Duncanville City Council Meeting Minutes
Special Meeting
Thursday, August 25, 2022

CALL TO ORDER
A special meeting of the Duncanville City Council was called to order on Thursday, August 25, 2022, at 6:07 p.m. in the Council Chambers at City Hall with a quorum to wit:

COUNCIL PRESENT:	Mayor Barry L. Gordon
	Councilmember At-Large Patrick Harvey
	Mayor Pro Tem Joe Veracruz
	Councilmember Don McBurnett
	Councilmember Jeremy Koontz
	Councilmember Karen Cherry
	Councilmember Greg Contreras

SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCE

In accordance with an Order of the Office of the Governor issued on March 16, 2020, as extended, the City Council for the City of Duncanville, Texas will conduct a City Council Regular Meeting in person and by video conference at 6:00 pm on Thursday, August 25, 2022 in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic.

This is an open meeting conducted by in person and video conference.

Due to limited seating in council chambers, persons or participants may attend by video conference in order to maintain safe social distance as provided in this notice.

To view the live meeting or previous meetings click on the link below.
https://duncanvilletx.new.swagit.com/views/454/

To submit a comment via email the following information is required:
- Submit a comment by 4:00 p.m. on Thursday, August 25, 2022.
- Email amy.schuh@duncanville.com
- Email title: Public Comment – August 25th.
- First and Last Name; and address

1. CALL TO ORDER.

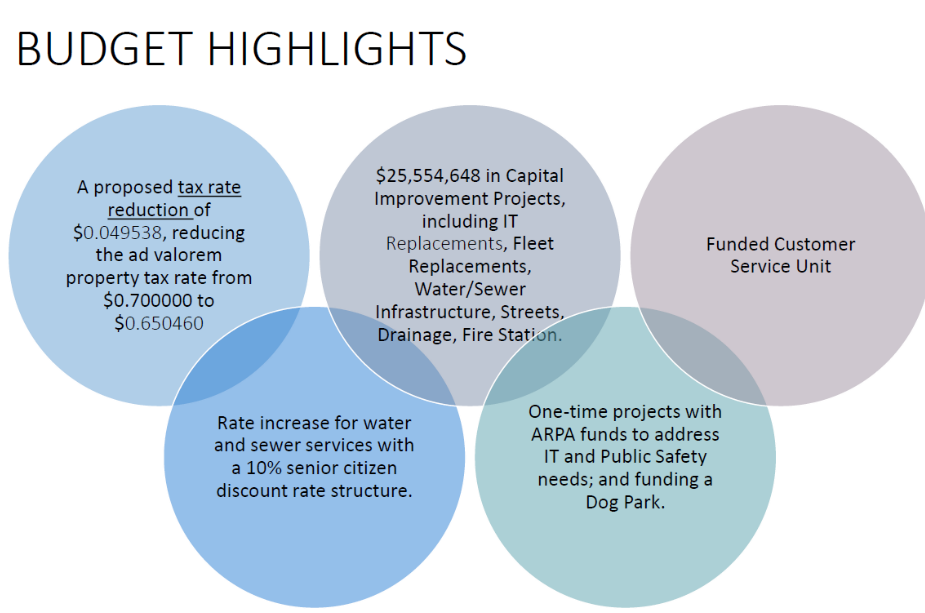
2. RECEIVE PUBLIC COMMENTS (SEE ABOVE COMMENTS).

Patricia Ebert, 115 South Greenstone Lane – spoke on the Police Department, Neighborhood Services, and thanked Council for all their hours on the budget process.

Jan Knoll, 1866 Green Tree Lane – submitted a comment on a golf course and the old tax office.

Tedra Williams 866 Astaire Avenue – submitted a comment on speeding and noise.

