

Williamson Central Appraisal District

Board of Directors Meeting

Minutes of January 8, 2026

Lora Weber, Vice Chair, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Thursday, January 8, 2026, at 9:03 a.m. Board members present; Lora Weber, Harry Gibbs, Lisa Birkman, Mason Moses, and Larry Gaddes. Quorum declared. Jon Lux and Mike Sanders arrived later in the meeting. Hope Hisle-Piper and Michael Wei were absent.

Some of the District's management staff were in attendance.

Pledges of Allegiance

To account for other Board members' arrival, Weber amended the meeting's order of business.

Receipt of Public Comments

Lankford discussed an additional award recently received by the District. The Doer's Award is a Top Workplaces special recognition that reflects employees' perception that the organization operates with exceptional efficiency. Lankford announced that out of all employers in the Austin area the District scored highest in this category. He applauded the District's management team and staff.

Employee of the Year Recognition

Lankford recognized Ameen Ahmad, a member of the team in the Commercial appraisal department. He recognized Ahmad for having a quick impact in his new department. Ahmad expressed his appreciation and recognized his team.

Lankford also introduced Christian Harris-Miller, a member of the District's software development team. He announced that a few years prior the District had hired Harris-Miller to help with the general development of products like the District's current queuing system in the lobby. Harris-Miller mentioned the welcoming atmosphere at the District and the fact that he felt appreciated.

Sanders arrived at 9:09 a.m.

Taxpayer Liaison Officer's Report

Report on Property Owner Contacts

Glenda Williams, the District's Taxpayer Liaison Officer (TLO), was present to report on the status of her contact with property owners.

Lankford thanked Williams for developing a presentation focused on the future for TLOs. He reviewed the presentation and expressed his appreciation for the effort she invested in the project, which she and others presented at the Texas Association of Assessing Officers (TAAO) Conference.

Lux arrived at 9:34 a.m.

Oath of Office for the Newly Appointed Board Members

District Judge Steven Snell administered the oath of office to newly elected Board of Director members, Jon Lux and Lisa Birkman.

Election of Officers

Sanders nominated Lora Weber for the position of Board Chair. The nomination failed due to a lack of a second.

Weber nominated Jon Lux as Board Chair. The motion carried by a majority vote of the Board.

Moses moved to nominate Weber to serve as the Vice Chair. The motion carried, with a majority of the Board voting in favor.

Birkman nominated Moses to serve as the Board Secretary. Sanders inquired about the duties of the Secretary. Lux explained some of the duties involved in serving in this capacity. The motion carried by a majority vote of the Board.

Executive Session began at 9:41 a.m. and ended at 10:00 a.m.

Review & Compensation of Taxpayer Liaison Officer

Sanders moved to increase the salary of the District's Taxpayer Liaison Officer to \$2,000 per month. Gibbs seconded. The motion carried unanimously. This pay will be effective January 1, 2026.

The Board expressed their appreciation to Williams for her work on the TLO progression plan. They asked that she include her number of hours spent on her plan as well as on her monthly report. Williams will add this to her report going forward.

Williams commented on the TLO succession plan, indicating that it would be very valuable to have a prior employee of the District in this role. She informed the Board that having access to the District's computer system had been extremely helpful.

Consider approval of minutes of the Board of Directors for the regular meetings – November 3, 2025 and November 13, 2025.

Moses made a motion to approve both the November 3, 2025 as well as the November 13, 2025 minutes as presented. Weber seconded. Birkman suggested an amendment to the November 13, 2025 minutes indicating that the training she had discussed should be indicated as optional for anyone, not just current Board members. Moses moved and Weber seconded for the approval of the November 13, 2025 minutes as amended. Discussion followed. The motion carried unanimously.

Consideration of Monthly Financials

Lankford referenced the professional services budget category and explained that litigation expenses had resulted in an overall overage. He recommended that the Board wait until the December financial statements are presented before drawing from the litigation reserve or pursuing a budget amendment to reallocate funds from another category. The October 2025 financials and expenditures were reviewed and filed for audit.

Update on Appointment of Appraisal Review Board Members

Nicole Giannelli, the District's Appeals Coordinator, was present to discuss the update on the appointment of the Appraisal Review Board (ARB). She mentioned having 16 ARB members returning to serve and suggested adding 12 members for a total of 28. Giannelli stated that this approach would allow for the formation of nine ARB panels without utilizing the ARB Chair. She also noted that several members would be kept in reserve, should they be needed.

Moses, a member of the ARB appointment committee, indicated that the committee hoped to have their recommendations for the full Board at their next meeting.

No motion was made.

Update on Chief Appraiser Compensation Study

Lux indicated that he and Lankford were in the process of working on the Chief Appraiser compensation study. He indicated that once they had finalized, the compensation study request would be sent to the companies the Board had previously discussed. Lux hoped to have the finalized study back in April or May in order for the Board to consider at their May or June meeting.

2026 TAAD Conference & Voting Delegate

Lankford announced that the Board is required to annually select a voting delegate for the Texas Association of Appraisal Districts (TAAD) Conference. The selected delegate is responsible for voting on TAAD officers during the conference. Lankford mentioned that, typically, the Board designates himself and Chris Connelly, the District's Deputy Chief Appraiser.

