

*Jefferson Central Appraisal District  
Board of Directors*

*Regular Board Meeting  
February 28, 2022 – 11:30 a.m.*

The Board of Directors of the Jefferson Central Appraisal District met in public (open) session on Monday, February 28, 2022 at the Appraisal District office, 4610 S. Fourth Street, Beaumont, Texas. The meeting was called to order by Chairperson Eugene Landry.

It was found and determined that in accordance with the policies and orders of the Board, the notice of the meeting was posted in accordance with the terms and provisions of Section 551.001 et. seq. of the Texas Government Code, and that all of the terms and provisions of Section 551.001 have been fully complied with and that the 72-hour notice required by said section has been properly and correctly given.

**CALL TO ORDER AND ROLL CALL**

Present: Eugene Landry, Lauren Williams Mason (from 11:36 a.m.), Nicky Matt, and Dr. Louis Reed, Jr.

Absent: Allison Nathan Getz

**ESTABLISHMENT OF QUORUM**

Chairperson Landry declared a quorum present.

**CONSENT AGENDA ACTION ITEMS**

1. Approval of Minutes: January 19, 2022
2. Receive Taxpayer Liaison Officer Report

The TLO Report was submitted indicating that the Taxpayer Liaison Officer did not receive any communications or complaints from taxpayers for the period ending February 23, 2022.

Dr. Reed moved and Mr. Matt seconded to approve the consent agenda items as submitted.

Yeas: Landry, Matt, and Reed

Nays: None

**REGULAR AGENDA ACTION ITEMS**

3. Receive Chief Appraiser's Report

2022 REAPPRAISAL UPDATE

The District is on target to send the first set of 2022 notices of appraised value. Due to scheduling issues in 2021, ARB hearings will start a little earlier than normal.

## PRELIMINARY RESULTS OF 2021 PTAD PROPERTY VALUE STUDY

The District received local value for all school district for the 2021 Property Value Study. The District has one year remaining in the grace period.

## FINAL RESULTS OF 2021 MAP

The District successfully passed the 2021 PTAD Methods and Assistance Program with a 100% score.

## ARB LEGAL COUNSEL

Mr. Peter Low currently serves as the ARB's legal counsel. When the ARB first retained the services of Mr. Low, he was the sole attorney in his firm, and the retention agreement was with The Law Firm of William Peter Low. Mr. Low's firm now has several attorneys on staff, operating as the Low, Swiney, Evans, & James, PLLC. In order for the ARB to have access to all attorneys from the firm, the ARB will be executing a new retainer agreement with the new law firm.

## CHIEF APPRAISER ACTIVITY REPORT

Mrs. Bellard submitted the Chief Appraiser's Activity Report for the period ending February 23, 2022 to the Board outlining the educational, District, and lawsuits/arbitration activities of the Chief Appraiser and the District.

## CHIEF APPRAISER TRAVEL

None to report.

Dr. Reed moved and Mrs. Mason seconded to receive the Chief Appraiser's Report as submitted.

Yeas: Landry, Mason, Matt, and Reed

Nays: None

4. Approve Retention Agreements with the Bradley Law Firm; Calvert Eaves Clark & Stelly, LLP; and McCreary, Veselka, Bragg & Allen, PC; for Legal Services

As the Board is aware, the District's legal counsel for the past 40 years, Tom Hanna, recently passed away. Since he was the sole attorney in his office, there was no one available to sign legal papers, and it was necessary for the Chief Appraiser to transfer his lawsuits to other attorneys and execute retention agreements.

The majority of the lawsuits were transferred to Lance Bradley of the Bradley Law firm. Mr. Bradley has also handled lawsuits for the District since 2014 and is knowledgeable regarding the Property Tax Code. The retention agreement with the Bradley Law Firm, serving as the District's main legal counsel, is \$14,000 per month.

Class action lawsuits and others were transferred to the law firm of Calvert Eaves Clark & Stelly, LLP. The retainer agreement allows fees for partners at \$200/hour, associates at \$165/hour, and paralegals at \$85/hour to be billed monthly.

Lawsuits involving exemptions or other unique issues were transferred to the law firm of McCreary, Veselka, Bragg & Allen, PC based on their past experience and knowledge of

these special issues. Their retention agreement lists fees of \$190/hour for general legal advice and litigation, \$75/hour for law clerks, and \$60/hour for legal assistants and administrative work.

Dr. Reed moved and Mr. Matt seconded to approve the retention agreements with the Bradley Law Firm; Calvert Eaves Clark & Stelly, LLP; and Veselka, Bragg & Allen PC as submitted.

Yeas: Landry, Mason, Matt, and Reed

Nays: None

5. Authorize/Ratify Expenditures from Equipment Replacement Fund

Mrs. Mason moved and Mr. Matt seconded to approve Purchase Approval #2022-1 approving the expenditure of \$200 to replace an inoperable monitor in the Appraisal Department. The Chief Appraiser was further authorized to dispose of the inoperable monitor, Inventory #1530, in accordance with the District's Disposition of Property Policy.

Yeas: Landry, Mason, Matt, and Reed

Nays: None

6. Receive Amendments to the 2021 and/or 2022 Budgets and Instruct the Secretary of the Board to Notify the Taxing Entities

There were no amendments to receive.

7. Adopt Amendments to the 2021 and/or 2022 Budgets

There were no amendments to adopt.

**INFORMATION ITEMS**

3. April Board Meeting

The April Board meeting was scheduled for Wednesday, April 20, 2022 at 4:00 p.m.

**PUBLIC COMMENTS**

None

**ADJOURNMENT**

There being no further business to conduct, the meeting was adjourned at 12:01 p.m.

---

Eugene Landry, Chairperson  
Board of Directors  
Jefferson Central Appraisal District

---

Allison Nathan Getz, Secretary  
Board of Directors  
Jefferson Central Appraisal District