



Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

(940) 349-3800
 www.dentoncad.com

DENTON CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS MINUTES
SEPTEMBER 16, 2021
3:00 p.m.

ITEM 1: CONVENING OF MEETING

Charles Stafford convened the meeting at 3:00 pm.

BOARD MEMBERS PRESENT: Charles Stafford, Chairman
David Terre, Vice Chairman
Roy Atwood, Secretary
George Pryor, Member
Bryan Webb, Member
Michelle French, Ex Officio Member

STAFF PRESENT: Hope McClure, Don Spencer, Kim Collins,
Misty Baptiste
David Tabor, DCAD's Attorney

ADDITIONAL GUESTS: Erika Aguirre - TCDRS Rep (via Google Meet)
John England - DCAD Retiree
Bev Henley - ARB Chair
Kallen McCoy - AIA Insurance Rep
Mark Vargas - Mayor of Lakewood Village
Additional DCAD Retirees (they did not speak)

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

Charles Stafford opened the meeting for an opportunity for the public to address the Board. Mark Vargas (Mayor of Lakewood Village) was present to address the Board.

Minutes - Board of Directors Meeting of September 16, 2021

- Mark Vargas aggressively addressed the Board with concerns about the appraisal value of the homes in Lakewood Village. He expressed his opinions about the processes of the ARB and his opinion of Chief Appraiser, Hope McClure.

ITEM 5: PROGRESS REPORT

APPRAISAL AND ADMINISTRATIVE RELATED

CHIEF APPRAISER - HOPE MCCLURE

- Team Building Day on September 30 - will be shutting down the office from 12-5 on that day and will be holding different games/activities to build camaraderie and relaxation after a stressful protest period.
- ARB is continuing to try to complete the last of the 2021 hearings. They are currently running 5 panels with 4-5,000 accounts to finish. Hearings will continue for 2-3 weeks in October-November. DCAD will get a supplement to the Tax Office as soon as possible.

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

Roy Atwood made a motion to approve all items on the Consent Agenda as submitted. Bryan Webb seconded the motion. The motion passed and the vote was unanimous.

ITEM 7: CONSIDER, DISCUSS AND TAKE ACTION ON DENTON APPRAISAL REVIEW BOARD'S REQUEST TO CREATE A LINE ITEM IN DENTON CAD'S BUDGET TO SUPPORT INDEPENDENT WEBSITE FOR DENTON ARB.

- Bev Henley spoke to remind the Board about a request from the August meeting where she asked the Board to consider a line-item in the budget for an independent ARB website.
- Bev Henley points out that separation of ARB and CAD are necessary according to the Comptroller. The ARB's desire/mission is to promote the ARB's independence from DCAD.
- George Pryor asked for specific "issues" that have been raised by taxpayers, as the taxpayers are reminded at the beginning of each ARB hearing that the ARB is separate and apart from the District.

Minutes - Board of Directors Meeting of September 16, 2021

- Bev Henley references the last two years where the ARB has been accused of being “in cahoots” with DCAD.
- Michelle French addresses the concerns, but does not believe a separate website is the answer. She states she is open to the exploration of ways to get accurate information to taxpayers.
- Charles Stafford asks for the purpose of the website and Facebook as having individual conversations through these channels with an ARB member is against the Tax Code.
- Bev Henley monitors both the ARB website and Facebook page and does not allow public comments on Facebook - both are set up only to distribute information to the public.
- Bev Henley has already paid for the new ARB website to be set up for this year.
- Roy Atwood expressed concerns about having 2 websites which confuses the public more as well as the Facebook page.
- (DCAD has always offered a free website to the ARB in the past, but has since taken it down, because the ARB does not want DCAD to maintain it and is now creating and posting their own agendas at the Courthouse as well.)

Roy Atwood made a motion to deny the request for a budget line item for the ARB website. George Pryor seconded the motion. The motion passed and the vote was unanimous.

(Due to conflicting appointments and schedules, the Board moved to Item 11. Executive Session at this time.)

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 3:41 p.m.