Birkman moved to designate Alvin Lankford as the 2026 TAAD voting delegate and Chris Connelly as the alternate. Weber seconded. The motion carried unanimously.

Lankford announced that the TAAD Conference was scheduled to take place February 22-25, 2026 at the Marriott hotel in Austin.

Convene Meeting Software Pilot Project

Lankford discussed the Convene meeting software that had been presented to the Board at a previous meeting. He suggested that the Board conduct a trial run at the February Board meeting, noting that the Board packet would be accessible through the software and that the District could provide electronic devices to Board members as needed.

Lankford discussed the advantages of the software. He mentioned the ability to make notations within the packet that could be marked private in order for members to make their own notes. He discussed other tools within the application. Discussion followed.

Texas Property Tax Code Section 25.25b Correction of Appraisal Roll to Correct Erroneous Ownership

Lankford informed the Board that Section 25.25(b) of the Texas Property Tax Code authorizes the Chief Appraiser to correct the appraisal roll for as many prior years as necessary. He stated that these rules are narrowly defined and applied sparingly, with careful consideration given to the taxing unit's funds. He further informed the members that, during his tenure as Chief Appraiser, only three such corrections had been made.

Lankford explained the issue that had occurred and discussed the Board Rule resolution.

Discussion followed.

Birkman moved to approve Resolution 2026-01 adopting a Board Rule pertaining to correcting erroneous ownership on the appraisal roll regarding a religious organization that may qualify for an exemption. Mason seconded. The motion carried unanimously.

Signing of Completed Chief Appraiser Evaluation Document

Lankford announced that the signing of the completed Chief Appraiser evaluation document would need to be moved to the Board's next meeting as Hisle-Piper and Lux finalize their notes.

The Board recessed at 10:42 a.m. and reconvened at 10:45 a.m.

Chief Appraiser's Report

Samsung / Water Plant Exemption Update

Lankford reviewed the order of events and timeline for the Samsung water treatment plant exemption which had been denied. He indicated that 130RWSC – EPCOR (prior owner) had filed a lawsuit against the District and the District would be working through this lawsuit in the coming months.

Public Finance Corporation Lawsuit Update

Lankford discussed another exemption case. This exemption was pertaining to a public finance corporation for four apartment complexes in the Round Rock area. The apartments were denied the exemption because the District determined that they did not qualify. The District prevailed in court, with the judge ruling in favor of the appraisal district. Lankford announced that the taxing units funded the litigation.

Assessment Tax Pro (ATP) User's Group Meeting

Lankford discussed the District's appraisal software, which is provided by Tyler Corporation, called Assessment & Tax Pro (ATP). He indicated that the District had their annual meeting with other users of this software. He mentioned that five other appraisal districts had joined in this meeting where discussions of software development took place with the software vendor.

Gibbs left the meeting at 10:52 a.m.

Taxing Unit Board of Directors Election Update

Lankford congratulated Board members, Lux and Birkman, who were elected by the District's taxing units to a four-year term.

Public Board of Directors Election Process

Lankford displayed the public Board Election calendar showing the process for the public election. He indicated that the calendar had been provided to one of the District's attorneys, Chris Jackson. He announced that the withdrawal deadline date would be added to the calendar. Sanders inquired about the placement of the information on the website. Discussion followed.

Birkman discussed proposed training for the public about the election process and inquired about one of the District's attorneys providing this training.

Lawsuit, Arbitration and SOAH Reports

Lankford reviewed the lawsuit, regular and limited binding arbitrations, and State Office of Administrative Hearings (SOAH) reports.

Board Agenda Additions for Future Meetings

- There were no Board agenda additions discussed.

Board Announcements

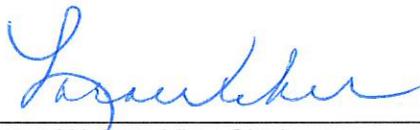
- Lankford conveyed employees' appreciation for the door prizes provided by the Board members at the District's Christmas party.
- Lankford conveyed Michael Wei's congratulations to Lux and Birkman on their election to the Board.
- Sanders announced that he may be resigning from the Board. Lankford explained the process for filling a vacancy and noted that he would seek clarification on whether an individual holding an elected office in Texas is eligible to serve on the Board of Directors.

The Board set the following meeting dates:

- Thursday, February 12, 2026 at 9 a.m.
- Thursday, March 12, 2026 at 9 a.m.
- Thursday, April 16, 2026 at 9 a.m.
- Thursday, May 14, 2026 at 9 a.m.
- Thursday, June 11, 2026 at 9 a.m.
- Thursday, July 9, 2026 at 9 a.m.
- Thursday, September 10, 2026 at 9 a.m.
- Thursday, October 8, 2026 at 9 a.m.
- Thursday, November 5, 2026 at 9 a.m.

The meeting adjourned at 11:24 a.m.

Respectfully,



Lora Weber, Vice Chair



Harry Gibbs, Member