



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 a Regular Meeting on Wednesday, November 13, 2013 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING

I. Invocation

The invocation was led by Mr. Michael Mantz.

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>Present</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>Absent</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>Absent</u>		
Kevin Kieschnick	<u>Absent</u>		

1. **Call to Order and Determination of a Quorum.** Mr. David Berlanga, 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. Garcia, Vice-Chairman informed the board that there were no visitors' or comments.

3. **DISCUSSION AND/OR ACTION**

a. Approval of the minutes of the **October 9, 2013** Regular Meeting;

Motion was made by Mr. Guzman to approve the October 9, 2013 minutes. Mr. Garcia seconded the motion. Motion was passed unanimously.

b. Approval of the **October 2013** litigation report;

Mr. Tom Wheat, Legal Counsel summarized the October 2013 litigation report. He stated that the number of law suits went up to 56. Two cases have been resolved due to the hard work that was done by Mr. Miller and Mr. Causey. Mr. Wheat informed the board that he is going to try to bring the list of law suits down by the end of the year. Mr. Garcia asked Mr. Wheat what the contributions to the lawsuits were. Mr. Wheat stated the last two years there has been a strong growth across the county. Some areas of town had not been worked on as well as it should have. Mr. Wheat feels that as soon as they sit to discuss the matter 75% of the cases will be settled.

Mr. Berlanga wanted a summary on the San Patricio Boundary Case. Mr. Wheat stated that there has been no activity and case is still open. Mr. Wheat stated that he has met with the county's legal counsel. The strategy that they came up with is to file a summary judgment motion and that should end the case. The motion will be filed within the next 60 days. Motion was made by Mr. Adler to approve the October 2013 litigation report. Mr. Guzman seconded the motion. Motion passed unanimously.

c. Approval of the **October 2013** disbursements;

Ms. Sandra Garcia, Manager of Administration asked if the board had any question about the disbursement report. The Board did not have any questions. Motion was made by Mr. Garcia to approve the October 2013 disbursement report. Mr. Guzman seconded the motion. Motion was passed unanimously.

d. Personnel update

Ms. Sandra Garcia, Manager of Administration, gave a report on the Personnel update. Ms. Garcia informed the board that the Appraiser position for Market Analysis was filled as of 10/28/2013. Real Estate Appraiser was posted on the TAAO (Texas Association of Assessing Officers). Website and applications will be received until 11/29/2013 and job ad has been posted in the Caller Times. Also there is an opening for an Appraiser position for the Commercial/Land Department.



4. **DISCUSSION AND/OR ACTION RELATED TO APPROVAL OF THE APPRAISAL DISTRICT'S 2013 3RD QUARTER INVESTMENT REPORT.**

Ms. Sandra Garcia, Manager of Administration, gave a summary of the 2013 3rd quarter investment reports for the district. Ms. Garcia reported that the district has a net combined 3.2 million portfolio , which 37% is invested in bank checking accounts and the remaining 63% in the TexPool. The pledge collateral from the bank is at 310% and the market collateral is valued at \$2.4 Million, which the district is collateralizing at the bank. The district earned a combined interest rate between the bank and TexPool of \$1,231 for the quarter. Mr. Garcia, Vice-Chairman, asked why the interest rates are different from the bank and the district. Ms. Garcia stated that it's the agreement that the district entered with the bank at the beginning of the year. Ms. Garcia stated that the interest rate at a bank is better than at the TexPool. Ms. Garcia stated she will discuss with Mr. Canales, Chief Appraiser, about moving some monies into the bank and increasing our pledge collateral. Motion was made by Mr. Garcia to approve the 2013 3rd quarter investment report. Mr. Adler seconded the motion. Motion passed unanimously.

5. **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 9:14 A.M.

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

The Board of Directors returned to open session at 10:28 A.M.

Discussion on executive session was about Mr. Wheat's contract. Motion was made by Mr. Guzman to extend the legal counsel contract through December 31, 2016, which added two years. Legal counsel current contract will expire December 31, 2014. Also discussed is to adjust the pay rate by two hundred seventy five dollars per hour and one hundred ten dollars for paralegal. Retainer remains at eight thousand five hundred per month. Mr. Garcia seconded the motion. Motion passed unanimously.

Another item that was discussed in executive session was the selection of applicants for the 2014-2015 Appraisal Review Board Members. Motion was made by Mr. Guzman to close voting of applicants for the new 2014-2015 ARB members. Selections were made and the new ARB members are Santiago (Lupe) G.Longoria, Hector T. Morales, Joe R. Menchaca and Cecelia Ann McClellan. The board members also voted Cecelia Ann McClellan for Chair and Floyd Andersen as Secretary. Mr. Adler seconded the motion. Motion Passed unanimously.



7. TAXPAYER LIAISON OFFICER'S.

Mr. Ken Combs informed the board that he will not be present for the December meeting.

9. CHIEF APPRAISER'S REPORT.

Mr. Canales, Chief Appraiser went over status of board members. Representing Corpus Christi Independent District was Jose Guzman and John Valls. City of Corpus was Christi Robert Adler and Jerry Garcia. Nueces County Greg Smith, Place 6 Kim Johnson, Place 7 is Mr. Elizondo. Kevin Kieschnick is Ex. Officio Member. Del Mar College will appoint the representative on their next meeting. The board members will be sworn in January meeting.

Ms. Garcia, Manager of Administration informed the board that next Thursday Entrust will have a health fair for the employees that are in the plan from 7:00 A.M. to 9:00 A.M. Several tests will be offered such as bone density, blood work to test cholesterol, diabetes, PSA for the gentlemen. After tests are done a one to one consultation will be provided to give results.

Vehicles have been ordered and will be received on the first of the year.

10. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA.

Synopsis of parking

Cost on basic remodeling 3rd floor

11. 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 10:58 A.M.

SIGNED: _____

Luis Elizondo, Secretary

