



*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 8:35 am on Wednesday December 14, 2022.

INVOCATION

The invocation was led by 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>Present</u>
Deven Bhakta	<u>Present</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 duly called to order at 8:35 am, with 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 placed on file as required by law.

PUBLIC COMMENT

None.

DISCUSSION AND/OR ACTION, CONSENT AGENDA

- a) Approval of the September 14, 2022, Regular Meeting
- b) Approval of the September, October & November 2022 Disbursements
- c) Approval of the November 2022 Litigation Report
- d) Section 25.25 (b) Correction of Appraisal Roll Notice

No discussion on consent agenda, motion was made by Mr. Kieschnick to approve the consent agenda and Mr. Gonzalez seconded the motion.

Mr. Canales presented Mr. Tom Wheat with a plaque of appreciation for the 32 years that he has dedicated his time and effort to the District.

DISCUSSION AND/OR ACTION ON THE 3RD QUARTER 2022 INVESTMENT REPORT

Mr. Sissamis, Manager of Administration reported that the portfolio per the quarter earned 1.9% return on investment versus a benchmark of 2.66%. Rates are rising and with the rising the investing strategy changed to now maximize earning in TexPool and minimize depository bank balances, which means paying bank fees in cash but maximizing portfolio income. Motion was made by Mr. Gonzales to approve investment report and Mr. Elizondo the seconded. Motion passed.

DISCUSSION AND/OR ACTION ON 2023 HOLIDAY SCHEDULE

Mr. Sissamis presented the 2023 Holiday schedule with no changes from historical holidays. Motion was made by Mr. Elizondo to approve the schedule and Mr. Chapa seconded. Motion passed.

DISCUSSION AND/OR ACTION ON PURCHASE OF LAPTOPS AND RELATED EQUIPMENT

Mr. Sissamis stated that the purchase of 32 laptops costing \$67,000 was approved by the Chairperson between meetings in order to be received by December 31, 2022, and be charged to the 2022 budget. Staff requested that the full Board ratify the approval of the Chairperson. Motion was made my Mr. Gonzalez to approve and Mr. Pool seconded the motion. Motion passed.

DISCUSSION AND/OR ACTION TO EXERCISE OPTION YEAR OF VARIVERGE CONTRACT

Mr. Sissamis stated the district adopted the contract with a base year and four one year options to be approved by the board. Having one more option year the district is asking the board to approve the year. Motion was made by Mr. Bhakta and Mr. Pool seconded the motion. Motion passed.



DISCUSSION AND/OR ACTION TO APPROVE ENGAGING PLUMBING CONTRACTOR

Mr. Sissamis explained that proposals were received from the under-building pipe replacement project and were in the process of being evaluated. He requested that the Board to authorize the Chief Appraiser to proceed with engaging the successful contractor that offers the best value to the District in an amount not to exceed \$100,000. In this way, the project may move forward when the evaluations are completed. Motion was made by Mr. Elizondo to approve the Chief Appraiser to award a contract to move forward if it does not to exceed \$100,000 and Mr. Kieschnick seconded. Motion passed.

DISCUSSION AND/OR ACTION ON THE 3RD FLOOR RENNOVATION PROJECT

After brief discussion, this item was tabled for next meeting so that staff may provide more clarification of cost specifics.

DISCUSSION AND/OR ACTION RELATED TO WAVING PENALTIES FOR ENTITIES

Mr. Sissamis explained that Calallen ISD's third quarter of 2022 quarterly assessment was late by 13 days and that this entity requested forgiveness of interest and penalties. Mr. Sissamis explained that per the Property Tax Code, only the Board of Directors may approve such a waiver. After a brief discussion, motion was made by Mr. Pool to waive penalties and interest for Calallen ISD. Mr. Bhakta seconded the motion. Motion passed.

DISCUSSION AND/OR ACTION TO APPROVE YEAR-END BUDGET LINE-ITEM TRANSFERS

Mr. Sissamis provided an overview of the estimated budget status for year-end and requested that the Board of Directors approve the line item transfer plan. All line items forecasted to be over budget are covered adequately by other line items expected to be under-spent. A large overage in the Litigation Fund line item will be covered by Litigation funds in the fund balance from prior years. Mr. Chapa motioned to approve the transfer plan and Mr. Gonzalez seconded the motion. Motion passed.

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

Mr. Sissamis explained that this item is a follow up on the previous agenda item in order to designate any funds left over at year end. After Litigation Fund is covered, there is an estimated \$149,942 to be designated. The Chief Appraiser recommends adding any left over funding to the Litigation Funds in the Fund Balance. Mr. Pool motioned to approve the designations as outlined and Mr. Elizondo seconded the motion. Motion passed.



TAXPAYER LIAISON OFFICER'S REPORT

Ms. Noack reported that Judge Valdez, after hearing the complaints concerning Mr. Titlebaum, decided to allow Mr. Titlebaum to remain on the Appraisal Review Board until the end of his term in 2023, because he deemed the evidence to be insufficient. Judge Valdez has made the appointments for the 2023-24 seasons because of the number of Board members terming out. Ms. Noack stated that the number of auxiliary members should be increased to 11. Judge Valdez appointed Mr. Allen Tiller as the new Chair and Cindra Evans will be Secretary. Ms. Noack is requested that the board increase the auxiliary members by three. Mr. Pool motioned to approve the increase of auxiliary members and Mr. Bhakta seconded the motion. Motion passed.

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

Board of Directors went into executive session at 9:38 am

Board of Directors returned to open session at 11:00 am.

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

Mr. Gonzalez motioned to approve the invoices to be charged to the Litigation Fund as outlined in Executive Session. Mr. Elizondo seconded the motion. Motion passed.

Mr. Bhakta motioned to approve the Brena Law Firm Supplemental Engagement Work and Mr. Kieschnick seconded the motion. Motion passed.

Mr. Chapa motioned to postpone a Brena Law Firm contingency contract arrangement. Mr. Elizondo seconded the motion. Motion passed.

Mr. Pool motioned to ratify the Flato engagement work and Mr. Kieschnick seconded the motion. Motion passed.

Mr. Pool motioned to approve the Downstream Advisors Scope 3 and Mr. Gonzalez seconded the motion. Motion passed.

DISCUSSION AND/OR ACTION RELATIVE TO RATIFY ALL BOARD ACTION TAKEN DURING 2022 BOARD MEETINGS

Mr. Wheat, General Counsel stated that a motion is needed to ratify all Board of Director actions taken during the past year. Mr. Elizondo motioned to approve and Mr. Pool seconded the motion. Motion passed.



CHIEF APPRAISER'S REPORT

The parking lot project is now completed, with the exception installing new ADA signs. Securing an electricity provider is progressing and staff are waiting for cheaper rates to become available before the contract expires in May. Mr. Canales invited staff and all Board members to the BBQ Man restaurant.

SUGGESTED ITEMS FOR NEXT REGULAR MEETING

Attorney needs to check on Codes to notify entities know about the 3rd floor remodeling.

ADJOURNMENT

Adjourned at 11:07 am

SIGNED:



Leo Gonzalez, Secretary

