



Dana Horton
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MINUTES OF MEETING
20 November 2025
BRAZOS CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS

1. Declaration of Quorum and Call to Order.

Mr. DeWitt as Chair, having determined that a quorum was present, called the meeting to order at 8:33 a.m. on Thursday 20 November 2025 at 4051 Pendleton Dr., Bryan, Texas.

Members Present: Kyle DeWitt, Silas Garrett, Raul Pendas, Susan Pesl, Marc Deer, Jonna Schreiber and Rafael Pena.

Members Absent: Melissa Leonard

BCAD Staff: Dana Horton, Jonathan Austin, Scott Warren and Debbie Lockledge.

BCAD Staff Absent: n/a

Guests: Jon Miller as Brazos CAD's legal counsel.

2. Acknowledgement of Visitors and Hear Citizen Comments.

Mr. DeWitt noted there were no members of the public who wished to address the Board at that time.

3. Recognition of affidavits (if any) filed in response to State law on disclosure of conflict of interest.

None.

4. Consent Agenda.

The following items, being on the consent agenda, were considered:

- a. Approval of cash disbursements for October 2025.
- b. Brazos CAD financial account review.
- c. Board of Directors minutes for previous meeting(s).

Mr. Pena moved to approve the consent agenda; Mr. Garrett seconded the motion. The motion passed unanimously.

5. Executive Session

Mr. DeWitt read the section on a closed session of the Board of Directors meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, subchapters D and E as it appears at the end of the agenda for this meeting.

The Brazos Central Appraisal District then determined that it was reasonable and necessary to go into an Executive Session. The Board went into Executive Session at 8:35 a.m. to discuss the following matter(s):

- a. Pursuant to Texas Government Code §551.071:

- (1) To meet with its attorney and seek advice regarding pending or contemplated litigation and settlement offers.

No action was taken during the Executive Session. The Board adjourned the Executive Session at 8:58 a.m. and immediately reconvened in regular session.

6. Discussion, consideration and possible action on:

a. Proposed Settlement(s) for Pending Litigation.

Mr. Pena made the motion to approve all the proposed settlements for pending litigation except Cause No. 25-002086-CV-272 (see Attachment A); Mr. Garrett seconded the motion. The motion passed unanimously.

Request from Ms. Horton to return to the consent agenda and amend the minutes.

Regarding the October minutes, Ms. Horton noted that in addition to Mr. DeWitt's absence, Ms. Pesl and Ms. Sherman are listed as present but they were not present. She asked that the October minutes be amended to reflect this. Mr. Garrett made the motion to approve the minutes as amended; Mr. Pena seconded the motion. The motion passed unanimously.

b. Discussion regarding use of personal time off versus sick leave and vacation time (previously tabled).

Ms. Horton presented, outlining the research she has done thus far. She noted that if Brazos CAD were to pay out all sick leave and vacation time as of November, it would be approximately \$150,000; sick leave only would be \$80,000. She added that she does not know how the County or the Citiers handle this as well as other CADs, but agreed to find out and bring that back to the Board in the December meeting. After further discussion, no action was taken on this at this time.

c. Resolution 25-009 re-appointing the following members of the Appraisal Review Board with appointment terms of 1/01/2026 – 12/01/2027:

John Wood (2nd term)
William Cargil (3rd term)
Karen Bradberry (3rd term)
Sandra Fuller (3rd term)
Jimmie Corleuy (2nd term)

Ms. Horton presented, noting that ARB members can serve up to 3 consecutive 2-year terms. Mr. Garrett made the motion to approve this resolution; Mr. Pena seconded the motion. The motion passed unanimously.

d. Resolution 25-012 appointing the following new members of the Appraisal Review Board with appointment term of 1/01/2026 – 12/31/2027:

Julie L. Weisser (full member);
John Murray (auxiliary member);
Timothy Meekma (auxiliary member)

Ms. Horton presented, noting that Mr. Murray and Mr. Meekma decided not to participate as ARB auxiliary members, so this resolution needs to be for Julie Weisser only as a full member who will replace Tom Prader. Mr. Garrett made the motion to approve Resolution 25-012 as amended to appoint Julie Weisser only; Mr. Pena seconded the motion. The motion passed unanimously.

e. Chief Appraiser's 3rd Quarter Investment Report for 2025.

