



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, April 8, 2015 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

REGULAR MEETING

1. Invocation

The invocation was led by Ken Combs.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Board of Directors

3. Roll Call of the Board of Directors

DIRECTORS:

Jerry Garcia, Chairman	<u>Present</u>	Ramiro Canales, Chief Appraiser	<u>Present</u>
Luis A. Elizondo, Vice-Chairman	<u>Present</u>	Robert Cenci, Asst. Chief Appraiser	<u>Absent</u>
Jose J. Guzman, Secretary	<u>Present</u>	Tom Wheat, General Counsel	<u>Present</u>
Robert Adler	<u>Present</u>		
John Valls	<u>Absent</u>		
Carol Sue Hipp	<u>Present</u>		
Eugene Bouligny	<u>Present</u>		
Greg Smith	<u>Present</u>		
Kevin Kieschnick, Ex-Officio	<u>Absent</u>		

4. Call to Order and Determination of a Quorum. The meeting of the Nueces County Appraisal District Board of Directors will be called to order at 9:01 A.M. and let 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.

5. SWEARING IN OF BOARD MEMBER

Mr. Tom Wheat, General Counsel swore in Ms. Carol Sue Hipp as a board member. She took the Oath of Office and Affidavit of No Conflict.

6. VISITOR'S/AUDIENCE COMMENTS AND QUESTIONS:

No visitors or comments from the audience.

7. DISCUSSION AND/OR ACTION:

Motion was made by Mr. Elizondo for approval of items a, b and c. Mr. Guzman seconded the motion. Motion passed unanimously.

- a) Approval of the minutes of the March 11, 2015 Regular meeting;
- b) Approval of the March 2015 Litigation Report;
- c) Approval of the March 2015 Disbursements;

8. UPDATE REGARDING STATE LEGISLATIVE COMMITTEE REPORT.

Mr. Valls and Mr. Kieschnick were not present to give legislative committee report. Mr. Kieschnick's office informed the district that he would be in Austin and will not be able to attend the board meeting.

9. DISCUSSION OF THE 2015 BUDGET CALENDAR.

Ms. Sandra Garcia, Manager of Administration presented the tentative propose 2016 budget calendar and would like the board to check if dates are satisfactory. Calendar will be approve next month during the board meeting also 2016 budget will be presented.

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

Board members went into executive close session at 9:14 a.m.

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

Board members return into open session at 10:04 a.m.

Discussion on executive session was the contract for the Chief Appraiser. Motion was made by Mr. Elizondo to enter into written contract with Mr. Ramiro Canales for a one year term with base salary of \$149,000 all-inclusive with an additional escape clause, pay will start when contract is signed. Mr. Smith seconded the motion. Clarification was made by Mr. Garcia for Mr. Wheat to send contract to board members for review. Mr. Wheat stated that contract will be on next month's agenda for final execution. Motion passed unanimously.



12. TAXPAYER LIAISON OFFICER'S REPORT.

Mr. Combs got response from Mrs. Karen Evertson attorney for the ARB concerning conflict of interest of one of the ARB members. Mrs. Evertson has given her opinion and she based it on an attorney general's opinion in 1997. Mrs. Evertson said that based on the fore going authority it's her opinion that the person that is in question is eligible to serve on the ARB. The board agreed to use the 1997 attorney general's and Mrs. Evertson opinion for future conflicts of interest. Mr. Combs also reported that Mrs. Alicia Benavidez resigned from the Ethics Commission for the City of Corpus Christi. Mr. Combs reported that there was an issue With a taxpayer regarding the website, minutes not up to date, and agendas a problem with the link. Mr. Combs checked and the minutes for February and March were missing. Mr. Garcia, Chairman and board members agreed to change call center script to say: **You will be contacted later today or first thing in the morning. We have created a ticket for you and give ticket to taxpayer.** Training for ARB and Auxiliary members was completed.

13. CHIEF APPRAISER'S REPORT.

Mr. Canales reported that 2015 reappraisal notices were mailed out. 2015 preliminary appraisal value to taxing entities will be out shortly and numbers will be out by the end of the month. Offices will be set up for protest informal meeting for the first three Saturday's in May. Robstown Fairgrounds will be on the 2nd, Flour Bluff Island on the 9th and Port Aransas on the 16th. Mr. Canales presented to the board a copy of **property owner's helpful hints to assist during the Appraisal Review Board process.** It will also be posted on website. Letters have been sent to entities for the TY Pickett entity meeting on April 23rd. The board members were given a calendar with dates to keep compliance with state comptroller. The MAP's review will be done April 14th thru April 16th. Cost of the 3rd floor is approximately 160,000 and the departments that were moved up were IT, GIS, ARB staff.

14. SUGGESTION ITEMS FOR NEXT REGULAR MEETING AGENDA.

Finalizing Chief Appraiser Contract
Update Comptroller's Ruling
Legislative Committee update

15. ADJOURNMENT.

Motion was made by Mr. Smith to adjourn. Mr. Guzman seconded the motion. Motion was passed unanimously. Meeting adjourned at 10:48 a.m.

SIGNED: _____

Jose J. Guzman, Secretary



Ramiro "Ronnie" Canales, Chief Appraiser