

GUADALUPE APPRAISAL DISTRICT



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REGULAR SESSION OF THE BOARD OF DIRECTORS

March 8, 2023

1. CALL TO ORDER

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

2. ROLL CALL

All members were in attendance except for Mr. John. Others present were Erich Strey, Peter Snaddon, Tavie Murphy.

3. CITIZENS' COMMENTS – None.

4. PRESENTATION OF SERVICE AWARD – Mr. Snaddon presented Mr. James Fealy with a 17 years' service award.

5. TAXPAYER LIAISON REPORT – Ms. Murphy spoke about the fact we have two ARB panels now and each one needs three members. One member resigned and in looking for one she found two. Ms. Murphy stated she had nine people for six positions, but ARB was going to be working five days a week. Nine members give the ARB the ability to let people rotate in and out. Ms. Murphy asked the board to consider Resolution 2023-02 that would increase the voting members of the ARB board from five (5) to nine (9).

6. CONSENT AGENDA – These items may be acted upon by one motion. No Separate discussion or vote on any of the items will be had unless requested by a Board Member. Mr. Amador moved to accept the consent agenda items as presented. Mr. Lievens seconded the motion. The motion 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 executive session.

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

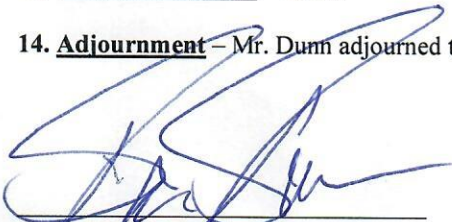
11. DISCUSSION/ACTION: Consider Approval of Resolution 2023-02: Increase ARB (voting) members from five (5) to nine (9) and discontinue use of Auxiliary (non-voting) members. Mr. Lievens asked about the ARB members rather they were retired or limited jobs to have flexibility. Mr. Lievens also asked about the budget, but there will only be three members per panel any given day so the budget will not be affected. Mr. Lievens moved that Resolution 2023-02 be accepted as presented. Ms. Sever seconded the motion. Th motion passed unanimously.

12. Chief Appraiser's Report

- a. **2022 Property Value Study: Preliminary Results** – Mr. Snaddon present the preliminary results. from the State Comptroller. 189 CADs were tested. 119 CAD had failed results which equaled 63%. 734 ISDs tested. 280 with failed results which equaled 38%. Guadalupe Appraisal District Results with Schertz-Cibolo-UC ISD, Seguin ISD, New Braunfels ISD, Prairie Lea ISD, Luling ISD, Navarro ISD and Marion ISD were all within confidence interval.
- b. **2023 Reappraisal Activity Status** – Snaddon stated total property count was 3,027 (3%). Residential at +2,808 (4.8%) with market value of homesteads increased +/-6.7%. Multi-family was +51(8%) Vacant lots -178 (-3.5%). Rural/ranch +196(2.5%). Commercial +58(2.5%). New taxable value +/- \$968 million. Majority of new value (62%) from residential property. Mr. Snaddon then state the reappraisal status by category of property. Land analysis of rural land completed, residential land completed, complex land completed and waterfront land still ongoing. Improved residential cost schedules were completed and neighborhood analysis was ongoing. Improved commercial cost schedules were completed. Income schedules are completed. Neighborhood analysis are ongoing. Business personal property rendition mailing is completed. Cost schedules are completed.
- c. **2023 Legislative Session** – Snaddon reported that the last day to file bills is Friday, March 10th. The Texas Association of Appraisal Districts supported 20 bills, to increase transparency, to removal term limits for the ARB members, and special agricultural valuation. They opposed 26 bills to increase limitations on homestead owners who lived in home 15 years or more, elections for chief appraiser, BOD, and ARB, cost approach only for RV parks, removal of income approach, and increases in attorney's fees awards. The priority property tax bills are HB 2 and SB3. Two bills are centered on providing property tax relief this session with differing approaches. The Senate bill proposes increasing HS exemption to \$70,000, recalculating freezes per the increase and ensuring schools get additional state aid for loss in local revenue. The House bill proposes additional rate compression for schools, lowering the cap from 10% to 5%, and expanding cap limitations to all real property.
- d. **New District Websites** – Snaddon reported that we have a new hosting vendor for our website: BIS Consulting. BIS Consulting partnered with CAMA provider Harris Govern to take over all online services. Snaddon stated as of right now, the District website hosting, property search, and truth-in-taxation website hosting are all live. In 2024 the online appeals and forms will be live.
- e. **Recap: EagleView Presentation** – Snaddon reported that GAD hosted a presentation on March 3, 2023, of EagleView. Fifteen individuals representing Seguin ISD, GAD BOD, Seguin PD, County Sheriff office, GVEC, and Seguin Public Works attended. The initial feedback onsite was overall positive for the product and uses of it. Snaddon stated a survey would be sent out to attendees this week requesting feedback specific to their department's needs and or uses. Snaddon said the key aspect of the EagleView product is the universal use throughout all departments of the entities GAD serves.
- f. **Just Appraise – Pilot Opportunity** – Snaddon reported on a new deed processing software that GAD has a pilot opportunity to use. Right now, there are +/-50 CADs currently subscribed (recently Guadalupe County Clerk Office subscribed. The software reduces the time staff must dedicate to review/entry of recorded deed activity. GAD will have the opportunity to the Just Appraise program for the second half of the year at no cost. (annual subscriptions is \$24,000). The only cost to the District during the pilot program is the costs associated with the implementation and training of GAD staff (Total cost \$2,000). Snaddon said the plans are to use funds budgeted from the General Contingency (\$15,000).

13. **Directors' Report** – None.

14. **Adjournment** – Mr. Dunn adjourned the meeting at 5:58pm.



Darren Dunn, Chair

ATTEST:



Daryl John, Secretary