



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, August 8, 2012 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING August 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>
Luis A. Elizondo	<u>Absent</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 1 REPRESENTATIVE FOR BOARD OF DIRECTORS

Mr. Tom Wheat Legal Counsel for Appraisal District sworn in new Place 1 representative Board Member Mr. Jose J. Guzman.

3. **ELECTION OF BOARD SECRETARY**

Mr. Garcia nominated Mr. Luis Elizondo as secretary for Board of Directors. Mr. Adler seconded the nomination. Motion passed unanimously

4. **APPOINTMENT OF INVESTMENT COMMITTEE MEMBERS FOR BOARD OF DIRECTORS**

Mr. Adler nominated Mr. Paul Altheide for Investment Committee Member. Mr. Garcia seconded the nomination. Motion passed unanimously

Mr. Garcia nominated Mr. Kevin Kieschnick for Investment Committee Member. Mr. Adler seconded the nomination. Motion passed unanimously

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

No audience comments

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

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

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

b. Approval of the July 2012 Litigation Report:

Mr. Tom Wheat, General Counsel, summarized the July 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.

c. Line of credit status update:

Mr. Tom Wheat gave status on line of credit. The District's depository bank previously approved a line of credit for the District; however, the bank subsequently decided to not allow the credit line because they feel that the District lacks legal authority for such based on the bank's interpretation of the relevant laws. Mr. Wheat advised the board members that the District could ask for help through the local legislators to submit a request to the Texas Attorney General for clarification on the matter.



d. Approval of the July 2012 disbursements

Mr. Canales gave review of the District's cash disbursements listing. Motion was made by Mr. Garcia to approve the disbursements for July 2012. Mr. Berlanga seconded the motion. Motion passed unanimously.

Mr. Canales introduced Mr. Elias Sissamis as Interim CFO for the district. Mr. Sissamis gave a brief summary of his background.

e. Mrs. Villasanz reported that there was 1 position vacancy, the Manager of Financial Services.

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

Mr. Huerta reviewed a project progress report and two options for the Board Members so a decision can be reached for the repair of the Nueces County Appraisal District Building's roof. Motion was made by Mr. Adler to vote for option 1 for the replacement of the Nueces County Appraisal District Building's Roof Mr. Kieschnick seconded the motion. Voting for the motion was Mr. Pittman, Mr. Berlanga, Mr. Adler and Mr. Kieschnick. Mr. Garcia abstained.

8. **DISCUSSION AND/OR ACTION RELATED TO THE ADOPTION OF FISCAL 2013 BUDGET**

Mr. Sissamis recommended that the Board adopt the proposed Fiscal 2013 Budget. He noted that there were two budget scenarios depending on which of the two options the Board chose for the roofing project in the previous agenda item: (a) the previously reviewed scenario totaling \$6,622,367, or a 1.35% increase from the 2012 approved budget and (b) an amended scenario that is \$200,000 less, or a 1.71% decrease from the 2012 approved budget. Since the lower cost roofing project was selected, the amended budget scenario was recommended for adoption.

There was discussion pertaining to how the cost of living adjustments would be implemented among personnel. Mr. Sissamis suggested that the Board be presented with options in a future meeting prior to implementing the adjustments.

Mr. Garcia made motion to approve the budget as amended. Mr. Guzman seconded the motion. Motion passed unanimously.

9. **DISCUSSION AND/OR ACTION RELATED TO THE 1ST AND 2ND QUARTER INVESTMENT REPORT**

Mr. Sissamis gave summary of the 1st and 2nd quarterly investment report. Motion was made by Mr. Garcia to approve 1st and 2nd quarterly investment report. Mr. Adler seconded the motion. Motion passed unanimously.



10. DISCUSSION AND/OR ACTION RELATIVE TO REDUCING APPRAISAL REVIEW BOARD MEMBERS

Mr. Maupin gave report that he would like the board to keep 9 Appraisal Review Board members instead of reducing to 7 in order to make certificate date deadline. Motion was made by Mr. Garcia to keep 9 Appraisal Review Board Members. Mr. Kieschnick seconded the motion. Motion passed unanimously.

11. DISCUSSION AND/OR ACTION RELATED TO THE PURCHASING AND FINANCING OF DAHILL PRINTERS BY TECHNOLOGY DEPARTMENT

Mr. Wheat informed the board of the negotiating process for the financing of the district's printers with the State Information Services of the State of Texas. Mr. Wheat asked the board to pass a motion approving the Dahill financing of the district's printers lease contract through the State of Texas Information Services. Motion was made by Mr. Adler to approve the financing of the district's printers. Mr. Guzman seconded the motion. Motion passed unanimously.

Board went on recess at 10:56 before Executive Session

Board members returned from recess at 11:04

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

Motion was made by Mr. Guzman to go into executive session. Mr. Kieschnick seconded the motion. Motion passed unanimously. The Board of Directors went into executive session at 11:09

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

Board reconvened in open session at 11:29 no decision or vote was taken on any item.

14. TAXPAYER LIAISON OFFICER'S REPORT

Mr. Combs reported that no complaints have been filed and also that if any projects the district would like for him to work with just to let them know.

Mr. Maupin also informed the Board that it would benefit the members if they attend the Annual Legal Seminar put out by the Real Estate



15. CHIEF APPRAISER'S REPORT

Mr. Canales gave brief report of the success of the 2012 certification roll for the year. There is confidence from the jurisdictions.

Mr. Cenci gave report on Property Value Appeals and values status is most of the protests have been taken care of except with properties that have flowed over due to late protests and that the ARB will determine to see if they are eligible to receive a hearing.

Mr. Cenci gave report on the 2013/2014 Reappraisal Plan he advised the board that every 2 years the Board of Directors is required to approve a Reappraisal Plan that guides the district in the process

16. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

Presentation on generator for the district by Mr. Pittman

17. ADJOURNMENT

SIGNED: _____

Luis Elizondo, Secretary

