



*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 February 14, 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, Chair	<u>Present</u>
Luis Elizondo, Vice Chair	<u>Present*</u>
Leo Gonzalez, Secretary	<u>Present</u>
Deven Bhakta	<u>Present</u>
DeeAnna Heavilin	<u>Present</u>
Caitlin Chupe	<u>Absent</u>
Gabriele Hilpold	<u>Present</u>
Susie Sullivan	<u>**</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>

**Mr. Elizondo attended remotely \***

**Ms. Sullivan arrived after roll call. Noted later in minutes. \*\***

**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 9:01 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 the January 10, 2024, Regular Meeting Minutes
- b) Approval of the January 2024 Disbursements
- c) Receipt of the February 2024 Litigation Report

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

**TAXPAYER LIAISON OFFICER'S REPORT.**

Ms. Noack stated that ARB will be having hearings from 2023 and working 2 to 3 days a month through April. As soon as the Comptroller sets up training, all members will complete it before May.

**DISCUSSION AND/OR ACTION TO APPROVE SUBSCRIPTION AGREEMENT WITH SOLID BORDER.**

Neil Lindeen, IT Manager, explained that this is an annual subscription for hosting backup server cloud replication and emails. Since the amount exceeds the Chief Appraiser's authorization limit, staff requested that the Board authorize the expenditure. Ms. Hilpold motioned to approve the subscription and Mr. Kieschnick seconded. Motion passed.

**DISCUSSION AND/OR ACTION RELATED TO THE 2024 APPRAISAL NOTICES PURSUANT TO §25.19 OF THE TEXAS PROPERTY TAX CODE.**

Mr. Canales stated that all appraisal notices will be mailed out to property owners unless the Board indicates otherwise. Responding to a question about what conditions mandate sending notices, Mr. Canales explained that notices must be sent if (a) the appraised value increased over the prior year, (b) the appraised value increased over the amount rendered, (c) the value was not on the prior year appraisal roll, and (d) a previously approved exemption was either reduced or cancelled. Mr. Bhakta motioned to send out notices to all property owners and Mr. Gonzalez seconded. Motion passed.

**DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 4<sup>TH</sup> QUARTER 2023 INVESTMENT REPORT.**

Mr. Sissamis, Administration Director, reported that the District's portfolio available for investment averaged \$5.3 million and yielded 5.28%, which lags behind the District's benchmark since rates are currently rising and investments take time to mature from the portfolio. All funds held in the District's depository bank were sufficiently collateralized. Since rates are rising, the



District will emphasize keeping funds in TexPool due to its high composition of short-term investments.

**DISCUSSION AND/OR ACTION TO ADOPT THE DISTRICT'S INVESTMENT POLICY.**

Mr. Sissamis stated that there were no changes to the Investment Policy and requested that the Board adopt the draft policy as annually required by statute. Mr. Elizondo motioned to adopt the policy, and Mr. Gonzalez seconded. Motion passed.

**DISCUSSION AND/OR ACTION TO APPROVE ORDER OF GENERAL ELECTION FOR THE MAY 4, 2024, ELECTION OF APPRAISAL DISTRICT BOARD OF DIRECTORS ("ELECTION"); APPROVE REQUIRED NOTICE.**

Mr. Canales provided an overview of recent state legislative changes mandating that Texas Appraisal Districts must now acquire three publicly elected board members. Mr. Sissamis said that there are two tasks that the District Board of Directors must order the election to take place and provide notice of the election. Drafts of each are provided in the board members' packets. Once approved by the Board, signatures would be obtained as appropriate. After general discussion about the current ambiguities of the overall process, Mr. Kieschnick motioned to approve the draft Order and Notice and Mr. Bhakta seconded. The motion passed.

**DISCUSSION AND/OR ACTION TO APPROVE REQUIRED NOTICE OF DRAWING FOR A PLACE ON BALLOT AND PROPOSED DATE FOR DRAWING (RELATING TO THE ELECTION).**

Mr. Sissamis referenced the draft required Notice of Drawing for a Place on the Ballot in board members' packets. Since there were still some unknown logistical details to be worked out with the Elections office, staff requested that the Board approve the Notice with those details to be filled in when they become known to have it ready to go when needed. Mr. Kieschnick motioned to approve and notice to be filled in with specifics when known and Ms. Hilpold seconded. Motion passed.

**DISCUSSION AND/OR ACTION TO APPOINT AN AGENT TO HOLD OFFICE HOURS PURSUANT TO THE ELECTION CODE (RELATING TO THE ELECTION).**

Mr. Sissamis stated that the election process requires that the district maintain office hours until June 15, 2024. Since the Board Secretary does not maintain office hours in the District, Mr. Sissamis volunteered to be the agent to perform any duties required of the Secretary. Mr. Gonzales motioned to approve Mr. Sissamis to act as the Secretary's agent. Mr. Bhakta seconded. The motion passed.

***Ms. Sullivan arrived at 9:25 am***



**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 9:31 am.

The Board of Directors went into open session at 10:07 am.

*Mr. Elizondo exited the remote meeting during the Executive Session.*

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

No action taken.

**CHIEF APPRAISER'S REPORT**

Mr. Canales stated that the District has 13 school districts, all of which passed the 2023 Property Value Study. However, in the 2022 study, four school districts still need to pass: Port Aransas, Tuloso-Midway, Robstown, and Flour Bluff. Port Aransas and Tuloso-Midway did not contest, but Robstown and Flour Bluff did, and Robstown is the only one that passed. Flour Bluff continued but didn't pass. Canales encouraged all board members to attend the TAAD conference, which has a lot of information for them.

**SUGGESTED ITEMS FOR NEXT REGULAR MEETING**

Presentation on Valero as appropriate and parking Garage.

**ADJOURNMENT**

Motion was made by Ms. Heavilin to adjourned and seconded by Ms. Sullivan. Motion passed.

SIGNED:

  
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Leo Gonzalez  
Secretary

