

NOTICE OF MEETING OF THE
BOARD OF DIRECTORS OF CAMERON APPRAISAL DISTRICT

Notice is hereby given that the Board of Directors of Cameron Appraisal District will meet on Monday, the 20th day of June, 2022 at 5:45 p.m. at 2021 Amistad Drive, San Benito, Texas.

The meeting can also be viewed and heard on **ZOOM** by joining as follows:

1. Download **ZOOM** meeting app from the App store (Apple of Android)
2. Start App and Join meeting. Use meeting number: **813 8355 6307**
3. Enter Password: **958605**

OR

You may access (audio only) by calling toll free # **1-877-853-5247** or **1-888-788-0099**

1. Join meeting by entering the meeting number: **813 8355 6307**
2. Enter Password: **958605**

AGENDA

FILED FOR RECORD
AT 12:11 O'CLOCK P M

1. Meeting called to order
2. Pledge of Allegiance/Texas Pledge
3. Roll Call:

Board Members

_____ David Argabright
_____ Gloria Casas
_____ Frank Davalos, Jr.
_____ David Garza
_____ Alan Ozuna
_____ Jim Tipton
_____ Dr. Prisci Roca Tipton
_____ Jesse Villarreal
_____ Gilbert Weaver

Ex Officio/Non-Voting

_____ Tony Yzaguirre, Jr.

4. Consider approval of minutes of Regular Board of Director's meeting April 18, 2022.

Motion _____ Second _____ Vote _____

5. Public Access
6. Liaison Officer Report
7. Consideration of and possible action regarding April and May 2022 financial reports.

JUN 15 2022

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No 2022-189
By [Signature] Deputy

8. Consideration of and possible action to award sole source approval to True Prodigy Tech Solutions, LLC for True Prodigy appraisal system and related services as a sole source purchase.

Motion _____ Second _____ Vote _____

9. Consideration of and possible adoption of resolution adopting a budget amendment to the 2021 and 2022 budget by transferring certain amounts from the committed fund balance for future projects, unspent budgeted funds, unbudgeted interest revenues, and unbudgeted miscellaneous revenues, to a fund covering the purchase of a True Prodigy appraisal system and related services

Motion _____ Second _____ Vote _____

10. Consideration of and possible action regarding official action by Drainage District #6 to become a taxing unit for property tax purposes and corresponding participation in the Cameron Appraisal District, including allocation in the District budget for 2022 and/or 2023.

Motion _____ Second _____ Vote _____

11. Discussion and possible action to allow the chief appraiser to contract with appraisal services to perform appraisals for two hospitals due to current litigation.
(VHS Brownsville Hospital Company, LLC—Cause #2020-DCL-04229-D)
(VHS Harlingen Hospital Company, LLC—Cause #2020-DCL-04228-G)

Motion _____ Second _____ Vote _____

12. Discussion items and Chief Appraiser's report:

- A. Submission of the 2023 Proposed CAD Budget
- B. 2023 Proposed budget to be mailed to jurisdictions
- C. Appraisal Courses & Conferences Update
- D. 2022 Mass Appraisal Summary Report
- E. In observance of the Board approved Independence Day Holiday CAD will be closed on **July 4**.
- F. Notification letters to taxing entities informing them of the public hearing date regarding the budget will be mailed in mid-July.
- G. Notice of Public Hearing regarding the budget will be published in newspapers on or about **July 17** in Valley Morning Star, Brownsville Herald, San Benito News & Port Isabel Press.
- H. Anticipated date appraisal roll to be certified is **July 20**.
- I. Delivery of appraisal roll totals to Assessor/Collectors with courtesy copies provided to entities will be prior to **July 22**.
- J. Anticipated date for computers to open for 2023 year is **July 27**.
- K. Request to reschedule next meeting to **August 8**
Public Hearing on Budget - 5:30 p.m.
Public Hearing on 2023-2024 Reappraisal Plan – 5:40 p.m.
Regular Board Meeting - 5:45 p.m.

EXECUTIVE SESSION

13. Executive Session: Pursuant to the provisions of Chapter 551, Texas Government Code, the Board will consider:

Motion _____ Second _____ Vote _____

A. Pending or contemplated litigation, or settlement offers in the following case(s):

_____ Cause # _____

B. Appointment, employment, evaluation, reassignment, duties, discipline, dismissal or complaints concerning the following public officers or employees.

(Board reconvenes after Executive Session)

14. Consider taking action, if any, on items discussed in Executive Session.

Motion _____ Second _____ Vote _____

15. Adjournment

Motion _____ Second _____ Vote _____

CERTIFICATION

We certify that the above notice was posted near the main entrance door of the Cameron Appraisal District Building at 2021 Amistad Drive, San Benito, Texas on the 15th day of June, 2022 at 5:00 p.m. In accordance with the Texas Government Code, Sec. 551.043 (Time and Accessibility of Notice; General Rule).

Richard Molina
Chief Appraiser

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS FOR PERSONS WITH DISABILITIES, SPECIAL ASSISTANCE, OR INTERPRETIVE SERVICES MUST BE MADE AT LEAST 48 HOURS PRIOR TO THE SCHEDULED TIME OF THIS MEETING. PLEASE CONTACT LORETTA SALINAS AT THE ABOVE ADDRESS OR PHONE (956) 399-9322; FACSIMILE NO. (956) 361-6097 FOR FURTHER INFORMATION.

