



DOUBLE OAK

Town of Double Oak  
Town Council – Public Online  
Special Called Meeting & Budget  
Workshop

Double Oak Town Hall  
320 Waketon Road, Double Oak  
TX 75077

Monday, August 22, 2022  
7:00 p.m.

***Out of respect for all those in attendance, please refrain from talking to other members of the audience during the meeting. Please do not engage in disruptive behavior. For public input during Citizen Comment or public hearings, all speakers will be limited to three minutes each. The Council does not accept public comment by mail or e-mail; speakers must be present, or a written statement must be read into the council's record by a speaker who is present at the meeting, subject to the three-minute limit.***

- I. OPENING: CALL TO ORDER  
ROLL CALL
  
- II. CITIZENS COMMENTS
  
- III. NEW BUSINESS AGENDA (CONSIDERATION AND ACTION):
  1. Discussion and consideration on salary ranges within the Double Oak Police Department.  
  
Presentation: Police Chief Ruben Rivas
  
  2. Discussion and consideration on base salary adjustments within the Double Oak Police Department.  
  
Presentation: Police Chief Ruben Rivas
  
  3. Hold a workshop on 2022-2023 budget  
  
Presentation: Council Member Casey Parsons
  
  4. Discussion, consideration, and action on setting the maximum proposed tax rate for fiscal year 2022-2023  
  
Presentation: Council Member Casey Parsons
  
  5. Discussion, consideration, and action setting the Public Hearings dates for the proposed fiscal year 2022-2023 budget and tax rate:

1<sup>st</sup> Public Hearing on Budget and Tax Rate 7:00pm Tuesday September 6<sup>th</sup>, 2022

2<sup>nd</sup> Public Hearing on Budget and Tax Rate 7:00pm Monday September 19<sup>th</sup>, 2022

Presentation: Council Member Casey Parsons

#### IV. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the Town Attorney, or on any other item covered under the code, on any agenda item listed herein.

The Town of Double Oak reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

I certify that the above notice of meeting was posted by Friday, August 19, 2022, by 4:00 p.m. on:

- 1) Bulletin board located to the right of the front door at Town Hall, 320 Waketon Road, Double Oak, Texas
- 2) On the Town's website (<https://doubleoak.texas.gov>)



Town Secretary

**PUBLIC PARTICIPATION** If you wish to address the Council, please sign the "CITIZENS WHO WISH TO SPEAK TO THE TOWN COUNCIL" sheet before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Council for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Council during the Citizen Comments portion of the meeting or when the Town Council considers the item.

\*Backup attached

## 2022 PRELIMINARY TOTALS

C30 - DOUBLE OAK TOWN OF  
Not Under ARB Review Totals

Property Count: 1,122

8/19/2022 12:41:16PM

Land		Value			
Homesite:		180,687,880			
Non Homesite:		16,877,151			
Ag Market:		12,630,691			
Timber Market:		0	<b>Total Land</b>	(+)	
				210,195,722	
Improvement		Value			
Homesite:		411,445,342			
Non Homesite:		28,713,766	<b>Total Improvements</b>	(+)	
				440,159,108	
Non Real		Count	Value		
Personal Property:	96		7,785,980		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					7,785,980
					658,140,810
Ag		Non Exempt	Exempt		
Total Productivity Market:	12,630,691		0		
Ag Use:	7,317		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	12,623,374		0		12,623,374
				<b>Homestead Cap</b>	(-)
					45,772,363
				<b>Assessed Value</b>	=
					599,745,073
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)
					36,240,529
				<b>Net Taxable</b>	=
					563,504,544

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 1,239,710.00 = 563,504,544 \* (0.220000 / 100)

Certified Estimate of Market Value:	658,140,810
Certified Estimate of Taxable Value:	563,504,544

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2022 PRELIMINARY TOTALS**

Property Count: 1,122

C30 - DOUBLE OAK TOWN OF  
Not Under ARB Review Totals

8/19/2022

12:43:40PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	6	300,000	0	300,000
DV1	10	0	85,000	85,000
DV2	6	0	51,000	51,000
DV3	2	0	24,000	24,000
DV4	16	0	84,000	84,000
DVHS	12	0	7,266,769	7,266,769
DVHSS	1	0	540,502	540,502
EX-XR	6	0	65,140	65,140
EX-XV	21	0	12,066,198	12,066,198
EX366	19	0	16,420	16,420
OV65	309	14,991,500	0	14,991,500
OV65S	16	750,000	0	750,000
<b>Totals</b>		<b>16,041,500</b>	<b>20,199,029</b>	<b>36,240,529</b>

