

MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
August 28, 2025

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Thursday, August 28, 2025, beginning at 3:32 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
David Glass, Secretary
Sandra Archer, Member
Justin Bezner, Member
Michelle Gaertner, Member

Paul Johnson, Member
Ellen Owens, Tax Assessor-Collector
Faun Cullens, CEO, Chief Appraiser
Ryan James, Attorney

Board of Director members absent from meeting: Jeannie Ralph and John Sabol

- I. Chairman David Redd called the meeting to order at 3:32 p.m. with quorum present.
- II. The first item was the pledge of allegiance. Prayer was led by Mylan Lough.
- III. Mr. Glass joined meeting at 3:38 p.m.
- IV. Next on the agenda was Public Hearing to consider 2026 Proposed Bastrop Central Appraisal District Budget in accordance with Section 6.06 (b) of the Texas Property Tax Code. No public comment.
- V. Next item on the agenda was public comment. No public comment.
- VI. Next item on the agenda was informal conference in an open meeting, on unequal appraisal, Paul Johnson, property owner and board member.
- VII. Next item on the agenda was consideration of approval of minutes of the board of directors meeting
 - a. Regular Meeting – May 29, 2025. Ms. Owens motioned to accept the minutes as presented. Mrs. Gaertner seconded. Mr. Bezner abstained. Motion carried.
- VIII. Next item on the agenda was consideration and possible action on financial reports. Mr. Glass motioned to accept following reports as presented. Ms. Owens seconded. Motion carried.

Minutes – Board of Directors
August 28, 2025

- IX. Next item on the agenda was the Chief Appraiser's 25.25 (b) Report. Mrs. Cullens presented the report.
- X. Next item on the agenda was consideration and possible action on the 2026 proposed Bastrop CAD Budget. Ms. Owens motioned to adopt the budget as presented. Mr. Glass seconded the motion.
- XI. Next item on the agenda was consideration and possible action on the 2025 Budget Amended. Ms. Owens motioned to accept. Mrs. Gaertner seconded. Mr. Johnson did not vote. Motion carried.
- XII. Next item on the agenda was consideration and possible action on Eagle View Amended Contract. Mr. Bezner motioned to approve, subject to the confirmation of disclosure language in the contract. Mr. Glass seconded the motion. Motion carried.
- XIII. Next item on the agenda was consideration and possible action on options to combat the slander and libel from board members in newspapers, on podcasts, or on social media. Mr. Johnson motioned to table this agenda item. Motion died for lack of a second. Mrs. Owen motioned to work with our legal representative to draft a censure document for Mr. Johnson. Glass seconded. Mr. Johnson opposed, and Mr. Bezner abstained.
- XIV. Next item on the agenda was consideration and possible action on Facebook streaming of board meetings without individual or board consent. Mr. Bezner motioned to add to the board manual policy that a board member is not to broadcast a meeting without a link being on the agenda in advance. Mr. Glass seconded the motion. Mr. Johnson opposed. Motion carried.
- XV. Next item on the agenda was consideration and possible action on how communications between the Chief Appraiser and Board Member outside of Board meetings are presented or communicated during a board meeting. Ms. Owens motioned to table the agenda item. Mr. Glass seconded. Motion carried.
- XVI. Next item on the agenda was Chief Appraiser Report. Mrs. Cullens presented the report on protest hearing stats, summary certification reports. Field projections, conversion update and speaking engagements.
- XVII. Next item on the agenda was Board agenda additions for future meetings.

Minutes – Board of Directors
August 28, 2025

- a. Mrs. Gaertner motioned to add consideration and possible action on an infrastructure for broadcasting. Mr. Johnson seconded the motion. Motion carried.
- b. Ms. Owens motioned to add consideration and possible action on approving a resolution for censure. Mr. Glass seconded the motion. Mr. Johnson opposed. Motion carried.
- c. Mrs. Gaertner motioned to add consideration and possible action for the request for proposal for a real estate professional. Mr. Glass seconded. Motion carried.
- d. Mr. Redd motioned to add Litigation Report to be presented by Low, Swinney, Evans, and James. Two separate reports on the closed/resolved and open/active 2025 litigation. Report to include, but not limited to, status, costs for the current year, total costs to date, and any additional information the law firm deems relevant. Mrs. Gaertner seconded. Motion carried.
- e. Mrs. Gaertner motioned to add Presentations: 1) By Chief Appraiser, Faun Cullens, on the process to acquire property; by Gina Irwin with Brinkley, Sargent & Wiginton Architects on the Facility Needs; and by a representative with Government Capital Corp. on Funding Options. Second, by Mr. Bezner, Johnson abstained. Motion carried.
- f. Mr. Glass motioned to add Consideration and possible action to extend contractual services for Annual Financial Audit with Rolloff, Hnatek & Co. Ms. Ownes seconded. Motion carried.

XVIII. Next item on the agenda was consideration and possible action on date, place, and time for regular meetings or special meetings.

- a. Next meeting will be held on October 23, 2025, @ 3:30 p.m. at the Bastrop CAD office.

XIX. There being no further business, Mr. Bezner motioned to adjourn at 5:34 p.m. Mr. Glass seconded. Motion carried.



David Glass, Secretary



David Redd, Chairperson