

COMAL APPRAISAL DISTRICT RECEIVED

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

2023 OCT -6 PM 1:02

NOTICE OF MEETING BOARD OF DIRECTORS

BOBBIE KOEPP
COMAL COUNTY CLERK

Notice is hereby given that on Wednesday, October 11, 2023 the Board of Directors of the Comal Appraisal District will hold a meeting at 5:30 p.m. at the Comal Appraisal District Board Room, 900 S. Seguin Avenue, New Braunfels, Texas.

The subjects to be discussed are listed on the attached agenda.

This notice was mailed to all members of the news media who had previously requested such notice. This notice was also posted on the bulletin board at Comal Appraisal District at 900 S. Seguin Avenue, New Braunfels, Texas.

FOR THE BOARD OF DIRECTORS
Comal Appraisal District



Jeffrey J. Booker, RPA
Chief Appraiser

October 6, 2023

Official notices were mailed to or posted at the following locations.

- A. Comal County Courthouse, New Braunfels, Texas
- B. All Taxing Jurisdictions
- C. KGNB/KNBT Radio, New Braunfels, Texas
- D. New Braunfels Herald-Zeitung, New Braunfels, Texas
- E. San Antonio Express News, San Antonio, Texas

COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE
NEW BRAUNFELS, TX 78130
JEFFREY J. BOOKER, RPA
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October 11, 2023 Meeting
Board of Directors

BOARD MEMBERS PRESENT: OTHERS PRESENT:

____ Eric Couch
____ Douglas Miller, II
____ Nancy Pappas
____ Bob Slupik
____ John Tyler
____ Kristen Hoyt

Call the meeting to order at ____ p.m.

Verifications of Compliance to Open Meeting Law

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.

CALL TO ORDER: Each regular session will be opened with a prayer and pledges to the flags. All Persons in attendance are welcome and free to participate or not at their personal discretion.

1. Citizens Communications
2. Tax Code Section 6.15 Communication
3. Recognition of past ARB Members
4. Chief Appraiser's Report
 - a. Update of 2023 Protests
 - b. Operational Status Report
 - c. Report on Board of Directors Election
 - d. 2023 Property Value Study preliminary update
 - f. Next meeting December 13, 2023
5. Taxpayer Liaison Officer Report
 - a. Comment Cards
6. Presentation of 2023 Comal Appraisal District Mass Appraisal Report
7. Consideration and Possible Action: Approval of minutes
8. Consideration and Possible Action: Approve Comal County Water Improvement District 3 as a newly formed entity
9. Consideration and Possible Action: Approve Canyon Ranch MUD as a newly formed entity
10. Consideration and Possible Action: Approve Central Comal County MUD 1 as a newly formed entity
11. Consideration and Possible Action: Approve by resolution agreement with Central Comal County MUD 1 for budget allocation
12. Discussion: Unsolicited proposal to provide legal representation
13. Closed Executive Session: The board may retire to executive session anytime during the meeting as authorized in Chapter 551 of the Texas Government Code
14. Adjourn Meeting

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Adjourn Meeting

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meeting Act, Texas Government Code, Chapter 551, Subchapter D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

Texas Government Code Section:

551.071 Private consultation with the Board's attorney.

551.072 Discussion of purchase, exchange, lease, or value of real property.

551.073 Discussion of negotiated contracts for prospective gifts or donations.

551.074 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.

551.076 Deliberating the deployment, or specific occasions for implementation, of security personnel or devices.

551.085 (1) discussion or deliberation regarding commercial or financial information the Board has received from a business prospect the Board seeks to have locate, stay, or expand in or near the District and with which the Board is conducting economic development negotiations.

(2) deliberation of the offer of a financial or other incentive to such a business prospect.

Should any final action, final decision, or final vote be required in the opinion of the Board of Directors with regard to any matter considered in such closed or executive session, then the final action, final decision, or final vote shall be either:

(a) in the open meeting covered by the Notice upon the reconvening of the public meeting; or

(b) at a subsequent public meeting of the Board of Directors upon notice thereof, as the Board of Directors shall determine.

