

MINUTES OF JUNE 12, 2025

PUBLIC MEETING

OF THE

KLEBERG COUNTY APPRAISAL DISTRICT

BOARD OF DIRECTORS

LET IT BE KNOWN THAT on the 12th day of June 2025, A.D. at 3:00 PM the Board of Directors of 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
Crispin Trevino
Bill Colston, Jr.
Brian Coufal
Vicki Valadez

APPRAISAL STAFF

Ernestina Flores
Alejandro Morante
Daniel Cantu

PUBLIC PRESENT

Michael Mixon
July Colston

MEMBERS NOT PRESENT

Brandon Barrera

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 #:16)

A. Pledge of Allegiance

1. United States of America
2. Texas Flag

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

(CD 1, meter #:42)

II. Swearing in Member of the Board of Directors

Mr. Bill Colston, Jr. was sworn in as a member of the Kleberg County Appraisal District board. Mr. Colston, Jr. will occupy the position held by the late Mr. Roy Cantu. Mr. Morales and the other members of the board of directors as well as Ms. Flores welcomed Mr. Colston, Jr. to the board. Mr. Colston, Jr. stated that he looked forward to working with everyone.

(CD 1, meter #2:04)

III. Comments From the Public

There being none.

(CD 1, meter #2:19)

IV. Consideration and Action on:

A. Approval of Minutes

1. May 8, 2025

Ms. Flores asked that the minutes be approved as presented.

Mr. Trevino made a motion to approve the minutes of May 8, 2025, as presented. Mr. Coufal seconded the motion. All in favor. Motion carried.

(CD 1, meter #2:57)

The meeting went to item IV. E. Approval of Server Purchase or Cloud Server.

(CD 1, meter #3:34)

B. Approval of Financial Statements

1. April 2025

Ms. Flores stated that there was no income coming in this month. She pointed out the expenses in the audit and legal fees line items. Mr. Morales explained how the appraisal district is funded to Mr. Colston. Ms. Flores also went over the designated funds, undesignated funds, and excess income items on the statement of assets, liabilities and fund balance sheet for Mr. Colston, Jr.. Ms. Flores asked for the financial statements to be approved as presented.

Mr. Coufal made a motion to approve the April 2025 financial statements as presented. Mr. Trevino seconded the motion. All in favor. Motion carried.

(CD 1, meter #41:40)

C. Wardlaw Appraisal Group Value Update

Ms. Wardlaw could not make the meeting due to inclement weather in San Antonio.

Mr. Trevino made a motion to table this line item. Mr. Coufal seconded the motion. All in favor. Motion carried.

(CD 1, meter #42:48)

D. Texas County & District Retirement System Presentation (TCDRS)

Ms. Kristina Fox with TCERS could not make the meeting due to inclement weather in Houston.

Mr. Coufal made a motion to table this line item. Mr. Trevino seconded the motion. All in favor. Motion carried.

(CD 1, meter #43:14)

The meeting went to item IV. F. PACs Mobile Purchase.

(CD 1, meter #43:25)

E. Approval of Server Purchase or Cloud Service

1. Birdwell Computer Service
2. Harris Local Government Solutions, Inc.
3. BIS Consulting, LLC

Mr. Michael Mixon of Birdwell Computer Services said he was there to answer any questions the board members had concerning cloud computing vs. cloud service. The board members also had questions on the Harris Local Government Solutions, Inc. and BIS Consulting quotes. Ms. Flores stated that an employee with Harris Local Government was available by telephone to answer any questions. At the end of the discussion, the board members were still hesitant to act on this issue.

Mr. Trevino made a motion to table this line item. Mr. Coufal seconded the motion. All in favor. Motion carried.

The Board of Directors asked Ms. Flores for a spreadsheet comparing the options from all three companies.

(CD 1, meter #33:09)

The meeting went to item IV. B. Financial Statements.

(CD 1, meter #33:15)

F. PACs Mobile Purchase

1. Harris Local Government Solutions, Inc.

Ms. Flores mentioned that this was discussed at the last meeting and she was asked to bring it back to this meeting. Ms. Flores mentioned that she had included this purchase in the 2026 preliminary budget because if she included in this year's budget the monies would have to be taken from the undesignated funds leaving the appraisal district with no funds in that account.

Mr. Coufal made a motion to table this line item. Mr. Trevino second the motion. All in favor. Motion carried.

