



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 for the San Patricio County Appraisal District BOD Regular Meeting July 14, 2026

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

Item #1 Invocation was given by Mr. Jordan Light.

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

Item #3 Texas Pledge was led by Mr. 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 June 9, 2026, 2025 Audit & 2027 Budget Workshop - Dr. Anne Matula made a motion to approve the minutes as presented. Terry Stansberry seconded the motion. Mr. Wilson asked for a voice vote.

Voice Vote:

Marcy Thormaehlen – For the motion

Dr. Anne Matula – For the motion

Mr. Bill Wilson – For the motion

Mr. Mark Roach – For the motion

Mr. Terry Stansberry – For the motion

Motion passed 5-0.

Item #7 Discussion and/or Action regarding the Approval of Minutes for June 9, 2026, Regular Meeting – Mark Roach made a motion to approve the minutes as presented. Terry Stansberry seconded the motion. Mr. Bill Wilson asked for a voice vote.

Voice Vote:

Marcy Thormaehlen – For the motion

Dr. Anne Matula – For the motion

Mr. Bill Wilson – For the motion

Mr. Mark Roach – For the motion

Mr. Terry Stansberry – For the motion

Motion passed 5-0.



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Item #8 Discussion Regarding Appraisal District Survey Cards – The Board was happy to see all the positive comments. Mr. Light mentioned the staff is very professional and knowledgeable. The Board took notice.

Item #9 Receive Changes Made Under 25.25b – Mr. Light mentioned there were no changes. The Board took notice.

Item #10 Unfinished Business –

- a) **Discussion and/or Action to accept the 2025 Audit** – Mr. Jordan Light introduced Mr. Frank Lovvorn. Mr. Lovvorn presented the 2025 Audit information. He went over the Net Position and the changes in Net Position. Mr. Lovvorn stated, “The District continues to be fiscally conservative, and its net position has increased by \$122,831 during the current fiscal year”. Mr. Bill Wilson asked if there were any additional comments or questions. There were none. Mr. Wilson asked for a motion to accept and approve the 2025 Audit as presented. Dr. Anne Matula made a motion to approve the 2025 Audit as presented. Mr. Terry Stansberry seconded the motion. Mr. 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 – 5-0.

- b) **Discussion and/or Action regarding the Employee Handbook** – This item was tabled to be presented at the next meeting.
- c) **Discussion and/or Update RFP for Auditor** – Mr. Light presented this item and discussed it with the Board members. The Board took notice.

Item #11 New Business – None

Item #12 Financial Report -

- a) **Review of Statement of Net Position** – Mr. Light presented the statement of net position by categories. There were no unusual activities. He went over Assets, Liabilities, and Equity. The Board took notice.



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- b) **Review of Budget vs. Actuals** – Mr. Light presented the budget vs. actuals. We have spent about 48% of our budget which is on target. The board took notice.
- c) **Review of Expenses by Vendor Summary** – Mr. Light went over the expenses and mentioned there are no unusual expenses. The Board took notice.
- d) **Review of 90 Degree P&L** – Mr. Light mentioned there was nothing unusual regarding the 90 Degree P & L. The Board took notice.
- e) **Quarterly Public Funds Investment Report** – Mr. Light said the district has made \$12,595.83 in Total Interest Income since investing with Texas Class. The Board took notice.

The Board went into Executive Session at 9:18 a.m.

Item #13 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.**
 - 7. **Papalote Creek I LLC**
 - 8. **Papalote Creek II LLC**
 - 9. **ComCapp Pavilions LLC**
 - 10. **Contigo Apartments LLC**
 - 11. **Karankawa Wind Project LLC**

Item #14 Consideration and/or action regarding any matter deliberated in the executive session provided by Texas Government Code Section 551.

The Board went into open session at 10:51 a.m. No decisions were made during Executive Session.



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Item #15 Chief Appraiser Report

- **FAQs on our website** – Mr. Light mentioned the FAQs portion on our website has been redesigned with updated information and links leading you to relevant websites.
- **Protest/ARB Update** – Mr. Light mentioned the ARB has completed their protest season and there will only be two ARB dates per month starting in August. The Board took notice.
- **Tentative Public Hearing Date to Adopt the 2027 Proposed Budget and 2027-2028 Reappraisal Plan for August 11, 2026** – Mr. Light said he was going to send the notice to the newspaper to advertise the Public Hearing in the newspaper. The Board took notice.
- **Certification on personnel** – Mr. Light mentioned the level and certifications the staff holds or are working towards.
- **Inventory List** – Mr. Light presented an inventory list to the Board. The Board took notice.
- **iPads/Mobile Assessor** – Mr. Light mentioned the iPads are coming in and training is scheduled in the coming week. We will have five iPads and one Cell Phone. The Board took notice.

Item #16 Discussion of New Business for Next Month's Agenda - Public Hearing for 2027 Proposed Budget and 2027-2028 Reappraisal Plan to be discussed and approved in August 2026.

Item #17 Set the date and time for the next meeting – The meeting was set for August 11, 2026.

Item #18 Adjourn – Mr. Wilson adjourned the meeting at 11:27 a.m.


Chairman

8-11-2026
Date


Secretary

8-11-2026
Date