

Williamson Central Appraisal District

Board of Directors Meeting

Minutes of February 12, 2026

Jon Lux, Chair, called the regular meeting of the Williamson Central Appraisal District Board of Directors to order Thursday, February 12, 2026, at 9:00 a.m. Board members present; Jon Lux, Lora Weber, Harry Gibbs, Michael Wei, Larry Gaddes, Hope Hisle-Piper and Mike Sanders. Quorum declared. Lisa Birkman and Mason Moses were absent.

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

Pledges of Allegiance

Receipt of Public Comments

Lux reminded the Board of the opportunity for the public to address them. He also mentioned the three-minute timeframe allotted for public comments.

A property owner, Jim Gibson, who was also an investor from California addressed the Board. Gibson discussed several properties he owned in Williamson County and his tax concerns.

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.

One contact Williams specifically discussed wanted to know who to address about the property tax code. Williams advised the owner to contact the Texas legislature.

Gaddes, the Williamson County Tax Assessor Collector, who also serves on the Board of Directors, had explained the role of the appraisal district and indicated that the district strictly addresses the property value. He indicated that the school districts, cities, and other taxing entities are responsible for addressing property taxes. Gaddes added that owners should only protest their value if they have evidence showing it should be lowered. He added that property owners should ensure they are being afforded the appropriate exemptions and that it is a property owner's responsibility to show up at property tax hearings. He remarked that Texas is funded by sales tax and property tax. Gaddes again explained the distinct roles of both the appraisal district and the tax office. It was also discussed that the appraisal district must value property at market value according to the Texas Constitution. If this is not done, the school districts and their funding is affected. Discussion followed.

Williams also discussed, per the Texas Property Tax Code, the ability for the TLO to address repetitive complaints. Discussion followed.

~~Consider approval of minutes of the Board of Directors for the regular meeting = January 8, 2026.~~

Weber made a motion to approve the January 8, 2026 minutes as presented. Sanders seconded. The motion carried unanimously.

Consideration of Monthly Financials

The November 2025 financials and expenditures were reviewed and filed for audit.

Agricultural Advisory Committee

Lankford introduced Amber Metcalfe, the Manager of the District's Land and Agriculture Department. Metcalfe reviewed the list of Agricultural Advisory Committee members. She mentioned that James Davidson, the current Committee Chair, would not be serving this year. Metcalfe indicated that, according to the Texas Property Tax Code, only three members are required. She added that these members weigh in on agricultural production values from various parts of the county. The members willing to serve again are as follows: Gene Lawhon, Wilbert Vorwerk, Billy Carlson, and Mark Prinz.

Discussion followed.

Gibbs moved to approve the listing of Agricultural Advisory Committee members as presented. Hisle-Piper seconded. The motion carried unanimously.

Texas Property Tax Code Section 25.25b Report

Lankford discussed a previously reviewed ownership correction with the Board. He explained that the correction to the appraisal roll was required to be reported not only to the Board of Directors, but also to the Appraisal Review Board (ARB). Lankford advised the Board that ownership records had been corrected for the period from 2008 to the present and that reporting this correction was mandated by the Tax Code.

Lankford reminded the Board that, at their previous meeting, they had approved the Board rule authorizing him to make changes to the ownership record.

Appointment of Appraisal Review Board Members & Officers

Lankford mentioned that the Appraisal Review Board (ARB) Committee had met to discuss the appointment of the ARB members. Nicole Giannelli, the District's Appeals Coordinator and Mary Bonnette, the Chair of the ARB, were present. Giannelli reported that there are 12 newly appointed ARB members and 16 returning members, for a total of 28 members. She further noted that five additional applicants have not yet been interviewed and may be available to serve should the District require additional support later in the year.

