

GUADALUPE APPRAISAL DISTRICT



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REGULAR SESSION OF THE BOARD OF DIRECTORS

September 13, 2023

1. CALL TO ORDER

Darren Dunn called the meeting to order at 5:30.

2. ROLL CALL

All members were in attendance except Ms. Sever and Mr. Amador. Others present were Erich Strey, and Peter Snaddon.

3. CITIZENS' COMMENTS – Mrs. John stated the Board was doing a great job.

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. – Mr. John moved to accept the consent agenda items as presented. Mr. Lievens seconded the motion. The motion carried unanimously.

6. ACTION: CONSIDER FOR APPROVAL RESOLUTION 2023-03 ADDING GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 TO THE GUADALUPE APPRAISAL DISTRICT'S 2023 AND 2024 BUDGET

– Mr. Snaddon stated the adding of utility districts is something we are going to have to deal with as several mud districts will probably be coming on. It appears that they don't have a good understanding of the tax code to request this timely. This MUD district reached out after certification to be added on this year. Snaddon told them the best we can do is to put you on there, and they can pay into our budget. Snaddon stated there are only five taxpayers in this MUD district and they signed letters of no protest. Mr. Snaddon commented that he had reached out to GAD's attorney about the situation. Mr. Lievens asked why the MUD district was requesting to be added. Mr. Snaddon replied so they can levy a tax against the people to recoup the cost of for the development of the district. Mr. Snaddon then named several districts in the rural areas that are being developed. Snaddon said this MUD district has its own private collector so will not be going through our Tax Assessor Collector. Normally the tax collector is involved, and he has the authority to say no it is too late for this year, but since they have their own collector that didn't happen. Peter stated that since the MUD requested, he needed the board's approval to add them to the budget. Mr. John moved approve Resolution 2023-03 adding the Guadalupe County Municipal Utility District No. 4 to the Guadalupe Appraisal District's 2023/2024 Budget. Mr. Lieven seconded the motion. The motion carried unanimously.

7. ACTION: CONSIDER FOR APPROVAL RESOLUTION 2023-04 AMENDING GAD'S 2023-2024 WRITTEN REAPPRAISAL PLAN

– Snaddon stated this has to do about our map review and the wording in the written reappraisal plan. The wording indicated that we were not meeting the periodical inspections when we should. So, this is just a clarification of the wording. When they did the review, it appeared that we should have had an inspection this year when it was not due until next year. Snaddon changed the wording so that when they call in November about the things we failed he can send them the new wording. The only thing Snaddon revised was the wording and added the new MUD district. Mr. John moved to accept Resolution 2023-04 amending GAD's 2023-2024 Written Reappraisal Plan. Mr. Lieven seconded the motion. The motion carried unanimously.

8. 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.

9. **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.

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

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

12. **DISCUSSION/ACTION: CONSIDER 2024 PLAN YEAR TML RERATES FOR EMPLOYEE MEDICAL INSURANCE COVERAGE** – Snaddon told the board about the new rates TML are charging for next year. It is going from a 9% charge to 36% next year for what we had this year. We have budgeted for 16% for next year. Snaddon requested TML honor this. TML gave us option 1 for 6% increase. Snaddon stated that next year we might start looking for other options for insurance. Mr. Snaddon stated we have a pre-65 retiree and a post-65 retiree option, but it doesn't cost us anything. The retiree will have to have to reimburse us monthly for the cost of their insurance. Cobra is secondary. Mr. Lievens moved to accept the TML rerate for the employee medical insurance coverage as presented. Mr. John seconded the motion. The motion carried unanimously.


13. **DISCUSSION/ACTION: CONSIDER 2024 PLAN YEAR TML CONTINUATION OF COVERAGE ADMINISTRATIVE AGREEMENT** – Mr. Snaddon stated this was included in the prior information. Snaddon said next year he would include this as one vote. Mr. Lievens moved to accept the TML rerate for the employee medical insurance agreement as presented. Mr. John seconded the motion. The motion carried unanimously.


13. **Chief Appraiser's Report**

- a) **Election Update** - Nomination dealing is due October 15th. Snaddon stated we have a few nominations for our ballot. Snaddon reiterated that we are going to be required to hold an election for 3 additional members in May. Mr. John will automatically be on the board since he is our Tax Assessor Collector but may not be a voting member until after the election. Mr. John is researching this will lawyers. Mr. Dunn stated the City of Seguin may not be able to nominate him due to the fact he does not live in the Seguin city limits, but in an unincorporated area of Seguin. Dunn stated this is a municipal thing with the City of Seguin. Mr. Lievens asked if there are any school district that can nominate. Snaddon stated that are 9 ISD that can nominate. The board discussed how many votes each entity held. Snaddon discussed about the election of additional members and the cost.
- b) **Staffing Update** – Snaddon stated we had four spots open and were able to hire two fee appraisers, rehire one appraiser and one entry level individual. Snaddon stated he was pleased to be able to find such qualified individuals.
- c) **GAD Hosted Certification Courses** – Snaddon reported eleven individuals just finished a week of classes we held at the Ag building. The instructor gave great feedback about our employees and their participation in classes. Snaddon reminded the board how much money we were saving holding the classes here in Seguin instead of sending the employees out of town. The board was pleased with the large savings of holding the classes here.

14. **Directors' Report** – Mr. Dunn stated he had one thing, but it could not be discussed since it was not on the agenda. Mr. Dunn received a phone call from Mr. Jackson that there had been a complaint filed about him not living in the district. Mr. Dunn stated we will have to put it on the future agenda, and we will clear it up then. Dunn stated he could categorically say that is not true. Dunn stated he just wanted to let everyone know that was out there. Mr. John stated he had decided not to mail out tax statements until after the November elections.

15. **Adjournment** – Darren Dunn adjourned the meeting at 5:55pm.


Darren Dunn, Chairman

ATTEST:

Daryl John, Secretary

Benito Amador, Vice-Chair