



*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*

**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, December 12, 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>Absent</u>
Jerry Garcia	<u>Present</u>
Rex A. Kinnison	<u>Absent</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 9:03 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.

Chair Valls recognized Mr. Adler for receiving the Henry Baldwin Award from the Corpus Christi United Chamber of Commerce.

PUBLIC COMMENT

Ms. Sue Williams, Chair for the Appraisal Review Board, thanked the citizens of Nueces County for granting her what she considers a privilege to serve. Ms. Williams stated that she had served as both a member and an officer, and would like extended thanks to several people that helped her during that time.

DISCUSSION AND/OR ACTION, CONSENT AGENDA

- a) Approval of the minutes of November 14, 2018 Regular Meeting
- b) Approval of December 2018 Litigation Report
- c) Approval of the November 2018 Disbursements

Chair Valls entertained motion to approve the consent agenda. Mr. Kieschnick requested that Item A be pulled for further discussion. Chair Valls entertain motion to approve items B and C. Mr. Garcia motioned and Mr. Elizondo seconded. The motion passed.

Mr. Kieschnick requested that Item B, November 14th minutes, be corrected to state that his absence from the meeting was due to being on official NCAD business. Chair Valls entertained a motion to approve the minutes, as corrected on roll call reflect such. Motion was made by Mr. Elizondo second by Mr. Gonzalez. Motion passed.

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

Theresa Noack had submitted a letter requesting her to be appointed as Chair for the Appraisal Review Board. Motion was made by Mr. Garcia to appoint Ms. Noack and Mr. Kieschnick seconded the motion. Motion passed.

Carolyn Smith had submitted a letter requesting appointment as Secretary for Appraisal Review Board. Addressing the Board, Ms. Smith stated that she has lived in Corpus Christi since 1966, served on several area boards, and served as Executive Director of Habitat for humanity for ten years. Ms. Smith has served on the Appraisal Review Board as an auxiliary member for two years. Motion was made by Mr. Garcia to appoint Ms. Smith as Secretary to Appraisal Review Board. Mr. Adler seconded the motion. Motion passed.



DISCUSSION AND/OR ACTION TO APPROVE TY PICKETT CONTRACT

Mr. Causey requested board action to approve a contract with TY Pickett. TY Pickett currently handles the District's mineral, utility and industrial appraisals. The request is for the contractual arrangement to be extended for three years, 2019 to 2021, at annual cost of \$270,000. Chair Valls entertained a motion to approve the TY Pickett the contract for \$270,000 for years 2019, 2020 and 2021. Mr. Kieschnick motioned and Mr. Adler seconded. The motion passed.

DISCUSSION AND/OR ACTION TO APPROVE VARIVERGE PRINTING & MAILING

Mr. Causey reported that the printing and mailing services bid was issued and Variverge was the only bidder. Variverge is the incumbent. Mr. Causey requested that the board to approve a contract for a 2019 base year with four possible option years, to be approved by the board annually at an estimated annual cost of \$51,909 for services and \$59,943 in postage. The bid prices are held firm for all five years and represent an approximately \$3,400 increase from previous charges. Mr. Garcia motion to approve the printing and mailing contract to Variverge and Mr. Kieschnick second the motion. Motion passed.

**DISCUSSION AND/OR ACTION ON APPROVING 2018 YEAR-END BUDGET LINE ITEM
TRANSFERS AND APPROPRIATING FUNDS**

Mr. Sissamis, Manager of Administration gave summary of an estimate of all expenses are covered to the end of the year.

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

Mr. Sissamis requested that the board approve fund balance designations as listed in the board packet. Mr. Gonzalez motion to approve fund balance and Mr. Elizondo second the motion. Motion passed

**DISCUSSION AND/OR ACTION RELATIVE TO RATIFY ALL BOARD ACTION TAKEN DURING 2018
BOARD MEETINGS**

Mr. Wheat informed the Board that there are technicalities under the Public Information Act and Open Meeting Laws, which will allow the Board to review all actions taken during the year, ratify and confirm, and correct any issues. Mr. Garcia motion to approve Mr. Elizondo second. Motion passed.



DISCUSSION AND/OR ACTION TO MAKE CHANGES TO 2019 HEALTH PLAN

Mr. Gonzales, chair of the ad hoc committee, suggested to not increase plan deductibles for 2019, instead opting for a third party to audit the health plan and provide recommendations for improvements. The services are intended to not exceed \$50,000. Motion was made by Mr. Gonzalez to have and RFP audit server and not to exceed \$50,000. Mr. Chapa second the motion. Motion passed.

TAXPAYER LIAISON OFFICER REPORT

Mr. Maupin's report is in the packet.

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

Board went into executive session at 10:06 a.m.

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

Board returned to open session at 10:29 a.m. Mr. Wheat informed the board that on December 13, 2017 the Chief Appraiser was evaluated and a new contract was proposed to finish the 2018 year and begin a new three year term starting January 1, 2019. The contract was prepared and signed on February of 2018 and should be abided by. No action needed to be taken.

CHIEF APPRAISER'S REPORT

Two new budgeted employees will be added at the beginning of the year. New furniture was acquired and is being delivered. Vehicles have been auctioned and old furniture will be actioned in early 2019.

SUGGESTED ITEMS FOR NEXT REGULAR MEETING AGENDA

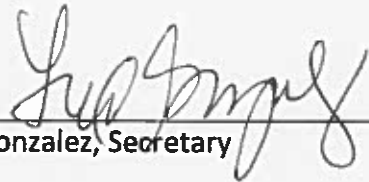
Mr. Valls informed the Board that the Texas Legislative session begins the day before the January meeting and that Vice Chair Elizondo will lead that meeting. He requested that an item be placed on the agenda to begin planning for an offer to acquire land for future parking. He also suggested an item to discuss the 2019 TPA audit.



ADJOURNMENT

The meeting was adjourned at 10:36 a.m.

SIGNED:



Leo Gonzalez, Secretary