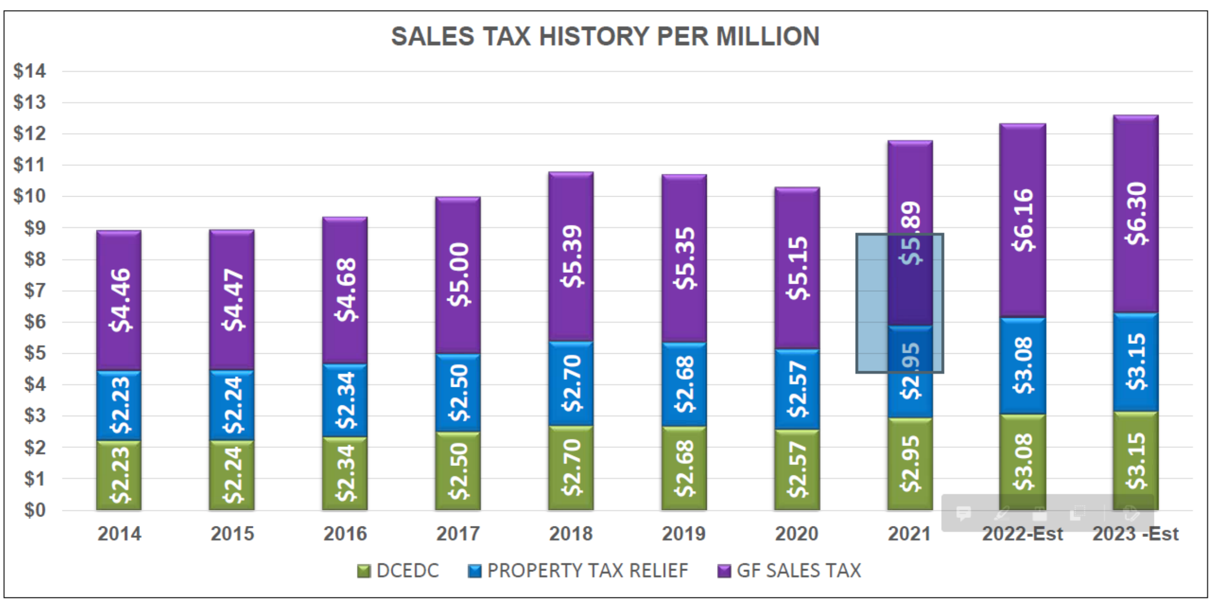
3. RECEIVE AN OVERVIEW OF THE PROPOSED FY 2022-2023 PROPOSED BUDGET, DELIBERATE, AND CONDUCT A PUBLIC HEARING.
City Manager Ferrell-Benavides, Managing Director of Fiscal Services, and Chief Innovation Officer Otey presented the item.



FY 2022-23 GENERAL FUND PROPOSED BUDGET REVENUES

GENERAL FUND REVENUE	FY 2018-19 ACTUAL	FY 2019-20 ACTUAL	FY 2020-21 ACTUAL	FY 2021-22 ADOPTED	FY 2022-23 PROPOSED	% of CHANGE
50 - PROPERTY TAXES	15,967,241	17,354,227	19,219,947	18,614,836	20,805,379	
51 - SALES & OTHR TAXES	8,106,163	7,810,935	8,939,100	8,413,523	9,538,417	
52 - PERMITS & LICENSES	1,346,318	1,513,142	1,603,365	1,395,050	1,422,050	
53 - FINES & FEES	805,895	591,751	644,322	476,730	386,600	
54 - INTERGOVERNMENTAL	173,036	133,327	153,621	165,000	237,500	
55 - INTEREST	554,234	400,153	139,903	150,000	67,700	
56 - FRANCHISE FEE REV	1,949,561	1,779,687	1,798,295	1,710,000	1,739,000	
57 - CHARGES FOR SERVICES	304,011	185,799	268,742	283,000	270,300	
58 - TRANS FROM OTHR FUND	2,622,660	3,031,332	2,631,399	2,715,194	2,905,293	
59 - OTHER SOURCES	802,047	460,739	580,185	386,600	391,000	
Grand Total	**$32,631,166**	**$33,261,091**	**$35,978,879**	**$34,309,933**	**$37,763,239**	**10.07%**

FY 2022-23 GENERAL FUND PRPOSED BUDGET REVENUES



FY 2022-23 GENERAL FUND PROPOSED BUDGET EXPENDITURES

GENERAL FUND EXPENDITURES BY TYPE	FY 2018-19 ACTUAL	FY 2019-20 ACTUAL	FY 2020-21 ACTUAL	FY 2021-22 ADOPTED	FY 2022-23 PROPOSED	% of CHANGE
60 - SALARY AND BENEFITS	20,253,050	20,528,773	20,397,639	21,960,830	24,150,028	
72 - SUPPLIES & MATERIALS	1,349,278	1,244,803	1,286,365	1,835,678	2,029,181	
73 - CONTRACT & PROF SVCS	5,468,006	6,152,739	6,761,427	7,320,849	7,028,950	
74 - MAINT & REPAIR SVCS	685,189	575,999	681,843	715,683	1,385,657	
75 - UTILITIES	783,324	830,404	1,007,560	922,676	952,225	
76 - CAPITAL OUTLAY	511,196	139,006	139,651	163,085	161,175	
77 - DEBT SERVICES	240,228	240,228	240,228	60,057	0	
78 - TRANS TO OTHR FUNDS	777,324	1,400,681	1,776,481	3,460,456	1,169,982	
79 - OTHR EXP/FINANCE USE	557,262	235,659	114,171	370,402	509,461	
Grand Total	**$30,624,858**	**$31,348,292**	**$32,405,366**	**$36,809,715**	**$37,386,658**	**1.57%**

