



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

The Board of Directors held a special meeting on Thursday June 12, 2025

INVOCATION

Debra Morin led 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>Present</u>
Susie Sullivan, Secretary	<u>Present</u>
Ed Bennett	<u>Present</u>
Caitlin Chupe	<u>Present</u>
John Cudd	<u>Present</u>
DeeAnna Heavilin	<u>Present</u>
Gabriele Hilpold	<u>Present</u>
James Magill	<u>Present</u>

NON-DIRECTORS:

Debra Morin, Interim 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 10:03 am. A quorum was present, a 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 Minutes for May 15, 2025, Regular Meeting.
- b) Approval of May 2025 Disbursements.
- c) Receipt of June 2025 Litigation Report.

No discussion on the consent agenda. Ms. Hilpold motion to approve and Mr. Bhakta seconded. Motion passed.

TAXPAYER LIAISON OFFICER'S REPORT.

Ms. Noack reported that there have been no comments, suggestions, or complaints submitted. She also informed the Board of Directors that she has completed TLO training and submitted the required certificate. The ARB will be utilizing a fifth panel next week due to the numerous protests that have been filed. Currently, the ARB has five vacancies but has received only three applications; these candidates will be appointed during the agenda item below. Additionally, Ms. Noack announced her resignation, which will take effect on December 31, 2025.

PRESENTATION OF 2026 PROPOSED BUDGET.

Ms. Vera, the Director of Administration, announced that the budget for 2026 has decreased by \$504,680 compared to 2025. Our CAMA funds will be allocated according to GASB 54 while the Request for Proposal (RFP) is being developed. A modification has been made to the organizational chart, with the Director of Administration now reporting directly to the Assistant Chief Appraiser. The budget calendar has also been revised based on the discussions from the last board meeting, which is scheduled for July 17, 2025. The goal is to ensure that everyone can attend to approve the budget promptly by September. We are reducing additional costs associated with medical benefits and TCDRS from 13.84% to 12.6%. This adjustment will allow us to decrease our contribution by \$66,128. Ms. Chupa raised a question about a budget discrepancy. Ms. Vera acknowledged that the amount was incorrect and stated she would correct it for the next board meeting.

DISCUSSION REGARDING DISTRICT PARKING.

Ms. Morin, Interim Chief Appraiser, announced that we now have 24 vehicles and have moved to the back parking lot of the district building. Additionally, we have secured 20 extra parking spaces from the Education Service Center for district employees. The side parking lot will be available at for taxpayers, members of the Board of Directors, and ARB members. Effective June 1, 2025, we will no longer be paying Mr. Marino Del Zotto \$1,600 per month for the use of his parking. Ms. Morin also mentioned that if he is interested in selling, if he would consider making an offer. He stated one million dollars for the grassy area.

DISCUSSION REGARDING THE REAPPRAISAL PLAN.

Ms. Morin mentioned that Mr. Cudd, a board member, had a question about the possibility of reappraising property every three years. She clarified that the district is already conducting appraisals under this schedule. Due to factors such as building permits and market activities, along with the Property Data System (PDS) review that occurs every two years with the comptroller's office, the district is required to analyze market data annually. This analysis can potentially impact the existing three-year appraisal cycle. Comprehensive appraisal is performed once every three years, although taxpayers in high-traffic areas or those experiencing significant activity may receive updated market data upon request, allowing them to access pertinent information. Additionally, Ms. Hilpold, another board member, reported receiving four calls praising the appraisers and Ms. Morin for the way they handled the protests. The appraisers were effective in their work, as they only needed to consult one source, which showed their expertise.

DISCUSSION AND /OR ACTION RELATED TO THE SELECTION OF AN ELECTRICITY PROVIDER; AND AUTHORIZE THE INTERIM CHIEF APPRAISER TO ENTER INTO AGREEMENT.

Mr. Marco Arredondo, a professional engineer with fifteen years of experience in the energy industry, has been assisting the district in selecting electricity providers since 2004. He discussed recent market trends and the advantages of securing a longer-term contract with fixed rates, particularly in light of the potential impact that a Texas power plant could have on prices. Mr. Bhakta made a motion for the Interim Chief Appraiser to negotiate a low-energy provider contract for a duration of up to five years, and Ms. Sullivan seconded the motion. The motion passed, with Mr. Cudd abstaining from the vote.

DISCUSSION REGARDING THE EAGLEVIEW CONTRACT FOR AERIAL IMAGING (PICTOMETRY).

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 the Executive Session, the Board of Directors may take such action as appropriate in an open session.

The Board of Directors went into the executive session at 10:57 am.

The Board of Directors went into open session at 11:40 am.

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

No action taken on executive session.

DISCUSSION AND/OR ACTION TO APPROVE ORDER DESIGNATING AUXILIARY APPRAISAL REVIEW BOARD MEMBER(S) AND SETTING TERM(S) OF OFFICE.

Ms. Noack reported that there are five openings on the board, but only three applicants are available. She recommended appointing three new members for a two-year term, which would mean their terms would expire on December 31, 2026. However, Ms. Vela, the Attorney, clarified that according to Tax Code 6.41D, a vacancy on board should be filled for the unexpired portion of the term, meaning it would end in 2025, not 2026. Mr. Cudd then made a motion to accept all applicants, which was seconded by Ms. Sullivan. The motion passed. Mr. Kieschnick motion to accept accordance to the tax code that these terms expire December 31, 2025, Mr. Cudd seconded the motion. Motion passed.

INTERIM CHIEF APPRAISER'S REPORT.

Ms. Morin stated that, as of today, a total of 32,342 protests have been filed. More agents are completing the forms for taxpayers instead of requiring them to do it themselves. Currently, we have 13,738 taxpayers and 18,604 forms submitted by agents. Since we opened the portal to everyone, agents have been able to assist more effectively, which has made the transition smoother as they can file electronically. Ms. Morin also spoke with Mr. Jeff Smith, indicating that the audit needs to be completed by our board of directors meeting on July 17th. The vehicles that were approved for auction have been sold, and the proceeds will be used to replace the car that was totaled in an accident last year. The insurance money we receive will enable us to purchase a new vehicle.

SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

List of contracts and expiration, RFP TY Pickett, three-year budget comparison, tax exemptions on religious churches.

ADJOURNMENT.

Mr. Cudd motioned to adjourn, and Mr. Bennett seconded. The meeting adjourned at 11:53 am.

SIGNED:



Secretary