



Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

(940) 349-3800
 www.dentoncad.com

DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

MARCH 30, 2022

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Roy Atwood convened the meeting at 3:00 pm.

BOARD MEMBERS PRESENT: Roy Atwood
Charles Stafford (arrived at 3:03)
David Terre
Alex Buck
Ann Pomykal
Michelle French, Ex Officio Member

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

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

There were members of the public present to address the Board about the Ag Standards, Item 5 on the posted agenda. There was no one present to speak on any other agenda items, so the Board moved to Item 5.

ITEM 5: DISCUSS AND CONSIDER FOR APPROVAL AG INTENSITY STANDARDS

Hope McClure spoke about Denton CAD's process of gathering information for Ag Standards, including surveys from property owners and the addition of the Ag Advisory Board Members.

Don Spencer spoke to the changes made to the Ag Guidelines and directed those present to view the updated chart provided in the manual. These guidelines give the Appraisal District a tool to use as standards. Discretion can still be applied on applications as necessary.

Alex Buck asked for clarification that any person inheriting a property must reapply for an exemption as a new owner. This is correct, per the Texas Property Tax Code, not Denton CAD.

Charles Stafford asked about adequate flexibility and how flexible the standards are. Assurances were made that research will be done on a case by case basis as appraisers are made aware of properties.

Roy Atwood asked about the minimum standard acreage and asked if 6-10 acres was enough for approved pasture. Don Spencer stated they must have animals present to be considered productive and there is an understanding that there will be down time, but the expectation is that the property should go through production schedules and meet degrees of intensity.

David Terre clarifies the process of creating the standards and asks where Denton CAD falls in comparison to other CAD's. Denton CAD is very much on the lenient and conservative side in comparison to other CAD's.

The Board commented that they were told the Ag Advisory Board was very helpful in providing useful feedback.

Hope McClure has updated the "Agricultural Information" webpage at dentoncad.com to provide more information to property owners.

PUBLIC COMMENTS:

Billy Fuller of Argyle - was disappointed that the survey responses from property owners did not have a lot of productive comments. He also believes it is possible to have productivity on 3-5 acres. He believes the Board should do due diligence and see the impact of applications in the last 6 months.

Brian Montini - Mayor Pro-tem in Northlake - compliments the board for tabling the discussion in December and the additions to the AG board. He also compliments making Ag more attainable for people in a simplified manner that can be handed to residents.

Minutes - Board of Directors Meeting of March 30, 2022

Daphne Zollinger - New member of the Ag Advisory Board - she applauds the work that has been done and notes there are more farmers dying than there are coming into the business - allowing a small farm to be started will help build the farming industry - likes everything on the standards that were created.

David Terre states that DCAD got the standards right and would like to know if the plan will be revisited every year and monitored for accuracy.

The Ag Department will monitor changes in the future as legislation changes, applications, come in, etc.

Alex Buck clarifies that everyone who currently has exemptions will keep them, unless changes occur to the property or ownership and that this will make it easier for others to qualify.

Ann Pomykal made a motion to approve the Ag Intensity Standards as presented. Alex Buck seconded the motion. The motion passed and the vote was unanimous.

ITEM 6: PROGRESS REPORT

HOPE MCCLURE

- 98% done with construction project at 3911 - passed inspections and will be moving back in - will no longer have the temporary entrance - just have punch list items to complete.
- Installing new phones for all employees to repair old phones that crackle and distort.
- Have hired 3 new people just this last week - 2 more retired - doing our best to train and get everyone up to speed - current staffing at 78 - full staff would be 87.
- Working through preparing for protest - press releases, educational and informative posts, etc.
- DCAD will be shutting down the system on April 6, to process Notices and send the print vendor a file by April 11.
- Predicting 110,000 protests - staff will have to close out 1775 protests per day to get through that number.
- Charles Stafford mentions that he worries about running people in the ground with overtime up - this is a short term solution.
- Roy Atwood - How is ARB staffed?
- Don Spencer - hearings will start with 7, 3 member panels - ARB chair is big on consistency and will be meeting with all ARB members before hearings begin to make sure each panel is ran the same.
- David Terre - asks if staff understands that we are working to make changes and get them help - hopefully they can see that things are going to get better.
- Hope McClure explains that those employees who want to learn and understand are definitely listening and understanding of the situation. With the high increase

Minutes - Board of Directors Meeting of March 30, 2022

of value and parcels in Denton County - we are offering incentives as best we can to the staff for working so hard. The employees are always grateful for the small things we are able to do for them.

- Hope McClure informed the Board that during “shut down” all employees will be doing Cyber Security Training and Active Shooter Training.
- Clarification on “shutting down” the CAMA software from April 6-11. We are just freezing it during that time - we will still be able to serve customers - just will not have access to change values in the database system.

DON SPENCER - No Report

ASHLEY AGUADO - TAXPAYER LIAISON - No Report

ITEM 7: 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

Item B was pulled from the Consent Agenda by District Staff.

Charles Stafford made a motion to approve Items A and C on the Consent Agenda. Alex Buck seconded the motion. The motion passed and the vote was unanimous.

ITEM 8: DISCUSS AND CONSIDER EXTENDING CONTRACT WITH TRUE ROLL

Don Spencer presents information on True Roll. In 2021, True Roll came in as a solution to help with data clean-up as a recommended source to help us scrub and accurately update our ownership roll. As we are finishing the first year of that, DCAD is asking for a renewal with True Roll. The price will stay the same and they will offer a proactive homestead monitoring system to make sure that homesteads that are currently applied in our system are accurate. True Roll is also offering a homestead application vetting process which has an automated system to make sure the applicant does qualify for a homestead. True Roll offers some great efficiency in the process and with the new legislation that we are required to take action on homestead applications within 90 days we need as much efficiency as possible. For customer service employees walk-ins and phone calls have to take priority which means that homestead exemptions are difficult to get to in a timely fashion.

Charles Stafford asks how the additional homestead exemption legislation will affect True Roll if it passes. The new legislation won't change processing much - it will be changed on a mass basis.

Minutes - Board of Directors Meeting of March 30, 2022

Charles Stafford made a motion to approve extending the contract with True Roll. Ann Pomykal seconded the motion. The motion passed and the vote was unanimous.

ITEM 9: 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 10: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, AS NEEDED

No need to reconvene.

ITEM 11: ADJOURN

Chairman, Roy Atwood, adjourned the meeting at 4:01 pm.