(CD 1, meter #45:32)

G. Personnel Policy Review

1. Chapter IV - Compensation

- a. Section 15 - Insurance
- b. Section 16 - Retirement Program

Mr. Trevino made a motion to table this line item. Mr. Coufal seconded the motion. All in favor. Motion carried.

(CD 1, meter #46:21)

H. Submission of 2026 Preliminary Budget to Board of Directors

Ms. Flores mentioned that the biggest increases were in the data processing line item and capital purchases line item. She went on to say that \$70,000.00 plus \$17,500.00 were for the PACs mobile purchase and the iPads that go with this purchase. Ms. Flores stated that the board of directors had instructed her to purchase this item after Mr. Petree's audit. Ms. Flores stated that she feels this purchase is not necessary for this size of district. Mr. Morante stated that most of the appraising is done in-house with the new EagleView software. He also stated that this purchase is not necessary for this appraisal district. Ms. Flores mentioned that she could take this off the 2026 preliminary budget and not even purchase it in 2025. She went on to say that if the board of directors still wanted her to go ahead with the PACs mobile purchase and the iPads this year instead of next year, the appraisal district would have to use most

of its' undesignated funds. Ms. Flores also stated that all but three of the computers would not be able to be supported by Windows 11 and new computers would have to be purchased. Ms. Flores stated that she had increased almost all the line items by 10% and would make the necessary changes to those line items after she receives additional information from vendors. A big area of concern was the salary line items. The board of directors had major concerns with the salary line items, the additional two positions and the total increase of the budget from 2025. The board of directors asked Ms. Flores to seriously consider making changes to her preliminary budget before submitting it to the taxing entities, otherwise they would be receiving phone calls from upset taxing entities personnel.

(CD 1, meter #1:07:57)

I. Approval of BOD Resolution No. BOD-3-2025

Ms. Flores stated that this resolution allows the appraisal district to move the excess funds to obligated funds to pay for the aerial flyover. She mentioned that these excess funds are from the 2023 and 2024 years.

Mr. Coufal made a motion to approve BOD Resolution No. BOD-3-2025. Mr. Trevino seconded the motion. All in favor. Motion carried.

(CD 1, meter #1:10:32)

J. Approval of 2025 Amended Budget

After discussion, Mr. Trevino made a motion to table this line item. Mr. Coufal seconded the motion. All in favor. Motion carried.

(CD 1, meter #1:39:14)

The meeting went into executive session.

(CD 1, meter #1:39:31)

K. Executive Session Pursuant to Personnel
(TGC 551.074)

1. Personnel (TGC 551.074)

a. Evaluation of Chief Appraiser
(Ernestina Flores)

2. Kleberg County Appraisal District Operations Analysis Report (TSC 522.111)

L. Reconvene Open Meeting To Public

The meeting reconvened to the public at 5:12 pm.

(CD 2, meter #1:24)

M. Action on Executive Session

1. Executive Session Pursuant to Personnel (TGC 551.074)

There being no action.

(CD 2, meter #:23)

2. Kleberg County Appraisal District Operations Analysis Report (TSC 522.111)

There being no action.

(CD 2, meter #1:42)

V. Proposed Agenda Items

- financial statements
- minutes
- law updates
- 2025 amended budget
- 2026 preliminary budget workshop
- server presentation
- Wardlaw Appraisal Group
- Texas County & District Retirement System Presentation
- insurance

(CD 2, meter #2:31)

VI. Chief Appraiser's Report

Mr. Trevino made a motion to table this line item. Mr. Coufal seconded the motion. All in favor. Motion carried.

(CD 2, meter #2:55)

A. Consideration and Action on Chief Appraiser's Report Items

VII. Comments From the Public

Mr. Trevino stated that the City Commissioners had requested his presence at their next meeting to discuss the increases in values. He mentioned that he had asked Ms. Flores to go with him to this meeting and requested to meet with her before the meeting to go over what she would be presenting.

(CD 2, meter #4:00)

VIII. Items From the Board of Directors

There being none.

(CD 2, meter #4:13)

IX. Discussion Between Board Members & Chief Appraiser as Permitted by Section 6.15, Texas Property Tax Code

There being none.

(CD 2, meter #4:57)

X. Adjournment

Mr. Coufal made a motion to adjourn the meeting. Mr. Trevino seconded the motion.

(CD 2, meter #5:09)



Daniel Morales, Chairman



Brandon Barrera, Secretary