

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

**PUBLIC HEARING AND REGULAR MEETING**

The Board of Directors held a Public Hearing and regular Meetings on Wednesday July 10, 2024.

**INVOCATION**

Irene Lugo led 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>Absent</u>
Deven Bhakta	<u>Present</u>
DeeAnna Heavilin	<u>Absent</u>
Caitlin Chupe	<u>Present*</u>
Gabriele Hilpold	<u>Present</u>
Susie Sullivan	<u>Present</u>
James Magill	<u>Present</u>
John M. Cudd	<u>Present</u>
Ed Bennett	<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>

**Ms. Chupe attended remotely \***

**CALL TO ORDER & DETERMINATION OF A QUORUM**

The Board of Directors of the Nueces County Appraisal District meeting was duly called to order at 9:02 am. A quorum was present, with notice posted correctly by 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.

**SWEARING IN OF ELECTED BOARD MEMBERS.**

Judge Vargas swore in the new Elected Board Members. Mr. James Magill, Mr. John M. Cudd and Mr. Ed Bennett

**PUBLIC COMMENT.**

None.

**RECESS MEETING**

Meeting recessed at 9:05 am.

**PUBLIC HEARING.**

**OPEN PUBLIC HEARING**

The Public Hearing opened at 9:05 am

**The Board of Directors will conduct a public hearing on the proposed 2025 Nueces County Appraisal District budget.**

There were no comments.

**CLOSE PUBLIC HEARING**

The public hearing closed at 9:06 am.

**RECONVENE BOARD MEETING**

The board meeting reconvened at 9:06 am.

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

- a) Approval of the June 12, 2024, Regular Board Meeting Minutes.
- b) Approval of the June 26, 2024, Special Board Meeting Minutes.
- c) Receipt of July 2024 Litigation Report.
- d) Section 25.25 (b) Correction of Appraisal Roll Notice.
- e) Fund Financial Statement for June 30, 2024.
- f) Litigation Fund Accounting as of June 30, 2024.



Ms. Hilpold motioned to approve the consent agenda, and Mr. Elizondo seconded it. Mr. James Magill, Mr. Ed Bennett, and Mr. John Cudd abstained. Motion passed unanimously.

Ms. Vela, the in-house attorney, wanted to correct the fact that the Litigation Report is for July.

**TAXPAYER LIAISON OFFICER'S REPORT.**

Ms. Noack reported that the ARB has heard over 1,700 protests and has been using five panels. Ms. Noack also noted that the Board of Directors should consider how they would like to manage appointing members to the ARB. According to the Code, the TLO's duties include advertising for new members, collecting applications, and requesting background checks and that she would try to have everything ready to turn over to the appointing authority by the end of September. One regular and one auxiliary ARB members are terming out with having served their third term. Six ARB board members are expected to reapply as required by the Code. Ms. Noack and ARB Chair Tiller feel that more days must to be added to the schedule in August, September, and October because they have approximately 6,500 protests that need to be heard by the end of October. Mr. Tiller is asking to increase the Auxiliaries from eleven to fifteen. It will not increase the budget but will increase the availability and flexibility of members available for scheduling. Ms. Hilpold requested a list of the ARB applicants in advance to determine if any board members must recuse themselves regarding such applicants.

**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 9:21 am.*

*The Board of Directors returned to open session at 10:07 am.*

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

Mr. Garcia directed Mr. Sissamis to email board members to ask for two separate days to set goals for the Chief Appraiser and to discuss refinery evaluations. The Board of Directors decided to place the Chief evaluation on hold for the time being.

*Mr. Elizondo left the meeting at 10:11 am.*



**DISCUSSION AND POSSIBLE ACTION RELATED TO THE 2025 PROPOSED BUDGET.**

Mr. Sissamis stated that the item was placed on the agenda in case any comments resulted from the public hearing that the Board would desire to consider or if the Board wanted to discuss the budget otherwise. The budget is scheduled for adoption at the next board meeting in August. In response to an inquiry about whether the budget can be adopted at this meeting, Ms. Sullivan suggested that newly elected board members be given until the next meeting to review the proposed budget. Mr. Kieschnick motioned to table this item and Mr. Bhakta seconded the motion. The motion passed unanimously.

**DISCUSSION OF TAXPAYER LIAISON OFFICER EVALUATION PROCESS.**

Mr. Sissamis stated the Texas Property Tax Code was recently updated to now require that the District Board to conduct annual evaluations of the TLO. The evaluation must include a review of the timeliness of the officer's resolution of complaints. Mr. Sissamis will email the evaluation form to Board members to complete and discuss at the next meeting. Mr. Bhakta stated that it's difficult for the Board members to evaluate the TLO because it doesn't follow her other than the reports she produces during the board meeting. Ms. Noack briefly explained what the TLO does. Mr. Magill asked how many people she assisted daily. Ms. Noack replied between 10 and 15 in person, over email, or by phone. Sometimes, it relates to their protest, hearing, or tax issues, which she refers them to the tax office. Mr. Magill asked how the general public reached the TLO. Ms. Noack stated her number is on the website and that she also has cards to give or referrals from the ARB board members.

**DISCUSSION AND/OR ACTION RELATED TO RENEWAL OF MICROSOFT 365 LICENSES.**

Mr. Lindeen, IT Manager requested that the board approve the renewal subscription that the District has been using for two years. The pricing and terms were obtained through a government cooperative contract on the state DIR. Mr. Kieschnick motioned to approve the renewal and Ms. Sullivan seconded. The motion passed unanimously.

**CHIEF APPRAISER'S REPORT.**

Mr. Canales stated that 180,000 reappraisal notices were mailed throughout the county. The ARB has 34,000 protests, compared to 38,000 last year. A handout was provided to the Board by Mr. Canales stating that the new circuit breaker cap would affect large entities like the City of Corpus Christi, Nueces County, Farm to Market, and the Hospital District. For background, Mr. Canales explained that the Texas Legislature passed a "circuit breaker" law that applies a 20% taxable value cap placed on all real property with a value of \$5 million or less, except for homesteaded properties, exceptional appraisal land, and business personal property accounts. The Texas Legislature has only authorized the circuit breaker limitation for the 2024, 2025, and 2026 tax years. The Property Value Study is going on by the Comptroller's Office. At the next board



meeting, we will discuss the Reappraisal Pan. The new Board and existing Board members received the new Board of Directors Manual by the Comptroller's office. The financial audit will be presented at the August meeting.

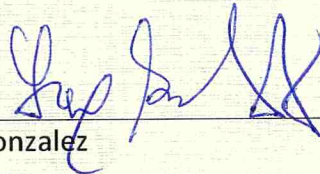
**ITEMS TO DISCUSS ON THE NEXT BOARD MEETING.**

Comments were made to discuss Board Policies, voting to add three more auxiliary members to the Appraisal Review Board, and discuss the Board appointment process.

**ADJOURNMENT.**

Ms. Hilpold motion to adjourn the meeting and Mr. Bhakta seconded. Motion passed. Meeting adjourned at 10:36 am.

SIGNED:



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Leo Gonzalez  
Secretary

