



San Patricio County Appraisal District

1301 E. Sinton, Ste. B ★ P. O. Box 938 ★ Sinton, Texas 78387-0938
(361) 364-5402 ★ Fax (361) 364-1198
www.sanpatcad.org

MINUTES OF THE BOD Regular Meeting June 10, 2025

Meeting was called to order by Mr. John Curlee at 9:34 am. Opening

Item #1. Roll Call: Dr. Anne Matula, Mr. Bill Wilson, Mr. John Curlee, Ms. Michelle Koesema were in attendance.

Absent: Ms. Marcy Thormaehlen

Also in attendance: Mr. Robert Cenci, Chief Appraiser, Ms. Frances DeLeon, Assistant Chief Appraiser, Ms. Sylvia Yglesias – Recording Secretary

Item #2. Public Comments – None were made

Item #3. Approval of the Minutes for May 13, 2025 Regular Board Meeting. Dr. Anne Matula made a motion to approve the Minutes for May 13, 2025. Mr. Bill Wilson seconded the motion. Mr. Curlee asked if there were any questions and asked for all in favor say aye. All said Aye. All opposed – none. Motion passed 4-0.

Item #4. Discussion and/or Action Regarding Appraisal District Survey Cards. The Board took notice.

Item #5. Unfinished Business –

- a) **Discussion and/or Action to Accept the 2024 Audit (Handout)** – Ms. Michelle Koesma mentioned that the language needs to be reviewed on page 25 when it speaks to the revenue. Mr. Cenci mentioned that it was stated that way in prior years but will make sure. Mr. Bill Wilson made a motion to amend and approve the 2024 Audit. Dr. Anne Matula seconded the motion. Mr. Curlee asked if there were any questions and asked for all in favor say aye. All said aye. All opposed – none. Motion passed 4-0.
- b) **Discussion and/or Action regarding the Submission of the 2026 Proposed Budget (Handout)** – The Board returned to open session at 12:21 p.m. Budget hearing has concluded. Mr. Bill Wilson moved to approve the preliminary draft of the budget. Michelle Koesma seconded the motion. Mr. Curlee asked if there was any other discussion. Mr. Curless asked all in favor say aye. All said aye; Opposed – None. Motioned Passed 4-0.

Item #6. Financial Report

- a) **Review of Balance Sheet** – Mr. Cenci mentioned this is a review of the past month. He also mentioned that on page 12 is our financial documentation. He also mentioned that our ESRI is our GIS software license. It would be more expensive if we had a GIS person. Everything else looks good. The Board took notice
- b) **Review of P & L** – Mr. Cenci mentioned that this section is actual vs. budget. All looks good. The Board took notice.



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Minutes of the San Patricio County Appraisal District Notice of Regular Meeting

- c) **Review of Accounts Payable** – The Board asked how we were doing on the legal bills. Mr. John Curlee asked if Mr. Cenci thinks we will make it with our legal budget. Mr. Kirk Swinney mentioned that it depends on when the three trials happen. He also mentioned that both Papalote's and Setliff are scheduled in September/October 2025. He thinks they may not happen. Mr. Cenci mentioned in QuickBooks he placed the \$232,000 back into an unassigned line item. The Board took notice.
- d) **Review of 90 Degree P & L** – Mr. Cenci mentioned that there was nothing unusual about the report for May. The Board took notice.
- e) **Monthly Bank Investment Report** – The Board took notice.

Item #7. Discussion regarding future legislative changes to Tax Abatement and Value Limitation Agreements and other economic incentive programs and agreements in the Texas Property Tax Code.

Mr. Cenci mentioned that we had a conversation with Mr. Bill Wilson regarding the economic incentive programs and agreements. Mr. Bill Wilson explained that he sent information along with an email to the Board President, Superintendent, and Business Managers to GPISD and Ingleside ISD with a request to consider that the property tax system is being gamed by industrial companies taking advantage of the tax abatements and then turning around and suing over the valuation after the tax abatements have expired. The concept is to create a state law that incentivizes them not to file a lawsuit. He would like to build a coalition to see if he can get enough support to get this done. The Board took notice. He received a response that he has gotten interest from Superintendents. Dr. Anne Matula suggested that he may also want to get in touch with the State Association of School Boards. Mr. Cenci mentioned that school districts still have 313 agreements with industrial companies still yet to come on-line over the next 2 to 3 years. Mr. Kirk Swinney said that this is a concept that he has advocated. The Board took notice.

The Board went into executive Session at 10:56 a.m.

Item #8. Move into Executive Session pursuant to the Texas Government Code Section 551.

- 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, 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 Meetings Act.

- 1. Matt Setliff, Cheryl Ermis, Ronnie Setliff, Et Al
- 2. Gunvor USA, LLC
- 3. Vitol Inc.- Crude Inventory
- 4. Marathon Petroleum, LP-Crude Inventory
- 5. EOG Resources Marketing, LLC-Crude Inventory
- 6. Devon Gas/Glencore LTD
- 7. Houston Pipeline Co.
- 8. Papalote Creek I LLC



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- 9. Papalote Creek II LLC
- 10. BP North America – Crude Inventory
- b. Texas Government Code Section 551.074 to discuss all-purpose authorized under this section of the Open Meeting Act, including but not limited to deliberating the appointment, employment, evaluation reassignment of duties as follows:
 - Office Personnel

Item # 9. Consideration and/or action regarding any matter deliberated in the executive session provided by Texas Government Code Section 551.

The Board went into an open session at 11:38 am. No action was taken in the Executive session.

Item # 10. Chief Appraiser Report

- **Office Operations** – Mr. Cenci mentioned that we currently have the ARB in session. Most cases are getting resolved prior. The Board took notice.
- **Appraisal Notices** – Mr. Cenci mentioned that we still have some more mail outs to do, especially BPP. The Board took notice.
- **Meeting with City of Ingleside City Council** – There were new people there from one or two years ago. They were respectful, cordial, and professional. The meeting went well. The Board took notice.

Item # 11. Discussion regarding July 2025 BOD Meeting Date and Agenda - July 8, 2025. Items to be discussed in the next meeting is a document with information on steps on what we do every year on how we do audits.

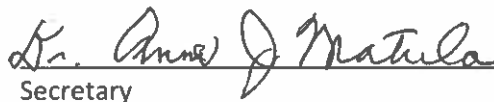
11:46 a.m. – Meeting was suspended to go back to the Budget Hearing

12:21 p.m. – Board returned to open meeting.

Item #12. Adjourn – at 12:22 pm


Chair

7.8.25
Date


Secretary

7-8-25
Date