

Minutes of the meeting of the Board of Directors for Chambers County Appraisal District, held June 15, 2023.

A meeting of the Board of Directors for the Chambers County Appraisal District was held with the following members present:

Joe Crumpler, Chairman	John Iles, Member
Joey Presnall, Member	Laurie Payton, Ex-Officio
Alecia Turner, Secretary	

Also present were Mitch McCullough, Chief Appraiser, Stephanie Muniz, Assistant Chief Administrator and Jerry Bevel of Cre8 Architects.

The meeting was called to order by Chairman Crumpler at 10:00 am.

The Minutes of the May 18, 2023 Board Meeting & Budget Hearing were presented to the Board for review and with a motion from Member Iles and second by Member Presnall, to approve the minutes as amended. Motion passed unanimously.

Chief Appraiser McCullough presented the May, 2023 Expenditures to the board for review and after discussion, motion was made by Secretary Turner and seconded by Member Iles to approve same. Motion passed unanimously.

Chief Appraiser McCullough presented the May, 2023 Financial Reports to the board and after discussion, motion was made Secretary Turner and seconded by Member Iles to approve same. Motion passed unanimously.

Chairman Crumpler invited Jerry Bevel with Cre8 Architects to present the bid proposal summaries and review for the interior buildout for the CAD office. Mr. Bevel explained that we received three competitive sealed bids from: Chatham Construction, Blaytex Construction and Mike Barnett Construction. See Bid Proposal Tabulation in attached exhibit A for bid specifics. Mr. Bevel further explained Cre8 reviewed the bid packets and evaluated and scored each company based on different criteria to compute a grand total score and final ranking. Jerry expressed it would be their recommendation to engage in contract negotiations with the number one ranked company, Chatham Construction, per the evaluations (see attached exhibit B for Evaluation sheet). After the Board reviewed the information presented, Member Presnall made a motion to proceed into contract negotiations with Chatham Construction. Member Iles seconded the motion. Motion passed unanimously.

Jerry Bevel with Cre8 presented their contract for the project administration and construction management for the interior buildout. After discussion of the project parameters and services it would include; Member Iles made a motion to accept the contract with Cre8 Architects, the motion was seconded by Member Presnall. Motion passed unanimously

Personnel: None

Chief Appraiser McCullough reminded the Board that he had attended a dismissal hearing on ten lawsuits in April, 2023. He told them that it has now been assigned a trial date for August, 2023. He explained that we have agreed to hold settlement conference meetings but we are hopeful that Judge McDonald will postpone the trial if necessary to allow us to gather discovery where necessary.

No public comment

Chief Appraiser McCullough advised the board that the PVS appeals for AISD, BHISD and ECISD have entered into informal review. The informal review is scheduled for June 20, 2023 in August with the Property Tax Assistance Division of the Comptroller's Office. He explained that Assistant Chief Appraiser Kayla Pelham and Assistant Chief Administrator Stephanie Muniz will attend the informal review as they are the most knowledgeable on the particular properties subject to the appeal as they were directly involved in gathering evidence for the appeal. Chief McCullough further explained that the superintendents and CFOs of the schools are also invited to attend although he has not yet received confirmation whether any will be in attendance. Chief McCullough expressed that he feels certain Superintendent Scott Campbell of East Chambers ISD will attend the informal review. Chief McCullough told the board that after the informal review, if they are not satisfactorily resolved, the appeals will be moved to a formal hearing at a later time.

No board comment.

Chairman Crumpler set the next regular meeting for September 21, 2023 at 10:00 am.

With a motion from Member Iles and second by Secretary Turner, Board adjourned at 11:10 am.

Approved the _____ day of _____, 2023.



Joe Crumpler, Chairman
Board of Directors
Chambers County Appraisal District



Alecia Turner, Secretary
Board of Directors
Chambers County Appraisal District



Chambers County Appraisal District Office Remodel

Proposal Tabulation

1 June 2023

	<i>BlayTex Construction</i>	<i>Chatham Construction</i>	<i>L&L Construction</i>	<i>McInnis Construction</i>	<i>Mike Barnett Construction</i>				
Bid Security		X			X				
Receipt of Addenda: 1	X	X			X				
Calendar Days	60 days	100 days			65 days (Base Only)				
Base Bid Proposal	\$ 88,000.00	\$ 78,235.85	No Proposal	No Proposal	\$ 113,500.00				
Alternate 1: Recarpet remaining offices & paint accent walls	\$ 1,850.00	\$ 11,700.65			\$ 14,500.00				
Total Base Bid + Alternate 1	\$ 89,850.00	\$ 89,936.50	\$ -	\$ -	\$ 128,000.00	\$ -	\$ -	\$ -	\$ -



CHAMBERS COUNTY APPRAISAL DISTRICT OFFICE RENOVATIONS
 PROPOSAL OPENING - 01 JUNE 2023

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2

REQUIRED PROPOSAL DOCUMENTS	BLAYTEX CONSTRUCTION	CHATHAM CONSTRUCTION	BARNETT CONSTRUCTION	REMARKS
BASE PROPOSAL AMOUNT	\$ 88,000.00	\$ 78,235.85	\$ 113,500.00	
ALTERNATE PROPOSAL 01 AMOUNT	\$ 1,850.00	\$ 11,700.65	\$ 14,500.00	
BASE PROPOSAL + ALTERNATE 01 AMOUNT	\$ 89,850.00	\$ 89,936.50	\$ 128,000.00	
CALENDAR DAYS - BASE PROPOSAL	60	100	65	
CALENDAR DAYS - ALTERNATE PROPOSAL	No Change	No Change	5	
PROPOSAL FORM	X	X	X	
ORIGINAL BID SECURITY W/ SEAL		X	X	
PROPOSAL EVALUATION WAIVER (00 44 00)	X	X	X	
AFFIDAVIT OF NON-COLLUSION (00 45 19)	X	X	X	
PROHIBITING CONTRACTS WITH COMPANIES BOYCOTTING ISRAEL (00 52 10)	X	X	X	
CONFLICT OF INTEREST QUESTIONNAIRE(COIQ) (00 45 22)		X	X	
Form 1295 - Certificate of Interested Parties		X	X	
AIA 305 - CONTRACTOR QUALIFICATIONS				
Current Projects		X		
Projects - Completed Past 5 Years		X		
Key Team Members - Project Role		X		
Financials		X		