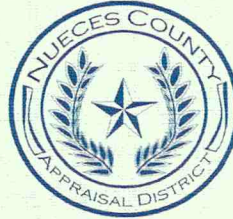


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CLERK OF THE COUNTY COURT  
NUECES COUNTY, TEXAS



*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 November 13, 2025**, in the Board of Directors Room, 1<sup>st</sup> 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 September 11, 2025, Regular Meeting.
- b) Approval of the Minutes for October 30, 2025, Special Meeting.
- c) Approval of September and October 2025 Disbursements.
- d) Receipt of November 2025 Litigation Report.
- e) Receipt of Statement of Expenditures as of September 30, 2025, and October 31, 2025.

f) Section 25.25 (b) Correction of Appraisal Roll Notice 3<sup>rd</sup> quarter.

7. TAXPAYER LIAISON OFFICER'S REPORT.
8. DISCUSSION AND/OR ACTION TO APPROVE ORDER DESIGNATING APPRAISAL REVIEW BOARD MEMBERS AND AUXILIARY APPRAISAL REVIEW BOARD MEMBERS; SETTING TERMS OF OFFICE.
9. DISCUSSION AND/OR ACTION TO SELECT AN ARB CHAIRPERSON AND SECRETARY FOR THE 2026 YEAR.
10. DISCUSSION AND/OR ACTION REGARDING ANNUAL EVALUATION OF TAXPAYER LIAISON OFFICER.
11. DISCUSSION AND/OR ACTION REGARDING PROCESS FOR HIRING TAXPAYER LIAISON OFFICER.
12. DISCUSSION AND/OR RECEIPT OF NOTICE OF INVALID FINDINGS RELATED TO 2024 PROPERTY VALUE STUDY.
13. DISCUSSION AND/OR RECEIPT OF REPORT REGARDING METHODS AND ASSISTANCE PROGRAM (MAPS) REVIEW.
14. DISCUSSION AND/OR ACTION TO MAKE A FINDING FOR THE METHOD OF PROCUREMENT (REQUEST FOR PROPOSALS) FOR COMPUTER ASSISTED MASS APPRAISAL SYSTEM (CAMA); AUTHORIZE PUBLISHING A NOTICE; AND ADOPT AN ORDER DELEGATING EVALUATION AUTHORITY TO A SELECTION COMMITTEE.
15. DISCUSSION AND/OR ACTION RELATED TO THE 2024 FINANCIAL AUDIT.
16. DISCUSSION AND/OR ACTION RELATED TO GASB 54/DESIGNATION OF FUNDS.
17. DISCUSSION AND/OR ACTION RELATED TO THE 3<sup>RD</sup> QUARTER 2025 INVESTMENT REPORT.
18. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.
19. DISCUSSION AND/OR ACTION TO APPROVE HOLIDAY SCHEDULE.
20. DISCUSSION AND/OR ACTION ON SALARY AND BENEFITS FOR THE INTERIM CHIEF APPRAISER.

**21. DISCUSSION AND/OR ACTION RELATED TO AMENDING THE BOARD OF DIRECTORS POLICY MANUAL TO INCLUDE ADDITIONAL POLICIES.**

**22. DISCUSSION AND/OR ACTION TO ASSIGN AMENDMENT AND DEVELOPMENT OF THE BOARD OF DIRECTORS POLICY MANUAL TO COBBY CAPUTO AND BICKERSTAFF HEATH DELGADO ACOSTA LLP.**

**23. 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. Discuss Nueces County Appraisal District security measures and related matters. (Texas Government Code section 551.089)
- B. Consult with legal counsel regarding Appraisal Review Board (ARB) member appointments and removals. (Texas Government Code section 551.071)

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

**25. INTERIM CHIEF APPRAISER'S REPORT.**

- A. Update – Member appointments to the Board of Directors.
- B. Update – Holiday gathering(s).
- C. Next Board Meeting Date: December 11, 2025.

**26. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.**

**27. ADJOURNMENT.**

SIGNED:



Debra Morin, RPA, RTA, CCA  
Interim Chief Appraiser