

Shelby County Appraisal District
BOARD OF DIRECTORS MEETING
10:00 A.M., Tuesday January 13, 2026
724 Shelbyville Street | Center, Texas 75935

MINUTES

Members present were Robin Connell, Josh Burns, David Chadwick, Amanda Treat-Brock, John Howard, Jason Harvey, Deuce Wulf, John Grigsby, and Linda Lewis. Also in attendance was Chief Appraiser, Eric Lawrence and Recording Secretary, Sheridan Cassell.

Members absent were Debora Riley, Allison Harbison, and Etola Jones.

1. Call to Order

The meeting was called to order at 10:00 A.M.

2. Public Comment

Heard public comment– No action was taken.

3. Administer Oath of Office for Any New Board Members

The Oath was administered to Josh Burns, John Grigsby, and Linda Lewis.

4. Election of Board Officers by the Board

Robin Connell, seconded by Deuce Wulf made a motion to keep John Howard as Chairman of the Board of Directors. Jason Harvey, seconded by Deuce Wulf made a motion to keep Robin Connell as Secretary of the Board of Directors. Jason Harvey, seconded by Deuce Wulf, made a motion to elect David Chadwick as the Vice Chairman of the Board of Directors. The vote was 9 for and 0 against and the motion carried.

5. Approve Minutes of October 28, 2025, Meeting

Deuce Wulf, seconded by Amanda Treat-Brock, made a motion to approve the minutes as presented. The vote for approval was 9 for and 0 against and the motion carried.

6. Approve Check Register for Fourth Quarter of 2025

David Chadwick, seconded by Deuce Wulf, made a motion to approve the check register as presented. The vote for approval was 9 for and 0 against and the motion carried.

7. Select Auditor and Enter into Contract for 2025 Audit

David Chadwick, seconded by Jason Harvey, motioned to keep Frank Campos & Associates, PLLC as designated Auditor. The vote was 9 for and 0 against and the motion carried.

8. Select a Director of Finance/designated Investment Officer for the Investment Policy

Deuce Wulf, seconded by Linda Lewis, made a motion to nominate John Grigsby and Eric Lawrence to be the designated Investment Officer for the investment policy. The vote was 9 for and 0 against and the motion carried.

9. Accept or Reject Depository Bids

John Grigsby, seconded by Jason Harvey, made a motion to accept the depository bid received from Shelby Savings Bank. The vote was 9 for and 0 against and the motion carried.

10. Resolution to Commit Excess Funds to Designated Accounts

Deuce Wulf, seconded by John Grigsby, made a motion to commit excess funds into the designated accounts as presented. The vote was 9 for and 0 against and the motion carried.

11. Closed Executive Session in Accordance with the Open Meetings Act, Texas Government Code Sec. 551.071 and 551.074 to Discuss

- a. Pending or contemplated litigation with the district's attorney and/or;
- b. the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee

12. Convene in Open Session and Take Possible Action on Items Discussed in Closed Session. No action taken.

13. Chief Appraisers Report – The following items were discussed:

2026 TARP Review:

--TARP was completed last week. Rosie, with the Comptroller's Office, was here all week and we have made some corrections to the 2024 TARP Review. We are continuing to make corrections as we are able, which will correct the 2025 TARP Review results as well.

--TARP will continue to happen until we have a "VALID" PVS in Excelsior ISD and Joaquin ISD. If Timpson ISD is found "INVALID" again in 2026, then that will trigger a TARP Review of that school district because it will be the third consecutive "INVALID" in a row.

2026 PVS Study:

--January 31, 2026, we will find out our Property Value Study Findings of ALL School Districts in Shelby County. ALL Districts were studied this year. This will guide us on what value changes we will be making for the 2026 Tax Year.

--The PVS happens every two years for ALL School districts unless there is an "INVALID" finding, then that "INVALID" school district will be studied the next year.

--An "INVALID" finding can be found "VALID" if that school district files an appeal (typically with their Delinquent Tax Attorneys, which ALL school districts in Shelby County use the same Law Firm.)

2024 MAP Review:

--We have made all the corrections for the 2024 MAP review and that review has been closed.

2026 MAP Review:

--2026 MAP Review will begin in a few months.

--The MAP Review is conducted every two years.

Next Meeting:

April 14, 2026@ 10:00am

14. Adjourn.

With no further business before the board, the meeting was adjourned.

A handwritten signature in black ink, reading "Sheridan Cassell". The signature is written in a cursive style with a large initial "S".

Sheridan Cassell
Recording Secretary
Board of Directors