



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

The Board of Directors held a meeting on Wednesday January 8, 2025.

INVOCATION

Irene Lugo led the invocation.

PLEDGE OF ALLEGIANCE

Mr. Kieschnick led the Pledge of Allegiance.

ROLL CALL OF THE BOARD OF DIRECTORS

DIRECTORS:

Ed Bennett	<u>Present</u>
Deven Bhakta	<u>Present</u>
Caitlin Chupe	<u>Present</u>
John M. Cudd	<u>Present</u>
DeeAnna Heavilin	<u>Present</u>
Gabriele Hilpold	<u>Present*</u>
Kevin Kieschnick, Ex-Officio	<u>Present</u>
James Magill	<u>Present</u>
Sussie Sullivan	<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 @ 9:09*

CALL TO ORDER & DETERMINATION OF A QUORUM

The meeting of the Board of Directors of the Nueces County Appraisal District will be called to order at 9:00 am. A quorum was present, 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, Attorney directed the board members to read statement of officer and sign.

SWEARING IN OF ALL BOARD MEMBERS.

Retired Judge Robert Vargas swore-in the Board of Directors Members.

DRAWING TO DETERMINE TAXING ENTITIES APPOINTED BOARD OF DIRECTOR'S INITIAL TERM OF OFFICE.

Ms. Vera, Director of Administration, had a drawing for one-year or three-year terms on the appointed Board of Directors.

The one-year term board appointees are Mr. Deven Bhakta and Ms. Gabriele Hilpold one year term. Ms. Vera drew for Ms. Hilpold.

Three-year term Ms. Caitlin Chupe, Ms. DeeAnna Heavilin, and Ms. Susie Sullivan

ELECTION OF OFFICERS.

Mr. Kieschnick, acting chair, was taking nominations for the Chairman position. Mr. Bhakta nominated Mr. Kevin Kieschnick as Chairman. There were no more nominations on the floor, so nominations ceased. Mr. Kieschnick is Chairman by acclamation.

Nominations for Vice-Chair Mr. Cudd nominated Ms. Susie Sullivan, and Ms. Sullivan nominated Mr. Devin Bhakta. Ms. Sullivan rescinded her nomination. Mr. Bhakta, by acclamation, is Vice-Chair.

Nomination for Secretary Ms. Heavilin nominated Ms. Susie Sullivan for secretary. There were no more nominations on the floor, so nominations ceased. Ms. Susie Sullivan is Secretary by acclamation.

PUBLIC COMMENT.

None.

DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for December 11, 2024, Regular Meeting.
- b) Approval of the December 2024 Disbursements.
- c) Receipt of January 2025 Litigation Report.
- d) Section 25.25 (b) Correction of Appraisal Roll Notice.

Mr. Bhakta motioned to approve the consent agenda as presented, and Mr. Cudd seconded. Motion carried.



TAXPAYER LIAISON OFFICER'S REPORT.

Ms. Noack reported that there was nothing to discuss because the Appraisal Review Board (ARB) was not in session. She mentioned that a lawsuit had been filed against the ARB due to the improper appointment of an agent for a property owner. The agent representing the property owner was an attorney, and as officers of the court, they do not require formal appointments. The ARB was unaware that this representative was an attorney, which led to the dismissal of the case. The property owner subsequently filed a lawsuit. All relevant documentation was sent to the ARB's attorney, who also spoke with Mr. Tiller, the ARB Chair, and the matter has been resolved lawsuit dropped. Mr. Tiller will reopen the case, which is slated to be heard in February. Additionally, one of the ARB members appointed last month has resigned, and two remaining applicants have expressed interest in filling the vacancy.

DISCUSS AND CONSIDER RESCINDING ORDER DESIGNATING AUXILIARY APPRAISAL REVIEW BOARD MEMBER AND SETTING TERM OF OFFICE APPROVED ON DECEMBER 11, 2024; DISCUSS AND CONSIDER ORDER DESIGNATING AUXILIARY APPRAISAL REVIEW BOARD MEMBER AND SETTING TERM OF OFFICE.

Mr. Kieschnick needs a motion to rescind the previous order of designation dated December 11, 2024. Ms. Heavilin made the motion, and Mr. Cudd seconded it. The motion passed. Additionally, Mr. Kieschnick requires a motion to appoint either Patricia Cowan or Rose Ann Lopez. Ms. Susie Sullivan made the motion to appoint Rose Ann Lopez, which was seconded by Mr. Bennett. The Board of Directors then voted and appointed Rose Ann Lopez to the vacant position.

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

Ms. Roberts, Chief Appraiser, is requesting that the board of directors approve the Advisory Board Members. Mr. Kieschnick asked what the advisory board is, and Mr. Canales stated that the advisory board members work with the district staff to discuss cotton production and other agricultural produce. Since there is no discussion, Mr. Kieschnick is requesting a motion to approve. Ms. Chupe motioned to approve, and Mr. Cudd seconded the motion. Motion passed.

APPROVE A FINDING FOR THE METHOD OF PROCUREMENT (REQUEST FOR QUALIFICATIONS) FOR PROFESSIONAL APPRAISAL SERVICES TO INCLUDE THE APPRAISAL OF MINERAL, UTILITY, AND INDUSTRIAL PROPERTIES; AUTHORIZE THE PUBLISMENT OF A NOTICE; AND ADOPT AN ORDER DELEGATING EVALUATION AUTHORITY TO A SELECTION COMMITTEE.

Ms. Hinjosa-Persohn, Attorney, stated that she would like the board to approve the RFQ selection method discussed at the last board meeting. The order will give the district time to prepare the RFQ and the selection committee, so when the RFQs are received, the committee will start going through the RFQs and make a recommendation. The selection committee will be Mr. Ronnie Canales, Chief Appraiser; Ms. Leticia Roberts, Assistant Chief Appraiser; Willie Carrington,



Commercial Manager; Ms. Irma Vera, Director of Administration; and Chris Burnette, Manager Market Analyst/Land. Ms. Chupe made a motion to approve, and Mr. Bennett seconded. Motion passed.

DISCUSSION AND/OR ACTION TO PRINTING & MAILING CONTRACT WITH THE MASTERS TOUCH AND AUTHORIZE THE CHIEF APPRAISER TO EXECUTE THE RENEWAL.

Ms. Vera requests that the board approve the 2025 First Amendment and renewal to agree on printing and mailing services and have the Chief Appraiser execute the renewal. Ms. Sullivan made the motion, and Ms. Chupe seconded it. The 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.

No executive session.

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

CHIEF APPRAISER'S REPORT.

Mr. Canales stated that there is a TAAD Conference in Austin February 16-19, 2025, and if any board member would like to attend, please let us know. Mr. Kieschnick, Mr. Bennett, and Mr. Cudd will attend. Mr. Kieschnick stated that the Industrial companies will be at the conference since we are going for RFQ. CAMA, we will decide who will get the bid at the next meeting. The Legislation will soon be in session, and there are a lot of bills that will pass or not pass.

SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

Discuss Board Policies. Mr. Canales announced that the attorneys will arrange for a law firm to provide training to the board of directors regarding their legal responsibilities. Ms. Vela, the attorney, mentioned that she has not yet received confirmation but will inform the board as soon as she does. Mr. Canales indicated that once confirmation is received, the training will take approximately three hours. It will be up to the board to decide how they would like to schedule the training—either on a separate day or in conjunction with a regular board meeting.



ADJOURNMENT.

Meeting was adjourned at 9:28 am.

SIGNED:

Jusie Sullivan

Secretary

