

## GUADALUPE APPRAISAL DISTRICT

### Main Office

3000 N. Austin St.  
Seguin, Texas 78155  
(830) 303-3313 Option  
(830) 372-2874 (Fax)  
gadprotest@guadalupead.org



### Schertz Substation

1052 FM 78, Ste. 103  
Schertz, Texas 78154  
(830) 303-3313 Option 0  
(877) 254-0888 (Fax)

POSTED

DEC 04 2025

2:55pm

TERESA KIEL  
Guadalupe County Clerk  
By: VDL

## NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION** on **December 10, 2025, beginning at 5:30pm.** in the Board Room of the Guadalupe Appraisal District office building, located at 3000 N. Austin Street, Seguin, Texas. Subjects to be discussed are listed on the attached agenda.

**Under the authority of Chapter 551. Of the Texas Government Code, the Board, during the course of the meeting covered by this notice, may enter into closed or executive session for any of the following reasons provided the subject to be discussed is on the agenda for the meeting.**

- 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. (Sec. 551-071)
- To deliberate the purchase, exchange, lease, or value of real property if deliberation in open meeting would have a detrimental effect on the position of the Appraisal District in negotiations with the third person. (Sec. 551-072)
- 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. 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)
- Deliberations regarding the deployment or specific occasions for implementation of security personnel or devices; or a security audit. (Sec. 551-076)

**Note: For purposes of this subsection, an independent contractor, such as an engineering, architectural, or consultant firm, is not an employee. Atty.: Gen. Op Nw-129 (1980).**

**Chapter 418 of the Government Code, the Texas Disaster Act, which relates to managing emergencies and disasters, including those caused by terroristic acts, provides in section 418.183(f): A governmental body subject to Chapter 551 is not required to conduct an open meeting to deliberate information to which this section applies. Notwithstanding Section 551.103(a), the governmental body must make a tape recording of the proceedings of a closed meeting to deliberate the information.**

**NO FINAL ACTION, DECISION, OR VOTE SHALL BE TAKEN WHILE THE BOARD IS IN CLOSED OR EXECUTIVE SESSION. Chapter 551. Texas Government Code.**

## Agenda on Attached Sheet

This notice was posted and filed in compliance with the Open Meetings Act on or before December 4, 2025, at 5:00 p.m.

Peter Snaddon, R.P.A., C.C.A.  
G.A.D. Chief Appraiser

**GUADALUPE APPRAISAL DISTRICT  
3000 NORTH AUSTIN STREET  
SEGUIN, TEXAS 78155**

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**REGULAR SESSION  
OF THE  
BOARD OF DIRECTORS  
December 10, 2025**

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**Agenda**

1. Call to Order
2. Roll Call
3. Citizens' Comments
4. Taxpayer Liaison Report
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.
  - a. Approval of Minutes of the Regular Meeting held on November 5, 2025.
  - b. Approval of Finance Statement for October 2025.
  - c. Approval of GAD 2026 Calendar
  - d. Approval of Line-Item Transfers within 2025 Budget
  - e. Approval of Resolution 2025-12: Authorizing use of available funds from GAD's Appraisal Defense reserve balance fund for legal expenses in excess of budgeted 2025 funding amount of \$20,000.
6. **DISCUSSION/ ACTION:** Consider for Approval Resolution 2025-13: Proposed Investment Strategy for 216 E. College Street Project Funds.
7. **DISCUSSION/ ACTION:** Consider for Approval Resolution 2025-14: Establishing the 216 E. College Street Interest-Only Payment Reserve Fund and Committing Unspent Obligated 2025 Budget Funds Pursuant to GAAP Requirements.
8. **DISCUSSION/ ACTION:** Consider for Approval Resolution 2025-15: Committing Interest-Earned Income to the General Land and Building Improvements Reserve Fund.
9. **DISCUSSION:** Status update on actions taken by Chief Appraiser relating to the District's 216 E. College Street Project on since BOD regular meeting held on November 5, 2025.
  - a. Executed Agreement Between Owner and Architect
  - b. Secured a licensed environmental contractor (TTL) to conduct an asbestos inspection through a competitive quote process, selecting the firm that met District requirements for expertise, compliance, and cost.
  - c. Secured a qualified tree-trimming contractor by obtaining competitive pricing and selecting the vendor that met the District's operational and cost requirements.
10. **DISCUSSION/ACTION:** Consideration to enter into 3-year Service Agreement with JUST APPRAISED for incorporation of software programs associated with processing of deed forms.
  - a. SAAS Services Order Form (Deeds)
    - i. Term Begins: 01/01/2026 Term Ends: 12/31/2028

11. **EXECUTIVE SESSION:** Adjourn into Executive Session pursuant to Texas Government Code Section 551.074 of the Texas Open Meetings Act for the following purpose:

- a. Performance Evaluation of Taxpayer Liaison Officer for 2025 year, in accordance with §6.052(i) of TX Code.
- b. Performance Evaluation of Chief Appraiser for 2025 year and Consideration of 2026 Compensation.

12. **ACTION:** Take Any Action Based on Discussion Held in Closed Session Under Agenda Item #11

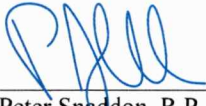
13. Chief Appraiser's Report

- a. GAD Performance Evaluation Template (2025)
- b. Reappraisal Activities Update
- c. BOD Election Update
- d. State-Mandated Homestead Exemption Changes and Potential Future Impact

14. Directors' Report

15. Adjournment

(If during the course of the meeting, any discussion of any item on the agenda should be in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meeting Act, Texas Government Code, Chapter 551, subchapters D, and E)



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Peter Snaddon, R.P.A., C.C.A.  
G.A.D. Chief Appraiser