

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

March 20, 2025

The Board of Directors of the Central Appraisal District of Johnson County met in regular session on Thursday March 20, 2025 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; John Wood, Vice Chairman; Amy Lingo, Director; Brannon Potts, Director; Tina White, Director; Larry Trammell, Director. Mike Mizell, Secretary and Scott Porter, Johnson County Tax Assessor/Collector were absent.

Staff present was Brittany Vereen, Acting Chief Appraiser and Amy Gill, Support Services 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, Wendy Grams with GSA, Shannon Davis with GSA, Dan Tonn with Hankins, Eastup, Deaton, Tonn, Seay & Scarborough LLC, E. Stephen Lee, John Finnell, Kim Jones, Greg Cooper, Nova Olson, Peter Svendsen, Maudie Tarver, Jason Marbut, Marcia Holmes and Tim Davis. Chairman Goulding welcomed everyone, Director Potts gave the invocation. The Pledge of Allegiance to the U.S.A flag and Texas pledge was led by Chairman Goulding.

Agenda Item 1. (Consent Agenda) Motion by Wood to approve; seconded by White. 6-Yes; 0-No

- A. Minutes of the February 16, 2025 regular meeting— Director Trammell asked for clarification to be made on the number of BOD members that were absent during the February meeting.
- B. Financial report for February 2025
- C. Taxpayer Liaison Report – Mrs. Allen reported on the phone calls and emails she has received from taxpayers.

Agenda Item 2. (Audit Services Agreement) Mr. Tonn spoke on his professional background regarding auditing services. He named some of the entities their firm audits, including Denton County and Cooke County. Director Trammell commented on some of the items listed in the engagement letter that he would like to see the budget and finance subcommittee review. Motion by Trammell to approve the audit services agreement; seconded by Potts. 6-Yes; 0-No

Agenda Item 3. (Government Software Assurance Presentation) Shannon Davis presented an overview of GSA and all of its benefits for the CAD and the taxpayer. She also summarized training and security aspects.

Agenda Item 4. (BOD Meeting Policy) Chairman Goulding stated the change that was made was moving the meeting to second Thursday. Motion by Trammell to accept the changes to the meeting policy with the addition of removing 109 n. Main St. from the meeting location; seconded by Wood. 6-Yes; 0-No

Agenda Item 5. (ARB Member expansion) Chairman Goulding read the resolution. Motion by Trammell to approve the expansion of the ARB members to 12; seconded by Lingo. 6-Yes; 0-No

Agenda Item 6. (ARB Members) Mrs. Allen stated there was a resignation leaving an unexpired term and 3 open positions on the ARB. Peter Wrench was nominated by Director Trammell to fill the unexpired term. The vote was unanimous to approve the appointment of Mr. Wrench. Edward Stephen Lee, a candidate for the ARB spoke about his personal and professional background. Director Trammell nominated Mr. Lee to a 2 year term on the ARB. The vote was unanimous to approve the appointment of Mr. Lee. Director Trammell nominated Rebecca Jenkins to a 2 year term on the ARB. The vote was unanimous to approve the appointment of Ms. Jenkins.

Agenda Item 7. (ARB Vice Chairman) Kimberly Jones spoke on her leadership skills and requested she be appointed to Vice Chairman of the ARB. Motion by Potts to appoint Kimberly Jones as Vice Chairman; seconded by Trammell. 6-Yes; 0-No

Agenda Item 8. (BOD Appointment) Greg Cooper explained he believed Chairman Goulding reached out to a superintendent to request a nomination for the BOD vacancy. Chairman Goulding stated that was not true. Vice Chairman Wood stated the other side of politics makes him sad. Director Trammell recommended a letter be sent to the superintendent. Bruce Medley explained any letters or call will need to be done as individuals. John Finnell, thanked the BOD for their service. He stated why he believes he was nominated. He was a trustee for Cleburne ISD. He is a builder and retired IT consultant. He would love the opportunity to help and contribute. Peter Svendsen stated he has been in Cleburne for 50 years. He serves on the P and Z as well as several other committees. He is also a builder. He believes nobody builds better properties than he has. Vice Chairman Wood asked Mr. Svendsen if he was currently in an adversarial role with the CAD. Mr. Svendsen stated he has sued the CAD twice and those have been resolved.

