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The Nueces County Appraisal District Board of Directors held a Regular Meeting on Wednesday, January 8, 2014, in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

I. Invocation

The invocation was led by Mr. Ken Combs.

II. Pledge of Allegiance.

The Pledge of Allegiance was led by the Board of Directors

III. Roll Call of the Board of Directors.

DIRECTORS:

Jerry Garcia, Chairman	<u>Present</u>	Ronnie Canales, Chief Appraiser	<u>Present</u>
Luis A. Elizondo, Vice-Chairman	<u>Present</u>	Robert Cenci, Asst. Chief Appraiser	<u>Present</u>
Jose J. Guzman, Secretary	<u>Present</u>	Tom Wheat, General Counsel	<u>Present</u>
Robert Adler	<u>Present</u>		
John Valls	<u>Present</u>		
Kim Johnson	<u>Present</u>		
Kevin Kieschnick	<u>Present</u>		
Eugene Bouligny	<u>Present</u>		
Greg Smith	<u>Present</u>		

1. **CALL TO ORDER & DETERMINATION OF A QUORUM.** The meeting of the Nueces County Appraisal District will be called to order at 9:02 A.M. and let the record show that a quorum of the Board Members is present; that this meeting has been duly called; and that notice of this meeting has been posted in accordance with the Texas Open Meetings Act, Texas Government Code 551, (Vernon's Supp. 2009) and that any conflict of interest affidavits have been received and placed on file as required by law.

2. **EXECUTION OF STATEMENT OF ELECTED/APPOINTED OFFICER**

Robert Adler nominated Jerry Garcia for Chairman of the Board. Motion was second by Mr. Elizondo. Luis A. Elizondo was nominated as Vice-Chairman by Mr. Guzman and seconded by Robert Adler. Jose J. Guzman was nominated as Secretary by Mr. Elizondo and seconded by Kevin Kieschnick.

3. **SWEARING IN OF ALL BOARD MEMBERS**

Tom Wheat, General Counsel swore in board members. The first oath was the Statement Elected Appointed Officer. The second was the Oath of Office followed by the paperwork containing each signature of each board member. John Valls was sworn in after the executive closed session.

4. ELECTION OF OFFICERS

Election of Officers was conducted. Jerry Garcia was nominated by Robert Adler as Chairman of the Board Mr. Elizondo seconded the motion. Motion passed unanimously. Luis A. Elizondo was nominated by Mr. Guzman as Vice-Chairman and second by Mr. Adler. Motion passed unanimously. Jose J. Guzman was nominated as Secretary by Mr. Elizondo and was second by Mr. Kieschnick. Motion passed unanimously. Tom Wheat, General Counsel swore in the Oath of Office to the newly elected officers of the Board.

5. VISITORS'/AUDIENCE COMMENTS AND QUESTIONS

No comments were made by visitors' during the board meeting.

6. DISCUSSION AND/OR ACTION:

- a) Approval of the minutes of the **December 11, 2013** Regular Meeting; There was an amendment to the minutes to reflect that Kevin Kieschnick was unable to attend the board of directors meeting to attended the TABC New Regulations for the Nueces County Tax Office. Robert Adler motion to approve minutes and seconded by Jose A. Elizondo. Motion passed unanimously.
- b) Approval of the **December 2013** litigation report; Tom Wheat discussed that the District has fifty-eight lawsuits against the district. Economic trends have gone up property values and tax payers think they are too high. The Board of Realtors was not granted an exempt and a lawsuit was filed. San Patricio County has a lawsuit concerning the waters that stick out from the land. Rental properties have individual lawsuits instead of filing as a single lawsuit. If the District loses, they have to pay for the attorney and expert fees. The system is designed to settle cases and he believes that half of these will be settled. Request of the approval of the December 2013 litigation report was moved by Mr. Guzman and seconded by Mr. Elizondo. Motion passed unanimously.
- c) Approval of the **December 2013** disbursements;
Ms. Garcia, Manager of Administration, summarized the disbursements report. Motion was made by Mr. Elizondo to approve the disbursements. Mr. Guzman seconded the motion. Motion passed unanimously.
- d) Personnel update
Ms. Garcia, Manager of Administration, reported that the district has five positions that are available. Five positions on Appraisals are available.

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

The following items will be deliberated in relation to the above captioned government codes:

Section 551.071: Consultation with Attorney: Closed Meeting

A governmental body may not conduct a Private Consultation with its attorney except:

- 1) When the governmental body seeks the advice of its attorney about:
 - A. Pending or contemplated litigation; or
 - B. A settlement offer; or
- 2) On matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

Section 551.074: Personnel Matters; Closed Meeting

The Board of Directors went into executive session at 9:32 A.M.

- a) This chapter does not require a governmental body to conduct an open meeting:
 1. To deliberate the appointment, employment evaluation, reassignment, duties,
 2. Discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
- b) Subsection (a) does not apply if the officer or employee who is subject of the deliberation or hearing requests a public hearing.

Discussion Items:

- TLO Contract
- Chief Appraiser Contract

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

The Board of Directors returned to open session at 10:59 A.M.

Motion was made by Mr. Elizondo to grant Mr. Ronnie Canales, Chief Appraiser, a three year \$130,000 per year contract subject to yearly review without buyout. This included a \$7,000 car allowance and \$2,000 equipment allowance to be retroactive to January 1, 2013 to present to cover his salary. Mr. Wheat will write the appropriate vacation and sick time that Mr. Canales is entitled to in his contract.

Ms. Johnson seconded the motion and the motion passed unanimously. The TLO Contract has been tabled until March 2014. Workshop for the Board of Directors will be scheduled on February 19, 2014.

9. TAXPAYER LIAISON OFFICER'S REPORT

Mr. Ken Combs stated that nothing is pending and nothing has been filed.

The ARB appointed Ceil McLellan, Chair of the Appraisal Review Board. Candy Skelton as Vice-Chairman and Floyd Anderson as Secretary.

Mr. Bouligny asked Mr. Combs how much time he spends with district and he stated that it varies. He spends most of his time working during the protest periods. Overall, he spends around seventy hours a month on the district.

10. CHIEF APPRAISER'S REPORT

- Mr. Canales introduced Senior Management Staff
- Texas Association of Appraisal District Conference (TAAD) – February 9th -12th Fort Worth
- Personal Property Renditions – Mr. Canales stated that 18,000 renditions were sent to business owners. They have made on-site visits to businesses to make sure inspections are accurate.
- Update on Entrust – Ms. Garcia stated that staff completed open enrollment last month. The agency will start a Wellness Program to include a walk team. Modifications to the plan didn't affect the cost of the plan but did provide better benefits.

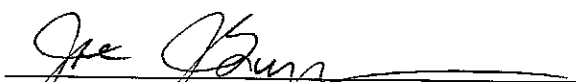
11. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

- Retentions.
- Situation as to why employees are leaving.
- Market Survey of the counties as to what they pay.

12. ADJOURNMENT

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

SIGNED:


Jose J. Guzman, Secretary