



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, June 13, 2012 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING

June 13, 2012

I. Invocation

The invocation was lead by Mr. Robert Maupin

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, General Counsel	<u>Present</u>
Luis A. Elizondo	<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. **VISITORS'/AUDIENCE COMMENTS AND QUESTIONS**

No Visitors

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

- a. Approval of the minutes of the May 9, 2012 Regular Meeting:

Motion was made by Mr. Garcia to approve the minutes of the May 9, 2012 Regular Meeting. Mr. Altheide seconded the motion. Motion passed unanimously.

- b. Approval of the minutes of the May 23, 2012 Special Meeting:

Motion was made by Mr. Altheide to approve the minutes of the May 23, 2012 Special Meeting. Mr. Adler seconded the motion. Motion passed unanimously.

- c. Approval of the May 2012 Litigation Report:

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

- d. Approval of the May 2012 Disbursements:

Motion was made by Mr. Altheide to approve the disbursements for May 2012. Mr. Berlanga seconded the motion. Motion passed unanimously.

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

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

Mr. Huerta reported that he meet with Mr. Canales and Mr. Cenci to discuss the options for fixing the roof. Mr. Huerta reported that after talking to the Texas Department of Insurance regarding the windstorm issue as well as several roofing vendors the conclusion was reached that there were only two systems to consider. First option is an adhere system that would go over the existing roof. The system calls for laying an adhesive over the current roof then laying insulation board over it. A single-ply roofing would then be laid over the insulation board. The second option is a metal roofing system 2nd option would be a metal deck. The metal decking would be anchored all the way through the present gypsum material to the roof joist. Mr. Huerta reported that he was in the process of getting



cost estimates on the second system. Mr. Huerta indicated he hoped to have the figures available next Friday in time for the budget hearing. Mr. Huerta recommended the second option as the better long term solution.

5. **DISCUSSION AND/OR ACTION RELATED TO WAIVING PENALTY AND INTEREST FOR THE CITY OF ROBSTOWN RELATED TO THE DELIQUENT 2ND QUARTER PAYMENT**

Mr. Canales informed the Board that City of Robstown is requesting to have penalty for late payment waived. Motion was made by Mr. Berlanga to deny the City of Robstown's request to waive the penalty and Interest on their third quarter payment. Mr. Garcia Seconded the motion. Motion passed unanimously. Mr. Elizondo opposed.

6. **DISCUSSION AND/OR ACTION RELATED TO THE ESTABLISHMENT OF A LINE OF CREDIT FOR THE NUECES COUNTY APPRAISAL DISTRICT**

Mr. Canales reported that he was bringing this item to the Board as part of the process of hurricane preparedness. Mr. Canales asked Mr. Salas to brief the Board on the status of the Line of Credit. Mr. Salas reported that during the first two terms of our bank depository contract with Frost the District had a one million dollar line of credit. The line of credit expired annually. When the line of credit came up for renewal at the beginning of the third term with Frost Bank, it was submitted to Frost Bank's bond counsel for review. After its review, the bond counsel took a position that they could not enter into a line of credit with the District since the line of credit was not specifically authorized in the Texas Property Tax Code.

Mr. Ed Bacak, Senior Lending Officer with American Bank, said he would like to pursue the matter further. After some discussion, the Board asked Tom Wheat, General Counsel, to work with Mr. Bacak on the matter. The Board requested that they bring back a policy for their approval, as well as approval by the taxing entities, that would authorize the line of credit as well explains how the line of credit would be used.

7. **MOVE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE 551.071 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 10:02 A.M.

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

The Board of Directors returned to open session at 11:25 A.M. No action taken.



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

Mr. Combs reported that he had worked with Mr. Tom Wheat and his assistant Carla to revise the application for serving as a ARB member. Mr. Combs summarized the changes made and asked that the Board approve the new format if it met with their approval. Motion was made by Mr. Garcia to ratify and confirm the application. Mr. Elizondo seconded the motion. Motion passed unanimously

10. **CHIEF APPRAISER'S REPORT**

Mr. Canales reported that True Automation, our appraisal software vendor was under new ownership. Mr. Canales reported that he had met with the senior True Automation staff and that he was assured by True Automation that everything was going to run smooth.

Mr. Miller Manager of Residential Real Estate department gave report status on formal protest

Mr. Canales advised the Board that he met with County Emergency Management staff regarding Hurricane Awareness.

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

Adoption of Policy to submit to entities to request line of credit for Natural Disaster
Floor samples from Javier Huerta

12. **ADJOURNMENT**

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

The meeting was adjourned at 12:07 P.M.

SIGNED: David Berlanga
David Berlanga, Vice-Chairman

