

Minutes of Regular Called Meeting, August 13, 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, August 13, 2025, with the following members present: Mr. Tim Junek, Mr. Rick Welch, Ms. Jaime Davis, Mr. Raul Villarreal, Ms. Brenda Nicholas and Ms. Carolyn Miedke.

Members absent:

Also present:           Becky Gurrola, Chief Appraiser  
                              Lori Dehmer, Administrative Assistant/Recording Secretary  
                              Joe McCown, Deputy Chief Appraiser  
                              Doyleen Fairchild, Deputy Chief Appraiser  
                              Tim Phelan, Waller County Land Company

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                           A motion was made and seconded to approve the minutes of the regular meeting of May 7, 2025.

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

FUTURE                           Deputy Chief Appraiser, Joe McCown, received an email from  
LOCATION                       Sedalco Construction Services with an estimate of \$6,307,000 to renovate the building on Business 290. The owner of the property is asking \$2,300,000.00 for the building and 11 acres. Chief Appraiser, Becky Gurrola, shared information she received from Government Capital for financing the purchase and renovation of the building. Ms. Gurrola called Drew from Government Capital, and the Board was able to ask questions. Government Capital will need the estimated dollar amount the District is looking to finance, three years of audits, a profit & loss statement and balance sheet.

A motion was made and seconded to move forward with the acquisition and remodel of the building on Business 290.

MOTION: Mr. Tim Junek  
SECOND: Ms. Brenda Nicholas  
VOTE: Unanimous

Ms. Jaime Davis shared the possibility of an investor purchasing the property, renovating the building to the District’s specifications and leasing the property to the District with a lease to purchase contract. The Board discussed this option.

A motion was made and seconded to contact the investor about purchasing the property, renovating it to the District’s needs and leasing it to the District with a purchase option at a later date.

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

Mr. Tim Phelan is requesting the District sign a Letter of Intent (non-binding contract) with the owner. The current contract has expired. The District is requesting wording in the contract that allows the District to opt out if the taxing entities vote “no” on the purchase of the property. The Board had the opportunity to discuss the contract with Mr. Phelan and he answered all their questions.

A motion was made and seconded to amend and approve extending the purchase contract of the property on Business 290 with Mr. Tim Phelan for six months.

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

LITIGATION

Ms. Becky Gurrola, the District’s Chief Appraiser, informed the Board that the District has received 7 lawsuits and 56 arbitrations from the 2025 roll certification. She explained that arbitrations can ultimately be more costly to the District than lawsuits.

APPRAISAL  
EFFORT

Ms. Gurrola reported to the Board that the appraisers are focusing on field work and ag exemption checks. Deputy Chief, Mr. Joe McCown, reported that a 2025 “clean up” on approximately 3,300 accounts is being performed. The appraisers will transition to new accounts by the end of the year with a focus on the new construction going up.

SECTION 25.25  
CORRECTIONS

Mr. Rick Welch acknowledged that the 25.25 (b) corrections were presented to the Board.

NEXT MEETING

The next regular meeting is scheduled for September 3, 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 11:24 a.m.

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Date:

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Chairman, Board of Directors

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Secretary, Board of Directors