REGULAR MEETING OF THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT

The Board of Directors of the Nueces County Appraisal District held a Regular Meeting on Wednesday, July 10, 2019 in the board room, Nueces County Appraisal District building, 201 North Chaparral Street, Corpus Christi, Texas.

INVOCATION

The invocation was led by Irene Lugo

PLEDGE OF ALLEGIANCE

The pledge of Allegiance was led by Board of Directors

ROLL CALL OF THE BOARD OF DIRECTORS

DIRECTORS:
John Valis, Chair
Luis Elizondo, Vice Chairman
Leo Gonzalez, Secretary
Robert Adler
Armando Chapa
Jerry Garcia
Gabriele Hilpold
Rex A. Kinnison
Kevin Kieschnick, Ex Officio

PRESENT

NON-DIRECTORS:
Ramiro Canales, Chief Appraiser
Don Causey, Asst. Chief Appraiser
Tom Wheat, General Counsel
Robert Maupin, TLO
Mr. Leo Gonzalez Jury Duty

CALL TO ORDER & DETERMINATION OF A QUORUM

The meeting of the Board of Directors of the Nueces County Appraisal District was called to order at 9:08 am. A quorum of the Board Members was present; this meeting has been duly called; and notice of this meeting has been posted in accordance with the Texas Open Meetings Act, Texas Government Code 551 and that any conflict of interest affidavits have been received and placed on file as required by law.
PUBLIC COMMENT

There were no public comments

DISCUSSION AND/OR ACTION, CONSENT AGENDA

a) Approval of the minutes June 19, 2019 Regular Meeting
b) Approval of July 2019 Litigation Report
c) Approval of the June 2019 Disbursements

Chair entertained motion to approve consent agenda as presented. Mr. Adler motioned to approve the consent agenda as presented Mr. Kieschnick second. Motion passed.

DISCUSSION AND/OR ACTION ARB COMPENSATION STRUCTURE

Ms. Terri Noack, Appraisal Review Board, Chairperson requested the Board consider a restructure in pay for ARB members. Ms. Noack proposed increasing the daily compensation rate for the more tenured members due to experience. The regular members in a third term would receive $190 per day worked, second term $180 per day, first term $170 per day, and Auxiliary members would be paid $135 per day. Ms. Noack stated that it does not increase the budget for fiscal years 2020 and 2021. Changes will be effective January 1, 2020. Mr. Garcia motioned to approve and Mr. Elizondo seconded the motion. Motion passed.

DISCUSSION ON 2020 PROPOSED BUDGET

The proposed budget will be discussed following public hearing.

DISCUSSION AND/OR ACTION RELATED TO PURCHASE OF VEHICLES AND DISPOSAL OF SURPLUS ITEMS

Mr. Elias Sissamis explained that this agenda item was for approval of surplus item disposals and the purchase of new vehicles. Mr. Sissamis requested that the board declare the items listed in the board packet as surplus property and approve their disposal through auction, donation, and other means as appropriate. The total purchase cost of the vehicles is $143,498 and was obtained through a local government purchasing cooperative and tested for reasonableness by calling two local dealerships. Between the time packets were distributed to board members and this meeting, Mr. Sissamis happened to hear about rebates being offered, so he called some of the local dealerships and found out that some lots have fleet commercial managers who deal with bulk sales. Some of the dealerships expressed interest in bidding.
Mr. Sissamis requested approval of the purchases as outlined with contingency that if the District obtained better pricing from formal bids, then the lower bidders would prevail. Mr. Kiechnick motioned to approve the item as presented not to exceed $143,498 contingent upon other offers coming in, in which case the lower bids are approved. Mr. Garcia seconded. Motion passed.

Chair entertains motion for approval of disposal of surplus property. Mr. Kiechnick motioned to approve disposal of surplus Mr. Chapa seconded. Motion passed.

**DISCUSSION AND/OR ACTION OF LITIGATION FUND PROTOCOLS**

Mr. Wheat summarized the draft Litigation Fund protocols contained the Board member packets. The District’s General Legal Counsel and Chief Appraiser would identify the work scope project and estimate the cost for the full scope of work. If the estimated cost for the entire work project exceeds $50,000, then it will go to board for approval. If estimated cost is $50,000 or less, then the Chief Appraiser and General Legal Counsel shall authorize the project and dollar limit. Remaining details are in the packet document. The Chair entertained motion to approve the Litigation Fund protocol as outlined in the board packet. Mr. Garcia motioned to approve and Mr. Adler seconded the motion. Motion passed.

**TAXPAYER LIAISON OFFICER REPORT**

Mr. Maupin stated that ARB is running at 19% of scheduled protests. Since 20% of scheduled protests being heard is the median, the ARB is on target. There have been no comments, suggestions, or complaints. He is working with some people who have verbally complained to help them better understand how the process works. Mr. Maupin reported that 389 taxpayers conducted their protests via phone. Before the protest can be heard, the taxpayer must submit an affidavit and submit supporting evidence. To date, about 30% have completed their affidavits properly. Since appraisers proactively reach out to property owners to handle the bulk of valuation disagreements, most are settled and do not get to the ARB.

**CHIEF APPRAISER’S REPORT**

Mr. Canales stated that there were currently about 22,300 protests, consistent with the prior year. Hidalgo CAD is at about 30,000 as a comparison. Mr. Canales complimented ARB Chair Noack, Mr. Maupin, and the ARB members for their commendable handling of upset property owners.

**MOVE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS OPEN MEETING ACT, TEXAS GOVERNMENT CODE § 551.071 AND § 551.074**
The Board went into executive session at 10:03 am.

The Board returned to open session at 11:00 am.

DISCUSSION AND/OR ACTION RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION

Mr. Garcia motioned to approve a 5% increase in Mr. Canales' salary effective this date and to extend his contract for another year ending on December 31, 2022. Mr. Elizondo seconded the motion. Motion passed.

SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

Update on Parking
Update on Legislative matters

Chairman Valls suspended this meeting at 11:02 am in order to hold the Budget Public Hearing.

Chairman Valls open regular meeting at 11:04 am to discuss suggested items for next meeting.

ADJOURNMENT

Meeting was adjourned at 11:05 am

SIGNED:

Leo Gonzalez, Secretary