

**OFFICIAL MINUTES OF THE BOARD OF DIRECTORS
OF THE CAMERON APPRAISAL DISTRICT
CAMERON COUNTY, STATE OF TEXAS**

Time & Date: 5:45 p.m. – June 20, 2022

Place: 2021 Amistad Drive - San Benito, Texas

Purpose: Regular Meeting

1. The meeting was called to order by Chairman David Garza at 5:45 p.m. with a quorum present. The option to join via Zoom was still offered to anyone who preferred to join virtually.
2. The Pledge of Allegiance followed by the Texas Pledge
3. Members present: David Argabright, Gloria Casas, David A. Garza, Alan Ozuna, Jim Tipton, Dr. Prisci Roca Tipton, Gilbert Weaver and Tony Yzaguirre, Jr.

Members absent: Frank Davalos, Jr. and Jesse Villarreal

CAD staff present: Richard Molina, Mary Morales, Norma Jimenez, Ana Medina, Joe Orozco, Hector Briones, Ramiro Reza, Robert Romero and George Garcia

Others present: None

4. Alan Ozuna motioned to approve the minutes of the regular meeting on April 18, 2022. Seconded by Gilbert Weaver.

Aye - Seven (7)

Non-Voting – One (1)

5. No one was present to address the Board during public access.
6. Liaison Officer Ana Medina reported the following:
 - She continues to make monthly visits to the Brownsville Cameron County Tax Office which are scheduled on the 1st and 3rd Wednesday of the month from 8:30 a.m. to 12:00 p.m. Her last visit was on June 1, 2022 and her next scheduled visit is June 15, 2022.
 - There are no scheduled events at this time.
 - The Appraisal Review Board began conducting protest hearing as of May 16, 2022.
 - Administrative Judge Ben Euresti made the determination to remove Mr. Jesus Munoz as an Auxiliary ARB Member as of May 25, 2022 due to

lack of attendance for ARB hearings. Judge Euresti has appointed Mr. Howard Slackman as a new Auxiliary ARB Member.

7. Board members were provided with the April and May 2022 financial report in their packets. Norma Jimenez provided the board with a detailed explanation of the May report.
8. At the last meeting, Mr. Molina requested the board's approval to designate funds comprising of unassigned miscellaneous revenues and interest from the 2021 budget for use in funding the purchase of a True Prodigy appraisal system and related services. A copy of the sole source affidavit provided by True Prodigy was provided to each board member in their packets. Mr. Molina informed the board that the affidavit was thoroughly reviewed by CAD attorney Jim Evans.

Tony Yzaguirre motioned to award sole source approval to True Prodigy Tech Solutions, LLC for True Prodigy appraisal system and related services as a sole source purchase. Seconded by Gilbert Weaver.

Aye - Seven (7)
Non-Voting – One (1)

9. At the last meeting, the Board proposed 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. Mr. Molina reported that a copy of the signed resolution proposing this amendment was sent to the entities on April 19, 2022. Mr. Molina reported that he has not received any comments from any of the entities. Alan Ozuna motioned to approve the resolution (**Attachment A**).

Aye - Seven (7)
Non-Voting – One (1)

10. The Cameron County Commissioner's court held a special election for the creation of the Cameron County Drainage District No. 6. The signed order was included in each board member's packets. As a newly formed taxing unit, the Board discussed 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. After a discussion, the Board agreed that the district would collect beginning October 1, 2022.

Tony Yzaguirre, Jr. motioned to approve the 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 beginning on October 1, 2022. Seconded by Alan Ozuna.

Aye - Seven (7)
Non-Voting – One (1)

11. Mr. Molina informed the Board that he felt it was necessary to contract with appraisal services to perform appraisals for two hospitals due to current litigation.

After a discussion, Tony Yzaguirre, Jr. motioned to allow the chief appraiser to negotiate a contract with appraisal services to perform appraisals for two hospitals due to current litigation. (VHS Brownsville Hospital Company, LLC – Cause #2020-DCL-04229-D and VHS Harlingen Hospital Company, LLC – Cause #2020-DCL-04228-G). Seconded by Gilbert Weaver.

Aye - Seven (7)
Non-Voting – One (1)

12. The following information was provided in the Chief Appraiser's report:

- A. The Cameron Appraisal District BOD Budget Committee held a budget workshop on the Proposed Budget for the 2023 fiscal year on June 8 at 12:00 p.m. All participating taxing units were sent an invitation to attend the workshop and share any input or suggestions regarding the budget. No one from any of the entities attended the meeting. Mr. Garza and Mr. Villarreal, along with other CAD staff were present at the workshop. Dr. Prisci Roca Tipton was not able to attend.

