



# CITY OF KEMPNER

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## NOTICE OF REGULAR MEETING & AGENDA

**Tuesday, May 27<sup>th</sup>, 2025, at 6:00pm**

Notice is hereby given that the City Council will convene in a regular meeting in Council Chambers, located at 12288 E. HWY 190 Kempner Texas 76539. The items listed on this notice may be taken up by the Council.

**1. Call to Order, Invocation and Pledges to Flags**

**2. Reports & Presentations to Council by City Staff and Invited Guests**

- a. Citizen Comments (please see Additional Notices and Information at the end of this agenda).
- b. Update from Lampasas Central Appraisal District's (LCAD) regarding missing parcels and fiscal year 2026 proposed budget
- c. City Manager Report
- d. Mayor's Report
- e. Proclamations

**3. Action Items**

- a. Consent Agenda (all items on the consent agenda are considered routine and may be approved by a single motion to approve the consent agenda, or each item listed below may be acted upon independently should a council member make such motion)
  - i. Approval of the meeting minutes from the meeting held on May 13<sup>th</sup>, 2025.
- b. Approval of Ordinance No. 2025-05-27-001, AN ORDINANCE OF THE CITY OF KEMPNER, TEXAS, ESTABLISHING PROCEDURES FOR THE DISPOSAL OF CITY-OWNED PROPERTY DEEMED OBSOLETE, DAMAGED, OR SURPLUS; AUTHORIZING THE CITY MANAGER TO DISPOSE OF ITEMS VALUED AT \$100 OR LESS WITHOUT COUNCIL APPROVAL; REQUIRING AN ANNUAL

**REPORT TO CITY COUNCIL; PROVIDING A REPEALER CLAUSE,  
SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE**

- c. Approval of the revision of Ordinance No. 2010-12-09-001 (R2025-1), AN ORDINANCE OF THE CITY OF KEMPNER, TEXAS, PROVIDING FOR RULES AND STANDARDS REGULATING THE USE OF THE FACILITIES OF THE SYLVIA TUCKER MEMORIAL PARK WITHIN THE CORPORATE LIMITS OF THE CITY; AND PROVIDING SEVERABILITY, OPEN MEETINGS, PENALTY AND EFFECTIVE DATE CLAUSES.

**4. Workshops**

- a. Further Discussion on LCAD FY26 proposed budget; City Manager advocacy on behalf of the council.

**5. Council and Staff Announcements**

- a. Staff Announcements
- b. Council Announcements
- c. Next Regular Meeting date is scheduled to occur on Tuesday, June 10<sup>th</sup>, 2025, at 6:00 PM in council chambers.

**6. Adjournment.**

**Certification Of Legal Posting:**

I hereby certify that this agenda has been posted on the City message board affixed to the exterior wall of the Isenhour / Clark Municipal Building AND has been posted on the City of Kempner official website ([kempnertx.gov](http://kempnertx.gov)) at least 72 hours prior to the start of the meeting.

*Hayleigh Talasek*

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Signature of Certifying Official

Hayleigh Talasek, City Secretary

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Printed Name and Title of Certifying Official

5/23/2025 at 3:18PM

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Date and Time signed:

## **Additional Notices and Information**

### **General Statement of Mayor Wilkerson:**

Hello neighbors,

Below is some information you should find useful when reading the agenda and what to expect while in attendance at our meetings. I have the responsibility to ensure the meeting is being held in a lawful and organized manner. I have the obligation to each of you to ensure:

- Each council member is afforded the opportunity to express their opinions on matters brought before them;
- Each citizen is treated with respect and afforded the opportunity to be heard;
- Each council member and staff member is treated with respect by the general public and other staff and council members

The Council may discuss and/or act on the items listed on this agenda. Legally, the Council may take official action only on the items listed under #3 "Action Items". All other items listed on the agenda afford the council opportunity to hear information on the related matter and provide direction to City Staff on items or additional information needed for the issue to be placed on a future agenda for action by the council.

**Citizen Comments:** Any person may bring an issue to the attention of the City council during this time on matters NOT ON THE AGENDA. State law prohibits the Council from discussing issues or matters that are not on the agenda. Bringing an issue (not on the agenda) before the council during this time makes the council aware of the information and may lead to the matter being placed on a future meeting agenda. The Council has adopted a policy granting 3 minutes for each person to talk. Although you do not have to legally give your name and address, there is a sign-in sheet at the back of the room. Signing in on the sign-up sheet will afford your representatives to contact you for follow up on your concerns.

**Citizens' input on City Matters:** The City Council wants to hear from those we represent. When a matter is being taken up by the Council, a member of the public in attendance at the meeting who desires to be heard on the matter may be called upon when that issue is being discussed.

