

**NOTICE OF REGULAR MEETING AND AGENDA
THE STATE OF TEXAS
COUNTY OF AUSTIN**

NOTICE IS HEREBY GIVEN of a special called meeting of the Board of Directors of the Austin County Appraisal District, to be held Thursday, February 28, 2019 at 3:00 pm at the Appraisal District office located at 906 E. Amelia St., Bellville Texas, for the purpose of consideration and possible action on the items of business on this notice and agenda.

AGENDA ORDER OF BUSINESS

1. Pledge of Allegiance and invocation
2. Declaration of quorum and call to order
3. Receipt of public comments
 - A. Each Speaker addressing the board will be limited to five minutes
 - B. Each speaker must state name and nature of comments
 - C. The board may not deliberate on non-agenda items
4. Discussion and Possible Action
 - A. Discussion and possible action on amended proposal for construction project
 - B. Discussion and possible action amended Developers Inventory.
5. Executive session pursuant to Texas Government Code, Section 551.074, or the Texas open meeting act. (Texas government code 551.075, 551.074, 551.072, 551.0745) Personnel matters, advisory boards, or private consultation with district's council regarding pending or contemplates, personnel, any matter in which the duty of the attorney to the district under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Govt. Code.
6. Declare open session
7. Adjourn

This notice was posted for public in the Austin County Courthouse Friday, February 22nd 2019, by 4:00 pm as well as the Austin County Appraisal District Friday, February 22nd 2019 by 5:00 pm.



Gregory Cook, Chief Appraiser

5. A

The original motion for Mathis Construction LLC and Theut Company LLC was made for the construction project. Mathis Construction LLC and Theut Company LLC were not able to perform the duties within the agreement in a timely manner. The original contractor Mathis Construction LLC is now working with Blue Bonnet Glass Company. The original bid proposal has not changed. (A copy of the amended bid is being provided in your packet). The original contractor has not changed. The glass company will now be Blue Bonnet Glass Company LLC. An amended motion is required, awarding Mathis Construction LLC and Blue Bonnet Glass Company LLC the contract with all stipulations remaining the same.

Mathis Construction LLC
P.O. Box 136
Cat Spring, TX 78933 US
281-785-1245
mathis.construction@gmail.com

ESTIMATE

ADDRESS

Tina Swonke
Austin County Appraisal District
906 E. Amelia St.
Bellville, Tx 77418 Austin

ESTIMATE # 1019
DATE 01/14/2019

DESCRIPTION	AMOUNT
Remove sections of suspended ceiling in order to add structural anchor points above suspended ceiling to support proposed glass walls by glass company. Remove pony wall and repair wall and flooring as needed. Relocate thermostat to accommodate new glass wall.	8,250.00
Bluebonnet Glass estimate	24,000.00
Permits and inspection report fees	935.00
Install Level 2 fiberglass bullet-resistant panels behind desk/counter: Materials \$1,032.00, Labor \$1,600.00, Freight \$373.00	3,005.00

All necessary permits and inspections will be obtained by Mathis Construction including an asbestos inspection report.

TOTAL

\$36,190.00

Accepted By

Accepted Date



Specification Sheet

UL Level III Indoor / Outdoor Range

Ballistic Performance Part No#	ANSI/UL752-2005, STANDARD FOR BULLET RESISTING No. #8787523
TESTING:	EQUIPMENT, Eleventh Edition, dated 9 September 2005, Level 3, using caliber .44 Magnum, 240 grain, LWC ammunition. (No Spall, No Penetration).
Construction:	Product construction is proprietary. This product is glass-clad polycarbonate and contains an exposed polycarbonate surface with an abrasion resistant coating on the witness (safe) side.
Thickness:	1 3/64 " Nominal Tolerance 1.034 in. – 1.047 in.
Weight:	11.27 lbs. – 11.30 lbs. per square foot
Size:	12 x 12 Min. 60 x 96 Max.
Applicable Standards:	ANSI Z97.1 CPSC 16 CFR 1201 (Category I and II) ASTM C 1036 ASTM C 1349
Installation:	Glass must be installed in a Bullet Resistant frame system. Holes must be covered with a ballistic rated device. All glass should be installed in accordance with the guidelines set forth in the current edition of the Glass Association of North America (GANA) Glazing and Sealant Manuals. Glazing systems should incorporate a weep system to allow moisture and water to escape the glazing channel.
Responsibility:	Trulite Glass & Aluminum Solutions Security Glazing products ensures one firm has handled and is accountable for all phases of manufacturing.

