

NOTICE OF PUBLIC HEARING
MATAGORDA COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING

PURSUANT TO THE OPEN MEETINGS ACT, CHAPTER 551, GOVERNMENT CODE, NOTICE IS HEREBY GIVEN THAT THE MATAGORDA COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS WILL HOLD A PUBLIC HEARING ON THE 2027 FISCAL YEAR PROPOSED OPERATING BUDGET AND THE 2027-2028 BIENNIAL REAPPRAISAL PLAN AT 12:00 PM ON TUESDAY, AUGUST 11, 2026, IN THE APPRAISAL DISTRICT CONFERENCE ROOM LOCATED AT 2225 AVENUE G, BAY CITY, TEXAS IN SAID COUNTY.

The Matagorda County Appraisal District Board of Directors will meet to consider and act on the following items:

- A. OPEN SESSION: Call to order and certify quorum
Pledge of Allegiance
- B. WELCOME GUESTS: Comments from the public
- C. REVIEW AND DISCUSS: Hearing of Testimony on MCAD 2027 Proposed Operating Budget
- D. REVIEW AND DISCUSS: Public Review & Discussion of MCAD Proposed 2027-2028 Biennial Reappraisal Plan
- E. Comments from the Board of Directors
- F. Adjournment



FRANK HURLEY III, SECRETARY
MATAGORDA CAD BOARD OF DIRECTORS

FILED

at 11:35 o'clock A M.

AUG 05 2026

Stephanie Wurtz
County Clerk, Matagorda Co., Texas
By Magnolia DEPUTY

NOTICE OF PUBLIC MEETING
MATAGORDA COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING

PURSUANT TO THE OPEN MEETINGS ACT, CHAPTER 551, GOVERNMENT CODE, NOTICE IS HEREBY GIVEN THAT A PUBLIC MEETING OF THE MATAGORDA COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS WILL CONVENE ON TUESDAY, AUGUST 11, 2026, AT THE CONCLUSION OF THE PUBLIC HEARING, IN THE APPRAISAL DISTRICT CONFERENCE ROOM LOCATED AT 2225 AVENUE G, BAY CITY, TEXAS IN SAID COUNTY.

The Matagorda County Appraisal District Board of Directors will meet to consider and act on the following items:

- A. OPEN SESSION: Call to order and certify quorum
- B. WELCOME GUESTS: Comments from the public
- C. ACTION ITEM: Approval of Board meeting minutes from June 16, 2026
- D. REVIEW AND CONSIDER APPROVAL: Discuss proposed changes to eligibility requirements and adding a Cost of Living Adjustment (COLA) to current retirement plan
- E. REVIEW AND CONSIDER APPROVAL: MCAD 2027 General Operating Budget *
- F. REVIEW AND CONSIDER APPROVAL: MCAD 2027-2028 Biennial Reappraisal Plan
- G. REVIEW AND CONSIDER APPROVAL: Third 2026 Quarterly Investments Report
- H. REVIEW AND CONSIDER APPROVAL: Financial Report and monthly bills
- I. REVIEW AND CONSIDER APPROVAL: Intracategory budget transfers (if needed)
- J. REVIEW AND CONSIDER APPROVAL: Engagement Letter for 2026 Financial Audit
- K. REVIEW AND CONSIDER APPROVAL: Board authorization for Chief Appraiser to negotiate and sign real estate contracts on behalf of the district
- L. REVIEW ITEM: Texas Property Tax Code Chapter 42 Litigation Report
- M. REVIEW ITEM: Chief Appraiser Report
- N. EXECUTIVE SESSION (as needed): In Accordance with the Open Meetings Act, Tex. Gov't. Code § 511.071, § 551.072 and § 551.074, to discuss:
 - 1) Private Consultations with Legal Counsel on any or all subjects or matters authorized by law.
 - 2) Consider Appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or hear complaints or charges against a public officer or employee.
 - 3) Current litigation.

4) Matters concerning real property, such as purchase, exchange, lease, or value of real property.

O. Comments from the Board of Directors

P. Set date of next regular meeting

Q. Adjournment



FRANK HURLEY III, SECRETARY
MATAGORDA CAD BOARD OF DIRECTORS

* Taxpayer impact statement: The appraisal district does not levy taxes or set tax rates and, as such, adoption of any appraisal district budget does not directly result in the issuance of any tax bill for any property.

**MATAGORDA COUNTY APPRAISAL DISTRICT
2027 PRELIMINARY OPERATING BUDGET**

ACCOUNT #	Name	2026 APPROVED	2027 PROPOSED	PERCENT CHANGE
1051	SALARIES	\$791,938	\$860,519	8.66%
1052	BENEFITS	\$349,415	\$382,633	9.51%
1056-1100	BOARD OF DIRECTORS	\$2,100	\$2,300	9.52%
1056-1200	EDUCATION/CONFERENCES	\$22,500	\$24,000	6.67%
1056-1300	OFFICE SUPPLIES	\$13,500	\$15,000	11.11%
1056-1400	PRINTING SERVICES	\$11,000	\$10,000	-9.09%
1056-1500	COMPUTER SERVICES	\$2,100	\$8,000	280.95%
1056-1600	DUES & MEMBERSHIPS	\$4,250	\$4,500	5.88%
1056-1700	DATABASE & SUBSCRIPTIONS	\$22,000	\$22,000	0.00%
1056-1800	PROFESSIONAL APPRAISAL SERVICES	\$123,400	\$127,200	3.08%
1056-1900	APPRAISAL REVIEW BOARD	\$15,000	\$15,000	0.00%
1056-2000	EQUIPMENT MAINTENANCE	\$3,000	\$3,000	0.00%
1056-2100	PUBLIC NOTICES & ADS	\$3,500	\$3,500	0.00%
1056-2200	WORKER'S COMP INSURANCE	\$4,000	\$4,200	5.00%
1056-2300	FINANCIAL AUDIT	\$9,000	\$9,500	5.56%
1056-2400	LEGAL COUNSEL	\$280,000	\$200,000	-28.57%
1056-2450	PROFESSIONAL SERVICES	\$495,000	\$450,000	-9.09%
1056-2500	INS/LIABILITY COVERAGE	\$20,000	\$28,000	40.00%
1056-2600	POSTAGE LEASE/MICROFICHE	\$1,850	\$2,000	8.11%
1056-2700	CAMA PROVIDER	\$80,500	\$100,000	24.22%
1056-2760	GIS MAPPING MAINTENANCE	\$50,000	\$135,000	170.00%
1056-2800	POSTAGE	\$18,000	\$22,000	22.22%
1056-2900	PHONE & INTERNET	\$11,000	\$11,000	0.00%
1056-3000	OFFICE MAINTENANCE	\$2,000	\$3,000	50.00%
1056-3100	UTILITIES	\$7,000	\$13,000	85.71%
1056-3200	JANITORIAL SERVICE	\$3,600	\$4,020	11.67%
1056-3300	OFFICE FURNITURE/FIXTURES	\$2,000	\$4,000	100.00%
1056-3400	MCAD COMPUTER EQUIPMENT	\$55,000	\$27,972	-49.14%
1056-3500	CAPITAL OUTLAY	\$0	\$150,000	NEW
	TOTALS	\$2,402,653	\$2,641,344	9.93%
	FINANCING METHOD:			
	TAXING UNIT ALLOCATIONS	\$1,656,751	\$2,609,344	
	INTERST EARNED	\$32,000	\$30,000	
	OTHER REVENUES	\$4,500	\$2,000	
	TRANSERS FROM RESERVES	\$709,402	\$0	
	TOTAL	\$2,402,653	\$2,641,344	

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