Discussion followed. Sanders, one of the District's publicly elected Board members, indicated that he would not be able to vote until he was able to review additional information. Per the Texas Property Tax Code, two of the three publicly elected members must vote in favor of any motion pertaining to the appointment of the ARB members. Bonnette emphasized the urgency of appointing the ARB members and noted that the sole eligibility requirement is residency in Williamson County for a minimum of two years. She further confirmed that this requirement has been verified with each applicant. Discussion followed. The Board discussed scheduling a brief meeting in the next two weeks to finalize appointments of Appraisal Review Board members. Lankford announced that a poll would be sent to find the best date for the meeting and to ensure a quorum would be present.

Sanders made a motion to name the following Appraisal Review Board officers: Mary Bonnette as ARB Chair and Coletta Ruggiero as ARB Secretary. Weber seconded. The motion was amended to also include the reappointment of ARB member Brenda Oliver. The amendment was accepted. The motion carried unanimously.

Executive Session began at 9:53 a.m. and ended at 10:25 a.m. The Board recessed and the meeting was reconvened at 10:28 a.m.

Update on Chief Appraiser Compensation Study

The Board requested that the Chief Appraiser Compensation Request for Proposal Study be added to their next agenda. There was no action taken as a result of executive session.

Signing of Completed Chief Appraiser Evaluation Document

The Board took no action pertaining to the signing of the Chief Appraiser evaluation document.

Chief Appraiser's Report

Notice of Appraised Value Review

Lankford announced that few changes had been made to the Notice of Appraised Value since last year, he discussed the homestead cap which limits the amount the value can increase from one year to the next.

Gaddes pointed out that even though this document does not include tax information, his office receives calls. Discussion followed.

WCAD Entity Meeting

Lankford announced that the District's annual Entity Meeting was scheduled to take place Monday, March 30th. It was suggested that an Entity survey be conducted at the conclusion of the meeting.

Family Events for Employees & Board Members

Lankford discussed the Employee Recognition Committee (ERC), explaining that the committee acknowledges significant events in the lives of District employees and Board members. He noted that, because the District is prohibited from using public funds for such purposes, employees voluntarily contribute to support these efforts. The contribution rate for 2025 is \$25.

Lankford presented graphs outlining the sources and uses of the funds and invited Board members to participate in supporting the program. He also expressed his appreciation for their consideration and participation.

Board Member Property Verification

Lankford announced that, each year, employee's and Board members are asked to confirm the specifications of their property owned within Williamson County. He asked that members sign and return the appraisal cards that had been provided.

Public Board of Directors Election Process

Lankford reported that he had spoken with one of the District's attorneys and, as a result, a few items were added to the Public Board Election process spreadsheet. Among the additions was the withdrawal deadline, which Sanders had previously requested be included. Lankford reviewed the updated document.

Lankford discussed an item that the Board had brought to him previously asking that he become more familiar with the public Board election process. He had conversed with one of the District's attorneys, who is in charge of this item, Chris Jackson.

Jackson informed Lankford that the process is not yet fully vetted and that it would take a few election cycles to iron out details. Lankford indicated that he would be working with the District's attorneys and attending training to ensure the District manages the election appropriately.

Sanders inquired about the posting deadline. Lankford responded that a Board Election notice would be featured prominently on the District's website homepage, with a direct link to the Elections page.

Publicly Elected Board Member Candidate Orientation Update

Lankford referenced the previously discussed candidate orientation for publicly elected Board members. He indicated that an orientation would be offered to members of the public who file to have their names placed on the ballot. Lankford informed the Board that the orientation is scheduled for Tuesday, July 7, 2026 at 4:00 p.m. at the District's office and will be conducted by Chris Jackson, one of the District's attorneys. An RSVP will be requested, as the District will be engaging legal counsel for this session. The orientation will provide an overview of the roles and responsibilities associated with serving on the appraisal district's Board of Directors. Discussion followed.

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

- Chief Appraiser Compensation Request for Proposal Study

Board Announcements

- There were no Board announcements.

The Board had previously set the following meeting dates:

- 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 Board discussed scheduling an urgent meeting. Lankford announced that a poll would be sent to ensure a quorum would be present at this meeting.

The meeting adjourned at 11:07 a.m.

Respectfully,


Jon Lux, Chair


Lora Weber, Vice Chair