



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, December 11, 2013 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING

I. Invocation

The invocation was led by Mr. Robert Maupin.

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>Present</u>	Tom Wheat, General Counsel	<u>Present</u>
Jose Guzman	<u>Absent</u>		
Robert Adler	<u>Present</u>		
Richard Pittman	<u>Present</u>		
Paul Altheide	<u>Present</u>		
Kevin Kieschnick	<u>Absent</u>		

Mr. Elizondo arrived at 9:04 A.M.

- 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. Robert Maupin and Mrs. Pat Stewart want to address the board.

Mr. Maupin, Chairman for the Appraisal Review Board (ARB) thanked the Board of Directors and ARB staff and district staff for the six years that he was a member of the ARB.

Mrs. Patricia Stewart, Secretary for the Appraisal Review Board (ARB) also thanked the board. Mrs. Stewart was an ARB member for six years.

3. DISCUSSION AND/OR ACTION

- a. Approval of the minutes of the **November 13, 2013** Regular Meeting;
Mr. Altheide made motion to approve the November 13, 2013 regular meeting minutes.
Mr. Adler seconded the motion. Motion passed unanimously.
- b. Approval of the **November 2013** litigation report;
Mr. Wheat, General Counsel summarized the litigation report. New suits have been received which totals to 58. ARB will be meeting today which there is possibility of more. Mr. Wheat and his staff along with district staff have been meeting with counsel informal meeting to try to settle on a property. Mr. Wheat informed the board that there have been no settlements as yet. Mr. Garcia asked Mr. Wheat about items sixteen through twenty four. Mr. Wheat stated that there is a Del Mar Professor that owns a number of residential properties around town and he is directly involved with 15 of the law suits. He filed law suit because the value of his properties are too high. Motion was made by Mr. Garcia to approve the litigation report.
- c. Approval of the **November 2013** disbursements;
Ms. Garcia, Manager of Administration, summarized the disbursements report. Motion was made by Mr. Altheide to approve the disbursements. Mr. Garcia seconded the motion. Motion passed unanimously.
- d. Personnel update
Ms. Garcia, Manager of Administration reported that the district has four positions that are available. The commercial department will be getting a new appraiser starting Monday. Two positions are open in residential real estate. And there is an opening in the Market Analysis department.



4. **DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE MINERALS, UTILITES AND INDUSTRIAL APPRAISALS CONTRACT WITH THOS. Y PICKETT & COMPANY INC.**

Item was moved to discuss in executive close session.

5. **DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE 2014 HOLIDAY SCHEDULE.**

Mr. Elizondo made motion to approve the 2014 Holiday schedule. Mr. Garcia seconded the motion. Motion passed unanimously.

6. **DISCUSSION AND POSSIBLE ACTION ON FISCAL 2013 YEAR-END-BUDGET LINE ITEM TRANSFERS AND APPROPRIATING FUNDS FROM THE FUND BALANCE.**

Ms. Garcia, Manager of Administration summarized the fund balance transfer. Transferring funds to Cover 2012 items that were budgeted. Motion was made by Mr. Pittman to accept the 2013 Year End Budget line item transfer and appropriating funds from the fund balance. Mr. Altheide seconded the motion. Motion passed unanimously.

7. **DISCUSSION AND POSSIBLE ACTION REGARDING GASB 54 FUND BALANCE DESIGNATION.**

Ms. Garcia, Manager of Administration summarized the GASB 54 fund balance designation. Ms. Garcia would like for the board to commit the \$312,052 to the fund balance. Mr. Pittman made motion to accept the administration resolution with the exception of \$312,052. The \$312,052 are designated as unassigned funds. Mr. Garcia seconded the motion. Motion passed unanimously.

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 9:52 A.M.

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

Board of Directors returned to open session 10:25 A.M.

Item four was discussed in executive session. Motion was made by Mr. Altheide to approve Contract for Thos. Y Pickett & Company Inc. Mr. Garcia seconded the motion. Motion was passed unanimously.

10. **DISCUSSION AND/OR ACTION TO RATIFY ALL BOARD ACTIONS TAKEN DURING 2013 BOARD MEETINGS.**



Motion was made by Mr. Altheide to ratify all board actions taken during 2013 board meetings. Mr. Garcia seconded the motion. Motion passed unanimously.

Mr. Canales presented out-going board members Mr. Pittman and Mr. Altheide a plaque in appreciation for the number of years of service that they provided to the Board of Directors.

11. TAXPAYER LIAISON OFFICER'S.

Mr. Canales gave report for TLO Mr. Combs, on report Mr. Canales informed the board that it was not a complaint but a miscommunication. Mr. Canales took care of the matter. Other than that Mr. Canales said everything was going well.

12. CHIEF APPRAISER'S REPORT.

Mr. Canales gave status of employees which the district is in the process of hiring new employees.

Mr. Cenci, Assistant Chief Appraiser reported that the bland rendition forms will be mailed by the end of December to business and mobile owners. All business owners have to render property for taxation. Mr. Cenci also posted notice on newspaper and on district's website.

Mr. Canales also informed the board that the parking situation is still an on-going problem and as for the 3rd floor update no discussion until the district can provide parking for any vendors.

Mr. Canales informed the board that the vehicles have been ordered and they will not get here until mid-January.

13. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA.

TLO contract for the new board members
Salary Adjustments
Situation as to why employees are leaving

14. ADJOURNMENT.

Motion was made by Mr. Pittman to adjourn the meeting. The motion was seconded by Mr. Altheide. The motion was passed unanimously. The meeting was adjourned.

SIGNED:



Secretary

