

Minutes of Regular Meeting, February 14, 2023
Board of Directors
Waller County Appraisal District

The regular meeting of the Waller County Appraisal District Board of Directors was held in the board room of the Waller County Appraisal District at 9:00 a.m. on Tuesday, February 14, 2023, with the following members present: Mr. Royce Rape, Mr. Rick Welch, Mr. Bill Parks and Mrs. Paulette Barnett.

Members absent: Mrs. Ellen Shelburne
Mrs. Jaime Davis

Also present: Becky Gurrola, Chief Appraiser
Lori Dehmer, Administrative Assistant/Recording Secretary
Doyleen Fairchild, Deputy Chief Appraiser
Joe McCown, Deputy Chief Appraiser
Kelly Kasper, Edmonds Insurance

Chief Appraiser, Becky Gurrola, certified the provisions of section 551.001 of the Texas Government Code had been complied with in connection with the public notice of the meeting.

The meeting was called to order by Mr. Royce Rape at 9:05 a.m.

OATH OF OFFICE Chief Appraiser, Mrs. Becky Gurrola, swore in the Board of Director officers for 2023.

ELECTION OF CHAIRMAN The Board was given the opportunity to elect a chairman for the year 2023. A motion was made and seconded to re-elect Mr. Royce Rape as Chairman.

MOTION: Mr. Rick Welch
SECOND: Mr. Mr. Bill Parks
VOTE: Unanimous

ELECTION OF SECRETARY The Board was given the opportunity to elect a secretary for the year 2023. A motion was made and seconded to elect Ms. Jaime Davis as Secretary.

MOTION: Mr. Royce Rape
SECOND: Mr. Rick Welch
VOTE: Unanimous

MINUTES

A motion was made and seconded to approve the minutes of the regular meeting of December 15, 2022.

MOTION: Mr. Rick Welch
SECOND: Mr. Bill Parks
VOTE: Unanimous

PROPERTY
INSURANCE

Kelly Kasper from Edmonds Insurance addressed the Board concerning the quotes for the property (contents & liability) insurance. Two quotes were presented, one from Utica National Insurance Group (current) and one from Hartford. Ms. Kasper recommended the Board approve renewal with Utica National Insurance Group for \$1,941.00, which is a \$112.00 increase from the policy for 2022.

A motion was made and seconded to renew the property insurance with Utica National Insurance Group.

MOTION: Mr. Rick Welch
SECOND: Mr. Royce Rape
VOTE: Unanimous

WORKER'S
COMPENSATION
INSURANCE

Kelly Kasper from Edmonds Insurance, the District's insurance consultant, presented to the Board two quotes for worker's compensation insurance, one from Utica National Insurance Group and one from Hartford. The current policy with Utica National will expire on March 10, 2023.

Utica National Insurance Group submitted a quote of \$1,860.00. The audit and installment fee will be billed separately. Hartford submitted a quote in the amount of \$2,386.00 .

Ms. Kasper recommended the Board renew the worker's compensation insurance with Utica National Insurance Group.

A motion was made and seconded to renew the worker's compensation insurance with Utica National Insurance Group.

MOTION: Mr. Rick Welch
SECOND: Mr. Bill Parks
VOTE: Unanimous

AMMENDMENT
TO BUDGET

Chief Appraiser, Becky Gurrola, stated to the Board that due diligence was taken to contact all entities for amending the budget. She apprised the Board that the District has lost one appraiser who was hired in a different county appraisal district for higher pay.

In addition, the District is currently incurring a litigation expense of approximately \$16,000.00 per month. Ms. Gurrola updated the Board concerning actions being taken to date with the lawsuits.

Mr. Welch voiced concerns for the budget to be amended so early in the budget year, however, did recognize the need for additional funding. Mr. Rape agreed but stated that any unspent funds could be returned to the taxing entities.

A motion was made and seconded to approve the proposed amendment to the 2023 budget.

MOTION: Mr. Royce Rape
SECOND: Ms. Paulette Barnett
VOTE: Unanimous

INVESTMENT
POLICY

Chief Appraiser Becky Gurrola advised the Board that the Waller County Appraisal District's Investment Policy has not changed since 2014. She will need to attend another class to get updated on any changes on policy law.

As Chief Appraiser, Ms. Gurrola recommended the Board approve the WCAD Investment policy for the year 2023.

A motion was made and seconded to accept the District's Investment Policy.

MOTION: Mr. Rick Welch
SECOND: Mr. Bill Parks
VOTE: Unanimous

LITIGATION

Mrs. Becky Gurrola, the District's Chief Appraiser, informed the Board concerning the most recent case that went to court. The District won in court, but the property owner will be appealing. The Board was given a brief history of the property and the dispute concerning the ag exemption.

Ms. Gurrola shared with the Board that Daniel Rodriguez and herself have received letters from TDLR stating the charges filed against them are still under investigation. Mr. Welch suggested the Board write a letter to TDLR on behalf of Mr. Rodriguez and Ms. Gurrola.

APPRAISAL EFFORT

The Chief Appraiser reported to the Board there are 17,600 properties to pick up and get on the appraisal roll. The appraisers are trying hard to get all this work done by April 1st. The vendor that sends out the appraisal notices will need our information by April 10th in order to get notices out by May.

Mr. Welch shared that he has noticed the resolution changes in Pictometry. In his opinion, some images are improved and some are worsened. Mr. Joe McCown, Deputy Chief Appraiser, indicated the resolution was okay for subdivisions, but the District could use better resolution for other property types.

Ms. Gurrola communicated the results of the PVS study. The commercial accounts were at 80%, meaning the State considers the values too low. The District is appealing their ruling. Mr. Matt Schiel, Commercial Appraiser, told the Board it's a "cat and mouse" game with the Comptroller's office to get to their recommended values. Mr. Welch inquired of the consequences of being below 95% and Ms. Gurrola explained the process the State Comptroller's office implements.

Chief Appraiser Gurrola was happy to report that the District reached local value of 95% to 100% in all other areas of the Property Value Study.

SECTION 25.25
CORRECTIONS

Board Chairman, Mr. Royce Rape, acknowledged the 25.25 (b) corrections were reported to the Board.

NEXT MEETING

The next scheduled meeting for the Board of Directors will be April 11, 2023. A budget workshop will be held after the regularly scheduled meeting.

A motion was made and seconded to close the meeting.

MOTION: Mr. Royce Rape
SECOND: Mr. Rick Welch
VOTE: Unanimous

There being no further business, the meeting adjourned at 10:00 a.m.

Chairman, Board of Directors

Date:

Secretary, Board of Directors