



201 N. Chaparral, Suite 206
 Corpus Christi, Texas 78401
 Telephone No. (361) 881-9978
 Fax No. (361) 887-6138

The Nueces County Appraisal District Board of Directors held its regular monthly meeting on Wednesday, February 16, 2011 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING
February 16, 2011

I. Invocation.

The invocation was lead by Richard Sanchez

II. Pledge of Allegiance.

The Pledge of Allegiance was lead by Board of Directors

III. Roll Call of the Board of Directors

DIRECTORS:

Sandra Billish, Chairman	<u>Present</u>	Ollie Grant, Chief Appraiser	<u>Absent</u>
Richard Pittman, Vice-Chairman	<u>Present</u>	Tom Wheat, Legal Counsel	<u>Present</u>
Paul Altheide, Secretary	<u>Present</u>		
John Sendejar	<u>Absent</u>		
David Berlanga	<u>Present</u>		
Ronnie Canales	<u>Present</u>		
Robert Adler	<u>Present</u>		
Ed Lopez	<u>Absent</u>		

1. **Call to Order and Determination of a Quorum.** Mrs. Billish, Chairman called the meeting of the Nueces County Appraisal District Board of Directors to order and requested that the record show that a quorum of the Board Members was present; that this meeting has been duly called; and that notice of this meeting had been posted in accordance with the Texas Open Meetings Act, TEX. GOV'T CODE § 551, (Vernon Supp. 2009) and that any conflict of interest affidavits had been received and placed on file as required by law.

2. **VISITORS'/AUDIENCE COMMENTS AND QUESTIONS.**

Ms. Claudia Jackson, Executive Director of Legislative & Community Relations, with Del Mar College addressed the Board at the request of the Board of Regents. Ms. Jackson said the work of the Appraisal District Board was critical to the taxpayers and the taxing entities of the county. She continued by saying that Del Mar College was one of the largest contributing taxing entities

in the county, but that Del Mar College had no representation on the District's Board of Directors. Ms. Jackson said she wasn't sure how that had happened. Ms. Jackson commented that at one time many community colleges started out as subdivisions of local independent school districts which acted as the voice for community colleges. Ms. Jackson said Del Mar College would like to discuss adding them to the list of representatives on the Nueces County Appraisal District Board. Ms. Billish asked that this item be placed on the March agenda and invited Ms. Jackson to address the Board at that time on this issue.

9:17A.M.-Ronnie Canales arrived at meeting.

3. **DISCUSSION AND/OR ACTION:**

a. Approval of the minutes of the January 12, 2011 Regular Meeting:

Ms. Billish reported that the minutes had been revised to correct a 2nd motion that was left out on the Election of Officers for Chairman and also to correct a typographical error that read January 1, 201, but should have been 2011. Motion was made by Mr. Berlanga to approve the revised minutes of the January 12, 2011 Regular Meeting. Mr. Altheide seconded the motion. Motion passed unanimously.

b. Approval of the January 2011 Litigation Report:

Mr. Tom Wheat said two cases involving apartment complexes would be settled soon. Motion was made by Mr. Altheide to approve the January 2011 Litigation report. Mr. Berlanga seconded the motion. Motion passed unanimously.

c. Approval of the January 2011 Disbursements:

Mr. Reynolds reported that the disbursements for January totaled \$412,517.49, including payroll escrow checks and asked the Board to approve the disbursements for January 2011. Motion was made by Mr. Altheide to approve the January 2011 disbursements. Mr. Adler seconded the motion. Motion passed unanimously.

d. The Personnel Update

Mrs. Villasanz reported there was one vacant managerial position available. Ms. Billish asked which manager position was vacant. Mr. Reynolds explained the Personal Property Manager had retired. This allowed for some internal personnel moves which resulted in the vacant managerial position in the Residential Real Estate Department. Mr. Reynolds informed the Board that the District was in the process of advertising for the managerial position.

4. MOVE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS OPEN MEETINGS ACT, TEX.GOV'T CODE§ 551.074:

The Board of Directors went into executive session at 9:26 A.M.

DISCUSSION ITEMS

- a. Discussion regarding possible legislative changes
- b. Update by legal counsel concerning possible litigation matters
- c. Discussion regarding the Taxpayer Liaison Officer Contract

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

The Board of Directors returned from executive session at 10:42 A.M.

No Action Taken

6. TAXPAYER LIAISON OFFICER'S REPORT.

Mr. Richard Sanchez reported that the in-house Appraisal Review Board training for the three new ARB members would be completed on March 29, 2011. Mr. Sanchez also said the state mandated training for all ARB members would be held on April 19-20, 2011 in Corpus Christi. Mr. Sanchez also said the next scheduled ARB meeting would be on April 29, 2011. ARB members and officers will be sworn in at the time.

7. CHIEF APPRAISER'S REPORT.

Mr. Reynolds informed the Board that the 2010 Property Value Study median level of appraised value for the entire county was 99%. Mr. Reynolds said Ms. Bravo, with the Comptroller's office, had been in town on February 8, 2011. Ms. Bravo was in town to perform the field work associated with the MAPS review and had also met with Ms. Billish. Mr. Reynolds explained that Ms. Bravo had randomly selected 60 properties and did field inspections to make sure everything that was on the appraisal card matched what was actually in the field.

Mr. Reynolds said he, Mr. Grant, Ms. Billish and Mr. Sendejar attended the State of the City Address by Mayor Adame.

Mr. Reynolds said the taxing entities all share a common concern of their budget and whether the Nueces County Appraisal District will stay in the current building or move out of the current building.

Mr. Reynolds said he provided an organizational chart in each meeting packet and would continue to include a chart in every meeting packet each month.

8. **SUGGESTED ITEMS RELATED TO NEXT REGULAR MEETING AGENDA.**

Mrs. Billish suggested the following items for the March 2011 meeting agenda: (2) bidding process, (3) the building issue, and (3) Taxpayer Liaison Officer's contract to be considered in closed session.

9. **ADJOURNMENT.**

Motion was made by Mr. Altheide to adjourn the meeting. The motion was seconded by Mr. Adler. The motion passed unanimously. The meeting was adjourned at 12:08 P.M.

SIGNED: *Sandy Billish*
Sandy Billish, Chairman

SIGNED: *David Berlanga*
David Berlanga, Secretary