



**D**ENTON **C**ENTRAL **A**PPRAISAL **D**ISTRICT  
3911 MORSE STREET, P O BOX 2816  
DENTON, TEXAS 76202-2816

DENTON CENTRAL APPRAISAL DISTRICT

BOARD OF DIRECTORS MINUTES

MAY 14, 2020

3:00 p.m.

ITEM 1: CONVENING OF MEETING

Charles Stafford convened the meeting at 3:00 pm.

BOARD MEMBERS PRESENT: Charles Stafford, Chairman  
David Terre, Vice Chairman  
Roy Atwood, Secretary  
George Pryor, Member  
Bryan Webb, Member  
Michelle French, Ex Officio Member

STAFF PRESENT: Hope McClure, Don Spencer, Shelly Myers

ITEM 2: INVOCATION

Michelle French gave the invocation.

ITEM 3: PLEDGE OF ALLEGIANCE

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**

Joy Cooper, a long time resident of Denton County, was present to address the Board. She spoke of the difficulties she experienced attempting to efile her protest. The Board thanked her for her feedback and bringing her efile experience to their attention.

**ITEM 5: PROGRESS REPORT****APPRAISAL AND ADMINISTRATIVE RELATED – HOPE MCCLURE, DON SPENCER**

Hope began the progress report by announcing the new employees hired, as well as announcing employees who were promoted from within the District. She provided an update to the Board about the decisions to allow employees to work from home, plans to bring employees back into the office; including safety measures, and precautions taken surrounding COVID. She stated that the ARB were currently meeting for training with their attorney. She then explained the social distancing and precautionary plans in place to keep ARB members as safe and healthy as possible. Hope also discussed a letter she received from State Representative Patterson. She stated the letter advised, per the Attorney General's opinion, if the District receives a request for an in-person ARB hearing the District will have to honor that request. Hope explained that this policy was already in place and in-person hearings would be scheduled for the Fall when the District fully reopened. She said this information is included in the ARB packets sent to the taxpayers.

Don gave a report to the Board that the first major round of appraisal notices were mailed April 29th. He stated that this year the District mailed out about 305,000 notices in the first round, as compared to last year which was about 300,000. Don said the certified estimate was sent to the entities on April 30th. Don also reported that as a preliminary snapshot, 5.5 billion dollars in new value has been added to the tax roll this year. He said this is an increase of approximately 15 billion dollars, or a 14% increase, in value to the county compared to last year. Don said the market is still strong and looking at averages overall, residential values have increased approximately 7%, and on average commercial values have increased approximately 5%. Don also reported that the District has received 11,233 protests to date, and numbers indicate more people are taking advantage of e-filing their protest. This year the District has received 300 mailed in protests to date, compared to 1,400 at this time last year.

**LIAISON – BEATRICE LORNE**

Beatrice Lorne had no report this month.

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
- C. ACKNOWLEDGE RECEIPT OF VALUE CHANGES
- D. APPROVE DCAD INVESTMENT POLICY

George Pryor made a motion to approve the Consent Agenda as submitted. Roy Atwood seconded the motion. The vote to approve the Consent Agenda as submitted was unanimous.

ITEM 7: DISCUSS IRREGULARITY OF VALUE TRANSMITTED TO THE TAX OFFICE ON ACCOUNT NUMBER 692913 FOR YEARS 2017, 2018, AND 2019

Michelle French presented this item by stating that because this is a value issue, she wanted to bring this item to the appraisal district's attention properly. Michelle said for the years listed, the school district value is significantly lower than the county value and it is not clear why there is a discrepancy in the amounts. Michelle said that the tax office needs clarification if the value amounts are correct or if a correction is needed. Chairman, Charles Stafford, clarified for the public that for the Board to discuss matters of value, the issue must be brought up in a public meeting for it to be legal. Charles Stafford said it would be appropriate to hand the matter over to Hope McClure and Don Spencer to investigate. Everyone was in agreement.

ITEM 8: ADJOURN

Chairperson, Charles Stafford, adjourned the meeting at 3:37 pm.