



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 San Patricio County Appraisal District Notice of Regular Meeting November 18, 2025

Meeting was called to order by – Mr. John Curlee at 8:33 a.m.

Item #1 Invocation was delivered by - Mr. Jordan Light

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 - Marcela Thormaehlen, Dr. Anne Matula, Bill Wilson, John Curlee, and Michelle Koesema was in attendance.

Also in attendance: Mr. Jordan Light, Chief Appraiser and Sylvia Yglesias, Recording Secretary. Frances DeLeon, Assistant Chief Appraiser, was absent

Item #5 - Public Comments – None

Item #6 - Discussion and/or Action regarding the Approval of Special BOD Meeting Minutes for October 21, 2025 – Dr. Anne Matula made a motion to approve the Minutes for the Special BOD Meeting for October 21, 2025, as presented. Marcy Thormaehlen seconded the motion. Mr. Curlee asked if any question or discussion. There were none. Mr. Curlee then asked if all in favor say aye. All said Aye. None opposed. Motion carried 5-0.

Item #7 - Discussion and/or Action Regarding Appraisal District Survey Cards – Mr. Light mentioned that the district has received very positive feedback on the survey cards. Dr. Anne Matula wants Mr. Light to let staff know that the Board appreciates positive feedback from the public due to their hard work and professionalism when dealing with the public.

Item #8 - Unfinished Business

- a) **Produce a schedule of depreciated items (handout) –** Mr. Jordan Light explained how the sheet was lacking and he will make sure the schedule is corrected and better modified for the next meeting. He mentioned that the capital outlay item spreadsheet did not make sense and was not reflecting correctly or matching up. He is going to work to update and correct the formula issue, so it is correct.

Item #9 - New Business

- a) **Discussion and/or action to remove Robert Cenci and add Jordan Light to the Credit Card Account with Prosperity Bank –** Mr. Bill Wilson made a motion to remove Mr. Cenci from the Credit Card Account with Prosperity and add Mr. Jordan Light to the Credit Card Account with Prosperity Bank. Dr. Anne Matula seconded the motion. Mr. Curlee asked if any question or discussion. There were none. Mr. Curlee then asked if all in favor say Aye. All said Aye. None opposed. Motion carried 5-0.



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Item #10 - Financial Report

- a) **Review of Statement of Net Position** – Mr. Jordan Light explained that he had changed the report so that the report is simplified and easier to understand. He went through the categories. The Board took notice.
- b) **Review Budget vs. Actuals** – Mr. Light explained where we are with the budget and what is expected. He also mentioned the cost of BIS and Interactive MAP on the website will go over the budget amount. Mr. Light went over all categories of the budget.
- c) **Review of Expenses by Vendor Summary** – Mr. Light mentioned where we with litigation expenses. He also mentioned that he will check with our attorneys to see what has not been billed.
- d) **Review of 90 Degree P & L** – Nothing unusual to report
- e) **Monthly Bank Investment Report** – Nothing unusual to report. Mr. Light is going to see if we can invest through TexPool as a Public Funds Contract. He will report to the Board next month on what he finds out.

The Board went into executive session at 11:43 a.m.

Item # 11 - 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 of:**
 - a. **Office Personnel**
- b) **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 meetings act.**
 - 1. **Gunvor USA, LLC**
 - 2. **Vitol Inc.- Crude Inventory**
 - 3. **Marathon Petroleum, LP-Crude Inventory**
 - 4. **EOG Resources Marketing, LLC-Crude Inventory**
 - 5. **Devon Gas/Glencore LTD**
 - 6. **Houston Pipeline Co.**
 - 7. **Papalote Creek I LLC**
 - 8. **Papalote Creek II LLC**
 - 9. **BP North America – Crude Inventory**
 - 10. **ComCapp Pavilions LLC**
 - 11. **Contigo Apartments LLC**



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Item # 12 - Consideration and/or Action regarding any matter that may take place in executive session as provided by Texas Governance Code Section 551.

The Board came out of executive session at 12:12 p.m. Open session started at 12:13 p.m. No action was taken during the executive session.

Item #13 - Chief Appraiser Report

- a) **Board of Directors Election Update** – Mr. Jordan Light mentioned that the ballots went out and that the entities were sent out the ballots and we have received ballots back from 4 entities. He also said that the deadline for us to receive the ballots cast is Monday, December 15, 2025.
- b) **Health Insurance Update** – Mr. Light mentioned that we have received the insurance quotes from 90% Benefits. We are within the amount budgeted. It is a 6.43% increase. The Board took notice.
- c) **Renditions** – Mr. Light mentioned that we are in receipt of renditions and preparing for January 1st.
- d) **Quarterly Public Funds Investment Report** – Mr. Light went over the report. Market value 3.9 M and that we are up for bid. We are not receiving much. He mentioned that we may research using TexPool so that we receive more for our public funds contract.
- e) **2025 PVS & 2026 MAP Review** – Mr. Light mentioned that results will be prerelease of 2025 PVS is in January and will be out February 2025. We have begun our preliminary data pull for MAP review. This covers everything from administrative down to certified amounts.
- f) **TRCA Information** – Mr. Light mentioned that the discussion was \$125K BPP Exemption to be applied per location vs. \$125K per jurisdiction.
- g) **Lawsuit Mitigation PR Plan** – Mr. Light said that he created a handout regarding Lawsuit Mitigation PR Plan. He is proposing to promote responsible corporate citizenship and protect the local tax base that funds our schools, county services, and city infrastructure.
- h) **Community Engagement** – Mr. Light mentioned that the objective is to continue engagement with local governments, taxpayers, industry partners, and agricultural communities.

Item # 14 - Discussion of New Business for Next Month's Agenda – No new items.

Item #15 - Set the date and time for the next meeting. - Next meeting is December 9, 2025, at 8:30 a.m.

Item #16 – Adjourn – Mr. John Curlee adjourned the meeting at 12:13 p.m.



Chair


Secretary

12/09/25

Date
12/09/2025

Date