



Nueces County Appraisal District  
201 N. Chaparral, Ste. 206  
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## REGULAR MEETING OF THE BOARD OF DIRECTORS NUECES COUNTY APPRAISAL DISTRICT

The Board of Directors of the Nueces County Appraisal District held a Regular Meeting on **Wednesday, May 10, 2017**, in the board room, Nueces County Appraisal District building, 201 North Chaparral Street, Corpus Christi, Texas.

### REGULAR MEETING

#### 1. INVOCATION

The invocation was led by Irene Lugo

#### 2. PLEDGE OF ALLEGIANCE

The pledge of Allegiance was led by Board of Directors

#### 3. ROLL CALL OF THE BOARD OF DIRECTORS

##### DIRECTORS:

John Valls, Chairman	<u>Present</u>
Greg Smith, Vice-Chairman	<u>Present</u>
Luis Elizondo, Secretary	<u>Present</u>
Robert Adler	<u>Present</u>
Eugene Bouligny	<u>Present</u>
Leo Gonzalez	<u>Present</u>
Jerry Garcia	<u>Present</u>
Rex A. Kinnison	<u>Absent</u>
Kevin Kieschnick, Ex Officio	<u>Present</u>

##### NON-DIRECTORS:

Ramiro Canales, Chief Appraiser	<u>Present</u>
Robert Cenci, Asst. Chief Appraiser	<u>Present</u>
Tom Wheat, General Counsel	<u>Present</u>
Robert Maupin, TLO	<u>Present</u>

#### 4. CALL TO ORDER & DETERMINATION OF A QUORUM

The meeting of the Board of Directors of the Nueces County Appraisal District was called to order at 9:00 am. A quorum of the Board Members was present; this meeting has been duly called; and notice of this meeting has been posted in accordance with the Texas Open Meetings Act, Texas Government Code 551 and that any conflict of interest affidavits have been received and placed on file as required by law.

**5. PUBLIC COMMENT**

There was no public comment.

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

- a) Approval of the minutes of the April 2017 Regular Meeting
- b) Approval of the May 2017 litigation report
- c) Approval of the April 2017 disbursements

Chairman Valls entertained motion on the consent agenda. Mr. Bouligny made motion to approve the consent agenda as presented. Mr. Adler seconded the motion. Motion passed unanimously.

**7. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 2017 1<sup>ST</sup> QUARTER INVESTMENT REPORT**

Mr. Sissamis, Manager of Administration, reported that the District's portfolio was 19% in bank accounts and 81% in Texpool for the first quarter of 2017. The bank balances are collateralized at 1000%, where the District's investment policy requires 102%. Mr. Elizondo motioned to approve the 2017 1<sup>st</sup> quarter investment report. Mr. Garcia seconded the motion. Motion passed unanimously.

**8. UPDATE ON PENDING PROPERTY TAX LEGISLATION**

Mr. Kieschnick reported that the House Ways and Means Committee appears to be heading into tax caption. HB15 and SB2 are two bills that cover the charges for property tax reform. HB15's aim is to put caps on increases that taxing entities charge at 4%-6%. This could negatively affect primarily rural districts. SB2's goal is to expedite resolving value disputes. It would require appraisal districts to speed up certification of the rolls. If passed, some of the bills being considered by the Legislature will likely have a negative impact on some of the taxing units, could heighten the need for more ARB members and staff, and would be more costly to the appraisal districts.

**9. (INFORMATION ONLY) 2018 BUDGET CALENDAR**

Mr. Sissamis stated that the 2018 budget adoption calendar previously submitted to the Board was updated to remove a duplicate item. The rest of the calendar is correct. The Board's budget workshop will be on June 14<sup>th</sup>.



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

The board went into closed session at 9:24 A.M.

The board returned to open session at 10:04 A.M.

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

No action was taken related to the close session.

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

Mr. Garcia requested that more outreach be conducted on protests. Mr. Maupin replied that a public service media release was recently conducted on protest procedures and another release will be conducted in June about late protesting. ARB members are complete as of May 10<sup>th</sup> and the ARB's attorney will meet with the ARB members to review the programs that the Comptroller's office has created and also to discuss current legislation.

**13. CHIEF APPRAISER'S REPORT**

Mr. Canales reported that appraisal value notices have gone out. Commercial notices and additional personal property notices are customarily mailed out at the tail end of the process and that is coming up.

The first mobile workshops was held in Calallen the prior Saturday with about 20 attendees. The next workshop will be in Flour Bluff and the final workshop will be held in Port Aransas. All of the workshops have been advertised.

Taxing entities were visited while delivering preliminary values. District staff received some questions. Driscoll is up about 2% to 2.5%. Wind farms will need to be dealt with next year.

Parking has not been a problem as of yet, although the District is seeing an increased flow of taxpayers. Mr. Valls asked if there was a master plan for the parking lot. Mr. Canales responded that the lot was restriped and that some drivers need to pull their cars completely into the spaces.

Seasonal police officers are at the District Monday through Friday at the entrance and Mr. Gomez's private security is on the second floor monitoring.



The classroom project will be completed by the end of the month.

Vehicle replacements will take place by the end of the year after auctioning existing cars.

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

Mr. Boluigny wants item for closing documents and HUD 1 statements.

Mr. Valls wants a Legislative recap presented.

Mr. Garcia wants a follow up discussion on parking lot issues between buildings and a private setting for taxpayers to discuss tax issues.

**15. ADJOURNMENT**

Meeting was adjourned at 10:22 A.M.

SIGNED:



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Luis A. Elizondo, Secretary

