



Denton Central Appraisal District
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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

SEPTEMBER 5, 2024

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Roy Atwood convened the meeting at 3:01 pm.

BOARD MEMBERS PRESENT: Roy Atwood -Chairman
Alex Buck
Michelle French
Rick Guzman
Lisa McEntire
Ann Pomykal - Secretary
Charles Stafford - Vice Chairman

BOARD MEMBERS ABSENT: Angie Cox
David Terre

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

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.

No Public Comments from those present.

ITEM 5: CAD UPDATES

- CHIEF APPRAISER REPORT - DON SPENCER
- Business Operations Department has been very busy over the last week - with Open Enrollment and New Employees

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- Appraisal staff has begun the Reappraisal Process - will begin field work within the next 2 weeks
- Notice has been sent to Entities for Nominations for the Board of Directors due in October.
- Staffing Update - Onboarded 7 new Staff Members - 3 Residential Appraisers, 1 Commercial Appraiser, 1 ARB Coordinator, and 2 E&A Department
- Introduction of ARB Coordinator - Suzanne Newcomer - been working part time with DCAD for 17 years as a temp in the appeals department - will be helping with logistics of ARB facilitation
- Staffing ARB will be through TLO and Board of Directors
- Software Conversion Update - progressing well and ontrack - TNT website is up and fully functional through True Prodigy
- Public facing Website construction has begun - Data Conversion is going well - Currently having short weekly meetings to touch base with questions on layout and data conversion
- Public facing Website is anticipated to Go Live November 1, 2024.
- Property Search is currently down due to a separate issue with the current vendor.
- Staff Training - True Prodigy has set us up with a test site to start training staff for the transition
- Ann Pomykal - asked about bringing True Prodigy to Board of Directors for training and example - Don is in talks to coordinate with them to do a demonstration with Board - Ann Pomykal stated she would strongly encourage that
- There will be a 3 week period where we will not be using either CAMA software system to allow for conversion to Go Live.
- Frisco letter will be on Agenda for next meeting
- ADMINISTRATION DIVISION UPDATES - JEANNE ASHLOCK
 - No report due to Absence of Deputy Chief
- TLO REPORT - DANIEL GONZALEZ - TAXPAYER LIAISON OFFICER
 - As of July/August - there were 8 taxpayers who have reached out with dissatisfaction on their value
 - ARB Applications are starting to come in - 13 have submitted reappointment applications - currently have 42 slots for ARB - what has been budgeted for 2025
 - Have been some requests for applications and those have been mailed out

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

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

ITEM 7: PUBLIC HEARING FOR THE 2025-2026 REAPPRAISAL PLAN

No Public Comments from those present

Alex Buck made a motion to Close the Public Hearing for the 25-26 Reappraisal Plan. Michelle French seconded the motion. The motion passed and the vote was unanimous.

ITEM 8: CONSIDER AND ADOPT THE 2025-2026 REAPPRAISAL PLAN

- Created in accordance with USPAP, IAAO, Property Tax Code, and State Constitution
- Created to meet the Statutory needs of Compliance with Appraisal Methodology
- The Current Reappraisal Plan has not changed much from what has been done in the past
- Some of the changes made were to make efficiency of work flow better for our appraisers
- Michelle French - noticed on Special Appraisal portion p.93 - change in Use - 1d1 and restricted use - rollback tax discussion - changed in 2021 - should change to 3 years and no interest - p. 93

Ann Pomykal made a motion to approve the reappraisal plane with amendments. Charles Stafford seconded the motion. The motion passed and the vote was unanimous.

ITEM 9: DISCUSS AND CONSIDER CHIEF APPRAISER EVALUATION DOCUMENT

- Document provided to the Board was the same evaluation used in 2023
- Evaluation will take place in October or November at the pleasure of the Board
- Asks the Board to review to be prepared for discussion on Chief Appraiser.
- Board is suggesting to do at November Board meeting since that has been the standard - Board can fill out the form and send to Chair for consolidation of ideas

ITEM 10: ADJOURN TO EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 AND 551.074 OF THE TEXAS GOVERNMENT CODE FOR THE FOLLOWING PURPOSES:

A. DISCUSS PERSONNEL MATTERS

B. CONSULTATION WITH OUTSIDE COUNSEL ON ACTIVE LITIGATION

Adjourn at 3:32

ITEM 11: RECONVENE TO OPEN SESSION AND TAKE ACTION ON ITEMS DISCUSSED IN EXECUTIVE SESSION

Reconvene at 3:38

No motions to be made

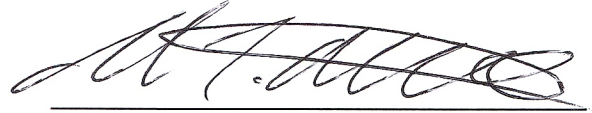
ITEM 12: NEXT MEETING OCTOBER 10, 2024/DISCUSS FUTURE AGENDA ITEMS

- Discussion of Frisco Letter
- Potentially Move November Meeting
- For November Meeting - would like to have everyone present to approve ARB applications

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ITEM 13: ADJOURN

Roy Atwood, adjourned the meeting at 3:42.

A handwritten signature in dark ink, appearing to read 'Roy Atwood', written over a horizontal line.

Roy Atwood, Chairman

ATTEST:

Ann Pomykal, Secretary

A handwritten signature in dark ink, appearing to read 'Ann Pomykal', written below the printed name.