



Duncanville City Council
Bond Workshop Meeting Agenda
203 E. Wheatland Rd.
Duncanville, TX 75116
(972) 780-5017

Tuesday, March 31, 2026
2:00 PM

The Duncanville City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-780-5017 or email city.secretary@duncanvilletx.gov at least three (3) business days prior to the scheduled meeting to request accommodation.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council must be physically present at the above stated location.

The City of Duncanville reserves the right to reconvene, recess or align the Regular Session or called Executive Session or order of business at any time prior to adjournment at the direction and agreement of Mayor and Council.

This is an open meeting conducted in-person and will be broadcast by website and social media channels.

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

To speak during public comments, please complete a comment card and give it to the receptionist before the regular session.

To submit a comment via email the following information is required:

- Submit a comment by 12:00 PM on Tuesday, March 31, 2026.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Tuesday, March 31, 2026.
- First Name, Last Name, and Address

CALL TO ORDER

1. CITIZENS' INPUT

In-person citizen comments will be heard during the Regular Session. In keeping with the City Council's Rules of Procedure adopted on June 4, 2024, electronic mail comments will no longer be read aloud. Paper copies will be provided to the City Council at the dais. The comments will be made a part of the public record in the minutes. "Pursuant to Section 551.007 of the Texas Gov't Code, any member of the public has the opportunity to address the City Council concerning any matter of public business or any posted agenda item; however, the Act prohibits the City Council from deliberating any issues not on the public agenda and such non-agenda issues may be referred to City staff for research and any future action; all persons addressing are subject to council adopted rules and limitations permitted by law" At this time, two-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. In accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time. Issues may be referred to City Staff for research and possible future action.

2. WORKSHOP ITEMS ONLY: NO ACTION WILL BE TAKEN

A. Discuss and deliberate the proposed 2026 Bond Program for a Police/Courts Facility and topics related to:

- Bond Debt/Capacity
- Tax implications
- Site Options Revision and New Probable Cost Estimates
- Site Visit Recap
- Proposed Engagement and Marketing Firm Program
- Project Costs and Questions Follow-up
- Bond Program Schedule
- Service Center Project Options

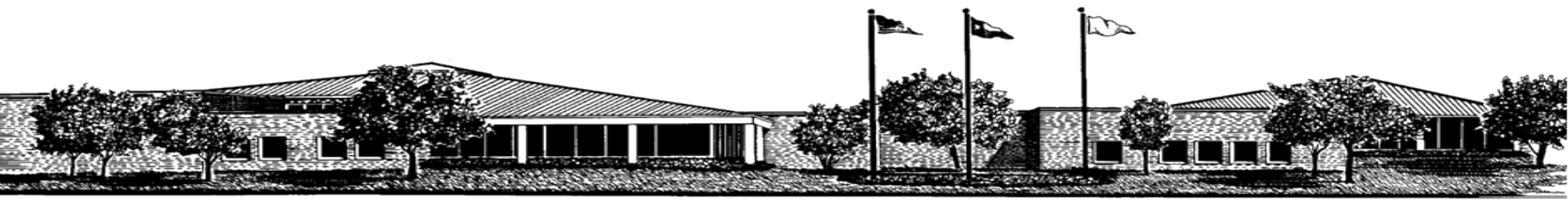
ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City’s website www.duncanvilletx.gov and said Notice was posted **by** the following date and time: **Tuesday, March 24, 2026, by 2:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Chiquita Taylor
City Secretary

“Guns prohibited on these premises by state law unless licensed under Chapter 411, Tex. Gov. Code. Section 46.035 Texas Penal Code.”

“Las armas de fuego están prohibidas en estas instalaciones por la ley estatal a menos que estén autorizadas bajo el Capítulo 411 del Código de Gobierno de Texas. Sección 46.035 del Código Penal de Texas.”



