



**Denton Central Appraisal District**  
3911 Morse Street  
Denton, TX 76208

 (940) 349-3800  
 [www.dentoncad.com](http://www.dentoncad.com)

DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

OCTOBER 13, 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 3:01)  
Alex Buck  
Ann Pomykal  
David Terre  
Michelle French, Ex Officio Member

STAFF PRESENT: Don Spencer, Kim Collins, Misty Baptiste

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

ITEM 2: ESTABLISHMENT OF QUORUM

ITEM 3: INVOCATION AND PLEDGES

Invocation was given by Michelle French.

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

PERSONS DESIRING TO ADDRESS THE BOARD OF DIRECTORS MUST FILL OUT A SPEAKER'S CARD PRIOR TO THE MEETING. NO PRESENTATION SHALL EXCEED THREE MINUTES. THE BOARD CANNOT DELIBERATE ON ANY SUBJECT THAT IS NOT INCLUDED ON THE AGENDA.

1. Khosrow Sadeghian - Denton resident for 50 years - manages 100 properties in the area - claims to "get along well" with this CAD as well as many other CAD's in the State of Texas. This year things went awry. Some issues are still lingering due to "the person running the show". Claims his property values went from 10 million to 50 million dollars which Mr. Sadeghian says is unacceptable. In the past he claims he has been able to settle with "the leaders" or at least been able to settle later through mediation or other

## Minutes - Board of Directors Meeting of October 13, 2022

means. The problem this year is with the Manager of Residential, Jenna Simek. Mr. Sadeghian spoke immediately prior to the Board meeting with Don Spencer. Asking for justice on his appraisals and claims that he is not receiving that due to bias'. Claims that Mr. Schott, ARB chair, lowered his value on a property from 220,000 to 100,000 and Jenna entered the room and stated that Khosrow "is no good." Mr. Schott changed his opinion and his neutrality at that moment due to Jenna's claims. Mr. Sadeghian is asking for fairness and "fresh faces" in this county. Ms. Simek needs to stop saying that we need more people and more money.

2. Zachary Sadeghian - Denton County Resident for 22 years - spoke on Customer Relationships when dealing with an appraiser - commented that if a personal issue exists with an appraiser - they should be moved to a different appraiser - has never has a situation where an appraiser would jeopardize the situation with the customer/agents
3. Austin Campbell - speaking on behalf of his clients Mr. Sadeghian - requested under the freedom of information Act the remarks during the ARB hearing - hear to reiterate that they are prepared to work with the CAD and appreciate the chance to be heard today and the chance to do what is fair for the taxpayers of Denton County. Property values should not have increased by 5 times in 12 months.
4. Brooke Hambrick - read a letter on behalf of Denton County Judge Andy Eads - letter addressed concern that the matter involved in relieving the Chief Appraiser of her duties has yet to be finalized. Encourages the board to remain mindful of the entities who fund the Appraisal District as severance agreement is considered. States that trust, respect, and credibility must be restored.

### ITEM 5: CHIEF APPRAISER'S REPORT

#### INTERIM CHIEF DON SPENCER

##### A. LEVY FILE SENT TO TAX ASSESSOR/COLLECTOR

- As of October 5 the ownership and address updates and freeze/refreeze calculations and changes since certification have been submitted to the Tax Assessor's Office so that tax statements can be prepared, printed, and mailed out.
- Tax Office has been very helpful in the process of gathering the tax rate information and other TNT information for State Reporting that Denton CAD does not have access to. Denton CAD is much appreciative of their help.

##### B. UPDATE ON BUDGET FEEDBACK/MEETINGS WITH ENTITIES

- 16 days since the board approved the revised budget and to this point there has not been any negative feedback received.
- Mr. Spencer has had several conversations with those who have raised concerns and he feels like those have been addressed.
- Mr. Spencer was invited to join the Mayor's Council Meeting on September 28 at the County Courthouse. Approximately 20 mayors in attendance and Don spoke on addressing concerns and plans that the District has to move forward. Many calls and a few invitations to attend Council and/or School meetings have been a product of that meeting.
- In the coming weeks will be speaking at the Flower Mound Town Council and the Denton ISD School Board.
- Working to formulate plans on how Denton CAD can better serve the taxpayers and the entities moving forward.

