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FEB 13 2020

KARA SANDS
CLERK OF THE COUNTY COURT
NUECES COUNTY, TEXAS

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

*Ramiro "Ronnie" Canales
Nueces County Chief Appraiser*

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Cell: (361) 765-1190
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rcanales@nuecescad.net*

**AGENDA
REGULAR MEETING FOR THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT**

The Board of Directors of the Nueces County Appraisal District will hold a Regular Meeting at 9:00 a.m. on **Wednesday February 19, 2020** in the board room, Nueces County Appraisal District building, 201 North Chaparral Street, Corpus Christi, Texas 78401 to consider the following agenda:

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Irene Lugo at (361) 881-9978 at least 48 hours in advance so that appropriate arrangements can be made.

Personas incapacitadas que desean atender esta junta favor de llamar a Irene Lugo a los menos 48 horas de antemano a (361) 881-9978 para hacer los apropiados arreglos.

Persons addressing the Board under the visitor's/audience comments and questions (Public Comment) portion of the meeting should limit their comments to a maximum of three (3) minutes.

Please be advised that the Open Meetings Act prohibits the Board of Directors from responding and discussing your comments at length. The law only authorizes them to do the following:

- a) make a statement of factual information, and or
- b) recite an existing policy in response to the inquiry, and or
- c) advise the entity that this subject will be placed on the agenda at a later date, and or
- d) receive information.

No board member, staff person or members of the audience shall berate, embarrass, accuse or show any personal disrespect for any member of the staff, board members or public at any board meeting. This policy is not meant to restrain a citizen's first amendment rights.

PUBLIC NOTICE is given that the Nueces County Appraisal District Board of Directors may go into a closed meeting (executive session) at any time during the meeting in order to discuss matters listed on the agenda, when authorized by the provisions of the Texas Government Code. In the event the board elects to go into a closed meeting (executive session) regarding any agenda item, the section or sections of the Open Meetings Act authorizing the closed meeting (executive session) will be publicly announced by the presiding officer.

The subjects listed below will be the items upon which formal action may be taken. The subjects do not have to be taken in the order listed here but may be brought up in any order at the discretion of the board.

1. **INVOCATION**

2. **PLEDGE OF ALLEGIANCE**

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

DIRECTORS:

Jerry Garcia, Chairman _____
Luis Elizondo, Vice Chairman _____
Leo Gonzalez, Secretary _____
Robert Adler _____
Armando Chapa _____
Gabriele Hilpold _____
Rex A. Kinnison _____
Butch Pool _____
Kevin Kieschnick, Ex Officio _____

NON-DIRECTORS:

Ramiro Canales, Chief Appraiser _____
Don Causey, Asst. Chief Appraiser _____
Tom Wheat, General Counsel _____
Robert Maupin, TLO _____

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

The meeting of the Board of Directors of the Nueces County Appraisal District will be called to order and let the record show that a quorum of the Board Members are present; that this meeting has been duly called; and that 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**

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

- a) Approval of the minutes of the January 15, 2020 Regular Meeting
- b) Approval of February, 2020 Litigation Report
- c) Approval of the January 2020 Disbursements



7. DISCUSSION AND APPROPRIATE ACTION ON A LEGAL SERVICES AGREEMENT AND AGREEMENT ADDENDUM FOR THE RETENTION OF PHIPPS DEACON PURNELL, PLLC FOR LEGAL SERVICES RELATED TO LITIGATION OVER INDUSTRIAL PROPERTY VALUATION, PURSUANT TO TEXAS GOVERNMENT CODE SEC. 2254, AS AMENDED BY THE 86TH LEGISLATURE EFFECTIVE 09/01/2019, WRITTEN NOTICE IS PROVIDED OF THE FOLLOWING:

