

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 February 12, 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:

Kevin Kieschnick, Chair	<u>Present</u>
Deven Bhakta, Vice-Chair	<u>Absent</u>
Susie Sullivan, Secretary	<u>Present</u>
Ed Bennett	<u>Present</u>
Caitlin Chupe	<u>Present</u>
John M Cudd	<u>Present</u>
DeeAnna Heavilin	<u>Absent</u>
Gabriele Hilpold	<u>Absent</u>
James Magill	<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>

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 9:01 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.

PUBLIC COMMENT.

Mr. Kieschnick suggested that Ms. Sharon Davis, GSA, and Daniel Runco, True Prodigy, would give a presentation during the discussion of the CAMA vendor RFP.

DISCUSSION AND/OR ACTION, CONSENT AGENDA.

a) Approval of the Minutes for January 8, 2025, Regular Meeting.

Mr. Kieschnick asked if there was a motion to be approved. Mr. Cudd motioned to approve, and Mr. Bennett seconded the motion. Motion passed.

b) Approval of the January 2025 Disbursements.

There was no discussion on the January 2025 disbursements. Ms. Sullivan motioned to approve, and Mr. Cudd seconded the motion. The motion passed.

c) Receipt of February 2025 Litigation Report.

Mr. Cudd asked if attorneys do all presentations or if they get outside counsel. Attorneys handle all in-house. Mr. Cudd motioned, and Mr. Bennett made the second. Motion passed.

TAXPAYER LIAISON OFFICER'S REPORT.

Ms. Noack mentioned that a formal complaint has been filed against the Appraisal Review Board (ARB). Ornwel Tax Services is a consulting agency that represents around one thousand taxpayers and advocates for them during protests. They submitted one hundred fifty protests; however, these protests were not filed on time due to the lack of proper documentation. As a result, Mr. Tiller, the Chair of the ARB, denied the request for rescheduling because the necessary documentation was not provided. They have filed different types of protest motion to correct which will allow one hundred fifty to be heard. Ms. Cluck Auxiliary Appraisal Review Member resigned due to a better opportunity with more hours and beneficial benefits. The ARB members have held there training and officers have been sworn in. They have hearings on February 11th and 12th.

DISCUSSION AND/OR ACTION REGARDING ORDER RESCINDING APPOINTMENT OF APPRAISAL REVIEW BOARD AUXILIARY MEMBER.

Ms. Vera, Director of Administration, stated that Ms. Heidi Cluck declined to serve as an Auxiliary Member on the Appraisal Review Board, and at this time, there will be no appointment to fill the auxiliary position that has become vacant. Ms. Chupe made the motion to rescind the appointment, and Mr. Cudd seconded it. The motion passed.

DISCUSSION AND/OR ACTION RELATED TO THE 2025 APPRAISAL NOTICES PURSUANT TO §25.19 OF THE TEXAS PROPERTY TAX CODE.

Mr. Canales stated that in the first week of April all appraisal notices will be mailed regarding the value change. Ms. Sullivan motioned to send notices and Mr. Bennett seconded. Motion passed.



DISCUSSION AND/OR ACTION TO APPROVE SUBSCRIPTION AGREEMENT WITH SOLID BORDER FOR NETWORK SECURITY PURSUANT TO DIR COOPERATIVE CONTRACT; AUTHORIZE THE CHIEF APPRAISER TO EXECUTE THE CONTRACT.

Mr. Lindeen, the IT Manager, stated that the subscription is renewed annually. This year, he successfully negotiated to maintain the current price without any increase. The system is responsible for managing our backup servers, email security, spam firewalls, and other security measures. The agreement is negotiated through the DIR and does not require a bidding process. Ms. Sullivan made a motion to approve the purchase of the contract. If any changes are made to the agreement, it can be brought back to the board for ratification. Mr. Cudd seconded the motion.

DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 4TH QUARTER 2024 INVESTMENT REPORT.

Ms. Vera, Director of Administration, reported the quarter earned a 4.01% return on investment versus our benchmark of 4.40% average. The district collateralizes on balances, and \$65,738 goes into TexPool for investment. Mr. Bennett motion and Mr. Cudd seconded. Motion passed.

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

Ms. Vera reported that no changes were made after reviewing the investment policy per Texas Government Code chapter 2256, Public Funds Investment Act. Ms. Chupe motioned to adopt the Investment Policy, and Mr. Magill seconded. Motion passed.

DISCUSSION AND/OR ACTION TO ADOPT THE BOARD OF DIRECTORS POLICY MANUAL.

Mr. Kieschnick stated that this item will be an agenda item for five or six meetings to build on this policy and add a succession plan. Ms. Vela noted that the policies on the policy manual are statutorily required. The policy manual is a draft for the board's consideration. Mr. Kieschnick is requesting a motion to approve adding the succession plan. Mr. Cudd motion and Ms. Sullivan seconded. Motion passed.

