

Minutes of Regular Called Meeting, April 9, 2025
Board of Directors
Waller County Appraisal District

A regular meeting of the Waller County Appraisal District Board of Directors was held in the boardroom of the Waller County Appraisal District at 9:00 a.m. on Wednesday, April 9, 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
 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. Tim Junek at 9:00 a.m.

MINUTES

Ms. Jaime Davis requested two corrections to the March 5th special meeting minutes: wording in the second paragraph of the Realtor Agreement and in the second paragraph of Appraisal Process.

A motion was made and seconded to approve the minutes of the special meeting of March 5, 2025, with corrections.

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

BOARD OF
DIRECTORS
APPOINTMENT

Chief Appraiser Ms. Becky Gurrola informed the Board that the District has received two nominations to fill the vacancy on the Board; the county submitted Ms. Carolyn Miedke, the Tax Assessor Collector, and the City of Hempstead submitted Mr. Raul Villareal. Ms. Jaime Davis questioned if the TAC could be a voting member. Mr. Rick Welch questioned whether the Board could vote for both and have six members. Ms. Carolyn Miedke shared, again, that her understanding is legislation passed in January making the TAC a voting member.

The Board opted to call the District's attorney, Mr. Jim Evans, about their concerns and questions. Mr. Evans advised the Board that only in counties with populations over 75,000 is the TAC an automatic voting member. He also advised the Board that they can only have five voting members. However, the non-voting TAC does count towards a quorum for meeting requirements.

Mr. Evans also informed the Board that the non-voting TAC is to be included in all discussions and can make motions and second motions that are made; she only cannot vote on the motions.

A motion was made and seconded to approve Mr. Raul Villareal to be a member of the Board of Directors.

MOTION: Mr. Rick Welch
SECOND: Ms. Jaime Davis
VOTE: Unanimous, with Ms. Brenda Nicholas abstaining.

ARB
SCHEDULE

Ms. Becky Gurrola presented the Board with a calendar showing the proposed dates for Appraisal Review Board hearings. Mr. Welch inquired if the same number of days are scheduled compared to 2024. Ms. Gurrola informed him that three more days have been included in the proposed 2025 scheduled days.

A motion was made and seconded to approve the proposed ARB hearing schedule

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

FUTURE
LOCATION

Mr. Tim Junek, Chairman, visited a proposed location and shared photos with the Board. The asking price is 2.3 million. Estimates are needed to determine the cost to finish out the building to the District's needs. There was discussion about obtaining the floor plan of the building to give to an architect.

Ms. Brenda Nicholas stated that she would like to go see the building. Ms. Jaime Davis suggested that they form a committee to oversee search/plans for a new location.

Mr. Rick Welch stated that they cannot go as a group unless it is noticed as a special-called meeting. Ms. Jaime Davis suggested that all future discussions concerning the future location of the District be held in closed session. Ms. Carolyn Miedke suggested that future agendas be changed to make all discussions regarding the future location of the District be held in executive session and to add an Item C under Number 14 on the agendas.

LITIGATION

Ms. Becky Gurrola, the District's Chief Appraiser, informed the Board that O'Connor & Associates have non-suited six lawsuits that were filed.

She has depositions scheduled for the Xenos Yuen lawsuit and the pre-trial is scheduled for the end of April

APPRAISAL EFFORT

Ms. Gurrola reported to the Board that over 21,000 reappraisal notices have been sent out. Commercial properties and Ag exempt properties are still being worked. In addition, the District has mailed out over 1400 reminder letters for Ag exemptions that have not been filed. Online protests are currently being filed.

SECTION 25.25 CORRECTIONS

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

FINANCIAL

Ms. Becky Gurrola informed the Board that the auditors will be at the May meeting to submit the 2024 financial audit.

NEXT MEETING

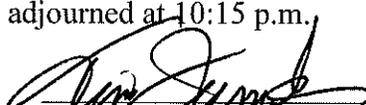
The next regular meeting is scheduled for May 7, 2025.

A motion was made and seconded to close the meeting.

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

There being no further business, the meeting was adjourned at 10:15 p.m.

5/7/2025
Date:



Chairman, Board of Directors


Secretary, Board of Directors

