

NOTICE OF PUBLIC MEETING
OF THE
KLEBERG COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS

LET IT BE KNOWN THAT on the 9th day of May 2024, A.D. at 3:00 PM the Board of Directors the Kleberg County Appraisal District met in the board room of the Appraisal District office located at: 502 East Kleberg Avenue, Kingsville, Texas.

MEMBERS PRESENT

Daniel Morales
Roy Cantu
Brandon Barrera
Brian Coufal
Vicki Valadez

APPRAISAL STAFF

Isa Espinoza
Daniel Cantu

PUBLIC PRESENT

Martin Villarreal
Peggy Wardlaw

MEMBER NOT PRESENT

Crispin Trevino

I. Call to Order and Declaration of Quorum

Mr. Morales as Chairman called the meeting to order at 3:01 pm and declared a quorum.

(CD 1, meter # :35)

A. Pledge of Allegiance

1. United States of America
2. Texas Flag

Mr. Morales lead those present in the Pledge of Allegiance to the United States of America and the Pledge to the Texas Flag.

(CD 1, meter # 1:00)

II. Comments From the Public

There being none.

(CD 1, meter # 1:22)

III. Consideration and Action on:

Ms. Espinoza stated that she would be reading from notes that Ms. Flores had emailed her before the meeting for some of the agenda items.

A. Approval of Minutes

1. March 14, 2024

Ms. Espinoza stated that Ms. Flores recommended to approve the minutes as presented.

Mr. Barrera made a motion to approve the minutes of March 14, 2024, as presented. Mr. Coufal second the motion. All in favor. Motion carried.

(CD 1, meter # 2:09)

B. Approval of Financial Statements

1. January 2024

Using Ms. Flores' comment sheet Ms. Espinoza went over the Statement of Assets, Liabilities and Fund Balance sheet. She also went over the revenue and some of the operating expenses, office expenses and services and contract expenses for the month. Ms. Espinoza also referred to the Financial Statement Last Page Total Calculation sheet. Ms. Espinoza stated that it is Ms. Flores' recommendation for the board of directors to approve the January 2024 financial statements as presented. Additional time was spent on the prepaid expense balance.

Mr. Cantu made a motion to approve the financial statements for January 2024 as presented. Mr. Coufal second the motion. All in favor. Motion carried.

(CD 1, meter # 9:18)

2. February 2024

Using Ms. Flores' comment sheet Ms. Espinoza went over the Statement of Assets, Liabilities and Fund Balance sheet. She also went over the revenue for the month, as well as the postage, legal arbitration, appraisal review board, data, board of directors and employee and education line items expenditures for the month. Ms. Espinoza stated that it is Ms. Flores' recommendation for the board of directors to approve the February 2024 financial statements as presented.

Mr. Cantu made a motion to approve the financial statements for January 2024 as presented. Mr. Coufal second the motion. All in favor. Motion carried.

(CD 1, meter # 12:12)

3. March 2024

Using Ms. Flores' comment sheet Ms. Espinoza went over the Statement of Assets, Liabilities and Fund Balance sheet. She also went over the revenue for the month, as well as the postage, legal arbitration, data and board of directors line items expenditures for the month. Ms. Espinoza stated that it is Ms. Flores' recommendation for the board of directors to approve the March 2024 financial statements as presented.

Mr. Cantu made a motion to approve the financial statements for January 2024 as presented. Mr. Coufal second the motion. All in favor. Motion carried.

(CD 1, meter # 17:04)

C. Wardlaw Appraisal Group
(Ms. Peggy Wardlaw, P.E., RPA - Owner)

Peggy Wardlaw of Wardlaw Appraisal Group with assistance from Martin Villarreal went over a power point presentation entitled 2024 Mineral Appraisal Preliminary Outlook. Mr. Villarreal an appraiser for Wardlaw Appraisal Group gave a brief history of his employment history along with his vast knowledge of appraising. Ms. Wardlaw mentioned how the values by type of property (oil & gas, utility, industrial) were changing. She explained how values are calculated for oil and gas. Ms. Wardlaw went over the 1PointFive Carbon Capture Plant, Solar Energy and Circuit Legislation. Ms. Wardlaw stated oil and gas values were going way down and any districts with a lot of oil and gas and that value is going to decrease by as much as 50% to 60%. She went on to say that she expects an **overall** decrease in value of as much as 10% for Kleberg County.

