

Central Appraisal District of Johnson County Board of Directors Regular Meeting

Thursday, March 12, 2026 – 6:00 p.m.
Cross Timbers Branch Meeting Room, Cleburne Conference Center
1501 W. Henderson Street Cleburne, Texas

JCAD Board of Directors

1. Chairperson Tina White - Present
2. Vice Chairperson Peter Svendsen - Present
3. Secretary Jason Marbut - Present
4. Director Larry Trammell - Absent
5. Director John Wood - Present
6. Director Chris Saunders - Present
7. Director Ignacio Hernaiz - Present
8. Vacant
9. Scott Porter, Tax Assessor Collector - Absent

JCAD Taxpayer Liaison Officer

Mrs. Amy Lingo

JCAD Staff

Mr. Mitch Fast, Chief Appraiser/Executive Director
Ms. Brittany Vereen, Director of Appraisal Operations
Ms. Amy Gill, Director of Support Services

JCAD Legal Counsel

Mr. Matthew Tepper, President & Managing Attorney, MVBA, P.C.

1. Preliminary Business

1.A. Call to Order

Chairperson Tina White called the meeting to order at 6:00 p.m.

1.B. Determination of a Quorum

A quorum was determined to be present.

1.C. Welcome

Chairperson White welcomed the guests and any elected officials present at the meeting.

1.D. Invocation

Director Chris Saunders gave the invocation.

1.E. Pledge of Allegiance

Vice Chairperson Peter Svendsen led the Pledge of Allegiance.

1.F. Recognitions

Addressed in the welcome.

1.G. Non-agenda Public Communications

There were no public communications presented on non-agenda items.

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2. Action Items

2.A. Consent Agenda

2.A.1. Approve minutes of February 12, 2026 regular meeting

Director Chris Saunders made a motion to approve the minutes of the February 12, 2026 regular meeting. Director John Wood seconded the motion. The motion passed unanimously.

2.A.2. Approve financial report for January 2026

The financial report for the January 2026 meeting was not available, and was not addressed.

2.B. General Action Items

2.B.1. Discuss and take action to fill Board of Director vacancy for place number four (4). This is an appointed position with a term set to expire on December 31, 2027.

Chairperson Tina White explained the purpose of the agenda item and stated the term expiration. She reported that nine (9) nominating resolutions were received from the Cities of Burleson, Cleburne, Godley, and Joshua; Johnson County Emergency Services District; and the Cleburne, Godley, Grandview, Granbury, and Rio Vista Independent School Districts. From those resolutions, three (3) individuals were nominated: Shane McNeel, Ellen Bauman, and Mark Anderson.

Mr. Mitch Fast, Chief Appraiser/Executive Director, reviewed the statutory notification process, referencing the January 16, 2026 notification letter provided to all taxing units and the March 2 deadline for submission of nominating resolutions.

Chairperson White clarified that the submitted resolutions were not weighted and that the Board would select one of the nominees to fill the vacancy, which Mr. Fast confirmed. She then opened the floor for nominee remarks and recognized Ms. Ellen Bauman to address the Board.

Ms. Ellen Bauman addressed the Board, thanked the members for the opportunity to speak, and provided background information, stating that she resides in the City of Joshua and was born and raised in Cleburne. She described herself as a grassroots advocate for individuals with disabilities, noting that her advocacy is rooted in personal experiences involving her granddaughter, and compared her motivation to the Board's role in addressing property tax matters. She reported experience working with legislators, including involvement in having legislation drafted for consideration. Ms. Bauman further stated that she previously served as Chair of the Governor's Committee for People with Disabilities under Greg Abbott and currently serves on additional boards and committees, indicating that her relationships with legislators could be beneficial in the role, and concluded by thanking the Board for its consideration.

Mr. Shane McNeel addressed the Board and stated that he is a longtime Johnson County resident with deep family roots in the community. He noted experience serving on other boards and stated he would bring Christian values and a focus on stewardship of public funds to the position.

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Chairperson White inquired whether Mr. Mark Anderson was present to address the Board. Mr. Anderson was not present.

Vice Chairperson Peter Svendsen made a motion to appoint Mr. McNeel to the Board of Directors. Director John Wood seconded the motion. The motion passed unanimously.

2.B.2. Statement of Elected/Appointed Officer and Acknowledgement of Duties for the 2026 Board of Directors of the Central Appraisal District of Johnson County.

The Board agreed to defer this item to the next meeting.

2.B.3. Oath of Office for the 2026 Board of Directors of the Central Appraisal District of Johnson County

The Board agreed to defer this item to the next meeting.

2.B.4. Review and discuss the reappraisal plan process for the 2026 appraisal cycle of the Central Appraisal District of Johnson County and take action as appropriate.

