



Denton Central Appraisal District
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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

MARCH 9, 2022

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Roy Atwood convened the meeting at 3:02 pm.

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

STAFF PRESENT: Hope McClure, Kim Collins

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

Hope McClure introduced Mr. Richard Petree stated that he has 45 years of experience in appraisal districts and has served as interim chief in various counties around the state. Mr. Petree then addressed the Board and gave a further background on himself. working with him directly instead of through IAAO will save the district approximately 30% on the cost of the study. The scope of his analysis will include the following: Relationship with staff and Board of Directors, Facilities, staffing (including compensation and benefits), technology, administration and alignment with mission statement, compliance with state law, public relations, appraisal process, among other issues. In addition to these areas, the Board of Directors can ask him to focus on other areas if they desire.

Mr. Atwood suggested the possibility of breaking the scope of work into two phases so that the primary issue of staffing and facilities space could be addressed sooner so that those items could be addressed in the upcoming budget.

Ms. French agreed and addressed that the effort had been made in the past couple of years to keep the budget low for the entities.

Ms. McClure informed everyone that there will be a budget workshop in May and at that time there will be a budget presented that would get DCAD closer to where we need to be from a staffing and facility basis, but one that proposes a realistic increase to staff as we are constrained by training and places to put employees.

Mrs. Pomykal inquired about the adoption process for the annual budget. Mrs. McClure explained that the annual budget is sent to the entities, and they have 30 days to disapprove. If they do not disapprove, the budget is adopted. Mrs. McClure wants to provide the Denton County Entities with a 5-year outlook to accompany the budget, to help them with future planning.

Mr. Terre commented that the Board of Directors has been under the impression in the past that everything was going well. Mr. Terre would like to see the number of employees that need to be added compared with the number that we can adequately train in a reasonable time period.

Mr. Atwood further added that the Board of Directors has acted in the past based on the information that was presented, and they thought they were making the right decisions for the District.

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Mr. Stafford commented that we had software and offsite storage in the past and they were prideful about what the District could accomplish with less. He added that this created an opportunity for staff to run up large amounts of overtime which was paid out upon their retirement.

Mr. Atwood wants to know where we are operationally today and where we need to be 5 years from now.

Mr. Petree spoke to the culture in a given workplace. This is one of the items that he will be studying and reporting back to the Board on.

Mrs. Pomykal asked if he could be sure and create some charts that illustrate the narrative in his report so that the Board members can easily share that data with entities and anyone they are having a discussion with about the District.

The current contract has a Not-to-exceed amount of \$25,000. Mr. Atwood verified with legal counsel that the contract had been reviewed. It has and Mr. Petree has agreed to any changes.

Alex Buck made a motion to approve hiring Mr. Petree to conduct an assessment for Denton CAD. Ann Pomykal seconded the motion. The motion passed and the vote was unanimous.

Once the vote was recorded, Mr. Atwood informed the BOD that he had written a letter responding to the County Commissioner's letter to them asking for an investigation. The letter referenced the hiring of Mr. Petree, and invited Judge Eads to attend the meeting where Mr. Petree will present his findings. The other Board members made small suggestions which were being incorporated into the response.

ITEM 6: DISCUSSION AND TAKE ACTION INVOLVING RETAINING THE LEGAL SERVICES OF PERDUE, BRANDON, FIELDER, COLLINS AND MOTT LLP REGARDING COMPLAINT NUMBER PTP2022-5537 FILED WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) BY BEVERLY HENLEY (TAXPAYER) AGAINST HOPE MCCLURE'S (DENTON CAD) TDLR LICENSE.

Mrs. McClure explained that anyone can file a complaint against an appraiser with the TDLR.

Mr. Stafford elaborated on the complaint filing process and gave some historical examples to illustrate that the Board had made the decision in the past to hire one law firm to handle all TDLR complaints.

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Mr. Petree further explained that the TDLR staff has been working remotely for two years and all complaints are taking an unusually large amount of time to be resolved.

Charles Stafford made a motion to approve retaining Perdue, Brandon, Fielder, Collins, Mott LLP to handle the TDLR complaint filed against Hope McClure. David Terre seconded the motion. The motion passed and the vote was unanimous.

ITEM 7: 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 chose not to go into executive session.

ITEM 8: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, AS NEEDED

No need to Reconvene.

ITEM 9: ADJOURN

Chairman, Roy Atwood, adjourned the meeting at 4:00 pm.