

Minutes of Regular Meeting, September 6, 2022  
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 9:21 a.m. on Tuesday, September 6, 2022, with the following members present: Mr. Royce Rape, Mr. Rick Welch, Mrs. Jaime Davis, Mr. Bill Parks, Mrs. Paulette Barnett, and Mrs. Ellen Shelburne.

Members absent:

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

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 9:21 a.m.

MINUTES    A motion was made and seconded to approve the minutes of the regular meeting of August 10, 2022.

                  MOTION:               Mrs. Jaime Davis  
                  SECOND:              Mr. Rick Welch  
                  VOTE:                   Unanimous

APPROVAL OF                                    The Board was presented the District’s 2023 – 2024  
2023 – 2024                                    Reappraisal Plan. Mr. Rick Welch requested the typos be  
REAPPRAISAL                                    corrected that he had already discussed with Chief  
PLAN    Appraiser Becky Gurrola. It was confirmed by Mrs.  
  Gurrola that any changes made to the reappraisal plan were  
  in compliance with State law.

A motion was made and seconded to approve the 2023 – 2024 Reappraisal Plan.

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

APPROVAL OF  
PICTOMETRY  
LINE ITEM IN  
2023 BUDGET

Mr. Rick Welch discussed with the other Board members his opinion of the proposed increase in the contract with Pictometry to upgrade to the 3” option. He pointed out that the 3” upgrade was a 51% increase and the 6” option was only a 24% increase. Given that the proposed budget was a \$200,000 increase over the previous year, he would suggest the Board consider the 6” to reduce the increase to the proposed 2023 budget.

The Board discussed the differences between the 3” and the 6” imagery options and recognized the difference in cost of close to \$20,000.

A motion was made and seconded to change the line item of Pictometry in the 2023 proposed budget to \$92,500.

MOTION:  
SECOND:  
VOTE:

Mr. Rick Welch  
Mr. Bill Parks  
Passed with one Nay from Mrs. Jaime Davis

APPROVAL OF  
2023 BUDGET

A motion was made and seconded to change the proposed 2023 budget to reflect the change in Pictometry and moved to approve the budget as amended.

MOTION:  
SECOND:  
VOTE:

Mr. Rick Welch  
Mrs. Jaime Davis  
Unanimous

APPROVAL OF  
2023 CALENDAR

Chief Appraiser Becky Gurrola presented the proposed 2023 calendar and requested the Board approve the calendar.

Mrs. Jaime Davis inquired as to why the Board does not meet every month and if the budget could be approved in August. Becky Gurrola, Chief Appraiser, addressed her questions; there is no business to conduct some months and the District is holding ARB hearings May through July. As for approving the budget, the State Tax Code outlines the requirements.

Mr. Rick Welch made a motion for the calendar to be amended to include a budget workshop on May 9<sup>th</sup> and to change the Board of Directors meeting in September to September 5<sup>th</sup>.

A motion was made and seconded to amend the 2023 calendar.

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

A motion was made and seconded to approve the 2023 calendar as amended.

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

AUDITOR

Mrs. Gurrola presented the proposed engagement letter from Seidel Schroeder to the Board with a fee not to exceed \$8,300.00. The proposed contract is an increase of \$400.00 from the previous year. Mrs. Gurrola recommended the Board approve Seidel Schroeder for auditing the 2022 financial records.

A motion was made and seconded to accept the proposed engagement letter from Seidel Schroeder to audit the 2022 financial records of the District.

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

EXECUTIVE SESSION

Consideration and possible action regarding letter to District from property owner on Cedar Lane and related TDLR complaint.

A motion was made and seconded to go into closed executive session on Government Code, Chapter 551, Section 551.074.

MOTION: Mrs. Jaime Davis  
SECOND: Mr. Bill Parks  
VOTE: Unanimous

The Board went into closed executive session at 9:45 a.m.

A motion was made and seconded to reconvene in open session.

MOTION: Mrs. Jaime Davis  
SECOND: Mr. Rick Welch  
VOTE: Unanimous

RECONVENE TO  
OPEN SESSION

The Board returned to open session at 9:56 a.m.

LETTER FROM  
ATTORNEY

A motion was made and seconded to send the letter as written from the District's legal counsel.

MOTION: Mrs. Jaime Davis  
SECOND: Mrs. Paulette Barnette  
VOTE: Unanimous

ANNUAL  
REPORT

The 2022 Annual Report was presented to the Board. Chief Appraiser Becky Gurrola discussed the report and answered all questions the Board had concerning the report.

LITIGATION

Mrs. Becky Gurrola apprised the Board that the District has received 22 arbitrations and 10 additional lawsuits. Additional funds will need to be added to the 2024 budget to cover the increase in litigation.

The Board and Mrs. Gurrola discussed why there is such an increase in lawsuits.

APPRAISAL EFFORT

Mrs. Gurrola reported that the appraisers are continuing to work the south side, Katy area, of the county.

SECTION 25.25 (B)

Chairman Royce Rape recognized the report on corrections to the roll under Section 25.25(b) have been included.

NEW GROWTH  
IN THE COUNTY

Mrs. Jaimie Davis reported that she had talked to the Comptroller's office concerning holding ARB hearings off-site. The Comptroller's office confirmed that some other districts do hold ARB hearings off-site.

Mr. Royce Rape confirmed that the Board needs to keep the process open for examining the WCAD campus for options to adequately hold ARB hearings.

A motion was made and seconded to close the meeting.

MOTION: Mr. Rick Welch  
SECOND: Mrs. Jaime Davis  
VOTE: Unanimous

There being no further business, the meeting adjourned at 10:21 a.m.

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Chairman, Board of Directors

Date:

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Secretary, Board of Directors