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

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

ITEM 7: CONSIDER AND TAKE ACTION ON PENALTIES AND INTEREST FOR OUTSTANDING 2022 FOURTH QUARTER ALLOCATIONS

Kim Collins presented a memo outlining the date the fourth quarter invoices were sent to the entities and those that were still outstanding as of September 30. Mrs. Collins did provide those who made payments after September 30 which resulted in bringing the balance down significantly. Presented to the Board to waive the penalties and interest on the outstanding fourth quarter allocations.

Alex Buck inquired about the two large entities who were listed as unpaid - City of Lewisville and City of Carrollton. Both were deposited as of the morning of the Board meeting.

Ann Pomykal made a motion to waive the penalties and interests on the fourth quarter allocations. Charles Stafford seconded the motion. The motion passed and the vote was unanimous.

ITEM 8. CONSIDER AND APPROVE TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM PLAN AGREEMENT AND PRE-PAID RETIREES COST OF LIVING ADJUSTMENTS FOR PLAN YEAR 2023.

Don Spencer referenced the memo in the Board packet. This item is considering the 2022 budgeted amount COLA adjustments for retirees. Reminder to the board - this was a discussion for the 2023 budget. This was budgeted in the 2022 budget to be funded with the 2022 budget. There is an outline from TCDRS. Recommend and ask the board to approve a 1% flat rate for COLA for the 2022 funding going into effect January 1, 2023. Cost would be \$203,871.

Alex Buck asked if this is money left over from the 2022 Budget to pay for this. Mr. Spencer explained that we budgeted for it in the 2022 year but it does not go into effect until 2023. Mr. Buck clarified that the line item the board removed for COLA was really for 2024 which is accurate.

Minutes - Board of Directors Meeting of October 13, 2022

Ann Pomykal commented for the record that \$43,000 is coming out of reserve to cover a portion of this.

Alex Buck made a motion to approve the TCDRS COLA plan adjustments for 2023. 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. DELIBERATION ON PERSONNEL MATTERS - DISCUSS CHIEF APPRAISER SEPARATION AGREEMENT
- B. DELIBERATION ON PERSONNEL MATTERS - DISCUSS AND CONSIDER WRITTEN EMPLOYMENT AGREEMENT AND APPOINTMENT OF CHIEF APPRAISER
- C. CONSULTATION WITH LEGAL COUNSEL
- D. ACTIVE LITIGATION UPDATE

Board went it to Executive Session at 3:21

ITEM 10: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ANY NECESSARY ITEMS DISCUSSED IN EXECUTIVE SESSION

Board reconvened following Executive Session at 5:54

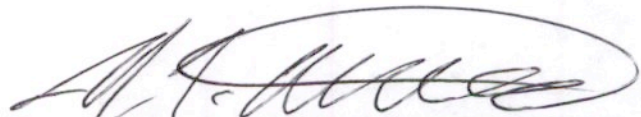
Alex Buck moves to designate Charles Stafford to continue to negotiate with Hope McClure along the outline of terms discussed in executive session with an intended effective date as soon as possible under federal statutory law approximately middle of November 2022. Anny Pomykal seconded the motion. The motion passed and the vote was unanimous.

ITEM 11: DISCUSS/SET NEXT MEETING DATE AND FUTURE AGENDA ITEMS

Next meeting is Thursday, November 10 at 3:00.

ITEM 12: ADJOURN

Chairman, Roy Atwood, adjourned the meeting at 5:56.



Roy Atwood, Chairman

ATTEST:

  
Ann Pomykal, Secretary