

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

**August 14, 2025**

The Board of Directors of the Central Appraisal District of Johnson County met in regular session on Thursday August 14, 2025 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: Peter Svendsen, Chairman; John Wood, Vice Chairman; Brannon Potts, Secretary; Amy Lingo, Director; Tina White, Director; Larry Trammell, Director; Chris Saunders, Director and Mary Sarver, Director. Scott Porter, Johnson County Tax Assessor/Collector was absent.

Staff present was Jeff Law, Interim Chief Appraiser, Brittany Vereen, Deputy 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, Mike Petty, Matthew Tepper, Attorney with McCreary, Veselka, Bragg and Allen, Darren George, Grady Ewing, Larry Scott, Sherry Scott, Kim Jones, Ronald Bolz, Julianna Gelderloos and Becca Reese. Chairman Svendsen welcomed everyone.

Chairman Svendsen read letter regarding meeting expectations.

**Agenda Item 1. (Consent Agenda)** Motion by Trammell to approve as presented; seconded by Wood. 8-Yes; 0-No

A. Minutes of the July 10, 2025 regular meeting– Director White asked why the minutes had minimal detail. Brittany Vereen explained she was given approval by Chairman Svendsen to minimize the written detail of the minutes as long as the audio recording was going to be available on the CAD website. Chairman Svendsen stated that approval was only for this one time and not a permanent change. Discussion was had regarding an AI solution or notetaking software.

B. Financial report for July 2025

C. Taxpayer Liaison Report – Mrs. Allen reported on the phone calls and emails she has received.

**Agenda Item 2. (Modification of the Mackenzie Eason Recruitment Services Agreement)** Director Trammell stated the modification was for the hiring of an Interim Chief Appraiser. Motion by Trammell to approve the modification to the MEA recruitment services agreement; seconded by White. 8-Yes; 0-No

**Agenda Item 3. (Interim Chief Announcement)** Chairman Svendsen introduced the Interim Chief Appraiser, Jeff Law. Director Trammell thanked Brittany Vereen for filling the position longer than anticipated. Jeff Law gave a brief bio of his professional history.

**Agenda Item 4. (Mackenzie Eason Presentation)** Item was moved to executive session.

**Agenda Item 5. (Assign BOD and CAD Legal Counsel)** Chairman Svendsen thanked Bruce Medley for all his work with the CAD. Matthew Tepper, Attorney with McCreary, Veselka, Bragg and Allen gave a brief on the firm's history. Director Wood asked if they will be attending all the BOD meetings and Mr. Tepper explained that someone from the firm would be available. Director White asked Mr. Tepper where he would be traveling from and if there was a charge for travel time. Mr. Tepper confirmed he will be traveling from Round Rock and the travel charge was \$125/hour. Director White asked if they represented other clients in Johnson County and Mr. Tepper explained that they do not represent anyone else in Johnson County. The proposal from Low, Swinney, Evans and James was also reviewed. Director Trammell made a motion to approve the hiring of McCreary, Veselka, Bragg and Allen; seconded by Lingo. 8-Yes; 0-No

**Agenda Item 6. (ARB Complaints)** Regarding the three complaint letters Mrs. Allen received from Director Trammell, Mrs. Allen stated she listened to the audio recordings from the ARB hearings and did not find evidence of anyone being disrespectful. The BOD asked Mrs. Allen if she had contacted the individuals and she had not. The BOD requested that Mrs. Allen contact each of the individuals. She agreed to do so.

**Agenda Item 7. (CAD Reappraisal Plan)** Director Trammell explained the BOD would like to discuss the reappraisal plan from time to time just in case any action may need to be taken. Director Lingo asked if SB 973 would require adjustments to be made. Mr. Tepper told the BOD, his opinion was that the current reappraisal plan was in compliance. Director Lingo asked that the CAD staff continue to keep the BOD informed on values.

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Agenda Item 8. (TexPool Funds) Director Lingo explained the TexPool interest has been historically greater than the current money market account. She would like the CAD staff to verify this information. Director Lingo then made a motion to authorize the Interim Chief Appraiser to transfer one million dollars from the money market account to the TexPool account if the interest was still greater at Texpool; seconded by Trammell. 8-Yes; 0-No.

Agenda Item 9. (2026 CAD Budget) Director Lingo explained that information received in executive session would require an increase in the CAD budget. Jeff Law explained the CAD would post another public hearing on the 2026 CAD budget for next months meeting. Director Lingo made a motion to table this item until next month; seconded by Wood. 8-Yes; 0-No.

Agenda Item 10. (Subcommittee Reports) Director Trammell stated the Chief Appraiser position was posted and several applications have been received. Director Saunders stated the ARB subcommittee was gathering information for additional ARB training.

Agenda Item 11. (Non-Agenda Public Communications) Mike Petty stated the CAD staff and ARB was usually great to deal with but he did speak with the TLO regarding his complaint letter. He believed his last ARB hearing was impartial and Harold Brown was disrespectful. Kim Jones stated part of the reason she attended this meeting was to hear agenda item #4. Since that item was discussed in executive session, she wanted to know if that was going to be discussed in the open meeting as well. Chairman Svendsen stated that was done in executive session because it was personnel issues about people.

Agenda Item 12. (Staff Reports) Brittany Vereen and Jeff Law explained the stratification report. Jeff Law stated category F, which is commercial, is low in Burleson and Cleburne. He also mentioned without a 2025 reappraisal the stratification report looked good. Director Lingo asked to see more data and any recommendations from CAD staff at the next meeting. Brittany Vereen reported one lawsuit against the CAD had been dropped. Due to the property owner having an ARB hearing scheduled and ARB members being present at this meeting, no further discussion could be had. Brittany Vereen also reported all but 345 protests have been scheduled for this year. That number includes re-schedules. The BOD had previously asked the CAD staff to look into 50 properties that had not had a value change in several years. Brittany Vereen gave a report on those properties. Amy Gill reported she is currently working on computer upgrades. The CAD computers were on a five year cycle and there may be thirteen needing upgraded this year.

Agenda Item 13. (Executive Session) At 6:51 p.m. Chairman Svendsen closed the open meeting to enter into executive session pursuant to Government Code Sections 551.071 (Consultation with Attorney), 551.074 (Personnel), and 551.076 (Security Audit).

At 7:33 p.m. Chairman Svendsen called to reconvene in open session.

Agenda Item 14. (Executive Session Action) No action taken.

Agenda Item 15. (Next Meeting) The next scheduled board meeting will be held on Thursday, September 11th.

Agenda Item 16. (Adjournment) At 8:50 p.m. Chairman Svendsen called for a motion to adjourn the meeting. Motion by Wood; seconded by White. 8-Yes; 0-No.

Approved this 11th day of September, 2025.

  
Peter Svendsen, Chairman

  
Brannon Potts, Secretary