Chairperson White recognized Mr. Fast to present the item. Mr. Fast referred to the materials in the Board book, reviewed the current reappraisal plan adopted in 2024, and presented the January PVS results, including the first-year grace period and its impact on school districts. He provided an overview of appraised values across property classes and identified discrepancies affecting fair and equal appraisal, noting that inconsistencies in uniformity could place the district at risk of not meeting state standards. Mr. Fast recommended that the Board consider amending the reappraisal plan for the 2026 cycle to address these issues, emphasizing that the recommendation was based on compliance with fair and equal appraisal standards rather than solely on PVS results, and that updated methodologies would improve uniformity across property types.

Director Wood requested a summary of the presentation, and Mr. Fast stated that the appraisal district does not consistently meet fair and equal standards across all property classes and recommended amending the reappraisal plan to improve uniformity.

Vice Chairperson Svendsen inquired whether COVID-related market changes and the influx of out-of-state buyers had distorted true market values in Johnson County. Mr. Fast responded that, based on sales data, property values are not above market and reflect current market conditions.

Chairperson White requested that Vice Chairperson Svendsen hold additional questions until after guest speaker presentations.

Chairperson White recognized Mr. Charles Mims, Chief Academic Officer of Rio Vista Independent School District, to address the Board.

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Mr. Charles Mims thanked the Board for the opportunity to speak and addressed the financial impact of the appraisal district's decisions on local school districts. He stated that failure to amend the current reappraisal plan could result in the Johnson County Central Appraisal District failing the PVS for a second consecutive year, negatively affecting school funding. He advised that Rio Vista ISD could face an estimated \$1,000,000 loss, potentially resulting in the reduction of 20–25 teaching positions and cuts to programs, directly impacting students. Mr. Mims acknowledged the district's efforts to address rising property values but expressed concern that the current appraisal freeze places school districts in a difficult financial position. He noted that the Texas Education Agency relies on PVS results for funding determinations and that the current system does not account for local appraisal decisions. He concluded by urging the Board to carefully consider its decision, emphasizing that any negative outcome from failing the PVS would primarily impact schools, teachers, and students.

Chairperson White called on Kirby Basham, Superintendent of Grandview ISD, to address the Board.

Mr. Kirby Basham thanked the Board of Directors for their service to Johnson County and expressed pride in Grandview ISD, noting that the Texas school finance system is complex and requires districts to operate within its constraints. He commended the Board and the Appraisal District for adopting a three-year reappraisal plan intended to provide tax relief but stated that it has not produced the intended results, noting that seven of the nine school districts have fallen out of the Property Value Study. He advised that Grandview ISD could face an estimated \$2,000,000 loss, significantly impacting its operating budget of less than \$14,000,000, with approximately 80% allocated to personnel, potentially resulting in a reduction of more than 10% of staff, or approximately 20 positions. Mr. Basham stated that conducting a reappraisal in 2026 would provide an opportunity to return to compliance with state confidence levels and avoid a potentially catastrophic financial shortfall, and that following stabilization, stakeholders could explore alternative methods for providing tax relief. He emphasized the importance of collaboration, noting that school districts supported Board member appointments, and requested that the Board consider reappraising in 2026 to help avoid significant financial hardship for schools.

Chairperson White opened the item for discussion with the Board of Directors.

Vice Chairperson Svendsen presented student demographic data for Cleburne ISD, noting a high percentage of students living in poverty, along with significant numbers experiencing homelessness and unstable housing, and reported that approximately 73% of students qualify for free lunch. He also presented housing market data indicating a 7.5% decline in sales, an oversupply of new homes, and concerns regarding construction quality affecting resale values, stating that home values may be overestimated compared to current market conditions. Vice Chairperson Svendsen acknowledged the need to support local students but expressed concern that residents may not be able to sustain increased property values. Director Wood and Vice Chairperson Svendsen discussed whether the information presented was directly related to the matter at hand.

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Director Wood made a motion to table the reappraisal plan to the earliest convenient date agreed upon by the Board, stating that the Board's responsibility is to ensure accuracy and that decisions should not be influenced by emotion. Chairperson White inquired about alternative dates; however, no future date could be agreed upon that would allow all members to be present, and the motion to table was set aside to allow for additional discussion.

Director Hernaiz inquired about the cost of conducting a 2026 reappraisal and whether expenses could be reduced through a partial reappraisal. Mr. Fast stated that the primary cost would be staff time, with some additional expense for specialized assistance, but that overall costs would not be prohibitive. He further stated that the Board of Directors has the authority to adopt a reappraisal plan directing the Appraisal District as needed and recommended that any reappraisal include all property categories to ensure consistency, noting that partial reappraisals could create imbalances. Director Hernaiz also inquired about the percentage of revenue generated by Category A properties, and Mr. Fast responded that while estimates could be calculated, such analysis is not standard and that market value does not directly correlate with revenue due to exemptions and limitations. Chairperson White discussed scheduling concerns and state deadlines, and Mr. Fast reviewed key dates, noting timeline constraints, after which Director Saunders stated that the Board should proceed with action rather than postponing the item.

