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The Nueces County Appraisal District Board of Directors held a Regular Meeting on Wednesday, April 9, 2014, in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

I. Invocation

The invocation was led by Mr. Joe Guzman.

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>Absent</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. VISITORS'/AUDIENCE COMMENTS AND QUESTIONS

No visitors or comments from the audience.

3. DISCUSSION AND/OR ACTION:

- a) Mr. Elizondo made a motion to approve the regular minutes of the March 12, 2014. Mr. Bouligny seconded the motion. Motion passed unanimously.
- b) Approval of the March 2014 litigation report; Tom Wheat reported that no ruling has been made in the boundary case with San Patricio. Motion was made by Mr. Guzman to approve the litigation report. Mr. Elizondo seconded the motion. Motion passed unanimously.
- c) Approval of the March 2014 disbursements; Ms. Sandra Garcia, Manager of Administration, summarized the disbursements. Mr. Garcia asked if vehicles have been bought and delivered. Ms. Garcia stated that the cars have been bought and delivered. Mr. Elizondo motions to approve the March disbursements. Mr. Kieschnick seconded the motion. Motion passed unanimously.
- d) Personnel update; Ms. Sandra Garcia, Manager of Administration reported that the position in Commercial/Land has been filled and Residential Real estate still has positions available. Resumes are being reviewed and interviews will start shortly.

4. DISCUSSION AND/OR ACTION RELATED TO THE 2015 APPRAISAL REVIEW BOARD BUDGET.

Ms. Garcia, Manager of Administration, reported that Ms. Cecelia McClellan, Chairperson for Appraisal Review Board, gave her the proposed budget for 2015. **Mr. Canales stated if we can discuss item 5 concerning AEP representatives, before going into Ms. McClellan discussion. Ms. McClellan agreed.**

Mr. Garcia, Chairman of the board calls Ms. McClellan to continue her discussion on the 2015 Appraisal Review Board. Ms. McClellan is requesting salary increase daily pay for all ARB members except the Chairperson. She is also proposing increase for education and travel, due to the new HB 585. Legal expenses are when ARB needs to use attorney to see if they are complying with the comptroller. Miscellaneous is used for supplies and books. Mr. Wheat, General Counsel, stated that this is the first full year of implementation under HB 585 which there job will be more in detail and a lot for them to learn. Mr. Valls sees where the education and travel along with attorney fees do require increase but not salary. Mr. Adler motions to have 2015 propose ARB budget with a caveat for review on 2016 to be entered into the budget. Mr. Guzman seconded the motion. Mr. Smith opposes the motion. Motion passed.

5. DISCUSSION AND/OR ACTION RELATED TO THE AEP UTILITIES REPRESENTATIVE.

Mr. Jimmy Ernest, Customer Services with AEP Texas, and Mr. Travis Marsh, Supervisor Downtown Network Crew, made a presentation to the board. Mr. Ernest reported that the police station and the appraisal district buildings are on the downtown network, which means if circuit goes down another circuit are available to bring them back up. Under normal day to day conditions there is a small chance that the buildings will lose power. Mr. Ernest stated that he checked there outage system and went back as far as 2010 to present and on normal day to day outage nothing was reported. As far as storm conditions there is no guarantee because substation or transmission line can be lost. Mr. Garcia asked if the appraisal district building is in a priority position. Mr. Ernest stated that we are on the same network as the home office and therefore they would be priority to get power back up. The board is discussing to see if a generator is needed for the appraisal district building. Motion was made by Mr. Bouligny not to purchase generator. Mr. Elizondo seconded the motion. All in favor was Mr. Bouligny, Mr. Elizondo, Mr. Adler, Mr. Valls, Mr. Smith and Mr. Kieschnick. Opposing to the motion was Mr. Guzman. Motion passed.

Mr. Adler showed up at 9:16 asked if the board started the meeting early because the agenda time was 9:30 A.M. Mr. Garcia apologized and stated that it should have been 9:00 A.M. Ms. Garcia apologized to the board for the error. Mr. Adler, Mr. Valls, Mr. Smith, were counted present. Ms. Kim Johnson sent email that she was not going to attend meeting.

