



*Nueces County Appraisal District
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**MINUTES
PUBLIC MEETING FOR THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT**

The Board of Directors of the Nueces County Appraisal District will held a Public Meeting on **Wednesday February 9, 2022 in-person and via live stream (access instructions below)** to consider the following agenda.

INVOCATION

Invocation was led by District staff Josh Villarreal

PLEDGE OF ALLEGIANCE

Mr. Garcia led the Pledge of Allegiance

ROLL CALL OF THE BOARD OF DIRECTORS

DIRECTORS:

Jerry Garcia, 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>
Gabriele Hilpold	<u>Present</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>
Teri Noack, 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 9:05 am 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.

Public meeting called to order at 9:05 a.m.

PUBLIC COMMENT

No comment.

RECEIPT OF NOTICE OF INVALID FINDINGS RELATED TO 2020 PROPERTY VALUE STUDY

The District received a notice dated December 6, 2021, from the Texas Comptroller of Public Accounts indicating that for 2020 Property Value Study, the property values of 9 school districts were deemed invalid. For such studies, the District's values must range between 95% and 105% of the Comptroller's tabulated values.

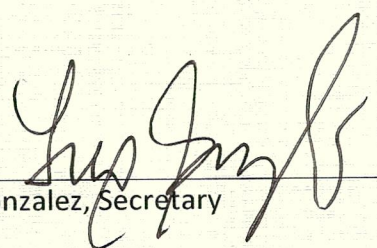
Chief Appraiser Canales and Assistant Chief Causey explained various details involved. The Comptroller's office utilizes Multiple Listing Service to obtain sales information, whereas the District staff does not have access to those resources. Thus, District staff must utilize whatever other sales information is available. Mr. Causey explained that in the case of this study, the school districts would not lose funding because of this study's findings due to them being in the first year of a grace period; however, the values must be found valid by the third year.

Discussion ensued about the types of challenges that Texas appraisal districts encounter with these studies. As one example, District values are as of January 1 annually whereas the Comptroller's data includes sales that can extend to June 1. Discussion ensued about the need for more representation in Austin to attempt to address the challenges. In the meantime, District staff are taking steps to address the valuation study findings.

ADJOURNMENT

Public meeting adjourned at 9:28 a.m.

SIGNED:



Leo Gonzalez, Secretary