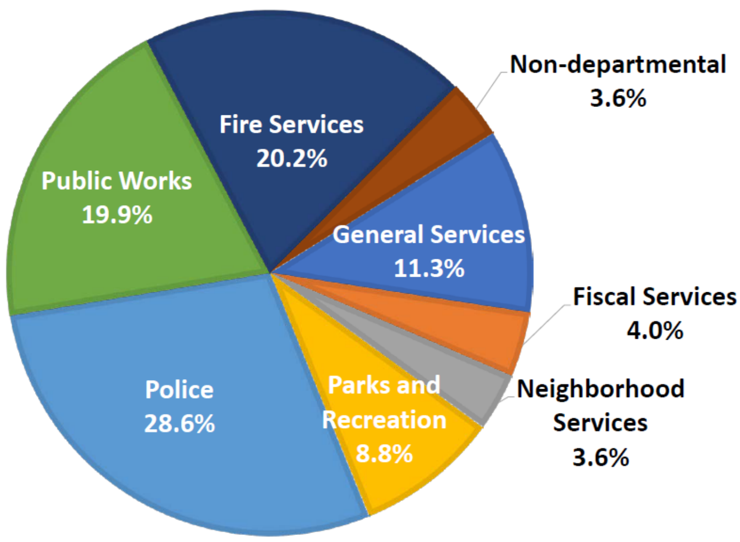
Priority 1: People
- $750,000 – COLAs – 3%-to-5% - tiered approach
- -$81,000 – Medical insurance rate decrease
- $134,000 – Fuel Stipend
- $70,412 – 2nd Communications/Marketing Position

  Council requested addition

Priority 2: Council Requests - Customer Service
- $42,880 – 2 Part-Time Customer Service Advocates
- $300,000 – for Merit awards

Other Highlights:
- $85,000 transfer to Street CIP – sidewalk projects

FY 2022-23 GENERAL FUND
PROPOSED BUDGET EXPENDITURES BY DEPARTMENT



BUDGET ENHANCEMENTS

NON-PERSONNEL

- Purchase New and Replacement Recreation Equipment
- Outdoor Project Screen for Movies in the Park
- Upgrade Senior Center Sound Equipment
- Upgrade City-wide Security
- Purchase additional Library Material (Books and Media)
- Electronic Certificate of Occupancy Application and Processing System
- Enhances and Additional Recreational Programs
- Field Bleachers, goals, and trash barrels replacement
- Meter Replacement Fund
- Back-up Generators
- Shared Fire Truck blocking apparatus

PERSONNEL

- Merit Increase (January up to 2%)
- Cost of Living Adjustment (3-5%)
- Employee Fuel Stipend
- Additional Positions
  - Assistant Police Chief
  - Management Fellow
  - Budget and Grant Analyst
  - Communication Specialist
  - Customer Service Advocate (1 Full-time and 2 Part-Time)
  - Technical Services Librarian
  - Neighborhood Services Administrative Assistant
  - Special Events Managers (EDC Funded)
  - Deputy Fire Marshall

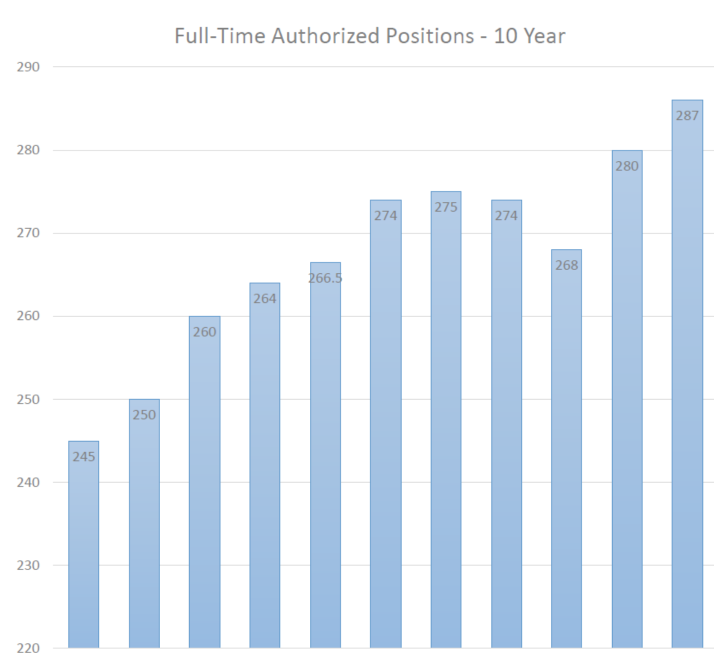
COUNCIL REQUESTED

- Central Dog Park
- Additional Recreation Center Entertainment Equipment Replacement
- Establishing a Conservation Fund for Donations
- Fire Inspection Incentive Program for existing staff
- Additional Outdoor Fitness Equipment in Quail Run Park
- Communication Specialist
- Walking trail under powerline on Clark
- Committed Revenue stream for sidewalks (Alcohol Beverage Tax)

An Average of 267.5 employees over the past 10 Years.

