

**CENTRAL APPRAISAL DISTRICT OF JOHNSON  
COUNTY 109 N. MAIN, CLEBURNE, TX 76033**

**April 18, 2024**

The Board of Directors of the Central Appraisal District of Johnson County met in regular session on Thursday, April 18, 2024, at 6:00 p.m. at the Cleburne Conference Center, 1501 W. Henderson St., Rm. Camp Henderson, Cleburne, Texas after the agenda was duly posted in accordance with the Open Meetings Act.

Members present were: Duaine Goulding, Chairman; John Wood, Vice Chairman; Vance Castles, Secretary; Toby Ford, Director; and Scott Porter, Johnson County Tax Assessor/Collector. Amy Lingo, Director was absent.

Staff present was Jim Hudspeth, Chief Appraiser and Amy Gill, Customer Service/GIS Director. Jessica White, Administration Manager recorded the minutes of the meeting.

Visitors present were Bruce Medley, Attorney with Perdue, Brandon, Fielder, Collins & Mott, Ginger Allen, Taxpayer Liaison Officer, Helen Kerwin, Teresa Ferens, Michael Ancy, Larry Trammell, Craig Hundley, Jim Cockrell, Stephen Dunson, Debbie Prater, Michael Berlanga, Caren Dee Eames, Wendell Dempsey, David Black, Jamie Cox, James Brown, and Lori Pedigo. Chairman Goulding welcomed everyone and Director Ford gave the invocation.

**Agenda Item 1. (Consent Agenda)** Director Ford made a motion to approve the consent agenda as presented; seconded by Wood. 4-Yes; 0-No

- A. Minutes of the March 21, 2024 regular meeting
- B. Financial report for March 2024
- C. Taxpayer Liaison Report – Mr. Walden reported on November 8, 2023, he was contacted by a taxpayer about not receiving an informal conference with his appraiser at the CAD. Mr. Walden included his complaint in a previous report to the Board. On March 20, 2024, the same taxpayer left a voicemail saying he had not received a reply to his email and included the address he had sent it to. He had used an incorrect email address and when given the correct email address, he sent a series of emails indicating again, among other things, that he had not been given an informal conference and that Mr. Walden had the power to fix this and should do so. Mr. Walden called him March 22, and indicated he would again report the complaint to the Board of the CAD.

**Agenda Item 2. (Bank Account Signatories)** The bank account resolution presented establishes the removal of Toby Ford on current bank accounts at First Financial Bank and the addition of Duaine Goulding. A motion was made by Secretary Castles to approve the resolution; second by Ford. 4-Yes; 0-No.

**Agenda Item 3. (First Financial Bank CD)** Director Ford made a motion to move the sum of one million dollars in the checking account to a certificate of deposit in the name of the Central Appraisal District of Johnson County; seconded by Wood. 4-Yes; 0-No.

**Agenda Item 4. (TLO Pay Rate)** Director Ford suggested a rate of \$500/month with the opportunity to revisit at a later date for adjustment. The other board members agreed and Chairman Goulding told Mrs. Allen to come to the BOD if the workload turns out to be greater than expected. Motion by Ford; seconded by Wood. 4-Yes; 0-No.

**Agenda Item 5. (Discuss and Approve contracts)** Mr. Hudspeth explained the district is only required to send out RFPs for contracts over \$50,000. He also explained the process of negotiating contracts involves asking the attorney to look over agreements and contracts before signing. The district will call other CADs for review of the vendors or products in consideration. Budget availability is considered. Mr. Wood stated the BOD would like to help in negotiations if necessary. The BOD asked what was in place for ransomware. Mr. Hudspeth explained there are many backups in place for the servers and emails. Administration conducts a training on cybersecurity with all employees every year as required by the Texas State Comptroller. Caren Dee Eams asked if we had a VPN. Mr. Hudspeth explained we no longer do. A motion was made by Vice Chairman Wood to approve the contract procedures; seconded by Ford. 4-Yes; 0-No.

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**Agenda Item 6. (Non-Agenda)** Wendell Dempsey of Cleburne introduced himself. Helen Kerwin from Somervell County introduced herself as a candidate for State Representative. Michael Berlanga, a senior property tax consultant stated the TLO pay rate wasn't enough for the position responsibilities. He asked that the TLO help to make taxpayers more aware that the ARB members do not work for the Appraisal District. He believes the Appraisal Districts are the scape goats for property taxes in most counties. Stephen Dunson, a senior property tax consultant for 35 yrs. He spoke of many unpleasant interactions with other county appraisal districts. People not being treated fairly at ARB meetings and BOD meetings as well. He has never experienced any of that in Johnson County with this Appraisal District. He believes Mr. Hudspeth and staff treat people fairly. He told the BOD they are very fortunate to have Mr. Hudspeth as Chief Appraiser. Jim Cockrell stated there is pent up anger amongst taxpayers partially due to them not knowing who to point the finger at. Mr. Cockrell said he believed it all starts at The Texas State Comptrollers office. He asked the BOD to consider adjusting the policy of the re-appraisal plan to review properties every 3 years instead of yearly. He believes this will give the taxpayers a little breathing room. James Brown said the animosity felt amongst taxpayers wasn't just with appraisal districts its with all government.

**Agenda Item 7A. (Chief Appraisers Report)** Jim Hudspeth, Chief Appraiser reported on the following items:

- (1) CAD litigation – The totals for active lawsuits and arbitrations was provided.
- (2) Miscellaneous- Mr. Hudspeth reported about 65,000 appraisal notices will soon be sent to the taxpayers. He asked the taxpayers to come into the office or call for an informal meeting with an appraiser before protesting. The deadline to protest is May 15<sup>th</sup>. The quarterly Statement of Investment Assets were given to the board members. Vice Chairman Wood suggested to those taxpayers that are filing a protest to be organized at the hearing. Make copies of their evidence and urged them not go in arguing because arguing just wastes time.

**Agenda Item 7B. (Appraisal Progress Report)** Jim Hudspeth reported Becky Templeton passed her level III exam. The appraisers are preparing for informal season.

**Agenda Item 7C. (Data Operations/ARB Report)** Jim Hudspeth reported the data entry department was continuing to stay busy. The ARB department is preparing for protest season.

**Agenda Item 7D. (GIS/Customer Service Report)** Amy Gill reported her department was preparing for informal season. That will consist of taxpayers coming into the office, phone calls and emails.

**Agenda Item 8-9. (Executive Session)** No executive session was called for.

**Agenda Item 10. (Next Meeting)** The next scheduled board meeting will be held on Thursday, May 16th.

**Agenda Item 11. (Adjournment)** At 7:00 p.m. Chairman Goulding called for a motion to adjourn the meeting. Motion by Wood; seconded by Castles. 4-Yes; 0-No.

Approved this 16<sup>th</sup> day of May, 2024.

  
Duaine Goulding, Chairman

  
Vance Castles, Secretary