

SUBJECT MINUTES OF REGULAR MEETING AND PUBLIC HEARINGS
PLACE Offices of the
SCURRY COUNTY APPRAISAL DISTRICT
2612 COLLEGE AVE
SNYDER, TX 79549
DATE December 10, 2024

The Scurry County Appraisal District Board of Directors (BOD) met in a Regular Session on December 10, 2024 with the following members present:

Jerry Boyd
Ryan Grady
Shane Smith
Rod Partain

Also present were Jackie Martin, Chief Appraiser (CA Martin) and Dalinda Roberts, Business Manager.

REGULAR MEETING:

- I. **CALL TO ORDER and ESTABLISH QUORUM**
Jerry Boyd, Chairman, called the regular meeting to order at 8:30 am. A quorum was present.
- II. **APPROVAL OF MINUTES (Minutes 8-20-24)**
A motion was made by Ryan Grady and seconded by Rod Partain to accept the minutes of August 20, 2024 as presented. The motion carried unanimously.
- III. **PUBLIC COMMENTS ON ACTIVITIES OF THE APPRAISAL DISTRICT**
No public in attendance.
- IV. **NEW BUSINESS ACTIONS ITEMS**
 - a. **FY 2023 Audit Report, Roberts & McGee, CPA**
 - i. Cara Hilbrich presented the audit report from Roberts & McGee. The firm gave a good clean audit with no changes to be made to SCAD's process controls. A motion was made by Rod Partain and seconded by Shane Smith to approve the financial audit as presented by Mrs. Hilbrich. The motion carried unanimously.
 - b. **Designate Obligation of FY 2023 Excess Funds to Legal Contingency Fund**
Rod Partain made a motion to designate FY 2023 Excess Funds of \$69,865 to Legal Contingency Fund as presented by CA Martin. Ryan Grady seconded the motion and the motion carried unanimously.
 - c. **Current 2024: Approve Bank Balances, Budget Report, Quarterly Investment Report and Litigation Report**
CA Martin presented the current Bank Balances, Budget Expense Report, Quarterly Investment Report and Litigation Report. Shane Smith made a motion to accept the Bank Account Balances, Budget Expense Report, Quarterly Investment Report and Litigation Report as presented by CA Martin. Ryan Grady seconded the motion and the motion carried unanimously.

- d. Approve Bills Payable: September 2024 through November 2024**
Shane Smith made a motion to accept the Bills Payable as presented by CA Martin. Ryan Grady seconded the motion and the motion carried unanimously.
- e. Approve 2025 Policies: Investment, Financial Controls, Capitalization, Fund Balance, Purchasing Procedures, Duties of BOD/Chief Appraiser Authorization, Personnel, Disaster Recovery, Pandemic Policy, BOD Policy**
CA Martin presented the 2025 Policies to the Board. Rod Partain made a motion to approve the policies and Shane Smith seconded the motion. The motion passed unanimously.
- f. Approve the 2025 TCDRS Plan Participation Agreement stating the Retirement Plan Contribution Rate as 15.46% and Group Term Life Rate as .27% for a Total Contribution Rate of 15.73% with Eight (8) year vesting**
A motion was made by Rod Partain and seconded by Ryan Grady to approve the 2025 TCDRS Plan Participation Agreement as presented by CA Martin. The motion carried unanimously.
- g. Approve 2025 Chief Appraiser Surety Bond**
A motion was made by Rod Partain and seconded by Ryan Grady to approve the 2025 Chief Appraiser Surety Bond. The motion passed unanimously.
- h. 2024-2025 Scurry CAD Homestead Review Plan**
CA Martin informed the Board there were no changes to the Scurry CAD Homestead Review Plan. Information item only.
- i. 2025 Contracts List, including insurance policies**
CA Martin presented the 2025 Contract list which included insurance policies. Ryan Grady made a motion to accept the list as presented by CA Martin. Rod Partain seconded the motion and the motion carried unanimously.
- j. 2024 Scurry CAD Budget Line-Item Transfers**
CA Martin presented the line-item transfers for the 2024 Scurry CAD Budget. Ryan Grady made a motion to accept the transfers as presented by CA Martin. Shane Smith seconded the motion and the motion carried unanimously.
- k. Approve 25.25 Corrections to the Appraisal Roll**
CA Martin presented the 25.25 Corrections to the Appraisal Roll. Ryan Grady made a motion to accept the 25.25 corrections as presented by CA Martin. Rod Partain seconded the motion and the motion carried unanimously.
- l. Approve 2024 Summary Report**
CA Martin presented the 2024 Summary Report Plan to the BOD. A short discussion was held and Rod Partain made a motion to approve the plan as presented. Ryan Grady seconded the motion and the motion passed unanimously.
- m. Approve Request to Taxing Units for Nominations to fill vacant seat on Scurry CAD Board of Directors**
CA Martin asked the Board for approval to reach out to the Taxing Units for nominations to fill the vacant seat of the Scurry CAD Board left by Tommy Henderson's resignation. Rod Partain made a motion to approve reaching out for nominations and Shane Smith seconded the motion. The motion passed unanimously.

