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DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

SEPTEMBER 11, 2025

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Alex Buck convened the meeting at 3:01 pm.

BOARD MEMBERS PRESENT: Rob Altman, Alex Buck, Angie Cox, Rick Guzman, Mike Hennefer, Lisa McEntire, Ann Pomykal, Dawn Waye

BOARD MEMBERS ABSENT: Charles Stafford

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

ITEM 2: ESTABLISHMENT OF QUORUM

ITEM 3: INVOCATION AND PLEDGES

Invocation was given by Lisa McEntire.

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 present to make comments

ITEM 5: PRESENTATIONS AND REPORTS

A. CHIEF APPRAISER REPORT - CHIEF APPRAISER, DON SPENCER

a. Protest season has been wrapped up - entities are working to adopt tax rates and budgets
b. Saw real strengths in the department coordinations of working together
c. Planning process has the 2026 season has already begun
d. True Prodigy will be on site September 22-24 to work on things to improve from DCAD leadership. May have some conversations about enhancements with them - potential co-development with other CADs on True Prodigy enhancements/improvements.

e. September 24 - 2nd Annual Commercial Round Table - last year was a great success and are hoping to grow it this year and into the future
f. Departments are working together to improve processes, services, and contracts to evaluate cost effectiveness on items
g. Appraisal Department Report (in lieu of Chris Littrell) - all are in full swings for re-inspections, gathering data, analysis and verification of data
h. Worked with many school districts across the county - Don was able to amend some filings from past years - through legislation passed to capture state funding - there was some value not captured - due to the increase of homestead exemptions- were able to get final figures amended to TEA - corrected numbers will be used for issuing funds for this year - helped to build a stronger relationship with the ISD's
i. Mike Hennefer - offered commendations for Don Spencer's efforts to do this for the school districts
j. Rob Altman - asked for the school districts and what the overall figures came out to be
k. Don Spencer - Number is hard to provide with the final overall impact - for LISD it was around 10-11 million dollars
l. Will continue to push forward and improve things around the CAD
m. Lisa McEntire - how many other appraisal districts do that for schools?
n. Don Spencer - not sure but it usually happens through legal counsel instead of CAD's and incurs some large charges from legal to the ISD's
o. Legacy system is completely finished - certificate of destruction was issued at the end of July
p. Angie Cox - are there additional costs from True Prodigy when we add capabilities on?
q. Don Spencer - there is that potential - we would like to demonstrate that some suggestions could be beneficial to all CAD's
r. Dawn Waye - usually enhancements made will be beneficial to Tax Offices and CAD's
s. There was a lot of training offered at the beginning but we did hit the ground running with it but had many things come up as we used it in the practical sense.

B. <u>ADMIN DIVISION UPDATES - DEPUTY CHIEF OF ADMINISTRATION, JEANNE ASHLOCK</u>

a. Staffing levels are up by 2 - total of 108 FTE's continue the work to get to 125
b. Homestead Exemptions - 1500 applications last month - processed 5500
c. Lisa McEntire - how many applications are still outstanding? Approximately 4600
d. Angie Cox - asks about hiring - are we still utilizing the temp workers - Any possibility of bringing them on full-time? If any of the temp employees apply DCAD would entertain that possibility

C. TLO REPORT - TLO, DANIEL GONZÁLEZ

a. Daniel has nothing to report from the TLO standpoint
b. Rick Guzman - asked about the progress on creating the auto replies for email
c. Daniel González - IT is trying to determine the best way to route emails from personal and help desk tickets - Mr. Guzman asked for a timeline on the completion of this which will hopefully be by the next meeting.
d. Angie Cox - on the topic of ARB - what is the criteria for ARB members to meet? What does the candidate look like?
e. Mr González reminds the board that the only requirement is they have to have lived in the county for two years - comptroller puts the requirements in place - we do not have that ability to put requirements in place for those that serve on ARB.
f. Mike Hennefer - could there be an application that asks more questions?
g. Mr. González says the comptroller creates that application - he will ask if it would be possible to expand the application - and will send suggestions to comptroller's office
h. The board asked if there could be a sub-committee created to review the ARB applications
i. Angie Cox - would like to put an exit interview in place for those who resign or choose not to continue as an ARB member
j. Daniel González - most of the turn over has been from the students who apply and then have to resign due to scheduling or work commitments -all but one member of 2025 ARB are returning for 2026.

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 MONTHLY FINANCIAL STATEMENTS

Ann Pomykal moves to approve the entire consent agenda. Rick Guzman seconded. The motion passed and the vote was unanimous.

ITEM 7: DISCUSS, CONSIDER, APPOINTMENT OF ARB MEMBERS FOR 2026 TAX YEAR - DANIEL GONZÁLEZ, TLO

- Daniel González offers a change to what was submitted to board - Two applications should be excluded for this appointment - Eight reappointments and two new appointments
- Jeanne Elliot and Kennedy Roosevelt - have moved out of the county so Mr. González is working to get communication from them.
- Mr. González clarifies that taxes are paid by all applicants - there is no delinquency - we do double check to verify that
- Alex Buck asked if it's possible to hold out Christian Walker to see if there are more qualified applicants to fill the spots

- Lisa McEntire asks what is the deadline for appointment? Historically they are approved by November 30 but applications are accepted throughout the year
- Angie Cox makes a motion to accept the reappointments in total. Dawn Waye seconded. The motion passed and the vote was unanimous.
- Rick Guzman moves to approve the two new appointments. Rob Altman seconded. Four board members approve the vote and four board members deny the motion. The motion does not pass.
- Angie Cox moves to approve the new appointments separately and to approve Doris Willis. Mike Hennefer seconded the appointment of Doris Willis. All board members vote to approve the appointment of Doris Willis.
- Rick Guzman moves to approve Christian Walker. Rob Altman seconded. Four Board members deny the motion - Alex Buck, Lisa McEntire, Mike Hennefer, and Angie Cox. The motion does not pass.
- The board requests New ARB applicant, Christian Walker's, application to be brought back next month for further consideration.

ITEM 8: DISCUSS, CONSIDER & APPROVE CHANGE IN NUMBER OF ARB AUXILIARY MEMBERS - DANIEL GONZALEZ, TLO

The board has the authority to increase the number of auxiliary members from 19-29 - which would be a total of 52 members - 42 active members and 10 auxiliary members.

Lisa McEntire moves to approve the change in number of ARB auxiliary members from 19-29. Rick Guzman 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: (AS NEEDED)

A. DISCUSS PERSONNEL MATTERS
B. DELIBERATION REGARDING REAL PROPERTY
C. CONSULTATION WITH OUTSIDE COUNSEL ON ACTIVE LITIGATION

Adjourn at 3:50

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

Reconvene at 5:05

No items discussed in Executive Session to take action on.

ITEM 11: DISCUSS FUTURE AGENDA ITEMS - NEXT MEETING OCTOBER 9, 2025

- Committees - Budget, Facilities, etc.

ITEM 11: ADJOURN

Alex Buck, Chairman

ATTEST:

Angie Cox, Secretary