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Nueces Central Appraisal District
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Debra D. Morin, RPA, RTA, CCA
Chief Appraiser

NOTE NEW MEETING DAY AND TIME

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

The Board of Directors of the Nueces Central Appraisal District will hold a Regular Meeting at **9:00 a.m. on Thursday April 9, 2026**, in the Board of Directors Room, 1st Floor, Nueces Central 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 Central 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:

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

NON-DIRECTORS:

| | |
|--------------------------------------|-------|
| Debra Morin, Chief Appraiser | _____ |
| Jared Garcia, Deputy Chief Appraiser | _____ |
| Melissa Vela, Attorney | _____ |
| Brian McCabe, TLO | _____ |

4. CALL TO ORDER & DETERMINATION OF A QUORUM.

The meeting of the Board of Directors of the Nueces Central 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 March 12, 2026 Regular Meeting.
- b) Approval of March 2026 Disbursements.
- c) Receipt of April 2026 Litigation Report.
- d) Receipt of Expenditures as of March 31, 2026.
- e) Section 25.25 (b) Correction of Appraisal Roll Notice 1st quarter.

7. TAXPAYER LIAISON OFFICER'S REPORT.

8. DISCUSSION AND/OR ACTION TO APPROVE ORDER DESIGNATING APPRAISAL REVIEW BOARD MEMBER; SETTING TERM OF OFFICE.
9. DISCUSSION AND/OR ACTION TO APPROVE THE CHIEF APPRAISER'S APPOINTMENT OF TWO ADDITIONAL AGRICULTURAL ADVISORY BOARD MEMBERS, PURSUANT TO TAX CODE SECTION 6.12.
10. DISCUSSION AND/OR ACTION TO APPROVE THE THIRD FLOOR PROJECT.
11. DISCUSSION AND/OR ACTION TO DESIGNATE FROST BANK AS THE DISTRICT'S DEPOSITORY PER RFP-2023-02; APPROVE THE DEPOSITORY BANKING SERVICES CONTRACT; AND AUTHORIZE THE CHIEF APPRAISER TO EXECUTE THE CONTRACT.
12. DISCUSSION AND/OR ACTION TO REDESIGNATE BUDGETED POSITIONS TO CREATE AN IN-HOUSE JANITORIAL POSITION.
13. DISCUSSION AND/OR ACTION TO APPROVE COMPUTER ASSISTED MASS APPRAISAL SYSTEM (CAMA) CONTRACT WITH TRUE PRODIGY TECH SOLUTIONS, LLC.
14. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.
15. 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 legal issues related to excess budget funds (Texas Government Code Sections 551.071)
16. DISCUSSION AND/OR ACTION RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION.
17. CHIEF APPRAISER'S REPORT.
 - A. Update - Appraisal Notices mailed April 1, 2026.
 - B. Update - Public Outreach for 2026.
 - C. Update - Purchase of security cameras.
 - D. Update - District Name Change.
 - E. Update - March 24, 2026, power outage.
 - F. Next board meeting date: May 14, 2026, at 9:00 a.m.
18. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.
19. ADJOURNMENT.

SIGNED:

A handwritten signature in black ink that reads "Debra D. Morin". The signature is written in a cursive style with a horizontal line underneath the name.

Debra D. Morin, RPA, RTA, CCA

Chief Appraiser