8348A
8348GA
834DU
8324

Minimum Order: 1 each

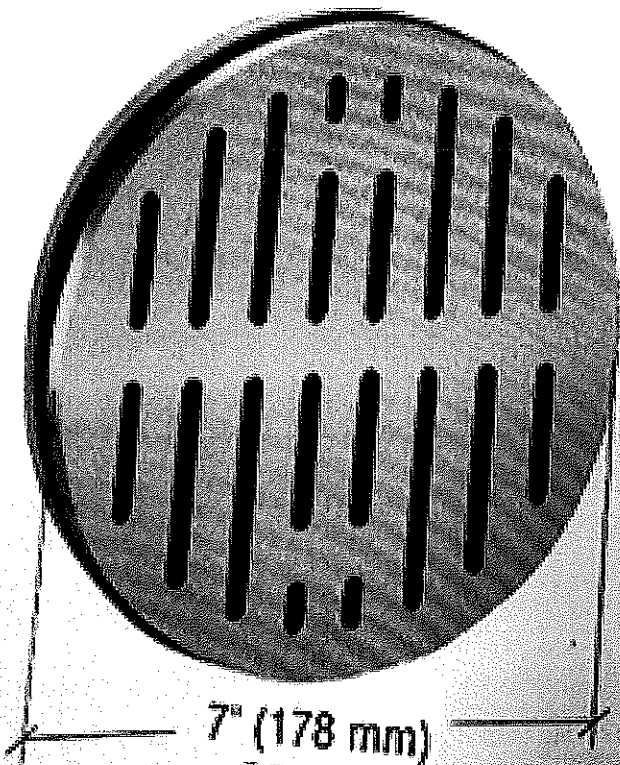
8348A
8348GA
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Instru
Glass
Hacol
Diam

CRL Stainless Steel Speak-Thru

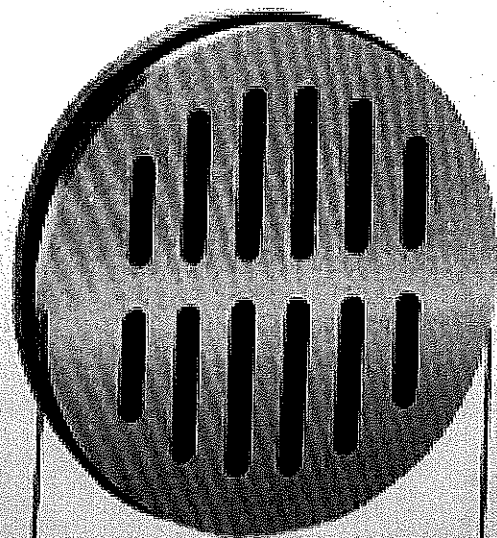
- Provides Natural Voice Transmission
- Designed to Stop Drafts

The CRL Stainless Steel Speak-Thru provides natural voice transmission. Offset slots in front and rear prevent tampering from the outside, and stop drafts to the interior. Speak-Thru has a brushed stainless finish, and comes in two sizes. Two sets of screws accommodate glazing from 1/4" to 1-1/4" (6 to 32 mm) thick.



