



## MINUTES

**VIRTUAL  
PUBLIC HEARING ON HCAD'S 2022 BUDGET  
&  
REGULAR BOARD OF DIRECTORS MEETING  
HIDALGO COUNTY APPRAISAL DISTRICT**

4405 South Professional Drive  
Edinburg, Texas

July 14, 2021

**BOARD MEMBERS PRESENT:** Richard A. Garza, Chairman  
Albert Cardenas, Vice-Chairman  
Amador Requenez, Secretary  
Eddy Betancourt, Member  
Joe D Olivarez, Member

**BOARD MEMBERS ABSENT:** Pablo "Paul" Villarreal, Jr. Member

**OTHERS PRESENT:** Rolando Garza, RPA, Chief Appraiser  
Janie Espinoza, Executive Secretary  
Lydia, Elizondo, Finance Director  
Jorge Gonzalez, RPA, Asst. Chief Appraiser  
Brent Cavazos, RPA, Associate Chief Appraiser  
Richard S. Talbert, HCAD Legal Counsel

ITEM 1. DECLARATION OF QUORUM AND CALL TO ORDER - Mr. Richard A. Garza, Chairman of the Board determined a quorum was present and called the meeting to order at 3:16 p.m. For the record, Mr. Amador Requenez, Secretary of the Board and Mr. Pablo "Paul" Villarreal, Jr., Member were absent.

### **PUBLIC HEARING ON HCAD'S 2022 PROPOSED BUDGET**

ITEM 2. PUBLIC HEARING ON HCAD'S 2020 PROPOSED BUDGET -

2a. Open Public Hearing -

The Chairman of the Board opened the "Public Hearing" on the 2022 Proposed Budget at 3:16 p.m. A copy of the 2022 Proposed Budget was included in the Board packet for the Board to review.

Mr. Rolando Garza, Chief Appraiser stated a copy of the 2022 Proposed Budget had been mailed to the Presiding Officer of all participating taxing entities in Hidalgo County and all entities were properly notified of the scheduled public hearing and had been advertised in the McAllen Monitor and by public posting as required by law.

2b. Close Public Hearing -

The Chairman of the Board asked if anyone in the audience had any other comments or questions regarding the 2022 Proposed Budget. After no response, Mr. Garza, Chairman of the Board requested the "Public Hearing" be closed at 3:18 p.m. A motion to approve HCAD's 2022 Proposed Budget would be made under Item 20 of the agenda.

Mr. Garza further stated he had not received any calls from any of the entities regarding the 2022 Proposed Budget.

**REGULAR AGENDA**

**ITEM 3. OPEN REGULAR MEETING -**

Mr. Richard A. Garza, Chairman of the Board, opened the regular meeting at 3:18 p.m.

**ITEM 4. REVIEW AND CONSIDER THE APPROVAL OF THE MINUTES FOR THE REGULAR MEETING HELD JUNE 9, 2021** – Mr. Albert Cardenas, Vice-Chairman of the Board motion to approve the minutes of the meeting held June 9, 2021. Mr. Eddy Betancourt, Member of the Board seconded the motion. Motion passed unanimously.

**ITEM 5. PUBLIC COMMENTS ON APPRAISAL DISTRICT AND APPRAISAL REVIEW BOARD POLICIES AND PROCEDURES-** The Chairman of the Board was informed there were no taxpayers present for public comments.

**ITEM 6. REPORT FROM LIAISON OFFICER** - Mrs. Lydia Elizondo, Liaison Officer, informed the Board she had received 8 complaints. Seven of those were against employees being rude and interrupting the property owners while they were trying to speak during their hearing. One complaint was against the process in which a case was handled by the District. The 8 complaints came from Mrs. Donna Saenz, Mr. Leonardo Rios, Mr. Miguel Chapa, Mr. Constantine Tarawneh, Mr. Daniel Garza, Mrs. Eunice Salinas, Mr. Enrique Carreon and Mr. Miguel Rios. Ms. Elizondo informed the Board all 8 complaints have been addressed either by formal letter sent and Mr. Jorge Gonzalez handling 2 of them personally. Mr. Rolando Garza informed the Board the complaints were largely based on determinations made during the hearings. Overall, individuals don't like going against of what they want. Mr. Garza further stated there was a complaint filed against Mr. Jorge Gonzalez, Assistant Chief Appraiser with the Texas Department of Licensing and Regulation (TDLR).

