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POSTED
____ A.M. 2:40 P.M.

JAN 29 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By [Signature] Deputy

NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION on February 04, 2026, 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 January 29, 2026, at 5:00 p.m.

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

**REGULAR SESSION
OF THE
GUADALUPE APPRAISAL DISTRICT
BOARD OF DIRECTORS
February 4, 2026**

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 January 14, 2026.
 - b. Approval of Finance Statement for December 2025.
 - c. Approval of Waiver of Penalties & Interest Under §6.06 (e & k) Texas Tax Code Late Payment by Guadalupe County MUD #04.
 - d. Approval of Waiver of Penalties & Interest Under §6.06 (e & k) Texas Tax Code Late Payment by City of Cibolo
6. **Regular Agenda Items**
 - a. Discussion and Possible Action on the selection of Appraisal Review Board Chairperson and Secretary for the 2026 tax year.
 - b. Presentation and Discussion on Administrative Operations Report to include: Annual Mailouts, Exemptions, Mapping & Deeds, and 2025 Supplemental Changes.
 - c. Presentation and Discussion on Appraisal Operations Report to include: Reappraisal Activities, Staff Training, and Market Sales' Observations.
 - d. Discussion and Possible Action on Chief Appraiser Report to include: Renovation Project Activities at 216 E. College St., Final Results of Comptroller's 2025 MAPS review, Eagleview ChangeFinder Project Report, Staffing Update, and 2025 Pending Litigation status.
7. Directors' Report
8. 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)



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