## 2022 PRELIMINARY TOTALS

C30 - DOUBLE OAK TOWN OF  
Under ARB Review Totals

Property Count: 112

8/19/2022 12:41:16PM

Land		Value			
Homesite:		20,449,023			
Non Homesite:		375,320			
Ag Market:		874,852			
Timber Market:		0	<b>Total Land</b>	(+) 21,699,195	
Improvement		Value			
Homesite:		49,690,167			
Non Homesite:		816,749	<b>Total Improvements</b>	(+) 50,506,916	
Non Real		Count	Value		
Personal Property:	3		148,306		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 148,306
			<b>Market Value</b>	= 72,354,417	
Ag		Non Exempt	Exempt		
Total Productivity Market:	874,852		0		
Ag Use:	962		0	<b>Productivity Loss</b>	(-) 873,890
Timber Use:	0		0	<b>Appraised Value</b>	= 71,480,527
Productivity Loss:	873,890		0	<b>Homestead Cap</b>	(-) 4,996,817
				<b>Assessed Value</b>	= 66,483,710
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 1,487,000
				<b>Net Taxable</b>	= 64,996,710

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 142,992.76 = 64,996,710 \* (0.220000 / 100)

Certified Estimate of Market Value:	59,569,668
Certified Estimate of Taxable Value:	57,027,149
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2022 PRELIMINARY TOTALS**

C30 - DOUBLE OAK TOWN OF  
Under ARB Review Totals

8/19/2022

12:43:40PM

Property Count: 112

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	2	100,000	0	100,000
DV1	1	0	12,000	12,000
OV65	27	1,325,000	0	1,325,000
OV65S	1	50,000	0	50,000
<b>Totals</b>		<b>1,475,000</b>	<b>12,000</b>	<b>1,487,000</b>

## 2022 PRELIMINARY TOTALS

C30 - DOUBLE OAK TOWN OF

Property Count: 1,234

Grand Totals

8/19/2022

12:41:16PM

Land		Value			
Homesite:		201,136,903			
Non Homesite:		17,252,471			
Ag Market:		13,505,543			
Timber Market:		0	<b>Total Land</b>	(+)	
				231,894,917	
Improvement		Value			
Homesite:		461,135,509			
Non Homesite:		29,530,515	<b>Total Improvements</b>	(+)	
				490,666,024	
Non Real		Count	Value		
Personal Property:	99		7,934,286		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					730,495,227
Ag		Non Exempt	Exempt		
Total Productivity Market:	13,505,543		0		
Ag Use:	8,279		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	13,497,264		0		716,997,963
				<b>Homestead Cap</b>	(-)
					50,769,180
				<b>Assessed Value</b>	=
					666,228,783
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	37,727,529
				<b>Net Taxable</b>	=
					628,501,254

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 1,382,702.76 = 628,501,254 \* (0.220000 / 100)

Certified Estimate of Market Value: 717,710,478  
 Certified Estimate of Taxable Value: 620,531,693

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2022 PRELIMINARY TOTALS**C30 - DOUBLE OAK TOWN OF  
Grand Totals

Property Count: 1,234

8/19/2022

12:43:40PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	8	400,000	0	400,000
DV1	11	0	97,000	97,000
DV2	6	0	51,000	51,000
DV3	2	0	24,000	24,000
DV4	16	0	84,000	84,000
DVHS	12	0	7,266,769	7,266,769
DVHSS	1	0	540,502	540,502
EX-XR	6	0	65,140	65,140
EX-XV	21	0	12,066,198	12,066,198
EX366	19	0	16,420	16,420
OV65	336	16,316,500	0	16,316,500
OV65S	17	800,000	0	800,000
<b>Totals</b>		<b>17,516,500</b>	<b>20,211,029</b>	<b>37,727,529</b>



