

GUADALUPE APPRAISAL DISTRICT



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REGULAR SESSION OF THE BOARD OF DIRECTORS

October 11, 2023

1. CALL TO ORDER

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

2. ROLL CALL

All members were in attendance except Mr. Daryl John. Others present were Mr. Peter Snaddon and Mr. Eric Strey.

3. CITIZENS' COMMENTS – None.

4. TAXPAYER LIAISON REPORT – None.

5. 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 – Ms. Sever moved that the board accept the consent agendas presented. Mr. Lievens second it. The motion carried unanimously.

6. 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.

7. 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.

8. DISCUSSION/ACTION: TAKE ANY ACTION BASED ON DISCUSSION HELD IN CLOSED SESSION UNDER AGENDA ITEM #6 – No action taken.

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

10. DISCUSSION/ACTION: CITIZEN SUBMITTED COMPLAINT RELATING TO CHAIRMAN DUNN'S ELIGIBILITY TO SERVE ON GAD BOARD OF DIRECTORS. - Mr. Snaddon presented the complaint to the board after he had looked at it, and spoke with the lawyer. Snaddon stated that the complaint is referencing the year 2018. The attorney recommended that it be brought before the board. Mr. Lievens asked if they had briefly discussed it at the last meeting and stated that Mr. Dunn was eligible to be on the board. Mr. Dunn replied that he had mentioned it because the lawyer had called about the complaint being filed. Mr. Dunn stated he wanted to mention this had come to his attention, and he wanted full transparency about this complaint. Mr. Dunn said it was pretty odd and he was not ineligible. Dunn said he didn't know how far into the weeds he wanted to get addressing some of their grievances. Ms. Sever wanted to reiterate that the main question was whether Mr. Dunn was eligible. Snaddon agreed with Ms. Sever that he felt the essential question for the board was if Mr. Dunn was eligible to serve or not. Mr. Snaddon said the lawyer wanted to make sure it was presented in an open session as representation that it was addressed. Snaddon stated if there needed to be more information that they could then dig further into it. Snaddon stated it was an anonymous complaint. Snaddon said the lawyer said everything was okay assuming everything was correct in 2018 since that is the year the complaint is referencing. Snaddon stated it is not even an active thing since we are just ending our 2022 year. Mr. Lievens raised the question about having to be a homeowner or landowner or just a resident to serve. Mr. Snaddon and Mr. Dunn answered no to the question about having to be a property

owner to serve. Ms. Sever and Mr. Lievens felt if the lawyer looked at it and he felt it was all copacetic they would agree with him. Mr. Snaddon had Ms. Stiers check into the most recent one and there were no red flags. Mr. Snaddon said he would send the minutes of the meeting to the lawyer and double check with him about the whole situation.

11. Chief Appraiser's Report

- a) **3rd Quarter Clerical** – Snaddon reported July had 338 entries at an assessed value of \$89,250,476. August had 1,374 entries at an assessed value of \$741,088,865. September had 1,834 entries at an assessed value of \$532,555,996.
- b) **2024 Inspections Update** – Snaddon reported that business personal property is finalizing new account creation in the database for field inspections beginning the week of October 16th an October 23rd. Snaddon stated the Agricultural Advisory Board is meeting tonight and we will put the appointment of their members for the upcoming 2023/2024 term on the BOD's November meeting. Snaddon reported that aerial and site inspections had been completed for approximately 1,000 accounts. Our residential/commercial appraisal staff has completed approximately 7,000 accounts and recheck inspections to be completed are approximately 2,150 accounts. Our sale confirmation survey mailings are at approximately 900 accounts. Snaddon stated that our ownership transfers processed are at 1,316, created accounts are at 593, inactivated accounts are at 355, lawsuits filed for 2023 value disputes 17 for \$129,200,000 and arbitrations filed for 2023 value disputes 23 at \$22,900,000. Snaddon presented a year-to-date market activity of sale volume and market price comparison.
- c) **Customer Service Survey Results** – Snaddon presented our customer survey results from August 9, 2023, to October 10, 2023. Overall, respondents rated their interactions with GAD staff members as good or excellent during this period. There were no unfavorable service ratings during this observation period.


12. Directors' Report – None.

13. Adjournment – Mr. Dunn adjourned the meeting at 6:02 pm.



Mr. Darren Dunn, Chairman

ATTEST:



Mr. Daryl John, Secretary

Benito Amador, vice-chair