

Minutes of Regular Called Meeting, October 8, 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, October 8, 2025, with the following members present: Mr. Tim Junek, Mr. Rick Welch, Ms. Jaime Davis, Mr. Raul Villarreal, and Ms. Carolyn Miedke.

Members absent: Ms. Brenda Nicholas

Also present: Becky Gurrola, Chief Appraiser
Lori Dehmer, Administrative Assistant/Recording Secretary
Joe McCown, Deputy Chief Appraiser
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 9:03 a.m.

MINUTES A motion was made and seconded to approve the minutes of September 12, 2025, public hearing on the 2026 budget.

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

Mr. Rick Welch and Ms. Jaime Davis discussed the minutes of the special called meeting of September 12, 2025.

A motion was made and seconded to approve the minutes of the special called meeting of September 12, 2025.

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

AUDITOR Chief Appraiser, Ms. Becky Gurrola, presented the letter of engagement from Siedel Schroeder to the Board. The fee for auditing the 2025 financial year reflects a \$1,000.00 increase from the audit cost for 2024.

A motion was made and seconded to sign the letter of engagement.

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

LETTER OF INTENT

Mr. Tim Phelan, Waller County Land Company, discussed the submitted changes to the contract by the District's Attorney, Mr. Jim Evans, with the Board.

Chief Appraiser, Ms. Becky Gurrola, called the District's Attorney, Mr. Jim Evans, and the Board had the opportunity to ask him questions about the contract and the process of notifying the taxing entities.

A motion was made and seconded to approve signing the letter of intent with Waller County Land Company.

MOTION:
SECOND:
VOTE:

Mr. Rick Welch
Ms. Jaime Davis
Unanimous

RESOLUTION TO PURCHASE PROPERTY

The Board discussed the process of purchasing property with the District's Attorney, Mr. Jim Evans.

A motion was made and seconded to sign the resolution for the Appraisal District to purchase the land and improvements for appraisal office facility for renovation and for financing.

MOTION:
SECOND:
VOTE:

Mr. Rick Welch
Mr. Raul Villarreal
Unanimous

NOTIFYING TAXING ENTITIES

The Board discussed the process of notifying the taxing entities with the District's Attorney, Mr. Jim Evans.

A motion was made and seconded to direct the District's Attorney, Mr. Jim Evans, to draft letters notifying the taxing entities of a possible purchase of property for the Appraisal District.

MOTION:
SECOND:
VOTE:

Mr. Rick Welch
Mr. Raul Villarreal
Unanimous

BOARD MEMBER TERMS

The Board discussed with the District's Attorney the process to change the terms the Board members serve. The Board was interested in creating staggered terms so that the entire Board will not be up for election at the same time.

Mr. Jim Evans, the District’s Attorney, advised the Board that per the tax code, the time limit has passed, and they need to pursue the matter in 2026. Ms. Jaime Davis requested the Chief Appraiser add it to the agenda for the January 2026 meeting.

LITIGATION

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

She also gave the Board an update on the most recent rulings from the Judge on the lawsuits that have gone before the Judge and other actions/updates that have occurred on various lawsuits.

APPRAISAL
EFFORT

Mr. Joe McCown, Deputy Chief Appraiser, reported to the Board that the District has hired a new commercial appraiser, and the field appraisers are finishing up the north part of the county and moving to work the southern part of the county.

SECTION 25.25(B)
CORRECTIONS

Chief Appraiser, Ms. Becky Gurrola, presented the Board with the Section 25.25(b) corrections.

FINIANCIAL

Ms. Jaime Davis requested the District consult with the District’s Attorney about keeping the unspent portion of the budget for the future building fund.

NEXT MEETING

The next regular meeting is scheduled for November 19, 2025.

A motion was made and seconded to close the meeting.

MOTION: Ms. Jaime Davis
SECOND: Mr. Raul Villarreal
VOTE: Unanimous

There being no further business, the meeting was adjourned at 10:30 a.m.

Date:

Chairman, Board of Directors

Secretary, Board of Directors