2026 PROPOSED BOND ELECTION PACKAGE

MARCH 31, 2026

RICHARD ABERNETHY, INTERIM CITY MANAGER

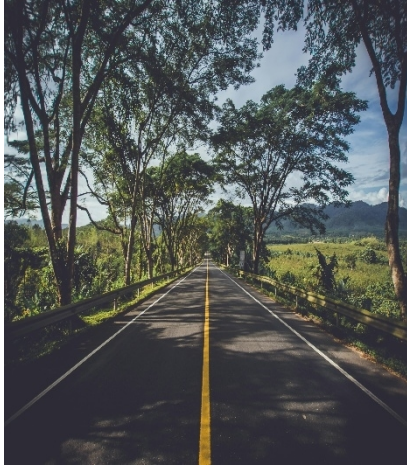
JENNIFER OTEY, BUDGET ADMINISTRATOR

ANGEL DEAL, PROJECT MANAGER

MATT STOGNER, CHIEF OF POLICE

DON WERTZBERGER, AIA

JOURNEY TO ELECTION



- Introduction and Decision Readiness
- Background and Updates
- Financial Analysis and Taxpayer Impact
- Project Scopes and Costs
- Site Development and Planning
- Roadmap to the Election
- Municipal Service Center

NOVEMBER BOND ELECTION

“WHAT CONDITIONS DEFINE READINESS FOR THIS DECISION?”

- Bond Package overview**
 - Debt repayment strategy
 - Taxpayer impact analysis
 - Revised Site Option D (including square footage reductions)
 - Ancillary project considerations
 - Remodel implications for the existing Police Station
 - Cost drivers
 - Scope factors
 - Treatment as a separate project



Outcome

- Capture additional Council questions and action items
- Return in May with updates and responses

MAY

“READINESS MEANS WE HAVE THE INFORMATION, ALIGNMENT, AND CONFIDENCE TO MOVE FORWARD.”

Purpose

- Address all outstanding items from the March 31 session *(if needed)*
- Present refined financials, project options, and taxpayer impact scenarios *(if applicable)*
- Council Action
- Decision Point: **GO** / **NO-GO** for a November 2026 Bond Election



RECAP AND TIMELINE

BOND ELECTION PACKAGE

- ❑ **January 2025** – City Council established the 2025 Bond Committee.
- ❑ **January – June 2025** – Bond Committee conducted project evaluations and financial reviews; periodic updates provided to Council.
- ❑ **July 17, 2025** – Bond Committee recommended a **\$20M Bond Program**:
 - ❑ **\$8M** – Service Center
 - ❑ **\$12M** – Police & Courts Facility
- ❑ **August 12, 2025** – City Council deferred calling a bond election and directed staff to complete a Police & Courts Spatial Needs Assessment.
- ❑ **September 2025** – Funding identified; RFQ issued for the Needs Assessment
- ❑ **October 2025** – Kimley-Horn/ADG selected; Needs Assessment initiated
- ❑ **December 12, 2025** – City Council workshop held on CIP and funding strategies. (**\$24M PD and Courts**)
- ❑ **December 16, 2025** – Initial Update and Status of Spatial Needs Assessment
- ❑ **January 2026** – Presentation of Site Development Options & **Opinion of Probable Costs**
- ❑ **February 3, 2026** – Financial Impact Analysis for May Bond Election, Postponed to November
- ❑ **February – March 2026** – Police and Municipal Court Facility Tours and Comparative Analysis Exercise
- ❑ **March** – City Council invited to attend Midlothian, Roanoke and Weatherford facilities

BOND COMMITTEE

- ❑ Convened March 12
- ❑ Recap of the Bond Project Process
- ❑ Financial Strategy
 - ❑ Municipal Service Center – Certificates of Obligation
 - ❑ Police Facility – General Bonds
- ❑ Overview of Capital Improvement Project Needs
- ❑ Education on Proposed 2026 Bond Election Project(s)
- ❑ Prepare refined Bond Package for Council discussions



UNDERSTANDING IMPACT AT THE CURRENT RATE

IMPACT ANALYSIS SCENARIO



What taxpayers pay today under the existing tax rate, before any new bond is added. It's the **baseline**—the starting point for understanding how things *might* change.

