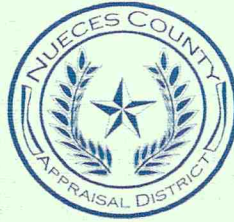


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KARA SANDS
CLERK OF THE COUNTY COURT
NUECES COUNTY, TEXAS



*Nueces County Appraisal District
201 N. Chaparral, Ste. 206
Corpus Christi, Texas 78401-2503*

*Debra Morin, RPA, RTA, CCA
Nueces County Interim Chief Appraiser*

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NOTE NEW MEETING DAY AND TIME

**AGENDA OF THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT**

The Board of Directors of the Nueces County Appraisal District will hold a Regular Meeting at **10:00 am** on **Thursday September 11, 2025**, in the **Board of Directors Room, 1st Floor, Nueces County Appraisal District office, 201 N. Chaparral, Corpus Christi, Texas 78401**. **Up to four (4) members may participate remotely**. The meeting will also be live streamed. Go to <http://www.nuecescad.net/Board-of-Directors-Agendas-and-Minutes> and click under "Livestream" for this meeting.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact Irene Lugo at (361) 881-9978 at least 48 hours in advance so that appropriate arrangements can be made. Personas incapacitadas que desean atender esta junta favor de llamar a Irene Lugo a las menos 48 horas de antemano a (361) 881-9978 para hacer los apropiados arreglos.

Persons addressing the Board under the visitor's/audience comments and questions (Public Comment) portion of the meeting should limit their comments to a maximum of three (3) minutes, except that persons addressing the Board through a translator shall limit their comments to six (6) minutes.

Please be advised that during "Public Comment" the Open Meetings Act prohibits the Board of Directors from responding and discussing your comments at length. The law only authorizes them to do the following:

- a) make a statement of factual information, and or
- b) recite an existing policy in response to the inquiry, and or
- c) advise the entity that this subject will be placed on the agenda at a later date, and or
- d) receive information.

No board member, staff person or members of the audience shall berate, embarrass, accuse or show any personal disrespect for any member of the staff, board members or public at any board meeting. This policy is not meant to restrain a citizen's first amendment rights.

PUBLIC NOTICE is given that the Nueces County Appraisal District Board of Directors may go into a closed meeting (executive session) at any time during the meeting in order to discuss matters listed on the agenda, when authorized by the provisions of the Texas Government Code. In the event the board elects to go into a closed meeting (executive session) regarding any agenda item, the section or sections of the Open Meetings Act authorizing the closed meeting (executive session) will be publicly announced by the presiding officer.

The subjects listed below will be the items upon which formal action may be taken. The subjects do not have to be taken in the order listed here but may be brought up in any order at the discretion of the board.

1. **INVOCATION.**
2. **PLEDGE OF ALLEGIANCE.**
3. **ROLL CALL OF THE BOARD OF DIRECTORS.**

DIRECTORS:

Kevin Kieschnick, Chair _____
Deven Bhakta, Vice-Chair _____
Susie Sullivan, Secretary _____
Ed Bennett _____
Caitlin Chupe _____
John Cudd _____
DeeAnna Heavilin _____
Gabriele Hilpold _____
James Magill _____

NON-DIRECTORS:

Debra Morin, Interim Chief Appraiser _____
Melissa Vela, Attorney _____
Terri Noack, TLO _____

4. **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 and let the record show that a quorum of the Board Members are present; that this meeting has been duly called; and that notice of this meeting has been 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.

5. **PUBLIC COMMENT.**
6. **DISCUSSION AND/OR ACTION, CONSENT AGENDA.**

- a) Approval of the Minutes for August 14, 2025, Regular Meeting.
- b) Approval of August 2025 Disbursements.
- c) Receipt of September 2025 Litigation Report.
- d) Receipt of Statement of Expenditures as of August 31, 2025.

7. **TAXPAYER LIAISON OFFICER'S REPORT.**
8. **DISCUSSION AND/OR ACTION REGARDING ANNUAL EVALUATION OF TAXPAYER LIAISON OFFICER.**
9. **RECEIVE UPDATE ON 2024 FINANCIAL AUDIT.**

10. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.

11. RECEIVE CHIEF APPRAISER RAMIRO "RONNIE" CANALES' LETTER OF RETIREMENT EFFECTIVE ON JANUARY 1, 2026.

12. DISCUSSION AND/OR ACTION REGARDING PROCESS FOR REPLACING CHIEF APPRAISER.

13. 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 the 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.

- A. Consultation with board attorney and deliberation regarding the employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief Appraiser and Assistant Chief Appraiser. (Texas Government Code sections 551.071 and 551.074)
- B. Discuss Nueces County Appraisal District security measures and related matters. (Texas Government Code section 551.089)

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

15. INTERIM CHIEF APPRAISER'S REPORT.

- A. Update-TAAO 86th Annual Conference-Round Rock TX, August 24-27, 2025
- B. Update- 38th Ad Valorem Legal Seminar- San Antonio, Tx, September 17-19, 2025.
- C. Update- Public Investment Funding Training October 1-2, 2025
- D. Board Member Appointments –Nominations due by October 2, 2025.
- E. Update-Circuit Breaker expiration 2026.
- F. Update-Auction of office furniture.

16. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

17. ADJOURNMENT.

SIGNED:



Debra Morin, RPA, RTA, CCA
Interim Chief Appraiser