

**BOARD OF DIRECTORS
JANUARY 21, 2020**

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, Wade Cleary, Nancy Pappas and John Tyler. Others present were Rufino Lozano, Jennifer Salazar, Ryan Dow, Jeffrey Booker, Kenton Shaw, Peter Slover, Ronnie Baker, Dean Miller, Jennifer Storm, and Pam Krause.

Mr. Cleary called the meeting to order at 5:36 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. **OATH OF OFFICE**

Mr. Lozano administered the oaths of office, stated that everyone was duly sworn in, welcomed and congratulated all.

2. **ELECTION OF OFFICERS**

A motion was made by Nancy Pappas; seconded by John Tyler; to nominate Dan Krueger, Chairman; Wade Cleary, Vice Chairman; and Nancy Pappas, Secretary. Motion passed unanimously by show of hands.

3. **CITIZENS COMMUNICATIONS**

Mr. Ronnie Baker addressed the board about an article he published in the Herald Zeitung on July 9th and provided copies of it. He stated that he had been through the appraisal review board process twice. He had concerns about whether the number of staff the district has is enough to do the work required. He was also concerned about the choice of ARB member being strictly from one demographic and encourage the board to choose a more diverse board in the future. He also encouraged the ARB to be more sensitive in statements they make. He thanked the board for their time.

4. **RECOGNITION OF PAST ARB MEMBERS**

Mr. Cleary recognized Mr. Berry and Ms. Stubblefield for their service to the District. Neither was in attendance. At the time of the meeting, Ms. Schmidt had rescinded her resignation.

5. **ACTION: APPOINT BY RESOLUTION ARB MEMBER TO FILL VACATED POSITION FOR THE REMAINING 2019-2020 TERM. INTERVIEWS WILL BE HELD IN EXECUTIVE SESSION. DISCUSSION MAY BE CONDUCTED IN EXECUTIVE SESSION.**

A motion was made by Nancy Pappas; seconded by John Kunz; to table the appointment of any members to the Appraisal Review Board for the remaining 2019 and 2020 term as presented. Motion passed unanimously by show of hands.

6. **ACTION: APPROVAL OF MINUTES**

A motion was made by Nancy Pappas; seconded by John Kunz; to approve the minutes of the Regular Meeting of December 9, 2019 as presented. Motion passed unanimously by show of hands.

7. **ACTION: APPROVE RELEASE OF PERFORMANCE BOND FOR HOMESTEAD EXEMPTION AUDIT BY LGBS AND PROJECT CLOSE OUT**

Mr. Slover thanked the board for the opportunity to take on this project. He quickly reviewed the project stages and noted the following:

Levy Difference - \$893,875.43

Interest - \$278,504.43

Total - \$1,172,379.86

Net of fee - \$919,000

A motion was made by Wade Cleary; seconded by John Tyler; to adopt the release of performance bond for Homestead Exemption Audit by LGBS as presented. Motion passed unanimously by show of hands.

8. **ACTION: APPROVE 2020 SALARY SCHEDULE**

Mr. Lozano presented the request for a 1.2% cost of living raise to the Salary Schedule. A motion was made by Nancy Pappas; seconded by Wade Cleary; to approve the 2020 Salary Schedule as presented. Motion passed unanimously by show of hands.

9. **CONSIDERATION AND/OR ACTION TO APPROVE LINE ITEM TRANSFERS TO 2019 BUDGET**

No action was taken.

10. **CONSIDERATION AND/OR ACTION TO HIRE EXPERT APPRAISER/WITNESS FOR LAWSUIT C2017-1540B AND C2019-1728C TARGET CORPORATION PROPERTY DEVELOPMENT**

Mr. Lozano stated that as of January 1 the district can no longer serve as it's own expert witness. He stated that the cost for this is \$21,000 which would be for all six reports from Josh Wood of Valbridge.

A motion was made by Nancy Pappas; seconded by Wade Cleary; to approve the Chief Appraiser to hire expert appraiser/witness for lawsuit C2017-1540B and C2019-1728C Target Corporation Property Development as presented. Motion passed unanimously by show of hands.

11. **CONSIDERATION AND/OR ACTION TO HIRE EXPERT APPRAISER/WITNESS FOR LAWSUIT C2018-1439A AND C2019-1505A KRISHNA NEW BRAUNFELS**

Mr. Lozano requested to hire Paul Hornsby to be the expert witness for this lawsuit.

A motion was made by Wade Cleary; seconded by Nancy Pappas; to approve the Chief Appraiser to hire expert appraiser/witness for lawsuit C2018-1439A and C2019-1505A Krishna New Braunfels as presented. Motion passed unanimously by show of hands.

12. **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 January 21, 2020, beginning at 6:15 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 7:25 p.m. on January 21, 2020". The Board immediately reconvened into regular session.

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

No action on this agenda item.

14. **FINANCIAL REPORT**

Mr. Dow reviewed the financial statement, specifically line items over 100% but noted that overall we were well under budget.

15. **CHIEF APPRAISER'S REPORT**

AGENDA FOR CHIEF APPRAISER'S REPORT

a. Comment cards

Mr. Lozano stated that we had 8 comment cards which only had one with a negative comment. He stated that he felt the staff was still doing a great job.

b. Next meeting – March 3, 2020

Mr, Lozano stated that we would be having a Strategic Planning Meeting on February 3rd.

16. **ADJOURN MEETING**

A motion was made by Wade Cleary; seconded by Nancy Pappas; to approve to adjourn the meeting at 7:39p.m. Motion passed unanimously by show of hands.

Dan Krueger, Chairman

Nancy Pappas, Secretary