

Minutes of Regular Meeting, September 6, 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 9:04 a.m. on Wednesday, September 6, 2023, with the following members present: Mr. Royce Rape, Ms. Jaime Davis, Mr. Rick Welch, Mr. Bill Parks, and Ms. Ellen Shelburne.

Members absent: Ms. Paulette Barnett

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 9:04 a.m.

MINUTES A motion was made and seconded to approve the minutes of the regular meeting of August 8, 2023.

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

2024 BUDGET Chief Appraiser, Ms. Becky Gurrola, advised the Board that an incorrect notice was placed in the paper reporting the proposed budget increase from 2023. She discussed the most notable increases in the 2024 budget from 2023, which included employee salaries, healthcare cost, and litigation increase. In addition, the representation letter from Seidel Schroeder increased beyond what was proposed in the budget.

There was discussion concerning the cost of Pictometry, as Mr. Welch was not in favor of the extra cost for the 3” resolution. Ms. Gurrola and Mr. McCown explained their opinion on the need for better resolution.

The Board also discussed the use of the IT funds of \$10,000.00 and the \$10,000.00 capital expense. It was reported to the Board that the District is replacing all their older computers due to not being compatible with upcoming Windows versions, and the need to replace the phone system.

A motion was made and seconded to approve the proposed 2024 budget.

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

APPROVAL OF
2024 CALENDAR

Chief Appraiser Ms. Becky Gurrola presented the proposed 2024 calendar to the Board for approval. The proposed calendar includes sixteen paid holidays for 2024.

A motion was made and seconded to approve the proposed 2024 calendar.

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

AUDITOR

Ms. Gurrola presented the proposed engagement letter from Seidel Schroeder to the Board with a fee not to exceed \$9,500.00. The proposed contract is an increase of \$1,200.00 from the previous year. Mrs. Gurrola pointed out the proposed budget only allows for \$9,000.00, however she felt confident that there would be extra funds from another line item to cover the increase.

Mr. Rape commented that the firm has been performing the audit for many years and performs audits of other appraisal districts.

A motion was made and seconded to accept the proposed engagement letter from Seidel Schroeder to audit the 2023 financial records of the District.

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

LITIGATION

The Chief Appraiser reported to the Board that the District has received ten new lawsuits and twenty-five arbitrations.

Also, the District has received an invoice for partial payment for the independent appraisal performed for the Twinwood cases. The attorneys are requesting another mediation as an attempt to settle. The District believes the value assigned is fair but will give consideration to the independent appraisal. The District is continuing to postpone the rollbacks until the outcome of the lawsuits.

APPRAISAL EFFORT

Ms. Becky Gurrola updated the Board that the District still has approximately 200 properties that will be inspected and supplemented to the 2023 roll. The appraisers will begin working on the 2024 appraisals after the roll has been supplemented for 2023.

She also updated the Board concerning the Ag penalty discussed at the previous Board meeting. It was the opinion of the District's legal counsel to waive the penalty; and in addition, the State has enacted a new law in the state code abandoning the penalty previously applied to late ag application filings. Chief Appraiser Gurrola read the new code to the Board. Ms. Gurrola reported that the District has amended all the ag reminder letters to clarify the filing date deadline.

And lastly, Chief Appraiser Gurrola notified the Board that the 2023 Annual Report will be presented at the next Board meeting.

SECTION
25.25 (B)
CORRECTIONS

Chairman Royce Rape acknowledged the submission of the Section 25.25 (b) corrections to the Board.

NEXT MEETING

The next scheduled meeting for the Board of Directors will be October 10, 2023.

A motion was made and seconded to close the meeting.

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

There being no further business, the meeting was adjourned at 9:52 a.m.

Date:

Chairman, Board of Directors

Secretary, Board of Directors