

CHIEF APPRAISER
Todd Tate, RPA, RTA



BOARD OF DIRECTORS

Tim Ward, Chairman
Herb Senne
J.E. Meil
David Turner
Donna Schuster

NOTICE OF PUBLIC MEETING

Notice is hereby given that a public meeting of the Board of Directors of the Kinney County Appraisal District will convene at 5:00 P.M. on Tuesday, January 12, 2021 at the Kinney County Appraisal District office, 412 Ann St, Brackettville TX.

Agenda for said meeting:

1. Call to order
2. Oath of Office: Administered by Chief Appraiser to Herb Senne, J.E. Meil and David Turner
3. Selection of Board Officers – 2021-2022
4. Approval of December 8, 2020 public meeting minutes.
5. Receipt of public comment
6. CAD Activity Report
7. Discussion Proposed 2021-2022 Preliminary Budget
8. Discussion/Approval Quarterly Modify Bill Report
9. Distribute Chief Appraiser Evaluation for return March meeting
10. Adjourn

If, during the course of the meeting, discussion of any item on the agenda should be held in closed session, the board will conduct a closed meeting in accordance with Texas Open Meeting Act, Texas Government Code, Chapter 551, Sub Chapter D and E.

CERTIFICATION

The undersigned official hereby certifies that this notice was posted no later than 4:00 P.M. on Thursday, January 7, 2021.

This notice is given pursuant to the Texas Open Meetings Act, Chapter 551, Texas Government Code.

Todd L Tate, Chief Appraiser

**MINUTES OF THE
BOARD OF DIRECTORS
KINNEY COUNTY APPRAISAL DISTRICT**

A regular meeting of the Board of Directors of the Kinney County Appraisal District was held on January 12, 2021 at 5:00 P.M. at the Appraisal District Office, Brackettville, Texas.

1. **QUORUM.** A quorum was declared present based on the presence of the following directors:

- J.E. Meil
- David Turner
- Tim Ward
- Donna Schuster

11. **OATH OF OFFICE.** The oath of office was administered for the 2021-2022 term to J.E. Meil & David Turner

3. **BOARD OFFICERS 2021.** The board chose Tim Ward chairman, Herb Senne Vice-chair and David Turner Secretary.

4. **Appropriate motion duly made, seconded, and adopted by the unanimous vote of the directors & took the following action.**

MINUTES. The minutes of the public meeting of December 8, 2020 were approved.

5. **NO PUBLIC COMMENT**

6. **OVERVIEW.** The Chief Appraiser reviewed for the Board the highlights of CAD operations since the last meeting:

- a. Collections and budget recap YTD, period ending January 12, 2021. Collections behind same period as last year.
- b. 2020 MAP Review passed.
- c. Property Value Study has been completed, waiting on final report, but feel we will fail.
- d. Appraisal period in progress with 99% of Brackettville and 2/3 of Fort Clark being complete.
- e. Flight has not been completed.
- f. Preparations for audit have been made but no date set as of yet.

7. **DISCUSSION OF THE 2021-2022 PRELIMINARY BUDGET**

The Preliminary Budget was discussed.

8. **DISCUSSION/APPROVAL MODIFIED BILL REPORT**

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors

9. **DISCUSSION CHIEF APPRAISER EVALUATION**

Chief Appraiser evaluation forms handed out to Board Members for return at March meeting.

THERE BEING NO FUTHER BUINESS, THE MEETING WAS DULY ADJOURNED AT 5:45pm.

Tim Ward, Chairman

CHIEF APPRAISER
Todd Tate, RPA, RTA



BOARD OF DIRECTORS
Tim Ward, Chairman
Herb Senne
J.E. Meil
David Turner
Donna Schuster

NOTICE OF PUBLIC MEETING AMENDED

Notice is hereby given that a public meeting of the Board of Directors of the Kinney County Appraisal District will convene at **5:00 P.M. on** Tuesday March, 17th at the Appraisal District office, 412 South Ann Street, Brackettville, Kinney County, Texas.