**Closed (Executive) Sessions:** The council reserves the right to adjourn into executive session at any time during a meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), .072 (Deliberation about Real Property), .073 (Personnel Matters), .076 (Deliberation about Security Devices), and .086 (Economic Development).

John "JW" Wilkerson



# CITY OF KEMPNER

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## MEETING MINUTES

FOR THE CITY COUNCIL MEETING HELD ON MAY 27, 2025, AT 6:00 PM

THE CITY COUNCIL CONVENED IN A REGULAR MEETING IN COUNCIL CHAMBERS, LOCATED AT 12288 E. HWY 190, KEMPNER TX 76539.

### 1. Call to Order, Invocation and Pledges to Flags

The meeting started at 6:00 PM. The quorum consisted of Tom Combs (place 2), Rob Green (place 3), Dan Long (place 4), Elliott Whitton (place 5), and Mayor Wilkerson. Also in attendance was Gene Isenhour (Municipal Court Judge" Judge"), Rebecca Ramos (City Manager), Heriberto Rodriguez (Police Chief), and Hayleigh Talasek (City Secretary). Each person notated in these minutes will be referred to as place/title only throughout this document. Place 1 is not present. Judge led the invocation

### 2. Reports & Presentations to Council by City Staff and Invited Guests

- a. Citizen Comments- None
- b. Update from Lampasas Central Appraisal District's (LCAD) regarding missing parcels and fiscal year 2026 proposed budget

#### **Presentation by Lampasas Central Appraisal District (LCAD)**

Mr. Juan Saucedo, Chief Appraiser, provided a presentation on the proposed FY2026 Budget for the Lampasas Central Appraisal District. This presentation was made ahead of the budget's official submission to the LCAD Board of Directors on May 29, 2025, and was intended to assist local taxing entities, including the City of Kempner, with early-stage budget planning.

#### **Appraisal Operations Overview**

Mr. Saucedo reported that LCAD is responsible for appraising property across approximately 721 square miles in Lampasas County. Despite the district's scale, only two appraisers are currently employed. In Tax Year 2025, the district appraised 20,507 parcels, noting an average market value increase of 6%.

- **City of Kempner Valuation:** Net taxable value for Kempner is approximately \$3.114 billion, with estimated new value between \$64 million and \$85 million.
- **Exemptions:** Ms. Angela Baker, LCAD Appraiser, reported 4,879 agricultural exemptions and 6,590 homestead exemptions currently applied. Some exemptions were removed after recent state audits and field reviews confirmed ineligibility.

#### **Parcel Mapping and GIS Services**

LCAD has contracted BIS Consulting for parcel mapping services. Out of approximately 20,000 parcels:

- **Corrected Parcels:** 16,475 have been corrected and aligned with the General Land Office mapping system.
- **Unmapped Parcels Remaining:** Approximately 3,457 parcels are pending correction.
- **Service Agreement:** BIS provides 40 contracted hours per month and is currently spending 20 additional hours at no extra cost to the district.

Mr. Saucedo estimated that 80% of the county has been successfully mapped, with the remaining 20% requiring more time due to complexity.

#### **Council Discussion:**

- **Place 2** inquired about the contract with BIS; Mr. Saucedo confirmed fixed billing despite overage in hours.
- **Mayor** requested a projected timeline for completion; Mr. Saucedo explained the remaining effort is labor-intensive and cannot be precisely scheduled.
- **Citizen Inquiry:** Mr. Will Benoist asked how long it took to complete the 80%; Mr. Saucedo stated roughly three years.

#### **Omitted Parcels in Kempner**

Mr. Saucedo informed the Council that 16 parcels within Kempner, totaling 51 acres and valued at \$2,373,880, were inadvertently excluded from the City's tax roll, though they appeared on the appraisal roll. Estimated lost city revenue: \$8,989 annually. These funds are not recoverable.

#### **Council Questions:**

- **Place 5** asked how mapping errors occurred. Mr. Saucedo cited limited staff and lack of GIS expertise as contributing factors.

#### **New Construction and Data Accuracy**

Mr. Saucedo described LCAD's process for identifying new construction through plat filings and site inspections.

- **Citizen Inquiry:** Chris Asked about how construction is detected; Mr. Saucedo described plat filings and visual inspections.
- **Mayor** asked how the City could assist; Mr. Saucedo recommended sharing replat and permit data with the LCAD GIS team.

### **Parcel Correction Process**

- **Place 3** inquired about delays in recording new improvements. Mr. Saucedo explained appraisers are sent out following mapping corrections to verify new development.
- **Judge and Mayor** asked for clarification on correction types; Mr. Saucedo confirmed adjustments to boundaries, ownership, and development status.

### **Appraisal Process and Sales Data**

- **Place 5** asked about the reappraisal process. Mr. Saucedo explained that LCAD uses mass appraisal modeling based on recent market sales.

