



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

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The Nueces County Appraisal District Board of Directors held its regular monthly meeting on Wednesday, July 11, 2012 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING July 11, 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>Absent</u>	Ramiro R. Canales, Chief Appraiser	<u>Present</u>
David Berlanga, Vice-Chairman	<u>Present</u>	Robert Cenci, Asst. Chief Appraiser	<u>Present</u>
Luis A. Elizondo	<u>Present</u>	Tom Wheat, General Counsel	<u>Present</u>
Robert Adler	<u>Present</u>		
Jerry Garcia	<u>Present</u>		
Paul Altheide	<u>Present</u>		
Kevin Kieschnick	<u>Present</u>		

1. **Call to Order and Determination of a Quorum.** Mr. David Berlanga, Vice-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**

Mr. John Johnson, Comptroller for Del Mar College discussed the budget the only issue he had was asking for increase of 3.8% cost of living. Mr. Johnson stated that last year in the budget a request to raise salaries was requested. Mr. Johnson does not agree with the cost of living increase.

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

- a. Approval of the minutes of the June 13, 2012 Regular Meeting:

Motion was made by Mr. Altheide to approve the minutes of the June 13, 2012 Regular Meeting. Mr. Garcia seconded the motion. Motion passed unanimously.

Mr. Kevin Kieschnick asked that the records reflect that he had not attended the June 13, 2012 Board of Directors meeting because he was attending Texas Collectors Association Conference.

- b. Approval of the minutes of the June 27, 2012 Special Meeting:

Motion was made by Mr. Altheide to approve the minutes of the June 27, 2012 Special Meeting. Mr. Garcia seconded the motion. Motion passed unanimously.

- c. Approval of the June 2012 Litigation Report:

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

- d. Approval of the June 2012 Disbursements:

Motion was made by Mr. Altheide to approve the disbursements for June 2012. Mr. Garcia 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 went over the two options to fix the roof problem that the district is encountering. He suggested to the Board the second option would be a better solution to solve the roof problem so that new HVAC could be installed. Mr. Huerta also provided samples of the flooring to the Board members.



5. **DISCUSSION AND/OR ACTION RELATED TO THE OPTIONS AVAILABLE FOR REPLACING THE NUECES COUNTY APPRAISAL DISTRICT BUILDING'S ROOF**

Mr. Huerta went over the two options with the board again. Since the roof is slopping and water is being retained on the roof both options would work. One would have a significant process and value to it from the life cycle stand point. The other one would be the repair and find a solution for the flat roof to drain the water of the roof as fast as possible.

Mr. Althiede would like to table the discussion of the building's roof until the roof joists will be tested for stress. Mr. Altheide suggested sending a camera to check joists, Mr. Huerta said the test that is used to test stress on joist would be to use a hammer on each joist for stability.

6. **DISCUSSION AND/OR ACTION RELATED TO THE DISTRICT'S HEALTH INSURANCE PROGRAM**

Mr. Salas gave a brief synopsis over the health insurance program. One is to purchase health coverage from any of the many commercial health insurance companies that are available. The other is for the employer to take the role of the insurance company and be responsible for all the functions associated with processing claims and paying the bills, which is self-insured. The Appraisal District is currently self-insured and hires a "Third Party Administrator" or TPA to perform the day-to-day operations of the program. Entrust Inc. is the District's TPA and has been for the last eight years. Employees are satisfied with the insurance program that the district has provided. Motion was made by Mr. Altheide to stay with self-insured policy for another year. Seconded motion was made by Mr. Elizondo. Motion passed unanimously.

7. **DISCUSSION AND/OR ACTION RELATED TO THE RESULTS OF THE FAIR LABOR STANDARDS ACT AUDIT**

Mr. Tom Wheat, General Counsel for Appraisal District indicated that Labor Standards Act Audit needed to be discussed in Executive Session.

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

The Board of Directors went into executive session at 10:15 A.M.

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

Board of Directors returned to open session at 11:28 A.M. Mr. Garcia made motion to direct Chief Appraiser to address the FLSA issue facing the district. Seconded motion was made by Mr. Elizondo on Fair Labor Standards Audit. Motion passed unanimously.



10. DISCUSSION AND/OR ACTION RELATED TO THE ADOPTION OF 2013 BUDGET

Motion was made by Mr. Altheide to defer the adoption of the 2013 budget for August meeting. Mr. Adler seconded the motion. Motion passed unanimously.

11. TAXPAYER LIAISON OFFICER'S REPORT

Mr. Combs reported there are no outstanding written inquiries of items pending. He also stated Tax Roll will be certified by Mr. Canales, Chief Appraiser on July 20th. A reminder to the Board that applications are being accepted for new Appraisal Review Board members. Mr. Maupin gave brief statement report on ARB on protest hearings.

12. CHIEF APPRAISER'S REPORT

Mr. Miller Manager of Residential Real Estate department gave report status on Property Value.

Mr. Canales and staff members attended Rotary Luncheon.

Mr. Canales summarized the last 6 months as Chief Appraiser, reported that the personnel is doing an excellent job. Also reported with the new changes of the building is a cleaner and safer place to work in. The communication and the public's view with employees, taxpayers and with the taxing entities have been good and positive.

Mr. Canales also gave report on the Taxing Entities Budget Payment and as to how many times and entity has been late.

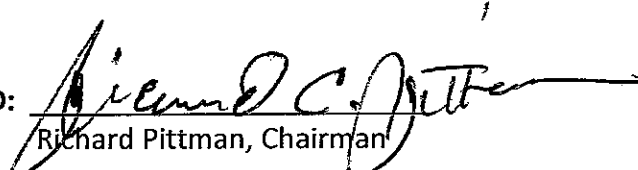
13. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

Update of CLK on roof
Adoption of 2013 budget
Hurricane Plan/Generator
ARB reducing member

14. ADJOURNMENT

Motion was made by Mr. Garcia to adjourn the meeting. The motion seconded by Mr. Adler. The motion was passed unanimously. The meeting was adjourned at 11:43 A.M.

SIGNED:


Richard Pittman, Chairman



Ramiro "Ronnie" Canales, Chief Appraiser