

Minutes of Regular Called Meeting, February 17, 2026
Board of Directors
Waller County Appraisal District

A regular 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 Tuesday, February 17, 2026, with the following members present: Mr. Rick Welch, Ms. Jaime Davis, Ms. Brenda Nicholas, Ms. Eileen McDade, 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
Jim Evans, Low Swinney Evans & James PLLC (via phone)
Mr. Jeffrey Chapman, The Chapman Firm
Mr. Myles Sheffield, Ubeo

Public present: Melissa Hegemeyer
Kristin Gunderson
Kyle Gunderson
Chet Beaty
Brent Rystrom
Shannon Birkelbach

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 Ms. Brenda Nicholas at 9:00 a.m.

MINUTES The Board discussed the minutes from January 14, 2026.

A motion was made and seconded for the minutes to be amended to say February 17th.

MOTION: Mr. Rick Welch
SECOND: Ms. Carolyn Miedke
VOTE: Unanimous

The Board discussed the minutes from January 23, 2026.

A motion was made and seconded to add Tim as the name that abstained.

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

A motion was made and seconded to approve the amended minutes from January 23, 2026.

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

PROPERTY
INSURANCE

Ms. Becky Gurrola presented the quotes submitted by Ms. Kelly Kasper from Edmonds Insurance to renew the required \$2,000,000.00 coverage required by Mr. Odis Styers.

A motion was made and seconded to approve the Utica policy as presented.

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

WORKER'S
COMPENSATION
INSURANCE

Ms. Becky Gurrola presented the quotes submitted by Ms. Kelly Kasper from Edmonds Insurance for worker's compensation insurance coverage.

A motion was made and seconded to approve the Utica policy as presented.

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

INVESTMENT
POLICY

Ms. Becky Gurrola, Chief Appraiser, reported that no changes have been made to the policy in the last three or four years. She has attended public investment training and there is no new legislation to apply to the investment policy.

A motion was made and seconded to approve a resolution to accept the District's investment policy.

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

2025 BUDGET
AMMENDMENT

Ms. Gurrola reported that the resolution was sent to the entities and there has been no response.

The Board discussed the resolution.

A motion was made and seconded to table the 2025 Budget Resolution for the next monthly meeting.

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

UBEO
CONTRACT

Mr. Myles Sheffield, Account Executive, addressed the Board concerning the proposed contract to renew the lease of equipment with Ubeo.

A motion was made and seconded to approve the Ubeo contract with the changes discussed.

MOTION: Mr. Rick Welch
SECOND: Ms. Eileen McDade
VOTE: Unanimous

COMPLAINT
AGAINST
CHIEF APPRAISER

A motion was made and seconded to adjourn into executive session for consultation with attorneys under Section 551.071 and include Chief Appraiser Ms. Becky Gurrola.

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

EXECUTIVE
SESSION

The Board went into closed session at 9:40 a.m.

RETURN TO
OPEN SESSION

The Board returned to open session at 10:22 a.m.

WALLER ISD
ADMINISTRATION
BUILDING

Ms. Becky Gurrola reported that she contacted Waller ISD concerning the possible use of their administration building. The Board requested she get their response in writing.

FUTURE LOCATION
AT 48600 US
BUSINESS 290

The Board inquired as to how many resolutions have been received. Ms. Gurrola reported only one resolution has been received, but she is aware of three entities voting no.

A motion was made and seconded to adjourn into executive session under Section 551.071 for consultation with attorneys Mr. Jeffrey Chapman and Mr. Jim Evans and include Chief Appraiser Ms. Becky Gurrola.

MOTION:
SECOND:
VOTE:

Mr. Rick Welch
Ms. Eileen McDade
Unanimous

EXECUTIVE
SESSION

The Board went into closed session at 10:29 a.m.

RETURN TO
OPEN SESSION

The Board returned to open session at 11:12 a.m.

Mr. Jeffrey Chapman addressed the Board concerning his actions in contacting the realtors to assist the District in purchasing property for a future location.

FUTURE
MEETING

Mr. Rick Welch requested the Board move to agenda Item 20 and schedule a special called meeting for March 5, 2026.

A motion was made and seconded to have a special called meeting on March 5, 2026.

MOTION:
SECOND:
VOTE:

Mr. Rick Welch
Ms. Eileen McDade
Unanimous

STAGGERED
TERMS FOR
BOARD OF
DIRECTOR
MEMBERS

A motion was made and seconded to table this agenda item.

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

LITIGATION Chief Appraiser Becky Gurrola has conducted ZOOM meetings with attorneys; 6 lawsuits have been nonsuited, and more are being resolved.

APPRAISAL Mr. Joe McCown, Deputy Chief Appraiser, reported the District is currently working on sales ratio studies and is continuing to pick up new construction to put on the roll. The goal is to have notices sent out for some accounts in the south part of the county in late March and the north part of the county in April. The entire county will have notices sent out by May 15.

SECTION 25.25(B) The Board acknowledged the submission.
 CORRECTIONS

FINANCIAL The Board requested correcting the reporting of overtime and staff salaries.

BOARD OF Ms. Jaime Davis requested the Board read the manual and discuss it at the regular meeting on March 16, 2026. Ms. Brenda Nicholas suggested Board Members attend conferences.
 DIRECTOR’S
 MANUAL

NEXT MEETING A special called meeting is scheduled for March 5, 2026. The next regular meeting is scheduled for March 16, 2026.

A motion was made and seconded to close the meeting.

MOTION: Ms. Jaime Davis
 SECOND: Ms. Eileen McDade
 VOTE: Unanimous

There being no further business, the meeting was adjourned at 11:37 a.m.

 Date:

 Chairman, Board of Directors

 Secretary, Board of Directors