



**Duncanville City Council
Special Called Meeting Agenda**
203 E Wheatland Rd
City Hall / Briefing Room
Duncanville, TX 75116
(972) 780-5017

Monday, August 10, 2026
5:15 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 3:00 PM on Monday, August 10, 2026.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Monday, August 10, 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. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Deliberate and Consider adoption of an Ordinance calling a special election for the voters to consider authorization to issue General Obligation Bonds in an amount not to exceed Fifty Million Dollars (\$50,000,000.00) for design and construction of a new public safety (Police) facility and/or renovation of the current City Hall/Police Station and related public purposes, to be held on the 3rd day of November 2026, in the City of Duncanville, Texas; and, making provisions for the conduct of the election and resolving other matters incident and related to such election.
- B. Follow up on the FY 2026-27 Proposed Budget as presented on August 6, 2026. The City Council may direct staff to make additions, deletions, or corrections to the proposed budget and projects per current and future goals.

FY 2026-27 Proposed Budget

- C. "The City Council shall vote to consider a maximum ad valorem tax rate for the fiscal year 2026-2027. This vote is NOT to adopt a property tax rate; that vote will be scheduled for a later date. The vote to consider a maximum ad valorem rate is a statutory requirement, Per Texas Code 26.06, and is not a vote to consider adoption of a tax rate."

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: **Wednesday, August 5, 2026 by 5:00 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."



STAFF REPORT

MEETING: City Council - August 10, 2026

TITLE:

Deliberate and Consider adoption of an Ordinance calling a special election for the voters to consider authorization to issue General Obligation Bonds in an amount not to exceed Fifty Million Dollars (\$50,000,000.00) for design and construction of a new public safety (Police) facility and/or renovation of the current City Hall/Police Station and related public purposes, to be held on the 3rd day of November 2026, in the City of Duncanville, Texas; and, making provisions for the conduct of the election and resolving other matters incident and related to such election.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Cultivate Community Trust:

- **Foster transparency, two-way communication, and active public participation.**

STAFF RESPONSIBLE:

Richard Abernethy

BACKGROUND/HISTORY:

The journey to this point started in February 2025, when Council passed a resolution to establish a Bond Advisory Committee. From this committee, the recommendation was for a \$20,000,000 base bond package for Police Station and training facility and the Municipal Service Center improvements. In August 2025 City Council decided to delay the bond election to May 2026 for further analysis and time for staff to conduct a needs & spatial assessment for the Police Facility. The City hired Kimley-Horn/ADG to conduct the analysis and several planning options were presented to Council. The timeline to this point is as follows:

- November 18, 2025 - City Council Meeting - Briefing on Police & Court Needs Assessment - This briefing was to provide an update to the assessment and provide key milestone dates.
- December 12, 2025 - City Council Retreat - Briefly discussed Capital Improvement needs across the City and provided debt impact on a Police facility at various cost levels.
- December 16, 2025 - City Council Meeting - Briefing on Police & Court Needs Assessment - This briefing was to provide an update to the assessment, brief on the necessary footprint, challenges with the current Court space and security issues, operational deficiencies within the current PD space, and brief on a comparative analysis between renovating and expanding current facility, acquiring and adapting to another existing facility, and constructing a new facility.
- January 13, 2026 - Special Called Meeting - Briefing on Police & Court Needs Assessment
- January 20, 2026 - City Council Meeting - Briefing from Kimley-Horn/ADG - This briefing provided the spatial needs summary, existing site analysis and challenges with the current structure, gave opinion of probable cost to redevelop and expand current space - \$66M. The presentation provided 3 other plan options building a new facility within the City Hall parking lot and the Annex building space with probable cost at \$68M. Additionally, tax rate impact information was provided from Hilltop Securities.
- February 3, 2026 - City Council Meeting - Briefing on Police and Courts needs assessment financial impact and discuss financing options and next steps. This briefing discussed the tax implications and staff presented a planning range up to \$35M to minimize the impact on taxes and allow for debt capacity for other CIP projects in the near future.
- It was requested by City Council to continue to work with Kimley-Horn/ADG to conduct an analysis and determine probable cost of renovating the current City Hall and Court. The target funding for the police station is \$50M and so the footprint was reduced and no longer included Court in the new facility concept.
- March 31, 2026 - Special Bond Workshop - This workshop covered all the site option revisions and new probable cost.
- May 19, 2026 - City Council Meeting - Briefing on Police Facility spatial assessment. This briefing covered the milestones, final concept, and next steps. Council gave direction to continue to proceed with the next steps and accepted the Phase 1 findings.
- July 7, 2026 - City Council Meeting - Briefing update on the City Hall ancillary project.
- August 4, 2026 - City Council Meeting - Briefing on City Hall ancillary project and discuss next steps on Police Building bond. This briefing provided cost estimates to renovating City Hall and the existing PD space. Probable cost of \$1 to 5M, depending on how much is reconfigured. Additionally, this briefing provided information on the community and educational engagement for the Police Facility Bond. The debt impact was discussed. After much discussion, Council gave

direction to continue with the Bond election.

POLICY EXPLANATION:

The City Council is required to pass an ordinance calling for a bond election to be held on November 3, 2026. The ordinance must be adopted by City Council no later than 90 days or no earlier than 78 days prior to Election Day. The ordinance includes a description of the proposition with the bond principal amount being rounded to the nearest \$100,000, as well as the Early Voting and Election Day polling locations, and dates and times of voting. In summary the proposition is as follows:

Proposition A: issuance of general obligation bond for police station and training facility (\$50,000,000).

FUNDING SOURCE:

ORG and Object Number

Funding for an election is budgeted in the FY 2027 General Fund Budget under the City Secretary division. 01011200-700231

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

None



STAFF REPORT

MEETING: City Council - August 10, 2026

TITLE:

Follow up on the FY 2026-27 Proposed Budget as presented on August 6, 2026. The City Council may direct staff to make additions, deletions, or corrections to the proposed budget and projects per current and future goals.

[FY 2026-27 Proposed Budget](#)

Vision Statement:

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Pillar:

STAFF RESPONSIBLE:

Jennifer Otey

BACKGROUND/HISTORY:

Staff will present the FY 2026-27 proposed budget. Council may give direction to make changes. At the conclusion of the workshop, Council can proceed with the roll call tax vote. This does not adopt a tax rate but sets the hearing and triggers the notices and publications. However, Council can postpone this vote until the follow-up meeting scheduled on August 10. The intention of this meeting is to allow for follow-up, ask additional questions, and to have the roll call vote, as required by law, if not done at the August 6 meeting. If Council feels this meeting is not needed, it can be canceled.

The City is pleased to partner again with OpenGov for a digital, interactive version of the proposed budget. See link below.

[FY 2026-27 Proposed Budget](#)

TAXPAYER IMPACT STATEMENT			
Tax Year	Median Taxable Value	Tax Rate	Annual Tax Amount - City
2026 (Proposed)	\$287,901	\$0.611659	\$1,761
2026 (No-New Revenue Rate)	\$287,901	\$0.582129	\$1,676
2025	\$270,432	\$0.600166	\$1,623
Estimated Tax Increase at Proposed Rate			+ \$138
Estimated Tax Increase at No-New Revenue Rate			+ \$53

POLICY EXPLANATION:

FUNDING SOURCE:

ACTION ALTERNATIVES:

ATTACHMENTS:

None