

**MINUTES OF THE PUBLIC HEARING OF THE
BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
September 14, 2026**

The Board of Directors of the Bexar Central Appraisal District met for a public hearing at 411 N. Frio in San Antonio, Texas, on September 14, 2026, at 6:00 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Chair, called the meeting to order at 6:00 pm and acknowledged the presence of the following directors:

Ms. Naomi Miller
Mr. Jon Melendez
Ms. Erika Hizel
Mr. Jon Fisher
Dr. Ralph Barksdale
Mr. Albert Uresti arrived at 6:03 PM
Councilwoman Ivalis Meza Gonzalez arrived at 6:04 PM

B. Public Comments Period

Valorie Pichardo, Executive Assistant, informed the board that two emailed comments had been received from Bexar County Commissioner, Precinct 3, Grant Moody, and San Antonio City Council District 9 Councilwoman, Misty Spears. Their statements reflected their support for a proposal to allow a one-year rollover without requiring property owners to repeat the appeal process annually.

Susan Bayne, who was in attendance, spoke in support of including a rollover provision in the plan, similar to the provision included in the 2025–2026 plan. Ms. Bayne emphasized the importance of fairness and reducing the burden on taxpayers. All three public comments advocated for maintaining taxpayer protections that prevent automatic reappraisals following successful protests.

C. Public Hearing as required by Section 6.05(i) and 25.18 of the Texas Property Tax Code, regarding:

Presentation by the chief appraiser and district staff member(s) summarizing the proposed 2027 and 2028 biennial reappraisal plan.

Mr. Rogelio Sandoval, Chief Appraiser, presented the board with the proposed 2027–2028 Reappraisal Plan and explained that the plan complies with the Texas Property Tax Code requirements for annual property appraisals while maintaining value stability for property owners. Mr. Sandoval provided data showing that 92% of residential

properties and 78% of commercial properties remained at the same value or decreased in value following annual appraisals.

Board members expressed concern that the proposed language changes would reduce certainty and protections for taxpayers who successfully protest their property values. Members specifically expressed concern that changing the language from “will remain” to “may remain” was too broad and created a conflict on page 22, paragraph 2, of the proposed plan.

Further discussion ensued among the board regarding the language contained in the 2025–2026 Reappraisal Plan compared with the proposed language in the 2027–2028 Reappraisal Plan.

Mr. Sandoval explained that while property values may roll over from one year to the next, they may still be adjusted when there is clear and convincing evidence of material changes. The board proposed adding language to clarify that properties not showing material changes would retain their prior values for the 2027 and 2028 appraisal years, similar to the provision included in the previous plan.

After extensive discussion regarding compliance with state law, particularly Sections 25.18 and 23.01(e) of the Texas Property Tax Code, the board voted to approve language that maintains similar taxpayer protections while ensuring compliance with current legal requirements.

D. Adjourn

Mr. Gannon asked for a motion to adjourn the public hearing meeting. Dr. Barksdale moved to adjourn the meeting. Councilwoman Meza Gonzalez seconded the motion, which was unanimously approved. There being no further business, the September 14, 2026 public hearing adjourned at 7:15 pm.

No other officer present

Chair

Ralph E. Barksdale

Secretary

October 12, 2026

Date

**MINUTES OF THE MEETING OF THE
BEXAR CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS
September 14, 2026**

The Board of Directors of the Bexar Central Appraisal District met for a meeting at 411 N. Frio in San Antonio, Texas, on September 14, 2026, at 6:00 p.m. The items of business were acted upon as shown in the following minutes.

A. Call to Order

Mr. Dave Gannon, Chair, called the meeting to order at 7:28 pm and acknowledged the presence of the following directors:

Ms. Naomi Miller
Mr. Jon Melendez
Ms. Erika Hizel
Mr. Jon Fisher
Dr. Ralph Barksdale
Mr. Albert Uresti arrived
Councilwoman Ivalis Meza Gonzalez

B. Public Comments Period

There were no members of the public present.

C. Minutes

Mr. Uresti moved to approve the minutes for the August 17th public hearing as written. Mr. Melendez seconded the motion which was unanimously approved.

Dr. Barksdale moved to approve the minutes for the August 17th board meeting as written. Mr. Melendez seconded the motion which was unanimously approved.

D. Presentation of Preliminary 2027 – 2028 Reappraisal Plan

Mr. Rogelio Sandoval, Chief Appraiser, asked the board to adopt a resolution approving the 2027–2028 Reappraisal Plan, including updated language in the second paragraph of the proposed plan as requested by the board.

Ms. Hizel moved to incorporate the language from the 2025–2026 Reappraisal Plan, as presented in the outreach slide document, into the proposed 2027–2028 Reappraisal Plan. Mr. Melendez seconded the motion.

Mr. Gannon called for discussion, and discussion ensued among the board. Mr. Gannon summarized Ms. Hizel's motion as seeking to reject the changes made by

staff to date and to incorporate the language from the 2025–2026 Reappraisal Plan into the proposed 2027–2028 Reappraisal Plan.

Mr. Gannon called for a show of hands in favor of Ms. Hizel's motion. Ms. Hizel and Mr. Melendez voted in favor of the motion. Mr. Gannon then called for a show of hands opposed to the motion. Ms. Miller, Mr. Fisher, Dr. Barksdale, and Councilwoman Meza Gonzalez voted against the motion. Mr. Uresti abstained. The motion did not pass.

