

**Val Verde Appraisal District  
Regular Scheduled Meeting  
August 20, 2020**

**Present**

Ramiro Guzman, Chairman  
Roy Musquiz, Ex Officio  
Christopher Kuechmann  
Kerr Wardlaw  
Fred Hernandez  
Diana Salgado  
David Lee Torres

**Absent**

Juan Gallegos, Vice-Chairman  
Lois Everett, Secretary  
George Wardlaw

**Others Present**

Chief Appraiser, Cherry T. Sheedy  
Deputy Chief Appraiser, Jackie Casanova  
Drew Whittington, Government Capital  
Matthew Tepper, McCreary, Velska, Bragg & Allen PC  
Manuel Chavez, City of Del Rio Asst. City Manager

**1. Determine if a quorum is present and call the meeting to order.**

This meeting was held by video conference due to following the current guidance from federal, state, city and county authorities concerning large gatherings and social distancing during the COVID-19 pandemic. The meeting was called to order at 12:00 p.m. There was a quorum with 7 out of 10 present. Vice-Chairman Juan Gallegos, Secretary Ms. Lois Everett and Mr. George Wardlaw were absent for this meeting.

Chairman Guzman informed those present, due to meeting by video conference, all votes will be done by roll call vote.

**2. Public Comment.**

There were no public comments at the time of this meeting.

**EXECUTIVE SESSION**

Possible entry into executive session pursuant to Government Code 551.074 (to deliberate personnel matters) and 551.071 to consult with the district's attorney on the following pending litigation:

1. Rocksprings Val Verde Wind LLC. (551.071)
2. Max & Mac (Ramada Inn)
3. Menerva (La Quinta)
4. Merchant Hospitality (Hampton Inn)
5. Shree Jee Corp (Executive Inn)
6. Madhu Prahlad LLC (Western Motel)
7. Dolphin Hotels LLC (Best Western)

Board entered into executive session at 12:05 p.m.

**10. Return to open session.**

The board returned to open session at 12:41 p.m.

**CONSENT AGENDA**

3. This procedure helps facilitate the meeting. One motion will approve all action items, noted as consent. These are routine matters, which are repeated on the agenda. Approval means they will be implemented as recommended by administration. Prior

to acting on the consent agenda, any board member may have a consent item withdrawn from this portion of the agenda so that it may be discussed prior to action.

**a. Discussion and possible action on minutes from the meeting of July 16, 2020.**

**b. Discussion and possible action on financial report for July 2020.**

**c. Discussion and possible action on bills paid for the month of July 2020.**

After review and discussion, Ms. Diana Salgado made a motion to accept the consent items as presented by staff. Mr. Kerr Wardlaw seconded the motion. Chairman Ramiro Guzman called for the vote by roll call:

<b>Yes</b>	<b>No</b>
Christopher Kuechmann	
Kerr Wardlaw	
David Lee Torres	
Fred Hernandez	
Diana Salgado	
Ramiro Guzman.	

Motion carried unanimously.

#### **OTHER BUSINESS**

**4. Discussion and possible action regarding employee retirement plan match policy for 2021 budget year.**

Chairman Ramiro Guzman suggested that this item be tabled to another meeting where there would be more time to discuss it and there is no urgency for this item. Mr. Fred Hernandez made a motion to table this item. Ms. Diana Salgado seconded the motion. Chairman Ramiro Guzman asked for any objections to table this item, there were no objections.

**5. Discussion and possible action on adopting 2021 budget.**

Chief Appraiser Cherry Sheedy discussed the budget with those present. Ms. Diana Salgado made a motion to adopt the 2021 budget. Mr. Christopher Kuechmann seconded the motion. Chairman Guzman called for the vote by roll call:

<b>Yes</b>	<b>No</b>
Christopher Kuechmann	
Kerr Wardlaw	
David Lee Torres	
Fred Hernandez	
Diana Salgado	
Ramiro Guzman	

Motion carried unanimously.

**6. Discussion and possible action on resolution 2020-003 for financing agreement with Government Capital (appraisal software).**

Chief Appraiser Cherry Sheedy introduced Drew Whittington with Government Capital. Mr. Whittington explained to the board members the amortization schedule and the schedule of payments. Mr. Christopher Kuechmann made a motion to accept the Resolution 2020-003 for financing agreement with Government Capital for appraisal software. Mr. Kerr Wardlaw seconded the motion. Chairman Guzman called for the vote by roll call:

<b>Yes</b>	<b>No</b>
Christopher Kuechmann	
Kerr Wardlaw	
David Lee Torres	
Fred Hernandez	
Diana Salgado	
Ramiro Guzman	

Motion carried unanimously.

**7. Discussion and possible action on resolution 2020-04 2021/2022 reappraisal plan.**

After discussion, Mr. Christopher Kuechmann made a motion to accept resolution 2020-04 2021.2022 Reappraisal Plan. Mr. David Lee Torres seconded the motion. Chairman Ramiro Guzman called for vote by roll call:

<b>Yes</b>	<b>No</b>
Christopher Kuechmann	
Kerr Wardlaw	
David Lee Torres	
Fred Hernandez	
Diana Salgado	
Ramiro Guzman	

Motion carried unanimously.

**8. Discussion and possible action amending the personnel policy regarding unused vacation being carried over from 2020 to 2021 for this period only.**

Chief Appraiser Cherry Sheedy explained the personnel policy states vacation does not carry over year to year. This year personnel have not had opportunity to take all their vacation due to a lot of notices going out, having tax payers being heard and meeting deadlines to being certified. After discussion Ms. Diana Salgado made a motion to have unused vacation carry over from 2020 to 2021 for this period only. Mr. Christopher Kuechmann seconded the motion. Chairman Ramiro Guzman called for the vote by roll call:

<b>Yes</b>	<b>No</b>
Christopher Kuechmann	
Kerr Wardlaw	
David Lee Torres	
Fred Hernandez	
Diana Salgado	
Ramiro Guzman	

Motion carried unanimously.

**9. Chief Appraiser's Report:**

- A. GIS update (Jackie Casanova, Deputy Chief).** Deputy Chief Appraiser Jackie Casanova presented the GIS update. Ms. Casanova stated there is not much activity. The office is holding steady at 98.41%. There should be changes in the October status report.
- B. Legal expense report.** Chief Appraiser Cherry Sheedy reported to the board members to date we have an expenditure of \$56,754.08.
- C. 2020 MAPS (Methods & Assistance Program Services).** Chief Appraiser Cherry Sheedy reported the final item has been submitted to the state. We should receive the preliminary report which usually comes out in December or January.
- D. 2020 certification process.** Chief Appraiser Cherry Sheedy discussed the process of certifying. Ms. Sheedy explained this year due to the new bill, she sent out certified estimates of value in July. Ms. Sheedy stated she will be certifying next month and will send out certified values at that time.

**11. Adjourn.**

With no further business to discuss, Chairman Ramiro Guzman adjourned the meeting e meeting at 1:18 p.m.



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Ramiro Guzman, Chairman

Val Verde Appraisal District

Board of Directors