



Nueces Central Appraisal District

Debra D. Morin, RPA, RTA, CCA, CTA
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AUG 07 2026

KARA SANDS
CLERK OF THE COUNTY COURT
NUECES COUNTY, TEXAS

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 August 13, 2026, in the Board of Directors Room, 1st Floor, Nueces Central Appraisal 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 aid 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 July 9, 2026, Regular Meeting.
- b) Approval of July 2026 Disbursements.
- c) Receipt of August 2026 Litigation Report.
- d) Receipt of Expenditures Budget vs Actual as of July 31, 2026.

7. **TAXPAYER LIAISON OFFICER'S REPORT.**

8. **DISCUSSION AND/OR ACTION RELATED TO THE 2ND QUARTER 2026 INVESTMENT REPORT.**

9. **DISCUSSION AND/OR ACTION TO RATIFY THE FIVE-YEAR SPECTRUM INTERNET SERVICE CONTRACT.**

10. **DISCUSSION AND/OR ACTION TO APPROVE ORDER OF GENERAL ELECTION FOR THE NOVEMBER 3, 2026 ELECTION OF APPRAISAL DISTRICT BOARD OF DIRECTORS ("ELECTION"); APPROVE REQUIRED NOTICE.**

11. **DISCUSSION AND/OR ACTION TO APPROVE REQUIRED NOTICE OF DRAWING FOR A PLACE ON THE BALLOT AND PROPOSED DATE FOR DRAWING (RELATING TO THE ELECTION).**

12. DISCUSSION AND/OR ACTION TO APPOINT AGENT TO HOLD OFFICE HOURS PURSUANT TO THE TEX. ELECTION CODE (RELATING TO THE ELECTION).
13. DISCUSSION AND/OR ACTION TO SELECT DZIADEK A/C & REFRIGERATION, LLC FOR HVAC UNIT REPLACEMENT AND MAINTENANCE SERVICES PURSUANT TO IFB NO. 2026-01; APPROVE THE HVAC CONTRACT; AND AUTHORIZE CHIEF APPRAISER TO EXECUTE CONTRACT.
14. DISCUSSION AND/OR ACTION REGARDING EDUCATION SERVICE CENTER REGION 2 PARKING CONTRACT; AND AUTHORIZE CHIEF APPRAISER TO EXECUTE CONTRACT.
15. RECEIVE REPORT IDENTIFYING CURRENT APPRAISAL DISTRICT CONTRACTS.
16. 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. DISCUSSION AND/OR ACTION RELATED TO THE CHIEF APPRAISER'S EMPLOYMENT, EVALUATION, AND DUTIES PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.074.
 - B. PERSONNEL UPDATE PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.074.
17. DISCUSSION AND/OR ACTION RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION.
18. CHIEF APPRAISER'S REPORT.
 - A. Certification of 2026 Appraisal Roll.
 - B. Update - 2025 Financial Audit.
 - C. Update - Third Floor Project.
 - D. Update - Building Maintenance.
 - E. Update - Public Surplus Auction.
 - F. Next BOD meeting date September 10, 2026, at 9:00 am.
19. SUGGESTED ITEMS FOR THE NEXT REGULAR MEETING.
20. ADJOURNMENT.

SIGNED:



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Chief Appraiser