

MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
October 23rd, 2025

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Thursday, October 23, 2025, 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	Justin Bezner, Member
Michelle Gaertner, Member	Ellen Owens, Tax Assessor-Collector
Paul Johnson, Member	Faun Cullens, CEO, Chief Appraiser
John Sabol, Member	Kirk Sweeny, Attorney

Board of Director members absent from meeting: Sandra Archer, David Glass and Jeannie Ralph

- I. Chairman David Redd called the meeting to order at 3:30 p.m. with quorum present.
- II. Mr. Glass, Secretary, joined the meeting at 3:32 p.m.
- III. The first item on the agenda was the pledge of allegiance. Prayer was led by Mylan Lough.
- IV. The next item on the agenda was public comment. No public comment.
- V. The next item on the agenda was Informal Conference in an open meeting, for tax year 2025, on 1-d-1 Open Space Denial, Paul Johnson, property owner and board member.
- VI. The next item on the agenda was consideration/discussion and possible action on the approval of minutes of the Board of Directors Meeting; Regular Meeting – August 28, 2025. Mrs. Owens motioned to approve the minutes. Mr. Glass seconded the motion. Mr. Johnson abstained. Motion carried.
- VII. Next item on the agenda was consideration/discussion and possible action on Financial Reports. Mrs. Gaertner motioned to accept all financial reports as is. Mrs. Owens seconded the motion. Mr. Johnson abstained. Motion carried.
 - a. Budget Report
 - b. Transaction Report
 - c. Public Funds Investment Report – 3rd Quarter
- VIII. The next item on the agenda was Chief Appraiser's 25.25 (b) Report. No corrections were made on the rolls. No action needed.

Minutes – Board of Directors
October 23, 2025

- IX. The next item on the agenda was consideration/discussion and possible action on ARB Member Complaint – ARB Member/Secretary, Mary M Moody, regarding ARB Member/Chairperson, Terry Morris. No action taken.
- X. Next item on the agenda were the following presentations:
 - a. Faun Cullens, Chief Appraiser – Property Acquisition
 - b. Gina Irwin with Brinkley, Sargent & Wiginton Architects – Facility Needs Assessment
 - c. Drew Whittington with Government Capital Corporation – Funding Option
- XI. The next item on the agenda was consideration/discussion and possible action on a request for proposals for real estate professionals. Mr. Bezner motioned to request a qualification for Real Estate Services for Property Acquisition. Mrs. Gaertner seconded the motion. Motion carried.
- XII. The next item on the agenda was consideration/discussion and possible action on presentation regarding property acquisition, facility needs, and funding. No action taken.
- XIII. The next item on the agenda was consideration/discussion and possible action on Infrastructure for Broadcasting.
 - a. Mrs. Gaertner moved to table the agenda item, Mr. Glass seconded the motion. Following the discussion, Mrs. Gaertner withdrew her motion, and Mr. Glass rescinded his second motion. Motion carried.
 - b. Mrs. Gaertner moved to request a proposal for live streaming of board meetings that would meet open meeting requirements. Mr. Johnson seconded the motion. Motion carried.
- XIV. Mr. Redd called for a break at 5:56 p.m. Mr. Redd reconvened the meeting at 6:03 p.m.
- XV. The next item on the agenda was consideration/discussion and possible action on Resolution for Censure.
 - a. Mr. Johnson raised a point of order. His opinion was that the agenda item was not sufficiently described and should not be heard. He requested the attorney's opinion. Mr. Swinney advised that the agenda item was sufficient to proceed.
 - b. Mrs. Owens motioned to accept the censure presented by Mrs. Owens. Mr. Sabol seconded the motion.
 - c. After lengthy discussion, Mr. Glass called for the question. Mrs. Gaertner seconded the motion. Mr. Johnson abstained. Motion carried.
 - d. Mr. Redd called for the vote on the original motion. Mr. Johnson opposed. Motion carried.

Minutes – Board of Directors
October 23, 2025

- XVI. Next item on the agenda was consideration/discussion and possible action to extend contractual services for Annual Financial Audit with Rolloff, Hnatek & Co. Mr. Glass motioned to table the agenda item and request Rolloff, Hnatek & Co. to submit an audit proposal at the November BOD meeting. Mr. Sabol seconded the motion. Motion carried.
- XVII. The next item on the agenda was presentation by Kirk Sweeny on Litigation Report for open/active, closed/resolved litigation with costs for the current year and total expenses to date.
- XVIII. Mr. Bezner left the meeting at 7:00 p.m.
- XIX. The next item on the agenda was the Chief Report given by Faun Cullens on Board member appointment process and status: November and December board meeting; Conversion update; Speaking/Meetings/Conference update; Staffing update.
- XX. The next item on the agenda was Board Agenda Additions for Future Meetings.
- a. Mr. Johnson motioned to add discussion/consideration and possible action of the duties of the ARB and BCAD. Motion died for lack of a second.
 - b. Mr. Johnson motioned to add discussion/consideration and possible action on the appraisal district not using recognized appraisal techniques. Motion died for lack of a second.
- XXI. Next item on the agenda was consideration/discussion and possible action on date, place, and time for regular meetings or special meetings.
- a. November 12, 2025 @ 3:30 – Special Meeting – ARB Interviews
- XXII. There being no other business, Mrs. Gaertner motioned to adjourn the meeting at 7:23 PM. Mr. Glass seconded the motion. Motion carried.



David Redd, Chairperson



John Sabol, Vice Chair
in the absence of the Secretary