

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

The Board of Directors held a Regular Meeting at on **Wednesday July 13, 2022.**

INVOCATION

The invocation was led Irene Lugo

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mr. Jerry Garcia

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>Absent</u> |
| Vacant | <u> </u> |
| Armando Chapa | <u>Present</u> |
| Caitlin Chupe | <u>Present</u> |
| Gabriele Hilpold | <u>Absent</u> |
| Butch Pool | <u>Present</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> |
| Melissa Vela, Attorney | <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 was called to order at 9:01 am, a quorum was present, was duly called, notice properly posted in accordance with the Texas Open Meetings Act, Texas Government Code 551, and any conflict of interest affidavits were placed on file as required by law.

PUBLIC COMMENT

No comment.

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

*Board of Directors went into executive session at 9:04 am.
Board of Directors returned to open session at 9:23 am.*

*Board of Directors adjourned to conduct the Budget Public Hearing at 9:24 am.
Board of Directors resumed this meeting at 9:24 am.*

DISCUSSION AND/OR ACTION, CONSENT AGENDA

- a) Approval of the June 8, 2022 Regular Meeting Minutes
- b) Approval of the June 2022 Disbursements
- c) Approval of the June 2022 Litigation Report
- d) Section 25.25 (b) Correction of Appraisal Roll Notice
- e) Fund Financial Statement for June 30, 2022

Mr. Kieschnick motioned to approve and Mr. Elizondo seconded. Motion passed.

DISCUSSION ON 2023 PROPOSED BUDGET

Mr. Sissamis explained that the purpose of this item is for the Board to discuss any comments received from the public or entities during the Budget Public Hearing. No comments were received.

DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE 2021 FINANCIAL AUDIT

Mr. David Morales with Gowland, Morales & Smith CPA's conducted the District's 2021 financial audit and briefly discussed key elements of the audit. The District received an unqualified audit opinion. Mr. Chapa motioned to approve and Mr. Pool seconded. Motion passed.

DISCUSSION AND/OR ACTION RELATED TO GASB 54/DESIGNATION OF FUNDS

Mr. Sissamis stated that the fund balance at the end of 2021 totaled \$3,365,277. Back in December, designations of fund balance were made using estimates and that these amounts would be finalized after the audit was completed. An itemization was provided to the Board members should they wish to maintain the amounts or change them. Mr. Kieschnick motioned to approve the designations and Ms. Chupe seconded. Motion passed.



DISCUSSION AND/OR ACTION RELATED TO PURCHASE OF MICROSOFT 365 LICENSES

Mr. Lindeen, IT Manager requested that the Board approve the purchase of Microsoft 365 licenses in order to move certain files to a Cloud environment. Mr. Elizondo motioned to approve the purchase and Mr. Pool seconded. Motion pass.

DISCUSSION AND/OR POSSIBLE ACTION FOR THIRD FLOOR RENOVATION

Mr. Canales stated that staff are still researching logistics and cost estimates for renovation of part of the 3rd floor. Architect Huerta with CLK made an assessment of the 3rd floor and suggested provided an estimate, which is fairly high. Staff are looking into alternatives to scale the scope down and for a project manager with the expertise to oversee the project.

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

Board of Director's went into executive session at 9:48 am.

Board of Director's returned into open session at 10:03 am.

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

Three motions were made in items that were discussed in the close session are as follows:

1. Mr. Elizondo motioned to hire outside counsel firm Jim Evans (Low Swinney Evans & James PLLC) to represent the District in a bankruptcy adversary proceeding (Case No. 22-03116, Tug Robert J. Bouchard Corporation v. Harris County et as.) and Mr. Pool seconded the motion. Motion passed.
2. Mr. Elizondo motioned to accept bill submitted by Brena, Bell and Walker dated June 22, 2022. Mr. Pool seconded the motion. Motion passed.
3. Mr. Elizondo motioned to change legal bills to the Litigation Fund as outlined in the executive session. Mr. Pool seconded the motion. Motion passed.

TAXPAYER LIAISON OFFICER'S REPORT

Ms. Noack, TLO stated that the two new auxiliary members, Mr. Cantu and Mr. Gonzales, have been trained and are participating in hearings. Applications have been given to members approaching the end of their terms. She is waiting on two members that are interested in applying for the officer positions. She will be getting with Mr. Sissamis to



start advertising in August. The Appraisal Review Board received a complaint from a taxpayer concerning a particular board member. Mr. Canales stated that the complaint should go to the Judge since the Judge appoints the Appraisal Review Board members. Mr. Garcia requested that a letter from the District Board of Directors be sent to Judge expressing support for the removal of the member. Ms. Noack said she would handle it.

CHIEF APPRAISER'S REPORT

Mr. Canales stated that all re appraisal notices have been sent out. Update on the protest we are about five thousand more than last year. Last year approximately twenty five were certified and this year we have approximately twenty eight thousand that we have gone through and we still have two more weeks.

SUGGESTED ITEMS FOR NEXT REGULAR MEETING

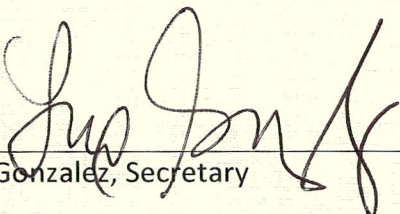
No items were suggested.

ADJOURNMENT

Mr. Elizondo motioned to adjourn and Ms. Chupe seconded.

Meeting was adjourned at 10:25 am.

SIGNED:



Leo Gonzalez, Secretary