Mr. Gannon moved to approve the language contained in the amended statement provided to the Board that evening, as further amended following discussion, for inclusion in the 2027–2028 Reappraisal Plan. Mr. Fisher moved to approve Mr. Gannon's motion, and Mr. Uresti seconded the motion.

Mr. Gannon called for a show of hands in favor of the motion. Ms. Miller, Mr. Fisher, Mr. Gannon, Dr. Barksdale, Mr. Uresti, and Councilwoman Meza Gonzalez voted in favor of the motion. Mr. Melendez and Ms. Hizel voted against the motion. The motion passed.

E. Contract – Elections Department

Mr. Sandoval asked the board to approve by resolution to enter into a contract with the Bexar County Elections Department to conduct a joint election with other eligible governmental units inside Bexar County. Mr. Sandoval informed the board that the estimated cost of the election would be \$686,797.93. He also advised the board that the district had \$750,000 allocated in the 2026 budget for the election cost. He continued sharing with the board that the district had 1.6 million in an election reserve for future elections. Ms. Crystal Khantharoth, Finance Director, clarified that the amount of \$686,797.93 was the deposit and was due no later than October 11, 2026, to cover the estimated pro rata cost.

Further discussion ensued among the board members.

Mr. Gannon asked for a motion to approve entering into a contract for the election that will take place on November 3rd with the Bexar County Elections Department. Ms. Miller moved to approve the contract with the Bexar County Elections Department. Mr. Fisher seconded the motion, which was unanimously approved.

F. Contract – Connect PSE-Relay Letter Opener/Software Integration

Ms. Khantharoth asked for board approval to enter into a contract for Connect PSE-Relay Letter Opener/Software Integration in the amount of \$222,180, with the contract starting on December 1, 2026, and expiring on November 30, 2029.

Mr. Fisher moved to approve the contract for Connect PSE-Relay Letter Opener/Software. Dr. Barksdale seconded the motion, which was unanimously approved.

G. Contract – Property/Casualty & Cyber Insurance

Ms. Crystal Khantharoth, Finance Director, asked for board approval to enter into an interlocal agreement with Texas Municipal League to participate in its cybersecurity insurance coverage.

Ms. Miller moved to approve the interlocal agreement with Texas Municipal League to participate in its cybersecurity insurance coverage. Dr. Barksdale seconded the motion which was unanimously approved.

H. Investment policy

Ms. Crystal Khantharoth, Finance Director, presented the board with the annual Investment Policy. Ms. Khantharoth stated that the current investment policy was approved in 2025 and the proposed amendments are limited to updating the district's name from Bexar Appraisal District to Bexar Central Appraisal District and updating the financial reporting acronym from CAFR to ACFR. She also stated the district is recommending approval of the amendment to the investment policy.

Mr. Gannon asked for a motion to approve by resolution the district's investment policy with changes. Mr. Fisher moved to approve the investment policy. Councilwoman Meza Gonzalez seconded the motion which was unanimously approved.

I. Agricultural Appraisal Advisory Board Appointments

Mr. Sandoval shared that pursuant to Section 6.12 of the Texas Property Tax Code, the Chief Appraiser would seek advice and consent of the reappointment of members to the Agricultural Appraisal Advisory Board. He asked the board for approval to reappoint Molly Keck and Lloyd Padalecki to the Agricultural Appraisal Advisory Board for the 2027 – 2028 term. Further discussion ensued.

Ms. Miller moved to approve the motion to reappoint the existing members of the Agricultural Appraisal Advisory Board as recommended. Dr. Barksdale seconded the motion which was unanimously approved.

J. Written Statement to the members of the County Elections Commission

Mr. Gannon stated that at the last board meeting, discussion was held regarding a letter to be sent to the election's administrator regarding concerns.

Further discussion ensued among the board members.

Mr. Gannon moved to postpone this agenda item for approval in November, in which a draft will be created, revised, and finalized, and the board will make the

determination as to how to proceed. Mr. Melendez seconded the motion which was unanimously approved.

K. Adjourn to Executive Session

At any time during the meeting of the board of directors, the board may retire into closed Executive Session pursuant to Texas Government Code, Sections 551.071, 551.072, 551.074 & 551.076 to discuss any of the following:

1. Section 551.071	Consultation with attorney regarding pending or contemplated litigation, settlement offers, or about matters which the attorney is required to consult with the board. As authorized by this section, this meeting may be convened in closed Executive Session for the purpose of seeking confidential legal advice from the board's legal counsel on any item listed herein.
2. Section 551.072	Deliberations regarding real property.
3. Section 551.074	Personnel matters; to deliberate the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.
4. Section 551.076	Deliberations regarding Security Devices.

Upon reconvening into open session, the board of directors may consider and/or vote upon any item discussed in closed Executive Session.

The board did not adjourn into executive session.

L. Chief Appraiser's Report

The following reports were moved to October's agenda for further discussion.

1. Financial Condition

2. Appraisal Records

M. Additional Reports

The following reports were moved to October's agenda for further discussion.

1. Community Engagement

2. Appraisal Review Board

N. Adjourn

Ms. Miller moved to adjourn the meeting. Mr. Fisher seconded the motion, which was unanimously approved.

There being no further business, the September 14, 2026, board of directors meeting adjourned at approximately 8:15 pm.

No other officer present
Chair

Ralph E. Barksdale
Secretary

October 12, 2026
Date