

COMAL APPRAISAL DISTRICT

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

BOARD OF DIRECTORS

Meeting Minutes

July 7, 2026

The Board of Directors of the Comal Appraisal District met at the appraisal district office at 900 S. Seguin Avenue, New Braunfels, Texas.

Board Members present were Sean Alvarez, Case Brown, Robert Brown, Eric Couch, Stuart Hansmann, Rob Johnson, Douglas Miller II, Craig O'Neil and Bob Slupik. Quorum was present.

Others present were Jeffrey J. Booker, Tanner Jones, Vernique Hutchinson, John Cox, Kurt Andersen-Vie, Amber Sepulveda, Amy Justis, Anthony Fasano, Richard Hawkins, Brian Devries, Joe Novack, and Michelle Klecan.

Mr. Slupik called the public meeting to order at 5:30pm stating that 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. Michelle Klecan led the prayer.

1 - CITIZENS COMMUNICATIONS

No one wished to address the board.

2 - TAX CODE SECTION 6.15 COMMUNICATION

No board members had anything to share.

3 - 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 of Directors on July 7, 2026, beginning at 5:32 p.m. convened in executive session in accordance with Chapter 551 of the Open Meetings Act." The Board ended its executive session at 6:40 p.m. on July 7, 2026 and immediately reconvened into Regular Session.

"The Board of Directors on July 7, 2026, beginning at 7:32 p.m. convened in executive session in accordance with Chapter 551 of the Open Meetings Act." The Board ended its executive session at 8:26 p.m. on July 7, 2026 and immediately reconvened into Regular Session.

4 - DISCUSSION AND POSSIBLE ACTION: APPROVAL OF MINUTES FROM MAY 13, 2026 REGULAR MEETING

A motion was made by Rob Johnson; seconded by Eric Couch; to approve the minutes of the May 13, 2026 regular meeting as presented. Motion passed unanimously by show of hands.

5 - DISCUSSION AND POSSIBLE ACTION: APPROVAL OF MINUTES FROM MAY 19, 2026 BUDGET HEARING

A motion was made by Eric Couch; seconded by Douglas Miller II; to approve the minutes of the May 19, 2026 budget hearing as presented. Motion passed unanimously by show of hands.

6 - DISCUSSION AND POSSIBLE ACTION: APPROVAL OF MINUTES FROM MAY 19, 2026 REGULAR MEETING

A motion was made by Eric Couch; seconded by Douglas Miller II; to approve the minutes of the May 19, 2026 regular meeting as presented. Motion passed unanimously by show of hands.

7 - PRESENTATION BY ARB CHAIRMAN OF THE 2026 PROTEST SEASON

Mr. Cox reported that we have had a record number of protests this year coming in at 35,309 versus 31,602 last year. 15,469 protests have been resolved. Out of the 19,840 protests left, about 10,000 of them are with one agent. The ARB will be meeting steadily for the next two weeks then take two weeks off. ARB will resume hearings for all of the month of August.

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8 - TAXPAYER LIAISON OFFICER REPORT

Mr. Andersen-Vie reported that there have been no formal complaints or limited binding arbitrations. The three trends that have emerged this year are more people requesting phone hearings, single ARB panels and a lot of rescheduling requests. There was a significant increase in protests this year from last year with more property owners hiring agents to represent them.

9 - CHIEF APPRAISER'S REPORT

Agricultural Advisory Committee opening

One member of the Ag Advisory Committee passed away. We have enough members to have the annual meeting this fall. The Chief Appraiser has been given names of three people interested in being on the committee.

Feasibility Study

This item will be discussed during the second Executive session

Status of BOD training

University of Texas may be offering the required training. As more information becomes available, it will be shared with the board members.

Next meeting – Wednesday August 26, 2026

Three members will be unavailable to attend but the other six confirmed that they would be able to attend.

10 - DISCUSSION AND POSSIBLE ACTION: APPROVE ORDER FOR GENERAL ELECTION FOR OTHER POLITICAL SUBDIVISIONS

The Order for General Election for the November 3, 2026 general election was approved and signed by all board members and will be submitted to the Elections Office.

A motion was made by Eric Couch; seconded by Robert Brown; to approve the Order for General Election as presented. Motion passed unanimously by show of hands.

11 - GENERAL ELECTION REPORT

Mr. Booker reviewed the timeline and the steps that the Board of Directors needs to take for the November 3, 2026 general election. The candidates can submit applications between July 18th and August 17th at 5:00pm. The Drawing for a Place on the Ballot will happen on August 26th, if there are more than two candidates applying for a position. He showed the board where on our website candidates can go to get more information. The board will either Notice, or Cancel the Election at the August 26th meeting, depending on the number of candidates.

12 - FINANCIAL REPORT

Tanner Jones presented the Investment Summary and pointed out that one CD had matured in May and that a Treasury Bill is expected to mature next month. He reviewed the Committed Funds and explained that the total did include the funds that the CAD withheld.

13 - DISCUSSION AND POSSIBLE ACTION: ADOPT COMAL APPRAISAL DISTRICT 2027 BUDGET

Mr. Booker did not receive any disapprovals from the entities regarding the 2027 budget.

A motion made by Douglas Miller II; seconded by Eric Couch; to approve to adopt the Comal Appraisal District 2027 budget as presented. Motion passed unanimously by show of hands.

14 - DISCUSSION AND POSSIBLE ACTION: APPROVE CHANGING THE ELECTED RATE TO THE REQUIRED RATE IN THE TCDRS PLAN ASSESSMENT FOR 2027

Based on the financial audit, the current funded ratio is currently at 94%, which is considered a very healthy percentage. The board discussed adjusting the current TCDRS contribution rate back to the required rate. A motion was made by Robert Brown; seconded by Case Brown, to approve changing the elected rate to the required rate in the TCDRS Plan Assessment for 2027. Motion passed unanimously by show of hands.

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15 - DISCUSSION AND POSSIBLE ACTION: APPROVE 2026-2027 CONTRACT WITH TEXAS ASSOCIATION OF COUNTIES (TAC)

Texas Association of Counties (TAC) is the district's supplier for health, dental and life insurance. The proposal indicates health insurance rate increased by 7%. The dental insurance coverage increased 5.8 % and the life and vision had zero change.

A motion was made by Douglas Miller II; seconded by Robert Brown; to approve the 2026-2027 contract with Texas Association of Counties (TAC) as presented. Motion passed unanimously by show of hands. Eric Couch abstained from voting.

16 - IF NECESSARY, DISCUSS AND TAKE ACTION ON ANY AND ALL MATTERS DISCUSSED IN EXECUTIVE SESSION

No action was taken.

17 - DISCUSSION AND POSSIBLE ACTION: APPOINT ARB CHAIRMAN AND ARB SECRETARY FOR 2027

The board recommended that the ARB consider keeping the position of Vice-Chairman.

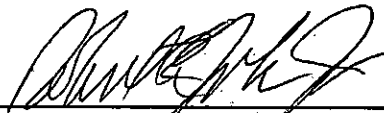
A motion was made by Craig O'Neil; seconded by Robert Brown; to approve the appointment of Anthony Fasano as the ARB Chairman and Richard Hawkins as the ARB Secretary for 2027. Motion passed unanimously by show of hands.

18 - ADJOURN MEETING

A motion was made by Case Brown; seconded by Sean Alvarez; to adjourn the meeting at 8:26p.m. Motion passed unanimously by show of hands.



Robert Slupik, Chairman



Rob Johnson, Secretary