



**Denton Central Appraisal District**  
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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

MARCH 3, 2022

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Ann Pomykal convened the meeting at 3:00 pm.

BOARD MEMBERS PRESENT: David Terre  
Alex Buck  
Ann Pomykal  
Michelle French, Ex Officio Member

BOARD MEMBERS ABSENT: Roy Atwood  
Charles Stafford

STAFF PRESENT: Hope McClure, Don Spencer, Kim Collins,  
Misty Baptiste, Ashley Aguado

OUTSIDE COUNSEL: David Tabor - Perdue, Brandon, Fielder, Collins  
and Mott, LLP

ITEM 2: INVOCATION

Invocation was given by Michelle French.

ITEM 3: PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was stated to the U.S. Flag and Texas Flag by all who were present.

ITEM 4: OPPORTUNITY FOR PUBLIC TO ADDRESS THE BOARD OF DIRECTORS

No public present to address the Board

ITEM 5: PROGRESS REPORTS

HOPE MCCLURE -

- Hope spoke on attending a “Meet the Chiefs” Dinner with local North Texas Chief Appraisers - they discussed struggles and suggestions with each other
- Mr. Atwood and Hope spoke at City of Carrollton’s Council Meeting on Feb. 1 and will be speaking at The Colony City Council Meeting at the end of March
- Mr. Terre addressed how much it is needed for them to address the council to change the perception and be on the offense rather than the defense
- Mr. Terre addressed some of the backlash we are dealing with/have dealt with and the need to educate in a proactive way
- Leadership Team attended the TAAD Conference which was a good team building / networking time plus extremely educational
- Over the last 2 months DCAD has had three 20 plus year employees retire
- DCAD has hired 6 new employees and promoted 5 employees from within
- Remodel is still going on - Hope welcomes everyone to come see the changes - the majority of the project is complete except for the front entrance - we will have time to move in and get settled before appraisal notices go out
- Customer Service has been wonderful about making the necessary adjustments
- Aiming to have Appraisal notices to be mailed out around April 18
- Hope has been nominated to Legislative Committee for TAAD and is very honored to be nominated - there are 15 on the committee from the State of Texas
- Certified Estimates will go out to the entities on April 30 - dual estimates will be provided to School Districts for the potential change in the HS exemption amount

DON SPENCER

- Initial planning and strategizing on how to finalize values and getting ready for protest for mail out by April 18 - which is 3 weeks sooner than last year
- Being early will help handle the number of protests we anticipate being filed
- Based on MLS sales data Denton County is set to be up 25% on Residential - median home value was \$340,000 in 2021 - set to be \$425,000 in 2022 - largest percent increase in market value in one year - average days on the market is 5 days - inventories are at all time low
- 20-22% Cost index increase
- Everything points to a higher value which means a lot of protests this year
- Will probably see 120,000 protests in 2022 - compared to 90,000 in 2021 - we are now mandated to hold informal hearings prior to ARB hearings
- Don was asked to join the Education Committee with TAAD - dealing with training and curriculum for appraisers

ANN POMYKAL

- Ann Pomykal spoke about her experience at at TAAD Conference
- Spoke on learning about the three big struggles all appraisal districts face: more people, more training, and better facility
- Allowed her to see that Appraisal Districts are not a popular place to work - the board needs to make sure the tools are provided to keep the staff happy
- Software issues are not unique - but we must not ever choose to be a beta program
- There is a critical issue that we must pay attention to what is happening at the state level
- Celebrated that Hope has been appointed to the legislative committee - to lobby for change at the state level
- Truly wants to do all possible for Denton County to be better – encouraging everyone to work hard

DAVID TERRE

- Acknowledges the hard work from the Appraisal District staff
- The right thing will not happen in Austin without a fight
- Broke down the history and decision the prior Board made when hiring Hope and then getting Don on board for Alex and Ann
- Also celebrates the addition of Ann and Alex to the Board of Directors

ITEM 6: CONSENT AGENDA

THE ITEMS ON THE CONSENT AGENDA ARE CONSIDERED SELF-EXPLANATORY BY THE BOARD AND WILL BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS UNLESS A BOARD MEMBER OR CITIZEN SO REQUEST.

- A. APPROVAL OF MINUTES OF THE PREVIOUS BOARD OF DIRECTORS MEETINGS
- B. ACKNOWLEDGE RECEIPT OF MONTHLY FINANCIAL STATEMENTS
- C. ACKNOWLEDGE RECEIPT OF VALUE CHANGES
- D. 2022 INVESTMENT POLICY

Alex Buck made a motion to approve all items on the Consent Agenda as submitted. David Terre seconded the motion. The motion passed and the vote was unanimous.

ITEM 7: CONSIDER AND APPOINT NEW TAXPAYER LIAISON OFFICER

Mrs. McClure introduces and explains the TLO Position as required by the State. Bea Lorne retired and Ashley Aguado was hired as ARB Coordinator. Typically the ARB Coordinator position is also the Taxpayer Liaison Officer. TLO serves at the pleasure of the Board of Directors and is also the contact for the Administrative Judge.

Alex Buck made a motion to approve Ashley Aguado as Taxpayer Liaison Officer. David Terre seconded the motion. The motion passed and the vote was unanimous.

ITEM 8: CONSIDER AND APPOINT TWO NEW AG ADVISORY BOARD MEMBERS

The District advertised for new Ag Advisory Board nominees on the Denton CAD website. We had 9 people submit applications - and per the Tax Code - only 3 were qualified.

David Terre made a motion to nominate David Fuller and Daphne Zollinger for the Ag Advisory Board with a term ending on December 31, 2024. Alex Buck seconded the motion. The motion passed and the vote was unanimous.

ITEM 9: CONSIDER AND APPROVE HIRING A COMPANY TO CONDUCT A NEEDS ASSESSMENT FOR DCAD

This item was tabled to a future meeting due to the absence of Roy Atwood and Charles Stafford. The board would like everyone to be in attendance when this matter is discussed so it was determined to schedule an additional meeting for Wednesday, March 9 at 3:00 pm. Richard Petree is available at that time as well.

ITEM 10: ADJOURN TO EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND 551.074 OF THE TEXAS GOVERNMENT CODE FOR THE FOLLOWING PURPOSES:

- A. CONSULTATION WITH LEGAL COUNSEL
- B. DELIBERATION ON PERSONNEL MATTERS

The Board went into executive session at 3:59 pm.

ITEM 11: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, AS NEEDED

The Board reconvened at 4:07 pm.

ITEM 12: ADJOURN

Secretary, Ann Pomykal, adjourned the meeting at 4:08 pm.