CITY OF DUNCANVILLE DEBT CAPACITY & TAX BASELINE

Metric	Value / Limit
Texas Constitution Limit	\$2.50 per \$100 valuation (Absolute Maximum)
Local Financial Policy (2003): Debt per Capita	< \$1,000
Local Financial Policy (2003): Debt as % of Base	2.5% of Total Taxable Base
2025 Total Tax Base	\$4.047 Billion
2025 Per Capita Capacity (The \$1,000 Limit)	\$39 Million
2025 Taxable Base Capacity (The 2.5% Limit)	\$101 Million
Current Tax Rate (Baseline)	\$0.600166
Operations Rate	\$0.565112
Debt Service Rate	\$0.035054

Focus on the most critical spatial needs while utilizing alternative funding mechanisms for ancillary municipal project

TAX RATE IMPACT ANALYSIS

Debt Scenario	Operations Rate *	Current Debt	New Debt	Total Est. Tax Rate
\$35 Million	\$0.5651	\$0.0351	\$0.041	\$0.6412
\$50 Million	\$0.5651	\$0.0351	\$0.0565	\$0.6567
\$64 Million	\$0.5651	\$0.0351	\$0.0754	\$0.6756

- Operations Rate:** May vary depending on property values and a 3.5% growth cap
- Debt Rate:** Recalculated annually to match exact debt service needs, assuming 3% property value growth

A STRATEGIC APPROACH

PHASED ISSUANCE, RESPONSIBLE IMPACT

Example -
\$50M Issuance
\$263,816 AVG

2026 TAX YEAR

No Tax
Impact

2027 TAX YEAR

60% Debt
Issuance

+ 0.039 ¢

+ \$103 / YR
AVG SFR

2028 TAX YEAR

40% Debt
Issuance

+ 0.018 ¢

+ \$47 / YR
AVG SFR

Total Tax
Impact

+ 0.0565 ¢

= \$149 / YR
AVG SFR

STAKEHOLDER IMPACT

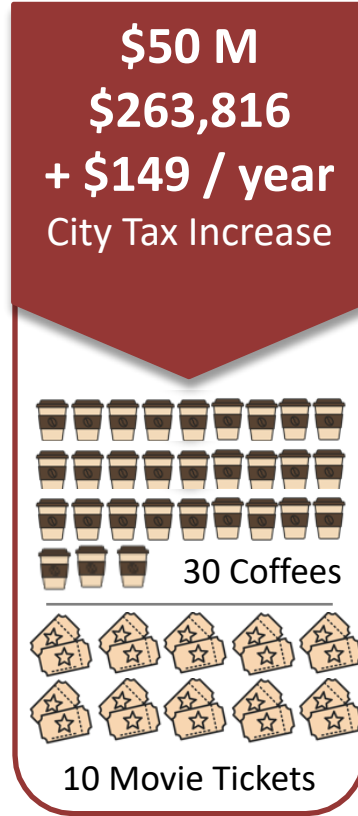
TAX RATES, DEBT SERVICE & LONG-TERM FISCAL HEALTH



Coffee = \$5



Movie Tickets = \$15



OPINION OF PROBABLE COSTS

ESTABLISHING THE BASELINE BEFORE ESCALATION, PHASING, & UPDATED MARKET CONDITIONS

Project Development – Hard Costs

- Building Construction
- Surface Parking
- Central Utility Plant Allowance
- Demolition and Disposal (103 Annex)

Site Development

- Site Development Updates
- Site Security Systems Allowance (Perimeter Walls, CCTV, Access Control)

Project Development – Soft Costs

- Professional Design Fees, (survey, environmental, Geotech, technology, security, communications)
- FF&E
- Technology Systems
- Testing & Inspection Fees Allowance
- Escalation Costs Allowance @5% Annually/ 2yrs Compounding
- Project Contingency Allowance @10%

A professional, preliminary cost estimate for a project, often in construction or design, based on an expert's experience, available data, and design stage, serving as a budget guide.

