

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, June 18, 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:

Dave Popelar – Capitol Appraisal Group
Leroy Phillips –City of Rockdale Council Member
Dave Barkemeyer – Milam County Judge
John Redington – Milam County Asst. District Attorney
Allen Sapp –Cameron ISD Superintendent
Denise Monzingo – Rockdale ISD Superintendent
Kent Bowerman – Rockdale ISD Board Member
Jeff Muegge – Pct. 4 Milam County Commissioner

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. **PUBLIC HEARING** – Receive comments and questions concerning the 2016 Proposed Budget.

Opened Public Hearing for the 2016 Proposed Budget. No one spoke. Closed Public Hearing.

Item 3. Citizen's Communication –

None.

Item 4. 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 May 21, 2015 regular meeting
- b. Approve May Budget Report

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

Item 5. Consider New Business –

- a. Discussion and possible action to approve the 2016 Proposed Budget.

Chief Appraiser explained that we held our budget workshop in April. The 2016 Proposed Budget is the same as in 2014 & 2015 with an amount of \$760,540. This is the budget we are presenting.

Motion by Mr. Yoakum to approve the 2016 Proposed Budget as presented, Mr. Patterson seconded, approved by unanimous vote.

- b. Discussion and possible action to impose 5 percent penalty and an annual interest rate of 10 percent for non-payment by City of Milano.

Chief Appraiser explained that since the agenda went out the City of Milano has paid through the end of the year. The decision now is whether or not to impose the penalty and interest.

Motion by Mr. Yoakum to waive the penalty and interest for City of Milano, seconded by Mr. Patterson, approved by 4-1 vote.

- c. Receive report from Dave Popelar of Capitol Appraisal regarding Luminant appraisal.

The Chief Appraiser introduced Dave Popelar with Capitol Appraisal. Mr. Popelar explained how long he has been involved in valuing industrial properties for Milam County and other counties. He provided a brief history of lignite plants. Mr. Popelar explained how electricity is valued. He explained the price of electricity follows natural gas prices which have come down significantly. Mr. Popelar explained the three different appraisal methods: cost, sales comparison and the income approach. He discussed his experiences with a similar plant (smaller scale) in Robertson County.

Mr. Popelar answered questions from the board and taxing entities.

Item 6. Adjourn to Executive Session pursuant to Texas Government Code Section 551.071 of the Texas Open Meeting Act to discuss pending or contemplated litigation or a matter in which the duty of the attorney the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar clearly conflict with the Open Meetings Act, specifically related to receiving information and asking questions from legal counsel regarding the Luminant protest.

Motion by Mrs. Gerthe to adjourn to executive session at 9:26 a.m., seconded by Mr. Patterson, approved by unanimous vote.

Item 7. Return to Open Session to discuss and possibly take action on items discussed in 551.071 Executive Session.

Motion by Mr. Patterson to return to open session at 9:59 a.m., seconded by Mrs. Gerthe, approved by unanimous vote.

Board Chair, Tim Arledge stated that we will need to propose this to our entities. The Chief Appraiser stated that she would personally contact all of the entities. Discussed not cancelling the July regular board meeting due to the need to present a budget amendment and set up a committee to select legal counsel.

Item 8. Chief Appraiser's Report –

a. 2015 Reappraisal Plan Report #10

Chief Appraiser stated that our 2015 Reappraisal Plan is complete so there is no other appraisal activity to occur for 2015.

b. Litigation report – None pending at this time.

c. Board Calendar Review –

Chief Appraiser reviewed upcoming meeting items as shown below.

July meeting – *Propose cancelling - - will not cancel the July 16th meeting*

August meeting –

- i. Receive final current year reappraisal plan report including hearings, certification totals and pending properties
- ii. Approve investment report for 2nd quarter
- iii. Receive ARB quarter change report

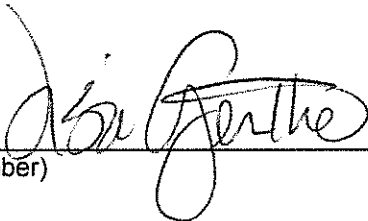
NOTE: Written reports of any above listed items provided to all BOD members are considered part of the BOD's minutes as reports.

Item 9. Adjournment


Having no further business to consider, on a motion by Mr. Patterson and seconded by Mrs. Gerthe, approved by unanimous vote, the meeting adjourned at 10:03 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 16th day of July, 2015.

Attest:



(Member)



Chair of the Board