

# GUADALUPE APPRAISAL DISTRICT



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## REGULAR SESSION OF THE BOARD OF DIRECTORS

June 5, 2024

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Ms. Leticia Sever, Mr. Jim Lievens, Mr. Darren Dunn, and Mr. Benito Amador, Jr were present. Mr. Daryl John was not present. Mr. Peter Snaddon was also present.

**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 one of the items will be had unless requested by a Board member –

- a. Approval of the Minutes of the My Budget Workshop held May 15, 2024.
- b. Approval of Minutes of the Regular Meeting held May 15, 2024
- c. Approval of Finance Statement for April 2024

Ms. Siever motioned to approve the Budget Workshop Minutes, as well as the Minutes of the Regular Meeting and the Finance Statement. Mr. Lievens seconded the motion. It was passed 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 deliberate the appointment, employment, evaluation, reassignment, duties discipline, or dismissal of a public officer or to hear a complaint or charge against an officer or employee. The subsection does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing. (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 #7 – No Action Taken.

**10. DISCUSSION/ ACTION:** Consider submitted application(s) for appointment of vacant at-large directorship of the Guadalupe Appraisal District Board of Directors. Selected applicants will be sworn in on July 3, 2024.

-Mr. Snaddon stated he had spoken to the attorney, and it was best to wait until the new individuals were sworn in at the July BOD meeting.

**11. DISCUSSION:** Guadalupe Appraisal District 2025 Proposed Budget

Mr. Snaddon said there was not much of a change other than the trash pickup had increased slightly. The budget total is now \$5,103,092.06. Mr. Snaddon also mentioned he had representatives from Anco - Curative Healthcare come out to answer any

questions that our employees may have. The turnout of employees was good. A concern was whether the employees' providers are currently in the Curative Network. The representatives indicated to the employees that they can send them a list of their current providers and if they are not in network, then Anco can inquire whether the providers are interested in joining the network which in turn would benefit the employees if Curative were chosen later as the healthcare insurance provider. Our current healthcare company indicated the increase for the new year would be at about a 2% increase, so if that's the case, we are still within budget if we stay on with TML. We have Aetna coming next month to present their costs and what plans they offer. We also spoke with IAAO to begin the salary study with them. Within 4-6 weeks, they will deliver the results. The Chief Appraiser sent out letters or survey to all the entities asking what their preferences would be for options on a new facility or expanding the current facility. Mr. Snaddon's vision is to have a large conference room to facilitate meetings or public training on the tax process. The growth of the area the district serves within the next 10-15 years will not be upheld in the current building we are in now.

**12. ACTION:** In accordance with §6.06(a) TX Tax Code, Chief Appraiser requests authorization to forward copies of 2025 Proposed Guadalupe Appraisal District Budget to each taxing units to be held at their respective principal administrative office for public inspection.

Mr. Amador motioned to approve and Ms. Sever seconded the motion. It was passed unanimously.

**13. ACTION:** In accordance with §6.06(b) TX Tax Code, Chief Appraiser requests authorization to schedule a public hearing, to be held at main office, for consideration of 2025 Budget on August 7, 2024, at 5:30pm to include timely delivery of written notice to each taxing unit of the date, time, and place fixed.

Mr. Lievens motioned to approve, and Mr. Amador seconded the motion. It was passed unanimously.

**14. CHIEF APPRAISERS REPORT**

Mr. Snaddon asked the board if they were willing to switch the next BOD meeting for July from the 3<sup>rd</sup> to the 10<sup>th</sup> due to it being a Holiday week. They all seemed to be ok with the change, but they will confirm with Cherie.

Agents had a 35% increase in appeals this year as opposed to last year. For total appeals we had over 24,000 this year which was about a 4.2% increase. In online submissions, it was down by 30% and in paper copy submissions they were down by 23%. Total market value appealed this year was about 28.1%. So, we must get roughly 10.5 billion down to about 1.8 billion before July 20 in order to certify timely. Seguin ISD is ahead in total appeals at 6600, followed by Schertz ISD, then Navarro ISD and then Comal ISD and NBISD. Mr. Snaddon broke down the appeals by category. Residential appeals were a huge number at around 11,000, followed by commercial. Other things happening: Habitat for Humanity presentation in May, hosted Curative presentation for staff, we will host the Aetna presentation soon. We have State required ARB hearings on Saturdays June 8 and June 22 and the evening of June 12 from 1-7pm. Lastly, we met with IAAO recently to begin the salary study. Time frame for the salary study to be completed is 4-6 weeks.

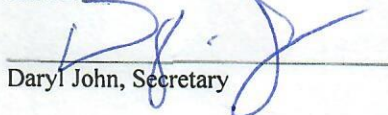
**15. DIRECTORS REPORT** – Mr. Dunn mentioned he did reach out to Marion recently. Mr. Snaddon will reach out to Marion and Ms. Sever will reach out to Donna Campbell's aids, Sonia and Janet to see if they can help get the governor involved to call for a special election.

**16. ADJOURNMENT** – Mr. Dunn adjourned the meeting at 6:05pm.



Mr. Darren Dunn, Chair

ATTEST:



Daryl John, Secretary