

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

November 21, 2024

The Board of Directors of the Central Appraisal District of Johnson County met in regular session on Tuesday, November 21, 2024, at 6:00 p.m. at the Cleburne Conference Center, 1501 W. Henderson St., Rm. Cross Timbers, Cleburne, Texas after the agenda was duly posted in accordance with the Open Meetings Act.

Members present were: Duaine Goulding, Chairman; Mike Mizell, Secretary; Amy Lingo, Director; Tina White, Director; Larry Trammell, Director; Scott Porter, Johnson County Tax Assessor/Collector. John Wood, Vice Chairman was absent.

Staff present was Brittany Vereen, Appraisal Operations Director and Amy Gill, Customer Service/GIS Director. Jessica White, Administration Director 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, Debbie Prater, Maudie Tarver, Peter Svendsen and Craig Hundley. Chairman Goulding welcomed everyone, Secretary Mizell gave the invocation. The Pledge of Allegiance to the U.S.A flag and Texas pledge was led by Chairman Goulding.

Agenda Item 1. (Executive Session) At 6:03 p.m. Chairman Goulding closed the open meeting to enter into executive session pursuant to Section 551.074 of the Texas Government Code to discuss personnel matters.

At 6:36 p.m. Chairman Goulding called to reconvene in open session.

Agenda Item 2. (Executive Session Action) Chairman Goulding announced there was no action necessary as a result of executive session.

Agenda Item 3. (Consent Agenda) Director Lingo requested to pull the financials for further discussion. Director Trammell made a motion to approve the minutes and TLO report as presented; seconded by Mizell. 6-Yes; 0-No

- A. Minutes of the October 22, 2024 regular meeting
- B. Financial report for October 2024— Director Lingo asked a question regarding the appraisal expenditure report and the purchase journal. Jessica White stated she would look into it and provide an answer at a later date. Director Lingo made a motion to approve the October financial report; seconded by Trammell 6-Yes; 0-No
- C. Taxpayer Liaison Report – Mrs. Allen reported on the phone calls and emails she has received from taxpayers.

Agenda Item 4. (Subcommittee Reports) Chairman Goulding reported the appraisal consultant committee had nothing to report. Director Lingo provided a handout of information from the bank committee. Director Lingo reported the committee has been reviewing possible changes to the current RFP provided by the CAD staff and the goal would be to simplify the packet and proposal to hopefully obtain more bids. Bruce Medley explained once the RFP was complete, the CAD staff would be able to send out to area banks without further board approval.

Agenda Item 5. (2023 Unassigned Funds) Jessica White stated the CAD is requesting the unassigned funds from 2023 totaling \$67,948.43 be assigned to the building purchase fund for 2024. Motion by Mizell to approve; seconded by Trammell. 6-Yes; 0-No

Agenda Item 6. (2025 Capitol Appraisal Group Contract) Director White asked what the increase in the 2025 contract of \$299,500 was over the 2024 contract. Jessica White stated the current 2024 contract is for \$286,500. Director White asked if an RFP was sent out regarding these services. Jessica White stated there was not an RFP sent out. Bruce Medley commented specialized services do not require an RFP. Director White and Director Trammell voiced concern with having the same vendor for so many years. Director White also commented that she would like to see the CAD solicit proposals for the 2026 tax year. Chairman Goulding recommended working on that early fall of 2025. Motion by White to approve the contract; seconded by Mizell. 6-Yes; 0-No

Agenda Item 7. (2025 Medical Insurance) Jessica White reported the CAD chose this UnitedHealthcare plan due to the cheaper monthly premium as well the cheaper co-pays for employees. Mrs. White also reported The CAD still intends on paying 100% of the employees premium and employees will be responsible for the cost of any dependent coverage. Director White thanked the CAD for shopping around for different plans. Motion by Trammell to approve the UnitedHealthcare plan presented; seconded by White. 6-Yes; 0-No

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Agenda Item 8. (Discussion with the Taxpayer Liaison Officer regarding Appraisal Review Board member applications) Bruce Medley stated the tax code provides that the TLO has the responsibility to publicize the application process. Mrs. Allen reported 3 vacancies and 1 term ending on the current ARB. Chairman Goulding asked Bruce Medley if there were any requirements for reappointing those with ending terms. Bruce Medley stated there was no requirement. Director Trammell suggested any existing ARB member should reapply. Peter Svendsen recommended to the BOD that any member appointed to the ARB have a 1 year term with a review at the end of each year. Bruce Medley stated reviews were fine, however, there were limited mechanisms to remove an ARB member. Director White asked if the terms were 1 or 2 year terms. Bruce Medley clarified they were appointed to a 2 year term. Mrs. Allen suggests the future members come from all areas in Johnson County. Secretary Mizell suggested the TLO reach out to each entity and ask them to promote the vacancies on their websites or at their public meetings. Director Trammell suggested the BOD also ask those in attendance during their own public meetings as well. Chairman Goulding asked Mrs. Allen to present a list of guidelines and a job description at next months meeting.

Agenda Item 9. (Non-Agenda Public Communications) Pete Svendsen stated the school districts were the biggest taxing issue. He thanked the BOD for doing a good job and freezing taxes for 3 years. He stated he attended a meeting and the superintendent was looking at his laptop and not paying attention. Mr. Svendsen also stated Godley and Alvarado leads in bond debt and Grandview owes 15 million on their bond. Craig Hundley reported Chairman Goulding and Director Lingo are being reelected to the CAD BOD. Mr. Hundley announced his friend Dan Roberts passed away Tuesday morning. Fernando Rodriguez thanked the BOD for their hard work and transparency. He stated taxpayers deserve to know what's going on. Goulding stated added dan was a friend of his as well.

Agenda Item 10A. (Staff Reports) Amy Gill reported the call volume increased after the tax bills were sent out. Deeds and plats remain at a high volume. Ownership updates are currently within 24 hours after being filed at the county clerks office. Pictometry will do another flight of the county at the end of December and end in January.

A. Chief Appraisers Report

- (1) CAD litigation – The totals for active lawsuits and arbitrations was provided.
- (2) Miscellaneous – nothing reported.

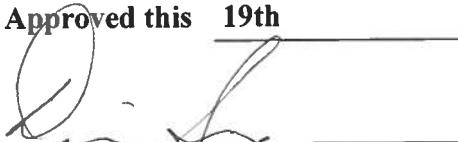
Agenda Item 11. (Next Meeting) The next scheduled board meeting will be held on Thursday, December 19th. Secretary Mizell thanked the taxpayers for attending these meetings.

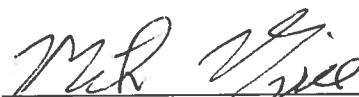
Agenda Item 12. (Adjournment) At 7:27 p.m. Chairman Goulding called for a motion to adjourn the meeting. Motion by Mizell; seconded by Trammell. 6-Yes; 0-No.

Approved this 19th

day of December

, 2024.


Duaine Goulding, Chairman


Mike Mizell, Secretary