**2022 PRELIMINARY TOTALS**C30 - DOUBLE OAK TOWN OF  
Not Under ARB Review Totals

Property Count: 1,122

8/19/2022 12:43:40PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	923	997.0682	\$2,247,588	\$581,627,132	\$513,903,955
C1	VACANT LOTS AND LAND TRACTS	32	31.5147	\$0	\$4,108,887	\$4,108,887
D1	QUALIFIED AG LAND	30	134.5430	\$0	\$12,630,691	\$7,317
D2	NON-QUALIFIED LAND	11		\$0	\$335,119	\$335,119
E	FARM OR RANCH IMPROVEMENT	33	77.8711	\$59,851	\$16,788,397	\$14,646,440
F1	COMMERCIAL REAL PROPERTY	6	12.0600	\$0	\$22,804,766	\$22,804,766
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$1,208,880	\$1,208,880
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$1,502,820	\$1,502,820
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$315,020	\$315,020
J7	CABLE TELEVISION COMPANY	1		\$0	\$18,840	\$18,840
L1	COMMERCIAL PERSONAL PROPE	63		\$11,543	\$4,080,130	\$4,080,130
L2	INDUSTRIAL PERSONAL PROPERT	2		\$0	\$572,370	\$572,370
X	TOTALLY EXEMPT PROPERTY	46	71.4259	\$0	\$12,147,758	\$0
	<b>Totals</b>		1,324.4829	\$2,318,982	\$658,140,810	\$563,504,544

**2022 PRELIMINARY TOTALS**

Property Count: 112

C30 - DOUBLE OAK TOWN OF  
Under ARB Review Totals

8/19/2022 12:43:40PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	106	112.6043	\$872,445	\$69,101,191	\$62,667,374
D1	QUALIFIED AG LAND	2	16.4632	\$0	\$874,852	\$962
D2	NON-QUALIFIED LAND	2		\$0	\$769,148	\$769,148
E	FARM OR RANCH IMPROVEMENT	2	4.6460	\$0	\$1,460,920	\$1,410,920
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$148,306	\$148,306
	<b>Totals</b>		133.7135	\$872,445	\$72,354,417	\$64,996,710

**2022 PRELIMINARY TOTALS**C30 - DOUBLE OAK TOWN OF  
Grand Totals

Property Count: 1,234

8/19/2022 12:43:40PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,029	1,109.6725	\$3,120,033	\$650,728,323	\$576,571,329
C1	VACANT LOTS AND LAND TRACTS	32	31.5147	\$0	\$4,108,887	\$4,108,887
D1	QUALIFIED AG LAND	32	151.0062	\$0	\$13,505,543	\$8,279
D2	NON-QUALIFIED LAND	13		\$0	\$1,104,267	\$1,104,267
E	FARM OR RANCH IMPROVEMENT	35	82.5171	\$59,851	\$18,249,317	\$16,057,360
F1	COMMERCIAL REAL PROPERTY	6	12.0600	\$0	\$22,804,766	\$22,804,766
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$1,208,880	\$1,208,880
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$1,502,820	\$1,502,820
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$315,020	\$315,020
J7	CABLE TELEVISION COMPANY	1		\$0	\$18,840	\$18,840
L1	COMMERCIAL PERSONAL PROPE	66		\$11,543	\$4,228,436	\$4,228,436
L2	INDUSTRIAL PERSONAL PROPERT	2		\$0	\$572,370	\$572,370
X	TOTALLY EXEMPT PROPERTY	46	71.4259	\$0	\$12,147,758	\$0
	<b>Totals</b>		1,458.1964	\$3,191,427	\$730,495,227	\$628,501,254

**2022 PRELIMINARY TOTALS**C30 - DOUBLE OAK TOWN OF  
Not Under ARB Review Totals

Property Count: 1,122

8/19/2022 12:43:40PM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A023 BUILDER HOME PLANS - REFERENC	2		\$0	\$0	\$0
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	902	978.5068	\$2,247,588	\$569,970,783	\$504,290,846
A3 WATERFRONT	19	18.5614	\$0	\$11,656,349	\$9,613,109
C1 REAL, VACANT PLATTED RESIDENTI	28	26.1317	\$0	\$2,980,772	\$2,980,772
C2 COMMERCIAL VACANT LOT	1	2.1000	\$0	\$548,856	\$548,856
C3 REAL VACANT LOT OUTSIDE CITY	3	3.2830	\$0	\$579,259	\$579,259
D1 QUALIFIED AG LAND	30	134.5430	\$0	\$12,630,691	\$7,317
D2 FARM AND RANCH IMPSS ON QUALI	11		\$0	\$335,119	\$335,119
E1 LAND AND IMPROVEMENTS (NON A	22	53.0385	\$59,851	\$14,910,060	\$12,768,103
E3 MOBILE HOMES ON NON AG QUALIF	1	1.2987	\$0	\$76,787	\$76,787
E4 VACANT NON QUALIFIED NON HOME	11	23.5339	\$0	\$1,801,550	\$1,801,550
F1 REAL COMMERCIAL	6	12.0600	\$0	\$22,804,766	\$22,804,766
J2 REAL & TANGIBLE PERSONAL, UTIL	3		\$0	\$1,208,880	\$1,208,880
J3 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$1,502,820	\$1,502,820
J4 REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$315,020	\$315,020
J7 REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$18,840	\$18,840
L1 BPP TANGIBLE COMERCIAL PROPER	22		\$11,543	\$3,137,420	\$3,137,420
L2 BPP TANGIBLE INDUSTRIAL PROPER	2		\$0	\$572,370	\$572,370
L3 BPP TANGIBLE COMMERCIAL LEASE	41		\$0	\$942,710	\$942,710
X	46	71.4259	\$0	\$12,147,758	\$0
<b>Totals</b>		<b>1,324.4829</b>	<b>\$2,318,982</b>	<b>\$658,140,810</b>	<b>\$563,504,544</b>