(CD 1, meter # 55:23)

D. Awarding of Oil, Gas, Mineral and Industrial Contract
for years 2025, 2026, 2027, 2028 and 2029

Ms. Wardlaw began by saying that Wardlaw Appraisal Group has not raised the contract price for the last 15 years. She stated that the current annual price is \$46,500.00. She mentioned that she understands the appraisal district

is struggling with its' annual budget, so she has left it flat for 2025. She then increased it by 5% per year for the following two years (2026, 2027) for the 3-year contract that is before them. Ms. Wardlaw added an option of approving two additional years (2028,2029), which would be at the board's discretion. She knows the board of directors are aware that everything has gone up because of inflation and appreciates the board's support. Mr. Morales said it was nice of her and her company to be at that price for the last 15 years.

As recommended by other board members, Mr. Coufal made a motion to approve the contract as presented subject to review by the appraisal district's legal counsel. Mr. Barrera second the motion. All in favor. Motion carried.

(CD 1, meter # 59:15)

E. Adoption of Resolution BOD-1-2024
(Size and Terms of the Appraisal Review Board Resolution)

Ms. Espinoza stated that this resolution is brought before the board of directors annually. She stated the board of directors determine how many appraisal review board members should serve on this board. She stated that Ms. Flores had kept the appraisal review board panel at five members. Mr. Coufal asked Ms. Espinoza if the appraisal district has trouble finding five people who are willing to serve on this board. Ms. Espinoza stated that this year a few people had expressed interest. She stated that the appraisal district puts a notice in the newspaper and by word of mouth.

Mr. Cantu made a motion to approve Resolution BOD-1-2024 as presented. Mr. Coufal second the motion. All in favor. Motion carried.

(CD 1, meter # 1:02:29)

F. Adoption of Resolution BOD-2-2024
(Appraisal Review Board Attendance Resolution)
(Texas Tax Code §6.41. (f) (2))

Ms. Espinoza stated that Joe Longoria rewrote the resolution this year to coincide with the administrative judge's role. Ms. Espinoza stated that it is Ms. Flores' recommendation for the board of directors to adopt the resolution as presented.

(CD 1, meter # 1:04:16)

G. Adoption of Appraisal Review Board Payments

Ms. Espinoza read Ms. Flores' comments mentioning that this appraisal district's appraisal review board payment

of \$50.00 for half a day and \$100.00 for a full day is in line with most of the appraisal districts our size across the state. She recommended that the payments remain the same.

(CD 1, meter # 1:05:20)

The Board of Directors table line item III. H, I. and J.

(CD 1, meter # 1:05:42)

H. Executive Session Pursuant to Personnel
(TGC 551.074)

1. Personnel (TGC 551.074)

a. Evaluation of Chief Appraiser
(Ernestina Flores)

I. Reconvene Open Meeting To Public

J. Action on Executive Session

1. Executive Session Pursuant to Personnel
(TGC 551.074)

IV. Proposed Agenda Items

- minutes
- financial statements
- update on flyover (before meeting)
- calendar of deadline (overall and notice mailout)
- third party appraisal company

(CD 1, meter # 1:11:00)

VI. Chief Appraiser's Report

Reading from Ms. Flores' notes Ms. Espinoza went over staff, general comptroller issues, general legislative issues and general value issues. She stated that the staff in completing appraisals for the 2024 year. She went on to say the state comptroller has been requesting information for the 2024 property value study and will continue to do so until September or October. The state will be down sometime in June or July to gather information in our office. The targeted MAPs review is still ongoing. Ms. Flores updated the board of directors on the gathering the appraisal district had with the taxing entities concerning the certification deadline. As a result of this meeting, Ms. Flores asked the board of directors if they were willing to change the certification deadline from July 1st

to July 25th as most of the taxing entities preferred the latter. The board of directors were handed the deadlines for May 2024. A discussion on the aerial flyover and the use of the aerals for this year was discussed.

(CD 1, meter # 1:17:14)

VII. Comments From the Public

There being none.

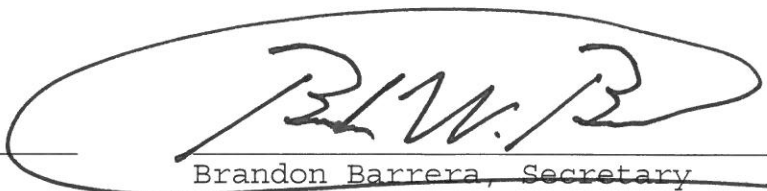
(CD 1, meter # 1:17:20)

VIII. Adjournment

Mr. Barrera made a motion to adjourn the meeting. Mr. Coufal second the motion. All in favor. Motion carried.

(CD 1, meter # 1:17:25)

Daniel Morales, Chairman



Brandon Barrera, Secretary