

Minutes of Regular Meeting, August 14, 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, August 14, 2024, with the following members present: Mr. Royce Rape, Ms. Jaime Davis, Mr. Rick Welch, Ms. Brenda Nicholas, and Mr. Tim Junek.

Members absent: Ms. Ellen Shelburne.

Also present: Becky Gurrola, 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 called meeting of May 8, 2024.

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

LITIGATION Chief Appraiser, Ms. Becky Gurrola, reported to the Board that the 2024 litigation has started, and ongoing lawsuits are ramping back up. The District has settled some prior year lawsuits. She has received five new lawsuits that have been filed for 2024. The Board inquired about the new lawsuits and Ms. Gurrola answered all the questions.

The Board also inquired about the status of the ARB hearings. Ms. Gurrola reported that in the last week of August the District will hold some “clean-up” hearings, as well as the 25.25 late protests that have been submitted. The Board had further questions about the penalties associated with filing a late protest and the Chief Appraiser answered all their questions.

Ms. Davis inquired about a summary report of all the hearings showing the opinion of value and the ARB decision.

Ms. Gurrola informed her the District's software vendor is still in the process of getting that information ready and it will be posted on the District's website in October.

There was further discussion concerning the ARB hearings, and again, the Chief Appraiser answered all the questions presented.

APPRAISAL EFFORT

Chief Appraiser Gurrola reported that the District has begun working on the 2025 appraisals. The process will begin in the southern area around Brookshire.

Deputy Chief, Mr. Joe McCown, also informed the Board of the increase in Estimate of Value requests and the work associated with getting those reports completed. The appraisers are reporting back from the field of a huge increase in new construction houses that will need to be picked up. Mr. McCown answered all the Board's questions concerning the appraisal process.

SECTION 25.25 CORRECTIONS

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

ANNUAL REPORT

Ms. Becky Gurrola answered all the Board's questions concerning the annual report.

FINANCIAL

Ms. Brenda Nicholas inquired if the financials reflected a change in the budget for the Board to attend education courses. Ms. Gurrola responded that what is presented today in the financial report is for the 2024 budget, and no, that budget does not include additional funds for the Board of Directors educational expenses. She explained that the Board will have the opportunity in September, when approving the budget for 2025 to make any amendments to that budget.

LOCATION OF APPRAISAL DISTRICT

Ms. Brenda Nicholas inquired if the issue was resolved or tabled for the District to purchase land for a new facility. Ms. Gurrola informed her that the issue has not been resolved.

The Board had more discussion and questions concerning land available, the minimum acreage needed, and square footage of a proposed building.

Ms. Jaime Davis shared her opinion that this discussion has been ongoing for a year without any real effort being made in getting the process initiated. She shared her opinion that the entities need to be contacted. Mr. Rick Welch's opinion is that the entities will see the future expansion line item in the 2025 budget to begin funding a new facility. Once the site is established, the plans for the building and the complete conceptual process are in place, the Board will make a formal presentation to the entities and the 30-day window will be initiated for them to respond.

Ms. Brenda Nicholas recommended the Board make a timeline to be able to keep the process going. Mr. Tim Junek offered to prepare a timeline/planning schedule and budget for a new facility.

DEPARTMENT UPDATES

The certified values have been given to the entities and the District is working on getting the books and/or CDs published and distributed.

Ms. Gurrola has published a quarter-page ad in the newspaper announcing the entities' tax rates will be published on the District's website as they are received. It is called Truth in Taxation on the website and replaces the postcards that was mailed in previous years.

Chief Appraiser, Ms. Becky Gurrola, will keep the Board of Directors Manual as an agenda item for future meetings as requested by Ms. Jaime Davis. She has presented each board member with an updated 2024 manual from the State Comptroller's office.

The Board had a few questions concerning the changes presented in the 2024 manual, and Ms. Becky Gurrola responded to all the questions.

NEXT MEETING

The next scheduled meeting for the Board of Directors will be September 4, 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 9:52 a.m.

Chairman, Board of Directors

Date:

Secretary, Board of Directors