



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
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MINUTES OF THE San Patricio County Appraisal District Notice of Special Meeting July 22, 2025

Meeting was called to order by Mr. John Curlee at 9:00 a.m.

Item #1 Invocation was delivered by Mr. Robert Cenci

Item #2 Pledge of Allegiance was led by Mr. John Curlee

Item #3 Texas Pledge was led by Mr. John Curlee

Item #4 Roll Call: Marcy Thormaehlen, Dr. Anne Matula, Bill Wilson, John Curlee, Michelle Koesema were in attendance.

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

Item #5 Public Comments – None

Item #6 Discussion and/or action relating to the 2026 Proposed Budget with various taxing entities –

Mr. Robert Cenci mentioned that he has been in communication with GP ISD and Ingleside ISD regarding the 2026 Proposed Budget and decided to have this meeting so that they would have a chance to have a conversation regarding their concerns regarding the 2026 Proposed Budget. Dr. Michelle Cavazos thanked the Board for this opportunity and introduced Dr. Ismael Gonzales with GPIISD, Ms. Louise Day with Ingleside ISD, Mr. Scott Kilgore with Ingleside ISD and mentioned that they would like to say they are increasing their awareness and that they are facing financial impacts and as an appraisal board they are dealing with pending litigation from industries. Industries are at a larger scale, and they want to increase awareness of how it affects school districts. Dr. Cavazos shared their analysis and how school finance works and how lawsuits impact school districts. Dr. Cavazos asked Dr. Gonzales to share the information with the Board. Dr. Gonzales went over his presentation showing the analysis of their budget for the past 7 years. He explained how the allocations impacted their budget. Ms. Louise Day wanted to explain where money comes from and where it goes. She also mentioned that school districts are financed uniquely. Schools are funded with local property taxes, state formula funding, and a small amount of federal funds. She also mentioned that attendance from students is a crucial factor when receiving state funding. She thanked the Appraisal District for passing the State Property Audit because it has a direct impact on schools. Mr. Cenci mentioned that the State Values are different than Appraisal Values. Dr. Anne Matula mentioned that in lawsuits that happen they do not charge schools a percentage in settlements that are completed. Mr. Bill Wilson asked if the State dictates how the allocations are based on the tax levy? Mr. Cenci mentioned it is in accordance with the Tax Code and cannot be changed. Mr. Scott Kilgor asked, how can we collaborate and work together to make this better because there are things that are beyond either side's control. He also asked if there is such thing as school districts having a seat at the table in settlement negotiations. Mr. Cenci replied that he does not think there is a rule



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MINUTES OF THE San Patricio County Appraisal District (cont.)

against school districts having a seat at the table in negotiations, but he will look into it. Dr. Matula mentioned that the state comes to check values, and industrial is not one of them. She also mentioned that litigations are very costly because we must hire expert witnesses to testify in litigations. Mr. Bill Wilson mentioned that we had to come up with a strategy to build up the reserve fund to have enough for litigation at the end of each year. Dr. Matula mentioned that Mr. Cenci looks at staffing and contracts to save money when looking at budgets. Dr. Cavazos thanked the Board for their time in listening to their concerns.

The Board meeting was recessed at 10:38 a.m.
The Board meeting was reconvened at 10:45 a.m.

Item #7 Discussion and/or action relating to extending the SPCAD Building Lease Agreement - Mr. Bill Wilson made a motion to extend the SPCAD Building Lease agreement. Marcy Thormaehlen seconded the motion. Mr. Curlee asked if any discussion. No discussion. All in favor? All were in favor of the motion. Motion passed unanimously.

The Board went into the executive session at 10:49 a.m.

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

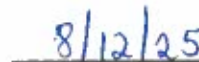
- a) **Texas Government Code Section 551.074 to discuss all-purpose authorized under this section of the Open Meeting Act, including, but not limited to deliberating the appointment, employment, evaluation reassignment of duties as follows:**
- **Office Personnel**

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

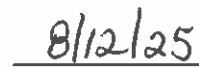
The Board reconvened at 11:56 a.m. No action was taken during the executive session.

Item #10 Adjourn: Mr. John Curlee adjourned the meeting at 11:58 a.m.


Chair


Date


Secretary


Date