### **GIS and Legal Boundaries**

- **Place 2** asked about BIS accuracy; Mr. Saucedo confirmed it is reliable and used as the appraisal standard unless legal documentation shows otherwise.
- **Mr. Marshall Brewer**, LCAD Board Chair, clarified that mapping is an internal tool and does not replace legal deeds or surveys.

### **FY2026 Budget Proposal Overview**

Mr. Saucedo presented a proposed FY2026 budget totaling \$1,589,283.97:

- **Appraisal Operations:** \$1,271,447
- **Collections:** \$317,000 (for \$38.9 million in collections)

### **Key Inclusions:**

- Hiring three additional appraisers
- Competitive salary adjustments
- Upgrades to software and IT security
- Digitization of paper records (approx. \$60,000)
- Biannual aerial surveys via Eagle View
- Facility maintenance (roof and HVAC repairs)

### **Council and Public Discussion:**

- **Place 5** asked about \$0 listings in some jurisdictions; Mr. Saucedo explained that collections are optional and may not be contracted by all jurisdictions.

- **Ms. Baker** confirmed the new software is operational but faced data conversion issues from the legacy system.
- **Citizen Suzanne Whitton** asked if document scanning will be outsourced; Mr. Saucedo confirmed RCI will perform the digitization.
- **Citizen Chris** asked about using Google Maps; Ms. Baker confirmed it is used in between aerial updates but lacks appraisal-grade accuracy.

### **Facilities Maintenance**

- **Mayor** inquired about building conditions. Ms. Baker reported roof leaks persist despite temporary repairs. Estimates for full repairs have been previously submitted.

### **Budget Increase Concerns**

- **Mayor** expressed concern over the size of the one-time increase, noting the City's historical preference for incremental budget growth and warning that such sudden increases could strain local budgets.
- **Place 3** stated she could not support the proposal, citing the financial burden on taxpayers.
- **Citizen Suzanne Whitton** asked how the budget would impact the City's tax rate. The Mayor responded that Kempner's contribution would rise from \$8,000 to \$14,000 annually, necessitating cuts in other areas to avoid raising taxes.

### **LCAD Revenue Collection Clarification**

- **Citizen Bart Baker** asked how much LCAD collects for the City of Kempner. Mr. Saucedo reported an increase from \$226,000 to \$337,960 year-over-year.
- **Mayor** clarified that while property tax collections are substantial, the City also depends on other revenue sources such as sales tax and franchise fees.

### **Closing Remarks**

The **Mayor** thanked Mr. Saucedo and the LCAD team for their detailed presentation and transparency. He noted the Council will conduct a future workshop to develop a formal response to the proposed budget. LCAD representatives were invited to remain for additional discussion.

Mr. Saucedo expressed his appreciation for the Council's time and continued collaboration.

- c. City Manager Report- attached
- d. Mayor's Report- None
- e. Proclamations- None

## **3. Action Items**

- a. **Consent Agenda** (all items on the consent agenda are considered routine and may be approved by a single motion to approve the consent agenda, or each item listed below may be acted upon independently should a council member make such motion)

- i. Approval of the meeting minutes from the meeting held on May 27<sup>th</sup>, 2024.

Place 3 made the following motion: To approve the consent agenda.

Seconded by place 2

Motion passed by all present

- b. **Approval of Ordinance No. 2025-05-27-001, AN ORDINANCE OF THE CITY OF KEMPNER, TEXAS, ESTABLISHING PROCEDURES FOR THE DISPOSAL OF CITY-OWNED PROPERTY DEEMED OBSOLETE, DAMAGED, OR SURPLUS; AUTHORIZING THE CITY MANAGER TO DISPOSE OF ITEMS VALUED AT \$100 OR LESS WITHOUT COUNCIL APPROVAL; REQUIRING AN ANNUAL REPORT TO CITY COUNCIL; PROVIDING A REPEALER CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE**

City manager stated this ordinance allows the City Manager to dispose of or donate city-owned property that is valued at less than \$100 and is no longer needed or in working condition. The purpose is to streamline the process for removing obsolete, broken, or unusable items without requiring individual council approval each time.

To ensure transparency and accountability, accurate records of all such property will be maintained. A complete report will be presented to Council at the first meeting in January. This measure helps improve efficiency while maintaining proper oversight.

Place 3 made the following motion: To approve

Seconded by place 5

Motion passed by all present

- c. **Approval of the revision of Ordinance No. 2010-12-09-001 (R2025-1), AN ORDINANCE OF THE CITY OF KEMPNER, TEXAS, PROVIDING FOR RULES AND STANDARDS REGULATING THE USE OF THE FACILITIES OF THE SYLVIA TUCKER MEMORIAL PARK WITHIN THE CORPORATE LIMITS OF THE CITY; AND PROVIDING SEVERABILITY, OPEN MEETINGS, PENALTY AND EFFECTIVE DATE CLAUSES.**

The Mayor expressed a strong desire for the City to gain better oversight and control of the Veterans Memorial section at the city park. He then asked the Judge to clarify the process by which an individual could donate a bench for placement in that area.



