



Nueces County Appraisal District
201 N. Chaparral, Ste. 206
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The Nueces County Appraisal District Board of Directors held a Regular Meeting on Wednesday, October 9, 2013 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING

I. Invocation

The invocation was led by Mr. Joe Guzman, Board Member.

II. Pledge of Allegiance

The Pledge of Allegiance was led by Board of Directors

III. Roll Call of the Board of Directors

DIRECTORS:

David Berlanga, Chairman	<u>Absent</u>	Ramiro R. Canales, Chief Appraiser	<u>Present</u>
Jerry Garcia, Vice-Chairman	<u>Present</u>	Robert Cenci, Asst. Chief Appraiser	<u>Present</u>
Luis A. Elizondo, Secretary	<u>Present</u>	Tom Wheat, General Counsel	<u>Present</u>
Jose Guzman	<u>Present</u>		
Robert Adler	<u>Present</u>		
Richard Pittman	<u>Absent</u>		
Paul Altheide	<u>Present</u>		
Kevin Kieschnick	<u>Present</u>		

Mr. Kieschnick arrived at 9:11 A.M.

- 1. Call to Order and Determination of a Quorum.** Mr. Jerry Garcia, 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. Guzman informed the board that there were no comments and visitors.

3. **DISCUSSION AND/OR ACTION**

- a. Approval of the minutes of the **September 11, 2013** Regular Meeting;

Motion was made by Mr. Guzman to approve the August 14, 2013 minutes. Mr. Altheide seconded the motion. Motion was passed unanimously.

- b. Approval of the **September 2013** litigation report;

Mr. Tom Wheat, Legal Counsel summarized the September 2013 litigation report. There are 53 pending law suits and the window to file has been closed and 99% will be taken care of. The majority of the suits are commercial properties due to the strong value increase across the county. Mr. Wheat also stated that he is trying to meet deadline to start talks. Motion was made by Mr. Elizondo to approve litigation report. Mr. Guzman seconded the motion. Motion passed unanimously.

- c. Approval of the **September 2013** disbursements;

Ms. Garcia, Manager of Administration gave summary of disbursement report. Mr. Garcia asked if the building was covered for windstorm since all work was done to the building and Ms. Garcia stated that the building is covered until September of 2014. Mr. Elizondo asked what the consultant work is done. Motion was made by Mr. Altheide to approve the disbursements. Mr. Guzman seconded the motion. Motion passed unanimously.

- d. Personnel update

Ms. Garcia, Manager of Administration gave update for Personnel. Position for Appraiser II is Mr. Jose L. Guzman and was hired on 9/16/13. Appraiser for Market Analysis advertisement was placed on newspaper and applications will be received until 10/14/13.

4. **DISCUSSION AND/OR ACTION RELATED TO APPROVAL OF THE 2014 TEXAS COUNTY AND DISTRICT RETIREMENT (TCDRS) PLAN PROVISION.**

Ms. Garcia, Manager of Administration is requesting approval of the 2014 Texas County and District Retirement (TCDRS) Plan Provision. Ms. Garcia is requesting the adoption of the rate of 12.37% for the employee retirement plan for 2014.



5. **DISCUSSION AND/OR ACTION CONCERNING THE AMENDMENT TO THE VOTING AGREEMENT BY THE TAXING ENTITIES CONCERNING THE ELECTION OF THE BOARD OF DIRECTORS OF NUECES COUNTY APPRAISAL DISTRICT BY INCREASING THE NUMBER OF BOARD MEMBERS BY ONE IN FAVOR OF DEL MAR COLLEGE.**

Mr. Wheat, Legal Counsel for the board advised the board that he has meet with representatives of Del Mar College concerning the propose amendment to the voting agreement. Present were Mr. Escamilla, President, Mr. Riviera Legal Counsel and Claudia. Mr. Wheat and Mr. Riviera are close to completing the resolution for signature. Mr. Escamilla, President of Del Mar College informed the board that applications are going out and they will have a representative by December 15th. Mr. Garcia, Vice-Chairman made the motion to increase the number of voting board members from seven to eight and one ex-officio which will be a total of nine members. The new member will represent Del Mar College. The Chairman will vote to make or break a tie. Mr. Guzman makes motion for approval. Mr. Altheide seconded the motion.

Mr. Kieschnick informed the board that he polled the Tax Assessors Collectors Association of Texas and stated that 64 responded from 64 counties that the Tax Assessor is a voting member in the Appraisal District. Mr. Kieschnick informed the board that there was no discussion and he wants it on the record and noted that had made the request and would have appreciated it if the board would have taken time to discuss it on the last meeting. Mr. Altheide stated that it is not prudent or correct to have a voting member that is there by law. Mr. Wheat stated that Texas Code 6.03 states that if the County Tax Assessor is not appointed to the board the County Assessor serves as none voting director. After the discussion board approved Mr. Garcia's motion unanimously.

6. **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 9:31 A.M.

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

*The Board of Directors returned to open session at 10:01 A.M.
No action taken on any item on executive session.*



8. **TAXPAYER LIAISON OFFICER'S.**

Mr. Combs, Taxpayer Liaison, reported that there are no complaints and that the ARB panel was closed Monday October 7th and there are ten applications. Applications will be sent to Mr. Wheat's office for background check and information review. As soon as process is completed by the end of October, the qualified candidate will be presented to the board for final selection at the November 13 meeting.

Mr. Combs would like to request from the board to keep the application for a two year period and that the current ARB members with an expiring term automatically would be considered a candidate without submitting an application if candidate chooses. Mr. Combs also informed the board that by law the board will have to elect a chairman and secretary

Mr. Maupin, ARB Chairman provided annual report to the board. The report was a three year summary of hearing from May to certification on July 20, 2011, 2012, and 2013.

Mr. Maupin gave a synopsis of the two reappointment candidates which are Cecilla McClellan and Hugh Smith.

9. **CHIEF APPRAISER'S REPORT.**

Mr. Canales, Chief Appraiser informed the board that Entrust is our health care provider and they will be coming ones every two months to visit with the employees to see what concerns the employees have. He also gave an update on vehicles and stated that it would take up to 90 days because the district is going through the Buy Board process. He also stated that the building was almost done. A few minor problems with the air conditioner still needed to be worked on so that the district can receive the windstorm certificate. Mr. Canales informed the board of the security detector that has been installed for the employee's safety. Mr. Canales explained to the board that another issue is parking. The building will be complete once we get additional parking. To rent out the 3rd floor we need to have parking. Mr. Garcia, Vice-Chairman, inquired about the call center. Mr. Canales informed the board that the call center correlates with the Tax office and will be used for two weeks possibly three. Mr. Canales informed the board that the district has done an excellent job on MAPS review which was conducted. The review was conducted by Texas Comptroller of Public Accounts and according with Tax Code Section 5.102 (a), related Comptroller Rule 9.301. The district exceeded on appraisal district activities and passed on the mandatory requirements. Mr. Cenci, Assistant Chief Appraiser, informed the board that on February 9th-12th the Texas Association of Appraisal District (TAAD) annual conference will be held in Fort Worth and he is inviting the board members to attend. Mr. Cenci has the 2012 Comptroller's Hand Book for the board members which provides all rules and statues which govern all that the board does which will be covered at the conference.

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

TY Pickett Contract
Tom Wheat Contract



Ramiro "Ronnie" Canales, Chief Appraiser

11. ADJOURNMENT

Motion was made by Mr. Kieschnick to adjourn meeting. The motion seconded by Mr. Elizondo. The motion was passed unanimously. The meeting was adjourned at 10:32 A.M.

SIGNED: _____

Luis Elizondo, Secretary

