

Williamson Central Appraisal District

Board of Directors Meeting

Minutes of July 9, 2026

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

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

Pledges of Allegiance

Receipt of Public Comments

There were no public comments.

Board of Director Recognition

Lankford announced that this could be Larry Gaddes' final meeting as a member of the Board of Directors. He recognized Gaddes for nearly 10 years of dedicated service on the Board and commended his leadership as Williamson County Tax Assessor-Collector, stating that, in his opinion, Gaddes had led one of the finest tax offices in the State of Texas. Lankford noted Gaddes' outstanding reputation and the exceptional organization he had built. He also recognized Gaddes' earlier service with the appraisal district, where he worked for nearly two years prior to becoming the Williamson County Tax Assessor-Collector.

Gaddes expressed his appreciation for the District and stated that he considered it to be one of the best appraisal districts in Texas. He remarked that serving on the Board of Directors had been a privilege and thanked the Board and District staff for their support. In recognition of his service, Lankford presented Gaddes with a Texas flag that had been flown over the District on the morning of his final Board meeting.

Birkman arrived at 9:07 a.m. The Board recessed for a break at 9:07 a.m. and readjusted at 9:09 a.m.

Executive Session began at 9:10 a.m. The Board returned to open session at 10:13 a.m.

Sanders left the meeting at 10:15 a.m.

Consultation with Attorney on Current Litigation

No action was taken as a result of Executive Session

Lawsuit, Arbitration & SOAH Reports

There was no discussion regarding the lawsuit, arbitration or SOAH reports.

Employee Health Insurance Presentation

Debra Spellings of Benefits 360, the District's employee benefits consultant, presented the annual health insurance renewal and benefit recommendations. She reported that the District is currently insured through UnitedHealthcare (UHC) and that this would be the first renewal under the current plan if the Board elected to continue coverage.

Spellings reviewed renewal proposals from Aetna, UnitedHealthcare, and Blue Cross Blue Shield. She reported that UnitedHealthcare's renewal reflected a 4.9% premium increase while maintaining the District's existing benefit plan. She also announced that open enrollment would begin in August with coverage effective September 1 and recommended renewing the District's medical insurance with UnitedHealthcare.

Spellings further reviewed the District's ancillary insurance coverages and recommended renewing dental and vision coverage with Blue Cross Blue Shield, short-term disability coverage with Sun Life, and long-term disability coverage with UnitedHealthcare.

Lux thanked Spellings and the Benefits 360 team for their continued efforts on behalf of the District and acknowledged their success in negotiating competitive insurance rates.

Taxpayer Liaison Officer's Report

Report on Property Owner Contacts

Glenda Williams, the Taxpayer Liaison Officer (TLO), presented a report summarizing her interactions with property owners and provided updates on related matters.

Consider approval of minutes of the Board of Directors for the regular meeting – June 11, 2026.

Birkman moved to approve the June 11, 2026 minutes as presented. Weber seconded. The motion carried unanimously.

Consideration of Monthly Financials

The May 2026 financials and expenditures were reviewed and filed for audit.

2027 Budget Workshop

2027 Budget Review

Lankford reported that one revision had been made to the proposed 2027 budget since the Board's previous meeting. The projected employee health insurance increase had been reduced from 15% to 4.9%, lowering the proposed budget from approximately \$15.9 million to \$15.8 million.

Lankford also reviewed the annual budget survey completed by the District's taxing units and discussed the survey results. He noted that the health insurance savings could potentially support a 3% employee salary increase, which would be considered further during the September Board meeting.

Assigned Obligated Funds

Lankford reminded the Board members of the auditing firm's presentation at their last meeting regarding the 2025 unobligated fund balance of \$287,391, which the Board would need to designate for specific purposes.

He recommended assigning \$175,000 to the Board Election Reserve, noting that \$175,000 had previously been budgeted for 2026 and that combined this should adequately fund the upcoming public Board election. He further recommended assigning the remaining \$112,391 to the CAMA Reserve Fund in anticipation of the District's eventual transition to a new CAMA software system within the next two to three years.

Birkman moved to obligate a total of \$287,391 from unobligated funds in the audit to the District's reserve accounts as follows:

- \$175,000 to Board Elections
- \$112,391 to CAMA Reserve

Wei seconded the motion. The motion carried unanimously.

Order of General Public Board Election & Review of Process

Lankford informed the Board that the Order of General Election must be signed and submitted by September 3. Because the next regularly scheduled Board meeting would not occur until mid-September, Lankford presented several options for completing the Order. He explained that the District was awaiting final polling places and early voting information from the Elections Administrator. The options included signing the Order at the current meeting and distributing the finalized version afterward, approving the Order subject to completion once the remaining information was received, or scheduling a special called Board Meeting in August.

Weber moved to approve the Order of General Election as submitted with the understanding that the form will be finalized and signed when additional information is received from the Elections Administrator. Birkman seconded. The motion carried unanimously.

Lankford also announced that July 18 would be the first day for candidates to file for a place on the ballot and that the filing deadline would be 5:00 p.m. on August 17.

Weber left the meeting at 10:49 a.m.

Chief Appraiser's Report

WCAD Presentations

Lankford reported on a recent Legislative Committee meeting attended by chief appraisers from across Texas. Among the legislative priorities discussed was reforming the public Board election process, including changing Board elections from a majority vote requirement to a plurality vote to help reduce election costs.

Additional topics included appraisal reform and Board member training requirements including alternative training opportunities. Lankford also discussed proposals to separate the Methods and Assistance Program (MAP) Review from the Property Value Study (PVS) so that failure of a MAP Review would no longer automatically affect a district's PVS grace period.

Lankford mentioned other legislative topics under consideration included extending or eliminating Appraisal Review Board (ARB) term limits, providing a grace period for newly appointed chief appraisers under the MAP Review process, electing all appraisal district Board positions, improvements to the Limited Binding Arbitration process, technical amendments to House Bill 9 regarding Business Personal Property, annual expiration requirements for tax agent contracts, and increased transparency in tax agent advertising.

Property Owner Surveys

Lankford reviewed the results of the Property Owner Surveys and reported that the District received very positive feedback.

Community Portal Update

Lankford reminded the Board that it had previously approved enhancements to the District's website through the addition of a Community Portal. He had planned to provide a demonstration of the new features during the meeting; however, due to time constraints, the presentation was postponed until the September meeting.

Protest Season Update

Lankford reported that the District successfully certified the appraisal roll on July 7 and would certify the roll to the taxing units in the coming days. He commended District staff for completing the process on schedule despite receiving more than 110,000 appraisal protests during the year. He also expressed appreciation to the Appraisal Review Board for its efforts throughout the protest season.

Board Agenda Additions for Future Meetings

- Review the statutory requirements for the incoming Tax Assessor-Collector, including whether an Oath of Office is required before serving on the Board.

Board Announcements

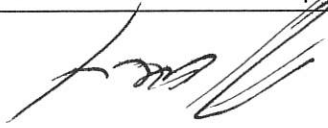
- Hisle-Piper shared news of her husband's recent surgery.

The Board had previously set the following meeting dates:

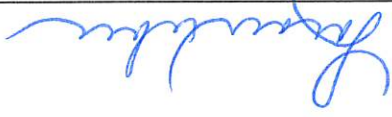
- Thursday, September 10, 2026 at 9 a.m.
- Thursday, October 8, 2026 at 9 a.m.
- Thursday, November 5, 2026 at 9 a.m.

The meeting adjourned at 11:10 a.m.

Respectfully,



Jon Lux, Chair



Lora Weber, Vice Chair