Agenda for said meeting:

1. Call to order
2. Approval of minutes of January 14, 2020 public meeting
3. Receipt of public comment
4. Presentation of Annual Audit Report Derek Walker, Coleman & Horton Co, LLP
5. CAD Activity report (Chief Appraiser)
6. Deliberation/Resolution Adopting Agricultural Committee Recommendations
7. Deliberation/Approval Quarterly Modified Bill Report
8. Discussion/Approval Chief Appraiser Evaluation
9. Deliberation –Modification of 2020-2021 Proposed Budget for presentation to the entities
10. Deliberation – Map Review.
11. Adjourn

If, during the course of the meeting, discussion of any item on the agenda should be held in closed session, the board will conduct a closed meeting in accordance with Texas Open Meeting Act, Texas Government Code, Chapter 551, Sub Chapter D and E.

CERTIFICATION

The undersigned official hereby certifies that this notice was posted no later than 4:00 P.M. on Thursday, March 12, 2020.

This notice is given pursuant to the Texas Open Meetings Act, Chapter 551, Texas Government Code.

TODD TATE, CHIEF APPRAISER

**MINUTES OF THE
BOARD OF DIRECTORS
KINNEY COUNTY APPRAISAL DISTRICT**

A regular meeting of the Board of Directors of the Kinney County Appraisal District was held on March 16, 2021 at 5:00 P.M. at the Appraisal District Office, Brackettville, Texas.

1. **QUORUM.** A quorum was declared present based on the presence of the following directors:

- J.E. Meil
- David Turner
- Tim Ward
- Donna Shuster

12. **OATH OF OFFICE:** HERB SENNE POSTPONED TO NEXT MEETING

13. **PRESENTATION OF ANNUAL AUDIT REPORT BY DEREK WALKER OF COLEMAN & HORTON Co.**

Presentation made by phone.

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors to accept audit report as presented.

14. **APPROVAL OF JANUARY 12, 2021 PUBLIC HEARING MEETING:**

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors to accept audit report as presented.

5. **NO PUBLIC COMMENT**

6. **CAD ACTIVITY REPORT**

Budget and Collection recaps for Oct 1, 2020 – March 16, 2021

Appraisal District failed 2020 value study, attorney preparing protest at state on behalf of the ISD

Reappraisal almost completed – First Appraisal Notices to be mail April 1, 2021

Office back to normal operating hours.

7. **DELIBERATION-MODIFICATIONS OF 2021-2022 PROPOSED BUDGET**

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors to forward

modified budget to taxing entities.

8. **DELIBERATION/APPROVAL OF THE QUARTERLY MODIFIED BILL REPORT.**

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors

9. **DISCUSSION/APPROVAL OF CHIEF APPRAISER EVALUATION.**

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors

10. THERE BEING NO FURTHER BUSINESS, THE MEETING WAS DULY ADJOURNED AT 6:43pm.

Tim Ward, Chairman

David Turner, Secretary

CHIEF APPRAISER
Todd Tate, RPA, RTA



BOARD OF DIRECTORS
Tim Ward, Chairman
Herb Senne
J.E. Meil
David Turner
Donna Schuster

AMENDED

NOTICE OF PUBLIC MEETING

Notice is hereby given that a public meeting of the Board of Directors of the Kinney County Appraisal District will convene at 5:30 P.M. on Tuesday, May 11, 2021, at the Appraisal District office, 412 South Ann Street, Brackettville, Kinney County, Texas.

Agenda for said meeting:

1. Call to order
2. Oath of Office – Herb Senne
3. Receipt of public comment
4. Update on Protest of Property Value Study at State Level
5. Discussion/approval – Funds retained from 2019-2020 Budget designated for server purchase
6. CAD Activity report (Chief Appraiser)
7. Deliberation/Approval Quarterly Modified Bill Report
8. Adjourn

If, during the course of the meeting, discussion of any item on the agenda should be held in closed session, the board will conduct a closed meeting in accordance with Texas Open Meeting Act, Texas Government Code, Chapter 551, Sub Chapter D and E.

CERTIFICATION

The undersigned official hereby certifies that this notice was posted no later than 4:00 P.M. on Thursday, May 6, 2021.

This notice is given pursuant to the Texas Open Meetings Act, Chapter 551, Texas Government Code.

