



Denton Central Appraisal District
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**DENTON CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTORS MINUTES**

MAY 8, 2025

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Ann Pomykal convened the meeting at 3:02 pm.

BOARD MEMBERS PRESENT:

Rob Altman	Ann Pomykal
Angie Cox - 3:13	Charles Stafford - 3:27
Rick Guzman	Dawn Waye
Mike Hennefer	

BOARD MEMBERS ABSENT: Alex Buck, Lisa McEntire

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

ITEM 2: ESTABLISHMENT OF QUORUM

ITEM 3: INVOCATION AND PLEDGES

Invocation was given by Mike Hennefer.

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.

Jenny Proznik - Lewisville ISD - speaking on behalf of the School Board - commends the work being done to put savings to good use in the budget proposal - want to ask for the long term plan for the DCAD Budget and spending of the Reserve Funds - Lewisville gave no raises to teachers for 2024-2025 - collaboration between entities and CAD is key.

ITEM 5: ADJOURN TO EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND 551.074 OF THE TEXAS GOVERNMENT CODE FOR THE FOLLOWING PURPOSES: (AS NEEDED)

- A. DISCUSS PERSONNEL MATTERS**
- B. DELIBERATION REGARDING REAL PROPERTY**

Adjourn at 3:06

ITEM 6: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED
IN EXECUTIVE SESSION

Reconvene at 5:08

Charles Stafford moves to approve the budget as amended and discussed in Executive Session. Rick Guzman Seconded. The motion passed and the vote was unanimous.

ITEM 7: PUBLIC HEARING FOR THE 2026 DENTON CAD BUDGET

A. OPEN PUBLIC HEARING - CALL FOR PUBLIC COMMENT

- a. No one present for comment

B. BUDGET PRESENTATION

C. CLOSE PUBLIC HEARING

- a. Charles Stafford moved to close the public hearing. Rob Altman seconded. The motion passed and the vote was unanimous.

ITEM 8: DISCUSS, CONSIDER, AND APPROVE THE PROPOSED 2026 DENTON CAD
BUDGET

- 2026 Proposed Budget with Changes coming out of Executive Session is \$24,708,651.30 - little over 3.5% increase from last year's budget
- 125 FTE's - same number as 2025 Budget
- Reflects commitment to financial transparency and stewardship
- .7% of Property Tax Revenue in Denton County
- 1 time expenditure for 2026 Board of Directors Elections - main driver for the increase in budget - without that increase of 700K to the budget - the budget would be flat for 2026
- Estimated 1.3 million - 700K was given as an estimate - remainder will be funded from reserve fund
- Original estimate from Denton County Election officer was 700K which is what the budget was created on - subsequent to that quote the number went up which will be pulled from reserve funds rather than adding to the 2026 budget.
- 1.7 million from unspent 2024 budget will be pulled to alleviate the burden on the entities
- Feel that the budget is conservative and needs based budget - decrease would compromise service levels, integrity and accuracy of appraisals, and open the door for further litigation

Angie Cox - appreciates the review of the budget and making necessary cuts while still being able to run the district as efficiently as possible.

Charles Stafford - gratified for flat budget with growth of Denton County - amounts to excellent management

Mike Hennefer - states for the record - in the future there should be an expectation of hiring more and providing more space and spending more money - is not possible to keep flat moving forward

Ann Pomykal - has watched the organization grow - over the years of Don Spencer's Leadership - to accomplish more people and building in the future - money will be needed

Charles Stafford moves to approve the budget as presented and amended. Dawn Wayne seconded. The motion passed and the vote was unanimous.

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ITEM 9: PRESENTATIONS AND REPORTS

A. CHIEF APPRAISER REPORT - DON SPENCER

- Approaching deadline to file protest - next Thursday - May 15
- Currently have 53K protests filed - tracking with last year
- Seems to be easier with new software
- Legislative Report - were well over 200 bills - only 20 bills now that have traction according to TAAD - 2 bills - will impact most - HB 9 and SB 4, 23, 32 - all have to do with HS exemption - will move up to 140K and OV 65 will move up to 40 - BPP exemption bill - 125K exemption - have not run impact on entities yet - create a firestorm when we have to certify - have to create provisional roles - minimum of 6 provisional roles will have to be created in addition to the certified role - will have extra load in July
- Homestead Exemptions - 4500 applications to be processed - processed just short of 2000 in April - coming in faster than we can process
- Often times applications are submitted incompletely and cannot be processed instantly - there have to be documentations reached out for

B. ADMINISTRATION DIVISION UPDATES - DEPUTY CHIEF OF APPRAISAL - CHRIS LITTRELL

- Provides a report to Board of Appraisal Stats
- Publicly thanks IT department for pulling data necessary for this report
- Mapping - Total deeds 14332 processed since January
- Mapping team is keeping pace with what needs to be processed
- 19500 Renditions in BPP sent out
- As of yesterday 10746 renditions - have been received - processing almost as quickly as they come in - listen for numbers
- The faster it takes place - the better place we are in for certification
- 52524 protests have been submitted as of Noon today.
- In the next week - numbers will continue to grow exponentially - prior to May 15 deadline

C. TLO REPORT - DANIEL GONZALEZ - TAXPAYER LIAISON OFFICER

- Presents packet to Board
- Currently have 37 ARB members - 5 resignations submitted - 2 members are benign presented to be removed due to unresponsiveness
- Group training sessions have been completed
- All are ready to begin on Monday, May 13
- Hearing Procedures are submitted to Board by requirement of Comptroller
- TLO - 8 submissions - 6 complaints and 2 inquiries

ITEM 10: DISCUSS, CONSIDER, APPOINTMENT AND REMOVAL OF ARB MEMBERS FOR 2025 TAX YEAR - DANIEL GONZALEZ, TLO

- Remove 2 members who are in violation of attendance policy
- 2 additional members to be approved by the board.

Mike Hennefer made a motion to accept the above applications and to remove 2 members who have been unresponsive and violated the attendance and communication policies. Charles Stafford seconded the motion. The motion passed and the vote was unanimous.

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ITEM 11: 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 MONTHLY FINANCIAL STATEMENTS
- C. ACKNOWLEDGE RECEIPT OF VALUE CHANGES SEC. 25.25(B) TAX CODE

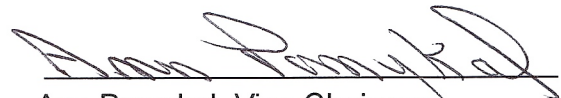
Charles Stafford made a motion to approve the consent agenda in its entirety. Mike Hennefer seconded the motion. The motion passed and the vote was unanimous.

ITEM 12: DISCUSS FUTURE AGENDA ITEMS - NEXT MEETING JULY 10, 2025

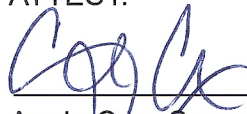
- Training and Education Update requested by Ann
- Discussion of Committees - Dawn will not be here

ITEM 13: ADJOURN

Ann Pomykal, adjourned the meeting at 5:36.


Ann Pomykal, Vice-Chairman

ATTEST:



Angie Cox, Secretary