

# GUADALUPE APPRAISAL DISTRICT



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## REGULAR SESSION OF THE BOARD OF DIRECTORS

March 9, 2022

### 1. CALL TO ORDER

Mr. Dunn called the meeting to order at 5:30 p.m.

### 2. ROLL CALL

All members were in attendance. Others present were Mr. Tramos Sibert, Mrs. Nabalya Yumussova, Tavie Murphy, Rosemary Maroti, Erich Strey and Peter Snaddon.

3. STATEMENT OF OFFICER – Leticia Sever completed the Statement of Officer.

4. OATH OF OFFICE – Leticia Sever was sworn in by Rosemary Maroti.

5. CITIZENS' COMMENTS – Mr. Tramos Sibert addressed the board saying he was not treated badly during his ARB meeting and escort out by an officer. Mr. Sibert said he was provoked, and Mrs. Muphy has not told the truth about what happened. Mr. Sibert said he thought that some people should be removed from the ARB board, particularly Mr. Douglass. Mrs. Yumussova addressed the board saying that she witnessed the conversation with Joe Clark and Mrs. Murphy.

6. DISCUSSION: TAXPAYER LIAISON REPORT – Mrs. Murphy said she thought there was some misunderstandings. Mrs. Murphy said she spoke to Mr. & Mrs. Sibert after the hearing. Mrs. Muphy said the appraiser was offering \$157,000 and Mr. Sibert said he never heard that number. Mrs. Murphy said there was a mistake made that the meeting was not closed until after Mr. Sibert had left. Mr. Dunn said the BOD does not have the authority to remove a member of the ARB. Mr. Lievens asked what the procedure for the hearings is. Mr. Snaddon explained that the procedure is an informal hearing with an appraiser, and then to the ARB if not settled in the informal. Mr. Dunn said that Mr. Snaddon would check with the attorneys to see if there was a procedural issue that could address the value of the property. Mr. Dunn thanked the Sibert's for being at the meeting.

7. ACTION: APPROVAL OF MINUTES OF THE REGULAR MEETING HELD FEBRUARY 9, 2022 –Mr. Lievens made a motion to approve the minutes of the regular meeting held February 9, 2022. Mr. Amador seconded the motion, and passed unanimously.

8. ACTION: APPROVAL OF FINANCIAL STATEMENT FOR JANUARY 2022 – Snaddon said the District is on track with the expenses for January. Mrs. Sever made a motion to approve the financial statement for January 2022. Mr. Amador seconded the motion, and passed unanimously.

9. EXECUTIVE SESSION: For a private consultation with the Board's Attorney with respect to pending or contemplated litigation, settlement offers, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas, clearly conflicts with this chapter, authorized and pursuant to Texas Government Code (Sec. 551-071). – The Board did not go into executive session.

10. EXECUTIVE SESSION: The Board may retire to executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee, authorized and pursuant to Texas Government Code (Sec. 551-074) – The Board decided to postpone the executive session until next month.

11. DISCUSSION/ACTION: TAKE ANY ACTION BASED ON DISCUSSION HELD IN CLOSED SESSION UNDER AGENDA ITEM #9 – No executive session.

**12. DISCUSSION/ACTION: TAKE ANY ACTION BASED ON DISCUSSION HELD IN CLOSED SESSION UNDER AGENDA ITEM #10** – No action taken.

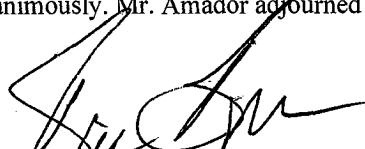
**13. DISCUSSION/ACTION: CONSIDER WAIVER OF PENALTIES & INTEREST UNDER §6.06 (E & K) TEXAS TAX CODE LATE PAYMENT BY CITY OF NEW BRAUNFELS** – Snaddon said the payment had been received and that the City of New Braunfels has had some personnel changes that caused the late payment. Mr. John made a motion to wave the penalties & interest for the City of New Braunfels. Mr. Lievens seconded the motion, and passed unanimously.

**14. Chief Appraiser's Report**

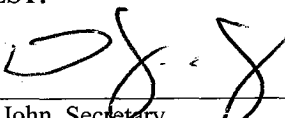
- a) **Status Update on 2022 Reappraisal Process** – Snaddon said discovery processes are completed. The ownership transfers 1,400, and 1,700 agriculture applications, 6,900 sales data, 3,500 new building sites. Valuation is ongoing. Aerial inspections is at 19,000. Time change analysis median is at 31%. Neighborhood analysis is almost final and Cost schedules are completed. Land schedules are complete and residential analysis is almost complete. Water fronts - Guadalupe has been completed and others are being worked on.
- b) **Customer Service Survey** – Snaddon said that overall, the public is satisfied. The staff typically does the right thing.
- c) **2023 Budget – Schedule of Events** – Snaddon said on May 4<sup>th</sup> there will be a budget workshop, in June permission from the board to forward budget to the entities, August will be the budget hearing and possible approval of the budget. The budget must be set by September 15<sup>th</sup>.
- d) **2022 Protest Process Overview** – The District will send notices on April 8<sup>th</sup>. The District will be reopening office for informals, but will still have remote option. The District will have an appraiser in Schertz all season. The roll must be certified by July 25<sup>th</sup>.

**15. Directors' Report** – None.

**16. Adjournment** –Mr. John made a motion to adjourn the meeting. Mrs. Sever seconded the motion, and passed unanimously. Mr. Amador adjourned the meeting at 6:52 p.m.

  
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Darren Drum, Chair

ATTEST:

  
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Daryl John, Secretary