



Nueces County Appraisal District
201 N. Chaparral, Ste. 206
Corpus Christi, Texas 78401-2503

Ramiro "Ronnie" Canales
Nueces County Chief Appraiser

Direct: (361) 879-0766
Cell: (361) 765-1190
Fax: (361) 887-6138
rcanales@nuecescad.net

The Nueces County Appraisal District Board of Directors held its regular monthly meeting on Wednesday, May 9, 2012 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING

May 9, 2012

I. Invocation

The invocation was lead by Deacon Michael Mantz

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>Absent</u>	Robert Cenci, Asst. Chief Appraiser	<u>Present</u>
Ed Lopez, Secretary	<u>Present</u>	Tom Wheat, General Counsel	<u>Present</u>
Robert Adler	<u>Present</u>		
Jerry Garcia	<u>Present</u>		
Paul Altheide	<u>Absent</u>		
Kevin Kieschnick	<u>Present</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. **SWEARING IN OF PLACE 7 REPRESENTATIVE FOR BOARD OF DIRECTORS**

Mr. Tom Wheat, General Counsel swore in Mr. Louis A. Elizondo to represent Place 7 for the Nueces County Appraisal District Board of Directors.

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

No Visitors

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

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

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

- b. Approval of the April 2012 Litigation Report:

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

- c. Approval of the April 2012 Disbursements:

Motion was made by Mr. Garcia to approve the disbursements for April 2012. Mr. Lopez seconded the motion. Motion passed unanimously.

- d. Mrs. Villasanz reported that there were no vacancies.

5. **DISCUSSION AND OR ACTION RELATED TO THE APPRAISAL REVIEW BOARD MEMBER'S COMPENSATION**

Mr. Robert Maupin, Appraisal Review Board Chairman informed the board that ARB members are compensated at \$170.00 for a full day or \$85.00 for half days. The Chairman receives \$190.00 for a full day or \$95.00 for half days. Mr. Maupin requested that the Chairman be compensated an additional \$190.00 monthly for attending the Board of Directors Regular Board meetings and other additional administrative duties.

Motion was made by Mr. Garcia to approve the additional \$190.00 monthly compensation for the ARB Chairman for other administrative duties performed. Mr. Lopez seconded the motion. Motion passed unanimously.



Mr. Maupin asked if the approved additional \$190.00 monthly compensated would be retro-active from January 2012 to the present. Mr. Garcia amended his motion to include retro-active pay for the ARB Chairman of an additional \$190.00 per month from January 2012 to the present. Mr. Lopez seconded the motion. Motion passed unanimously.

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

Mr. Huerta reported that Phase 1 was almost completed with the exception of minor issues with the phone lines for the elevator but has since been resolved. Upon inspection done by the State Inspector it will be activated and the existing elevator will be decommissioned.

The Fire Marshall made an inspection and requested that a motion sensor be placed on the magnetic lock on the rear door located on John Sartain St.

Mr. Huerta provided a spread sheet identifying Phase 2 upgrades. The components consist of the replacement of the A/C system, replacement of the building roof and replacing the flooring for the 1st and 2nd floors.

7. SUBMISSION OF 2013 PRELIMINARY BUDGET AND APPROVAL OF ADOPTION SCHEDULE

Mr. Canales informed the Board of the timeline schedule dates for the 2013 Proposed Budget workshop and public hearing. General Counsel Tom Wheat provided detailed synopses of what the Budget Workshop and Budget Public Hearing entailed.

8. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF NUMBER OF APPRAISAL REVIEW BOARD (ARB) MEMBERS

Mr. Maupin advised the Board that with the current nine ARB members they were able to split into three panels but after this year the number of members could be dropped to seven which will allow for two panels. Mr. Maupin also said that after December 31st there will be two members whose terms will be expiring.

No action taken.

9. MOVE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE 551.071 AND 551.074:

The Board did not go into Executive Session.

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

The Board took a break at 10:12 A.M. and reconvened at 10:19 A.M.



11. TAXPAYER LIAISON OFFICER'S REPORT

Mr. Combs reported to the Board that he attended the two Appraisal Review Board training sessions provided by the State Comptroller's office. The training provided rules, regulations, property tax laws and other duties and responsibilities of the ARB members.

12. CHIEF APPRAISER'S REPORT

Mr. Canales reported that he personally hand delivered the Preliminary Appraisal Values to the entities.

Mr. Richard Miller, Manager of Residential Real Estate department provided a report on the 2012 protest statistics. Mr. Miller and Mr. Don Causey, Manager of Commercial/Land department explained how their departments handle the appeals process and procedures of how the taxpayer's phone calls are being handled through the call center which is something new that Mr. Canales implemented this year.

Mr. Robert Cenci mentioned to the Board that out of 170,000 appraisal notices approximately 130,000 mostly residential and commercial were mailed out April 18th through April 23rd.

Mr. Kieschnick advised the board that he was attending the Texas Collectors Association in Amarillo on June 13th therefore he would not be present for the June Board of Directors regular board meeting.

13. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

Mr. Elizondo requested that Javier Huerta with CLK provide samples of flooring.

14. ADJOURNMENT

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

The meeting was adjourned at 10:50 A.M.

SIGNED: 
Ed Lopez, Secretary

