



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 May 15, 2024.

**INVOCATION**

Josh Villarreal 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>Present*</u>
Gabriele Hilpold	<u>Present</u>
Susie Sullivan	<u>Present</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>

**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.

**PUBLIC COMMENT**

None.

**DISCUSSION AND/OR ACTION, CONSENT AGENDA**

- a) Approval of the April 10, 2024, Regular Meeting Minutes
- b) Receipt of the May 2024 Litigation Report

Ms. Heavilin motioned to approve the consent agenda as presented and Mr. Gonzales seconded. Motion passed unanimously.

**TAXPAYER LIAISON OFFICER'S REPORT.**

Ms. Noack stated that we still have some ARB members who still need to complete the training, and they must complete it before they can participate in the hearings. Mr. Tiller ARB, Chair, will continue monitoring all members to ensure they complete the training. She also stated that as of May 2nd, there have been approximately 5,000 protests and that more are expected. Ms. Noack has been receiving calls requesting information about the elective Board of Director candidates and she has been referring them to local and social media. Mr. Tiller, ARB Chair, added a copy of the model hearing procedures to board member packets so that the Board is aware of the procedures. It's just informative. Ms. Roberts, Assistant Chief, gave Ms. Noack letters from property owners complimenting District employees. Ms. Hilpold asked if a taxpayer is onsite for a hearing but wishes to change from an in-person to a Zoom hearing. Ms. Noack stated that they must give ten days' notice to the ARB.

**DISCUSSION AND/OR ACTION RELATED TO TH APPROVAL OF THE APPRAISAL DISTRICT'S 1<sup>ST</sup> QUARTER 2024 INVESTMENT REPORT.**

Mr. Sissamis, Director of Administration, reported that portfolio yields have risen due to older investments in the TexPool portfolio have been maturing and being replaced with newer higher yielding investments. An average of \$6 million was available to invest for the quarter and earned 4.52% return on investment versus the benchmark of 5.23% average 3-month US Treasury Bill. All funds are collateralized. There was discussion about where rates may be heading. Mr. Kieschnick motioned to approve the investment report and Ms. Hilpold seconded. Motion passed unanimously.

**DISCUSSION AND/OR ACTION TO APPROVE UPDATED ORDER OF GENERAL ELECTION AND RATIFY UPDATED NOTICE OF GENERAL ELECTION FOR THE MAY 4, 2024, ELECTION OF APPRAISAL DISTRICT BOARD OF DIRECTORS.**

Mr. Sissamis stated that for each election, the Board will complete and Order of Election to call an election and a Notice to the public about the election voting locations and times. Since the process is fairly fluid with possible changes in voting locations and such, he requested that the Board approve and sign the final Order and ratify the Notice signed by the Chair between



meetings. This is so that the Order and Notice on file match the actual events that took place. Mr. Elizondo motioned to approve, and Ms. Hilpold seconded. The motion passed unanimously.

**DISCUSSION AND/OR ACTION TO CANVASS AND DECLARE THE RESULTS OF THE MAY 4, 2024, GENERAL ELECTION OF APPRAISAL DISTRICT BOARD OF DIRECTORS IN ACCOURDANCE WITH CHAPTER 67 OF THE TEXAS ELECTION CODE AND OTHER APPLICABLE LAW.**

Mr. Sissamis received the County Clerk's Office canvass report for the May 4, 2024, election. Three At-Large Places were on the ballot. Each candidate had to get over 50% of the votes for their Place to win. The results were Place 1 At-Large candidate James Magill received 55.41% of the votes and Place 2 At-Large candidate John M. Cudd received 52.37% votes. None of the Place 3 At-Large candidates achieved over 50%, so a runoff election will be held on June 15, 2024, between Ed Bennett and Shirley "Mayday" Madej. Ms. Heavilin made a motion to declare the results, and Mr. Elizondo seconded. The motion passed unanimously.

**DISCUSSION AND/OR ACTION TO APPROVE ORDER AND NOTICE OF JUNE 15, 2024, RUNOFF ELECTION OF APPRAISAL DISTRICT BOARD OF DIRECTORS PLACE 3.**

Mr. Sissamis requested that the Board approve an Order and Notice for the June 15, 2024, runoff election for place 3. Mr. Gonzalez made a motion to approve, and Mr. Bhakta seconded. The motion passed unanimously.

**DISCUSSION OF 2025 BUDGET CALENDAR.**

Mr. Sissamis stated that the 2025 budget calendar of events is included in the Board member packets. The schedule allows for one month in case there are delays before the ultimate mandatory adoption date of September 15.

**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 9:23 am.***

***The Board of Directors returned to open session at 10:08 am.***



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

None.

**CHIEF APPRAISER'S REPORT**

Mr. Canales reported that the financial audit report will be presented in June. The two conferences staff will attend are Ad Valorem in San Antonio on August 28-30, 2024, and the IAAO conference in Denver, Colorado, on August 25-28, 2024. The mobile workshops were held at Flour Bluff, Robstown, and Aransas Pass for the taxpayers if they wanted to discuss their Notice values instead of coming to the District in person. The staff did an excellent job and an average of 30-35 property owners turned out. Preliminary values were sent to the entities on April 30, 2024. May 15 is the last day to take care of the protest. Re-appraisal notices were mailed on April 12, 2024, and will continue to be sent through May and into June. A new law concerning circuit breaker exemptions is expected to create a decrease of tax revenue to taxing entities.

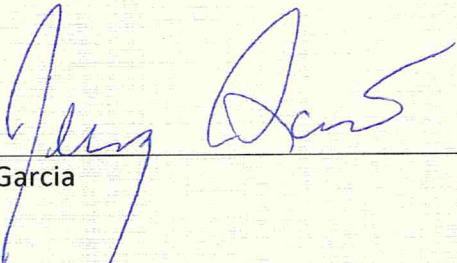
**SUGGESTED ITEMS FOR NEXT REGULAR MEETING**

None.

**ADJOURNMENT**

The motion was made by Ms. Hilpold to adjourn and seconded by Ms. Heavilin. Motion passed. The meeting adjourned at 10:16 am.

SIGNED:

  
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Jerry Garcia  
Chair