Director Wood's motion to table the item failed for lack of a second.

Director Saunders then made a motion to amend the current reappraisal plan to include reappraisal of all property categories in 2026, which was seconded by Vice Chairperson Svendsen.

Director Wood inquired about statutory requirements and feasibility, and Mr. Fast confirmed that while the timeline is tight, staff and updated methodologies could make meaningful progress in 2026, with continued improvement in 2027, emphasizing the importance of reappraising in both years to address discrepancies and meet state requirements. Mr. Matthew Tepper, President & Managing Attorney, MVBA, P.C. confirmed applicable tax code requirements. Chairperson White stated that reappraising all categories would provide more accurate and equitable results and requested clarification regarding the current three-year reappraisal plan, to which Mr. Fast responded that it would be amended as part of the current document and noted that the state requires adoption of a new reappraisal plan by September 15, 2026, allowing for future adjustments.

Chairperson White called for a vote, and the motion to amend the reappraisal plan to include all property categories for 2026 passed unanimously. Chairperson White thanked the speakers for their professionalism and the public, taxpayers, and taxing units for their patience as the Board considered the information over the past several months in reaching its decision.

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2.B.5. Discuss and take action concerning acquisition of Board meeting software.

Chairperson White introduced the agenda item regarding the potential acquisition of board meeting software and explained that the Board currently utilizes a manually prepared monthly board book for meetings. Mr. Fast provided an overview of prior experience with the software Diligent, noting challenges with the voting component and overall usability, which led the district to discontinue its use and return to a manual process of gathering agenda items, compiling materials, and assembling the board book, emphasizing that the primary objective is to ensure Board members have all necessary information to make informed decisions. Mr. Fast presented two software options following research, highlighting features such as searchable meeting minutes with synchronized audio recordings to enhance transparency by allowing the public to access specific agenda discussions via the JCAD website, as well as agenda management systems enabling board and staff to submit and track items through a cloud-based platform, and real-time electronic voting with permanent record retention. He outlined pricing for each option, noting that Granicus would cost \$31,000 annually with a \$10,000 setup fee and is more suited for larger organizations, while CivicPlus would cost \$5,000 for the first year plus a \$9,800 one-time fee, \$21,000 for the second year, and \$22,050 annually beginning in the third year, with an estimated implementation timeline of four to six months. Mr. Fast recommended CivicPlus due to its functionality and user-friendly interface and noted that a third option would be to continue the current manual process.

Chairperson White expressed support for software solutions that improve efficiency and asked whether the public would have access to the same information currently included in the board book. Mr. Fast confirmed that public access would be available and added that PDFs could also be uploaded to the website.

Director Hernaiz inquired whether the software would change staff responsibilities, and Mr. Fast clarified that staff duties would remain the same, though the Board interface would improve. Director Hernaiz also questioned whether a more simplified or lower-cost option existed; Mr. Fast stated that pricing for most board meeting software is based on agenda and voting management capabilities and that CivicPlus was the lower-priced option among those evaluated. Director Wood requested clarification on pricing and budget availability. Mr. Fast stated that while there is no specific line item in the current budget, funds are available within the data management budget or the 2026 organizational change allocation, and that the current pricing is guaranteed for approximately two to three weeks.

Chairperson White raised concerns regarding timing given other ongoing initiatives, including the CAMA system conversion and reappraisal plan. Mr. Fast stated that while there are other ongoing initiatives, the implementation timeline of approximately six months would allow sufficient time to implement the software.

Chairperson White moved to authorize the Chief Appraiser to acquire board meeting software. Director John Wood seconded the motion. The motion passed unanimously.

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3. Information / Discussion Items

3.A. Subcommittee Reports

3.A.1. ARB

Director Chris Saunders, Chair of the Appraisal Review Board (ARB) Subcommittee, presented the subcommittee report. He stated that he and Chief Appraiser/Executive Director Mitch Fast are still in the process of continuing the separation of ARB operations from regular CAD staff functions and the best way to implement.

3.A.2. Budget & Finance

Director Larry Trammell, Chair of the Budget & Finance Subcommittee, was not in attendance, and therefore no report was presented.

3.A.3. Communications

Vice Chairperson Peter Svendsen, Chair of the Communications Subcommittee, presented the subcommittee report. He reported that the organizational audit is now available on the Central Appraisal District of Johnson County website.

3.A.4. New CAD Office

Vice Chairperson Svendsen, Chair of the New CAD Office Subcommittee, reported that multiple properties had been reviewed, with most deemed cost prohibitive, and presented two primary options. The first option is a property on North Anglin suitable for new construction, with conditions requiring parking lot resurfacing and lighting, with the CAD owning the lot and shared use granted to an adjacent church at designated times.

