

BOSQUE CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS MEETING MINUTES

Date and Time	Thursday, April 30, 2026, convened at 6:00 p.m.
Location	Meridian Civic Center, 309 W. River Street, Meridian, Texas
Notice	Posted pursuant to Chapter 551, Texas Government Code
Members Present	Steve Harr, Chairman Doug Kieta Justin Blake Robert (Robbie) Clark Arlene Swiney (Tax Assessor/Collector)
Members Absent	Kyle Williams
Staff Present	Christopher Moser, Chief Appraiser; Justin Neuman, Deputy Chief Appraiser
Also Present	Greg Davis and Ashley Mayfield, Capital Appraisal Group; members of the public
Quorum	A quorum was present.

1. Call to Order and Determination of Quorum

Chairman Steve Harr called the meeting to order at 6:00 p.m., determined that proper notice had been given, and confirmed a quorum was present. The Chairman recognized District staff for development of the District Facebook page and encouraged property owners with appraisal questions to contact the District and use the protest process when appropriate.

2. Audience With Individuals or Committees Making a Report, Request, or Comment, and Consideration of Complaints

The Chairman reviewed the public participation rules.

Sandy Raushenberger commented on the mass appraisal process, staff training, property records, exemption procedures, Spanish-language forms, communication with Board members, and treatment of certain properties.

Amy Heiney discussed her experience with the appraisal and protest process and expressed support for appraisal-system reform.

John Campbell commented that appraisal concerns are statewide and that changes to the system would require legislative action.

No action was taken and no response was made on matters raised during public comment.

3. Consent Agenda

The Consent Agenda included approval of the February 9, 2026 Board minutes, first-quarter 2026 financial reports, and the Section 25.25(b) supplements report. A correction to the February 9 minutes had been circulated before the meeting.

ACTION: Motion by Doug Kieta, seconded by Justin Blake, to approve the Consent Agenda. The motion carried.

4. Advance Notice Plan to the Taxing Units Regarding Staggered Terms and the Upcoming Budget Process

The Board discussed providing taxing units advance notice of the proposed move to staggered Board terms and the upcoming District budget process. Board members would communicate with the taxing units during their public meetings.

ACTION: Motion by Justin Blake, seconded by Robert Clark, to approve the advance notice plan. The motion carried.

5. Proposed Amendment to the Current Office Space Lease

The Board discussed an amendment to the current commercial lease reflecting the new landlord and continuation of the existing lease terms. The Board also discussed possible future space needs for the Appraisal Review Board and District operations.

ACTION: Motion by Doug Kieta, seconded by Justin Blake, to approve the First Amendment to Commercial Lease as included in the Board packet. The motion carried.

Following the vote, Arlene Swiney asked whether land had been purchased for a new building. The Chairman stated that no land had been purchased.

6. Bids for General Counsel for BCAD

The Board reviewed proposals from Low, Swinney, Evans & James and Olson & Olson for general counsel services following the current counsel's request to withdraw due to a conflict of interest. Additional information was requested.

ACTION: The item was tabled to the next meeting to allow further review of the proposals. No vote was taken.

7. Appraisal Process Presentation by the Chief Appraiser

Chief Appraiser Moser presented an overview of the annual appraisal cycle, notice and protest procedures, mass appraisal methodology, 2026 appraisal results, property owner remedies and exemptions, certification requirements, applicable deadlines, and rollback revenue.

Board discussion included sales information, property review, rollback taxes, certification timelines, and value changes affecting taxing-unit estimates and over-65 ceiling calculations.

8. Discussion of Utility Appraisals Including Data Centers, Solar Farms, and Lhoist

Chief Appraiser Moser introduced Greg Davis and Ashley Mayfield of Capital Appraisal Group for a discussion of utility and industrial appraisals. Topics included renewable energy valuation, applicable tax limitations and agreements, data center valuation and depreciation, ownership of taxable equipment, and available cost information.

The Board also discussed Lhoist land acquisitions and the kiln expansion. Ms. Mayfield reported that completion is now expected near year-end and the planned on-site inspection will be moved to January.

The Chairman noted that information regarding the District's largest taxpayers and taxable values is available on BosqueCAD.com.

9. Discuss Future Agenda Items

Future agenda items identified included wildlife management reporting requirements, the annual audit status, additional general counsel proposals, and office/Appraisal Review Board space.

10. Discuss and Set Date and Time of Next Meeting

The Chairman advised that the next meeting would focus primarily on the preliminary budget. Date and Time to be determined.

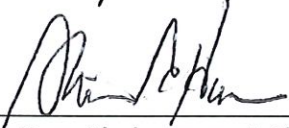
11. Adjournment

ACTION: Motion by Doug Kieta, seconded by Justin Blake, to adjourn. The motion carried and the meeting adjourned at 7:24 p.m.

Minutes are transcribed from notes taken by Secretary Robert Clark and Justin Neuman with recording.
Respectfully submitted by Michele DeLeon

These minutes were approved by the Board of Directors of the Bosque Central Appraisal District on

September 9, 2026.



Steve Harr, Chairman or Acting
Board of Directors, Bosque Central Appraisal District



Robert Clark, Secretary or Acting
Board of Directors, Bosque Central Appraisal District