

Minutes of Special Called Meeting, September 12, 2025
Board of Directors
Waller County Appraisal District

A special meeting of the Waller County Appraisal District Board of Directors was held in the boardroom of the Waller County Appraisal District at 9:01 a.m. on Friday, September 12, 2025, with the following members present: Mr. Rick Welch, Ms. Jaime Davis, Ms. Brenda Nicholas, Mr. Raul Villarreal, and Ms. Carolyn Miedke.

Members absent: Mr. Tim Junek

Also present: Becky Gurrola, Chief Appraiser
Lori Dehmer, Administrative Assistant/Recording Secretary
Joe McCown, Deputy Chief Appraiser
Doyleen Fairchild, Deputy Chief Appraiser
Drew Whittington, Government Capital Corporation

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. Rick Welch at 9:01 a.m.

MINUTES A motion was made and seconded to approve the minutes of the regular meeting of September 3, 2025.

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

2026 BUDGET Ms. Nicholas inquired about funds for workshops for Board members. Mr. Rick Welch questioned the \$17,500 for other legal fees in the current financial records. Mr. Welch also questioned the fees for The Chapman Firm. The Board discussed the purchase of the property on Business 290.

A motion was made and seconded to table the discussion on the proposed 2026 budget.

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

The Board moved to other agenda items for discussion and returned to the proposed 2026 budget.

A motion was made and seconded to approve the proposed 2026 budget.

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

2026 CALENDAR

A motion was made and seconded to approve the proposed 2026 calendar.

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

DISCUSSION ON FUTURE LOCATION

The Board discussed purchasing verses leasing property. The Board called Mr. Jeffrey Chapman.

A motion was made and seconded to move forward with purchasing the property on Business 290 for 2.3 million.

MOTION: Ms. Brenda Nicholas
SECOND: Mr. Raul Villarreal
VOTE: Failed, One Abstain, One Nay, Two For

A motion was made and seconded to direct Mr. Tim Phelan to draft a letter of intent to purchase the property on Business 290.

MOTION: Mr. Rick Welch
SECOND: Ms. Brenda Nicholas
VOTE: Passed, One Nay

FINANCING FUTURE LOCATION

Mr. Drew Whittington with Government Capital Corporation addressed the Board concerning financing the purchase of property for a future location. The Board had ample opportunity to ask many questions, and Mr. Whittington responded to all their concerns.

A motion was made and seconded to sign the resolution to retain Government Capital Corporation for financing the future location of the District.

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

LITIGATION Ms. Becky Gurrola, the District’s Chief Appraiser, informed the Board that the District has received more lawsuits.

APPRAISAL Ms. Gurrola communicated to the Board that the appraisers are continuing with the field work and attending classes for licensing EFFORT requirements. She also shared with the Board that the mapping department has received more subdivisions to create.

2025 ANNUAL Chief Appraiser, Ms. Becky Gurrola, presented the Board with the REPORT 2025 Annual Report.

NEXT MEETING The next regular meeting is scheduled for October 8, 2025.

A motion was made and seconded to close the meeting.

MOTION: Mr. Raul Villarreal
 SECOND: Ms. Brenda Nicholas
 VOTE: Unanimous

There being no further business, the meeting was adjourned at 11:40 p.m.

 Date:

 Chairman, Board of Directors

 Secretary, Board of Directors