OPERATIONAL TRADE-OFFS

Exclusions at the \$35M Level (≤33,000 SF)

The following critical items are *entirely excluded* at the \$35M funding level:

Operational Units: Animal Control Office, RISE Unit Waiting Area, Real Time Information Center.

Infrastructure: Elevator, Ballistic Windows and Doors, Fire Suppression Room, Tech Storage, Laundry & Custodial Closets.

Administrative/Staff Support: Courts, Community/Multi-Purpose Rooms, Records Storage, Faraday Room, Weapons Cleaning/Maintenance, Sims Room, Training/Personnel Briefing Room, Patrol Conference Room, Copy/Print Alcoves, IT Office Space, Centralized Break Room, Wellness Room, Outdoor Patio/Greenspace, and K9 Kennels/Equipment.

Exclusions at the \$50M Level (≈52,500 SF):

Even at a higher \$50M tier, the following remain excluded to manage costs:

Courts: (Remains an Ancillary Project).

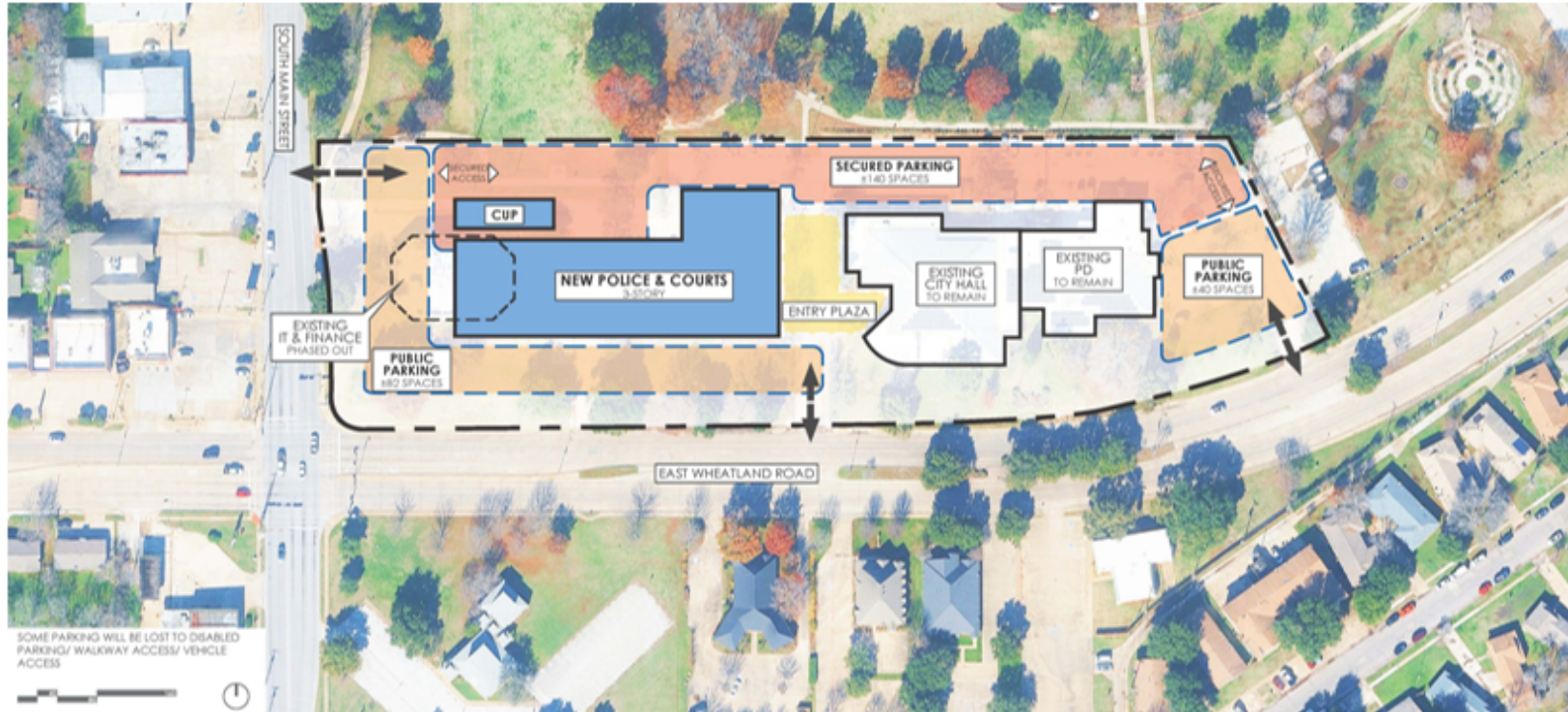
Administrative Reduction: Media Interview Rooms, Records Leadership Offices and Break Area, Administrative Assistant Workspace, Executive Meeting space, Lieutenant Offices/Meeting rooms.

