

**BOARD OF DIRECTORS MEETING
OCTOBER 11, 2021**

The Board of Directors of Comal Appraisal District met at the appraisal district office located at 900 S. Seguin Avenue, New Braunfels, TX. Members present were Dan Krueger, Nancy Pappas, Wade Cleary, John Kunz, John Tyler and Kristen Hoyt. Others present were Rufino H. Lozano, Jennifer Salazar, Jeffrey Booker, Ryan Dow, Melissa Jordan, Tony Vedia, Lindsey Witty, Josue Arellano, Phil Day, Hannah Garcia, Tersea Winzeler, Guy Anderson, Larry Hermance, Martha Ayala.

Mr. Krueger called the meeting to order at 5:32 p.m. by stating, "This meeting is being held in open session in accordance with Chapter 551 of the Texas Government Code and business as conducted by the Board will be done so in open session. We will start each regular session with prayer and pledges to the flags. All persons in attendance are welcome and free to participate or not at their personal discretion."

The Pledges of Allegiance to the American and Texas flags were recited. Pam Krause led the prayer.

1. **CITIZENS COMMUNICATIONS**

No one wished to speak.

2. **PRESENTATION OF SERVICE AWARDS**

Mr. Lozano stated that Phil Day had completed 5 years of service and is our first Senior Appraiser.

3. **PRESENTATION BY ARB CHAIRMAN OF THE 2021 PROTEST SEASON**

Mr. Anderson stated that the ARB would be meeting October 12th and 13th. He said that there are approximately 130 accounts left. He asked the Board to consider a line-item transfer and to raise the compensation per the presentation he had presented previously.

4. **TAXPAYER LIAISON OFFICER REPORT**

Mr. Hermance introduced himself to the new staff in attendance and asked them to introduce themselves. Those in attendance were Hannah Garcia, Tersea Winzeler, Josue Arellano and Randy Wormley. He also added that the comment cards were all very good and the Google rating was a solid 3 stars now. Mr. Hermance stated that he contacts as many people as he can find that rate us on Google to find out why they said what they said. He reviewed the Waggenger Ranch letter issues and stated that there is still being work done on the exemption issues. He added that he had contacted 42 people personally since the last meeting.

5. **ACTION: APPROVE BY RESOLUTION COMAL COUNTY WATER IMPROVEMENT DISTRICT MASTER AS A NEWLY FORMED ENTITY**

A motion was made by Wade Cleary; seconded by John Kunz; to approve to approve Comal County Water Improvement District Master as a newly formed entity by resolution as presented. Motion passed unanimously by show of hands.

6. **ACTION: APPROVE AGREEMENT WITH COMAL COUNTY WATER IMPROVEMENT DISTRICT MASTER FOR BUDGET ALLOCATION**

A motion was made by Nancy Pappas; seconded by John Tyler; to approve the agreement with Comal County Water Improvement District Master for budget allocation as presented. Motion passed unanimously by show of hands.

7. **ACTION: APPROVE BY RESOLUTION COMAL COUNTY WATER IMPROVEMENT DISTRICT #1B AS A NEWLY FORMED ENTITY**

A motion was made by Wade Cleary; seconded by John Kunz; to approve Comal County Water

Improvement District #1B as a newly formed entity by resolution as presented. Motion passed unanimously by show of hands.

8. **ACTION: APPROVE AGREEMENT WITH COMAL COUNTY WATER IMPROVEMENT DISTRICT #1B FOR BUDGET ALLOCATION**

Motion was made by Nancy Pappas; seconded by John Tyler; to approve the agreement with Comal County Water Improvement District #1B for budget allocation as presented. Motion passed unanimously by show of hands.

9. **ACTION: APPROVE BY RESOLUTION COMAL COUNTY WATER IMPROVEMENT DISTRICT #1C AS A NEWLY FORMED ENTITY**

A motion was made by Wade Cleary; seconded by John Kunz; to approve Comal County Water Improvement District #1C as a newly formed entity by resolution as presented. Motion passed unanimously by show of hands.

10. **ACTION: APPROVE AGREEMENT WITH COMAL COUNTY WATER IMPROVEMENT DISTRICT #1C FOR BUDGET ALLOCATION**

A motion was made by Nancy Pappas; seconded by John Tyler; to approve the agreement with Comal County Water Improvement District #1C for budget allocation as presented. Motion passed unanimously by show of hands.

11. **ACTION: APPROVE BY RESOLUTION COMAL COUNTY WATER IMPROVEMENT DISTRICT #1D AS A NEWLY FORMED ENTITY**

A motion was made by Wade Cleary; seconded by John Kunz; to approve Comal County Water Improvement District #1D as a newly formed entity by resolution as presented. Motion passed unanimously by show of hands.

12. **ACTION: APPROVE AGREEMENT WITH COMAL COUNTY WATER IMPROVEMENT DISTRICT #1D FOR BUDGET ALLOCATION**

A motion was made by Nancy Pappas; seconded by John Tyler; to approve the agreement with Comal County Water Improvement District #1D for budget allocation as presented. Motion passed unanimously by show of hands.

