

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

October 22, 2024

The Board of Directors of the Central Appraisal District of Johnson County met in regular session on Tuesday, October 22, 2024, at 6:05 p.m. at Bethel Temple Church, 600 S Colonial Dr., 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; Mike Mizell, Secretary; Tina White, Director; Larry Trammell, Director; Scott Porter, Johnson County Tax Assessor/Collector. Amy Lingo, Director was absent.

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, Jim Cockrell, Chris Lanker, Godley Mayor, Steve Nunley, Eucie Shackelford, and Craig Hundley. Chairman Goulding welcomed everyone, Secretary Mizell gave the invocation. The Pledge of Allegiance to the U.S.A flag and Texas pledge was led by Chairman Goulding.

**Agenda Item 1. (Consent Agenda)** Director Trammell made a motion to approve the consent agenda; seconded by Wood. 6-Yes; 0-No

- A. Minutes of the September 9, 2024 regular meeting
- B. Financial report for September 2024– Chairman Goulding commented on the Treasury Management fee being decreased to \$100 per month.
- C. Taxpayer Liaison Report – Mrs. Allen reported on the phone calls and emails she has received from taxpayers. Chairman Goulding thanked her for all her hard work.

**Agenda Item 2. (Subcommittee Reports)** Chairman Goulding reported the bank committee has not met yet but anticipates a bank bid will be sent out this year. Secretary Mizell read the scope of the RFB the appraisal consultant committee has drafted. The scope includes the review of personnel, policies, the ARB, as well as any discrepancies in Johnson County properties. The list of possible consultants include, Patrick Brown, Hugh Landrum, Richard Petree, Martin Villareal and Gary Zitler. Director White suggested more information regarding the CAD be included with the request being sent. She also referenced a form located on the Texas State Comptrollers website regarding appraisal district audits that might be helpful. Secretary Mizell stated the committee will continue to work on the RFB, make adjustments and present again at the next meeting.

**Agenda Item 3. (Johnson County Health Insurance Plan)** Mr. Hudspeth reported the 2025 budget would not allow for the CAD to participate in the Johnson County health insurance plan. The CAD would like to opt out of that plan effective January 1, 2025 in order to obtain insurance elsewhere. Johnson County is requesting a letter signed by Chairman Goulding to “opt out” be sent. Mr. Hudspeth reported the CAD is looking at options that will fit within the budget and more information will be given at the meeting next month. Motion by Mizell to approve the signing of the letter; seconded by White. 6-Yes; 0-No

**Agenda Item 4. (Diligent agreement)** Mr. Hudspeth reported the current board meeting software will no longer be available after December. The same company is offering a new platform. He stated the annual cost is \$3,000 a year. Director Trammell asked if other companies were considered. Jessica White stated she evaluated two others. Motion by Trammell to approve the agreement; seconded by Wood. 6-Yes; 0-No

**Agenda Item 5. (2024-2025 Investment Policy)** Mr. Hudspeth reported the investment policy is required to be adopted annually by the Public Funds Investment Act. A certificate and letter of approval from the Government Treasurers’ Organization of Texas was presented. Mr. Hudspeth reported himself, Jessica White and Cindi Thomas have obtained the training requirements and will need to do so again in 2025. Director White mentioned the BOD will need to approve that training per the investment policy. Mr. Hudspeth agreed. Director White also wanted to make sure the bank committee had the investment policy to include any necessary language before sending a bank bid. Motion by Trammell to approve the policy as presented; seconded by Wood. 6-Yes; 0-No

Director Trammell left at this time.

**Agenda Item 6. (Non-Agenda Public Communications)** Steve Nunley stated property value reduction has cause and effect. There are illegal pit mine quarries in Johnson County. If someone changes the natural flow of water that would be cause for property valuation reduction. He commented on some issues that happened in Mountain Valley, Joshua. He asked the taxpayers pay attention to the Johnson County Development Board and what they approve.

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Minutes of CAD Board of Directors Meeting 10/22/24 – Page 2

Agenda Item 7. (Staff reports) Mr. Hudspeth reported the appraisal staff is looking at sales information and will be going through the reappraisal plan which is posted on the CAD website. 1338 new houses have been measured for 2025. Data entry is working on that 2025 information. Amy Gill reported customer service was in their slower season as far as people coming in to the office. They work on field work for the appraisers during this time. The deeds and ownership department is 24-48 behind the courthouse filings.

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

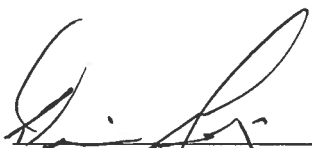
- (1) CAD litigation – The totals for active lawsuits and arbitrations was provided.
- (2) Miscellaneous– Mr. Hudspeth reported the tax statements will be going out soon. He asked if any taxpayers had questions or concerns to come by the CAD office to speak with someone. The quarterly Statement of Investment Assets was given to the board members.


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, November 21st.

Agenda Item 11. (Adjournment) At 6:46 p.m. Chairman Goulding called for a motion to adjourn the meeting. Motion by Wood; seconded by White. 6-Yes; 0-No.

Approved this 21st day of November, 2024.

  
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Duaine Goulding, Chairman

  
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Mike Mizell, Secretary