The Judge responded by noting that he had the privilege of serving as Mayor during the initial development of the park, with the Veterans Memorial being the first element constructed. He recalled that, in fact, two benches were delivered and assembled just 30 minutes prior to the Veterans Day ceremony. He emphasized that all developments and additions to the park, including benches, were historically brought before the City Council for approval.

The Mayor thanked the Judge for his insight and proceeded to outline a recent concern. He noted that a bench currently located within the Veterans Memorial section was put in by an individual who has since pled guilty to a sexually-based offense. The Mayor stated that the bench was installed without Council approval and that he does not support its continued presence in that area. His concern is that, without formal oversight, future administrations could take similar unilateral actions, as occurred with the previous mayor.

To address this, the Mayor introduced a proposed ordinance that would give the Council full authority to determine which benches may be placed within the Veterans Memorial section and a 20-foot radius surrounding it. Under the proposed language, all previously approved benches will remain, while any bench not approved by the Council—specifically the one in question—will be removed. The City will seek funding to replace it with a new bench that honors all Prisoners of War (POWs) and those Missing in Action (MIAs).

Once this replacement is made, no additional benches or modifications will be permitted within the defined area without Council approval. The ordinance further stipulates that any future changes to this area must be preceded by a public hearing and require a supermajority vote of the Council. The Mayor concluded by stating that the purpose of this measure is to protect the integrity of the Veterans Memorial and prevent unauthorized or self-serving changes.

Place 3 made the following motion: To approve  
Seconded by place 5  
Motion passed by all present

#### **4. Workshop (non-action items)**

- a. Further Discussion on LCAD FY26 proposed budget; City Manager advocacy on behalf of the council.

The Mayor initiated a discussion inviting Council Members to formally state their reasons for supporting or opposing the LCAD FY2026 Proposed Budget. These statements will be incorporated into a resolution to be presented at the next Council

meeting. The resolution will also be conveyed by the City Manager to the LCAD Board during their scheduled meeting this Thursday.

Place 2- For. Noting that LCAD has experienced ongoing internal issues in recent years. He stated that the organization has, in effect, created its own challenges and acknowledged that those issues must be addressed. However, he expressed concern with the approach of attempting to correct everything in a single year. While Place 2 voted to approve the proposed budget, he emphasized that this level of increase should not become a recurring request. He stated that LCAD must take responsibility for resolving its internal problems and should not return next year seeking another substantial increase. The expectation, he reiterated is that LCAD will implement effective solutions and operate with greater efficiency moving forward.

Place 3 – Opposed. Reasons: the overall size of the requested increase. He expressed the view that implementing such changes incrementally over several years would be more appropriate and fiscally responsible. He specifically noted concerns with the proposed 52% salary increase for the Chief Appraiser and the addition of three new appraisers simultaneously. As an alternative, he suggested considering the phased addition of new positions, such as one appraiser per year, to better manage growth and budget impact.

Place 4 – Opposed. Reasons: citing similar reasons to other council members.

Place 5 – Opposed. Reasons: Dramatic pay increases and LCAD's lack of fulfillment of its mission statement.

Marhsall Brewer (LCAD board member) explained the chief appraiser's salary was for a new, higher - qualified hire, not an existing employee.

The Mayor stated that a formal resolution outlining the Council's position will be prepared and presented for a vote at the next meeting. He expressed appreciation to LCAD for their patience throughout the process and extended an open offer for continued collaboration. He added that if there is anything further the governing body can do to improve lines of communication, they are willing to assist. The Mayor also commended LCAD's staff, stating they have been consistently professional and greatly appreciated for their service.

Mr. Saucedo responded by acknowledging that, while he may not agree with everything that was said during the discussion, he remains committed to working collaboratively with the City of Kempner. He expressed a sincere desire to strengthen the relationship, offer support in any way needed, and help address any misunderstandings moving forward.

5. **Council and Staff Announcements**

- a. Staff Announcements- none
- b. Council Announcements- none
- c. The next Regular Meeting date is scheduled to occur on Tuesday, June 10, 2025, at 6:00 PM in council chambers.

6. **Adjournment**

Place 2 made the following motion: To adjourn.

Seconded by: Place 3

The meeting adjourned at: 8:11pm

APPROVED: \_\_\_\_\_

John (JW) Wilkerson- Mayor

ATTEST: \_\_\_\_\_

Hayleigh Talasek- City Secretary