



*Nueces County Appraisal District
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**REGULAR MEETING FEBRUARY 12, 2026
MINUTES OF THE BOARD OF DIRECTORS
NUECES COUNTY APPRAISAL DISTRICT**

The Board of Directors HELD A MEETING ON Thursday February 12, 2026, in the Board of Directors Room, 1st floor, Nueces County Appraisal District, 201 N Chaparral, Corpus Christi, Texas 78401.

1. INVOCATION.

Irene Lugo led the invocation.

2. PLEDGE OF ALLEGIANCE.

Mr. Bhakta led the Board of Directors with the Pledge of Allegiance to the United States and Texas Flags.

3. ROLL CALL OF THE BOARD OF DIRECTORS.

DIRECTORS:

Deven Bhakta, Chair	<u>Present</u>
Caitlin Chupe, Vice-Chair	<u>Absent</u>
Susie Sullivan, Secretary	<u>Present</u>
Ed Bennett	<u>Present</u>
John Cudd	<u>Present</u>
DeeAnna Heavilin	<u>Present</u>
Gabriele Hilpold	<u>Present</u>
Kevin Kieschnick, Ex Officio	<u>Present</u>
James Magill	<u>Present</u>

NON-DIRECTORS:

Debra Morin, Chief Appraiser	<u>Present</u>
Melissa Vela, Attorney	<u>Present</u>
Brian McCabe, TLO	<u>Present</u>

Ms. Susie Sullivan arrived at 9:05 a.m.

4. CALL TO ORDER & DETERMINATION OF A QUORUM.

The meeting of the Board of Directors of the Nueces County Appraisal District was called to order by Chairman Bhakta at 9:01 a.m. and a quorum was certified as present. No conflicts of interest were disclosed.

5. PUBLIC COMMENT.

None

6. DISCUSSION AND/OR ACTION, CONSENT AGENDA.

- a) Approval of the Minutes for January 8, 2026, Regular Meeting.
- b) Approval of January 2026 Disbursements.
- c) Receipt of February 2026 Litigation Report.
- d) Receipt of Expenditures as of January 31, 2026.

Mr. Kieschnick motion to approve consent agenda and Mr. Cudd seconded. Motion passed.

7. TAXPAYER LIAISON OFFICER'S REPORT.

Mr. McCabe presented his report to the board.

8. DISCUSSION AND/OR ACTION RELATED TO THE 2026 APPRAISAL NOTICES PURSUANT TO § 25.19 OF THE TEXAS PROPERTY TAX CODE.

Ms. Morin informed the board that notices will be mailed out on April 1st to all taxpayers.

9. DISCUSSION AND/OR ACTION RELATED TO THE APPROVAL OF THE APPRAISAL DISTRICT'S 4TH QUARTER 2025 INVESTMENT REPORT.

Ms. Williams, Interim Director of Administration, presented the Fourth Quarter 2025 Investment Report. Ms. Hilpold moved to approve the Fourth Quarter 2025 Investment Report. Ms. Sullivan seconded the motion. The motion carried.

10. DISCUSSION AND/OR ACTION TO ADOPT THE DISTRICT'S 2026 INVESTMENT POLICY INCLUDING RESOLUTION.

Ms. Williams reported that there were no changes to the 2026 Investment Policy. Mr. Kieschnick moved to approve the 2026 Investment Policy. Mr. Magill seconded the motion. The motion passed.

11. DISCUSSION AND/OR ACTION TO APPROVE SELECTION AND AWARD OF THE COMPUTER ASSISTED MASS APPRAISAL SYSTEM (CAMA) RFP; AUTHORIZE CHIEF APPRAISER TO EXECUTE CONTRACT.

Ms. Morin reported that the committee completed the Request for Proposals (RFP) process for the Computer Assisted Mass Appraisal (CAMA) system. After review and evaluation of the proposals received, True Prodigy was selected as the recommended vendor. A contract will be brought back to the Board for consideration and approval at a future meeting. Ms. Sullivan

moved to approve the selection of True Prodigy as the vendor for the CAMA system. Mr. Cudd seconded the motion. The motion passed.

12. DISCUSSION AND/OR ACTION TO APPROVE CONTRACT WITH SECURITY 101 HOLDINGS, INC. FOR A VIDEO CAMERA SYSTEM AND SERVICES PURSUANT TO TIPS #230202.

Mr. Kieschnick motion to table until the next meeting and Mr. Magill seconded the motion. Motion passed.

13. DISCUSSION AND/OR ACTION REGARDING UPDATING AUTHORIZED USER(S) FOR TEXPOOL ACCOUNT.

Ms. Sullivan moved to authorize designated users for TEXPOOL. Mr. Bennett seconded the motion. The motion passed.

14. PRESENTATION REGARDING TRUTH IN TAXATION IN RELATION TO THE APPRAISAL DISTRICT.

Mr. Kieschnick gave a presentation to the board on how Truth in Taxation works.

15. DISCUSSION AND/OR ACTION TO RATIFY PURCHASE OF SUBSCRIPTION WITH SOLID BORDER FOR NETWORK SECURITY PURSUANT TO DIR COOPERATIVE CONTRACT #4850.

Mr. Cudd made a motion to ratify the Solid Border subscription. Mr. Bennett seconded the motion. The motion passed.

16. DISCUSSION AND/OR ACTION TO APPROVE THE THIRD FLOOR RENOVATION PROJECT.

Mr. Magill motioned to table until the next meeting and Mr. Kieschnick seconded. Motion passed.

17. DISCUSSION AND/OR ACTION TO REDESIGNATE BUDGETED POSITIONS.

Ms. Morin requested Board approval to redesignate an ARB Administrator holding a Registered Professional Appraiser (RPA) license to oversee district employees who facilitate the annual Appraisal Review Board (ARB) process. Ms. Kieschnick moved to approve the redesignation. Ms. Hilpold seconded the motion. The motion passed.

18. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.

Ms. Williams reported that the following contracts will be coming up for renewal or procurement: Janitorial Services, Bank Depository, and Microsoft 365.

19. 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.

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

21. CHIEF APPRAISER'S REPORT.

Ms. Morin reported on the following items:

- Update - MAPS (Methods and Assistance Program) Final 2025 Report
- Update - Property Value Study Final 2025 Report
- Update – NCAD hours of operation
- Update – TAAD Conference February 22-25, 2026
- Update- Truck #48 Vehicle Accident
- Next board meeting date: March 12, 2026, at 9:00 a.m.

22. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.

None.

23. ADJOURNMENT.

Ms. Hilpold made a motion to adjourn. The motion was seconded. The motion passed. The meeting adjourned at 9:59 a.m.

SIGNED:



Secretary