



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 Notice of Regular Meeting August 11, 2026

Meeting was called to order by Mr. Bill Wilson at 8:44 a.m.

Mr. Bill Wilson mentioned since we have done items 1 through 3 during the Public Hearing, we will skip those and go to Roll Call.

Item #1 Invocation – This item was skipped. It was done during the Hearing preceded by this meeting.

Item #2 Pledge of Allegiance – This item was skipped. It was done during the Hearing preceded by this meeting.

Item #3 Texas Pledge – This item was skipped. It was done during the Hearing preceded by this meeting.

Item #4 Roll Call – Marcy Thormaehlen, Dr. Anne Matula, Bill Wilson, and Terry Stansberry were present. Mark Roach was absent. The Board had a quorum. The meeting continued.

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

Item #5 Public Comments – There was no one to make public comments. Mr. Bill Wilson mentioned he would go back to this topic if someone showed up to address the board.

Item #6 New Staff Introduction – Mr. Jordan Light introduced Elisa Rodriguez, Data Entry Clerk, and Alexandra Candelario, Data Entry Clerk. The Board took notice and welcomed them.

Item #7 Discussion and/or Action regarding the Approval of Minutes for July 14, 2026, Regular Meeting – Dr. Anne Matula made a motion to approve the Minutes as presented. Mr. Terry Stansberry seconded the motion. Mr. Wilson asked if there were any questions or discussions. There were none. Mr. Wilson then asked for a voice vote.

Voice Vote

Marcy Thormaehlen – For the motion

Dr. Anne Matula – For the motion

Bill Wilson – For the motion

Terry Stansberry – For the motion

Motion passed 4-0



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Item #8 Discussion Regarding Appraisal District Survey Cards – Mr. Light presented this item and mentioned that we had all positive cards. He is very proud of the team and their efforts to make our taxpayers happy. Mr. Wilson asked Mr. Light to let the staff know how pleased they were to see all the positive comments. The Board took notice.

Mr. Wilson skipped the Unfinished Business topics and went to New Business topics.

Item #9 Unfinished Business –

- a) **Discussion and/or Action regarding the Employee Handbook** – This item was tabled.
- b) **Discussion and/or Action regarding the Dress Code Handbook** – This item was tabled.

Item #10 New Business –

- a) **Discussion and/or Action on matters discussed in the Public Hearing pertaining to the Proposed SPCAD 2027 Budget.** Mr. Light presented this topic and went over all categories of the 2027 Proposed Budget. Mr. Wilson asked if there were any questions. Dr. Michelle Cavazos was in the audience and mentioned that they really appreciated that Mr. Light attended their Board meeting explaining and answering questions for their Board members pertaining to the 2027 Proposed Budget. She mentioned that it cleared up questions their Board Members had. Mr. Wilson said he was grateful Mr. Light took that initiative. It had never been done before. Mr. Wilson asked if the Board had any questions. There were no other questions. Marcy Thormaehlen made a motion to approve the 2027 Budget 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

Bill Wilson – For the motion

Terry Stansberry – For the motion

Motion passed 4-0

- b) **Discussion and/or Action on matters discussed in the Public Hearing pertaining to the Proposed SPCAD 2027-2028 Reappraisal Plan.** Mr. Light presented this item and mentioned the plans for the reappraisal timeline. The Board took notice.
- c) **Discussion and/or Action Related to the Resolution to accept the 2027-2028 Reappraisal Plan.** Mr. Wilson asked if there were any more discussion or questions on this item after Mr. Light finished presenting it. There were no more questions. Dr. Anne Matula made a motion to approve the 2027-2028 Reappraisal Plan Resolution. Marcy Thormaehlen seconded the motion. Mr. Wilson asked for a voice vote.



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Voice Vote

Marcy Thormaehlen – For the motion

Dr. Anne Matula – For the motion

Bill Wilson – For the motion

Terry Stansberry – For the motion

Motion passed 4-0

Item #11 Financial Report

- a) **Review of Statement of Net Position - Review of Budget vs. Actuals** – Mr. Light went over all categories of the budget. The Board took notice.
- b) **Review of Expenses by Vendor Summary** – There were no unusual amounts. The Board took notice.
- c) **Review of 90 Degree P&L** – There were no unusual amounts. The Board took notice.

The Board went into executive session at 11:01 am.

Item #12 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**



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Item #13 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 at 12:22 pm and reconvened regular meeting at 12:23 pm. Dr. Matula left during the executive session at 11:40 a.m. The Board still had a quorum and continued with the meeting. No action was taken during the Executive session.

Item #14 Chief Appraiser Report

- **Vehicle Decal Update** – Mr. Light mentioned that we need to have all decals redone including the front building doors and the seven vehicles. We have gotten a quote for \$2,500.00. We think it is too much and may break the purchase into phases. We have six months of driving and six months of sitting.
- **EARS Reporting** – This EARS reporting is a state mandated report on our certified data. We were dinged on our MAP reporting. The next MAP report will have a check mark beside it in July 2027.
- **PVS Mathis ISD** – Mr. Light mentioned that he spoke to Mathis ISD regarding their PVS. This was for 2025 cycle data; the school district does show 3 different county lines.
- **iPad Update** – We have received all five iPads. We will be looking at Katy ISD, Mathis ISD, GP ISD.
- **Education Update**- There are two core sessions. First one is in September, and the second one is in November. Eddie and Brandon are on the first one. Samantha has 4 courses. Claudia has her basic courses to do. Rebecca and Katlyn will be going to TAAO conference.

Item #15 Discussion of New Business for Next Month's Agenda – Employee Handbook and Dress Code

Item #16 Set the date and time for the next meeting – The next meeting will be on September 8, 2026.

Item # 17 Adjourn - Mr. Bill Wilson adjourned the meeting at 12:38 p.m.



Chairman

9-8-2026

Date



Secretary

9-8-2026

Date