

Minutes of Special Called Meeting, March 5, 2025  
Board of Directors  
Waller County Appraisal District

A special called 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, March 5, 2025, with the following members present: Mr. Tim Junek, Mr. Rick Welch, Ms. Jaime Davis, Ms. Brenda Nicholas, and Ms. Carolyn Miedke.

Members absent:

Also present:           Becky Gurrola, Chief Appraiser  
                              Lori Dehmer, Administrative Assistant/Recording Secretary  
                              Doyleen Fairchild, 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. Tim Junek at 9:01 a.m.

MINUTES                           A motion was made and seconded to approve the minutes of the regular meeting of February 12, 2025.

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

REALTOR                       Chief Appraiser, Ms. Becky Gurrola, called Mr.  
AGREEMENT                   Chapman's office and Ms. Jerry Negrete gave the Board an update concerning the procedure they used to choose Waller County Land Company as the realtor assisting the District in the search for a new location.

There were concerns that the other two realtor names given to Mr. Chapman may not have had the opportunity to represent the District. Ms. Negrete informed the Board that the two other realtors had been contacted; one has not returned any of the phone calls, and the other failed to provide a contract.

Mr. Welch inquired about the wording concerning the broker's fees and Ms. Negrete addressed his concerns.

A motion was made and seconded to approve the contract with Waller County Land Company.

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

TAXPAYER  
CONCERNS

The Board reviewed a letter drafted by the District's attorney and Mr. Tim Junek to send to the taxpayer that addressed the Board in February. Mr. Welch submitted a proposed paragraph to be included in the letter. After discussion, the Board decided to send the letter as originally presented.

A motion was made and seconded to send the letter as submitted.

MOTION: Mr. Rick Welch  
SECOND: Ms. Brenda Nicholas  
VOTE: Unanimous

2025 TAAD  
CONFERENCE

Mr. Tim Junek, Chairman, and Ms. Brenda Nicholas, Secretary, both attended the TAAD Conference in February. Mr. Junek shared that he had researched the Comptroller's Open Records Training and Procedures for public comments. In addition, he has read the appraisal manual. He advised the Board to remain focused on their duties and avoid getting involved in matters where they have no authority.

Ms. Brenda Nicholas shared that she believes the tax code has changed, as of January 1, and the county's tax assessor/collector is now a voting member of the Board of Directors. There was much discussion concerning whether this change applies to Waller County based on its current population status.

APPRAISAL  
PROCESS

Chief Appraiser, Ms. Gurrola, expressed to the Board that any questions about exemptions need to be addressed directly to the District's office, as the Board of Directors has no authority concerning exemptions.

Ms. Jaime Davis stated her concern that the homestead exemption is unclear. She questioned the District's rule concerning deleting homestead exemptions when horses are present. She also questioned how the District appraises agricultural wasteland.

LITIGATION

Ms. Becky Gurrola, the District's Chief Appraiser, informed the Board that she will be giving a deposition on March 6 for a case in which the plaintiff will be requesting a jury trial, and that jury trials tend to be more expensive.

APPRAISAL EFFORT

Chief Appraiser, Ms. Becky Gurrola, informed the Board that the District is running ratio studies and working in the south part of the county getting ready to send out appraisal notices.

SECTION 25.25 CORRECTIONS

Mr. Tim Juneck acknowledged that the 25.25 (b) corrections were presented to the Board.

FINANCIAL

The Board agreed to hold a budget workshop on April 10<sup>th</sup>, following the regular scheduled meeting.

Again, there was discussion among the Board concerning getting a plaque or gift for Mr. Royce Rape's service on the Board.

NEXT MEETING

The next regular meeting is scheduled for April 10, 2025.

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 10:25 p.m.

5/7/2025

Date:

  
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Chairman, Board of Directors

  
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Secretary, Board of Directors

