




Denton Central Appraisal District
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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

MAY 31, 2022

2:00 p.m.

ITEM 1: CONVENING OF MEETING

Roy Atwood convened the meeting at 2:00 pm.

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

BOARD MEMBERS ABSENT: Charles Stafford
David Terre

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

No one present wanted to address the Board.

ITEM 5: PROGRESS REPORT

HOPE MCCLURE - CHIEF APPRAISER

Minutes - Board of Directors Meeting of May 31, 2022

- Entities Luncheons went well and we received positive feedback from them.
- Recently had very productive one on one meetings with each department manager.
- Another wave of COVID has hit and 3 employees have tested positive.
- Roy Atwood asked about the current staffing situation. As of June 1, we will be fully staffed except for 2 new open positions.

DON SPENCER - DEPUTY CHIEF APPRAISER

- All Notices of Appraised Value have been mailed out.
- 64,000 total protests filed so far
- According to QLess we are seeing an average of 40-50 property owners a day - 75% of those result in no change or a settled value.
- ARB Hearings have been going for a week- they have roughly 350 hearings a day scheduled.
- There is a 30-40% no show rate for the ARB hearings.
- We will begin scheduling 500 a day to get through them in a timely manner.
- Informals seem to be going well - there is good communication between property owners and appraisers.
- Roy Atwood asked how many panels we were running- 3-5 a day - ARB chair would like to have up to 7 by the end of the week, but inexperience led to the need for training and observation of panels first.
- Ann Pomykal asked if the ARB is fully staffed - Don Spencer stated that ARB is not fully staffed at this time.
- Alex Buck asked if values are being knocked back?
- Don Spencer said there have been a lot of no changes, but not a lot of reduction in value.
- Roy Atwood asked if all appraisals had gone out. Residential and Commercial are all out. Deadline for Commercial is June 15. Deadline for all the rest of Residential is June 25. BPP works on a different deadline and those are still being worked on.
- Have seen an uptick in people coming in to protest now that they are feeling more confident to come in person.
- Roy Atwood asked about Safety in the Building - we have had Active Shooter Training, added 4 interior doors with Keypad Locks, Off-Duty Officers, we have a Google Chat for "Dangerous Situations" - Misty Baptiste and Michael Bates are working on getting keypads on the exterior doors.

ASHLEY AGUADO - TAXPAYER LIAISON - No Report

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. ACKNOWLEDGE FUND EQUITY REALLOCATIONS

Ann Pomykal made a motion to approve all items on the Consent Agenda.

Alex Buck seconded the motion. The motion passed and the vote was unanimous.

Immediately following Item 6 the Board Chose to move to Item 9.

ITEM 7: PRESENTATION FROM RICHARD PETREE, WESTERN VALUATION & CONSULTING

This item was tabled to the June Meeting. Roy Atwood states that the full report was not received in time to respond. Denton CAD and the Board did receive the staffing and building recommendations and will discuss those during the Budget Workshop.

ITEM 8: CONSIDER AND TAKE ACTION ON PENALTIES AND INTEREST FOR OUTSTANDING SECOND QUARTER ALLOCATIONS

Kim Collins provides the yearlong report as requested by the Board to look at those taxing jurisdictions who are consistently late on payment of allocations. Michelle French asked about the possibility of ACH - City of Denton is the only one with that set up. Recommendation from the Board is to look into that for the future.

Ann Pomykal made a motion not to access any penalties. Alex Buck seconded the motion. The motion passed and the vote was unanimous.

ITEM 9: PRESENTATION AND ACCEPTANCE OF 2021 FINANCIAL AUDIT

Dan Tonn made his presentation of the Financial Audit to the Board. Board received a soft copy draft prior to the meeting and a hard copy at the meeting itself. Audit was completed in April which went very well - there were no problems or issues raised - there were no findings. Dan Tonn said there were no adjustments to what Kim Collins produced in December. Dan Tonn states it was a "Completely Positive Report".

Alex Buck made a motion to accept the 2021 Financial Audit. Ann Pomykal seconded the motion. The motion passed and the vote was unanimous.

ITEM 10: WORKSHOP 2023 DCAD BUDGET

The Board discussed the 2023 Budget for over an hour. Here are the recommendations that the Board would like to see changed/adjusted to help alleviate the burden on entities:

- Pull out \$500K from Contingency
- Remove Retiree COLA \$204k
- Drop Percentage of TCDRS by 1%

The Board took a break at 3:55.

ITEM 11: 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 4:00.

ITEM 12: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION, AS NEEDED

The Board reconvened from Executive Session at 6:08

ITEM 13: ADJOURN

Chairman, Roy Atwood, adjourned the meeting at 6:08.