

SAN PATRICIO COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS MEETING

October 11, 2016

John Curlee - Chairman of the Board, presided over the regular meeting of the Board of Directors for the San Patricio County Appraisal District scheduled for Tuesday, October 11, 2016 at 9:00 a.m.

*Present:* John Curlee, Bill Wilson, Dr. Anne Matula, Jan Whiteley, Rufino Lozano-Chief Appraiser, Diana Moss-Secretary.

*Absent:* Dalia Sanchez

*Visitors:* Jo Ann Ehmann – Ingleside on the Bay

*Public Comments:* None

*Minutes:* The Board considered and reviewed the minutes from the regular meeting on September 13, 2016. A motion was made by Mr. Wilson with a second to the motion by Dr. Matula. The motion carried unanimously.

*Accounts Payable:* The Board considered and reviewed the accounts payable from August, 2016. A motion was made by Dr. Matula to approve the accounts payable with a second to the motion by Mrs. Whiteley. The motion carried unanimously.

The Board considered and reviewed the accounts payable from September, 2016. A motion was made by Mr. Wilson to approve the accounts payable with a second to the motion by Mrs. Whiteley. The motion carried unanimously.

*Survey Cards:* The Board considered and reviewed the Appraisal District Survey Cards. The Board acknowledged the report on the survey cards for September, 2016.

*Furniture Purchase for the Lobby Area:* The Board considered and reviewed the list of furniture required for the addition to the lobby. The bid also included purchasing new chairs for the front area. Mr. Lozano stated that we have chairs and he did not see the need to purchase more chairs. He said they are not all matching, but are functional. Mr. Wilson made a motion to approve the purchase price of \$11,550.71 and instructed Mr. Lozano to contact an Accessibility Consultant to oversee the plans. A second to the motion was made by Dr. Matula. The motion carried unanimously. Mr. Wilson recommended Sue Corey out of Corpus Christi to review the plans. The Board would consider at a later date replacing the front area chairs.

*Plan Assessment for Plan Year 2017 for the TCDRS:* The Board considered and reviewed the Plan Assessment for Plan Year 2017. Mr. Lozano said that this is our annual plan and went over the figures with the Board. The Board asked Mr. Lozano to gather some figures as to how we stand with the employer matching compared to other districts and to include San Patricio

County. The Board asked Mr. Lozano to bring in representative from TCDRS to review the rate changes. This agenda item will be tabled until the November 15, 2016 meeting.

*Approve a resolution from SPCAD Board of Directors supporting legislation which mandates disclosure of residential property sales:* Mr. Wilson said he has served just less than four years on this Board and one of the things I am continually amazed at is what ties our hands to provide good service which is structured by state law. My viewpoint is I have no other interest then try to improve and when I reach the point I cannot help this system work better than I am no longer of use to this Board. We need to make improvements on the operational level and we need to look at the bigger scale. Mr. Wilson continued to express his concern over fairness and accuracy serving taxpayers. He believes that the only way to do this is by disclosure of sales pricing. Mr. Wilson read the first Resolution into record. Mr. Wilson made the motion that the San Patricio County Appraisal District Board approve supporting legislation which mandates disclosure of residential property sales and that the Board distribute this Resolution to each representing taxing entities Board or Council for consideration and support. A second to the motion was made by Dr. Matula. The motion carried 3 to 1 with Mrs. Whiteley opposing.

Mr. Wilson stated that if legal counsel has no objection, that we also send this resolution to each Appraisal District Board in Texas for consideration and support.

The Board took a recess from 10:25 am to 10:35 am.

*Approve a resolution or other correspondence from the Board of Directors of SPCAD to taxing units which participate in SPCAD encouraging those taxing units to require that property owners who are granted abatements must disclose sales prices and construction costs during the term of any tax abatements:* Mr. Wilson read the second Resolution into record. Dr. Matula made the motion that the San Patricio County Appraisal District Board approves the Resolution encouraging those taxing units to require that property owners who are granted abatements must disclose sales prices and construction costs during the term of any abatement. A second to the motion was made by Mrs. Whiteley. The motion carried unanimously

*Approve a resolution from SPCAD Board of Directors supporting legislation which would allow a local appraisal district to issue a certified tax roll to given taxing entity when that entity's property value have 5% or less under protest or dispute:* Mr. Wilson read the third Resolution into record. Mrs. Whiteley made a motion that the San Patricio County Appraisal District Board support legislation which would allow a local appraisal district to issue a certified tax roll to given taxing entity when that entities' property value have 5% or less under protest or dispute. A second to the motion was made by Dr. Matula. The motion carried unanimously.

Mr. Wilson stated that the Board considers supporting each Resolution and that if legal counsel agrees that distribution and identifying support for legislation from other public entities (cities, school districts and counties) and other appraisal districts that he might suggest that it might be inappropriate for us to contact other appraisal district, but we can contact public entities.

*Litigation:* Mr. Lozano gave a brief update on litigation

*Executive Session:* The Board went into Executive Session at 10:50 am.

*Open Session:* The Board went back into Open Session at 12:06 pm.

Mr. Curlee stated that no action was taken during executive session.

*Report by Chief Appraiser:*

*a. Financial and Operation:* Mr. Lozano gave the financial and operations report. Mr. Wilson asked that we set up a schedule with the entities on collection of delinquent accounts.

*b. Re-appraisal Plan:* The District is continuing the 2017 reappraisal and review of accounts for processing and updates.

*c. MAP Review:* The District has continued sending information to the auditor.

*d. SPCAD Organization Chart:* Mr. Lozano went over the organization chart with the Board.

*e. Taxpayer Information Handout:* The Board considered and reviewed the information available to the taxpayer. The Board has requested the Appraisal District implement a one page handout that simplifies the process of how to protest there property after the notice of appraisal value has been mailed. The handout should be numbered steps and the first should include contacting the Appraisal District with the telephone number clearly identifiable then continue with the next steps walking the taxpayer through the protest process.

Mr. Curlee asked Mr. Lozano to give an update about the emails that have been going back and forth concerning the tax ceiling freeze amounts. Mr. Curlee stated that the Tax Office asked that this information gets settled as soon as possible. Mr. Wilson stated that we paid \$300,000 for a system that both the Appraisal District and County would be using. The County will not move forward if we are having these types of errors. Mr. Lozano asked to consider purchasing another remote access. Mr. Curlee stated to purchase it and move forward.

*New Business for Following Agenda:* The meeting for November has been changed from the 8<sup>th</sup> which is Election Day to the 15<sup>th</sup> at 9:00 am.

*Adjourn:* The meeting was adjourned at 12:40 p.m. by Mr. Curlee.

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Chairman

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Secretary