

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

April 10, 2025

The Board of Directors of the Central Appraisal District of Johnson County met in regular session on Thursday April 10, 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; Amy Lingo, Director; Brannon Potts, Director; Tina White, Director; Larry Trammell, Director; Peter Svendsen, Director. John Wood, Vice Chairman, 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, Chris Fletcher, Nancy Fletcher, Harold Brown, Ron Hampton, Harlan Jefferson, Tomy Ludwig, Alexa Boedeker, Matt Ledbetter, Emily Ledbetter, Rebecca Jenkins, Gerald Miller, Larry Scott, Sherry Scott, Becca Reese, Steve Nunley, Kayla Lain, E. Stephen Lee, and Kim Jones. 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. (Chairmans Statement) Chairman Goulding read a resignation letter from Mike Mizell. He then read his own resignation letter. After he was finished he left the meeting. Director Trammell volunteered to run the meeting for the remainder of the evening. Bruce Medley stated that decision would be up to the board. Director White made a motion for Director Trammell to run the meeting; seconded by Lingo. 5-Yes; 0-No

Agenda Item 2. (Consent Agenda) Director Lingo asked to pull the financial report for further discussion. Director Trammell asked to pull the minutes for further discussion.

A. Minutes of the March 20, 2025 regular meeting- Director Svendsen mentioned his remembrance of Greg Coopers' statement during agenda item 8 to have not named Chairman Goulding by name but mentioned the BOD as a whole and requested that be changed. Director Trammell agreed. Jessica White stated she did have the audio clip, which was played. Director Svendsen withdrew his request. Director Trammell asked for the swearing in of Peter Svendsen be moved to agenda item 8. Director Trammell also pointed out a few words were missing regarding the chief appraiser recruitment subcommittee. Motion by Trammell to approve the minutes with the corrections; seconded by White. 5-Yes; 0-No

B. Financial report for March 2025 - Director Lingo asked if the financial report could be presented to show the appraisal expenditure report and purchase journal report matching at month end. Director White asked what the MLS quarterly dues were. Brittany Vereen explained the CAD uses this information for appraisals. She also explained the Texas State Comptroller also used MLS information for the SDPVS. Director Trammell wanted to congratulate the CAD staff on cost control for this year. Motion by Potts to approve the financial report; seconded by White. 5-Yes; 0-No

C. Taxpayer Liaison Report – Mrs. Allen reported on the phone calls and emails she has received from taxpayers. Director White wanted to recognize Mrs. Allen for receiving a compliment from a taxpayer that spoke highly of Mrs. Allen. Motion by Svendsen to approve the TLO report; seconded by White. 5-Yes; 0-No

Agenda Item 3. (Presentation-Burleson Mayor) Burleson City Mayor, Chris Fletcher gave a presentation regarding the impact a 3 year reappraisal plan would have on city budgets. He told the BOD the city supports them but wants to bring up the ramifications of not reappraising properties for 3 years. Burleson City Manager, Tommy Ludwig also spoke on the projected revenue needed for the city in the years to come. Director Trammell mentioned the BOD would be happy to look at the cities budgets with them. Cleburne City Mayor, Scott Cain stated the cities are trying to keep tax rates low. He mentioned the rollback rate and the State of Texas has the key to fix all of this.

Agenda Item 4. (Discussion of BOD Responsibilities) Bruce Medley mentioned possibly doing the presentation at a later date due to the current vacancies. Director Svendsen suggested Director Potts and himself come 30 minutes early to the May 8th meeting for the presentation. Bruce Medley agreed.

Agenda Item 5. (First Financial Bank CD) Director White mentioned this was a discussion item last month. Motion by Lingo to close the CD and consolidate the funds with the checking account; seconded by Potts. 5-Yes; 0-No

Agenda Item 6. (TexPool Account) Director Trammell mentioned this was a discussion item last month. Motion by White to approve the opening of a TexPool account; seconded by Lingo. 5-Yes; 0-No

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

Minutes of CAD Board of Directors Meeting 4/10/25 – Page 2

Agenda Item 7. (Appointment of new Public Power Pool Representative) Jessica White stated the CAD was part of the Public Power Pool along with many other entities. This power pool negotiates electricity rates on behalf of the entities involved to achieve the best possible rate. They will begin negotiations in May. Motion By Trammell to name Brittany Vereen the CAD representative; seconded by Potts. 5-Yes; 0-No

Agenda Item 8. (Executive Recruitment Services RFP) Director Trammell thanked Director White for her work on the proposal. Director White stated the proposal could be changed to remove the Board of Director names. Director Svendsen made a motion to approve the proposal with those changes; seconded by Potts. 5-Yes; 0-No

Agenda Item 9. (Appointment of ARB Chairman) Harold Brown current ARB Chairman stated 2025 is his last year to serve on the ARB. He gave a brief explanation of the duties and asked for reappointment as ARB chairman. Director Trammell asked if there was anyone else who wished to be appointed. Director White made a motion to reappoint Harold Brown as ARB chairman; seconded by Lingo. 5-Yes; 0-No

Agenda Item 10. (Removal of BOD Chairman) Director Trammell stated this item was placed on the agenda due to the failure to have a consultant hired. Bruce Medley stated this item could be removed from the agenda due to the resignation of Mr. Goulding.

Agenda Item 11. (Appointment of BOD Chairman) Director Lingo asked if there was anyone willing. Director Trammell made a motion to appoint Peter Svendsen as BOD Chairman; seconded by Lingo. 5-Yes; 0-No. Chairman Svendsen asked Director Trammell to finish running the meeting.

Agenda Item 12. (Subcommittee Reports) Director Trammell mentioned the approval of the RFP for the chief appraiser recruitment services presented by that subcommittee. The consultant subcommittee included Mike Mizell and Duaine Goulding. Chairman Svendsen asked for a special meeting next week to approve the consultant RFP. Jessica White agreed to check on room availability.

Agenda Item 13. (Non-Agenda Public Communications) Steve Nunley commended the BOD. He spoke about the hardships people face and living beneath our means. He mentioned tariffs and inflation.

Agenda Item 14. (Staff Reports) Brittany Vereen reported 53,006 appraisal notices will be mailed April 15th. Also, the protest deadline will be May 15th and ARB hearings will begin May 20th. Amy Gill displayed an example of the appraisal notice. Director Lingo asked what was on the taxpayer portal. Amy Gill explained this is where taxpayers can file applications, protest, and even upload documents for exemptions. Director Lingo asked if the property card could be uploaded to the portal. Amy Gill said she would consult with GSA about this feature. GSA will be onsite the first 2 weeks in June for training. Discussion was had regarding the cap loss. Brittany Vereen presented a stratification report and gave a breakdown of the findings. Some discussion was had regarding the reappraisal plan. The quarterly Statement of Investment Assets was given to the board members.

Agenda Item 15-16 (Executive Session) No executive session was called for.

Agenda Item 17. (Next Meeting) The next scheduled board meeting will be held on Thursday, May 8th.

Agenda Item 18. (Adjournment) At 8:10 p.m. Director Trammell called for a motion to adjourn the meeting. Motion by Potts; seconded by Svendsen. 5-Yes; 0-No.

Approved this 8th day of May, 2025.


Peter Svendsen, Chairman


Amy Lingo, Director
Brannon Potts