

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

The Board of Directors held a Special Meeting on Wednesday November 15, 2023

INVOCATION

Irene Lugo led the invocation.

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>
Deven Bhakta	<u>Present</u>
Armando Chapa	<u>Absent</u>
Caitlin Chupe	<u>Present*</u>
Gabriele Hilpold	<u>Present</u>
Butch Pool	<u>Present</u>
Kevin Kieschnick, Ex Officio	<u>Absent</u>

NON-DIRECTORS:

Ramiro Canales, Chief Appraiser	<u>Present</u>
Leticia Roberts, Asst. Chief Appraiser	<u>Present</u>
Melissa Vela, Attorney	<u>Present</u>
Terri Noack, TLO	<u>Present</u>

Ms. Chupe and Mr. Elizondo* attended remotely*

CALL TO ORDER & DETERMINATION OF A QUORUM

The meeting of the Board of Directors of the Nueces County Appraisal District was duly called to order at 9:02 am. A quorum was present, with notice properly 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 August 16 Special Meeting and September 20, 2023, Special Meeting Minutes
- b) Approval of the August, September, and October 2023 Disbursements
- c) Receipt of November 2023 Litigation Report
- d) Section 25.25 (b) Correction of Appraisal Roll Notice for June-August
- e) Fund Financial Statement as of October 31, 2023

Mr. Garcia requested motion to approve the consent agenda. Mr. Pool motioned to approve, and Mr. Gonzalez seconded. Motion passed.

Ms. Hillpold requested a correction to the applicable minutes to reflect her remote attendance at any meetings where she was listed as absent. Mr. Pool motioned to approve and Mr. Gonzalez seconded. Motion passed.

TAXPAYER LIAISON OFFICER'S REPORT

Ms. Noack reported that there were nine applicants to fill four vacancies on the ARB. The applications were vetted and given to the Judge to select which candidates will serve. Mr. Joseph Titlebum, Ms. Cheryl Andrews and Mr. Chet Freeman termed out.

DISCUSSION AND/OR ACTION OF THE 3rd QUARTER 2023 INVESTMENT REPORT

Mr. Sissamis reported that the Districts' portfolio averaged \$4.9 million for the quarter and earned a 4.91% return versus the benchmark of 5.29%. Mr. Pool asked for an explanation of collateral listed in the report. Mr. Sissamis explained that the FDIC insures each separate depositor up to \$250,000 per bank; however, the District maintains a higher balance in the bank. The bank must pledge to the District certain of its own investments and hold such with a third party custodian using a tri-party agreement. The District may acquire and sell the collateral should the bank fail. Motion was made by Mr. Bhakta to approve the investment report and Ms. Hilpold seconded. Motion passed.

DISCUSSION AND/OR ACTION ON 2024 HOLIDAY SCHEDULE

Mr. Sissamis requested that the Board approve the 2024 draft holiday schedule as is done annually. He explained that staff proposes adding the Juneteenth Holiday consistent with the County's schedule. Motion was made by Mr. Pool and Ms. Hilpold seconded. Motion passed.



DISCUSSION AND/OR RECEIPT OF NOTICE OF INVALID FINDINGS RELATED TO 2022 PROPERTY VALUE STUDY

Mr. Canales stated that the 2022 Property Value Study is state mandated. The District received “invalid” findings from the Comptroller’s Office on the market values for four school districts that were deemed too low compared to the Comptroller’s valuations. Two of the districts decided to not contest the Comptroller’s findings. But Port Aransas ISD and Tulo-so-Midway ISD are contesting. The District’s valuations show that Port Aransas values increased 42% and Tulo-so-Midway values increased 115%; however, both are still too low per the Comptroller. The state has been getting more strict as to what the actual market value can and should be. If the District does not come into line with the Comptroller’s estimates, the state can reduce funding for those school districts.

DISCUSSION AND/OR ACTION TO AMEND CONTRACT WITH T.Y. PICKETT

TY Picket has agreed to reduce the 2024 contractual fee by \$50,000 because Downstream Advisors handled some of the refinery valuations. Staff requests the Chief Appraiser execute Amendment #1 of the 2022-24 TY Pickett Agreement for this. Mr. Pool motioned and Mr. Gonzalez seconded. Motion passed.

EXECUTIVE SESSION: PUBLIC NOTICE is given that the Board of Directors may elect to go into Executive Session anytime during the meeting to discuss matters listed anywhere on the Agenda, when authorized by the Open Meetings Act, Chapter 551 of the Texas Government Code. **Should the Board of Directors elect to go into Executive Session, the section or sections of the Open Meetings Act authorizing the Executive Session will be publicly announced by the presiding officer. Upon completion of Executive Session, the Board of Directors may take such action as appropriate in open session.**

The Board of Directors went into executive session at 9:36 am.

The Board of Directors went into open session at 10:24 am.

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

No action taken.

DISCUSSION AND/OR ACTION TO FINALIZE CHIEF APPRAISER EVALUATION FORM

Mr. Sissamis received feedback from board members about the Chief Appraiser’s draft evaluation form 2023. Feedback included to change the “Meets minimal expectations” rating to “Fails to meet” since it is too similar to “Meets some expectations”; change “Professional Growth and Development” to “Continuing Professional Development” and change the “Analyzes self...” to



“Stays abreast of changes affecting District”; and remove references to calculating effective tax rates from the “Appraisal Duties and Responsibilities”; and change “Certifies appraisal rolls” to “Provides underlying data” for such rolls. Mr. Pool motioned to adopt the evaluation form with the suggested changes and Ms. Hilpold seconded. Motion passed.

CHIEF APPRAISER’S REPORT

A District holiday luncheon is scheduled for right after the December Board meeting. Mr. Canales updated the Board on his assessment of overall office performance in various areas, including Personal Property, Taxpayer Services, Commercial/Land, Market Analysis, IT, Assistant Chief and Administration. Mr. Canales stated that this year was different from other years because of the unusually high number of protests, which was almost 40,000 compared to about half of that in the prior year. In-house counsel is handling over 150 lawsuits served through the month of August and more lawsuits are expected to be filed against the District.

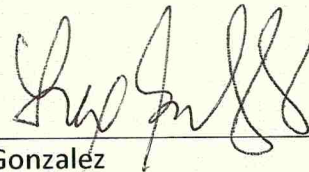
SUGGESTED ITEMS FOR NEXT REGULAR MEETING

None.

ADJOURNMENT

A motion was made by Mr. Pool and seconded by Ms. Hilpold to adjourn. Meeting adjourned at 10:49 am.

SIGNED:



Leo Gonzalez
Secretary