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AGENDA ITEM NO: 1

DATE: October 11, 2023

SUBJECT: CITIZENS COMMUNICATIONS

ACTION

BACKGROUND INFORMATION:

The audience is invited to make comments to the board during this portion of the meeting. It has been established that comments should be limited to approximately three minutes. The board chairman may establish time limits and other procedures for those who wish to participate.

ADMINISTRATIVE RECOMMENDATION:

At the time the agenda was printed, no one had given notice of a desire to address the board.

BOARD ACTION REQUIRED:

No action may be taken.

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AGENDA ITEM NO: 2

DATE: October 11, 2023

SUBJECT: TAX CODE SECTION 6.15 COMMUNICATION

BACKGROUND INFORMATION:

None.

ADMINISTRATIVE RECOMMENDATION:

None.

BOARD ACTION REQUIRED:

None.

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AGENDA ITEM NO: 3

DATE: October 11, 2023

SUBJECT: RECOGNITION OF PAST ARB MEMBERS

PRESENTED BY: John Cox

BACKGROUND INFORMATION:

The board will recognize Kurt Andersen-Vie and Lloy Pope for their service on the Appraisal Review Board.

ADMINISTRATIVE RECOMMENDATION:

None.

BOARD ACTION REQUIRED:

No action to be taken.

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AGENDA ITEM NO: 4

DATE: October 11, 2023

SUBJECT: CHIEF APPRAISER'S REPORT

AGENDA FOR CHIEF APPRAISER'S REPORT

- a. Update of 2023 Protests
- b. Operational Status Report
- c. Report on Board of Directors Election
- d. 2023 Property Value Study preliminary update
- e. Next meeting December 13, 2023

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AGENDA ITEM NO: 5

DATE: October 11, 2023

SUBJECT: TAXPAYER LIAISON OFFICER REPORT

PRESENTED BY: Kurt Andersen-Vie

BACKGROUND INFORMATION:

To be presented at the meeting.

ADMINISTRATIVE RECOMMENDATION:

None.

BOARD ACTION REQUIRED:

No action may be taken

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AGENDA ITEM NO: 6

DATE: October 11, 2023

SUBJECT: PRESENTATION OF 2023 COMAL APPRAISAL DISTRICT MASS APPRAISAL REPORT

PRESENTED BY: Tanner Jones

ACTION

BACKGROUND INFORMATION:

To be presented at the meeting.

ADMINISTRATIVE RECOMMENDATION:

For presentation only, no action required.

BOARD ACTION REQUIRED:

No action may be taken

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AGENDA ITEM NO: 7

DATE: October 11, 2023

SUBJECT: CONSIDERATION AND POSSIBLE ACTION: APPROVAL OF MINUTES

RELATED PAGES: 1 set

ACTION

BACKGROUND INFORMATION:

Enclosed are minutes from the Regular Meeting of August 9, 2023.

ADMINISTRATIVE RECOMMENDATION:

The administration has reviewed the minutes from the meetings and recommends the Board of Directors approve the minutes as presented.

BOARD ACTION REQUIRED:

Motion made by _____; seconded by _____; to approve/disapprove/table the minutes of the Regular Meeting of August 9, 2023 as presented.

AYES: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

NOS: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

MOTION CARRIED/DENIED/TABLED

COMAL APPRAISAL DISTRICT

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AGENDA ITEM NO: 8

DATE: October 11, 2023

SUBJECT: CONSIDERATION AND POSSIBLE ACTION: APPROVE COMAL COUNTY WATER IMPROVEMENT DISTRICT 3 AS A NEWLY FORMED ENTITY

ACTION

BACKGROUND INFORMATION:

To be presented at the meeting.

ADMINISTRATIVE RECOMMENDATION:

To be presented at the meeting.

BOARD ACTION:

Motion made by _____; seconded by _____; to approve/disapprove/table to approve Comal County Water Improvement District 3 as a newly formed entity as presented.

AYES: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

NOS: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

MOTION CARRIED/DENIED/TABLED

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AGENDA ITEM NO: 9

DATE: October 11, 2023

SUBJECT: CONSIDERATION AND POSSIBLE ACTION: APPROVE CANYON RANCH MUD AS A NEWLY FORMED ENTITY

RESOURCE PERSON: Jeffrey J. Booker

PRESENTED BY: Jeffrey J. Booker

ACTION

BACKGROUND INFORMATION:

To be presented at the meeting.