Mr. Valls commented that the meeting should not convene earlier than the posted time. Mr. Wheat, General Counsel, stated that at the end of the year we do a resolution where we adopt all the actions previously taken by the board that will technically take care of the issues. Mr. Valls wants the resolution on the next meeting.

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

Mr. Canales, Assistant Chief Appraiser presented a power point presentation to the board members as to how we can retain and recruit appraisers. To educate an appraiser starting from level one to level four it takes approximately \$10,035 which includes room, meals and classes. The process takes from three to five years or if fast tracking is done in three years. The current pay scale for level one appraiser starts at \$33,280 to level four \$41,006. The district has forty appraisers, level one 10, level two 3, level three 5 and level four 22. A pay scale was presented to the board so the district can be competitive with other counties and be able to recruit and/or retain appraisers.

district has been losing the educated appraiser to other counties because of pay. If the pay scale that is presented to the board is approved, the district should be able to keep the appraisers and recruit other appraisers that are educated and more qualified. Mr. Canales stated that with the new pay scale serves as a caveat to retain the district employees. By using the new pay scale starting August through December 2014 the board would need to amend the budget.

Mr. Garcia informed the board that Mr. Kieschnick and Mr. Adler left the meeting. The meeting started with a quorum and still has quorum.

Mr. Valls would like for the district to go a poll the entities. The consensus of the board is to have a workshop concerning the pay scale after the polling is done by the district.

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

No executive session

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

9. TAXPAYER LIAISON OFFICER'S REPORT.

Mr. Combs reported that there were no complaints and he will be speaking at the Builder's Association luncheon on May 7th. The suggestion boxes have been placed in the lobby which can be used for complaints, suggestions or comments. The Comptroller's office sent out a link to the districts for the survey which ARB protesters are going to complete after the protest if they choose to. The survey can only be taken on the day of the protest and on the district computers which are located in the lobby. The information will be sent to the Comptroller and they will compile the data and publish it annually. The board is required to adopt Public Access Policy in place for the district; by law the Taxpayer Liaison Officer is responsible to carry it out. Mr. Combs is requesting that the board will develop and implement public access.

10. CHIEF APPRAISER'S REPORT.

Mr. Cenci, Chief Appraiser, reported all property owners, approximately 173,000, accounts were sent notices. Preliminary appraisal values will be sent to the taxing entities on April 30th. Workshop is scheduled for T.Y. Pickett on April 24th to discuss oil and gas. Meeting with the taxing entities will be scheduled until after the preliminary

numbers have been delivered. The Malek service contract covers a quarterly inspection of equipment and change air filter. If any repairs are needed, the district will be responsible for them. Mr. Garcia instructed Ms. Garcia to call several air conditioner companies to see if we can get a service contract.

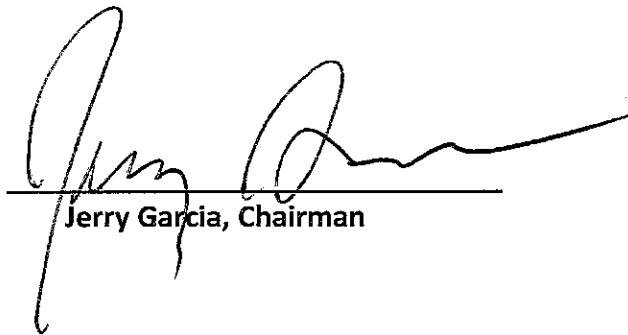
11. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA.

Resolution to fix meeting
Electronic mail on packets and information.

12. ADJOURNMENT

Motion was made by Mr. Valls to adjourn the meeting seconded by Mr. Smith. Motion was passed unanimously.

SIGNED:



A handwritten signature in black ink, appearing to read 'Jerry Garcia', is written over a horizontal line. The signature is fluid and cursive.

Jerry Garcia, Chairman