



Nueces County Appraisal District  
201 N. Chaparral, Ste. 206  
Corpus Christi, Texas 78401-2503

**Ramiro "Ronnie" Canales**  
Nueces County Chief Appraiser

Direct: (361) 879-0766  
Cell: (361) 765-1190  
Fax: (361) 887-6138  
[rcanales@nuecescad.net](mailto:rcanales@nuecescad.net)

The Nueces County Appraisal District Board of Directors held a Regular Meeting on Wednesday, September 9, 2015 in the Board Room at 201 N. Chaparral, Corpus Christi, Texas.

## REGULAR MEETING

### 1. Invocation

The invocation was led by Mr. 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>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>		
Janette Hallmark Arche	<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 9:02 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. VISITOR'S/AUDIENCE COMMENTS AND QUESTIONS:

No visitors or comments from the audience.

❖ Kevin Kieschnick's votes are advisory only

**6. DISCUSSION AND/OR ACTION, CONSENT AGENDA:**

Mr. Valls made the motion to approve the consent agenda as presented. Mr. Guzman seconded the motion. Motion passed unanimously.

- a) Approval of the minutes of the August 12, 2015 Regular Meeting.
- b) Approval of the August 2015 Litigation Report.
- c) Approval of the August 2015 Disbursements.

**7. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE COMPLAINT, COMMENT OR SUGGESTION POLICY.**

Mr. Combs presented the following policy to the board of directors for approval: How to file a complaint, comment, or suggestions involving board of director's appraisal review board, taxpayer liaison officer or chief appraiser. Mr. Guzman made motion for approval. Mr. Valls seconded the position. Motion passed unanimously.

**8. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE GENERAL POLICY FOR PUBLIC ACCESS.**

Mr. Combs presented the General Policy for Public Access for approval. Motion was made by Mr. Valls and seconded by Mr. Elizondo. Motion passed unanimously.

Mr. Valls asked if it was three minutes where the visitor can address the board and Mr. Wheat said yes. The policy has five minutes and it needs to be changed. Mr. Valls amended the motion to reflect on page 24 as presented from five minutes to three minutes. Mr. Elizondo seconded the motion. Motion passed unanimously.

**9. DISCUSSION AND/OR ACTION APPROVAL OF THE MINERALS, UTILITIES, AND INDUSTRIAL APPRAISALS CONTRACT WITH THOS. Y PICKETT & COMPANY INC.**

Mr. Doug Osterloh President and Mr. Bob Lehn Director, Mr. Osterloh gave a synopsis of services that T.Y. Pickett provides for the Nueces County Appraisal District. The services that are provided are appraising *Mineral property* which includes all interest in proved producing oil and gas leases, including working interest, oil payments, overriding royalties and royal interest; and shall include all personal property used or employed in connection with such production. *Utility property* includes all real and personal property of telephone systems, electric systems, gas distribution systems, water systems, railroads, pipelines, and other properties. *Industrial Property* includes specific improvements and personal property for facilities such as



machine shops and small fabricating plants to large industries typified by refineries, petrochemical plants and storage facilities, iron and steel works, most kinds of manufacturing plants, marine docks associated with transfer of petrochemical products, saltwater disposal companies and other properties as mutually agreed upon by the District and the Company.

Ms. Arche and Mr. Bouligny would like a two year contract being that the market is changing. Motion was made by Mr. Valls to approve the contract with Thos. Y Pickett & Company Inc. for three years with each year at \$220,000. Mr. Elizondo seconded the motion. Motion was passed by Mr. Smith, Mr. Guzman, Mr. Elizondo, Mr. Adler, and Mr. Valls. Opposing Mr. Bouligny and Ms. Arche.

Mr. Valls would like to bring back the contract for ratification after it has been executed. So the board can see that it was approved at three years at \$220,000.

**10. DISCUSSION CONCERNING INDIVIDUAL PROPERTY CONDITIONS CARRYING OVER FROM YEAR TO YEAR.**

Ms. Leticia Roberts, Residential Real Estate Manager explained how individual property conditions carry over from year to year. Certain criteria's have to be meet for an individual's property to be carried over. Physical deterioration reductions due to physical wear and tear, functional obsolescence due to the inability of the property to perform the function in which it was original design and external obsolescence due to the effect, event or conditions that are external, typical beyond owner control.

**11. MOVE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE 551.071.**

Board members went into close session at 10:02 A.M.

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

Board members returned to open session at 10:34 A.M. No action was taken.

**13. TAXPAYER LIAISON OFFICER'S REPORT.**

Mr. Combs reported no complaints and received some comments and suggestions and were compiled and sent to comptroller's office. 2016 four ARB positions are available for appointment along with two Auxiliary ARB positions. The board had approved a total of six auxiliary members but because the small amount of applicants only four were appointed so the auxiliary board still needs the rest. Applications for Appraisal Review Board posted on Nueces County Appraisal District web site. Deadline to apply is September 21, 2015.



**14. CHIEF APPRAISER'S REPORT.**

Mr. Canales informed the board that the district will have a health fair on the 28<sup>th</sup> for the employees that are participating on the districts insurance. The conference in Irving was well represented by board members and staff and the Ad Valorem seminar in San Antonio was informative on the law suits and legal matters that are going with different appraisal districts and tax offices.

**15. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA.**

**16. ADJOURNMENT.**

Mr. Bouligny motion to adjourn and Mr. Smith seconded the motion. Motion passed unanimously. Meeting adjourned at 10:41 A.M.

SIGNED:

  
Jose J. Guzman, Secretary

