



BASTROP CENTRAL APPRAISAL DISTRICT

P.O. DRAWER 578 • BASTROP, TEXAS 78602-0578
PHONE (512) 303-1930 • FAX (512) 303-4805

AUGUST 13, 2026

NOTICE OF REGULAR MEETING - BOARD OF DIRECTORS - BASTROP CENTRAL APPRAISAL DISTRICT

Notice is hereby given that the Board of Directors of the Bastrop Central Appraisal District will meet on **Thursday, August 13, 2026, at 3:30 P.M.** at the offices of the Bastrop Central Appraisal District at 212 Jackson Street, Bastrop, Texas 78602.

1. CALL TO ORDER & ESTABLISHMENT OF QUORUM

2. PLEDGES OF ALLEGIANCE & INVOCATION

3. PUBLIC HEARINGS

3a. 2027 Bastrop Central Appraisal District Budget in accordance with Section 6.06(b) TPTC.

3b. 2027/2028 Reappraisal Plan in accordance with Section 6.05(i) of TPTC.

3c. Informal Conference subject to 41.41(a)(2), 41.41(a)(5) and 41.41(a)(10) Notice of Protests – Paul Johnson, Board Member, in accordance with Board Policy.

4. PUBLIC COMMENT

5. CONSENT AGENDA

All matters listed under “Consent Agenda” are considered to be routine by the Board of Directors and will be enacted by one motion. There will not be a separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

5a. Consider and act on Minutes of the Board of Directors Regular Meeting – April 30, 2026

5b. Consider and act on Minutes of the Board of Directors Special Meeting – June 4, 2026

5c. Consider and act on Financial Reports – 2026 Budget, Transactions, and 2nd QTR 2026 Public Funds Investment Report

6. ITEMS FOR INDIVIDUAL CONSIDERATION AND POSSIBLE ACTION

6a. Adopt 2027 Bastrop Central Appraisal District Budget.

6b. Adopt 2027/2028 Bastrop Central Appraisal District Reappraisal Plan

6c. Adopt Resolution 2026-02 Order of General Election for Bastrop CAD Directors Places 1, 2 & 3

6d. Bastrop CAD Board of Director, Paul Johnson’s property tax delinquency and his eligibility to serve as a Board Member.

6e. Next Regular Board of Directors’ Meeting, Date, Time, and Location – October 22, 2026, at 3:30 p.m. Bastrop CAD BOD Room.

FILED

AUG 05 2026

**Krista Bartsch
Bastrop County Clerk**

BOARD OF DIRECTORS

DAVID REDD

SANDRA ARCHER

DAVID GLASS

JUSTIN BEZNER

JEANNIE RALPH

MICHELLE GAERTNER

PAUL JOHNSON

JOHN SABOL

ELLEN OWENS

FAUN CULLENS, RPA, CCA, CEO - Chief Appraiser

7. **PRESENTATIONS/REPORTS**

- 7a. Threatening Incident Report – Faun Cullens against Paul Johnson – David Redd, Board Chair
- 7b. Chief Appraiser's 25.25(b) Report – Faun Cullens, Chief Appraiser
- 7c. Chief Appraiser's Report, Certification of Values, Protest Value Results, BOD Director's Election Update – Faun Cullens, Chief Appraiser
- 7d. Appraisal Review Board Report – Terry Morris, Appraisal Review Board Chair

8. **EXECUTIVE SESSION**

8a. Pursuant to Texas Government Code § 551.072, the Board will meet in closed session to consult with the Board's Attorney, Real Estate Professional, Jennifer Long, Government Capital Corporation, Drew Whittington and the Chief Appraiser regarding deliberation on the purchase, exchange, lease, or value of real property that would have a detrimental effect on the position of the appraisal district in negotiations with a third person.

8b. Consider and act on Items Discussed in Executive Session.

9. **CONSIDER AND ACT ON BOARD AGENDA ADDITIONS FOR FUTURE MEETINGS.**

- 9a. RFP Executive Search Services for Chief Appraiser Recruitment
- 9b. Appraisal Review Board Interviews – Five Positions
- 9c. Depository of Public Funds – One additional 2-year period. Roscoe awarded 2025/2026 Depository Bank. Last RFP in 2024.

10. **ADJOURNMENT**

This notice was posted at the Bastrop County Courthouse and in a place convenient to the public at the Appraisal District's Office on August 6, 2026.

Faun Cullens, RPA, CCA, CEO/Chief Appraiser

A copy of the 2027 Proposed Budget is available on the home page of the website: www.bastropcad.org

REQUIRED TAXPAYER IMPACT STATEMENT WHEN DISCUSSING OR ADOPTING A BUDGET:

Additions to Texas Government Code section 551.043, effective on September 1, 2025, require a taxpayer impact statement showing, for the median-valued homestead property in each governmental body, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted. Since the District does not adopt a tax rate and does not impose property taxes, adoption of the District's budget would have no direct impact on a taxpayer in the District.

BOARD OF DIRECTORS

DAVID REDD SANDRA ARCHER DAVID GLASS JUSTIN BEZNER JEANNIE RALPH

MICHELLE GAERTNER PAUL JOHNSON JOHN SABOL ELLEN OWENS

FAUN CULLEN S, RPA, CCA, CEO - Chief Appraiser