This represents between 2% to 4% increase annually.

From 2013-2023 an increase of 41 FT which is a 17% Increase.



BEST SOUTHWEST EMPLOYEE COMPARISON

CITY EMPLOYEES				
CITY	2022-23	2021-22	2020-21	2019-20
Cedar Hill	339	338	343	372.8(*)
DeSoto	425	382.5	375	369
Duncanville	**287**	**280**	**268**	**274**
Lancaster	337	320	317	317

* Includes Part-Time and Full-Time Employees

FY 2022-23 GENERAL FUND

GENERAL FUND BALANCE	2021-22 AUDITED ACTUAL	FY 2022-23 REVISED	FY 2022-23 PROPOSED	FY 2022-23 PROPOSED w/ FIRE STATION
BEG BALANCE	$11,714,696	$15,268,748	$14,060,438	$14,084,074
NET REVENUE (EXPENSES)	$3,556,264	($1,208,310)	$376,581	($2,623,419)
ENDING BALANCE	**$15,268,748**	**$14,060,438**	**$14,437,019**	**$11,460,655**
DAYS OF OPERATIONS	172	141	141	112
UNRESERVED FUNDS REMAINING AFTER 60 DAY RESERVE	**$9,940,647**	**$8,095,079**	**$8,291,267**	**$5,314,903**

The fund balance will be reduced by $3 million if used for the completion for Fire Station project.

FY 2022-23 UTILITY FUND

UTILITY FUND	FY 2020-21 ACTUAL	FY 2021-22 ADOPTED	FY 2022-23 PROPOSED
Revenue			
53 - FINES & FEES	4,202	5,000	4,000
54 - INTERGOVERNMENTAL	677	600	600
55 - INTEREST	33,292	32,000	17,100
57 - CHARGES FOR SERVICES	16,924,527	17,953,946	19,132,989
59 - OTHER SOURCES	34,490	34,550	70,777
Revenue Total	**16,997,188**	**18,026,096**	**19,225,466**
Expense			
60 - SALARY AND BENEFITS	(1,783,078)	(2,300,829)	(2,255,320)
71 - OFFSET EXP ACCOUNTS	(45,135)	0	0
72 - SUPPLIES & MATERIALS	(371,643)	(475,800)	(689,121)
73 - CONTRACT & PROF SVCS	(9,060,122)	(9,430,662)	(9,779,393)
74 - MAINT & REPAIR SVCS	(277,524)	(338,385)	(333,600)
75 - UTILITIES	(116,180)	(121,416)	(122,612)
76 - CAPITAL OUTLAY	(301,705)	(21,368)	(9,490)
77 - DEBT SERVICES	(96,047)	0	0
78 - TRANS TO OTHR FUNDS	(7,409,208)	(7,527,483)	(5,998,881)
79 - OTHR EXP/FINANCE USE	(7,784)	(19,085)	(19,950)
Expense Total	**(19,468,427)**	**(20,235,028)**	**(19,208,367)**
Net Grand Total	**($2,471,238)**	**($2,208,932)**	**$17,099**
PROJECTED BEGINNING FUND BALANCE			11,489,324
PROJECTED ENDING FUND BALANCE			11,506,423

PAGES 131 - 137

<u>OVERALL PROPOSED IMPACTS</u>

- $2,000,000 Cash transfer to Utility CIP
- $202,402 increase in Dallas Water Utilities
- $135,041 increase in Trinity River Authority
- 47% of total expenses goes toward DWU + TRA
- $1,199,370 increase in revenues with proposed rates, which includes Senior Discounts

FY 2022-23 DRAINAGE FUND

DRAINAGE FUND	FY 2020-21 ACTUAL	FY 2021-22 ADOPTED	FY 2022-23 PROPOSED
Revenue	806,290	841,000	780,200
Expense	(736,155)	(1,933,214)	(1,732,430)
Net Grand Total	**$70,135**	**($1,092,214)**	**($952,230)**
PROJECTED BEGINNING FUND BALANCE			1,227,789
PROJECTED ENDING FUND BALANCE			275,539

<u>OVERALL PROPOSED IMPACTS</u> - PAGES 151-154

- $85,977 – Street Sweeping
- $25,000 – Stormwater Management Program – required for MS4 permit (Municipal Separate Storm Sewer System – TxDOT)
- $1,686,888 – CIP – Swan Ridge/Ten Mile Creek

FY 2022-23 SANITATION FUND

SANITATION FUND	FY 2020-21 ACTUAL	FY 2021-22 ADOPTED	FY 2022-23 PROPOSED	FY 2022-23 PROPOSED WITH RATE INCREASE
Revenue	4,245,935	4,168,500	4,150,500	4,710,817
Expense	(4,157,321)	(4,453,612)	(4,699,211)	(4,699,211)
Net Grand Total	**$88,614**	**($285,112)**	**($548,711)**	**11,606**
PROJECTED BEGINNING FUND BALANCE			350,531	350,531
PROJECTED ENDING FUND BALANCE			(198,190)	362,137

