



Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

 (940) 349-3800
 www.dentoncad.com

DENTON CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS MINUTES

APRIL 9, 2026

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Alex Buck convened the meeting at 3:00 pm.

BOARD MEMBERS PRESENT:	Alex Buck	James Lawrence
	Rick Guzman	Rich Olson
	Mike Hennefer	Charles Stafford
		Dawn Waye

BOARD MEMBERS ABSENT: Angie Cox

STAFF PRESENT: Don Spencer, Chris Littrell, Jeanne Ashlock,
Kim Collins, Misty Baptiste, Daniel Gonzalez

ITEM 2: ESTABLISHMENT OF QUORUM

ITEM 3: INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was given by Dawn Waye

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.

No public comments made.

ITEM 5: PRESENTATIONS AND REPORTS

A. CHIEF APPRAISER REPORT - CHIEF APPRAISER, DON SPENCER

- a. Strategic Plan has been completed and will be presented at the May meeting prior to the 2027 Budget Workshop. Copies will be handed out at the end of the April meeting for the Board to review prior to May's meeting.
 - i. James Lawrence asks for legacy information to show the budget implications of staffing and facilities
- b. Leadership is working on 2027 Budget development - reviewing contracts, operating costs, etc.

Minutes - Board of Directors Meeting of April 9, 2026

- c. 2026 Notice of Appraised Values will be mailed out April 10 - they are expected to arrive in most mailboxes this weekend - planning and preparations going on for protest season among all departments - anticipate traffic into the district will increase starting on Monday
 - d. ARB members have been getting refreshed and are completing training for the ARB hearings for this year
 - e. DCAD organized and hosted a Property Tax Consultant meeting on Monday, April 6 - Appeals team put together this meeting to set up the processes and procedures - helps to improve the efficiency of the process - had over 30 in person and over 100 virtual participants
 - f. Appraisal Records submission to ARB - records are handed over to ARB until certification - that will be completed on April 21
 - g. Community Engagement - Don Spencer was invited to speak at Carrollton Rotary on April 16 - will be speaking on the property tax process and the protest period
 - h. Education Update - hosted Property Tax Law class on site - last one prior to protest season - classes will resume in August after protest season is completed
 - i. Upcoming November election for Places 1,2,3. - Mr. Spencer has been in contact with the election administration office - deadlines for postings will begin in June - cost is estimated to be 1.5 Million because it is a county wide election
 - j. MAP Review has been rescheduled for the week of April 27
- B. ADMIN DIVISION UPDATES - DEPUTY CHIEF OF APPRAISAL, CHRIS LITTRELL
- a. Provided a printout to the Board with the Appraisal Division stats - field work and market analysis has been completed in all departments
 - b. BPP Renditions continue to come in prior to deadline of April 15
 - c. Ag Applications are coming in and are being processed as quickly as possible
 - d. Leadership staff is focusing on training and retraining staff on processes during the protest season - to help educate the property owners as best as possible
 - e. Appraisers are working on evidence packets to have prepared as soon as possible
 - f. Continue to Work on logistics - how many panels? Hearings? Affidavits? etc.
- C. ADMIN DIVISION UPDATES - DEPUTY CHIEF OF ADMINISTRATION, JEANNE ASHLOCK
- a. Update on HS exemptions received - 2509 - processed 3408
 - b. OV 65 - added 3642 exemptions
 - c. Almost all temp staff have been hired and training has begun for the temp staff
- D. TLO REPORT - TLO, DANIEL GONZÁLEZ
- a. Nothing to report on Taxpayer side - as of today

Minutes - Board of Directors Meeting of April 9, 2026

- b. ARB Training on March 30-31 as required by Comptroller - March 31 - met to review Hearing Procedures - According to Tax Code - must be provided to the Comptroller and Board
- c. Have had a total of 9 resignations from the ARB - due to health, employment, etc.

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 FROM THE PREVIOUS BOARD OF DIRECTORS MEETINGS
- B. ACKNOWLEDGE RECEIPT OF VALUE CHANGES SEC. 25.25 (B) TAX CODE
- C. ACKNOWLEDGE RECEIPT OF MONTHLY FINANCIAL STATEMENTS

Charles Stafford moves to approve the consent agenda. Rich Olson seconded. The motion passed and the vote was unanimous.

ITEM 7: DISCUSS, CONSIDER AND TAKE ACTION ON APPOINTMENT OF BOARD MEMBERS FOR THE VACANCY OF PLACE 4 OF DENTON CAD BOARD OF DIRECTORS IN ACCORDANCE WITH TPTS 6.03 (l) & 6.0301 (g)

- Have had 2 nominees from the entities - Buddy Bonner and Lisa McEntire
- Rick Guzman states that he remains supportive that the publicly elected position should come from the public.

Mike Hennefer moves to approve Buddy Bonner to Place 4 of the Denton CAD Board of Directors. James Lawrence seconded the motion. The motion passed with a 7-1 vote of approval. Rick Guzman opposed.

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

- The board has a list of those entities who are outstanding on their allocation payments. Clear Creek has paid since the list was created.

Charles Stafford moves to approve waiving the penalties and interest on those entities who have not yet paid their allocations. James Lawrence seconded the motion. The motion passed with a 6-2 vote of approval. Two Board members opposed the motion - Rich Olson and Rick Guzman.

ITEM 9: ADJOURN TO EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND 551.074 OF THE TEXAS GOVERNMENT CODE FOR THE FOLLOWING PURPOSES: (AS NEEDED)

A. CONSULTATION WITH OUTSIDE COUNSEL ON ACTIVE LITIGATION

Executive Session is not necessary at this meeting.

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

Did not adjourn so no need to reconvene.

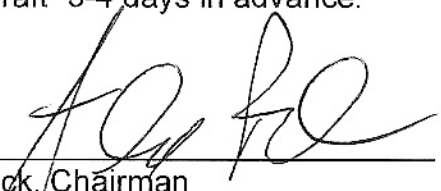
ITEM 11: DISCUSS FUTURE AGENDA ITEMS - NEXT MEETING ON MAY 21, 2026.

Minutes - Board of Directors Meeting of April 9, 2026

- The next meeting will be moved from May 14 to May 21.
- Mike Hennefer asked for more information about Special Districts - how they are assessed? Taxed, etc?
- The Board requested to have the strategic plan "draft" 3-4 days in advance.

ITEM 12: ADJOURN

- Alex Buck adjourned the meeting at 3:50pm.



Alex Buck, Chairman

ATTEST:



Rick Guzman, Secretary