IF, DURING THE COURSE OF THE MEETING, DISCUSSION OF ANY ITEM ON THE AGENDA OTHER THAN ANY MATTER SPECIFIED ABOVE SHOULD BE HELD IN A CLOSED MEETING, THE BOARD WILL CONDUCT A CLOSED MEETING IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, GOVERNMENT CODE, CHAPTER 551, SUBCHAPTERS D AND E, INCLUDING BUT NOT LIMITED TO CONSULTATION WITH COUNSEL UNDER SECTION 551.071. BEFORE ANY CLOSED MEETING IS CONVENED, THE PRESIDING OFFICER WILL PUBLICLY IDENTIFY THE SECTION OR SECTIONS OF THE ACT AUTHORIZING THE CLOSED MEETING. ALL FINAL VOTES, ACTIONS, OR DECISIONS WILL BE TAKEN IN OPEN MEETING.

PUBLIC ACCESS:

If you wish to address the Board of Directors of the Cameron Appraisal District during the Public Access portion of this meeting, please sign up on the list provided at the entrance of the building. In order to be heard, you must have signed in before the meeting is called to order. Please limit your comments to no more than five minutes. The CAD Board of Directors does not appraise property nor does it review values on individual properties. The law assigns those tasks to the Chief Appraiser and the Appraisal Review Board. The CAD Board of Directors has no authority to officially review Appraisal Review Board decisions. When speaking to the Board of Directors, make your points on issues in a constructive and courteous manner pursuant to Robert's Rules of Order. If you have a formal complaint, please read the complaint procedures outlined below. Concerns that can be handled through administrative channels will be directed to the proper officials for resolution.

PROCEDURES FOR HANDLING COMPLAINTS:

- 1. Prepare your complaint in writing and deliver it to the Chief Appraiser or Liaison Officer for consideration.**
- 2. If the matter is not resolved satisfactorily, then deliver the written complaint to the Chairperson of the CAD Board of Directors. However, if the complaint issue is one that is under the jurisdiction of the Appraisal Review Board, the taxpayer will be directed to exhaust his/her administrative remedies available in the Texas Property Tax Code. If appropriate, the Chairperson may include the item on the next regular meeting agenda for an attempt to resolve the problem and/or complaint. Complaints against CAD personnel will be heard in Executive Session unless the CAD employee requests that it be held in open session.**
- 3. The Chairperson must notify all parties involved of the date, time, and place of the regular board meeting. The Chairperson will also inform the complaining party of the status of such complaint on a quarterly basis until the matter has come to a final disposition by the CAD Board of Directors.**
- 4. The Chairperson may at his/her discretion appoint the Liaison Officer to fulfill the responsibilities listed above in regards to communicating with a complaining party.**

AUDIENCIA PUBLICA:

Si usted desea dirigirse a la mesa directiva durante la parte de "Audiencia Publica" de la junta, favor de firmar el registro localizado a la entrada de esta sala. Para que se escuche su discusion, es necesario que se apunte antes que empieze la junta. Favor de limitar su discusion a cinco (5) minutos. La mesa directiva del distrito no establece el valor de propiedad y no revisa valoraciones en propiedades individuales. La ley asigna esas tareas al jefe de valoracion y la Junta de Revision. La mesa directiva del distrito no tiene autoridad para oficialmente revisar las decisiones de la Junta de Revision. Al dirigirse a la mesa directiva, favor de aclarar sus puntos concernientes de una manera constructiva, concisa, y cortes, de acuerdo con los reglamentos de orden (Robert's Rules of Order) cuales dirigen una junta publica. Si usted tiene una queja que se pueda resolver por la administrativa del distrito, se le dirijira con el funcionario encargado.

PROCEDIMIENTOS PARA EL MANEJO DE:

1. Prepare su queja por escrito y entregela al jefe de valoracion o al dirigente de enlace para consideracion.
2. Si la cuestion no se resuelve a su satisfaccion, entonces se entrega al funcionario encargado de la administrativa del distrito. De cualquier modo, si la queja es una que cae bajo la jurisdiccion de la Junta de Revision, el contribuyente sera dirijido a agotar sus remedios administrativos disponibles bajo el Codigo de Tejas para Impuestos de Propiedad. Si es apropiado, el funcionario encargado de la mesa directiva puede incluir ese articulo en la proxima junta regular para intentar a resolver el problema y/o queja. Quejas en contra del personal del distrito seran escuchadas durante la sesion ejecutiva a menos que el empleado del distrito solicite que sea escuchado durante la sesion publica.
3. El funcionario encargado de la mesa directiva debe avisarle a todos de la fecha, tiempo y lugar de la junta regular. El funcionario encargado de la mesa directiva tambien informara al que puso la queja, del estado de su queja cada tres meses hasta que la cuestion ha llegado a su disposicion final por la mesa directiva del distrito.
4. El funcionario encargado de la mesa directiva puede, a su discrecion, designar al dirigente de enlace para cumplir las responsabilidades enumeradas referidas y comunicarse con la persona que entrego la queja.



VG-2156-2022-189

**Cameron County
Sylvia Garza-Perez
Cameron County Clerk**

Instrument Number: 2022-189

Public Notice

Recorded On: June 15, 2022 12:14 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$11.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 189
Receipt Number: 20220615000114
Recorded Date/Time: June 15, 2022 12:14 PM
User: Juan C
Station: CCLERK18_07

Record and Return To:

CAMERON APPRAISAL DIST COPIES
2021 AMISTAD DR. / P.O. BOX 1010

SAN BENITO TX 78586



**STATE OF TEXAS
Cameron County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Cameron County, Texas

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX