



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 Regular BOD Meeting, May 12, 2026

Meeting was called to order by Bill Wilson at 8:30 a.m.

Item #1 Invocation was given by Jordan Light.

Item #2 Pledge of Allegiance was led by Bill Wilson.

Item #3 Texas Pledge was led by Bill Wilson.

Item #4 Roll Call – Marcy Thormaehlen, Dr. Anne Matula, Bill Wilson, Mark Roach, and Terry Stansberry were present.

Also present were Jordan Light, Chief Appraiser, Benjamin Ramon, Deputy Chief Appraiser, and Sylvia Yglesias, Recording Secretary.

Item #5 Public Comments – None

Item #6 Discussion and/or Action regarding the Approval of Minutes for April 14, 2026, Regular Board Meeting – Dr. Anne Matula made a motion to approve the Minutes for the April 14, 2026, Regular Board meeting as presented. Mark Roach seconded the motion. Mr. Bill Wilson asked for a voice vote.

Voice Vote:

Marcy Thormaehlen – For the motion

Dr. Anne Matula – For the motion

Bill Wilson – For the motion

Mark Roach – For the motion

Terry Stansberry – For the motion

Motion passed unanimously. 5-0

Item #7 Discussion Regarding Appraisal District Survey Cards – The Board was very pleased to see all the positive comments made by the public regarding their interaction with the employees. They asked Mr. Light to express their gratitude to the employees.

Item #8 Unfinished Business –

- a) **Discussion and/or action regarding SPCAD Employee Handbook – Mr. Light mentioned that the handbook was not finished. Dr. Matula asked he include Hurricane Preparedness information for employees to follow, in case of a Hurricane. She wants it noted whose responsibility it is, whether the City of Sinton or the Appraisal District depending on what the items are that need to be done to prepare for such weather.**



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Regular BOD Meeting Minutes, May 12, 2026 (cont.)

- b) **Legislative Initiative Update Meeting Information** – Mr. Light mentioned that he had the 1st meeting and it went well. The second meeting is going to be at GPSD, and the third meeting is scheduled for tomorrow, Wed., May 13, 2026, in the Board Room.
- c) **Board of Directors Handbook** – Mr. Light said that he will prepare this handbook in advance with the changes he has received thus far and will send it to the Board Members in advance for Board Review.

Item #9 New Business – Dr. Matula mentioned that she would like to see our Hurricane Preparedness Guide at the next meeting.

Item #10 Financial Report

- 1) **Review of Statement of Net Position** – Mr. Jordan Light went over the statement of Net Position categories. The Board took notice.
- 2) **Updated 2026 Budget Adjustments** – Mr. Light went through the adjustments made thus far. The Board took notice.
- 3) **Review of Budget vs. Actuals** – Mr. Light mentioned that we have spent about 30% of the budgeted amount. The Board took notice.
- 4) **Review of Expenses by Vendor Summary** - Mr. Light mentioned that there were no unusual amounts. The Board took notice.
- 5) **Review of 90 Degree P&L** – Mr. Light mentioned that the P&L is as predicted and is not unusual. The Board took notice.

The Board went to the Chief Appraiser's items since the attorney was not yet available.

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 authorization 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**
- 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, 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.**



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Regular BOD Meeting Minutes, May 12, 2026 (cont.)

7. Papalote Creek I LLC
8. Papalote Creek II LLC
9. ComCapp Pavilions LLC
10. Contigo Apartments LLC
11. Karankawa Wind Project LLC

Item # 12 Consideration and/or action regarding any matter deliberated in the executive session provided by Texas Government Code Section 551.

The Board came out of Executive session and into open session at 11:17 a.m. There was no action on any items discussed during the Executive Session.

Item #13 Chief Appraiser Report

- **2026 Appraisal Notices** – Mr. Light mentioned that the first mailout was to Residential accounts on May 1, 2026, Residential, Commercial, Ag, and BPP accounts on the May 15th mailout. The remaining stragglers, Ag, and BPP accounts will be mailed on May 29th. There may be a 4th mailout for Change of Ownership and potential stragglers accounts.
- **2027 Budget Workshop** – Mr. Light said that the 2027 Budget Workshop will be in June 2026.
- **2026 ARB Appraisal Roll Submission** – Mr. Light mentioned that the records were turned over prior to the statutory deadline of May 15, 2026. Prior to July 20th, the ARB will approve the appraisal records.
- **Notice of Protest and Appeal Procedures** – Notice of Protest and Appeal Procedures were approved by the ARB committee.
- **2026 ARB Model Hearing Procedures** – The ARB Model Hearing Procedures were approved by the ARB Committee.

Item #14 Discussion of New Business for Next Month's Agenda – Disaster Relief Plan and Hurricane Preparedness.

Item #15 Set the date and time for the next meeting – The next meeting is scheduled for June 9, 2026.

Item #16 Adjourn – Mr. Bill Wilson adjourned the meeting at 11:18 a.m.




Chairman



Date



Secretary



Date