The 2023 Proposed budget for Cameron Appraisal District is \$6,782,960. The District expects to have upward of 216,900 accounts in our files to value for tax purposes. The budget has increased by 10.56% and the cost per parcel has increased by 9.36% to \$31.19 per parcel for fiscal year 2023

The proposed budget includes the entity contributions, employee positions, and salary ranges. The line item costs compare the 2022 adopted budget to the 2023 proposed budget. The budget is further broken down to show how the budget is expended throughout the various departments of the district and is further supported by a detailed narrative description of each line item.

- B. In accordance with Section 6.06(a) of the Property Tax Code, CAD's

proposed 2023 budget was timely submitted to board members and a copy was mailed to all entities on June 14.

- C. The 2022 Mass Appraisal Summary Report was provided to each board member in their packets.
- D. CAD will be closed in observance of the Board approved Independence Day Holiday on July 4.
- E. Jesse Villarreal, BOD secretary, will mail letters to the entities in July informing them of the date of the public hearing regarding the 2023 proposed budget.
- F. The notice of public hearing on the 2023 proposed budget will be published in local newspapers on or about July 17.
- G. Anticipated date appraisal roll will be certified is July 20.
- H. Delivery of appraisal roll totals to Assessor/Collectors with courtesy copies provided to entities will be prior to July 27.
- I. Anticipated date for computer to open for 2021 year is July 27.
- J. Mr. Molina requested the board's consideration to change the next board meeting to August 8 and the board agreed. The Public Hearing on the budget will begin at 5:30 p.m., followed by the Public Hearing on the 2023-2024 Reappraisal Plan at 5:40 p.m. and the Regular Meeting at 5:45 p.m.
- K. The results for the 2021 Property Value Study appeal were received and local value was received for Santa Maria ISD and Santa Rosa ISD.

13. No executive session was held.

14. No action was needed on item #13.

15. David Argabright motioned to adjourn at 6:43 p.m. Seconded by Gilbert Weaver.

Aye - Seven (7)
Non-Voting - One (1)

APPROVED DocuSigned by:
Jesse Villarreal
BFDEDBA0DBBE41A...

ATTEST DocuSigned by:
Prisci Roca Tipton
5B54F88E2CD2442...

STATE OF TEXAS §

COUNTY OF CAMERON §

RESOLUTION ADOPTING AMENDMENTS TO 2021 AND 2022 BUDGETS

WHEREAS, Board of Directors ("Board") of the Cameron Appraisal District ("District") has determined that the 2021 and 2022 budgets should be amended 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, and

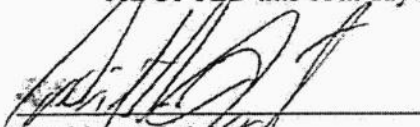
WHEREAS, section 6.06(c) of the Texas Tax Code requires the Secretary of the Board to deliver a written copy of any proposed amendment to the presiding officer of the governing body of each taxing unit participating in the District not later than the 30th day before the date the board acts on it.

WHEREAS, the Secretary of the Board did deliver a written copy of the resolution in accordance with section 6.06 (c) of the Texas Tax Code,

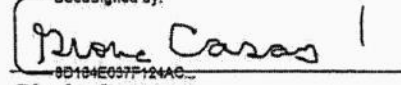
NOW THEREFORE, BE IT RESOLVED THAT for the purposes of funding the purchase of a True Prodigy appraisal system and related services, the Board hereby amends the 2021 and 2022 budgets to

1. Transfer \$289,881 from the committed fund balance for future projects to the 2022 budget,
2. Amend the 2021 budget to transfer \$147,859 in unspent budgeted funds from the 2021 audit to the 2022 budget,
3. Transfer \$1,544 in 2021 unbudgeted interest revenue to the 2022 budget, and
4. Transfer \$48,016 in 2021 unbudgeted miscellaneous revenues to the 2022 budget.

ADOPTED this 20th day of June, 2022.

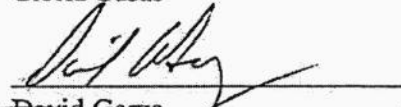


David Argabright

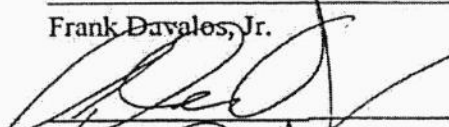
DocuSigned by:


Gloria Casas

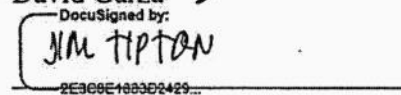
Frank Davalos, Jr.



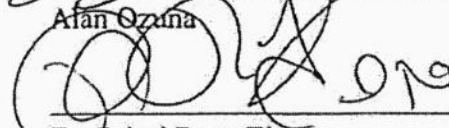
David Garza



Alan Ozuna

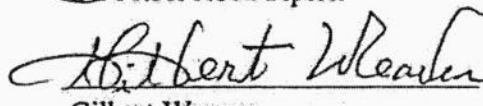
DocuSigned by:


Jim Tipton



Dr. Prisci Roca Tipton

Jesse Villarreal



Gilbert Weaver