<u>OVERALL PROPOSED IMPACTS</u> - PAGES 145-149

- $2,827,683 – Garbage Collection expenditures – Residential + Commercial - 4% increase over FY 22 rates.
- $1,219,113 – Landfill Charge Total Contract – This is an increase of 18.38%
- Rate increase proposed

FY 2022-23 ECONOMIC DEVELOPMENT FUND

ECONOMIC DEVELOPMENT FUND	FY 2020-21 ACTUAL	FY 2021-22 ADOPTED	FY 2022-23 PROPOSED
Revenue	2,946,859	2,781,174	3,151,139
Expense	(1,642,392)	(1,830,881)	(3,785,328)
Net Grand Total	**$1,304,467**	**$950,293**	**($634,189)**
PROJECTED BEGINNING FUND BALANCE			4,741,498
PROJECTED ENDING FUND BALANCE			4,107,309

<u>OVERALL PROPOSED IMPACTS</u> - PAGES 159 - 163

- $1,500,000 - Retail Center Revitalization
- $600,000 - Demo and other incentive grants
- $32,000 – Star Transit
- $67,600 – Beautification & Sustainable Beautification

FY 2022-23 HOTEL/MOTEL FUND

HOTEL MOTEL FUND	FY 2020-21 ACTUAL	FY 2021-22 ADOPTED	FY 2022-23 PROPOSED
Revenue	849,018	734,550	891,500
Expense	(363,562)	(739,821)	(828,124)
Net Grand Total	**$485,457**	**($5,271)**	**$63,376**
PROJECTED BEGINNING FUND BALANCE			2,870,941
PROJECTED ENDING FUND BALANCE			2,934,317

OVERALL PROPOSED IMPACTS - PAGES 155-157

- $85,010 – Special Events Coordinator
- $85,000 – Hoopfest
- $60,000 – Parks/Recreation multi-day event
- $267,945 – other event grants

FY 2022-23 AMERICAN RESCUE PLAN FUND

ARPA	FY 2021-22 REVISED	FY 2022-23 PROPOSED
Revenue	4,800,000	5,055,801
Expense	(4,800,000)	(3,967,367)
Net Grand Total	**$0.00**	**$1,088,434**
PROJECTED BEGINNING FUND BALANCE		0.00
PROJECTED ENDING FUND BALANCE		1,088,434

ONE-TIME PROJECTS – IN FY 2023

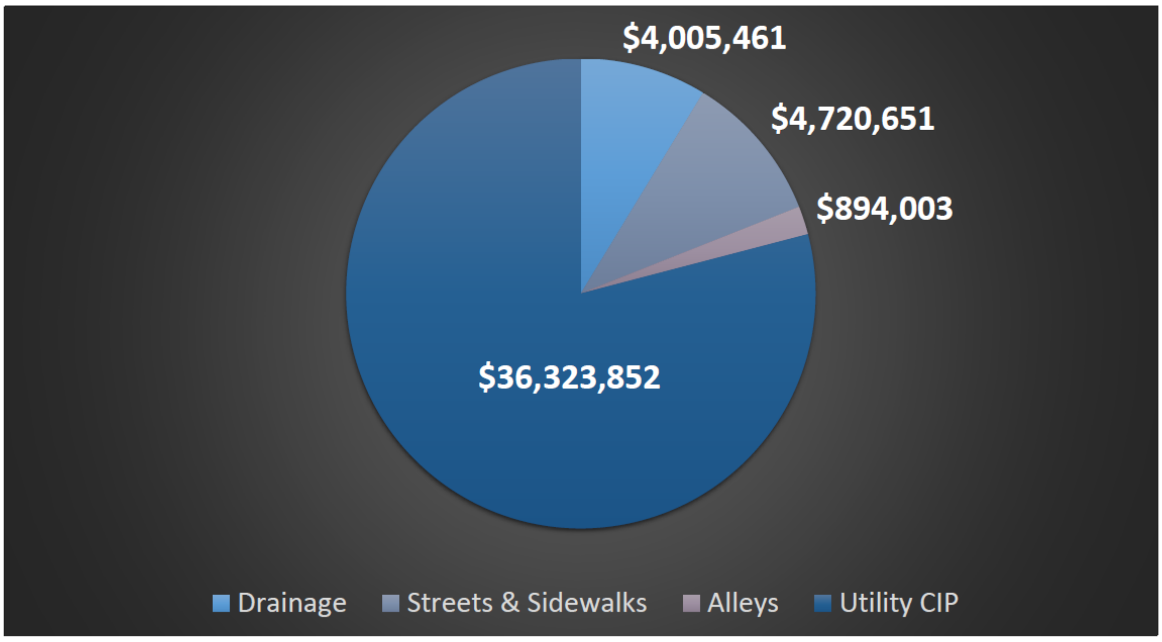
- $78,918 – Police/Public Safety
- $80,000 – Fire traffic blocking apparatus (shared with Best Southwest)
- $411,773 – Fire – SCBA and 2nd bunker gear
- $100,000 – Central Dog Park
- $450,701 – Network Infrastructure replacement, Virtual environment, Energov/EAM implementations

