

GUADALUPE APPRAISAL DISTRICT

Main Office

3000 N. Austin St.
Seguin, Texas 78155
(830) 303-3313
(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)

NOTICE OF MEETING

Notice is hereby given that The Board of Directors of the Guadalupe Appraisal District will meet in a **REGULAR SESSION on August 5, 2026, immediately following the 2026 Budget Hearing** 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 July 30, 2026, at 5:00 p.m.

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

POSTED

A.M. 4:11 P.M.

JUL 30 2026

TERESA KIEL, County Clerk
Guadalupe County Texas

By JDurv Deputy

GUADALUPE APPRAISAL DISTRICT

3000 NORTH AUSTIN STREET

SEGUIN, TEXAS 78155

REGULAR SESSION

OF THE

BOARD OF DIRECTORS

Immediately following the Budget Hearing

August 5, 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 June Regular Meeting held on June 10, 2026.
 - b. Approval of Finance Statement for May 2026.
 - c. Approval of Finance Statement for June 2026.
6. **Regular Agenda Items**
 - a. **Action Item:** Discussion and possible action to consider adoption of the 2027 Guadalupe Appraisal District Budget.
 - b. **Discussion Item:** Presentation and discussion regarding the proposal from Combs Consulting Group for Technology and Security Systems Design and Consulting Services for the Guadalupe Appraisal District Mary B. Erskine Building Renovation, including scope of services and proposed fees. No action to be taken.
 - c. **Action Item:** Discussion and possible action to approve the proposal from Combs Consulting Group for Technology and Security Systems Design and Consulting Services for the Guadalupe Appraisal District Mary B. Erskine Building Renovation, and to authorize the Chief Appraiser to execute an agreement for those services.
 - d. **Discussion Item:** Presentation and discussion regarding the status of the CM-at-Risk selection process for the Mary B. Erskine Renovation Project (RFQ No. 2026-01 / RFP No. 2026-02), including qualifications and proposal scoring, shortlisted-firm interviews, and the evaluation committee's ranking and recommendation. No action to be taken.
 - e. **Action Item:** Discussion and possible action to authorize the Chief Appraiser to negotiate a Construction Manager-at-Risk agreement with the highest-ranked offeror for the Mary B. Erskine Renovation Project (RFP No. 2026-02), and, if negotiations are unsuccessful, to proceed with the next-ranked offeror(s) in accordance with Texas Government Code Chapter 2269.
 - f. **Discussion Item:** Chief Appraiser Report to include: Summary of 2026 Certification, BOD At-Large Election Update, GAD Staffing Update, Customer Service Survey Results (April-July) and 2026 2nd Quarter Clericals.
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