

CALDWELL COUNTY
COMMISSIONERS COURT MINUTES
110 S. Main St. 2nd Floor Courtroom, Lockhart, Texas
Special Meeting December 11, 2014 1:00 p.m.



TOM D. BONN County Judge
CAROL HOLCOMB County Clerk

ALFREDO MUÑOZ Commissioner Pct. 1
FRED F. BUCHHOLTZ Commissioner Pct.2
NETO MADRIGAL Commissioner Pct. 3
JOE IVAN ROLAND Commissioner Pct.4

Call Meeting to Order
1:25 p.m.

2014.12.11.01 EXECUTIVE SESSION pursuant to section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property (current Caldwell County Judicial at 201 E. San Antonio St. and current Caldwell County Tax Assessor-Collector's office at 100 E. Market St.). No action will be taken in executive session.

Executive Session began: 1:26 p.m.
Executive Session ended 1:52 p.m.

Court reconvened with a phone call to Keith Davis of Davis Equity Realty of Weslaco, Texas. The Court discussed four items on the proposed contract to make a final decision to list the properties with the Realty Company.

Number one (1) was to negotiate the contract term from one (1) year to a lesser length of time. Mr. Davis explained that one year is the minimum time limit. In that time, projects and properties are displayed all over Texas for exposure.

Number two (2) was the 6% brokerage fee. Mr. Davis said this also is non-negotiable.

Number three (3) was concerning the location of the company being in Weslaco. How would the office be able to market a property in Lockhart? Mr. Davis explained that there are 24 counties that his company worked within. He said that they did not work with MLS or residential properties. He travels to a branch office in Boerne, Texas and is always accessible to Caldwell County. He believes that there is a lot of possibility for this area and for shopping on the square. The clause that discusses lease agreements is standard in the contract and the owner always has the right to reject any offers.

Number four (4) was the question of the Court of why did Mr. Davis feel that his company could sell the properties? He replied that every time that he traveled through the area, he looks at Caldwell County and Lockhart. He travels quite often in for family and has already spoken to other realtors and perspective buyers about the possibilities for Caldwell County. He would appreciate working with Caldwell County and is very interested. He encouraged the Commissioners to look at the website to research the experience and look at the opportunities for our County.

End of Call- 2:07 p.m.

COMMISSIONERS COURT MINUTES
Regular Meeting on December 11, 2014

2014.12.11.02 Discussion/Action to approve the contract with Davis Realty with the recommended changes to the contract for sale of the Caldwell County Judicial Center at 201 E. San Antonio St. and current Caldwell County Tax Assessor-Tax Collector's office at 100 E. Market St. and to seek bids for the sale of those two properties.
Motion made by Commissioner Roland, second by Commissioner Madrigal to not approve the contract with Davis Realty with the recommended changes to the contract for sale of the Caldwell County Judicial Center at 201 E. San Antonio St. and current Caldwell County Tax Assessor-Tax Collector's office at 100 E. Market St. and to seek bids for the sale of those two properties.
Discussion: Judge Bonn is concerned that the properties are sold and put back on the tax roll.
Commissioner Roland approves of renting the buildings but does not want to sell them. Commissioner Madrigal would like to see local realtors be added to the list of possible realty companies for contract.
Commissioner Buchholtz is uncomfortable awarding the contract to a company so far away from Caldwell County. He has concerns about possible rental agreements. If there becomes a need for more space after a sale, the County could build again.
Commissioner Muñoz is in favor of selling. If another bidding for contract is begun, he would like to include local realty companies within Travis, Hays & Caldwell County too. Judge Bonn said that Mr. Davis explained during the telephone call that he has already spoken to others about the buildings to perspective buyers.
Roll Vote: Commissioner Muñoz-NO, Commissioner Buchholtz-YES, Commissioner Madrigal-YES, Commissioner Roland-YES, Judge Bonn-NO. Motion Passed

2014.12.11.03 Adjournment
Motion made by Commissioner Muñoz, second by Commissioner Madrigal to Adjourn.
All Voting "Aye"


NETO MADRIGAL, Judge Pro-Tem