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The Nueces County Appraisal District Board of Directors held a Regular Meeting on Wednesday, March 12, 2014, in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

I. Invocation

The invocation was led by Mr. Michael Mantz.

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>	Robert Cenci, Chief Appraiser	<u>Present</u>
Luis A. Elizondo, Vice-Chairman	<u>Present</u>	Ronnie Canales, 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 9:30 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. VISITORS' /AUDIENCE COMMENTS AND QUESTIONS

No visitors or comments from the audience.

3. DISCUSSION AND/OR ACTION:

- a) Kim Johnson made a motion to approve the regular minutes of the February 19, 2014. Mr. Guzman seconded the motion. Motion passed unanimously.
- b) Approval of the February 2014 litigation report; Tom Wheat reported that there are 59 pending cases. The first one is the boundary with San Patricio which in February there was a hearing that had a positive motion that will end the case. The Judge called both lawyers group and asked that each lawyer provide a brief concerning one of the specific issues raised in the case. The judge will make his ruling after he goes over the briefs. The cases that have been settled are number 29, 33, 39, 43-47 and 54. Motion was made by Mr. Elizondo to approve the February 2014 litigation report. Mr. Bouligny seconded the motion. Motion passed unanimously.
- c) Approval of the February 2014 disbursements; Ms. Sandra Garcia, Manager of Administration, summarized the disbursements. Mr. Garcia wants a synopsis to see if Malek's maintenance agreement if the compressor comes under the agreement. Mr. Kieschnick motions to approve the February disbursements. Mr. Smith seconded the motion. Motion passed unanimously.
- d) Personnel update; Ms. Sandra Garcia, Manager of Administration reported the district has positions open there are two Real Estate Appraiser's available. A Commercial/Land Appraiser position. Resumes have been received and Mr. Cenci and Mr. Canales are in the process of reviewing the resumes so they can start interviewing.

4. DISCUSSION AND/OR ACTION RELATED TO THE REQUEST FOR PROPOSAL FOR A BANK DEPOSITORY SERVICES CONTRACT.

Ms. Sandra Garcia, Manager of Administration stated that our bank depository is Frost Bank. The contract is for two years and is about to expire with a one year option to extend which option has been extended. Contract expires on May 31st. Ms. Garcia presented to the board a new RFP for approval. Mr. Valls made the motion for approval of new request of proposal for a bank depository service contract. Mr. Guzman seconded the motion. Motion was passed unanimously.

5. DISCUSSION AND/OR ACTION RELATED TO THE INVESTMENT POLICY FOR 2014.

Ms. Sandra Garcia, Manager of Administration stated that the investment committee gathered on February 25th. The Investment Policy states that only two board members

can participate in the investment committee. Ms. Garcia is requesting for the board to amend to add a third member so the committee can continue with the quarterly meeting. Mr. Guzman motions to the change of the investment policy for 2014. Mr. Valls seconded the motion. Motion was passed unanimously.

6. DISCUSSION AND/OR ACTION RELATED TO THE ACQUISITION/INSTALLATION OF AN EMERGENCY GENERATOR.

Mr. Guzman stated that an emergency generator is vital for hurricanes or when the building has loses of power so that operation can continue. \$175,000 has been budgeted for buying and installing the generator. Mr. Elizondo asked why steps have not been taking for getting an engineer. Mr. Cenci, Chief Appraiser contacted an electrical engineer which was an informal walk around. Per the engineer, stated that there was going be a lot of rewiring due to the structure and the cost would be substantial more then what was budgeted. Mr. Smith wanted to know how much interruption of service. Mr. Bouligny stated that since the building is close to the police department we will not be out of service but maybe one day. Mr. Valls requested to have a representative from AEP to give us more information. Mr. Smith asked if the district has a storm plan and how does it address power outage. Mr. Cenci stated that we do have a hurricane plan in place, but does not recall if it address power outage.

