

**MINUTES**  
**OF THE**  
**SAN PATRICIO COUNTY APPRAISAL DISTRICT**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**APRIL 12, 2022**

**Meeting called to order by Mr. John Curlee at 8:35 am.**

**Item # 1. Invocation:** Led by Mr. Cenci.

**Item # 2. Pledge of Allegiance:** Led by Mr. John Curlee.

**Item # 3. Texas Pledge:** Led by Mr. John Curlee.

**Item# 4. Roll Call:** Mr. John Curlee, Mr. Bill Wilson, Ms. Marcy Thormaehlen and Ms. Joan McKaughan were present.

**Via Phone Conference:** Dr. Anne Matula

**Also, in attendance:** Mr. Robert Cenci, Chief Appraiser, Ms. Melinda Garza – HR and Financial Administrator, Ms. Julie Overstreet - Recording Secretary.

**Item # 5. Public Comments –** No one present to comment.

**Item # 6. Approval of the Minutes of the March 8, 2022, Board of Directors Regular Meeting.** Ms. Joan McKaughan moved to approve, seconded by Dr. Anne Matula with the correction of the word scariest to scenarios. The motion passed unanimously.

**Item # 7. Discussion and/or Action Regarding Appraisal District Survey Cards –** There was one card. The board took notice.

**Item #8. Unfinished Business –**

**a). Discussion and/or Action Pertaining to Updating Bank Signature Cards -** The Board will sign the cards after the meeting. The cards will not be turned in until Dr. Matula and Ms. Madej are present to sign the cards.

**Item # 9. New Business –** None.

**Item# 10. Financial Report -**

- a). Review of Balance Sheet –** The Board took notice.
- b). Review of Accounts Payable -** The Board took notice.
- c). Review of P&L -** The board took notice.
- d). Monthly Bank Investment Report –** Adequately collateralized
- e). Review of 90 Degree P&L –** Nothing to report.

**Item # 11. Move into Executive Session as provided by Texas Government Code Section 551.** The Board recessed the regular open session at 8:52am to go into executive session.

a). **Texas Government Code Section 551.071, to consult with the district's attorney regarding all purposes authorized under this section of the open meeting act, to include pending and contemplated litigation; or a settlement offer; or on a matter in which the duty of the attorney of the District under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the open's meetings act.**

- a). **Nashtec**
- b). **Papalote Creek I & II**
- c). **SubSea**
- d). **San Patricio Electric Co-op**
- e). **South Texas Electric Co-op**
- f). **Setliff**
- g). **Gunter Schmidt**
- h). **South Hills Property Grp**
- i). **Wolverine Mathis L.P.**
- j). **Woodland Capital Grp**

**Item #12. Consideration and/or Action Regarding any matter that may take place in executive session.** The board returned to open session at 10:30 am, no action was taken during the executive session.

**Item #13. Chief Appraiser Report.**

a). **2022 Preliminary Values** - Mr. Cenci stated that by law preliminary values must be provided to the taxing jurisdiction by April 30, 2022. We are on track to do so.

b). **2022 Appraisal Notices** - Mr. Cenci stated notices will be sent out by April 19, 2022. Twenty to Twenty-five thousand accounts will be mailed out on the first run. Mr. Cenci stated that the district is on are on track with the process.

c). **2023 Budget Timeline** - Mr. Cenci stated that we must get the 2023 preliminary budget to the board by June 15, 2022. We will have an early meeting, June 7, 2022, budget workshop, to present the proposed budget, followed by the regular BOD meeting.

d). **2022 – 2023 Reappraisal Plan** – Mr. Cenci stated, the reappraisal plan is done every other year. We are at an even numbered year this year; therefore, we will be pulling this together for September 2022 approval. He stated that we are on a three-year rotation. We are supposed to appraise all real properties in the county on a three-year cycle. The district attempted to do so in two years, but it was unrealistic with the turnover in staff, so we have gone to a three-year cycle.

e). **MAP Status Update** – Mr. Cenci stated that we are under a map review this year. The auditor has been gathering data from our office for the past few months. The MAP representative will be in our office April 18, 2022. The preliminary results will be available in October of 2022.

f). **ARB Auxiliary Member Resignation** - Mr. Acosta resigned as he had not realized he would just be on standby as an auxiliary member. He figured he would have a more active role.

g). **Pictometry Contract** – EagleView has completed the last three fly overs. We are considering doing a new contract with them. It is a six year pay out and they fly over every other year. Mr. Cenci stated that because of the county growth that he is looking to stick to every other year fly over on industrial and populated areas. Mr. Cenci had an issue with Steel Dynamics and what was going on

January 1, 2020, he stated we did not have any aerals. We ended up getting videos from the company due to drone fly overs they have done throughout their construction which was helpful to us.

**BOD Meeting Dates.**

June 7, 2022

July 14, 2022

August 9, 2022

**Item #14. Discussion of New Business for Next Month's Agenda.**

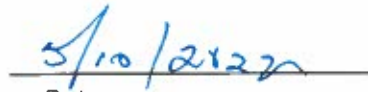
Closed session for lawsuit

Personnel matter – Mr. Robert Cenci's evaluation

**Item #15. Set date and time for next meeting: May 10, 2022**

**Item #16. Adjourn: 11:31**

  
Chairman

  
Date

  
Secretary

  
Date