

COMAL APPRAISAL DISTRICT

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

BOARD OF DIRECTORS Meeting Minutes August 26, 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, Stuart Hansmann, Craig O'Neil and Bob Slupik. Quorum was present.

Others present were Jeffrey J. Booker, Tanner Jones, Ryan Dow, Matthew Tepper, John Cox, Kurt Andersen-Vie, Anthony Fasano, Michael Crary, David Carpenter, Tersea Winzeler, Brock Winzeler and Michelle Klecan.

Mr. Slupik called the public meeting to order at 5:54pm 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 one had anything to share.

3 - PRESENTATION OF SERVICE AWARDS

Mr. Slupik presented Tersea with her service pin in honor of her five years of service at the appraisal district.

4 - PRESENTATION OF ARB SERVICE AWARDS

Mr. Slupik publicly thanked Paul Simon, Kristy Spradley, Brenda Davis and Hector Rios for their time served on the ARB. None of the members were present to receive their plaques.

5 - DISCUSSION AND POSSIBLE ACTION: APPROVAL OF MINUTES FROM JULY 7, 2026 REGULAR MEETING

A motion was made by Case Brown; seconded by Craig O'Neil; to approve the minutes of the July 7, 2026 regular meeting as presented. The motion passed unanimously by a show of hands.

6 - 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 did not convene into executive session.

7 - DISCUSSION AND POSSIBLE ACTION: APPOINT ARB AUXILIARY MEMBER AS VOTING MEMBER

Quorum of elected directors was not present. No action was taken.

8 - PRESENTATION BY ARB CHAIRMAN OF THE 2026 PROTEST SEASON

Mr. Cox shared that a little over 35,000 protests were filed this year with approximately 2,800 protests left to be heard. By September 4th, all protests should be resolved. He commends the hard work of the district staff, the ARB members and scheduling by Mr. Jones. This will be the earliest the ARB has finished in the past six years.

9 - TAXPAYER LIAISON OFFICER REPORT

Mr. Andersen-Vie shared that there was one formal complaint and no limited binding arbitrations filed. There is one community outreach event scheduled for realtors regarding Ag/Wildlife Special Valuations. The TLO shared the details of the formal complaint and the investigation. The property owner has not responded to Mr. Andersen-Vie so the issue has been closed.

10 - CHIEF APPRAISER'S REPORT

Certification of the Roll update

The district certified at 83% and sent it out to the entities to meet the July 25 deadline. We anticipate reaching 95% by next week which is two months earlier than last year. Rescheduling agents with large

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numbers of accounts creates a delay and district leadership is discussing ways to work through those differently next year. Having the additional ARB board this year helped us to know our limits and how we can best utilize them next year. The district has been fully staffed this year which contributed to getting through the protests in a timely manner.

Citizen feedback and comment card review

Mr. Booker reviewed the comment cards that have been received noting that all were rated as "Very Good" except one. He did follow up with the employee and tried to contact the property owner for more information. He noted that two agents sent notes complimenting the CAD staff.

Certification of Unopposed Candidates

Mr. Booker shared that only one person has filed for each of the open At-Large Member candidate positions for the Board of Directors election. He presented the Certification of Unopposed Candidates to the board.

Next meeting – Tuesday October 6, 2026

Everyone present is able to attend on October 6th, except Mr. Alvarez. The interviews of the Auxiliary ARB members for the available Voting member position will be moved to the October meeting. Mr. Slupik suggested that the board considers having a separate meeting in January specifically for interviewing candidates for the five open ARB positions.

11 - FINANCIAL REPORT

Mr. Dow reviewed the financial reports highlighting the following. All entities are currently up to date on their payments. All categories are on track to remain within budget including Appraisal Review Board even though the ARB Miscellaneous Expenses line was over budget due to a one-time expense for purchasing partitions, TVs, recording equipment, chairs and extra supplies for the additional ARB hearing space.

12 - DISCUSSION AND POSSIBLE ACTION: APPROVE CANCELLATION OF GENERAL ELECTION

Candidates for the Board of Directors November 3, 2026 General Election were declared unopposed which allows the Board of Directors to cancel the election. Candidates Rob Johnson (At-Large Member Place #1), Craig O'Neil (At-Large Member Place #2) and Garrison Maurer (At-Large Member Place #3) were declared elected and will receive their Certificates of Election and will draw lots to determine terms lengths at the December board meeting. Candidates will be sworn in January 2027 alongside all other board members. A motion was made by Craig O'Neil; seconded by Sean Alvarez; to approve Ordering the Cancellation of the November 3, 2026 general election. The motion passed unanimously by a show of hands.

13 - DISCUSSION AND POSSIBLE ACTION: APPROVE CONTRACT WITH EAGLEVIEW PICTOMETRY

The district is requesting that the board renew the Eagleview Pictometry six-year contract to provide the aerial imaging for appraising properties in the county. The pricing is comparable with the last contract, the resolution is good and the technology has improved. Changefinder is included in this service which helps identify new buildings from one year to the next and catch missing properties. The budget for this service was included in our 2027 budget.

A motion was made by Case Brown; seconded by Sean Alvarez, to approve renewing the 6-year contract with Eagleview Pictometry. The motion passed unanimously by a show of hands.

14 - DISCUSSION AND POSSIBLE ACTION: APPROVE BY RESOLUTION THE 2027-2028 REAPPRAISAL PLAN

A motion was made by Craig O'Neil; seconded by Case Brown; to approve the 2027-2028 Reappraisal Plan as presented. The motion passed unanimously by a show of hands.

15 - 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 August 26, 2026, beginning at 6:45 p.m. convened in executive session in accordance with Chapter 551 of the Open Meetings Act." The Board ended its executive session at 7:21 p.m. on August 26, 2026 and immediately reconvened into regular session.

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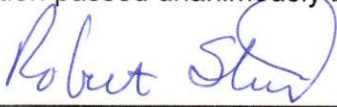
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16 - IF NECESSARY, DISCUSS AND TAKE ACTION ON ANY AND ALL MATTERS DISCUSSED IN EXECUTIVE SESSION

No action was taken.

17 - ADJOURN MEETING

A motion was made by Sean Alvarez; seconded by Craig O'Neil; to approve to adjourn the meeting at 7:21 p.m. The motion passed unanimously by a show of hands.



Robert Slupik, Chairman



Rob Johnson, Secretary