

Minutes of Special Called Meeting, March 5, 2026
Board of Directors
Waller County Appraisal District

A special 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 Thursday, March 5, 2026, with the following members present: Mr. Tim Junek, Mr. Rick Welch, Ms. Jaime Davis, Ms. Brenda Nicholas, Ms. Eileen McDade, and Ms. Carolyn Miedke.

Members absent:

Also present: Becky Gurrola, Chief Appraiser
 Lori Dehmer, Administrative Assistant/Recording Secretary
 Joe McCown, Deputy Chief Appraiser
 Mr. Jeffrey Chapman, The Chapman Firm

Public present: Melissa Hegemeyer
 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 Mr. Tim Junek at 9:01 a.m.

PROPOSED SALE The Board asked Chief Appraiser, Ms. Becky Gurrola, for her
OF DISTRICT opinion on this option. She would request an appraisal be done if
HEADQUARTERS the Board is considering purchasing the property. Also, she
 recommended the foundation be checked.

ALTERNATE The Board asked Chief Appraiser, Ms. Becky Gurrola, for her
LOCATIONS FOR opinion on this option. She responded that Mr. Odis Styers has two
DISTRICT lots for sale off Highway 290. The property has city utilities.
HEADQUARTERS The Board would need to obtain bids from an architect and
 contractor to build a facility.

Waller ISD requested the District obtain information for a facility in Beacon Hill from Wolff Development. The requested information was presented to the Board. Wolff is estimating 15M to build a facility.

Ms. Becky Gurrola addressed the Board concerning the property on Business 290. The Board needs to let Mr. Phelan know their intentions.

Ms. Brenda Nicholas made a motion to go into executive session. Ms. Davis questioned if there is an executive session item. The Board inquired of the attorney if they could enter into executive session. Mr. Tim Junek seconded Ms. Brenda Nichols' motion and called for a vote. The Board voted.

Mr. Rick Welch made a motion to amend the motion to go into executive session under Section 551.071, consultation with attorney, and Section 551.072, deliberation regarding real property. He also requested the Chief Appraiser be included in the executive session. Mr. Tim Junek requested the motion include Mr. Tim Phelan.

Ms. Carolyn Miedke amended the motion to include personnel issues.

Mr. Tim Junek made a motion to go into closed session for matters related to personnel and matters related to contracts with the District and to include the attorney, Mr. Tim Phelan and the Chief Appraiser. Mr. Rick Welch seconded the motion and the Board voted unanimously.

MOTION: Mr. Tim Junek
 SECOND: Mr. Rick Welch
 VOTE: Passed

EXECUTIVE SESSION The Board went into closed session at 9:25 a.m.

RETURN TO OPEN SESSION The Board returned to open session at 9:48 a.m.

PURCHASE CONTRACT TO PROPERTY AT 48600 BUSINESS 290 Mr. Phelan addressed the Board concerning the contract for the property located at 48600 Business 290. The Board discussed the contract.

A motion was made to terminate the contract with Mr. Tim Phelan and the Taylors.

MOTION: Ms. Jaime Davis
 SECOND: Ms. Eileen McDade
 VOTE: Motion passed with one abstaining (Mr. Tim Junek)

A motion was made and seconded to close the meeting.

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

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

Date:

Chairman, Board of Directors

Secretary, Board of Directors