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

The Board reconvened at 4:00 p.m.

No action was taken.

(The Board moved back to Item 8.)

ITEM 8: APPROVE TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM QUALIFIED REPLACEMENT BENEFIT ARRANGEMENT EXHIBIT A.

- Kim Collins explained this arrangement is for the benefit of future DCAD retirees who will cap out what the IRS can provide for them in one year. This is primarily for those who began in the system at a young age and could potentially retire at an age young enough to draw a significant amount of retirement beyond the limit of what TCDRS can pay.
- TCDRS is constrained by what the IRS is set up to do and limited by the amount of payouts they can issue.
- This agreement allows TCDRS to issue payments directly to the District each month and then the retirees can receive the full amount they are due from the IRS and the rest from the District.
- George Pryor asked if this is approved is this something that can be amended later down the line.
- Erika Aguirre (TCDRS Rep) - states that this cannot be revoked. Once the agreement is signed it stands in perpetuity - unless there are legislative changes surrounding a new law. Erika Aguirre does clarify that if anything changes from an IRS standpoint that the necessary changes would be made.
- Bryan Webb asked for the number of employees that this could potentially affect right now and Erika Aguirre confirmed at this time - DCAD has 5 employees this could have the potential to affect.

Bryan Webb made a motion to approve the TCDRS Replacement Benefit Arrangement as submitted. David Terre seconded the motion. The motion passed and the vote was unanimous.

ITEM 9: APPROVE TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM PLAN AGREEMENT AND PRE-PAID RETIREES COST OF LIVING ADJUSTMENT FOR PLAN YEAR 2022.

- John England addressed the Board and stated he was a former employee of 27 years, and was speaking on behalf of himself and 12 other DCAD retirees. He stated that he represents those who took early retirement. Most are drawing 60% of their pension amount and Social Security is not available yet. They do appreciate the supplemental health insurance, but that has gone from \$11 a month to \$60 a month over the last several years. John implored the Board to consider the needs and service of those who were committed to the District for so long.
- The Board asked for clarification - Retirees would receive a 1% increase flat rate.

Minutes - Board of Directors Meeting of September 16, 2021

The flat rate was 88% budgeted for already in the DCAD Budget.
The Board would need to approve \$12k being moved from reserves.
Only 5% of TCDRS' clients offer a COLA for their retirees.
This is an additional benefit that DCAD offers for those who have served the District for so many years.

Bryan Webb made a motion to decline the COLA increase for DCAD Retirees.
There was no second.

Roy Atwood moved to approve the COLA increase for DCAD retirees. George Pryor seconded the motion. The motion passed with a 4-1 vote with one Board member in opposition.

ITEM 10: CONSIDER AND APPROVE EMPLOYEE GROUP HEALTH, DENTAL, VISION, LIFE, AD&D, LTD, AND LONG TERM CARE.

- Hope McClure introduced Kallen McCoy and offered information about the work he does for DCAD. Since DCAD is self-funded, Kallen McCoy does a great job with finding DCAD really great rates every year.
- Kallen states that DCAD's claims change from year to year. Claims went down 18% in 2020, but went back up about the same amount in 2021. He is projecting a decline in costs for the coming year as claims seem to be tailing off.
- DCAD will remain to carry the same great benefits for their employees, but there will be a slight increase to the employee each month. Dental went up about 9% which is still the best price in the market and a 3% increase in vision.
- David Terre asked how does DCAD's plan compare to other CAD's.
- Kallen McCoy stated that DCAD has an excellent health plan.
- DCAD retirees even have the option to take the plan with them when they retire.
- Bryan Webb stated that this will be a significant budgetary issue in the future as the District continues to grow and have more and more retirees.
- DCAD sees the need to be proactive with employees and educate them on their retirement benefits and possibilities.

David Terre made a motion to approve the Group Health Benefits as presented.
Bryan Webb seconded the motion. The motion passed and the vote was unanimous.

ITEM 13: ADJOURN

Chairman, Charles Stafford, adjourned the meeting at 4:43 pm.