Storage & Tech: Narcotics/Tactical Gear Storage, IT Department Workspace, Fire Suppression Room, Tech Storage, and UOD/Battery Backup Room.

The feasibility of the facility is tied to *two* funding tiers. Choosing the \$35M tier requires massive operational sacrifices that may impair long-term departmental effectiveness.

MASTER PLAN D

WITH COURTS
ENCROACHMENT ARMSTRONG PARK

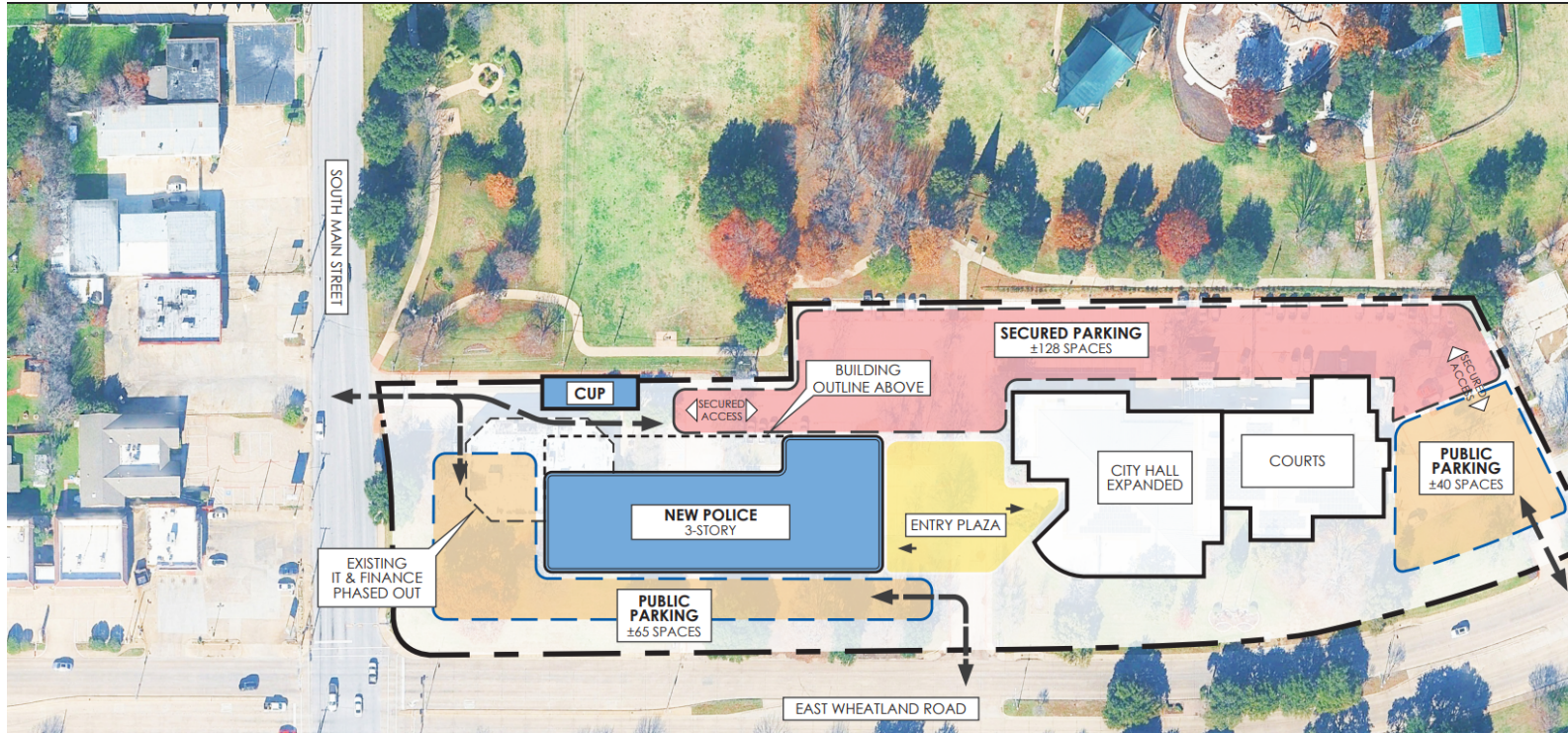


