

GUADALUPE APPRAISAL DISTRICT



Main Office
3000 N. Austin St.
Seguin, Texas 78155
(830) 303-3313 Opt. 1
(830) 372-2874 (Fax)
gadprotest@guadalupead.org

Schertz Substation
1052 FM 78, Ste. 103
Schertz, Texas 78154
(830) 303-3313 Opt. 2
(877) 254-0888 (Fax)

REGULAR SESSION OF THE BOARD OF DIRECTORS

November 3, 2021

1. CALL TO ORDER

Dr. Gilcrease called the meeting to order at 5:30 p.m.

2. ROLL CALL

All members were in attendance except Mr. John and Mr. Dunn. Others present were Erich Strey, Robin Baker and Peter Snaddon.

3. CITIZENS' COMMENTS – None.

4. TAXPAYER LIAISON REPORT – None.

5. ACTION: APPROVAL OF MINUTES OF THE REGULAR MEETING HELD OCTOBER 6, 2021 – Mr. Amador made a motion to approve the minutes of the regular meeting held October 6, 2021. Mr. Perkins seconded the motion, and passed unanimously.

6. ACTION: APPROVAL OF FINANCIAL STATEMENT FOR SEPTEMBER 2021 – Snaddon said the District has come in over budget for September 2021. This is due to the last payroll of the month posting on the last day of the month. Mr. Amador made a motion to approve the financial statement for September 2021. Mr. Perkins seconded the motion, and passed unanimously.

7. 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.

8. 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 did not go into executive session.

9. DISCUSSION/ACTION: TAKE ANY ACTION BASED ON DISCUSSION HELD IN CLOSED SESSION UNDER AGENDA ITEM #7 – No action taken.

10. DISCUSSION/ACTION: TAKE ANY ACTION BASED ON DISCUSSION HELD IN CLOSED SESSION UNDER AGENDA ITEM #8 – No action taken.

11. DISCUSSION/ACTION: NOMINATE AND APPOINT AGRICULTURE ADVISORY BOARD MEMBERS – Snaddon said there are two candidates for nomination; Mr. Ray Joy Pfansteil and Mr. Daniel Beck. Mr. Amador made a motion to nominate and appoint Mr. Pfansteil and Mr. Beck to the Agriculture Advisory Board. Mr. Perkins seconded the motion, and passed unanimously.

12. DISCUSSION/ACTION: 2021 BUDGET AMENDMENT ADOPTION UNDER §6.06 TEXAS TAX CODE TO COMMIT 2021 YEAR END FUND BALANCE TO CAPITAL EXPENDITURES FOR G.A.D. MASTER PLAN OF FACILITY AND AUTHORIZATION TO SEND TO ENTITIES – Snaddon said the District is asking the entities to allow the District to commit the year end fund balance to Capital Expenditures for future facility expansion. Snaddon said

the idea is to build up the fund slowly instead of asking for a big-ticket item all at once. Mr. Amador said that may be a problem for some entities who count on the fund balance return. Snaddon went on to say, he has asked the entities to give him a call if they have a problem with this action. Snaddon noted that he would include a list of the past five years and how much had been returned in the entities. Snaddon said he would include an analysis of projected growth. Mr. Perkins made a motion to send the notice to the entities. Mr. Amador seconded the motion, and passed unanimously.

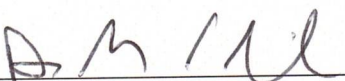
13. DISCUSSION: CONSIDER RESCHEDULING DECEMBER'S BOARD OF DIRECTORS MEETING FROM DECEMBER 8TH TO DECEMBER 15TH – Snaddon said he and a few staff members would be going to Plano for a conference given by the District's software provider during the time of the scheduled meeting and would like to reschedule the B.O.D. meeting to December 15th. Mr. Amador made a motion to reschedule the December B.O.D. meeting to the 15th. Mr. Perkins seconded the motion, and passed unanimously.

14. Chief Appraiser's Report

- a) **2022 Inspections Update** – Site inspections for September were just under 3,000. GIS inspections are at 10,000 with 2,600 remaining to be in line with the written reappraisal plan. Developing subdivisions rechecks 690.
- b) **BOD Election Process Update** – Snaddon said the office had received five nominations and the ballots have been sent out. Three returning members and two new candidates.
- c) **2021 MAPS Report – Preliminary** – Snaddon said that the District passed in three categories and failed in one category. The District has submitted more information and has successfully passed all four mandatory categories.
- d) **Staffing Additions and Departures** – Newly published three positions; GIS, Residential Appraiser and IT System Specialist. Snaddon said the District had lost one appraiser Mr. Tom Shirley who had been with the District for 11 years has retired.
- e) **Wildlife Management** – Approved by the voters in 1995 and six years later legislature clarified the wildlife use. Land must be qualified as agriculture use before it can change to wildlife management. Baker said the landowner must have a target species before they can change use. Mr. Perkins asked if you could use it as agriculture at the same time. Baker said the landowner must have a five plan and agriculture doesn't work well with wildlife management typically. Erosion control is a problem that some landowners face in wildlife management. Predator control is a criterion in wildlife management. Supplemental water and food and minerals are required. Supplemental shelters are also requirements. The Texas Parks & Wildlife has the State divided into regions and the District is in the post Savannah area. The Texas Parks & Wildlife have information on the types of species in that area to help landowners. Snaddon said in the last 10 years 164 wildlife exemptions consisting of 8,800 acres and now it is at 458 wildlife exemptions. Snaddon went over the 5-year plan paperwork for wildlife exemptions.

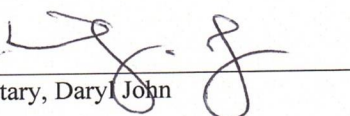
15. Directors' Report – None.

16. Adjournment – Mr. Amador made a motion to adjourn the meeting. Mr. Perkins seconded the motion, and passed unanimously. Dr. Gilcrease adjourned the meeting at 6:09 p.m.



Chair, Dr. Greg Gilcrease

ATTEST:



Secretary, Daryl John