FY 2022-23 DEBT SERVICE

DEBT SERVICE FUND	FY 2020-21 ACTUAL	FY 2021-22 ADOPTED	FY 2022-23 PROPOSED
Revenue	1,469,743	1,410,657	857,329
Expense	(1,484,131)	(1,482,357)	(1,484,600)
Net Grand Total	**($14,388)**	**($71,700)**	**($627,271)**
PROJECTED BEGINNING FUND BALANCE			1,313,275
PROJECTED ENDING FUND BALANCE			686,004

- GO Bonds issued 2019
  - Last Payment Feb 2039
  - Callable in 2028 (re-finance if rates are favorable)
  - Principal amount as of 10/01/22 - $18,920,000
- Fieldhouse Debt (DCEDC Funded)
  - Last payment Aug 2025
  - Principal outstanding as of 10/01/22 - $1,540,000

FY 2023 – 2028 PROPOSED CIP



- Streets & Sidewalks have no identified funding source other than General Fund support when available.

This budget will raise more total property taxes than last year's budget by $1,814,605 or 9.22%, and of that amount, $158,894 is tax revenue to be raised from new property added to the tax roll this year.

Mayor Gordon recessed the meeting at 6:49 p.m.
Mayor Gordon reconvened the meeting at 6:54 p.m.

Public Hearing opened at 6:55 p.m.

In favor:
Patricia Ebert, 115 South Greenstone Lane – spoke.

In opposition:
Tedra Williams, 866 Astaire Avenue – spoke.
Betty Taylor, 422 Oleander Street – spoke.

Councilmember Don McBurnett made a motion to extend the Public Hearing for ten more minutes, Councilmember Jeremy Koontz seconded the motion. The vote was cast 6 for, 1 against (Mayor Barry L. Gordon). Motion passed.

Public Hearing opened at 7:13 p.m.

In opposition:
Emily Bridges, 418 Oleander – spoke.

Councilmember Don McBurnett made a motion to close the Public Hearing, Councilmember Jeremy Koontz seconded the motion. The vote was cast 7 for, 0 against.

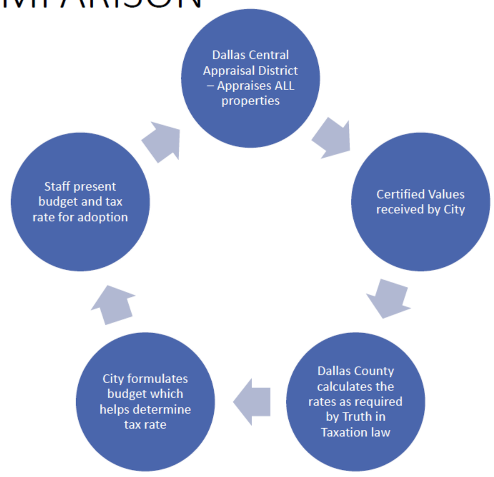
Public Hearing closed 7:15 p.m.

4. **CONSIDER ESTABLISHING THE DATE OF AUGUST 30, 2022 TO CONSIDER A VOTE ON THE BUDGET.**
Councilmember Don McBurnett made a motion to establish August 30, 2022, to consider a vote on the budget, Councilmember At-Large Patrick Harvey seconded the motion. The vote was cast 7 for, 0 against. Item passed.

5. **CONDUCT A PUBLIC HEARING AND DELIBERATE ON THE FY 2022-2023 PROPOSED TAX RATE.**
Mayor Gordon recessed the meeting at 8:17 p.m.
Mayor Gordon reconvened the meeting at 8:27 p.m.

City Manager Ferrell-Benavides, Managing Director of Fiscal Services, and Chief Innovation Officer Otey presented the item.