SST7

Requires 4-1/2" to 6"
(114 to 152 mm) Hole.
Uses Four Screws (Included)



5" (127 mm)

SST5

Requires 3" to 4-1/2"
(76 to 114 mm) Hole.
Uses Two Screws (Included)

SPEC

**Austin County Appraisal District
Reserves - Year End 2017**

APPRaisal DESIGNATED RESERVES (Assigned Fund Balances)				Balance 12/31/2017	Notes	Years to Recapture	Yearly Reserve
Designation	Balance 12/31/2016	2017 Adjustments	Balance 12/31/2017				
Computer Expenditures	\$60,000		\$60,000	Network Server \$12K / Wiring Upgrade \$48K	15	\$4,000	
Software Conversion	\$150,000		\$150,000		15	\$10,000	
Building Repairs & Upgrades	\$70,000	(\$5,013) HVAC	\$64,987		15	\$4,667	
Unemployment Liability	\$10,000		\$10,000		1	\$10,000	
Vehicle Replacement	\$25,000		\$25,000		3	\$8,333	
Legal Fees	\$60,000		\$60,000		1	\$60,000	
Total	\$375,000	(\$5,013)	\$369,987			\$97,000	
<u>Designated Reserves of Other Revenues Retained by ACAD</u>							
	Balance 12/31/2016	2017 Adjustments	Balance 12/31/2017	Designation			
Section 22.28 - Late Rendition Penalty (375)	\$7,527	\$1,295	\$8,822				
Reproduction Fees (391)	\$4,780	\$1,246	\$6,026				
Delinquent Tax Cert Fees (390)	\$270	\$40	\$310				
Expenditures	(\$3,033)	\$0	(\$3,033)				
Total	\$9,544	\$2,581	\$12,125	Vacation and Compensatory Liability			
<u>COLLECTION SERVICE DESIGNATED RESERVES (Assigned Fund Balances)</u>							
	Balance 12/31/2016	2017 Adjustments	Balance 12/31/2017		Years to Recapture	Yearly Reserve	
Collection Service	\$70,000		\$70,000	3 Month's Operating Expenses	1	\$70,000	
<u>Designated Reserves of Other Revenues Retained by ACAD</u>							
	Balance 12/31/2016	2017 Adjustments	Balance 12/31/2017	Designation			
Sections 23.1241, 23.128, 23.125 & 23.122 - Special Inventory Penalties (375)	\$8,443	\$8	\$8,451	Unemployment Liability			

for 2018
 conputer expenditures - \$14,050 (server)
 vehicle replacement - \$15,332 (Ford Escape)

5. B

In accordance with district council, the developers inventory policy must comply solely represent the direction in accordance with the Texas Property Tax Laws. Enclosed is the policy that is recommended. This policy simply states that Austin County will make available a developers inventory.

Any and all percentages of market will be managed and directed by the chief appraiser. It is our attorney's opinion that any direction given in reference to the marketability of properties as pertaining to value, in some cases, may be out of the board of director's directives.

Austin County Appraisal District
906 E. Amelia St.
Bellville, TX 77418



Telephone: 979-865-9124
Facsimile: 979-865-3296

Developers Inventory

(Section 9.4013 of the Texas Property Tax Laws)

Developers of residential real property have the opportunity to have developed unsold residential property held on January 1 of each year appraised at a special valuation as provided by the Texas Property Tax Code. Below are the guidelines for qualification of Residential Real Property Inventory, as found in Section 9.4013 of the Texas Property Tax Laws.

Residential real property inventory is one or more platted lots or tracts, and improvements, if any, meeting the following criteria:

- (1) they are under the same ownership;
- (2) they are contiguous to one another or are located in the same subdivision of development;
- (3) they are held for sale in the ordinary course of business;
- (4) they are subject to zoning restrictions limiting them to residential use, or, if not subject to zoning,

They are:

- (A) subject to enforceable deed restrictions limiting them to residential use; or
- (B) their highest and best use is as residential property;
- (5) they have never been occupied for residential purpose; and
- (6) they are not presently leased or producing income.

A residential real property inventory shall be appraised as a unit at the price for which it would transfer to another person continuing the business, using generally accepted techniques for the appraisal of subdivisions and similar properties.

Any land that qualifies for a developer's inventory may be subject to roll back, pursuant to Texas Tax Code 23.55. This roll back is based on a "change in use", as directed by the Texas Tax Code on consideration of the intended use for residential purposes.