

Minutes of Regular Meeting, December 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, December 15, 2022, with the following members present: Mr. Royce Rape, Mr. Rick Welch, Mrs. Jaime Davis, Mr. Bill Parks and Mrs. Paulette Barnett.

Members absent: Mrs. Ellen Shelburne

Also present: Becky Gurrola, Chief Appraiser
Lori Dehmer, Administrative Assistant/Recording Secretary
Joe McCown, Deputy Chief Appraiser
Cheryl Liere, Edmonds Insurance
Hugh Landrum, Jr., Hugh Landrum & Associates
Tracey Foster, Hugh Landrum & Associates

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.

MINUTES A motion was made and seconded to approve the minutes of the regular meeting of October 11, 2022.

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

AGRICULTURAL ADVISORY BOARD APPOINTMENT Becky Gurrola, Chief Appraiser, explained the need to appoint a new member to the Ag Advisory Board, and she recommended the Board approve David Groschke to serve a two-year term, beginning January 1, 2023.

The Chief Appraiser answered all the Board members' questions concerning the role of the Agriculture Board.

A motion was made and seconded to approve David Groschke to serve a two-year term on the Agriculture Board.

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

INSURANCE

Mrs. Cheryl Liere, the District's insurance representative, provided information to the Board concerning the health insurance provided to District employees. Mrs. Liere presented two quotes, one from the current provider, Humana, and one from Blue Cross/Blue Shield. She presented the comparisons between both policies and gave her opinion that staying with the Humana policy would be the best choice for the District.

She also updated the Board on the decision made by the employees to change their dental and vision insurance from United Healthcare to Humana effective January 1. As a result of the District adding these new policies, Humana has agreed to continue the Group Health insurance for 2023 at the same rate given for 2022.

A motion was made and seconded to renew the group health insurance for District employees with Humana.

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

GO365

Chief Appraiser Gurrola presented to the Board the summary of insurance costs employees have saved the District by participating in Humana's wellness incentive program. The total savings for 2022 was \$27,134.55.

As in past years, Mrs. Gurrola recommended the Board return 50% of the savings back proportionally to the employees who participated in saving the District's cost of premiums.

A motion was made and seconded to pay each employee proportionally 50% of the savings from the year 2022.

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

HUGH LANDRUM
CONTRACT

Tracey Foster with Hugh Landrum presented the scope of work her company provides for the District. Mrs. Foster also provided a summary of the ten-year history of the types of services Hugh Landrum & Associates has appraised under contract with the District. She also provided a comparable analysis of past year accounts and current accounts, showing a 60% increase in ten years.

The proposed contract is for \$52,500 per year, beginning January 1, 2023, and is a two-year contract. It is an increase of \$2,500 per year from the previous contract.

Mrs. Foster answered all the Board's questions which included inquiries about appraising minerals, how to value reserves left in ground, infrastructure, and personal property involved in appraising minerals.

A motion was made and seconded to approve the Hugh Landrum & Associates contract for a two-year term.

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

CHIEF
APPRAISER
EVALUATION

Board Chairman, Mr. Royce Rape, recognized the submission of an evaluation for the Board to evaluate the performance of the District's Chief Appraiser for the 2022 year. He requested the evaluations be completed and submitted to meet the MAPS review requirement as stated in State code.

LITIGATION

Mrs. Becky Gurrola, the District's Chief Appraiser, advised the Board members that the District will be overbudget in the line item for litigation for the year 2022 due to excessive lawsuits.

More lawsuits are being filed, and one was filed in August, but the District was not served until December.

The District is aware of more lawsuits planned for apartments. However, the District was able to settle and/or obtain agreed judgements on four lawsuits.

APPRAISAL EFFORT

The Chief Appraiser reported to the Board that many employees are now able to take their vacations and all the appraisers are expected to be back doing their field work in January. The District has hired one Level 4 appraiser with excellent experience.

Chief Appraiser Gurrola shared with the Board that there are 126 legislative bills currently filed concerning appraisal districts. She gave a highlighted summary of some of the proposed legislation; one of which is the chief appraiser would be an elected position. Another proposal is the board of directors would only serve a two-year term.

Mrs. Gurrola advised the Board of the need to hire one more appraiser. The Board discussed amending the Budget for 2023 to include the cost of an additional appraiser.

Mrs. Gurrola also advised the Board that the approved budget for 2023 will be inadequate to cover expected litigation expenses. The Board recommended the entities be informed of a possible vote to amend the 2023 budget to include more funding for litigation expenses and to hire additional staff. The District was asked by Mr. Royce Rape to put the possible amendment to the budget on the next agenda in February.

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 February 14, 2023.

A motion was made and seconded to close the meeting.

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

There being no further business, the meeting adjourned at 10:02 a.m.

Chairman, Board of Directors

Date:

Secretary, Board of Directors