

Minutes of Regular Meeting, May 8, 2024
Board of Directors
Waller County Appraisal District

A 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 Wednesday, May 8, 2024, with the following members present: Mr. Royce Rape, Ms. Jaime Davis, Mr. Rick Welch, Ms. Brenda Nicholas, and Ms. Ellen Shelburne.

Members absent:

Also present: Becky Gurrola, Chief Appraiser
 Lori Dehmer, Administrative Assistant/Recording Secretary
 Taylor Boeker
 Logan Spence
 Odis Styers
 Marie Herndon

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 9:00 a.m.

OATH OF Chief Appraiser, Ms. Becky Gurrola, swore in Mr. Tim Junek to the Board of Director for 2024.

MINUTES A motion was made and seconded to approve the minutes of the regular called meeting of April 10, 2024.

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

APPROVAL OF PUBLIC OFFICIAL LIABILITY INSURANCE Chief Appraiser, Ms. Becky Gurrola, presented to the Board a quote from U.S. Risk, LLC for \$8,901.00. The policy for the previous year was \$8,473.00. She reported that the District's insurance consultant acquired a second quote that was extremely higher than the presented quote and therefore that quote was not submitted to the Board.

A motion was made and seconded to approve the submitted quote for the public official liability insurance.

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

APPROVAL OF
2023 FINANCIAL
AUDIT

Ms. Taylor Boecker from Siedel Schroeder presented the 2023 financial audit to the Board and answered all the Board questions.

A motion was made and seconded to approve the 2023 financial audit as presented.

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

APPROVAL OF
DISPERSEMENT
OF THE UNSPENT
PORTION FROM
THE 2023 AUDIT

The 2023 financial audit reported \$278,049.00 of unspent funds from the 2023 budget. The Board discussed the option of keeping the unspent funds to go toward a new facility for the District.

Chief Appraiser Becky Gurrola reminded the Board that the entities would need to be notified if the District is keeping the unspent portion. The Board had further discussion concerning the unspent portion of the 2023 budget.

A motion was made and seconded to return \$278,049.00 proportionally to the taxing entities that funded the 2023 budget.

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

FUTURE
LOCATION OF
APPRAISAL
DISTRICT

Mr. Odis Styers, owner of the present building the District leases, addressed the Board on the estimated cost of building a new facility. He estimated a new facility could cost anywhere between \$150.00 to \$200.00 per square foot, which would be a cost of \$3,000,000.00 to \$4,000,000.00. Mr. Styers can recommend a builder that is qualified to build the type of facility the District is considering building.

Mr. Styers reported that the current building is being leased at less than \$1.00 per square foot. A new building lease would be at least \$2.75 per square foot, not including insurance and taxes.

He has two lots for sale on Highway 290 that could serve as a future location for the District. He would be willing to extend the District's lease past 2028 on a year-to-year basis while the District is building a new facility.

The Board further discussed funding options for the District to build a new facility, as well as notifying the taxing jurisdictions of the plans.

POSSIBLE
WORKSHOP FOR
2025 BUDGET

The Board was presented the proposed budget for 2025. There was discussion among the Board concerning the addition of \$300,000.00 to set aside in a fund for a future facility for the District.

The Board agreed to hold a budget workshop on May 20th at 9:00 a.m.

LITIGATION

Chief Appraiser, Ms. Becky Gurrola, reported to the Board the litigation workload has slowed, mostly due to her asking the district judge to postpone any actions until after ARB hearings are finished. She has received four more lawsuits for 2023, but they will not be worked on until after the ARB hearings.

The District still has arbitrations pending for 2023 waiting for the Comptroller to assign arbitrators.

APPRAISAL
EFFORT

Ms. Gurrola told the Board that the District still has Ag applications that have not been turned in. Ms. Davis asked for a list of the names and Ms. Gurrola agreed to get that to her.

SECTION 25.25
CORRECTIONS

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

Ms. Jaime Davis began discussion concerning the Board of Directors Manual from the State Comptroller’s office. She requested that all future agendas have a line item for discussion concerning the Board’s responsibilities to the District.

NEXT MEETING

The next scheduled meeting for the Board of Directors will be August 14, 2024.

A motion was made and seconded to close the meeting.

MOTION: Ms. Jaime Davis
SECOND: Ms. Brenda Nicholas
VOTE: Unanimous

There being no further business, the meeting adjourned at 10:50 a.m.

Chairman, Board of Directors

Date:

Secretary, Board of Directors