



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**

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The Board of Directors of the Nueces County Appraisal District held a Regular Meeting on **Wednesday, April 11, 2018** in the board room, Nueces County Appraisal District building, 201 North Chaparral Street, Corpus Christi, Texas.

INVOCATION

The invocation was led by Irene Lugo

PLEDGE OF ALLEGIANCE

The pledge of Allegiance was led by Board of Directors

ROLL CALL OF THE BOARD OF DIRECTORS

DIRECTORS:

John Valls, Chairman	<u>Present</u>
Luis Elizondo, Vice-Chairman	<u>Present</u>
Leo Gonzalez, Secretary	<u>Present</u>
Robert Adler	<u>Present</u>
Armando Chapa	<u>Present</u>
Gabrielle Hilpold	<u>Present</u>
Jerry Garcia	<u>Present</u>
Rex A. Kinnison	<u>Present</u>
Kevin Kieschnick, Ex Officio	<u>Present</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>

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 9:04 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.

PUBLIC COMMENT

There was no public comment.

(Agenda items 13 and 14 were moved up for discussion)

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

Board went into closed session at 9:06 a.m.

Open session resumed at 10:09 a.m.

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

Chairman Valls entertained a motion for items discussed in close session. Motion was made by Mr. Elizondo to authorize legal counsel Mr. Tom Wheat to pay expert fees pursuant to close session discussion. Mr. Garcia seconded the motion. Motion passed.

Meeting recessed for a five minute break at 10:10 a.m.

Meeting resumed in open session at 10:15 a.m.

DISCUSSION AND/OR ACTION, CONSENT AGENDA

- a) Approval of the minutes of January 10, 2018 Regular Meeting
- b) Approval of February 2018 Litigation Report
- c) Approval of the January 2018 Disbursements

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

DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE 2017 FINANCIAL AUDIT

Mr. Tommy Strealy stated that his firm was engaged to provide an opinion on the District's financial statements and outlined his firm's and the District's responsibilities regarding audits. The District's financials have received an unqualified opinion.



Mr. Streatly presented an overview of the key District financial statements, which are presented on both the modified accrual and full accrual basis of accounting as required by government accounting standards. The discussion focused on a comparison of the District's balance sheets for the most recent two fiscal years, highlighting various changes in account balances between the two periods of time. Mr. Streatly then summarized various income statement activities, explaining the net effect on ending fund balance. Comparing budget to actual, professional services was an area of savings and the only major deviation from budget being the new server lease, which is both a revenue and expenditure of equal amounts.

Pension liability is presented following the financial statements. Investment income was favorable during 2017, which caused pension costs to decrease.

Responding to Ms. Hilpold, Mr. Streatly explained that miscellaneous income is made up of sales of records and a small insurance refund amount.

Chairman Valls entertained a motion to approve the 2017 audited financial statements. Motion was made by Mr. Kennison and seconded by Ms. Hilpold. Motion passed.

DISCUSSION AND/OR ACTION RELATED TO COMMITTEE REPORTS

Mr. Kieschnick reported that he was invited to work with Representative Hugh Shine on the disaster reappraisal plan which will come up in the next legislative session. Working in conjunction Texas Association of Appraisal Districts, some solutions have been put into place. One idea is to create a disaster exemption in lieu of reappraisal that would not require filing of an application and would also expedite revaluation of properties for taxpayers. The appraisal district can administer this based on data received from various disaster assessment coordinators and then utilize it on a percentage basis and apply it on a prorated share based on date of disaster. The exemption would be one-time and will lapse automatically once the property has been reappraised to its current condition.

Mr. Leo Gonzalez would like to meet with Ms. Hilpold and Mr. Kinnison to discuss any changes to the health plan for next year.

DISCUSSION AND/OR ACTION RELATED TO THE BOARD MEETING SCHEDULE

Mr. Kieschnick would like for the Board of Directors to consider moving the board meeting from the second Wednesday of the month to the first Wednesday. The reason being that he has Constitutional duty to attend board meetings; however, he also has official business with the State of Texas in Austin to work on the disaster reappraisal legislation and property tax reform group that meet the same day as the District's second Wednesday of every month.



No action was taken by board and item is tabled for next month meeting.

Mr. Kieschnick requested that the minutes for the October, November, December, and February Board Meetings during which he was in Austin on official Appraisal District business be edited to document the valid reasons for his absences. Mr. Chapa motioned to excuse Mr. Kieschnick for the meetings that he has missed. Mr. Kinnison seconded the motion. Motion passed.

DISCUSSION AND/OR ACTION RELATED TO THE GASB 54 DESIGNATION OF FUNDS

Mr. Canales provided an overview of the GASB 54 designations of fund balance. The 2017 fund balance totals \$1,300,083 with the following designations listed on the pages provided to the Board members in their meeting packets. The Committed Category contains items such as building maintenance, capital improvement, the litigation contingency fund, and reserve/cash flow emergencies, for a total of \$1,215,083. The Assigned Category includes funds for vehicles, furniture and equipment and totals \$85,000. Chair entertained motion to approve this item. Mr. Kinnison motion and Mr. Kieschnick seconded the motion. Motion passed.

DISCUSSION AND/OR ACTION RELATED TO PURCHASE AND DISPOSAL OF VEHICLES

Mr. Canales reported that District staff consulted with a person knowledgeable of various vehicle types and subsequently obtained bids for vehicles intended to fit the District's purposes better and for improved maintenance performance. The \$65,000 of 2017 GASB 54 funding was added to \$100,000 of 2018 vehicles budget to buy more vehicles. After receiving several bids, staff would like the Board's approval to proceed with purchasing five 2018 Camry's totaling \$121,517.55 and one 2018 SUV Dodge Durango for \$24,519.00. In response to Chairman Valls, Mr. Canales explained that the unspent amount of \$18,963.45 could possibly be used to purchase another vehicle after receiving proceeds from auctioning two existing vehicles which are no longer operational. Chairman Valls entertained a motion to approve purchase and disposal of vehicles. Mr. Kieschnick motioned and Ms. Hilpold seconded the motion. Motion passed.

DISCUSSION OF THE 2019 BUDGET CALENDAR

Chairman Valls would like to table item for next month in light of possible changes to Board meeting dates.

TAXPAYER LIAISON OFFICER'S REPORT

Mr. Garcia asked status on the ARB. Mr. Maupin reported that ARB is fully staffed and ready.



CHIEF APPRAISER'S REPORT

Mr. Canales distributed information on the process and Property Owner helpful hints along with locations for the upcoming Mobile Workshops starting April 21st in Calallen, April 28th in Flour Bluff, and May 5th and May 12th will be dedicated to Port Aransas since there is a lot of work anticipated for that area.

The 2018 reappraisal notices went out during the first week of April and the District has received numerous calls from taxpayers, which appears to be at a higher level than last year.

The 2018 preliminary values must be provided by April 30th. At that time, they will be going to each of the District's participating entities.

TY Pickett will meet April 19th with District's participating entities to forecast oil and refineries.

The seasonal call center is fully staffed and have begun to receive phone calls.

Starting April 16th, the CCPD will commence providing security for the District.

Repairs to the District's building will begin this month. The damages include two gutters that fell, a side wall to be replaced, and various other external building repairs.

The District cars have been moved to the grassy area on the Mama Mia's lot in order to provide taxpayers with parking on the side and back of parking lots of the building.

A Committee meeting will be set up to discuss 2019 changes for the insurance.

SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA


Agenda items 7 and 12 will be entered on next meeting agenda

ADJOURNMENT

Board was adjourned at 11:30 a.m.



SIGNED:



Leo Gonzalez, Secretary