**ITEM 7. ACCOUNTING & FINANCE REPORTS - Mrs. Lydia Elizondo, Finance Director-**  
a. Accounts Receivable – - Mrs. Elizondo provided the Board with a report that reflected the following entities as delinquent with their 2020 4<sup>th</sup> Quarter and 2021 2<sup>nd</sup> Quarter assessment fees:

<b>June Accounts Receivable Report</b>					
	<b>2020 4<sup>th</sup> Quarter</b>	<b>2021 1st Quarter</b>	<b>2021 2<sup>nd</sup> Quarter</b>	<b>2021 3<sup>rd</sup> Quarter</b>	<b>2021 4<sup>th</sup> Quarter</b>
Special Entities					
Cities	City of Palmview		City of Palmview		
ISD'S					

**7b. Balance Sheet -**

Mrs. Elizondo explained the Balance Sheet in detail to the Board. After further review of the report, no discussion was held.

**7c. Budget Report -**

Mrs. Elizondo explained the Budget Report in detail to the Board. After further review of the report, no discussion was held.

**7d. Disbursements -**

The Board was provided with a list of disbursements for the month of June. Mrs. Elizondo stated she would answer any questions the Board had regarding the list of disbursements. After further review of the list of disbursements no discussion was held.

7e. Collection Summary Report for Unrendered Personal Property -

Mrs. Elizondo explained the Collection Summary Report in detail to the Board. The report reflected the following penalty fees were collected for the month of June:

<b>Collection Summary Report for Unrendered Personal Property</b>		
HCAD Penalties from Entities (5%)		\$ 2,390.28
Total for the month June 2021	\$2,390.28	
Total Year-To-Date (HCAD Penalties (5%))		\$ 48,687.10

ITEM 8. DISCUSSION AND POSSIBLE ACTION TO DECLARE ITEMS AS SALVAGED ITEMS –

The Board was provided with a list of salvaged items. Mr. Garza, Chief Appraiser was requesting authorization to notify all eligible entities of the items available to see if they wished to pick up any of the items.

Mr. Albert Cardenas, Vice-Chairman of the Board made a motion to notify all eligible entities of the items available for pick up. Mr. Eddy Betancourt, Member of the Board, seconded the motion. Motion passed unanimously.

ITEM 9. CHIEF APPRAISERS REPORT -

9a. Employees hired & vacant positions -

Mr. Garza informed the Board he currently had six vacancies. He continued to say he did not anticipate hiring for these positions until after the protest period had ended. He will be advertising and hiring at the beginning of August 2021.

9b. Meeting with LRGVDC Board of Directors, Mayor Jim Darling June 30, 2021

Mr. Garza informed the Board he had met with the LRGVDC Board of directors at the request of Mayor Jim Darling. Mayor Richard Molina a member of that board had asked to issue a resolution by the individual cities to freeze the values. At that meeting Mr. Garza explained to the Board and everyone present he is not able to freeze values that the law requires him to appraise value as of January 1.

ITEM 10. DISCUSSION AND POSSIBLE ACTION ON DEED SOFTWARE (JUST APPRAISED) FOR REMAINDER OF FY 2021-Mr. Rolando Garza, Chief Appraiser informed the Board Mr. Richard Talbert, HCAD legal counsel needed time to further review the Contract and requested for Item 10 to be tabled and placed back on the agenda in August.

A motion was made by Mr. Eddy Betancourt, Member of the Board to table Item 10 and be placed back on the agenda in August. Motion was seconded by Mr. Albert Cardenas, Vice-Chairman of the Board. Motion passed unanimously.

ITEM 11. DISCUSSION AND POSSIBLE ACTION ON HCAD'S 2020 FINANCIAL AUDIT PRESENTATION-Mr. Rolando Garza, Chief Appraiser informed the Board Mr. Oscar Gonzalez was not able to be present for the 2020 Financial Audit Presentation. Therefore, Mr. Garza requested to table this item for August meeting. A motion was made by Mr. Eddy Betancourt, Member of the Board to table Item 11 and be placed back on the agenda in August. Motion was seconded by Mr. Albert Cardenas, Vice-Chairman of the Board. Motion passed unanimously.

ITEM 12. UPDATE ON 2021 PRELIMINARY VALUES-The Board was provided with a copy of the preliminary values as of July 08, 2021. Mr. Garza, Chief Appraiser informed the Board he was predicting values countywide would be increasing by 5.5% once all protests are set and done.


