

MEMBERS OF THE BOARD
Louis E. Turcotte III., *Chairman*
Felix Serna, *Secretary*
Sarita A. Hixon
Chuck Burns-Vice President
Cindy Gonzales
Irma Garcia Longoria –
Tax Assessor/Collector

KENEDY COUNTY

CENTRAL APPRAISAL DISTRICT

PO Box 39, Sarita, TX 78385-0039

CHIEF APPRAISER
Thomas G. Denney RPA
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Minutes of the Regular Monthly Meeting of the Board of Directors – February 8, 2021

Judge Louis E. Turcotte III, Chairman of the Board called the meeting to order at 11:35 AM. Judge Louis E. Turcotte III, Mr. Chuck Burns, Vice – President, Mr. Felix Serna, Secretary, Mrs. Sarita Hixon, Mrs. Cindy Gonzales and Erma Longoria were present in the in the Courtroom in the Kenedy County Courthouse located at 151 N. Mallory St., Sarita Texas. No one attended the meeting telephonically. Mr. Thomas Denney, The Chief Appraiser was also present representing the Appraisal District.

Public Comment: There was no public comment.

Mr. Denney presented the minutes for the January 11, 2021 Board of Director's meeting for approval. Mr. Chuck Burns moved approval and the second was by Mrs. Cindy Gonzales. Approved unanimously.

Mr. Denney next stated that the \$100,000.00 CD plus accrued interest was reinvested into a new one year CD number 61989 in the amount of \$100,956.03. It is requested that the Honorable Judge L. E. Turcotte III and Mr. Thomas G. Denney be designated the authorized Signatories on the account. Motion to approve made by Mrs. Sarita Hixon with the second by Mr. Chuck Burns. Approved unanimously.

The next order of business is the removal of Sandra Garcia Burns as an authorized signatory and the addition of Mrs. Irma Garcia Longoria as an authorized signatory to the District's Kleberg Bank checking account number 11347. Motion by Mr. Felix Serna with the second by Mr. Chuck Burns. Approved unanimously..

The next item was the annual evaluation of the Chief Appraiser, Mr. Thomas G. Denney. Mr. Denney stated that the Board could go into executive session for this; however, he was comfortable with it being done in open session with him present if the Board so chose to do it that way. Mr. Chuck Burns suggested that open session was fine with him and that he felt Mr. Denney was doing a good job. The Honorable County Judge L. E. Turcotte concurred and stated that he believed that last year's evaluation was fair and suggested that they make this year's evaluation the same as last years. The Board unanimously concurred with this recommendation. The Chief Appraiser agreed and thanked the Board for their continued support.

Mr. Denney next recommended since all present will soon have been vaccinated against Covid – 19 that the Board return to in person meetings. It was noted that the Board could continue with telephonic meetings until the Governor rescinds his March 2020 declaration. Mrs. Sarita Hixon moved future meetings be conducted in accordance with Governor Abbotts 2020 declaration making them eligible to be telephonic until such time as that order is rescinded. Mr. Felix Serna seconded and the decision to continue them telephonically was unanimously approved.

Next Mr. Denney requested permission to pay the February bills. Mrs. Cindy Gonzales moved to pay with the second by Mr. Chuck Burns. Approved unanimously

It was noted that after all payments the estimated checking account balance will be \$ 332,870.66 on February 28, 2021.

Chief Appraiser's Report:

Mr. Denney reported that all 2021 invoices have now been paid.

Mr. Denney reported that the 2021 reappraisal is underway.

Mr. Denney reported that the Kenedy County Common-wide Consolidated school district had failed the preliminary 2021 State Property Value Study. The reason for this being that the State considered our Agricultural per acre value was/is too low. The primary reason is the valuation of the Non-Profit deed restricted land being at \$ 31.50 per acre because the Appraisal District has valued the land excluding hunting income as the land has deed restrictions prohibiting the hunting of native -game on it either for commercial or recreational use. The Chief Appraiser inherited this set up and concurs it would be morally wrong to value the land including potential hunting income. That would create a situation where the land owner would have to be paying tax in income they are deed restricted from earning. Mr. Denney stated that the School District would be filing an appeal and that hopefully it can be resolved. Mr. Denney further stated that if we fail to get it resolved satisfactorily the only recourse will be to eliminate the non-hunting rate accept that the non-profits can protest and if they lose that they can sue the District and let the courts determine the future. Mr. Denney stated he would every effort to ensure the School District is in compliance next year.

There was no need for a closed session.

Mrs. Sarita Hixon made the motion to adjourn at 12:10 PM. Mr. Chuck Burns seconded the motion. The motion was approved unanimously.

Approved by the Board on March 8, 2021.


