

**MINUTES  
OF THE  
SAN PATRICIO COUNTY APPRAISAL DISTRICT  
BOARD OF DIRECTORS PUBLIC HEARNG MEETING  
MARCH 19, 2019**

**Meeting called to order by Mr. John Curlee @ 8:40 am**

**Item #1. Invocation – Mr. Robert Cenci, Chief Appraiser**

**Item #2. Pledge of Allegiance Led by Mr. John Curlee, Chairman**

**Item #3. Roll Call: Mr. John Curlee, Dr. Anne Matula, and Ms. Billie Jo Tennill, and Mr. Bill Wilson**

**Absent: Ms. Dalia Sanchez**

**Also, in attendance; Mr. Robert Cenci - Chief Appraiser, Assistant Chief Appraiser – Shirley Madej and Ms. Julie Overstreet - Recording Secretary.**

**Item #4. Public Comment: none**

**Item #5. Approval of minutes of February 19, 2019 BOD Regular Hearing Meeting: Ms. Tennill moved to approve the minutes; motion was seconded by Mr. Wilson. Motion passed unanimously.**

**Item #6. Consideration regarding Appraisal District Survey Cards: Board took notice.**

**Item # 7 Financial Report;**

- A. Review of Accounts payable: Board took notice.**
- B. Review of Balance Sheet: Mr. Cenci discussed the Agency fund; no other payments have been made at this time. It was discussed that attorney fees of \$48, 000 were possibly refunded by the law firm. The base tax for each account would be hard to figure out as some did not accrue attorney fees. Mr. Cenci met with Paul Chapa and Robert Cuevas with the Law office of Linebarger, and they will be reviewing their records for the past 15 years. Mr. Cenci mentioned that it is possible that the 48k attorney fee refunded may not be related to the accounts in question. Board took notice.**
- C. Review of P&L: Mr. Cenci discussed entity allocation payments, timing wise we are in the third month of the first quarter, by the end of the month we should be 100% paid up.**
- D. Monthly Bank Investment Report: District is adequately collateralized. Board satisfied.**

**Item # 8. Discussion and / or Action Regarding any matter that may take place in executive session as provided by Texas Government Code Section 551:**

**Break: 9:15**

**Item # 9. Executive Session: 9:30 am**

- a) **Texas Government Code Section 551.071. To consult with the district's attorney regarding all purposes authorized under this section of the open meeting act, to include pending and contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney of the District under the Texas Disciplinary Rules of Professional Conduct clearly conflict with the open's meetings act.**
- b) **Texas Government Code Section 551.074. To discuss all-purpose authorized under this section of the open meeting act, including but not limited to deliberating the appointment, employment, evaluation reassignment and duties of;**

- (1) Interview Applicants for San Patricio County Appraisal Review Board Alternates**
- (2) Chief Appraisers Annual Evaluation**

**Item 10. Return to Open Session: at 11:15**

**Item # 11. Discussion and / or action on Matters Discussed in Executive Session:** No action taken in executive session. Items 8 and 9 have been satisfied. Dr. Matula nominated Mr. Greg Pfluger as the ARB regular member to replace Mr. Packebush, Ms. Tennill seconded the motion. Voice vote took place as follows;

Dr. Matula – for            Mr. Curley – for            Ms. Sanchez - absent

Ms. Tennill – for            Mr. Wilson – for

The motion passed unanimously.

**Item # 12. Unfinished Business;**

- a. **Discussion and /or Action Regarding the San Patricio County Tax Collector's Office to Complete Planned Software Conversion:** Mr. Wilson spoke, said he sent an email to Dr. Clore in hopes to get clarity on the contract with the county. He shared a draft of the contract with him and shared what the county objected to; which included the software requirement. It is his understanding that there is a contract that both sets of attorneys have agreed to, but he does not know if it includes the software conversion or not. He will find out as this is something the District was requesting.
- b. **Agency fund discussed during the financial report.**

**Item # 13. Chief Appraiser Report;**

- a. **City of Ingleside Boundary / Dock Issue:** Mr. Cenci visited with the Mayor and City Manager in Ingleside. His reason for stopping by was to give them a head up on the docks and how they could affect the city of Ingleside and about which chief appraiser will appraise the docks? Mr. Canales will not be listing them in Nueces. It is possible that the docs will be removed from the city of Ingleside. After getting an opinion from the Appraisal District's attorney, the docks will be appraised by Mr. Cenci and remain in the city of Ingleside.
- b. **CCAD Vehicle Lemon Law Arbitration:** Shirley summarized what took place; Mr. Lozano purchased 3 Chrysler sedans 2 years ago. The cars have had electrical issues immediately after they were purchased. An application was submitted, on one of the vehicles, and got the process going. An arbitration meeting was scheduled, Frances and Shirley represented the District. The

meeting took place at Alan Samuels in Aransas Pass. The Arbitrator sided with the Appraisal District. The district will be fully refunded for the vehicle.

- c. BOD/ARB Audio upgrade: Mr. Cenci went over the update.
- d. ARB/BOD seating: the district is looking to purchase larger suitable tables for the board room.
- e. Office Space Construction Update: Mr. Cenci discussed contractor to be engaged to do the floorplan design, electrical mechanical and plumbing. General contractor is yet to be selected.

Item #14. Set date and time for next meeting: April 16, 2019 @ 8:30 am

Item #15. Agenda items for Next Month's Agenda:

Homestead Fraud Company - Linebarger

Update on Audit and Appraisal Notices.

Item # 16. Adjourn: 12:21pm.

  
Chairman

4-16-2019  
Date

  
Secretary

4-16-2019  
Date