

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

May 16, 2024

The Board of Directors of the Central Appraisal District of Johnson County met in regular session on Thursday, May 16, 2024, at 6:00 p.m. at the Cleburne Conference Center, 1501 W. Henderson St., Rm. Camp Henderson, Cleburne, Texas after the agenda was duly posted in accordance with the Open Meetings Act.

Members present were: Duaine Goulding, Chairman; John Wood, Vice Chairman; Vance Castles, Secretary; Toby Ford, Director; Amy Lingo, Director; and Scott Porter, Johnson County Tax Assessor/Collector.

Staff present was Jim Hudspeth, Chief Appraiser and Amy Gill, Customer Service/GIS Director. Jessica White, Administration Manager recorded the minutes of the meeting.

Visitors present were Bruce Medley, Attorney with Perdue, Brandon, Fielder, Collins & Mott, Ginger Allen, Taxpayer Liaison Officer, Tina White, Gary Estes, Fernando Rodriguez, Lisa Chandler, Ronald Bolz, Jason Marbut, Kevin Gee, JoLynne Braddy, Trisha Wallace, Jackie Stephenson, Tracy Stafford, Michael Ancy, Larry Trammell, Craig Hundley, Jim Cockrell, Mike Prater, Debbie Prater, and David Black. Chairman Goulding welcomed everyone and Director Ford gave the invocation.

Agenda Item 1. (Consent Agenda) Vice Chairman Wood made a motion to approve the consent agenda as presented; seconded by Ford. 5-Yes; 0-No

- A. Minutes of the April 18, 2024 regular meeting
- B. Financial report for April 2024- Mr. Goulding asked about certain line items appearing to be over budget for this time of year. Mr. Hudspeth explained some were due to the once-a-year payments being billed in the first part of year. Other items were non-budgeted items needed to comply with state laws that took effect after the budget was finalized.
- C. Taxpayer Liaison Report – Mrs. Allen reported on the phone calls and emails she has received from taxpayers. She stated she believed she has quite a bit busier than the previous TLO due to the phone number and email being more prevalent on the CAD website. Wood asked her if she would keep a log of the time she was spending on her job as TLO. Mr. Goulding suggested she bring the log with her to the next meeting and the BOD would discuss a compensation adjustment. Mr. Hudspeth announced the previous TLO, Roland Walden passed away on May 7th.

Agenda Item 2. (Xerox Copier Lease) Mr. Hudspeth explained the current lease was up for renewal. The new proposed lease will be \$13 a month less than the current lease. A motion was made by Secretary Castles to approve the lease; second by Ford. 5-Yes; 0-No.

Agenda Item 3. (Laptop Purchase) Mr. Hudspeth explained the purchase of laptops will be used for the BOD meetings. The iPad's currently being used will be repurposed. Motion to approve by Wood; seconded by Ford. 5-Yes; 0-No.

Agenda Item 4. (Proposed 2025 Budget) Mr. Goulding suggested a budget workshop to discuss the budget in depth on June 6th. The other board members agreed.

Agenda Item 5. (PowerPoint Presentation) Mr. Goulding explained a PowerPoint presentation has been created to inform and educate taxpayers on the property tax system as a whole. He believes it would be most helpful as many taxpayers don't understand the process. He suggested the BOD give the presentation to groups or taxing entities that are interested. Mrs. Lingo suggested the first presentation be done at the next BOD meeting. The other board members agreed.

Agenda Item 6. (Non- Agenda) Fernando Rodriguez, business owner said he had his taxes raised. He filed a protest in 2023 and just received a hearing date. He has received his 2024 notice and the value is higher than last year. He also spoke about his empty lot that had concrete poured on it illegally. Gary Estes commented on the people that overpay for properties are affecting all surrounding properties and there's no way to stop it. He mentioned the property value study that is completed by the state will determine school funding if the appraisal district is too high or too low on the valuations. He believes the appraisal districts hands are tied. He suggested if taxpayers have an issue they should go to the CAD and talk to them about the issue.

Minutes of CAD Board of Directors Meeting 5/16/24 – Page 2

Jim Cockrell said he asked the BOD to consider re-appraising properties less often and was discouraged that it was not on the agenda and believes it speaks volumes to their mindset. He hopes to see this on the agenda for next month. He also commented on inflated property values. Kevin Gee said he was discouraged with the whole process from the beginning to end. During his protest process he had to stand in a doorway at a podium and didn't like that he couldn't hear or see well. Jolynn Braddy a 22-year resident of Johnson County spoke on unsustainable high taxes and the burden it leaves taxpayers. She stated she can't afford to finish her kitchen renovations and can't host Thanksgiving and Christmas because of that. She also stated she might lose her home. David Black would like to see protection from unequal taxation. He spoke on how the land is appraised separate from the improvements and gave examples of land valuations based on size. He also mentioned the increase in his property. Gertiana Williams said her quality of life has been affected by high property taxes. She is unable to return to work due to being her mother's caretaker. She asked that the BOD consider making the data base on the website more user friendly. She is concerned with the inconsistencies in the appraisals. She is concerned for herself and her neighbors. She wants to understand what structural changes are taken into consideration when her appraisal is increased. Steve Nunely said there is a growing trend in this state and in Johnson County with companies and individuals building a stock tank in exchange for materials. He was unable to reveal his sources at this time. He states people lied to the Johnson County Development Board and the ARB. The trucks being used for this are beating up the roads. He believes these are sand pit quarries and are businesses not paying property taxes. Sherri Hamilton, local realtor and property manager states tenants are being put on the streets due to her rents going up. She believes there will be a homeless problem. She protests with her tenants and believes the ARB hearings are very intimidating. She also stated taxes are affecting low-income people and there is no low-income housing available for them.

Agenda Item 7A. (Chief Appraisers Report) Jim Hudspeth, Chief Appraiser reported on the following items:

- (1) CAD litigation – The totals for active lawsuits and arbitrations was provided.
- (2) Miscellaneous- Mr. Hudspeth reported about 7,300 protests have been filed at this point. He anticipates 15-20 thousand total protests for the year. Industrial and BPP notices will be mailed out soon. Vice Chairman Wood suggested the CAD create a Customer Service survey and asked if the BOD could have access to the ARB surveys. Mr. Hudspeth will look into that. The CAD and TLO are working on a better complaint system for ARB.

Agenda Item 7B. (Appraisal Progress Report) Jim Hudspeth reported the appraisers are busy with informal hearings.

Agenda Item 7C. (Data Operations/ARB Report) Jim Hudspeth reported the data entry department was entering in settlement and waivers from informal visits. ARB will begin hearings on May 23rd.

Agenda Item 7D. (GIS/Customer Service Report) Amy Gill reported the customer Service phone call and counter volume has been busy but fewer than last year. She encouraged taxpayers to come in for an informal visit with an appraiser to get their questions answered.

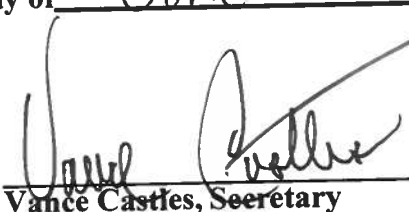
Agenda Item 8-9. (Executive Session) No executive session was called for.

Agenda Item 10. (Next Meeting) The next scheduled board meeting will be held on Thursday, June 6th.

Agenda Item 11. (Adjournment) At 7:19 p.m. Chairman Goulding called for a motion to adjourn the meeting. Motion by Ford; seconded by Castles. 5-Yes; 0-No.

Approved this 10th day of June, 2024.


Duaine Goulding, Chairman


Vance Castles, Secretary