DISCUSSION AND/OR ACTION TO DESIGNATE DIFFERENT MEETING DAY FOR BOARD OF DIRECTORS REGULAR MEETINGS.

The item will be discussed at the next board meeting to gather feedback from members who were absent about their preference for meeting days. Specifically, the board will ask if they are satisfied with holding meetings on Wednesdays or if they would prefer to move them to Thursdays. Mr. Bennett made a motion to table this discussion until the next meeting, which was seconded by Mr. Cudd. The motion passed.



DISCUSSION AND/OR ACTION TO SELECT A COMPUTER ASSISTED MASS APPRAISAL (CAMA) SOFTWARE VENDOR PURSUANT TO THE CAMA VENDOR REQUEST FOR PROPOSAL.

Mr. Kieschnick stated that the item would be open to public comment.

Ms. Sharon Davis, Executive Vice President of GSA, is giving a presentation on their services. It's a cloud-based web application with a complete software-as-a-service subscription. The company services 55 clients across five different states. The company has one code base. It's a framework that is built with various settings and modes on top. Capping, ceilings, and exemptions are flexible in the system. It just requires an update to a setting to be compliant.

Daniel Ronco, Co-founder of True Prodigy. Texas-based company in North Texas, and the company focuses on CAMA solutions for Texas Clients. 2017, the company was established, and it's a 100% cloud solution that is not hard coded. There is no charge to the district if any changes due to the legislatures. They are the first to architect a cloud solution that is highly stable and available to do the conversion in two to three months. The company handles everything; no 3rd party is needed

Ms. Roberts, Assistant Chief, reported on the CAMA (Computer Assistant Mass Appraisal) RFP. An automated system maintains property data, values properties, notifies owners, and ensures tax equity through uniform evaluations. CAMA maintains and utilizes numerous volumes of property information, such as characteristics, which are your cost, depreciation, ownership, exceptions, and all data. Four vendors responded to the RFP, and the committee evaluated the prospects. The committee made a side-by-side comparison. The district was able to attend demos for all four vendors. The committee brought their perspective to the table. Mr. Neil Lindeen, IT Manager, has expertise in technical aspects of the system's operational, functional, GIS, and mapping. Ms. Irma Vera, Director of Administration, has financial analysis, budgeting, forecasting, administrative operation, and organizational transformation expertise. Mr. Canales, Chief, Ms. Roberts, Assistant Chief, and Mr. Chris Burnett, Market Analysis Manager. The vendors were scored on general software design, operational, mass appraisal, and performance guidelines capabilities. A section was included if a product was needed. What would the price be to modify it? After going through all the scoring, True Prodigy got higher points. Mr. Kieschnick asked if True Prodigy charges per model. Mrs. Roberts stated that all models are included, and if the board approves True Prodigy, the district will negotiate and might not need all models for which the price will be lower. Mr. Bennett inquired as to who the district was using. Mrs. Roberts stated that Harris Govern is PACS. Ms. Roberts recommends True Prodigy for the district if the board approves. In full disclosure to the board, Ms. Vela, Attorney, said there is a pending federal lawsuit against True Prodigy. Its Harris Govern versus True Prodigy is currently pending in the Eastern Division in Federal Court. Mr. Lindeen provided his CAMA RFP opinion. Mr. Kieschnick is not ready to award the contract. Ms. Vela recommended selecting both and having them negotiate with the district and bring it back to the board. Mr. Kieschnick recommended going to visit other CADs that use GSA. Mr. Bennett asked how long the district expects to be on the software and the financial stability of both companies. Ms. Roberts stated that, hopefully, the district would like to go 10 years or even more; regarding financial stability, she didn't



check. Mr. Magill Morion to select True Prodigy and GSA as the final two candidates and to have the Appraisal District visit Odessa to check the CAMA, understand the stability of each company, understand when we will be utilizing our budget according to what we are going to make a final decision and whether monies will come from if it is above budget and to negotiate. Mr. Cudd seconded the motion. 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.

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

CHIEF APPRAISER'S REPORT.

Mr. Canales stated that at the TAAD Conference, he would like to stay in touch with the Board Members in case anything is needed. The Comptroller will be here next week to work on the MAPS (Methods and Assistance Program) review. On February 26, 2025, at 10:00 a.m., there will be two-hour training. The district is still working on the RFQ for qualifications for professional appraisal services, including mineral, utility, and industrial properties. We will have an update at the next board meeting.

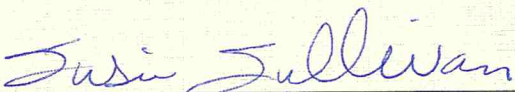
ITEMS SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

Study of the district appraisal every three years and update on the 3rd-floor renovation.

ADJOURNMENT.

Ms. Chupe motioned to adjourn, and Mr. Cudd seconded. The meeting adjourns at 11:18 am.

SIGNED:



Secretary