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Agenda Item 8. (BOD Appointment) Tim Davis asked for the support of the BOD. He stated he is not a politician or a public speaker. He is a citizen and an active member of the community. He has owned a business in Burleson since 1998. He currently serves on the board of the Chisolm Trail 100 Club. Vice Chairman Wood asked Mr. Davis if he considered himself to be an activist to which Mr. Davis said No. Vice Chairman Wood told the candidates, win or lose they are still encouraged to attend and be active with future meetings. Motion by Potts to appoint Peter Svendsen to the BOD; seconded by Trammell. Chairman Goulding stated due to the earlier allegation, he will abstain. 5-Yes; 1-Abstain

Chairman Goulding stated Mr. Svendsen would be sworn in at the April meeting. Director Trammell recommended he be sworn in tonight. Jessica White stated she was not prepared for that and did not bring her notary book or other documents. An unknown man came out of the audience and approached the chairman with his cell phone that had the oath of office he found online. The BOD agreed to have Mr. Svendsen sworn in immediately using this cell phone. Jessica White, notary administered the oath of office and Mr. Svendsen agreed to sign the appropriate paperwork at a later date.

Agenda Item 9. (BOD Organization) Director Trammel thanked Brittany Vereen for stepping up and filling the Chief Appraiser position. He stated he has applied pressure and is disappointed that a forensic audit has not been done. He explained he had done some research himself and found consultants. Director Trammell is concerned if the board is organized in the right way in order to get things done. He believes the BOD should be more deliberate in setting up subcommittees. As chairman of the chief appraiser recruitment subcommittee, He will not hire a chief appraiser until the audit is done.

Agenda Item 10. (2025 Subcommittees) Chairman Goulding stated it was mentioned in last months meeting to have a budget and finance subcommittee consisting of Directors Lingo, Potts and Trammell with Lingo as chairman. Motion by Trammell to approve; seconded by Wood. 7-Yes; 0-No. Peter Svendsen volunteered to work on the communication subcommittee with Vice Chairman Wood. Motion by White to approve the communication subcommittee; seconded by Trammell. 7-Yes; 0-No. Motion by Director Trammell to approve the policies subcommittee with Chairman Goulding, Director Lingo and Director White as Chairman of that subcommittee; seconded by Wood. 7-Yes; 0-No

Agenda Item 11. (Subcommittee Reports) Vice Chairman Wood gave a report regarding the consultant subcommittee. He handed the BOD a packet. He stated the first need was to clarify the scope of the operation. Director White asked how long it might take to complete. Vice Chairman Wood stated it varies depending on what's being asked to look at. Chairman Goulding asked for the BOD to give their suggestions to Vice Chairman Wood next week and the subcommittee will present the final scope at next months meeting. Director White asked Brittany Vereen what her opinion was on doing the consulting work after hiring a Chief Appraiser. Brittany Vereen stated she would recommend hiring the Chief Appraiser so that they may be a part of the consulting work.

Agenda Item 12. (TexPool Discussion) Director Lingo recommends using a TexPool account for CAD excess funds. The CAD investment policy allows for it and many other public entities are using TexPool as well. The current interest rate is higher than the bank CD the CAD is currently using. The BOD agreed to put this item on next months agenda as an action item.

Agenda Item 13. (FFB CD Discussion) Chairman Goulding stating this would be an action item on next months meeting.

Agenda Item 14. (Non-Agenda Public Communications) There were no non-agenda public communications

Agenda Item 15. (Staff Reports) Brittany Vereen announced April 15th is the BPP rendition deadline and April 30th as use appraisal deadline. The appraisal notices will be mailed out around April 15th as well. Jessica White reported the new timeclock system was going really well.

Agenda Item 16-17 (Executive Session) No executive session was called for.

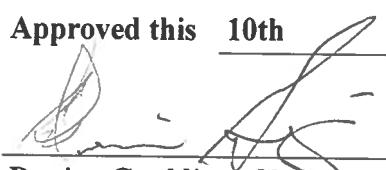
Agenda Item 18. (Next Meeting) The next scheduled board meeting will be held on Thursday, April 10th.

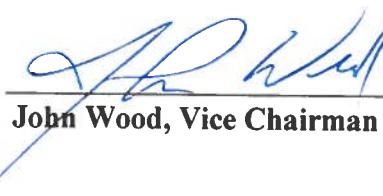
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Agenda Item 19. (Adjournment) At 8:17 p.m. Chairman Goulding called for a motion to adjourn the meeting. Motion by Trammell; seconded by Wood. 7-Yes; 0-No.

Approved this 10th day of April, 2025.


Duaine Goulding, Chairman


John Wood, Vice Chairman