



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

Ramiro "Ronnie" Canales
Nueces County Chief Appraiser
REGULAR MEETING OF THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT

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

The Board of Directors of the Nueces County Appraisal District held a Regular Meeting on **Wednesday, December 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>Absent</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 9:05 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 November 8, 2017, Regular Meeting
- b) Approval of December 2017 Litigation Report
- c) Approval of the November 2017 Disbursements

Chairman Valls entertained motion on the consent agenda. Mr. Garcia motioned to approve the consent agenda as presented. Mr. Bouligny seconded the motion. Motion passed.

Chairman Valls opted to address item 13 next.

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

Board went into closed session 9:09 a.m.

Board returned to open session at 9:49 a.m.

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

Mr. Garcia motioned approval of a 4% salary increase effective immediately and to extend the Chief Appraiser contract with Mr. Canales for three years after 2018. This will extend the current contract until 2021. Mr. Adler seconded but wants to eliminate the contract provision of a six-month payout if the contract is not extended. Otherwise, it will stay in its current form. Motion passed.

Mr. Garcia left the board meeting after motion passed.

7. DISCUSSION AND/OR ACTION RELATED TO APPRAISAL REVIEW BOARD APPOINTMENT OF OFFICERS

Mr. Wheat stated that in the board packet there's two letters one letter is submitted by the current Chairperson and would like to be reappointed as the Chair. And Ms. Theresa Noack would like to be reappointed as Secretary. Motion was made by Mr. Smith to reappoint Ms. Sue Williams as Chair and Ms. Noack as Secretary of the ARB Appraisal Review Board. Mr. Kinnison seconds the motion. Motion passed.



8. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 2017 3RD QUARTER INVESTMENT REPORT

Mr. Sissamis, Manager of Administration gave the District's investment report ending September 2017. For the quarter, the District's portfolio averaged \$2.9 million to invest, of which 83% was held in Texpool and 17% at Frost Bank. It earned an economic value of \$8,112, of which \$1,827 represents bank fees saved by holding sufficient funding in the bank. All funds held in the bank were collateralize at over 500%.

9. DISCUSSION AND/OR ACTION ON 2017 YEAR-END BUDGET LINE ITEM TRANSFERS AND APPROPRIATING FUNDS

Mr. Sissamis reported that 2017 is forecasted to end with a net of \$624,749 unspent of the funding received in 2017. Of this, about \$406,152 is the legal reserve. All overages in any budget line items were fully covered by other line items. Motion was made by Mr. Smith to cover overages with the line item transfers. Mr. Gonzales seconds the motion. Motion passed.

10. DISCUSSION AND/OR ACTION RELATED TO GASB 54 FUND BALANCE APPROPRIATIONS

Mr. Sissamis stated that GASB 54 is an accounting mechanism that is used to reflect actions taken by governing board to designate fund balance for specific purposes. This discussion is based on an estimated fund balance and will be revisited once the fiscal 2017 audit is completed. After some discussion, the following designations were approved:

Committed Category:

	Building Maintenance
\$ 100,000	
\$ 425,908	Cash Flow
\$ 135,117	Capital Improvements
\$ 406,152 *	Legal Contingency (*this estimate or the audited balance of account 5-00-420)
Remaining	Operating Reserve

Assigned Category:

\$65,000	2 sedans, 1 SUV-type vehicle
\$20,000	Office Furniture and Equipment

In addition, \$75,000 was to be deposited into the Employee Healthcare insurance trust fund to help with that fund's recent depletion. Chair entertains motion to approve GASB 54 Fund



Balance Designation. Motion was made by Mr. Bouligny. Mr. Smith second the motion.
Motion passed.

11. DISCUSSION AND/OR ACTION RELATIVE TO RATIFY ALL BOARD ACTION TAKEN DURING 2017 BOARD MEETINGS

Chair entertains motion to ratify all board action taken during 2017 board meetings.
Mr. Smith motion to approve. Mr. Adler second. Motion passed.

12. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE 2018 HOLIDAY SCHEDULE

Chair entertains Motion to approve holiday schedule. Motion was made by Mr. Kinnison
and Mr. Bouligny seconded the motion. Motion passed.

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

Discussed above.

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

Discussed above.

15. TAXPAYER LIAISON OFFICER'S REPORT

Mr. Maupin stated that Judge has appointed all ARB members. The ARB consists of nine
regular and six auxiliary. The members are ready to go to work.

16. CHIEF APPRAISER'S REPORT

Mr. Canales had special recognition for Mr. Eugene Bouligny and Mr. Greg Smith for
services that they have given to the District from 2014 to 2017

17. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

18. ADJOURNMENT

Board adjourned at 10:24 a.m.





SIGNED:

Luis A. Elizondo, Secretary