13. **ACTION: APPROVE BY RESOLUTION COMAL COUNTY WATER IMPROVEMENT DISTRICT #1E AS A NEWLY FORMED ENTITY**

A motion was made by Wade Cleary; seconded by John Kunz; to approve Comal County Water Improvement District #1E as a newly formed entity by resolution as presented. Motion passed unanimously by show of hands.

14. **ACTION: APPROVE AGREEMENT WITH COMAL COUNTY WATER IMPROVEMENT DISTRICT #1E FOR BUDGET ALLOCATION**

A motion was made by Nancy Pappas; seconded by John Tyler; to approve the agreement with Comal County Water Improvement District #1E for budget allocation as presented. Motion passed unanimously by show of hands.

15. **ACTION: APPROVE BY RESOLUTION COMAL COUNTY WATER IMPROVEMENT DISTRICT #1F AS A NEWLY FORMED ENTITY**

A motion was made by Wade Cleary; seconded by John Kunz; to approve Comal County Water Improvement District #1F as a newly formed entity by resolution as presented. Motion passed unanimously by show of hands.

16. **ACTION: APPROVE AGREEMENT WITH COMAL COUNTY WATER IMPROVEMENT DISTRICT #1F FOR BUDGET ALLOCATION**

A motion was made by Nancy Pappas; seconded by John Tyler; to approve the agreement with Comal County Water Improvement District #1F for budget allocation as presented. Motion passed unanimously by show of hands.

17. CONSIDERATION AND POSSIBLE ACTION: APPROVE CONTRACT WITH AT&T

A motion made by John Kunz; seconded by John Tyler; to table the updated contract with AT&T as presented. Motion passed unanimously by show of hands.

18. ACTION: APPROVAL OF MINUTES

A motion was made by Nancy Pappas; seconded by Wade Cleary; to approve the minutes of the Regular Meeting of August 17, 2021 as presented. Motion passed unanimously by show of hands.

19. FINANCIAL REPORT

Mr. Dow stated there was nothing new that hadn't been previously covered. He reiterated the postage and the ARB overages with explanations. Nancy Pappas asked where we would get the money for the line-item transfer. Mr. Dow stated that Contingency line item of \$10,000 would probably be put toward the postage overage and that possibly the Employee Expenses-PTO Reserve may be used for the ARB overage. Mr. Tyler asked if these cases were the ones that the board voted to move forward on and Mr. Lozano said no. Mr. Kunz asked about the 40k bill and what it covered. Mr. Lozano explained that \$40k expert witness was for 1 account for 2 years and that there would be more for this same account. He added that there were mediations coming the next week which he estimated would be approximately \$4k each and one Schlitterbahn account that would be all day for approximately \$8k. Mr. Krueger stated that going forward the board may want to review how to proceed on this.

Mr. Dow then reviewed the Investment Report covering the 12 certificates of deposit.

20. CLOSED EXECUTIVE SESSION: THE BOARD MAY RETIRE TO EXECUTIVE SESSION ANYTIME DURING THE MEETING AS AUTHORIZED IN CHAPTER 551 OF THE TEXAS GOVERNMENT CODE

The Board retired into executive session with Mr. Krueger stating, "The Board of Directors on October 11, 2021, beginning at 6:04 p.m. convened in executive session in accordance with Chapter 551 of the Open Meetings Act."

Mr. Krueger stated, "The Board ends its executive session at 7:07 p.m. on October 11, 2021". The Board immediately reconvened into regular session.

21. IF NECESSARY, DISCUSS AND TAKE ACTION ON ANY AND ALL MATTERS DISCUSSED IN EXECUTIVE SESSION

No action necessary.

22. CHIEF APPRAISER'S REPORT

AGENDA FOR CHIEF APPRAISER'S REPORT

a. Report on Board of Directors Election

Mr. Lozano stated that nominations had been received from the County, CISD and Garden Ridge. He added that the deadline is before October 15th. He stated that it was his understanding that City of New Braunfels, NBISD and City of Fair Oaks would be submitting nominations. He stated that the ballots must be delivered to the voting jurisdictions before October 30th and they have until before December 15th to cast their votes. The results must be delivered before December 31st.

Just as a matter information, there is a new section under 6.03 Board of Directors Election of the Property Tax Code that becomes effective for candidates after January 1st, 2022. He stated that any jurisdiction that has equal to or more than 5% of the voting allocation, must submit their votes before the end of the second meeting after the ballot has been delivered. Once the votes are cast, they have three days to get it to the appraisal district. He stated that we would be letting them know about this codification so they can be

prepared. He gave an example of CISD with 2,600 votes, if they weren't submitted timely, the votes would not count.

b. Next meeting December 14th

Mr. Lozano reminded the board of the next meeting on December 14th at 5:30 p.m. He also reminded them of the Property Tax Division Annual Conference on December 14-15th in San Marcos.

23. ADJOURN MEETING

A motion was made by John Tyler; seconded by Nancy Pappas; to approve to adjourn the meeting at 7:16 p.m. Motion passed unanimously by show of hands.

Dan Krueger, Chairman

Nancy Pappas, Secretary