MASTER PLAN D

SITE DEVELOPMENT W/O COURTS

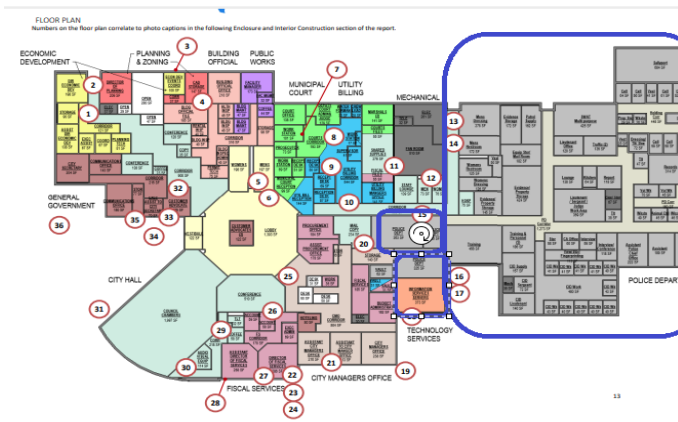
NO ENCROACHMENT ON ARMSTRONG PARK

ANCILLARY PROJECT



ANCILLARY PROJECT

EXCLUDED FROM THE CORE SCOPE

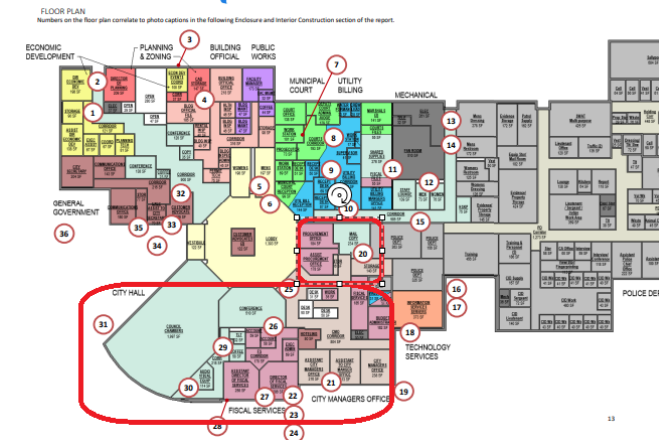


Repurpose Existing PD Facility

- Relocate IT, Finance
- Other Nonpublic facing roles
- Training and Community Space
- Employee Experience (restrooms, break area, employee wellness)
- ADA Compliance

