

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

**June 6, 2024**

The Board of Directors of the Central Appraisal District of Johnson County met in regular session on Thursday, June 6, 2024, at 6:00 p.m. at the Cleburne Conference Center, 1501 W. Henderson St., Rm. Cross Timbers Branch, 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; Amy Lingo, Director; and Scott Porter, Johnson County Tax Assessor/Collector.

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, Fernando Rodriguez, Jason Marbut, Michael Ancy, Larry Trammell, Craig Hundley, Maudie Tarver, Chris Gill, Sarah Lefever, Michael Petty, Peter Svendsen, Vicki Svendsen, Peggy Davis, Jim Tate, James Brown, Sherri Hamilton, Douglas Hartzler, and Greg Cooper. Chairman Goulding welcomed everyone and Director Ford gave the invocation.

**Agenda Item 1. (Consent Agenda)** Vice Chairman Wood made a motion to approve the consent agenda as presented; seconded by Castles. 5-Yes; 0-No

- A. Minutes of the May 16, 2024 regular meeting
- B. Financial report for May 2024- Mrs. Lingo asked for clarification on the Treasury Management Fees. Mr. Hudspeth explained First Financial Bank charges those fees for managing the CAD funds.
- C. Taxpayer Liaison Report – Mrs. Allen reported on the phone calls and emails she has received from taxpayers.

**Agenda Item 2. (PowerPoint Presentation)** Mr. Goulding gave a brief overview of each slide on the presentation. He asked for those that are interested in having one of the Board of Directors come present at a group meeting to please reach out to Jessica White to make that request. Mr. Wood commended the CAD staff for the hard work put in, to make things better for taxpayers.

**Agenda Item 3. (Certificate of Election)** Mr. Goulding signed the certificates of election for the 3 Board of Directors taking office in July. Jessica White will mail the certificates to the recipients.

**Agenda Item 4. (TLO pay rate)** Mr. Goulding asked Mrs. Allen if she would like to speak on the matter. Mrs. Allen stated she wanted to do more to help the taxpayers. She plans to attend ARB meetings. She also stated she receives several different questions about various CAD related business. Mr. Wood suggested a 50% raise. Mr. Castles made a motion to increase the pay rate to \$1,000 per month; seconded by Ford. 4-Yes; 1-No.

**Agenda Item 5. (2025 Budget)** Mr. Hudspeth explained the district is required to send the 2025 proposed budget to the taxing entities by June 15<sup>th</sup>. The BOD asked questions regarding several line items. Mr. Hudspeth explained what those line items included. Mrs. Lingo made a motion to send the proposed budget to the taxing entities; seconded by Ford. 5-Yes; 0-No

**Agenda Item 6. (Non- Agenda)** Fernando Rodriguez, representing Apos, stated businesses can't pay taxes. He would like for the BOD to see that they will send people to the streets and into smaller homes. He stated high taxes are preventing people from achieving their American dream. Sherri Hamilton, realtor, said some of her tenants are going to rv's and some are going to hotels. Michael Petty, lifelong resident of Johnson County said he cares about his tenants. He stated assessed values are outrageous and when property values get raised the tenant pays that, not the owner/landlord. He believes people will be going to the streets. Douglas Hartzler would like to see up front, how his property was calculated and what comps were used.

He said if he saw the information up front, he may or may not agree and may or may not file a protest. Greg Cooper thanked the BOD for serving. He believes there is a serious problem with how the appraisal formulas are calculated but stated that's only part of it. He said all taxing entities use the CAD as a shield for their crazy budgets. He stated the entities are pointing fingers and blaming the CAD for all of it. Peter Svendsen stated it is the overvaluing of properties that's hurting people. He stated Cleburne is a low standard town and cannot afford the rent. James Brown thanked Jim Hudspeth and staff for being polite and courteous. He said if taxpayers go deal with other appraisal districts, they will get treated worse. He also believes the issues will not get resolved here at the CAD BOD meetings. He suggested the taxpayers take these issues to their state representatives.

Agenda Item 7. (Staff reports) Mr. Hudspeth reported the appraisal department and ARB department are busy with protest hearings. Amy Gill reported Customer Service/Deeds/GIS were remaining busy and doing a good job.

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

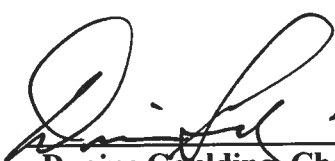
- (1) CAD litigation – The totals for active lawsuits and arbitrations was provided.
- (2) Miscellaneous- Mr. Hudspeth reported mineral values went down over 500 million from last year.

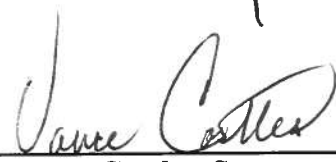
Agenda Item 8-9. (Executive Session) No executive session was called for.

Agenda Item 10. (Next Meeting) The next scheduled board meeting will be held on Thursday, July 18th.

Agenda Item 11. (Adjournment) At 8:00 p.m. Chairman Goulding called for a motion to adjourn the meeting. Motion by Wood; seconded by Castles. 5-Yes; 0-No.

Approved this 18<sup>th</sup> day of July, 2024.

  
Duaine Goulding, Chairman

  
Vance Castles, Secretary