

Minutes of Regular Meeting, February 15, 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 9:00 a.m. on Tuesday, February 14, 2022, with the following members present: Mr. Royce Rape, Mr. Rick Welch, Mr. Bill Parks, Mrs. Jaime Davis, and Mrs. Ellen Shelburne.

Members absent: Mrs. Paulette Barnett

Also present: Becky Gurrola, Chief Appraiser  
Lori Dehmer, Administrative Assistant/Recording Secretary  
Doyleen Fairchild, Deputy Chief Appraiser  
Billie Wilbanks, Assistant to Director of Appraisal  
Marcella Richard, Support Personnel Supervisor  
Cheryl Liere, Edmonds Insurance  
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 9:02 a.m.

OATH OF OFFICE Chief Appraiser, Mrs. Becky Gurrola, swore in the Board of Director officers for 2022. Mr. Rape invited the Board to introduce themselves to the new Board member, Mr. Parks.

ELECTION OF CHAIRMAN The Board was given the opportunity to elect a chairman for the year 2022. 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 2022. A motion was made and seconded to re-elect Mr. Rick Welch as Secretary.

MOTION: Mr. Royce Rape  
SECOND: Mr. Bill Parks  
VOTE: Unanimous

MINUTES

A motion was made and seconded to approve the minutes of the regular meeting of December 14, 2021.

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

PROPERTY  
INSURANCE

Kelly Kasper from Edmonds Insurance presented to the Board two quotes for the property (contents & liability) insurance. Utica National Insurance Group, the current provider, submitted a quote of \$1,829.00, an increase of \$100.00 from the policy for 2021.

Mrs. Kasper also received a quote from Hartford Insurance.

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. The current policy with Utica National will expire on March 10, 2022.

Utica National Insurance Group, the current provider, submitted a quote of \$1,356.00, a decrease of \$348.00 from the policy for 2021.

Texas Mutual also submitted a quote that was slightly lower.

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

MOTION: Mrs. Jaime Davis  
SECOND: Mr. Royce Rape  
VOTE: Unanimous

DENTAL  
AND VISION  
INSURANCE

Cheryl Liere, the District's insurance consultant from Edmonds Insurance, presented to the Board two quotes for dental and vision insurance for employees; one from the current provider, United Healthcare and the other from Humana.

The quote from Humana has a higher premium than the quote from the current provider, United Healthcare. United Healthcare quoted a small increase for the dental premium. The vision quote remained the same as 2021.

Mrs. Liere's professional opinion is for the District to continue with United Healthcare for dental and vision insurance for District employees.

A motion was made and seconded to renew the dental and vision insurance with United Healthcare.

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

INVESTMENT  
POLICY

Chief Appraiser Becky Gurrola advised the Board that there are no changes to the Waller County Appraisal District's Investment Policy. There have been no law changes enacted by the State of Texas, therefore the policy can remain the same.

The District has funds at TexPool, which has a Triple A rating and is approved by the State Comptroller's office. It also provides easy access to the funds.

Chief Appraiser Becky Gurrola recommended the Board approve the WCAD Investment policy for the year 2022.

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

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

## LITIGATION

Chief Appraiser Gurrola updated the Board concerning the previously scheduled mediation with O'Connor & Associates. As usual, they did not appear for the meeting. They subsequently sent an agent for an informal meeting; no resolution occurred. They have now filed partial non-suits on the accounts that were scheduled for mediation (which they missed).

Also, Weimken's Federal case has been dismissed.

## APPRAISAL EFFORT

Chairman Royce Rape recognized the MAPS study was included in the board packet. Mrs. Davis inquired about the study and Mrs. Gurrola explained to the Board all that the MAPS study, conducted by the Comptroller's office, covers and the implications of being in compliance with the study. As a result of the previous MAPS study from the State, the Section 25.25(b)s are now included in the Board packets. She advised the Board that the PVS study will be conducted by the Comptroller's office this year.

Mrs. Gurrola also updated the Board of the workload of the District. The homestead and ag applications have been mailed out. There were 1348 ownership changes in January. The Over 65 certified applications were mailed as required by the State code.

Mr. Welch inquired how often the homestead and ag exemptions are required to refile their applications. Mrs. Davis inquired about the inspection process for bees under the ag exemption application process. Mrs. Davis also asked if having horses qualifies for an ag exemption. Chief Appraiser Gurrola answered all the questions concerning ag exemptions and applications.

SECTION 25.25  
CORRECTIONS

Chairman Royce Rape recognized the required 25.25(b) corrections were reported to the Board.

## FINANCIAL

Lori Dehmer, Administrative Assistant, reported that the District has remained under budget for 2021. The auditors will come and make final adjustments to the budget.

The Chief Appraiser, Becky Gurrola, noted that if the Board wants to have a budget workshop for the 2023 budget, it will need to be conducted prior to June. Mr.

Welch suggested the budget workshop take place following the April and May regular meetings.

Mrs. Gurrola also informed the Board that she has been in contact with Mr. Otis Styers, the owner of the building the District rents, concerning the possibility of expanding the building to accommodate the growth of the District's needs. There was discussion among the Board members about expanding the current building verses looking for a new location. It was agreed to invite Mr. Styers to the next Board meeting for further information.

NEXT MEETING

The next Board meeting will be held on April 12, 2022.

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 9:50 a.m.

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Chairman, Board of Directors

Date:

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Secretary, Board of Directors