Remodel/Repurpose City Administration (EAST)

- Municipal Court Build Out (using spatial needs assessment)
- Additional Security
- Relocate City Administration and Human Resources, Building Maintenance IT and Finance



A separate, supporting project that is related to the primary bond project **but requires its own scope, cost estimate, and funding strategy.**

DON WERTZBERGER

OWNER'S REPRESENTATIVE PROPOSAL

An Owner's Representative (Owner's Rep) for capital improvement projects acts as an extension of the owner's staff, providing expert management for planning, design, and construction to ensure projects are completed within budget and on schedule. They act as the primary advocate, overseeing contractors and protecting the owner's interests.

- **Budget and Cost Control**
- **Quality Control & Inspections:**
- **Risk Management**
- **Communication Hub**

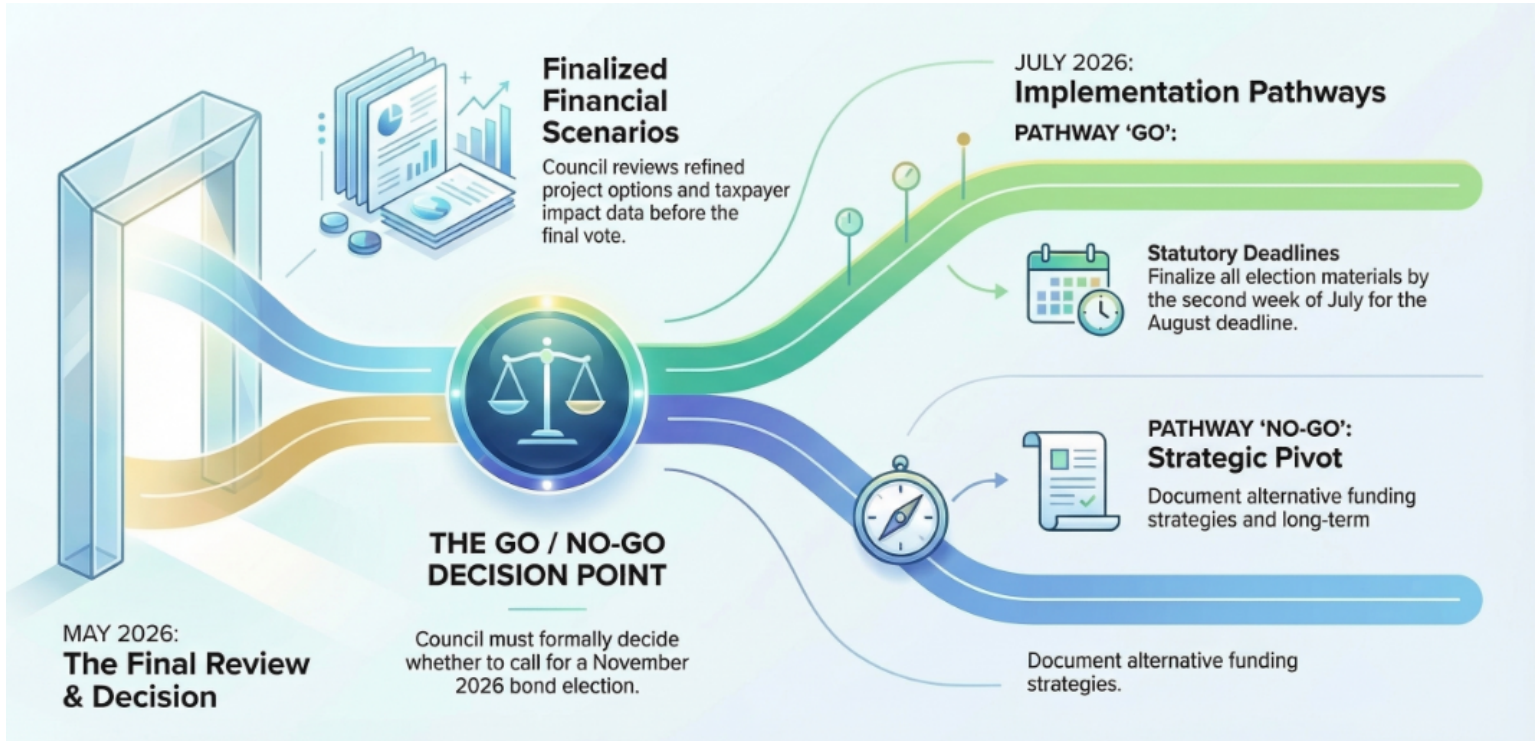
"An Owner's Rep is not a substitute for proper contracts, licensing checks, and legal safeguards. They are part of the protection system — not the whole system." – Wyman Legal

