



Nueces County Appraisal District
201 N. Chaparral, Ste. 206
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The Nueces County Appraisal District Board of Directors held its regular monthly meeting on Wednesday, February 8, 2012 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING

February 8, 2012

I. Invocation

The invocation was lead by Mr. Ken Combs

II. Pledge of Allegiance

The Pledge of Allegiance was lead by Board of Directors

III. Roll Call of the Board of Directors

DIRECTORS:

Richard Pittman, Chairman	<u>Present</u>	Ramiro R. Canales, Chief Appraiser	<u>Present</u>
David Berlanga, Vice-Chairman	<u>Present</u>	Robert Cenci, Asst. Chief Appraiser	<u>Present</u>
Ed Lopez, Secretary	<u>Present</u>	Tom Wheat, Legal Counsel	<u>Present</u>
Esther Gonzalez	<u>Present</u>		
Robert Adler	<u>Present</u>		
Jerry Garcia	<u>Present</u>		
Paul Altheide	<u>Present</u>		
Kevin Kieschnick	<u>Absent</u>		

- 1. Call to Order and Determination of a Quorum.** Mr. Richard Pittman, 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. **VISITOR'S/AUDIENCE COMMENTS AND QUESTIONS.**

Mr. Robert Maupin Chairman of Appraisal Review Board informed the Board of Directors of the resignation of ARB member Ms. Donna Bryom. Mr. Maupin advised the Board that out the 12 applicants that were submitted during the December 2011 meeting Mr. Hugh Smith is qualified and would like to be re-appointed. Mr. Pittman questioned whether 9 or 8 members would be best to serve on the Appraisal Review Board. Ms Gonzales mentioned she was in favor of 9 members. Mr. Garcia indicated that the Board could not make any recommendations because it was not an agenda item. Mr. Berlanga suggested having an alternate trained ARB member.

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

- a. Approval of the minutes of the January 11, 2012 Regular Meeting:

Motion was made by Mr. Garcia to approve the minutes of the January 11, 2012 Regular Meeting. Mr. Lopez seconded the motion. Motion passed unanimously.

- b. Approval of the January 2012 Litigation Report:

Mr. Tom Wheat, General Counsel, summarized the January 2012 litigation report to the Board of Directors. Motion was made by Mr. Berlanga to approve the January 2012 litigation report. Mr. Adler seconded the motion. Motion passed unanimously.

- c. Approval of the January 2012 Disbursements:

There was a discussion among the Board members regarding the format for presentation of the disbursements. Motion was made by Mr. Altheide to approve the January 2012 disbursements. Mr. Berlanga seconded the motion. Motion passed unanimously.

- d. Mr. Canales reported two clerical vacancies.

4. **UPDATE BY JAVIER HUERTA, CLK ARCHITECT, ON THE PROGRESS OF THE LIFE AND SAFETY MAINTENANCE AND REPAIRS**

Mr. Huerta with CLK Architect briefed the Board on the status of the Life, Safety and Maintenance repairs. KJM is still on target with completion date for March 21, 2012. A change modification was requested to install a new ADA accessible ramp and to raise the interior floor at the West stairs at an additional cost of \$3,730.00. Mr. Garcia made a motion to approve the change order requested. Motion was seconded by Mr. Lopez. Motion passed unanimously.



5. **DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF AN ELECTRICAL CONSULTANT AND AN ELECTRICITY PROVIDER CONTRACT**

Mr. Arredondo the District's Electric Provider Consultant made a presentation to the Board on three possible options the District could save money on its electrical cost. The schedule presented to the Board showed options for 12, 24 36, 48 and 54 months. Mr. Arredondo recommended a fifty-four (54) months option with Direct Energy at a cost of \$0.05418 per kilo watt hour (KWH). The Board discussed the various options presented. Motion was made by Mr. Garcia to accept 2-year contract with Direct Energy. Mr. Adler seconded the motion. Motion passed unanimously.

Mr. Pittman, Chairman of the Board requested an update by Mr. Arredondo during the November Board meeting. Mr. Arredondo will monitor the market monthly as requested by Mr. Altheide.

6. **PRESENTATION/UPDATE BY SCOTT DEIS, IT MANAGER, ON THE TRUE AUTOMATION APPRAISAL SOFTWARE**

Mr. Scott Deis, IT Manager introduced IT Assistants Neil Lindeen and Cody Beitel and gave a presentation to the Board of Directors with an update on the True Automation meeting which took place on January 9, 2012. Mr. Deis would like to implement the services of PACS Replication Server to enable entities the ability to remotely access the District's data. The District is moving in a positive direction with True Automation per Mr. Deis.

Mr. Canales introduced the Department Managers; Mr. Don Causey, Commercial/Land; Mr. Richard Miller, Residential Real Estate; Ms. Diana Vargas, Taxpayer Services and Ms. Norma Paiz, Personal Property.

Mr. Canales informed the Board that in the next 2-3 years there should be salary increases for staff.

7. **MOVE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE 551. AND 551.074**

Motion was made by Mr. Berlanga to go into executive session. Motion was seconded by Mr. Lopez. Motion passed unanimously.

The Board of Directors went into executive session at 10:39 A.M.

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

The Board of Directors returned to open session at 11:00 A.M.

No action was taken.



9. **TAXPAYER LIAISON OFFICER'S REPORT**

Mr. Combs asked the Board to select an ARB member to replace Ms. Donna Bryom during the March regular Board meeting. Mr. Lopez mentioned that he would like for Mr. Hugh Smith and all applicants be considered for the position.

10. **CHIEF APPRAISER'S REPORT**

Mr. Canales reported that he was in the process of having the Education Service Center parking lot lease changed from \$1,600 to \$1,200 monthly. He also mentioned that the empty lot which belongs to Mariano owner of Mama Mia's Restaurant is valued at \$67,500 and taxes are approximately \$2000 annually. Ms. Gonzales said she was not in favor of buying the lot.

11. **SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA**

There were no suggested items.

12. **ADJOURNMENT**

Motion was made by Mr. Lopez to adjourn the meeting. The motion was seconded by Mr. Garcia. The motion passed unanimously.

The meeting was adjourned at 11:12 P.M.

SIGNED: _____



Ed Lopez, Secretary

