

MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
December 12, 2024

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Wednesday, December 12, 2024, beginning at 3:30 p.m. in the offices of the Bastrop Central Appraisal District, 212 Jackson Street, Bastrop, Texas, with the following members and guests present, constituting a quorum:

David Redd, Chairperson	Paul Johnson, Member
David Glass, Secretary	Ellen Owens, Tax Assessor-Collector
John Sabol, Member	Faun Cullens, CEO, Chief Appraiser
Justin Bezner, Member	Ryan James, Attorney
Michelle Gaertner, Member	

Board of Director members absent from meeting: Jeannie Ralph

- I. Chairman David Redd called the meeting to order at 3:30 p.m. with a quorum present.
- II. The first item was the pledge of allegiance. Mr. Bezner led prayer.
- III. Receipt of Public Comment.
 - a) Doug Kelsay. The general topic was agenda item 15c, Performance Review of the Chief Appraiser, Faun Cullens, and the positive changes she has made since taking office.
 - b) Board Member, Mr. Paul Johnson. Denied public comment on the advice of legal counsel in which Mr. Johnson was made aware of before the meeting. The Texas Open Meetings Act prohibits board of director members from speaking during public comment.
- IV. The next item on the agenda was Consider Approval of Minutes of the Board of Directors Meeting
 - a) Regular Meeting – October 24, 2024. Ms. Owens motioned to approve the minutes, and Mr. Glass seconded. Motion carried.
 - b) Special Meeting – November 13, 2024. Ms. Owens motioned to approve the minutes, and Ms. Gaertner seconded. Motion carried.
- V. The next item on the agenda was Consideration and Possible Action on Financial Reports and Budget Transfers.
 - a) Financial Reports. No action was taken.

- b) Transfer of Funds. Mr. Bezner motioned to transfer funds as indicated in the 2024 Budget Transfer Report request. Ms. Gaertner seconded. Motion carried.
- VI. The next item on the agenda was the Chief Appraiser's 25.25 (b) Report. Mrs. Cullens reported there have been no 25.25 (b) changes to the appraisal roll in the preceding quarter. No action required.
- VII. The next item on the agenda was the Taxpayer Liaison Officer's Report – Action on Complaints and ARB Member Attendance. Ms. Howell presented the report. No action required.
- VIII. The next item on the agenda was consideration and Possible Action on the 2025 Holiday Schedule. Mr. Bezner motioned to accept the 2025 Holiday Schedule as proposed. Mr. Glass seconded. Motion carried.
- IX. The next item on the agenda was Consideration and Possible Action on Board of Directors Policy Revisions.
 - a) Appraisal Review Board Good Cause for removal. Ms. Owens motions to accept the Appraisal Review Board's Good Cause for removal. Mr. Bezner seconded. Motion carried.
 - b) Taxpayer Liaison Officer Action on Complaints. Ms. Gaertner motioned to accept Taxpayer Liaison Officer Action on Complaints. Mr. Glass seconded the motion. Motion carried by majority; Mr. Johnson opposed
- X. The next item on the agenda was Consideration and Possible Action on Resolution 2024-002 Increase Size of Appraisal Review Board.
 - a) Ms. Gaertner motioned to accept the Resolution to increase the Appraisal Review Board from 7 to 9 members.
 - b) Mr. Johnson motioned to amend the language of the Resolution. Motion died for lack of a second.
 - c) Mr. Glass seconded the motion to accept the Resolution as written. Motion carried by majority; Mr. Johnson opposed.
- XI. The next item on the agenda was Consideration and Possible Action to appoint Bonnie Coffey to a two-year term with the Appraisal Review Board. Mr. Bezner motioned to appoint Bonnie Coffey to a two-year term. Ms. Owens seconded. Motion carried.
- XII. The next item on the agenda was Consideration and Possible Action to appoint George Perez to a two-year term with the Appraisal Review Board. Ms. Owens motioned to appoint George Perez to a two-year term. Mr. Glass seconded. Motion carried.
- XIII. The next item on the agenda was Consideration and Possible Action to appoint the 2025 Appraisal Review Board Chair and Secretary.

- a) Mr. Bezner motioned to approve Terry Morris as the chairman of the ARB. Mr. Johnson seconded the motion. Motion carried.
- b) Mr. Glass motioned to appoint Mary Moody as Secretary of the ARB. Mr. Johnson seconded the motion. Motion carried.

XIV. The Board of Directors convened to executive session at 5:17 p.m. Pursuant to the Provisions of Sec. 551.071–551.076 of the Texas Government Code, to consider:

- a) 551.071 Consultation with Attorney; Closed Meeting –
 - Litigation; Plaintiff – Paul Johnson, Cause 989-22/03-24-00596-CV and Cause 2333-21;
 - Limited Binding Arbitration; Claimant – Paul Johnson, Cases: LBAP – 000071; LBAE-000239; LBAE-000913; LBAE-007818; LBAE-010381; LBAE-011343
 - Litigation; Plaintiff - The Preserve at Hunters Crossing L.P. Cause 1913-335;

Board Member Paul Johnson recused himself and exited the Executive Session before the Litigation and Limited Binding Arbitration discussion, in which he is the Plaintiff and Claimant.

Board Member Paul Johnson rejoined the Executive Session to discuss litigation; Plaintiff, The Preserve at Hunters Crossing L.P.

- b) 551.074 Personnel Matters: Closed Meeting – Taxpayer Liaison Officer Performance Review.
- c) 551.074 Personnel Matters: Closed Meeting – Chief Appraiser’s Performance Review.

Board Member David Glass was excused from the meeting at 6:00 p.m. Board Member Justin Bezner was excused from the meeting at 6:20 p.m.

XV. The Board of Directors reconvened to regular session at 8:25 p.m

XVI. The next item on the agenda was Consideration and Possible Action on Items Discussed in Executive Session. Ms. Gaertner motioned to offer Lynn Howell a \$ 250-a-month stipend for contribution as the TLO. Mr. Johnson seconded. Motion carried.

XVII. The next item on the agenda was the Chief Appraiser’s Report – 2024 Annual Report. No action required.

XVIII. The next item on the agenda was Board Agenda Additions for Future Meeting

- a) Look at the next budget cycle splitting TLO from HR/Finance with salary ranges and options. Ms. Owens motioned to approve adding this to the agenda for the next regular meeting. Mr. Johnson seconded. Motion carried.

- b) Report from legal counsel about the Falls County case and ramifications/how it could affect the district employees and BOD members, the Director's liability insurance, and the current policy. Mr. Johnson motioned to approve adding this to the agenda for the next regular meeting. Mr. Sabol seconded. Motion carried.
- XIX. The next item on the agenda was Consideration and Possible Action on Date, Place, and Time for the Next Regular Meeting. Mr. Johnson motioned to schedule meetings as indicated on the calendar handout with a meeting time at 3:30 p.m. Ms. Gaertner seconded. Motion carried. The dates indicated on the calendar handout are January 23rd, March 27th, May 29th, August 28th, and October 23rd.
- XX. There being no other business, Mr. Johnson moved to adjourn at 8:43 p.m., and Mr. Sabol seconded. Motion carried.



David Glass, Secretary

David Redd, Chairperson