



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

*Ramiro "Ronnie" Canales*  
Nueces County Chief Appraiser

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

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

The Board of Directors held a Regular Meeting on Wednesday June 9, 2021 via live stream and Board Members present to consider the following agenda.

**INVOCATION**

Invocation was led by District staff Irene Lugo.

**PLEDGE OF ALLEGIANCE**

Pledge was led by Vice Chairman Elizondo.

**ROLL CALL OF THE BOARD OF DIRECTORS**

**DIRECTORS:**

Jerry Garcia, Chairman	<u>Absent</u>
Luis Elizondo, Vice Chairman	<u>Present</u>
Leo Gonzalez, Secretary	<u>Present</u>
Robert Adler	<u>Present</u>
Armando Chapa	<u>Present</u>
Gabriele Hilpold	<u>Present</u>
Rex A. Kinnison	<u>Absent</u>
Butch Pool	<u>Absent</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>

**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 at 09:11am. 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.

**PUBLIC COMMENT**

None

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

- a) Approval of the May 12, 2021 Regular Meeting Minutes
- b) Approval of the May 2021 Disbursements
- c) Approval of the June 2021 Litigation Report

Mr. Chapa motioned to approve consent agenda as presented and Mr. Gonzalez seconds the motion. Motion passed.

**PRESENTATION ON 2022 PROPOSED BUDGET**

Mr. Sissamis presented the proposed budget to the board stating that an increase of 5.89% increase from approved 2021 budget. The primary reasons for the increase are (a) a proposed cost of living for all staff excluding Chief and seasonal temporaries, (b) ongoing advancement/merit pay increases, (c) health insurance, (d) rate changes on pension plan, (e) a project to replace all desk top computers with laptops and docking stations, (f) janitorial services being outsourced, (g) inflationary rate increases for IT support contracts, (h) consulting needed for the Property Value Study, and (i) returning to the full Litigation funding. Reserves can be used to fund parking lot improvements and to finish the remaining half of the third floor for offices.

Mr. Chapa asked if we have checked with other taxing entities about what they are doing concerning cost of living increases for their employees. Mr. Canales stated that before we start working on our budget, he checks with CCISD, City of Corpus Christi, Nueces County, Del Mar and the Hospital District to see what they are planning and whether they will be hiring or providing merit increases. Basically, entities are giving some kind of pay raises. Mr. Elizondo asked what the cost of having janitorial staff in house was or sourced out. Mr. Sissamis stated that keeping staff in house was about \$20,000 plus the costs of supplies; however, without adequate supervision, if anything happened, Mr. Sissamis would need to come to District and this had become burdensome. Outsourcing the services is more costly but the District would have access to additional staff for coverage and better supervision on site.

Mr. Garcia arrived at 9:41.

**TLO REPORT**

Mr. Maupin stated that there was no new information to report. Mr. Garcia asked if any issues arose with staff wearing face masks. Mr. Maupin said he was unaware of any such issues.



**ARB CHAIR'S REPORT**

Ms. Noack stated that in-person hearings had begun. A total of 275 hearings were scheduled and 59 were heard in person. The reason for a small amount heard is due to no-shows and taxpayers settling in advance with appraisers. The Appraisal Review Board is fully staffed with nine regular and seven auxiliary members. There have been enough board members to handle four panels starting in July. New members are doing well. Ms. Noack stated that there have been no issues with wearing masks and that even some property owners wear them.

**MOVE INTO EXECUTIVE SESSION PURSUANT TO THE TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE § 551.071**

*The board went into close session at 9:54am.*

*The board returned to open session at 10:04am.*

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

No action taken

Mr. Garcia stated that Mr. Canales had been meeting with him and with attorneys and he has been doing a magnificent job.

**CHIEF APPRAISER'S REPORT**

Mr. Canales stated that office doors have now been opened to public. There are 15,000 accounts being handled by phone, email, and in-person for both appraisers and the ARB. About 160,000 notices have been sent out and the call center has been busy taking calls. One employee has contracted COVID and office precautions were taken. Employees have been encouraged to voluntarily wear masks and building sanitizing has continued. Most of the employees have been vaccinated. Work is still being done on the RFQ for the general counsel search and perhaps next Board meeting, a progress report will be provided.

**SUGGESTED ITEMS FOR NEXT REGULAR MEETING**

**ADJOURNMENT**

Ms. Hillpold motioned to adjourn meeting. Mr. Elizondo seconded. Motion passed.

Meeting adjourned at 10:13 am.



*Ramiro "Ronnie" Canales, Chief Appraiser*

SIGNED:

Leo Gonzalez  
Secretary