FY 2022-2023 PROPOSED BUDGET TAX RATE COMPARISON

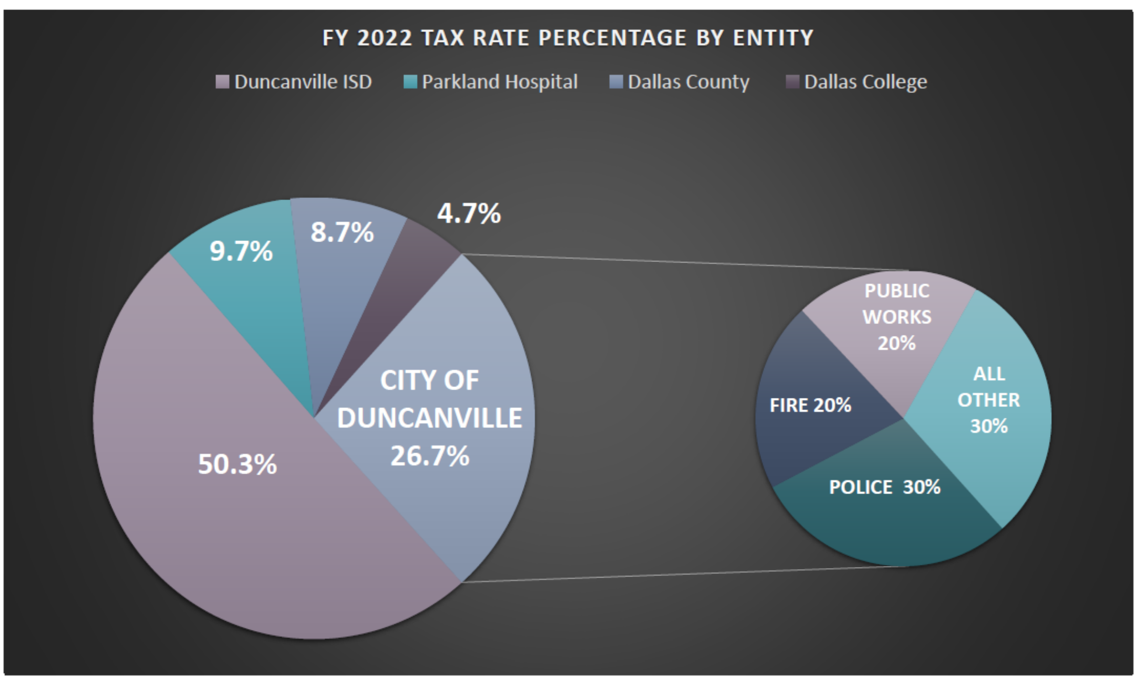


Proposed Tax Rate: The rate the City is proposing and from which the property tax revenue in the FY2022-2023 budget is calculated.

No-New-Revenue Tax Rate: The calculated rate that provides the City with no increase in property tax revenue.

Voter-Approval Rate: The highest rate the City may adopted without an election

UNDERSTANDING YOUR PROPERTY TAXES



FY 2022-2023 PROPOSED BUDGET TAX RATE COMPARISON

FISCAL YEAR	PROPOSED TAX RATE	NO-NEW-REVENUE RATE Formerly Effective Tax Rate	VOTER-APPROVAL RATE Formerly Rollback Tax Rate
2016-2017	$0.758447	$0.704578	$0.763848
2017-2018	$0.758447	$0.717895	$0.780079
2018-2019	$0.748448	$0.689904	$0.748940
2019-2020	$0.743447	$0.696452	$0.751442
2020-2021	$0.716852	$0.698962	$0.721852
2021-2022	$0.700000	$0.673838	$0.702073
2022-2023	**$0.650460**	**$0.599304**	**$0.650462**

Proposed Tax Rate: The rate the City is proposing and from which the property tax revenue in the FY2022-2023 budget is calculated.

No-New-Revenue Tax Rate: The calculated rate that provides the City with no increase in property tax revenue.

Voter-Approval Rate: The highest rate the City may adopted without an election

UNDERSTANDING YOUR PROPERTY TAXES

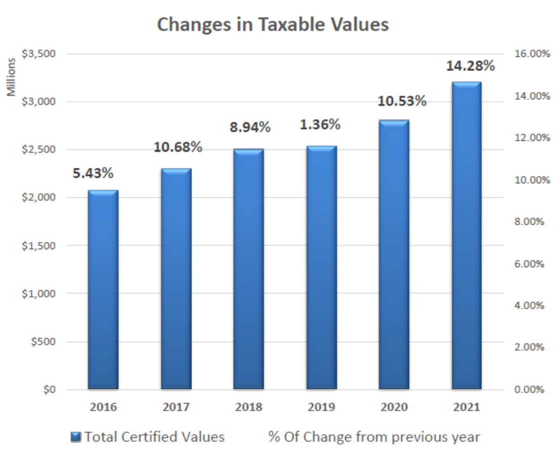
Property Tax Calculation Example

AVG MARKET VALUE	TAX YEAR 2021 $195,587 Homestead Exemptions & Over 65			
	RATE	HOMESTEAD REDUCTION IN VALUE	TAXABLE VALUE	AMOUNT
CITY	0.700000	-30,000	165,587	$1,159.11
DUNCANVILLE ISD	1.315900	-40,000	155,587	$2,047.37
DALLAS COUNTY	0.227946	-108,117	87,470	$199.38
PARKLAND HOSPITAL	0.255000	-108,117	87,470	$223.05
DALLAS COLLEGE	0.123510	-114,117	81,470	$100.62
TOTAL PROPERTY TAX				$3,729.53