TODD L. TATE, RPA, RTA
CHIEF APPRAISER

MINUTES OF THE

ALLEN H. KREIGER BLDG. 412 SOUTH ANN STREET, PO BOX 1377, BRACKETTVILLE, TX 78832-1377
Telephone: (830) 563-2323 Fax: (830)-563-9292 E-mail: kinneycad@sbcglobal.net Website www.kinneycad.org

**BOARD OF DIRECTORS
KINNEY COUNTY APPRAISAL DISTRICT**

A regular meeting of the Board of Directors of the Kinney County Appraisal District was held on May 11, 2021 at 5:30 P.M. at the Appraisal District Office, Brackettville, Texas.

1. **QUORUM.** A quorum was declared based on the presence of the following directors:

Tim Ward
Herb Senne
Donna Schuster
David Turner

2. Oath of Office Herb Senne
3. No Public Comment
4. Update on Protest of the Property Value Study was presented by the Chief Appraiser
5. **Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors took the following action**
Resolution to retain excess funds from the 2019-2020 budget in the amount of \$9942.61 for the purchase of a server.
6. **OVERVIEW.** The Chief Appraiser reviewed for the Board the highlights of CAD operations since the last meeting:
 - a. Collections and budget recap YTD as of October 1,2020 to May 11, 2021
 - b. All appraisal notices have been mailed at this time.
 - c. Protest season has begun and we have more than 60 filled protest at this time.
 - d. Loan for the roof has been paid off.
 - e. Todd and Gene received 16 hours of continuing education attending a class in Austin.
7. **Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors took the following action.**
Approved the Quarterly Modified Bill Report
There being no further business, the meeting was duly adjourned at 6:10 PM.

Tim Ward, Chairman

CHIEF APPRAISER
Todd L. Tate, RPA,RTA



BOARD OF DIRECTORS
Tim Ward, Chairman
Herb Senne, Vice Chairman
David Turner, Secretary
J.E. Meil
Donna Schuster

NOTICE OF PUBLIC MEETING RESCHEDULED

Notice is hereby given that a public meeting of the Board of Directors of the Kinney County Appraisal District will convene at **5:00 P.M.** on Tuesday, August 17, 2021, at the Appraisal District office, 412 South Ann Street, Brackettville, Kinney County, Texas.

Agenda for said meeting:

1. Call to order
2. Discussion/Approval Minutes, Budget Public Hearing of May 11, 2021 and Public Meeting, May 11, 2021.
3. Receipt of public comment
4. CAD Activity report (Chief Appraiser)
5. Discussion/Approval Texas County District Retirement System 2022 retirement plan
6. Discussion/Approval – Appointment of Judith Hargrove, Attorney to answer Citation filed by John Boerschig ARB Ruling
7. Discussion/Approval – Providing education (in person or on line) for the members of governing bodies
8. Discussion/Approval Resolution adopting The Bank & Trust Depository for Banking Service
9. Approval Quarterly Modified Bill Report
10. Adjourn

If, during the course of the meeting, discussion of any item on the agenda should be held in closed session, the board will conduct a closed meeting in accordance with Texas Open Meeting Act, Texas Government Code, Chapter 551, Sub Chapter D and E.

CERTIFICATION

The undersigned official hereby certifies that this notice was posted no later than 4:00 P.M. on Thursday, August 12, 2021.

This notice is given pursuant to the Texas Open Meetings Act, Chapter 551, Texas Government Code.

TODD L. TATE, RPA,RTA
CHIEF APPRAISER

**MINUTES OF THE
BOARD OF DIRECTORS
KINNEY COUNTY APPRAISAL DISTRICT
PUBLIC MEETING**

A regular meeting of the Board of Directors of the Kinney County Appraisal District was held on August 17, 2021 at 5:00 PM at the Appraisal District Office, Brackettville, Texas.

1. **QUORUM.** A quorum was declared present based on the presence of the following directors:

Tim Ward
Herb Senne
David Turner
Donna Schuster
J. E. Meil

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors took the following action.