ITEM 13. APPRAISAL REVIEW BOARD AND ACTION IF NEEDED -

a. ARB member’s attendance report -

Prior to the meeting, the Board was mailed a copy of “ARB Attendance Report” on the current ARB members. The report reflected very good attendance from the ARB.

b. Update on 2021 ARB protest hearings -

Mr. Garza provided the Board with a breakdown of the 2020 pending protests as follows:

 <p><b>2021 ARB Protests As of July 8, 2021</b></p>	
Total Amount of Protests (Timely)	20,966
Total 41.44B (Untimely) Filed	1,193
Total Amount Protests Closed	19,961
<b>Grand Total Protests</b>	<b>42,120</b>

ITEM 14. DISCUSSION AND POSSIBLE ACTION TO APPEAL ARB ORDER OF DETERMINATION ON PROTESTED ACCOUNTS- The above item is a standard item on the Board of Directors agenda.

ITEM 15. DISCUSSION OF ITEMS TO BE PLACED ON FUTURE BOARD OF DIRECTORS AGENDA - The above item is a standard item on the Board of Directors agenda. The item is used by Board members to place items on Board of Directors agenda.

**CONSENT AGENDA**

ITEM 16. DEPARTMENT REPORTS - a. Property Records; b. Real Estate; c. Personal Property; d. Data Processing; e. Market Analysis; f. GIS/Mapping; g. Safety Coordinator’s Report - All of the above reports were mailed to the Board prior to the meeting.

Item 16 a. Property Records - Mrs. Blanca Perez, Supervisor - The Board reviewed the monthly report for the Property Records department. After review of the report, no further discussion was held.

Item 16 b. Real Estate - Mr. Javier Gonzalez, Supervisor - The Board reviewed the monthly report for the Real Estate department. After review of the report, no further discussion was held.

Item 16 c. Personal Property - Mr. Rolando Mejia, Supervisor - The Board reviewed the monthly report for the Personal Property department. After review of the report, no further discussion was held.

Item 16 d. Data Processing - Mr. George Gandara, Data Processing Supervisor - The Board reviewed the monthly report for the Data Processing department. After review of the report, no further discussion was held.

Item 16 e. Market Analysis - Mrs. Eva Quintanilla, Supervisor - The Board reviewed the monthly report for the Market Analysis department. After review of the report, no further discussion was held.

Item 16 f. GIS/Mapping - Mr. Polo Olivarez, Supervisor - The Board reviewed the monthly report for the GIS/Mapping department. After review of the report, no further discussion was held.

Item 16 g. HCAD Safety Coordinator's Report – Mr. Rolando Garza, Chief Appraiser reported no activities for the month.

#### **EXECUTIVE SESSION**

ITEM 17. PERSONNEL MATTERS-EXECUTIVE SESSION AS AUTHORIZED BY SECTION 551.074 OF THE TEXAS OPEN MEETINGS ACT, TEXAS GOVERNMENT CODE – No Action taken on this item.

ITEM 18. PENDING LITIGATION-EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071 OF THE TEXAS OPEN MEETINGS ACTS – No Action taken on this item.

ITEM 19. POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS - No action taken on either Item 17 or 18.

ITEM 20. DISCUSSION, POSSIBLE AMENDMENT AND FINAL APPROVAL OF HCAD'S 2021 BUDGET - Mr. Garza stated a copy of the 2022 Proposed Budget had been submitted to all entities and he had not received any phone calls regarding the 2022 Proposed Budget and was recommending the Board approve the 2022 Proposed Budget as submitted in the amount of \$10,518,478 which reflects an increase of 6%.

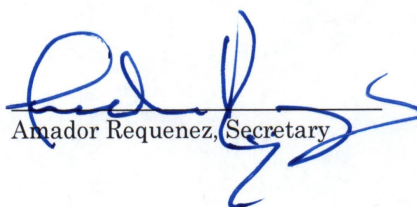
After further review, Mr. Albert Cardenas Vice Chairman of the Board made a motion to accept the chief appraiser's recommendation and approve the 2022 Proposed Budget as submitted. Mr. Eddy Betancourt, Member of the Board seconded the motion. Motion passed unanimously

ADJOURNMENT - There being no further business before the Board, meeting adjourned at 3:44 p.m.



Richard A. Garza, Chairman

Board minutes approved this 11<sup>th</sup> day of August 2021.



Amador Requenez, Secretary