MINUTES BOARD OF DIRECTORS MEETING
BASTROP CENTRAL APPRAISAL DISTRICT
August 13, 2026

Pursuant to law, the Board of Directors of the Bastrop Central Appraisal District convened a Regular Meeting on Thursday, August 13, 2026, 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, constituting a quorum:

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

Members missing from meeting: Jeannie Ralph

Chairman David Redd called the meeting to order at 3:30 p.m. with a quorum present.

The first item was the pledge of allegiance. Mr. Redd led prayer.

Agenda Item 3 - Public Hearings was the next item of business.

3a. Mr. Redd opened the public hearing on the 2027 Bastrop Central Appraisal District Budget in accordance with Section 6.06(b) TPTC. No public comment was made. Mr. Redd closed the public hearing.

3b. Mr. Redd opened the public hearing on the 2027/2028 Reappraisal Plan in accordance with Section 6.05(i) of TPTC. Public Comment made by Deborah Michel on the subject of Land Appraisal. Being no further public comment, Mr. Redd closed the public hearing.

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

Next item on the agenda was Public Comment. The following public comments were made.

a) Daniel Johnson gave the board praise for their service and asked a question on ag special valuation.
b) Billy Murphy gave public comment regarding misvalued appraisals and the hearing process.

Agenda Item 6d - Bastrop CAD Board of Directors, Paul Johnson's property tax delinquency and his eligibility to serve as a Board Member was moved to the next item of business by Mr. Redd, the Chairman. Mr. Redd moved that Paul Johnson was ineligible to serve as a BOD Member as long as he is classified as a delinquent taxpayer until he pays his taxes. Mrs. Owens seconded the motion. Mr. Johnson made a point of order, in his belief that he does not have delinquent taxes. Discussion followed. Mr. Redd called for vote; Mr. Johnson opposed, motion carried.

Agenda Item 5 - Consent Agenda was the next item of business.

a) Consider and act on Minutes of the Board of Directors Regular Meeting – April 30, 2026
b) Consider and act on Minutes of Board of Directors Special Meeting – June 4, 2026
c) Consider and act on Financial Reports – 2026 Budget, Transactions, and 2nd QTR 2026 Public Funds Investment Report

Mr. Glass moved to accept the consent agenda. Mrs. Owens seconded the motion. Mr. Johnson opposed. Motion carried

Agenda Items 6 – Items for Individual consideration and possible action were the next items of business.

6a – Adopt the 2027 Bastrop Central Appraisal District Budget. Mrs. Owens moved to approve the 2027 Budget as presented; Mrs. Gaertner seconded the motion. Discussion followed. Mr. Glass called for the Question; Mrs. Owens seconded; Mr. Johnson opposed; the call for the question passed. Mr. Johnson opposed the initial motion; motion carried.

6b – Adopt the 2027/2028 Bastrop Central Appraisal District Reappraisal Plan. Mrs. Owens moved to adopt as presented. Mrs. Gaertner seconded. Discussion followed. Mr. Johnson opposed. Motion carried.

6c. Adopt Resolution 2026-02 Order of General Election for Bastrop CAD Directors Places 1,2 & 3. Mrs. Gaertner moved to adopt as presented. Mr. Bezner seconded the motion. Motion carried.

6d. Moved to earlier in the meeting.

6e. Next Regular Board of Directors' Meeting, Date, Time and Location – October 22, 2026, at 3:30 p.m. Bastrop CAD BOD Room. No action needed.

Mr. Redd called for a recess at 4:58 PM.

Mr. Bezner left the meeting at 5:00 PM.

Mr. Redd called the meeting back to order at 5:03 PM.

Agenda Item 7 - Presentations and Reports were the next items of business.

7a. Mr. Redd presented a Threatening Incident Report submitted by Faun Cullens, Chief Appraiser, against Paul Johnson.

7b. Mrs. Cullens gave the Chief Appraiser's 25.25(b) Report, no corrections under 25.25(b) have been made to the roll.

7c. Mrs. Cullens gave the Chief Appraiser's Report on the Certification of Values, Protest Value Results, and gave an update on the BOD Elections.

7d. Mr. Morris, Bastrop County Appraisal Review Board Chair, presented an update on the Appraisal Review Board.

Agenda Item 8 – Executive Session was the next item of business.

The board convened in Executive Session at 5:27 PM pursuant to Texas Government Code 51.072. The Board will meet in closed session to consult with the Board's Attorney, Real Estate Professional, Jennifer Long, Government Capital Corporation, Drew Whitington, 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.

The board reconvened to regular session at 5:58 PM

There was no consideration or action taken on items discussed in executive session.

Agenda Item 9 – Consider and Act on Board Agenda Additions for Future Meetings was the next order of business.

Consensus of agenda items for next regular meeting:
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.

Mr. Johnson moved to discuss Appraisal Models. Motion died for lack of a second.

Mrs. Owens moved to add a consideration and possible action item regarding violations by board member Paul Johnson of sending emails to a quorum of members under the Open Meetings Act. Mr. Glass seconded the motion. Mr. Johnson opposed. Motion carried.

There being no further business, Mr. Glass moved to adjourn at 6:04 PM. Mrs. Owens seconded the motion. Mr. Johnson abstained. Motion carried.

David Redd, Chairperson

David Glass, Secretary