

#2286

AGENDA
STERLING COUNTY APPRAISAL DISTRICT
812 4TH STREET
STERLING CITY, TX 76951
BOARD OF DIRECTORS
2nd QUARTER REGULAR MEETING
May 21, 2025 8:30 A.M.

FILED May 15, 2025
AT 1:08 o'clock P.
JERRI McCUTCHEN
County Clerk, Sterling County, Texas
By: Adriana Rios Deputy

- I. Opening of Meeting
 - A. Swear in Board Members
 - B. Public Comments
- II. New Business – Action Items
 - A. Receive and Approve/Disapprove 2024 Financial Audit by Richard Bowman, CPA
 - a. Discuss the 2024 Surplus Funds
 - B. Discuss 2024 Preliminary SDPVS Findings – Tyler Halfmann, Pritchard & Abbott
 - C. Discuss BOD Members serving 2026-2027
 - D. Discuss and Approve/Disapprove New/Existing Contracts
- III. Routine Business
 - A. Approve Minutes from January 24, 2025
 - B. Approve Bills and Financial Report for January, February, March & April
 - C. Approve Travel
- IV. New Business – Action Items
 - A. The board will retire into Executive Session pursuant to Texas Government Code Section 551.072 and 551.074 to discuss any of the following:
 - a. Section 551.072 Deliberations regarding real property
 - b. Section 551.074 Personnel matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public office or employee, or to hear a complaint or charge against an office or employee
 - B. Reconvene in Open Session
 - C. Discussion and action on any items discussed in Executive Session
- V. New Business – Action Items
 - A. Budget Workshop for 2026
 - B. Discuss Preliminary Budget for 2026
 - C. Approve proposed Preliminary 2026 Budget
- VI. New Business – Action Items
 - A. Discuss any other matters concerning SCAD
 - a. Appraisal Progress and/or Issues
 - b. Budget Issues
 - B. Adjourn



CERTIFICATE

THE STATE OF TEXAS {}
COUNTY OF STERLING {}

I, Jerri McCutchen, Clerk of the County Court in and for Sterling County, Texas, hereby certify that the above and foregoing instrument is a true and correct copy of the original "Notice of Meeting" as filed by in my office on

May 15, A.D. 2025.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of May, A.D. 2025.

Jerri McCutchen, Clerk, County Court

Sterling County, Texas

By: Adriana Rios Deputy

**THE MINUTES OF MEETING OF THE
BOARD OF DIRECTORS
STERLING COUNTY APPRAISAL DISTRICT
MAY 21, 2025**

The Board of Directors of the Sterling County Appraisal District (SCAD) met for their Regular 2nd Quarter Meeting on May 21, 2025 at 8:30 A.M. Directors present and forming a quorum were Reed Stewart, Josh Gaines, Ross Copeland, Lane Horwood and Sims Price. Ellen Clark represented the Tax Office, while Julie McEntire represented the SCAD.

Reed called the meeting to order at 8:30 A.M.

Board Members who were not present at the first quarter meeting in January were sworn in and signed the Oath of Office.

No one was registered for public comments.

Mr. Richard Bowman, CPA presented the 2024 Financial Audit Report. Josh made a motion to approve the 2024 Financial Audit with a second from Lane. Motion carried 5 – 0.

The BOD then discussed the 2024 Surplus Funds of \$27,467.23, which had previously been approved to retain for legal fees in the October 2024 BOD meeting.

Tyler Halfmann, appraiser for Pritchard and Abbott, spoke to the BOD about the 2024 Preliminary School District Property Value Study findings. He explained that the SCAD's local values were valid and in compliance with the State Comptroller's values.

All board members stated that they are willing to serve on the SCAD for the coming 2026-2027 years.

Julie presented the BOD with the 2026-2027 appraisal and mapping software contracts with Pritchard and Abbott. After discussion, Sims moved to approve the contracts and Lane seconded the motion. Motion carried 5 – 0.

The minutes from the January 24, 2025 meeting were reviewed and approved with a motion from Sims and a second from Josh. Motion carried 5 – 0.

The January, February, March and April bills and financial reports were reviewed and approved with a motion from Josh and a second from Lane. Motion carried 5 – 0.

The travel expenses were reviewed. Josh made a motion to approve the expenses and Sims seconded. Motion carried 5 – 0.

Reed stated that the BOD would not retire into Executive Session.

Reed opened the 2026 Budget Workshop at 9:06 A.M. The 2026 Preliminary Budget was discussed. The 2026 Budget Workshop was closed at 9:16 A.M. Josh made the motion to

approve the 2026 Preliminary Budget amount of \$373,030. Ross seconded the motion. Motion carried 5 – 0.

Julie updated the BOD on appraisal progress and budget issues.

With no further business to discuss Josh made a motion to adjourn at 9:19 A.M. and Sims seconded the vote. Motion carried 5 – 0.


Chairman


Secretary