ENGAGEMENT PLAN

- Bond Website and Information Guides
- Online Homeowner Impact Tools
- Community Education Program
 - Information Sessions
 - Engagement Events
- Frequently Asked Questions
- Social Media Educational Campaigns

2026 BOND ELECTION

CRITICAL DECISION ROADMAP

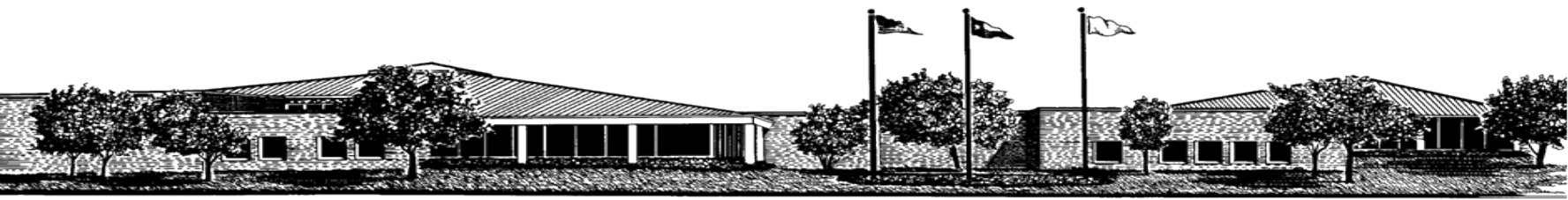


Critical review of **financial data** and a specific project master plan to determine the potential **cost to taxpayers**

EXHIBITS

- Facilities Site Visit Comparison
- Frequent Asked Questions
- Ancillary Project Scope
- Kimley Horn ADG Proposal
- Owner's Representative Proposal





MUNICIPAL SERVICE CENTER

SHAHAD MOHAMMED, ASSISTANT DIRECTOR OF PUBLIC WORKS

OVERVIEW

Project Snapshot

- **Site and building location identified** for the Service Center project.
- **Spatial Needs Assessment completed** by Huitt-Zollars, estimated **\$8M cost** to rehabilitate the existing site.
- Previous total project estimate (design, construction, contingencies): **~\$12M.**



DESIGN FIRST APPROACH

Ensure the right long-term solution with a schematic design and refined costs estimates before committing to debt

This work will confirm:

- Renovation vs. Rebuild feasibility
- Consolidation layout and operational needs
- Accurate construction pricing for issuing debt

Phase I: Schematic Design & Cost Validation

- Concept Development
- Operational programming
- Updated cost modeling

Phase II: Full Design

- Complete construction documents
- Final scope, schedule, and engineer's estimate

FUNDING STRATEGY

Available Funds to Initiate Design

- \$2,197,200 – 2018 Bond Project Funds
 - \$2,400,000 – Interest Income
 - Total: \$4,597,200
-
- Construction funding through **Certificates of Obligation (COs)**
 - Timing aligns with the implementation of **Advanced Metering Infrastructure (AMI)**
 - AMI savings begin to materialize -helping support future debt service alongside Utility Funds

Next Steps:

- Authorize a **budget amendment** to utilize available funds and initiate a **two-phase design process** for the Service Center:

