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GUADALUPE APPRAISAL DISTRICT

Main Office
3000 N. Austin St.
Seguin, TX 78155
(830) 303-3313
(830) 372-2874 (Fax)
psaseguin@guadalupead.org

Schertz Substation
1052 FM 78, Ste 103
Schertz, TX 78154
(830) 303-3313 Option 0
(877) 254-0888 (Fax)
psaschertz@guadalupead.org

NOTICE OF MEETING

Notice is hereby given that the Board of Directors of the Guadalupe Appraisal District will meet in a **Regular Session on November 4, 2026, beginning at 5:30p.m.** 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 29, 2026, at 5:00 p.m.

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

POSTED
____A.M. 3:13 P.M.

OCT 29 2026
TERESA KIEL, County Clerk
Guadalupe County Texas
By _____ Deputy

REGULAR SESSION
OF THE
GUADALUPE APPRAISAL DISTRICT
BOARD OF DIRECTORS
November 4, 2026
5:30 p.m.

AGENDA

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1. Call to Order
2. Roll Call
3. Citizens' Comments
4. Taxpayer Liaison Report
5. Employee Introductions
    a. Administrative Staff: Delia Moreno (PSA), Greg Rollman (Mapping)
    b. Appraisal Staff: Kylee Guajardo (Residential), Chris Reyes (Residential)
6. Presentations
    a. 2026 Admin's Choice Award: Heather Smith (PSA)
    b. 2026 Appraiser's Choice Award: Lisa Stone (Residential)
7. **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 October Regular Meeting held on October 7, 2026.
    b. Approval of Finance Statement for September 2026.
8. **Regular Agenda Items**
    a. **Discussion/ Possible Action:** Presentation by Debbie Fraser of Armstrong, Vaughn & Associates, P.C. relating to revision of financial statements to correct an accounting error discovered within the April 8, 2026 approved 2025 Guadalupe Appraisal District Audit.
    b. **Discussion/Possible Action:** Receive a progress update on the Mary B. Erskine Renovation Project from CMAR Koehler Company and Project Architect Debra Dockery.
    c. **Discussion/ Possible Action:** At the initiative of the Board of Directors, consider approval of funds to provide lunch for Guadalupe Appraisal District staff in appreciation of their service and contributions.
    d. **Discussion/ Possible Action:** Discuss and approve a date for a future meeting to canvass the returns and declare the official results of the November 3, 2026 Guadalupe Appraisal District Board of Directors election.
    e. **Discussion:** Chief Appraiser Report, to include updates on 2026 Property Value Study, 2027 Methods and Procedures Study, current year reappraisal activities, staff education, 2026 performance evaluation schedule, and Agricultural Advisory Board meeting.
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