the agreement with Fisher, Boyd, Johnson, & Huguenard LLP and Jackson Walker LLP for specialized legal counsel for litigation, Mr. Yoakum seconded the motion, vote was 4 yes, 0 nay, and Mrs. Gerthe abstained.

- b. Discussion and possible action to approve contract for appraisal of complex properties for a period of two (2) years for the 2016 and 2017 tax years.

Chief Appraiser explained this is to sign a new contract for appraisal of complex properties such as Luminant power plant and minerals. We have been using them since the beginning of the appraisal district. The contract is for \$55,800 per year. We have already appropriated \$56,000 in the 2016 Adopted Budget.

Motion by Mr. Patterson to approve contract for appraisal of complex properties, Mrs. Gerthe seconded, approved by unanimous vote.

- c. Discussion and possible action to approve updated agreement for legal services with Perdue, Brandon, Fielder, Collins & Mott, LLP for general counsel.

The Chief Appraiser explained that in the new contract there were some rate changes. Attorney fees went from \$185 to \$200 per hour plus expenses and paralegal expenses increased from \$90 to \$95 per hour. There is no change in the \$250 per month retainer.

Motion by Mr. Patterson to approve the updated agreement as presented, Mr. Yoakum seconded, approved by unanimous vote.

- d. Discussion and possible action to approve extending the bank depository contract for 2016-2017.

Chief Appraiser explained that we recommend staying with Citizens National Bank for our bank depository. We had this reviewed by someone who performs audits for various entities and he agreed and said we are getting a great rate.

Motion by Mr. Patterson to approve extending the bank depository contract for 2016-2017 as presented, Mrs. Gerthe seconded, approved by unanimous vote.

Item 5. Chief Appraiser's Report –

- a. Receive 2016 reappraisal plan report.

The Chief Appraiser explained that we are in full swing on 2016. We are about half way through our aerial review of properties. After that we will start our field work. The PACS mobile devices we purchased last year have made great improvements so they should be fully functional. And we are still on target to reduce our staff by one member when Lawrence retires in April.

- b. Receive update on fire safety.

As we discussed at the last meeting we found that we do not have any fire alarms or smoke detectors. We did discover that there were funds already budgeted in Office Equipment that could be used to fund the new fire safety equipment. We confirmed with the auditor that it is appropriate to use the funds in this account for this equipment, therefore we will not need to prepare a budget amendment.

American Fire & Safety came this week to draw out the building for the placement of the equipment. If all goes as planned everything should be complete by the end of next week. We had AT&T install a dedicated phone line for the new system.

- c. Litigation report – We were sued by Mr. Jerry Adams from the Rosebud/Lott ISD. It is on a piece of property that has Ag. There are no tax \$'s involved because he has sued over the market value of his land. He doesn't like the market value but he doesn't pay on market value. Of course we have the Luminant lawsuit. We met with the attorneys on Friday. The first hurdle is the meeting that occurs in Delaware on October 15th.

We were contacted yesterday with a recommendation for local counsel in Delaware as required by their court. We may have to call a special meeting for approval of this agreement.

- d. Board Calendar Review –
Chief Appraiser reviewed upcoming meeting items as shown below. We may have a special meeting between now and then.

October meeting –

- i. Litigation report
- ii. Approve investment report for 3rd quarter
- iii. Accept ARB quarter change report
- iv. Receive current year reappraisal plan report
- v. Receive Board of Director nominees from entities

November meeting –

- i. Litigation report
- ii. Consent of Ag Advisory Board appointments
- iii. Appoint ARB member to attend training in 2016
- iv. Begin Chief Appraiser evaluation process

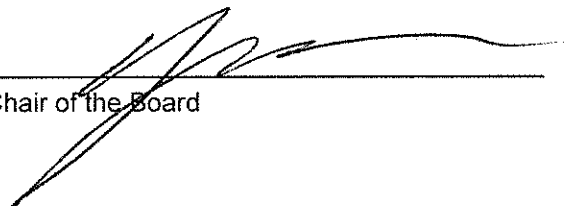
Board decided to post an Executive Session for every meeting in order to receive updates from the attorneys as needed.

NOTE: Written reports of any above listed items provided to all BOD members are considered part of the BOD's minutes as reports.

Item 6. Adjournment

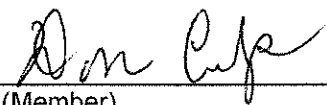
Having no further business to consider, on a motion by Mr. Patterson and seconded by Mr. Yoakum, approved by unanimous vote, the meeting adjourned at 8:44 a.m.

NOTE: Recording of the foregoing meeting on file for 90 days in the Milam Appraisal District Office, 120 North Houston Street, Cameron, Texas. The above and foregoing minutes examined and approved in open meeting this the 15th day of October, 2015.



Chair of the Board

Attest:



(Member)