- 1) The Nueces County Appraisal District is pursuing litigation in a dispute over industrial property valuation.
- 2) Phipps Deacon Purnell, PLLC is a Texas law firm that specializes in complex economic damages litigation.
- 3) The Nueces County Appraisal District and Phipps Deacon Purnell, PLLC had no business relationship prior to this matter.
- 4) The litigation over industrial valuation require specialized expertise and contains financial risk. The attorneys and supporting personnel of the Nueces County Appraisal District do not have the adequate resources or expertise necessary to adequately pursue litigation of the scale while effectively performing their daily duties.
- 5) A contract for legal services agreeing to payment based on hourly fees would be prohibitively expensive for successful representation in this matter.
- 6) A contingency fee legal services agreement is in the best interests of the Nueces County Appraisal District and Nueces County residents because it allows the Nueces County Appraisal District to pursue justice at no financial risk.

8. UPDATE ON T.Y. PICKETT INQUIRY

9. DISCUSSION AND/OR ACTION RELATED TO THE 2020 APPRAISAL NOTICES PURSUANT TO § 25.19 OF THE TEXAS PROPERTY TAX CODE

10. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 4TH QUARTER 2019 INVESTMENT REPORT

11. DISCUSSION AND/OR ACTION RELATED TO THE INVESTMENT POLICY FOR 2020

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

Sec. 551.071. Consultation with Attorney; Closed Meeting.

A governmental body may not conduct a Private Consultation with its attorney except:

- (1) When the governmental body seeks the advice of its attorney about:
 - (a) Pending or contemplated litigation; or
 - (b) A settlement offer; or



(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- Review of District Litigation
- General Counsel Review of Professional Services (Article 2254) Concerning Additional Legal Assistance With Case Load.
- Litigation Fund Update

Sec. 551.074. Personnel Matters; Closed Meeting.

- (1) This chapter does not require a governmental body to conduct an open meeting:
- (a) to deliberate the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or
 - (b) to hear a complaint or charge against an officer or employee.
- (2) Subsection (a) does not apply if the officer or employee who is subject of the deliberation or hearing requests a public hearing.

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

14. TAXPAYER LIAISON OFFICER'S REPORT

15. CHIEF APPRAISER'S REPORT

- a) General Update on Appraisals
- b) Update on Mobile Workshops. Tentatively:
 - a. April 18th Robstown
 - b. April 25th Flour Bluff
 - c. May 2nd Port Aransas
- c) Parking Update

16. SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

17. ADJOURNMENT



SIGNED:



Ramiro "Ronnie" Canales, CTA, RPA
Chief Appraiser





Kara Sands

Nueces County Clerk
901 Leopard St #201
Corpus Christi, TX 78401

Main: (361)888-0580

Receipt: 20200213000160

Date: 02/13/2020

Time: 03:30PM

By: Margarita S

Station: CLERK01

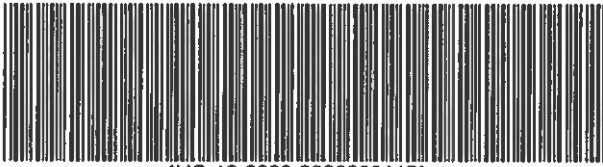
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<u>Seq</u>	<u>Item</u>	<u>Document Description</u>	<u>Number</u>	<u>Number Of</u>	<u>Amount</u>	<u>Serial Number</u>
1	Public Notice	PBN	2020000112	6	\$0.00	
				Order Total (1)	\$0.00	

<u>Seq</u>	<u>Payment Method</u>	<u>Transaction Id</u>	<u>Comment</u>	<u>Total</u>	
1				\$0.00	
				Total Payments (1)	\$0.00
				Change Due	\$0.00

NUECES COUNTY CHIEF APPRAISER

For more information about the County Clerk's office and to search property records online, please visit <http://www.nuecesco.com/county-services/county-clerk>



VG-12-2020-202000112

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2020000112

Public Notice

PUBLIC NOTICES

Recorded On: February 13, 2020 03:30 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$0.00



STATE OF TEXAS

Nueces County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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