Mr. Horton presented, outlining the information that is available on this report. Mr. Garrett made a motion to approve the 3rd Quarter Investment for 2025; Mr. Pena seconded the motion. The motion passed unanimously.

f. Acknowledgement of the Taxpayer Liaison Officer's monthly report.

So acknowledged. Ms. Horton gave a brief overview of his report and answered any questions the Board had.

7. Chief Appraiser Update on Appraisal District Activities, Attendance at Meetings and Events; Information on Upcoming Activities.

Ms. Horton presented, noting the following:

- Appraisal staff are working on 2026 values.
- There are still some active protests from 2025.
- Jonathan Austin will be attending week 2 of the Chief Appraisers Institute.
- The Property Tax Institute will be in December. It will be held locally, and Brazos CAD will have some people attending.

10. Consideration of Other Business and Future Agenda Items.

.No other business or future agenda items were suggested.

11. Date, Place and Time for Next Board Meeting.

The next regular Board meeting will be Thursday 18 December 2025 at 8:30 a.m. in the Brazos CAD boardroom.

12. Adjournment.

There being no further business, the meeting was adjourned at 9:50 a.m..

Examined and approved as of this 18th day of December 2025.


Accepted: Chairman


Accepted: Secretary


Accepted: Vice-Chairman

LITIGATION SETTLEMENTS

As Approved by the Board of Directors

20 November 2025

1. Cause No. 23-002648-CV-85

YEAR	PID	AGREED VALUE
2023	368057	\$ 8,800,000
2024	368057	\$ 10,220,000

2. Cause No. 23-003249-CV-85

YEAR	PID	AGREED VALUE
2023	99179	\$ 2,064,000

3. Cause No. 23-003054-CV-272

YEAR	PID	AGREED VALUE
2023	47000	\$ 830,000

4. Cause No. 24-002627-CV-85

YEAR	PID	AGREED VALUE
2024	106629	\$ 13,394,685
	106630	1,255,315

5. Cause No. 24-002717-CV-472

YEAR	PID	AGREED VALUE
2024	374153	\$ 1,850,000

6. Cause No. 24-003394-CV-472

YEAR	PID	AGREED VALUE
2024	18526	\$ 8,100,000
	18724	12,100,000

7. Cause No. 24-002921-CV-

YEAR	PID	AGREED VALUE
2024	441867	\$ 758,280

8. Cause No. 24-002923-CV-472

YEAR	PID	AGREED VALUE
2024	374162	\$ 882,569

9. Cause No. 24-002940-CV-472

YEAR	PID	AGREED VALUE
2024	47000	\$ 860,000

10. Cause No. 24-002946-CV-472

YEAR	PID	AGREED VALUE
2024	114079	\$ 2,995,000

11. Cause No. 25-002455-CV-472

YEAR	PID	AGREED VALUE
2025	98422	\$ 6,507,000
	98424	723,000

12. Cause No. 25-002076-CV-472

YEAR	PID	AGREED VALUE
2025	359187	\$ 79,800,000

13. Cause No. 25-002090-CV-472

YEAR	PID	AGREED VALUE
2025	363797	\$ 50,000,000

14. Cause No. 25-002075-CV-272

YEAR	PID	AGREED VALUE
2025	37888	\$ 26,250,000

15. Cause No. 25-002084-CV-85

YEAR	PID	AGREED VALUE
2025	37890	\$ 25,250,000

16. Cause No. 25-002067-CV-272

YEAR	PID	AGREED VALUE
2025	93960	\$ 35,300,000

17. Cause No. 25-002086-CV-272

YEAR	PID	AGREED VALUE
2025		\$ <i>Not Approved</i>

18. Cause No. 25-002078-CV-472

YEAR	PID	AGREED VALUE
2025	10434	\$ 52,194
	393579	46,297,806

19. Cause No. 25-002025-CV-272

YEAR	PID	AGREED VALUE
2025	109399	\$ 45,750,000

20. Cause No. 25-002077-CV-472

YEAR	PID	AGREED VALUE
2025	356626	\$ 27,750,000

21. Cause No. 25-002082-CV-272

YEAR	PID	AGREED VALUE
2025	441933	\$ 15,500,000

22. Cause No. 25-002763-CV-472

YEAR	PID	AGREED VALUE
2025	374153	\$ 2,000,000

23. Cause No. 25-002064-CV-472

YEAR	PID	AGREED VALUE
2025	350784	\$ 45,000,000

24. Cause No. 25-002088-CV-472

YEAR	PID	AGREED VALUE
2025	10527	\$ 14,750.000