



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, September 13, 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>Present</u>
Kevin Kieschnick, Ex Officio	<u>Absent</u>

NON-DIRECTORS:

Ramiro Canales, Chief Appraiser	<u>Present</u>
Don Causey, 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 9:03 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.

Chairman Valls opted to address Item 10 next to accommodate Mr. Maupin having to leave.

10. TAXPAYER LIAISON OFFICER'S REPORT

Mr. Maupin reported that he was reviewing some records and comments, suggestions, complaints in the last twelve months there has been two complaints, one last year in the period of September and the other these year. He had spoken with twenty taxpayers up on the third floor and basically all of their concerns were based on facts that they didn't understand about the system and once it was explained to them they were satisfied.

Regarding the 2018 Appraisal Review Board, fourteen applications have been turned in to Mr. Wheat to conduct background checks. There are a total of nine ARB members to be filled. Mr. Maupin hopes that the applicants have been vetted. So voting for chairperson and secretary will take place in the December meeting.

Mr. Maupin noted a correction to his report at the previous board meeting. The percent of hearings conducted compared to the number of hearings scheduled was 20% in 2008 10 percent over the years and increasing. There was a seven percent increase of the number of hearings from this year over 2016, which he attributed to more tax consultants.

6. DISCUSSION AND/OR ACTION, CONSENT AGENDA

- a) Approval of the minutes of August 9, 2017, Regular Meeting
- b) Approval of September 2017 Litigation Report
- c) Approval of the June 2017 Disbursements

Mr. Garcia made motion to approve all items on consent agenda. Mr. Elizondo seconded the motion. Motion passed unanimously.

7. DISCUSSION OF HURRICANE HARVEY ACTIVITIES

Mr. Canales provided an update on pre-storm and post-storm activities. Prior to the storm, staff moved all electronic equipment to middle office space away from rooms with windows and covered them with plastic. Sandbags were filled by staff and placed inside and outside



of perimeter doors in case of flooding. The District had prepared boards in storage; however, those do not fit the current windows. Prior to this storm, staff had already begun researching electric window shutters. The estimated cost was between \$75,000 and \$115,000. This would have to be paid from either budget savings in the current budget or planned into future budgets. Windows were boarded up, Chris Burnette measured windows, several appraiser carried boards upstairs, Mr. King would cut them and appraisers secured boards internally to office window frames. Mr. Canales informed the board that staff was doing all of the work and not contractors. After building was secure, staff vacated between noon and 2 p.m.

On Sunday afternoon after the storm, the managers and coordinators met at the district to coordinate the rest of the strategy. On Tuesday, staff reported back to work and equipment was put back in place. The District office opened to the public at one o'clock and resumed normal operations.

On Wednesday through Friday and Monday through Wednesday of the following week, the appraisers began assessing damages in the rural areas of the county and worked their way in. Port Aransas and the Island were left for last. Appraisers are currently working on those. Mr. Canales stated that he has been keeping officials advised about what the District is doing. Port Aransas and the Island were left for last to keep the District from disrupting relief efforts in those areas and for the safety of appraisers. Mr. Canales will meet with City Council on Thursday to decide whether they want the District to reassess property. The city, school district, and the county will be included in that decision. Each entity must decide separately if they want a reappraisal done by the District.

There was discussion about the entities paying for any reassessment work. Mr. Wheat stated that the Code mandates that entities be charged for the services.

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

Board went into closed session at 9:55 a.m.

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

Mr. Smith motioned to approve payment of several legal billings discussed in closed session related to the boundary dispute, Mirador, and Flint Hills matters. Mr. Kinnison seconded the motion. Motion passed unanimously.



10. TAXPAYER LIAISON OFFICER'S REPORT

Discussed above.

11. CHIEF APPRAISER'S REPORT


Mr. Canales reported that on September 27th, the District have a health fair. The TAAO Conference and TAAO Ad Valorem Taxation Seminar were cancelled due to Hurricane Harvey. Twelve staff members trained for the CPR and Defibrillators

12. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

13. ADJOURNMENT

Board adjourned at 10:28 a.m.

SIGNED:



Luis A. Elizondo, Secretary

