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GUADALUPE APPRAISAL DISTRICT

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NOTICE OF MEETING

Notice is hereby given that the Board of Directors of the Guadalupe Appraisal District will meet in a **Regular Session on October 7, 2026,** 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 a 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. This 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. MW-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 October 1, 2026, at 5:00 p.m.

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

POSTED
____ A.M. 2:54 P.M.

OCT 01 2026
TERESA KIEL, County Clerk
Guadalupe County Texas
By _____ Deputy

REGULAR SESSION
OF THE
GUADALUPE APPRAISAL DISTRICT
BOARD OF DIRECTORS
October 7, 2026

at 5:30 p.m.

AGENDA

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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 September Written Reappraisal Hearing held on September 9, 2026.
    b. Approval of Minutes of the September Regular Meeting held on September 9, 2026.
    c. Approval of Finance Statement for August 2026.
6. **Regular Agenda Items**
    a. **Discussion:** Update on Mary B Erskine Project, to include actions by Construction Manager at Risk (Koehler Co).
    b. **Discussion:** 2025 GAD Audit Report, to include discovered accounting error in report.
    c. **Discussion:** Chief Appraiser Report, to include Staffing News, 2027 Compensation Package Estimator tool, Status Update on Active Litigation, 3rd Qtr. GAD Customer Service Survey report, and Presentation for Review 2026 3rd Qtr. Clerical Supplements.
7. **Executive Session** ***(If Necessary)***
    a. 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. This 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)
8. **Action Item** ***(If Necessary)*****:** Take any action based on discussion held in executive session under Agenda Item #7.
9. Directors' Report
10. 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 Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E.)

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