2. Receipt of public comment: None
3. **MINUTES:** The minutes of the Budget Public Hearing of May 11, 2021 and the Public Meeting of May 11, 2021 were approved
4. **OVERVIEW.** The Chief Appraiser reviewed for the Board the highlights of CAD operations since the last meeting:
 - a. Collections and budget recap YTD, 2021 collections at 96.4%
 - b. Protest Season details.
 - c. The Roll was Certified and the Truth-in-Taxation calculation of tax rates have been forwarded to the taxing entities.
 - d. TNT website up and going, needing data from entities.
 - e. Reappraisal plan for 2022 has started.
 - f. Office closed August 19th for training
5. **DISCUSSION/APPROVAL** Texas County District Retirement System 2022 retirement plan was approved.
6. **DISCUSSION/APPROVAL** Appointment of Judith Hargrove, Attorney, to answer Citation filed by John Boerschig was approved.
7. **DISCUSSION/APPROVAL** Providing in person education for members of governing bodies was approved.
8. **DISCUSSION/APPROVAL** Resolution adopting The Bank and Trust Depository for Banking Service was approved.
9. **DISCUSSION/APPROVAL** of the Modified Bill Report for 10/01/2020 through 08/16/2021.

There being no further business, the meeting was duly adjourned at 5:40 PM.

Tim Ward, Chairman

CHIEF APPRAISER
Todd Tate, RPA,RTA



BOARD OF DIRECTORS

Tim Ward, Chairman
Herb Senne
J.E. Meil
David Turner
Donna Schuster

NOTICE OF PUBLIC MEETING

In Memory of J.E. Meil

Notice is hereby given that a public meeting of the Board of Directors of the Kinney County Appraisal District will convene at 5:00 P.M. on Tuesday, December 14th, 2021 at the Appraisal District office, 412 South Ann Street, Brackettville, Kinney County, Texas.

Agenda for said meeting:

1. Call to order
2. Approval of minutes of August 17, 2021 public meeting
3. Receipt of public comment
4. CAD Activity report (Chief Appraiser)
5. Discussion/Approval Schedule of Board Meetings for 2022
6. Discussion/Approval -2022 Holiday Calendar
7. Approval Quarterly Modified Bill Report
8. Adjourn

If, during the course of the meeting, discussion of any item on the agenda should be held in closed session, the board will conduct a closed meeting in accordance with Texas Open Meeting Act, Texas Government Code, Chapter 551, Sub Chapter D and E.

CERTIFICATION

The undersigned official hereby certifies that this notice was posted no later than 4:00 P.M. on Thursday, December 9, 2021.

This notice is given pursuant to the Texas Open Meetings Act, Chapter 551, Texas Government Code.

Todd Tate, Chief Appraiser

**MINUTES OF THE
BOARD OF DIRECTORS
KINNEY COUNTY APPRAISAL DISTRICT
PUBLIC MEETING**

A regular meeting of the Board of Directors of the Kinney County Appraisal District was held on December 14, 2021 at 5:00 PM at the Appraisal District Office, Brackettville, Texas.

1. **QUORUM.** A quorum was declared present based on the presence of the following directors:

Tim Ward
David Turner
Donna Schuster

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors took the following action.

2. Approval of the Minutes for the August 17, 2021 Public Meeting.
3. Receipt of public comment: None
4. **CAD Activity Report.** The Chief Appraiser reviewed for the Board the highlights of CAD operations since the last meeting:
 - a. Budget recap YTD starting 10/01/2021
 - b. Collections YTD starting 10/01/2021, collections at 75.08%
 - c. Appraisal field work on schedule.
 - d. Office was closed December 6th through the 8th for training at conference.
 - e. Letter from Comptroller
 - f. MAP Review scheduled for April 5th-8th of 2022.
 - g. Requesting recommendations for new board member recommendations for both boards.
 - h. Employee hire for future chief.

Appropriate motion duly made, seconded and adopted by the unanimous vote of the directors took the following action.

5. DISCUSSION/APPROVAL Schedule of the Board Meetings for 2022.
Approved.
6. DISCUSSION/APPROVAL 2022 Holiday Calendar.
Approved.
7. DISCUSSION/APPROVAL of the Modified Bill Report for 10/01/2021 through 12/14/2021.
Approved.

There being no further business, the meeting was duly adjourned at 5:30 PM.

Tim Ward, Chairman