ADMINISTRATIVE RECOMMENDATION:

To be presented at the meeting.

BOARD ACTION:

Motion made by _____; seconded by _____; to approve/disapprove/table to approve Canyon Ranch MUD as a newly formed entity as presented.

AYES: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

NOS: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

MOTION CARRIED/DENIED/TABLED

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AGENDA ITEM NO: 10

DATE: October 11, 2023

SUBJECT: CONSIDERATION AND POSSIBLE ACTION: APPROVE CENTRAL COMAL COUNTY MUD 1 AS A NEWLY FORMED ENTITY

RESOURCE PERSON: Jeffrey J. Booker

PRESENTED BY: Jeffrey J. Booker

ACTION

BACKGROUND INFORMATION:

To be presented at the meeting.

ADMINISTRATIVE RECOMMENDATION:

To be presented at the meeting.

BOARD ACTION:

Motion made by _____; seconded by _____; to approve/disapprove/table to approve Central Comal County MUD 1 as a newly formed entity as presented.

AYES: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

NOS: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

MOTION CARRIED/DENIED/TABLED

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AGENDA ITEM NO: 11

DATE: October 11, 2023

SUBJECT: CONSIDERATION AND POSSIBLE ACTION: APPROVE BY RESOLUTION
AGREEMENT WITH CENTRAL COMAL COUNTY MUD 1 FOR BUDGET
ALLOCATION

RESOURCE PERSON: Jeffrey J. Booker

PRESENTED BY: Jeffrey J. Booker

ACTION

BACKGROUND INFORMATION:

Per Section 6.06(h)

(h) If a newly formed taxing unit or a taxing unit that did not impose taxes in the preceding year imposes taxes in any tax year, that unit is allocated a portion of the amount budgeted to operate the district as if it had imposed taxes in the preceding year, except that the amount of taxes the unit imposes in the current year is used to calculate its allocation. *Before the amount of taxes to be imposed for the current year is known, the allocation may be based on an estimate to which the district board of directors and the governing body of the unit agree, and the payments made after that amount is known shall be adjusted to reflect the amount imposed.* The payments of a newly formed taxing unit that has no source of funds are postponed until the unit has received adequate tax or other revenues.

ADMINISTRATIVE RECOMMENDATION:

To be presented at the meeting.

BOARD ACTION REQUIRED:

Motion made by _____; seconded by _____; to approve/disapprove/table to approve by resolution agreement with Central Comal County MUD I for budget allocation as presented.

AYES: ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

NOS: ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

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AGENDA ITEM NO: 12

DATE: October 11, 2023

SUBJECT: DISCUSSION: UNSOLICITED PROPOSAL TO PROVIDE LEGAL REPRESENTATION

PRESENTED BY: Jeffrey J. Booker

BACKGROUND INFORMATION:

To be presented at the meeting.

ADMINISTRATIVE RECOMMENDATION:

To be presented at the meeting.

BOARD ACTION REQUIRED:

None..

AYES: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

NOS: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

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AGENDA ITEM NO: 13

DATE: October 11, 2023

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

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Texas Government Code Section:

- 551.071 Private consultation with the Board's attorney.
- 551.072 Discussion of purchase, exchange, lease, or value of real property.
- 551.073 Discussion of negotiated contracts for prospective gifts or donations.
- 551.074 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 office or employee.
- 551.076 Deliberating the deployment, or specific occasions for implementation, of security personnel or devices.
- 551.086 (1) discussion or deliberation regarding commercial or financial information the Board has received from a business prospect the Board seeks to have locate, stay, or expand in or near the District and with which the Board is conducting economic development negotiations.
(2) deliberation of the offer of a financial or other incentive to such a business prospect.

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AGENDA ITEM NO: 14

DATE: October 11, 2023

SUBJECT: ADJOURN MEETING

BOARD ACTION REQUIRED:

Motion made by _____; seconded by _____; to approve/disapprove/table to adjourn the meeting at _____ p.m.

AYES: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

NOS: __ ERIC COUCH, DOUGLAS MILLER II, NANCY PAPPAS, BOB SLUPIK, JOHN TYLER

MOTION CARRIED/DENIED/TABLED