



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

*Ramiro "Ronnie" Canales*  
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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, July 11, 2018** in the board room, Nueces County Appraisal District building, 201 North Chaparral Street, Corpus Christi, Texas.

**INVOCATION**

The invocation was done opening of Public Hearing

**PLEDGE OF ALLEGIANCE**

The pledge of Allegiance was led by Board of Directors

**DIRECTORS:**

John Valls, Chairman	<u>Present</u>
Luis Elizondo, Vice-Chairman	<u>Present</u>
Leo Gonzalez, Secretary	<u>Absent</u>
Robert Adler	<u>Absent</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>Absent</u> (1)

**NON-DIRECTORS:**

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

(1) In Austin on District-related legislative business.

**ROLL CALL OF THE BOARD OF DIRECTORS**

**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 9:12 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**

No public comment.

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

- a) Approval of the minutes of June 13, 2018 Budget Workshop Meeting
- b) Approval of the minutes of June 13, 2018 Regular Board Meeting
- c) Approval of July 2018 Litigation Report
- d) Approval of the June 2018 Disbursements

Chairman Valls entertained motion to approve consent agenda as presented. Mr. Garcia motioned to approve. Ms. Hilpold seconded. Mr. Garcia said that he would like to thank Elias and staff for a well done job on the proposed budget. Motion passed unanimously.

**LEGISLATIVE COMMITTEE UPDATE**

Chairman Valls deferred this item until next board meeting in anticipation of Mr. Kieschnick being present to discuss it.

**DISCUSSION AND/OR ACTION REGARDING OPEN ARB 2019 POSITIONS**

ARB Chair Ms. Williams provided a status of the Appraisal Review Board replacements. Referencing a letter she provided in the Board packets, she explained that the Nueces County Appraisal Board of Directors has established that Appraisal Review Board should be manned by nine Regular Members and six Auxiliary Members and TPTC 6.41 (e) recommends that NCAD provide for staggered terms for members in order that terms for about one-half of the members as possible expire each year. The local administrative District Judge designates those members who serve terms of one or two years as needed to comply. As to how many applicants must be presented for consideration a total of four of the nine Regular Members are either terming out or ineligible to reapply because of the limits service to three consecutive terms, out of the four, three are applying for reappointment. Auxiliary Members four positions are open for appointments.

**TAXPAYER LIAISON OFFICER'S REPORT**

Referencing his report previously provided to the Board in their packets, he will ask one person to submit her evidence by year end. The other complaint is the result of a misunderstanding of tax codes. That matter has been closed. Mr. Maupin of the two complaints listed on his report. One is a misunderstanding of Tax Codes.



As of June 30<sup>th</sup>, out of the 6,277 protests that were scheduled, the ARB heard about 20%, 3% were withdrawn, 72% settled by appraisers, and the remainder failed to appear as scheduled.

Mr. Maupin stated that he has a letter prepared and is working with Administration staff to get letters out to request applicants. Advertisement with Caller-Times will be done. Also, a letter will go out to other agencies so they can respond with their local papers. The cut off to receive applications is August 19<sup>th</sup> and those will be given to Mr. Wheat to perform back ground checks and then the applications will be turned in to administrative office of the court house. Mr. Maupin is hoping that by late October the Judge will have made the selections for the new members and auxiliary members. November the board will appoint the new chairperson for the Appraisal Review Board.

Ms. Hilpold thanked Ms. Williams, ARB Chair for a job well done on organizing and as well as the hearings. Ms. Hilpold said she has been on the other side and the taxpayer does not always gets what they want, but Ms. Williams will explain and it's understood.

#### **DISCUSSION AND/OR ACTION RELATED TO THE SELECTION OF AN ELECTRICITY PROVIDER**

Mr. Sissamis introduced Marco Arredondo, a professional engineer with energy industry expertise who has been helping the District select electricity providers since 2004. Mr. Arredondo explained recent market trends and the benefits of a longer term contract at fixed rates in light of a Texas power plant's potential impact on prices.

Mr. Arredondo discussed the five proposals received from electricity providers. All proposals were rated equal on all evaluation criteria except for price. Since prices are indexed and valid only on the day a contract is executed, the Board is requested to authorize staff to proceed with negotiating a contract for a term of up to 60 months with to top rated provider, TXU Energy, and move to the next rated provider, Direct Energy, if an agreement cannot be reached with TXU.

#### **DISCUSSION ON 2019 PROPOSED BUDGET**

None.

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

Closed session was deemed unnecessary and foregone.

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

None.



**CHIEF APPRAISER'S REPORT**

Mr. Causey reported that 19,400 total protests and the majority of those were settled. Mr. Causey thanked ARB Chair Williams for her patience and assistance during his first year involved in ARB and protest matters as Assistant Chief Appraiser.

The District is required to develop a reappraisal plan every two years under Section 6.05, 25.18 of the Code. A public hearing will take place on August 8<sup>th</sup> before the regular board meeting. Notice of this hearing will be sent to the District's participating entities to allow them the opportunity to discuss it and the geographic areas to be reappraised in 2019 and 2020. The reappraisal plan must be adopted by September 15 and subsequently distributed to the entities and State Comptroller.

Mr. Wheat provided an update on Valero at the Chief Appraiser's request. Counsel met with Valero about two weeks prior and certified their 2018 value. The value increased more than \$200 million, from \$843 million to 1.45 billion. Due to managerial changes at Valero, the company has hired KPMG to change how they approach value determinations. Mr. Wheat emphasized that there may be litigation forthcoming on this matter.


**SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA**

None.

**ADJOURNMENT**

Board adjourned at 9:52 a.m.

SIGNED:

  
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Leo Gonzalez, Secretary

