



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 March 5, 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>Absent</u>
John Cudd	<u>Present</u>
DeeAnna Heavilin	<u>Present</u>
Gabriele Hilpold	<u>Present</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>Absent</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 9:00 am. A quorum was present, notice properly posted in accordance with 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 Minutes for February 12, 2025, Regular Meeting.
- b) Approval of the February 2025 Disbursements.
- c) Receipt of March 2025 Litigation Report.

Mr. Cudd motioned to approve the consent agenda. Mr. Bennett seconded. Motion passed.

TAXPAYER LIAISON OFFICER'S REPORT

Ms. Noack was not present to give the report.

DISCUSSION AND/OR ACTION TO RECEIVE RECOMMENDATION OF A THIRD-PARTY PROCUREMENT VENDOR, INCLUDING CHOOSING VENDOR.

Mr. Magill, Ms. Chupe, and Mr. Bhakta made three recommendations for selecting a third-party vendor. They suggest hiring an attorney to manage the process, a government finance officer that handles RFPs and RFQs, or a consultant procurement firm. The committee requires additional details and pricing, and they have requested more time to revise the options. The committee will provide an update at the next meeting. Mr. Bennett motioned the item be table, and Ms. Sullivan seconded the motion. The motion passed.

DISCUSSION AND/OR ACTION TO IDENTIFY FUNDING SOURCE FOR THIRD-PARTY PROCUREMENT VENDOR.

Ms. Vera stated that funding for the third-party procurement vendor will come from GASB 54, which the board approved in December. The funds are assigned to the third-floor remodeling and since we are not ready to start the project the money can be used for the third-party procurement vendor. Ms. Sullivan asked how much is in the funds. Ms. Vera stated five hundred eighty-six thousand. No action.

DISCUSSION AND/OR ACTION TO RECEIVE RECOMMENDATION OF OUTSIDE COUNSEL AND SELECTION OF OUTSIDE COUNSEL TO REPRESENT THE BOARD OF DIRECTORS.

Ms. Sullivan, Mr. Cudd, and Mr. Kieschnick serve on the research committee for outside counsel. Ms. Sullivan reported that the committee considered recommendations both locally and from outside the area. After reviewing a lengthy list, the committee narrowed it down to two firms. The selected firm is Bickerstaff Law Firm from Austin, particularly Mr. Cobby Caputo, who, along with his colleagues, holds numerous certifications that will be advantageous in representing the board of directors. The committee recommends engaging Bickerstaff Law Firm. Mr. Kieschnick requested authorization to contact Bickerstaff Law Firm to discuss a potential contract and indicated that he would return to the board for further consideration.



Mr. Magill then motioned to acquire Bickerstaff Law Firm as third-party legal counsel, and Mr. Cudd seconded the motion. The motion passed.

DISCUSSION AND/OR ACTION TO IDENTIFY FUNDING SOURCE FOR OUTSIDE COUNSEL.

Ms. Vera stated that funding for outside counsel will come from GASB 54 which the board approved of in December. The funds are assigned to the third-floor remodeling and since we are not ready to start the project the money can be used for the outside counsel.

PRESENTATION OF 2024 NCAD ANNUAL REPORT.

Ms. Roberts, Assistant Chief, presented the January 1, 2024, Annual Report. The Nueces County Appraisal District (NCAD) has prepared and published this Annual Report pursuant to IAAO's Standards on Public Relations to provide our taxing units, citizens, and taxpayers with a better understanding of the district's responsibilities and reappraisal activities, as well as the accomplishments of the Appraisal District over the past year. This report provides several details: a general introduction, information concerning budgetary and financial matters, an overview of the accomplishments of the appraisal district over the 2024 appraisal year, and a summary of the goals and results of the appraisal process, results of testing performed by the Texas Comptroller of Public Accounts Property Tax Assistance Division, and the results of the appeals process and certified values as reported to the taxing entities.

DISCUSSION REGARDING REAPPRAISAL PLAN AND THREE-YEAR STUDY OF NUECES COUNTY APPRAISED VALUES.

Ms. Roberts gave a five-year study of Nueces County Appraised Value. She stated that every property is in a school district. On her study she included Nueces County, Delmar College and Corpus Christi. Values increase and decrease depending on the it its part of the Reappraisal Plan and the property value study that the Comptroller performance.

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

Mr. Bennett motion to table the item and Ms. Hilpold second. Motion passed.

DISCUSSION AND RECEIPT OF A LIST OF ACTIVE APPRAISAL DISTRICT CONTRACTS.

Ms. Vera provided a list of active contracts for the Board of Directors.

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

Ms. Vela stated that the board of directors discussed the order of succession to be added to the board policy manual and gave language to the Chair of the board. Ms. Heavilin made the



motion to approve and amend the Board policy manual, and Ms. Sullivan 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 an open session.

The Board of Directors went into executive session at 10:16 am.

The Board of Directors returned to the open session at 10:28 am.

DISCUSSION AND/OR ACTION REGARDING THE CAMA RFP, INCLUDING REJECTION OF ALL PROPOSALS, OR OTHER ACTION RELATED TO THE STATUS OF THE CAMA RFP.

CHIEF APPRAISER'S REPORT

Mr. Canales gave a handout of things that were discussed at the TAAD Conference. On the 3rd floor two more rooms were added for the Appraisal Review Board to hear protests.

SUGGESTED ITEMS FOR NEXT REGULAR MEETING

ADJOURNMENT

Motion was made by Mr. Bennett to adjourn and Ms. Hilpold second. Meeting adjourned at 10:32 am.

SIGNED:


Secretary

