

MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
January 22nd, 2026

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Thursday, January 22, 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:

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

Board of Director members absent from meeting: Jeannie Ralph

- I. Chairman David Redd called the meeting to order at 3:31 p.m. with a quorum present.
- II. The first item was the Pledge of Allegiance. Prayer was led by Mr. Redd.
- III. Ms. Gaertner, member, joined the meeting at 3:33 p.m.
- IV. Administration of the Oath of Office of Board Members. Mr. Bezner and Mr. Redd both took the Oath of Office, administered by notary Leslie Muller.
- V. The next item on the agenda was consideration/discussion on the Election of Officers:
 - a. Chairperson: Mr. Johnson nominated Mr. Johnson. Ms. Owens nominated Mr. Redd. Mr. Redd won the election with 7 in favor, with Mr. Johnson opposed.
 - b. Vice Chairperson: Ms. Owens nominated Mr. Sabol, who was elected by unanimous vote.
 - c. Secretary: Ms. Owens nominated Mr. Glass, who was elected by unanimous vote.
- VI. Receipt of Public Comment. No public comment was made.
- VII. 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 – December 18, 2025. Mr. Bezner motioned to approve the minutes as presented. Ms. Owens seconded.

Mr. Johnson motioned to amend the minutes to include the decision on Chamber of Commerce membership dues. Motion died for lack of a second.

The original motion to approve the minutes called for a vote. Motion passed with five in favor, Mr. Johnson opposed, and Ms. Gaertner and Mr. Glass abstained.
- VIII. The next item on the agenda was consideration/discussion and possible action on Financial Reports. Budget, Transaction, and Public Funds Investment 4 QTR 2025 Reports

Mr. Glass motioned to accept the Financial Reports as presented. Ms. Gaertner seconded. Motion carried.

IX. Chief Appraiser’s 25.25 (b) report: Nothing to report

X. Consideration/discussion and Possible Action on 2026 Amended Budget.
Ms. Owens motioned to adopt the amended 2026 budget. Mr. Sabol seconded. Adoption of the amended 2026 budget passed unanimously.

XI. The next item on the agenda was consideration/discussion to appoint ARB member Dale Kessel to fill a two-year term – January 01, 2026, to December 31, 2027. Mr. Glass motioned to appoint Dale Kessell to the Appraisal Review Board for a two-year term. Mr. Bezner seconded the motion. Motion carried by a majority, with the majority of elected members casting yes votes.

Elected Member – Michelle Gaertner – YES
Elected Member – John Sabol – YES
Elected Member – Paul Johnson – NO

David Redd – YES
Sandra Archer – YES
David Glass – YES
Justin Bezner – YES
Ellen Owens – YES

XII. The next item on the agenda was consideration/discussion and possible action on the ARB Members’ fee schedule for half-day of service:
Mr. Bezner motioned to table the ARB pay schedule. Mr. Glass seconded. Motion carried unanimously.

XIII. The next item on the agenda was consideration/discussion and possible action recommendation for Agricultural Advisory Board Members.

Ms. Gaertner motioned to approve the recommendations of Betty Forman and Bubba Townsend for a two-year term to the Agricultural Advisory Board. Mr. Bezner seconded the motion. Motion carried unanimously.

XIV. The next item on the agenda was consideration/discussion and possible action: Government Capital Corporation, Drew Whittington's presentation on loan options for BCAD for the purchase or building of a new site.

Ms. Gaertner motioned to retain the services of Government Capital Corporation. Mr. Glass seconded the motion. Motion carried unanimously.

XV. The next item on the agenda was consideration/discussion and possible action: Board Room Audio-Visual and Live Streaming System, Mrs. Cullens' presentation on the findings and feasibility of new Audio-Video or Live Streaming systems.

Mr. Bezner motioned to have a memorandum of understanding for Mrs. Cullens to locate a secondary meeting site with AV and live streaming tech in place to host, allowing for up to

\$500 to rent the space per meeting. Mr. Glass seconded the motion. Motion carried with Ms. Gaertner and Ms. Archer opposed.

Ms. Gaertner motioned to table the use of space and upload audio recordings after the BOD meetings. Ms. Archer seconded the motion. Motion carried.

- XVI. The next item on the agenda was consideration/discussion and possible action for Professional Services for Salary: Board was presented with proposals from Professional Salary Service companies, which included project timelines and included services.

Mr. Bezner motioned to accept the proposal from OutSolve. Seconded by Ms. Owens. Motion carried, with Mr. Sabol opposed.

- XVII. Finding no need for the posted executive session, the Chair proceeded to the next agenda item.

- XVIII. The next item on the agenda was Chief Appraiser's Report: 2026 Calendar/Timeline of Appraisal and Administrative Process, CAMA software conversion update, which was presented by Mrs. Cullens.

- XIX. The next item on the agenda was Board Agenda Additions for Future Meetings.

Mr. Bezner motioned to add an agenda item to report on the governor's proposed tax legislation at the March 2026 board meeting, in addition to the following agenda items: membership fees for other appraisal organizations, 2027 budget workshop, 2025 Financial Audit presentation from the Auditor, and succession planning. Ms. Gaertner seconded the motion. Motion carried.

- XX. The next item on the agenda was consideration and possible action on Date, Place, and Time for Regular Meetings or Special Meetings. Regular Meeting: March 26, 2026.

Mrs. Cullens requested to move the April meeting from April 23, 2026, to April 22, 2026, to attend a conference. Ms. Gaertner motioned to change the date of the meeting to April 22, 2026, at 3:30pm in the BCAD board room to accommodate the conference dates. Seconded by Mr. Bezner. Motion carried.

- XXI. There being no further business, the meeting adjourned at 6:04 p.m.



David Glass, Secretary



David Redd, Chairperson