7. DISCUSSION AND/OR ACTION RELATED TO EMPLOYEE RETENTION.

Mr. Cenci reported that we are losing qualified RPA appraisers to other counties that offer them more money. The district spends thousands of dollars to school the appraisers so that other counties can offer them more money and qualified appraisers end up leaving the district. The amount of money that is offered to a RPA trained and qualified appraiser can be over fifty thousand a year. Due to low salaries for qualified appraisers the district cannot bring in qualified appraisers due to the salary. Mr. Garcia, Chairman pointed out that for a Level IV appraiser the amount of money that is being spend on schooling them is high and then to have another district come and entice them with more money is not right. Mr. Valls asked how long it takes to be a Level IV RPA appraiser. Mr. Cenci stated it takes four to five years to train and school the appraisers. We do have some fast tracking which can take three years for some appraisers that is if the district thinks that appraiser has the aptitude. Mr. Garcia asked how much of a salary. Mr. Canales stated that he would like the board to approve the increase for each appraiser of \$6,000 across the board from Level I through Level IV. The amount of money is two hundred ninety thousand which ten thousand is used for

education to work up to Level IV. Motion was made by Mr. Bouligny for a break-down of fast tracking process and salary increase for the appraisers. Mr. Guzman 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.

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

Board of Directors went into open session items that were discussed: Motion was made by Ms. Johnson and Mr. Wheat was asked to help with the motion that all ARB officers get a one day per month increase starting March 1, 2014.

Mr. Adler seconded the motion. Motion passed unanimously.

No action was taken on Mr. Wheat.

10. TAXPAYER LIAISON OFFICER'S REPORT.

Mr. Combs stated that the complaint that taxpayer had was referred to him by Mr. Cenci, Chief Appraiser. Mr. Combs spoke to the taxpayer for a length of time and withdrew her complaint. It was a verbal complaint. Mr. Combs stated that there is no policy on how to file complaints. Mr. Combs stated in order for him to take action he needs it in writing. Mr. Combs would like for the board to accept the policy of how to file complaints, he also wants that if the complaint against an employee that the employee will respond to him. Motion was made by Mr. Smith. Mr. Bouligny seconded the motion. Mr. Cenci stated complaints should go to Mr. Combs if it's a taxpayer and if the complaint is against an employee it should be handled by the Chief Appraiser. Motion passed unanimously.

11. CHIEF APPRAISER'S REPORT.

Mr. Cenci reported that legislative committee meet he was assigned to join two other legislative committee for the two primary state organizations that represent the district. By October the committee will have a legislative program in place.

Mr. Cenci reported that the AG committee had a meeting and it was conducted by Mr. Causey new members are in place.

Mr. Cenci reported that TY Pickett will be meeting in the district board room April 8th to have a presentation with the entities concerning the oil and gas industry.

The 2014 Reappraisal Notices were mailed out April 1st the large group of notices were for home stead and properties. A second batch will be going out in towards the end of April.

2015 Reappraisal Plan is brought to the board every even number of year which in June it will be brought to the board to update and approve.

Ms. Garcia, Manager of Administration reported that the 2015 budget process is starting and it is based on the budget calendar from last year. The board has until September 15th to approve the budget but Ms. Garcia would like to have it approve sooner only so the taxing entities would need to work on their budgets.

No update on parking

12. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA.

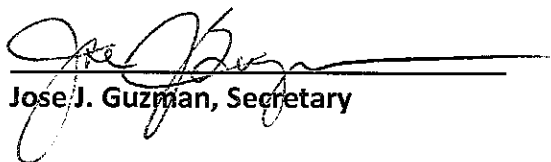
2015 ARB budget

AEP representative for discussion of the power outage

13. ADJOURNMENT

Motion was made by Mr. Elizondo to adjourn. Ms. Johnson seconded the motion. Motion was passed unanimously.

SIGNED:



Jose J. Guzman, Secretary