The second option is the former WellMed building on Henderson Street, which has been reviewed multiple times, with the lease rate decreased from \$22 to \$12 per square foot. The building can accommodate current space needs of approximately 12,000–13,000 square feet and includes potential for an ARB area, conference space for board meetings, and adequate staff facilities, with an estimated occupancy timeline of approximately six months. Vice Chairperson Svendsen noted that a conceptual floor plan has been developed and that a potential buyer has been identified for the current CAD building, which could help fund relocation and improvements. Director Marbut expressed support for the WellMed option as a cost-effective and timely solution.

Mr. Fast stated that while the process is still in the early stages, the proposed facility could be configured to provide a functional workspace for staff and an improved environment for property owners to interact with the appraisal district. He noted that current access for property owners is largely limited to the front counter and that the proposed space would allow for more effective and accessible engagement with staff.

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Chairperson White raised the potential need for a facility needs assessment to evaluate staffing, security, and operational requirements. Vice Chairperson Svendsen indicated that these factors had been considered and invited Board members to tour the proposed location. Mr. Tepper advised Board members to tour the property individually in compliance with open meetings requirements and to reserve all discussions for posted meetings. Chairperson White directed that an item be placed on the April agenda to further discuss leasing options, tenant improvements, and the potential need for a facility needs assessment.

3.A.5. Policies

Chairperson White, Chair of the Policies Subcommittee, reported that she and committee member Trammell had begun reviewing policies and invited additional members to participate if interested. Member Hernaiz agreed to join the Policies Subcommittee.

3.A.6. Reappraisal Plan

Director Trammell, Chair of the Reappraisal Plan Subcommittee, was not in attendance; therefore, no subcommittee report was presented. The Board previously took action regarding the 2026 reappraisal plan under a separate agenda item.

3.B. Taxpayer Liaison Officer Report

3.B.1. Property Owner Complaints

Mrs. Amy Lingo, Johnson County Taxpayer Liaison Officer, requested guidance from the Board and legal counsel regarding the use of names versus initials in her taxpayer report for confidentiality purposes. Ms. Lingo noted that some interactions are detailed and personal, and she would prefer not to include names. Mr. Tepper advised that either approach is acceptable and that she may use general identifiers such as "taxpayer," "property owner," or initials in her reports. The Board indicated that the use of initials is acceptable. No further questions were raised.

Chairperson White thanked Ms. Lingo for her report.

3.C. Chief Appraiser Report

3.C.1. 2026 Preliminary Value Estimates

Mr. Fast presented the preliminary values report included in the board book and explained the data columns, noting that preliminary data must be provided to taxing jurisdictions by April 30 and reporting an overall increase of approximately 2.282% in Johnson County, largely attributed to new construction, with taxable values continuing to change as exemptions and protests are finalized. He explained that freeze-adjusted taxable values are used by jurisdictions to calculate levy amounts and reviewed statutory limitations, noting that homesteaded properties may increase up to 10% annually and non-homesteaded properties up to 20% until reaching market value. Director Hernaiz inquired whether new construction was included, and Mr. Fast stated that approximately 2,500 properties, representing about \$755 million in value, were not included in the report. Vice Chairperson Svendsen inquired about previously omitted value, and Mr. Fast noted that new tools and methodologies are

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being implemented, with full effectiveness expected in 2027. Vice Chairperson Svendsen also inquired about the new Amazon facility, and Mr. Fast explained that it is currently being evaluated for percentage complete for 2026 and will not be fully reflected on the appraisal roll until 2027. Vice Chairperson Svendsen raised concerns regarding zoning changes in the City of Cleburne, and Mr. Fast stated that incorporating zoning data into valuation is a priority. Chairperson White inquired about integration of zoning data with GIS systems, and Mr. Fast indicated that it is feasible but will require implementation and review processes.

3.C.2 2026 Appraisal District Key Dates

Key 2026 Appraisal District dates were addressed earlier under Item 2.B.4.

4. Executive Session

Pursuant to Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), 551.074 (Personnel Matters), and 551.076 (Deliberation Regarding Security Devices or Audits) of the Texas Government Code, the Board of Directors reserves the right to convene in Executive Session(s) as deemed necessary during the course of this meeting for any posted agenda item.

No Executive Session was held.

5. Closing Business

5.A. Future Agenda Items

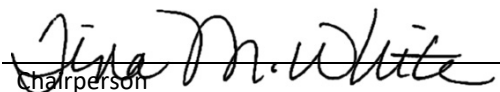
Options for new building

5.B. Proposed Next Meeting Date

Thursday, April 9th, 2026

5.C. Adjourn

Approved the 9th day of April, 2026.


Chairperson


Secretary