

GUADALUPE APPRAISAL DISTRICT



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REGULAR SESSION OF THE BOARD OF DIRECTORS

September 8, 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. Others present were Erich Strey, and Peter Snaddon.

3. CITIZENS' COMMENTS – None.

4. TAXPAYER LIAISON REPORT – None.

5. ACTION: APPROVAL OF MINUTES OF THE BUDGET HEARING HELD AUGUST 4, 2021 - Mr. Dunn made a motion to approve the minutes of the budget hearing held August 4, 2021. Mr. Amador seconded the motion, and passed unanimously.

6. ACTION: APPROVAL OF MINUTES OF THE REGULAR MEETING HELD AUGUST 4, 2021 –Mr. Amador made a motion to approve the minutes of the regular meeting held August 4, 2021. Mr. Dunn seconded the motion, and passed unanimously.

7. ACTION: APPROVAL OF FINANCIAL STATEMENT FOR JULY 2021 – Snaddon said the District has come in about 9% under budget for July 2021. Mr. Amador made a motion to approve the financial statement for July 2021. Mr. Dunn seconded the motion, and passed unanimously.

8. DISCUSSION/ACTION: ACCEPTANCE OF AGREEMENT FOR APPRAISAL SERVICES WITH CAPITOL APPRAISAL GROUP FOR 2022 – Snaddon presented the agreement from Capitol Appraisal Group to the Board. Snaddon noted that minerals lost about 48% value last year, where industrial increased by 8.6%. Snaddon said that Capitol Appraisal Group had certified 97.4% of their preliminary totals for the 2021 year. Snaddon said that Capitol Appraisal Group has only increased their fee, on average, 2.5% during the last 10 years. Snaddon recommended the Board stay with Capitol Appraisal Group for the mineral and industrial appraisals. Mr. Dunn made a motion to approve the agreement with Capitol Appraisal Group for 2022 year. 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 did not go into executive session.

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

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

13. DISCUSSION/ACTION: CONSIDER 2022 PLAN YEAR TML RERATES FOR EMPLOYEE MEDICAL INSURANCE COVERAGE – Snaddon said the funds have been included in the 2022 budget. Snaddon noted that TML paid out in claims \$336,000, where the district paid in \$326,000. Snaddon recommended option 2 of the medical selections as it is the closest to the coverage the District now provides. Dental plans provides several choices and the Board chose option A1. Vision plans offered several options in which the Board chose four alternatives that are voluntary enrollment. Mr. Amador made a motion to approve option 2 medical, option A1 and the vision options c, d, g, & h. Mr. Dunn seconded the motion, and passed unanimously.

14. DISCUSSION/ACTION: CONSIDER 2022 PLAN YEAR TML SECTION 125 FLEXIBLE SPENDING AGREEMENT – Snaddon said the Flexible Spending Agreement is a low cost plan that does save the District tax money. Snaddon went on to say, the plan costs \$74 a month which comes to \$888 a year with a net savings to the District of \$4,400 a year. Mr. Dunn made a motion to approve the Flexible Spending Agreement for the 2022 year. Mr. Amador seconded the motion, and passed unanimously.

15. DISCUSSION/ACTION: CONSIDER 2022 PLAN YEAR TML CONTINUATION OF COVERAGE ADMINISTRATIVE AGREEMENT – Snaddon said the continuation of coverage administrative agreement is renewed every year when the medical rerates are renewed. Mr. Dunn made a motion to approve the continuation of coverage administrative agreement. Mr. Amador seconded the motion, and passed unanimously.

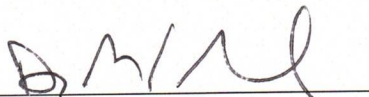
16. DISCUSSION: UPDATE ON PARKING LOT EXPANSION PROJECT – Snaddon said he met with the architect regarding the parking lot expansion. Snaddon noted there would be an additional 30 spaces added to our parking lot. The total bid is \$91,500 which comes in below what has been budgeted. The second bid is for the additional spaces over 30 and is \$100,000. After a review of other districts and their parking lots, Snaddon recommended staying with the additional 30 spaces.

17. Chief Appraiser’s Report

- a) **Board of Directors Election (timeline/eligibility)** – Election letters went out to the entities as required. The letters included their voting entitlements. Snaddon said that the new law regarding the Board of Directors terms does not go into effect until January 1, 2022. After that each member will be able to serve 10 years on the Board.
- b) **Current Reinspection Status** – Snaddon said there are about 2,000 properties to reinspect and of those properties about 500 have been done. Building and subdivision has about 3,200 with 567 of those done. The District currently has 576 in confirmed sales.
- c) **Update on 2021 Appeals** – Snaddon indicated that 13 supplements to the appraisal roll have gone to the tax offices since certification. Snaddon said that in the four weeks since certification, the District has resolved 2,276 accounts, amounting to \$550,000,000. Snaddon said there were 740 accounts left to resolve.


15. Directors’ Report – None.

16. Adjournment –Mr. Dunn made a motion to adjourn the meeting. Mr. Amador seconded the motion, and passed unanimously. Dr. Gilcrease adjourned the meeting at 6:06 p.m.



Chair, Dr. Greg Gilcrease

ATTEST:


Secretary, Daryl John
Vice Chair, Darren Dunn