- n. **Consent and Approve 2025 Ag Advisory Board**
CA Martin asked the Board to approve the Ag Advisory Board consisting of the following members: Brad Hinton, Kirby Sterling and Dwayne Williams. Shane Smith made a motion to approve the Ag Advisory Board and Ryan Grady seconded the motion. The motion passed unanimously.
- o. **Approve Expert Witness Contract with Hornsby & Company for Kinder Morgan Litigation**
CA Martin asked the Board to approve the expert witness contract with Hornsby & Company for Kinder Morgan litigation. Rod Partain made a motion to approve the contract as presented and Ryan Grady seconded the motion. The motion passed unanimously.
- p. **Chief Appraiser's Evaluation by the Board of Directors**
The Board of Directors went into Executive Session to discuss the Chief Appraiser's evaluation.
- q. **Litigation review with attorney**
The Board of Directors went into Executive Session to discuss ongoing litigation with SCAD's attorney.
- r. **Approve Action Item on Kinder Morgan Litigation**
CA Martin and the Board discussed Kinder Morgan litigation and no action was taken.
- s. **Approve Server Warranty Extension**
CA Martin provided an update on the IT Server for the office which will need to be replaced in next year's budget and asked for approval on a 1 year extension to keep the Server covered under warranty. Rod Partain made a motion for the warranty extension and Ryan Grady seconded the motion. The motion passed unanimously.

- V. **ADJOURN TO EXECUTIVE SESSION to Discuss the Chief Appraiser Evaluation pursuant to TEX. GOV'T CODE § 551.074 and to confer with the District's attorney regarding litigation pursuant to TEX. GOV'T CODE § 551.071, Cause No. 26387 and Cause No. 26719, Kinder Morgan v. Scurry CAD, Cause No. 26723, Cause No. 26953 Kinder Morgan vs. Scurry CAD, Cause No. 27593 Rafter J vs. Scurry CAD, Cause No. 23-208-DCCV-27645 Snyder Hotel Group vs. Scurry CAD, Cause No. 23-208-DCCV-27646 Snyder Lodging Group, LLC vs. Scurry CAD, Cause No. 23-208-DCCV-27644 Jass Texas LLC vs. Scurry CAD, Cause No. 24-208-DCCV-00156 CEFCO, LLC, Fikes Wholesale vs. Scurry CAD, Cause No. 24-208-DCCV-27766 CVS as Lessee vs. Scurry CAD, Cause No. 204-28-DCCV-27760 Wal-Mart Real Estate Business Trust vs. Scurry CAD**
 - a. Return to Open Session
 - b. Action on Items Discussed in Executive Session

The Board of Directors went into Executive Session at 9:24 am to 10:20 am, with discussion referencing New Business Action Item Q listed above. No action was taken.

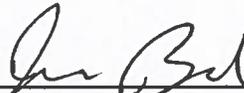
The Board of Directors went into another Executive Session from 11:12 am to 11:29 am, on New Business Action Item P. listed above, Chief Appraiser Evaluation. No action was taken.

The Board came out of closed session, delivered the evaluation to CA Martin with their thanks. After a motion to adjourn, the meeting was closed.

VI. INFORMATIONAL ITEMS

- a. Chief Appraisers Report – CAGI, TrueRoll
 - b. 2024 Certified Value Update-Over65 Freeze/Circuit Breaker adjustments
 - c. Ag Advisory Board meeting
 - d. ARB Update of members to be appointed by the District Judge
 - e. TAAD Annual Conference 2025, February 16-19, 2025
- The above items were presented by CA Martin and discussed with the Board of Directors and no action was taken.**

There being no further business to come before the Board, a motion was made by Rod Partain and seconded by Ryan Grady to adjourn the meeting at 11:30 am. The motion carried unanimously.



Jerry Boyd, Chairman



Rod Partain, Secretary