

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130
JEFFREY J. BOOKER, RPA
CHIEF APPRAISER

BOARD OF DIRECTORS MEETING AUGUST 9, 2023

The Board of Directors of the Comal Appraisal District met at the appraisal district office located at 900 S. Seguin Avenue, New Braunfels, Texas. Members present were Eric Couch, Douglas Miller II, Nancy Pappas, Bob Slupik, John Tyler and Kristen Hoyt. Others present were Jeffrey J. Booker, Tanner Jones, Melissa Jordan, Michelle Sifuentes, John Cox, Lloy Pope, Anthony Fasano, Kurt Andersen-Vie and Pam Krause.

Mr. Tyler called the meeting to order at 5:31p.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."

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

1 - ADMINISTER OATH OF OFFICE

Bob Slupik, new Board Member, was sworn in by Pam Krause.

2 - CITIZENS COMMUNICATIONS

Adams, Camille – Concerned about the mass appraisal computer system assessments being fair and equitable

Hindman, Deborah – Questions how much time is spent on appraisals. Concerned about it being hard for some citizens to research and protest against taxes. Stated that home prices are going down and appraised

amounts are going up.

McCullough, Ron – Claimed fraud due to the fact that his name has been spelled wrong and he has received letters with the previous Chief Appraiser's name on it. Questioned the fact that no appraiser has actually come to his house.

Hindman, Dave – Quoted Wikipedia definition of Protection Racket

Kirk, Douglas - Claimed mail fraud and alleged racketeering by the CAD. Stated concern that notices about meetings are not showing up in the Morton Falls paper as stated on the agenda.

Harris, Greg – Questioned the legal fees budget line item and the hiring of an outside attorney.

3 - TAX CODE SECTION 6.15 COMMUNICATION

None

4 - DISCUSSION AND POSSIBLE ACTION: APPROVAL OF MINUTES

A motion was made by Nancy Pappas; seconded by Bob Slupik; to approve the minutes of the July 12, 2023 as presented. The motion passed unanimously with a show of hands.

5 - PRESENTATION BY ARB CHAIRMAN OF THE 2023 PROTEST SEASON

John Cox presented 2023 ARB Stats

6 - CHIEF APPRAISER'S REPORT

a. Certification of roll update

b. Retiree Letter regarding TCDRS increase in COLA starting in 2024 was well received.

c. Mr. Booker stated that the next meeting is October 11, 2023.

7 - TAXPAYER LIAISON OFFICER REPORT (PRESENTED BY CHIEF APPRAISER)

Mr. Booker presented Mr. Hermance final presentation and comment cards. Mr. Hermance indicated to Mr. Booker that all complaints and any miscellaneous issues had been resolved.

Mr. Booker indicated that if taxpayers are experiencing issues with the website, their hearing would be rescheduled. The CAD is proactively communicating with the public if they have a hearing scheduled even if the website is shut down due to certification. CAD is now sending evidence with hearing notice, whether it was requested or not.

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8 - PRESENTATION OF TAC REFUND

Mr. Booker stated that we are not receiving a refund this year and confirmed to a board member that we do have a wellness committee.

9 - CONSIDERATION AND POSSIBLE ACTION: APPROVE 2023 – 2024 CONTRACT WITH TEXAS ASSOCIATION OF COUNTIES (TAC)

A motion was made by Douglas Miller II; seconded by Nancy Pappas; to approve the contract with TAC for 2023-2024 as presented. The motion passed unanimously with a show of hands.

10 - CONSIDERATION AND POSSIBLE ACTION: APPROVE AND DIRECT CHIEF APPRAISER TO ENTER INTO CONTRACT WITH SPECTRUM

A motion was made by Eric Couch; seconded by Nancy Pappas; to approve and direct the Chief Appraiser to enter into contract with Spectrum as presented. The motion passed unanimously with a show of hands.

11 - CONSIDERATION AND POSSIBLE ACTION: AUTHORIZE CHIEF APPRAISER TO SOLICIT BANK DEPOSITORY BIDS FOR MARCH 1, 2024 THROUGH FEBRUARY 28, 2026 OR EXTEND CURRENT DEPOSITORY FOR TWO YEARS PER PROPERTY TAX CODE SECTION 6.09

A motion made by Nancy Pappas; seconded by Bob Slupik; to approve to extend the current depository for two years per Property Tax Code Section 6.09 as presented. The motion passed unanimously with a show of hands.

12 - PRESENTATION OF 2023 ANNUAL REPORT

Tanner Jones presented the 2023 Annual Report.

13 - CONSIDERATION AND POSSIBLE ACTION: APPROVE AND DIRECT CHIEF APPRAISER TO ENTER INTO CONTRACT WITH COMMERCE BANK THROUGH FROST BANK FOR CREDIT CARDS

A motion was made by Nancy Pappas; seconded by Eric Couch; to approve and direct the Chief Appraiser to enter into contract with Commerce Bank through Frost Bank for credit cards as presented and retain one debit card in a safe place. The motion passed unanimously with a show of hands.

14 - 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. Tyler stating, "The Board of Directors on August 9, 2023, beginning at 6:51p.m. convened in executive session in accordance with Chapter 551 of the Open Meetings Act."

The Board ends its executive session at 8:51 p.m. The Board immediately reconvened into regular session.

15 - CONSIDERATION AND POSSIBLE ACTION: REVIEW APPLICATIONS/RESUMES FOR TAXPAYER LIAISON OFFICER PER PROPERTY TAX CODE SECTION 6.052 WITH POSSIBLE INTERVIEWS. ALL MAY BE HELD IN EXECUTIVE SESSION

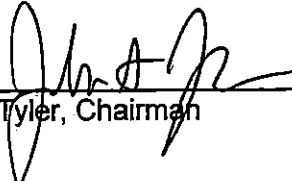
Two applicants were reviewed and interviewed for the Taxpayer Liaison Officer position. A motion was made by Nancy Pappas; seconded by Douglas Miller II; to approve Kurt Andersen-Vie. The motion passed unanimously with a show of hands.

16 - FINANCIAL REPORT

Ryan Dow presented the Financial Report.

17 - ADJOURN MEETING

A motion was made by Douglas Miller II; seconded by Bob Slupik; to approve to adjourn the meeting at 9:06 p.m. The motion passed unanimously with a show of hands.



John Tyler, Chairman



Eric Couch, Secretary