AVG MARKET VALUE	TAX YEAR 2022 (Projected) $262,913 Homestead Exemptions & Over 65			
	RATE	HOMESTEAD REDUCTION IN VALUE	TAXABLE VALUE	AMOUNT
CITY	0.650460	-30,000	232,913	$1,515.01
DUNCANVILLE ISD *	1.315900	-55,000	207,913	$2,735.93
DALLAS COUNTY *	0.227946	-121,583	141,330	$322.17
PARKLAND HOSPITAL *	0.255000	-121,583	141,330	$360.39
DALLAS COLLEGE *	0.123510	-127,583	135,330	$167.15
TOTAL PROPERTY TAX				$5,100.65

NOTE: The other entities have not published their proposed tax rates. Rates included here are 2021 tax rates.

FY 2022-23 PROPOSED BUDGET TAX RATE



Certified Taxable Values		
Residential	$	2,234,310,131
Commercial and BPP	$	972,311,181
Total Certified Values	$	3,206,621,312
Lowest Value under Protest	$	113,196,006
Total Taxable Value	$	3,319,817,318
Proposed M&O Rate	$	0.62512
Proposed I&S Rate	$	0.02534
Total Tax Rate	**$**	**0.650460**
Proposed M&O Revenue	$	20,545,379
Proposed I&S Revenue	$	832,829
Total Property Tax Revenue	$	**21,378,209**

M&O = Maintenance and Operations/General Fund Revenue
I&S = Interest and Sinking/Debt Service

Revenue assumes a 99% Collection Rate

FY 2022-2023 PROPOSED BUDGET TAX RATE HIGHLIGHTS

- The proposed budget for FY 2022-23 incorporates a proposed certified tax rate of **$0.650460 per $100** valuation.
- The proposed rate is:
  - ✓ Lower than the **Voter Approved Rate** by **.000002**.
  - ✓ The **lowest rate in 20 years.**
  - ✓ The **lowest Tax Rate** of all **Best Southwest Cities.**
- This overall rate is a reduction of **$0.04954 (-7.08%)**.
- This is the **fifth consecutive year** for a rate reduction.

FY 2022-2023 PROPOSED BUDGET TAX RATE BEST SOUTHWEST CITIES

Duncanville's proposed tax rate of $0.650460 is the **lowest Tax Rate** of all **Best Southwest Cities.**

City	2021-2022 Actual	2022-2023 Proposed	% Change	2022 Avg. Home Value
Cedar Hill	$0.697029	$0.657000	- 5.74%	$321,237
Dallas	$0.773300	$0.745800	- 3.56%	$410,175
DeSoto	$0.701554	$0.691554	- 1.42%	$307,458
Duncanville	**$0.700000**	**$0.650460**	**- 7.07%**	**$262.913**
Lancaster	$0.7069287	$0.691822	- 10.07%	$235,115

NO-NEW-REVENUE vs PROPOSED TAX RATE

Description	Tax Rate	Difference from Proposed Rate	Total Property Tax Revenue @ 99% Collection Rate	Difference	General Fund Impact
Proposed Tax Revenue	0.650460	0.000000	$21,378,209	$0	$0
Estimated Tax Revenue @ NNR	0.599304	-0.051156	$19,696,840	-$1,681,369	-$1,681,369

2022 PROPOSED TAX RATE

THE PROPOSED TOTAL TAX RATE OF $0.650460 IS A 8.54% INCREASE IN THE TAX RATE

No-New Revenue Total Tax Rate	$0.599304 per $100 valuation
2022 Proposed Total Tax Rate	$0.650460 per $100 valuation
Difference	0.051156
% of Change	8.54%

2022 PROPOSED TAX RATE

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 11.28 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $-30.29

No-New Revenue M&O Tax Rate	$0.561735 per $100 valuation
2022 Proposed M&O Tax Rate	$0.625120 per $100 valuation
Difference	0.063385
% of Change	11.28%

TAXABLE VALUE EXAMPLE	$100,000	$1,000 x the rate
2022 M&O Tax Rate	$0.625120 per $100	$625.12
2021 M&O Tax Rate	$0.655410 per $100	$655.41
$ Change in M&O Tax Rate	$-0.03029	$-30.29

Public Hearing opened at 8:45 p.m.

In favor:
Kenneth Bain, 938 Cambridge Drive – spoke.

In opposition:
Erika Browning, 442 East Cherry Street – spoke.

Councilmember Don McBurnett made a motion to close the Public Hearing, Councilmember Greg Contreras seconded the motion. The vote was cast 7 for, 0 against.

Public Hearing closed 8:53 p.m.

6. <u>ADJOURNMENT</u>

The meeting was adjourned at 9:17 p.m.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY