

MINUTES OF MEETING

AGRICULTURAL ADVISORY BOARD

Notice is hereby given that the members of the Agricultural Advisory Board of Comal Appraisal District will meet at the Appraisal District Office located at 900 S. Seguin Avenue, New Braunfels, TX on Wednesday, October 5, 2026, at 9:00 a.m.

Members present: Jerry Voges, Keith Weidner, Robert Beach, Jason Woody, & Elroy Jonas.

CAD Staff present: Jeffrey Booker, Jeremy Brehm, Brandon Voigt, Hannah Garcia & Jason Miller.

Others Present: Douglas Miller & John Muth

AGENDA

- 1.) Call Meeting to Order
 - a. Jeremy Brehm called meeting to order at 9:04 am.
- 2.) Discussion and Presentation of 2026 Farm & Ranch Survey.
 - a. Board input on cash & share leases. For irrigated & dry cropland in Comal.
 - i. Irrigated cropland not typical in Comal.
 - ii. Per Keith Weidner dry cropland in Guadalupe is share lease.
 - iii. Per Robert Beach price per acre is typical for leases.
 - iv. Dry cropland price per acre per Keith Weidner \$20-50 an acre. Board agreed to \$35.
 - v. Per Jerry Voges \$20-\$25 an acre for Improved Pasture.
 - vi. Native Pasture \$10 an acre per Jerry Voges.
 - b. Hunting leases/expenses & fence expenses. Hunting lease license typical for Comal at \$20 an acre.
 - i. Keith Weidner states \$150 500 – 1,000 acres. This size operation not typical. \$0.79 an acre based off 100 acres.
 - ii. Liability insurance. Per Keith Weidner \$350 for 500 acres. (\$0.70 an acre)
- 3.) Discuss typical intensity levels for operations in Comal County.
 - a. Jeremy Brehm stated current standard of 3AU.
 - i. Improved pasture 5 acre. Native Pasture Good 15 acres & Native Pasture Average 25 acres. No change to standards.
 - ii. All board members agreed with current standards.
- 4.) Discuss Typical Cost of Ag Operations in Comal County.
 - a. What are the Costs?
 - i. Fencing – Keith Weidner stated fencing cost going up. 2026 cost for low barbed wire & tee post was \$8.75 a foot. Elroy Jonas stated his recent quote for 2026 was \$9 a foot for Stay-Tuff fencing.
 - ii. Liability Insurance, etc... Keith Weidner & Elroy Jonas stated \$3 an acre.
- 5.) Discussion of typical hunting lease income
 - a. Board agrees that \$20 an acre is good for larger acreages. Keith Weidner stated smaller acreages higher price per acre.
- 6.) Discuss Member Terms
 - a. Member term expiring 12/31/2026

- i. Jason Woody & Eroy Jonas are willing to serve again. The district will reach out to Kameron Koepp, Hal Herbelin, & Glenn Avriett as they were not present.

7.) Discuss any concerns the Ag Advisory Board may have.

- a. Jeffrey Booker discussed the passing of Advisory Board Member Craig Elbel. The district will be filling the position and adding a person with knowledge on bees. Both positions will need the Board of Directors' approval.

8.) Adjourn meeting – Meeting adjourned by Jeremy Brehm at 9:30 am.