

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

The Board of Directors held a Regular Meeting on Wednesday January 10, 2024

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>
DeeAnna Heavilin	<u>Absent</u>
Caitlin Chupe	<u>Present</u>
Gabriele Hilpold	<u>Present*</u>
Susie Sullivan	<u>Absent</u>
Kevin Kieschnick, Ex Officio	<u>Present</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. Hilpold* 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 9:00 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.

EXECUTION OF STATEMENT OF OFFICER

Ms. Vela stated that the statement of officers does not need to be notarized but needs every board member to read and sign.

SWEARING IN OF ALL BOARD MEMBERS

Irene Lugo administered the oaths. Ms. Vela had Board Members sign, and Ms. Lugo notarized the oaths.

ELECTION OF OFFICERS

Nominations for Chair: Mr. Elizondo nominated Mr. Jerry Garcia and Mr. Gonzalez seconded. Motion passed.

Nomination for Vice Chairman: Mr. Garcia nominated Mr. Luis Elizondo and Mr. Kieschnick seconded. Motion passed.

Nomination for Secretary: Mr. Elizondo nominated Mr. Leo Gonzalez and Mr. Bhakata seconded. Motion passed.

PUBLIC COMMENT

None.

DISCUSSION AND/OR ACTION, CONSENT AGENDA

- a) Approval of the December 1, 2023, Regular Meeting Minutes
- b) Approval of the December 2023 Disbursements
- c) Receipt of the January 2024 Litigation Report
- d) Section 25.25 (b) Correction of Appraisal Roll Notice 4th quarter

Mr. Garcia requested a motion to approve the consent agenda as presented. Mr. Elizondo motioned to approve, and Mr. Gonzalez seconded. Motion passed.

TAXPAYER LIAISON OFFICER'S REPORT.

Ms. Noack stated that four new Auxiliary members will be scheduled for training, and on January 25th, all Appraisal Review Board members will be sworn in.



DISCUSSION AND/OR ACTION TO APPROVE THE CHIEF APPRAISER'S APPOINTMENT OF AGRICULTURAL ADVISORY BOARD MEMBERS.

Mr. Kirkham, Commercial/Land Coordinator, stated that the Advisory Board Members meet with them once a year and advise on issues or changes. Mr. Kieschnick motioned to accept the appointment to the Agricultural Advisory Board. Ms. Chupe seconds. Motion passed.

DISCUSSION AND/OR ACTION TO AUTHORIZE THE CHIEF APPRAISER TO FINALIZE AND EXECUTE CONTRACT WITH NUECES COUNTY CLERK FOR ELECTION SERVICES ON BEHALF OF THE DISTRICT RELATED TO THE MAY 4, 2024 ELECTION/RUNOFF.

The Board of Directors authorized the Chief Appraiser to finalize and execute the contract with the County Clerk to perform specified election services on behalf of the District Board as outlined in the document. Mr. Elizondo motioned to authorize the Chief Appraiser to finalize and execute. Mr. Kieschnick seconded. Motion passed.

DISCUSSION AND/OR ACTION TO AWARD A PRINTING & MAILING CONTRACT TO THE MASTERS TOUCH AND AUTHORIZE THE CHIEF APPRAISER TO EXECUTE A CONTRACT FOR THE BASE YEAR.

Director of Administration, Elias Sissamis, stated that the district outsources its larger printing and mailing work. An invitation for a bid was issued and four companies submitted bids. The top bid was from Masters Touch. The IFB was for one base year with 4 one-year annual option years. No bid submitted would agree to holding rates firm for all contract years due to concerns about recent inflationary increases continuing. Masters Touch agreed to provide in advance its fees on December 1, 2024, to enable the district to decide to either move forward or attempt to have the previous vendor, Variverge, submit its fees for the work. Staff would like the Board to authorize the Chief Appraiser to execute a contract with The Master Touch for the 2024 base year cycle with four option years to be approved by the Board annually. Mr. Elizondo motioned, and Mr. Kieschnick 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 9:20 am.

The Board of Directors went into open session at 9:35 am.



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

No action taken.

CHIEF APPRAISER'S REPORT

Mr. Canales invited all board members to attend the TAAD Conference on February 18-21 in Houston, Texas. The agenda topics include legislative changes regarding newly elected board members and other changes. The legislature passed a new bill that circuit breaker limitations of five million dollars or less in value will be capped at 20% annually for three years. Mr. Canales wants the 3rd floor renovated, including adding another ARB boardroom.

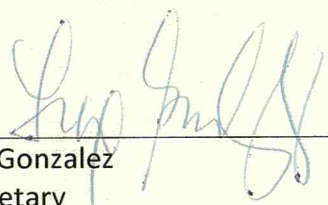
SUGGESTED ITEMS FOR NEXT REGULAR MEETING

No suggested items to discuss.

ADJOURNMENT

A motion was made by Mr. Elizondo and seconded by Mr. Gonzalez to adjourn. The meeting adjourned at 9:50 am.

SIGNED:



Leo Gonzalez
Secretary