**2022 PRELIMINARY TOTALS**

Property Count: 112

C30 - DOUBLE OAK TOWN OF  
Under ARB Review Totals

8/19/2022 12:43:40PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	105	111.5515	\$872,445	\$68,368,183	\$62,037,074
A3	WATERFRONT	1	1.0528	\$0	\$733,008	\$630,300
D1	QUALIFIED AG LAND	2	16.4632	\$0	\$874,852	\$962
D2	FARM AND RANCH IMPSS ON QUALI	2		\$0	\$769,148	\$769,148
E1	LAND AND IMPROVEMENTS (NON A	2	4.6460	\$0	\$1,460,920	\$1,410,920
L3	BPP TANGIBLE COMMERCIAL LEASE	3		\$0	\$148,306	\$148,306
<b>Totals</b>			133.7135	\$872,445	\$72,354,417	\$64,996,710

**2022 PRELIMINARY TOTALS**

C30 - DOUBLE OAK TOWN OF

Property Count: 1,234

Grand Totals

8/19/2022 12:43:40PM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A023 BUILDER HOME PLANS - REFERENC	2		\$0	\$0	\$0
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	1,007	1,090.0583	\$3,120,033	\$638,338,966	\$566,327,920
A3 WATERFRONT	20	19.6142	\$0	\$12,389,357	\$10,243,409
C1 REAL, VACANT PLATTED RESIDENTI	28	26.1317	\$0	\$2,980,772	\$2,980,772
C2 COMMERCIAL VACANT LOT	1	2.1000	\$0	\$548,856	\$548,856
C3 REAL VACANT LOT OUTSIDE CITY	3	3.2830	\$0	\$579,259	\$579,259
D1 QUALIFIED AG LAND	32	151.0062	\$0	\$13,505,543	\$8,279
D2 FARM AND RANCH IMPSS ON QUALI	13		\$0	\$1,104,267	\$1,104,267
E1 LAND AND IMPROVEMENTS (NON A	24	57.6845	\$59,851	\$16,370,980	\$14,179,023
E3 MOBILE HOMES ON NON AG QUALIF	1	1.2987	\$0	\$76,787	\$76,787
E4 VACANT NON QUALIFIED NON HOME	11	23.5339	\$0	\$1,801,550	\$1,801,550
F1 REAL COMMERCIAL	6	12.0600	\$0	\$22,804,766	\$22,804,766
J2 REAL & TANGIBLE PERSONAL, UTIL	3		\$0	\$1,208,880	\$1,208,880
J3 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$1,502,820	\$1,502,820
J4 REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$315,020	\$315,020
J7 REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$18,840	\$18,840
L1 BPP TANGIBLE COMERCIAL PROPER	22		\$11,543	\$3,137,420	\$3,137,420
L2 BPP TANGIBLE INDUSTRIAL PROPER	2		\$0	\$572,370	\$572,370
L3 BPP TANGIBLE COMMERCIAL LEASE	44		\$0	\$1,091,016	\$1,091,016
X	46	71.4259	\$0	\$12,147,758	\$0
<b>Totals</b>		<b>1,458.1964</b>	<b>\$3,191,427</b>	<b>\$730,495,227</b>	<b>\$628,501,254</b>

**2022 PRELIMINARY TOTALS**

**New Value**

TOTAL NEW VALUE MARKET:	<b>\$3,191,427</b>
TOTAL NEW VALUE TAXABLE:	<b>\$3,189,844</b>

**New Exemptions**

Exemption	Description	Count		
EX366	HB366 Exempt	11	2021 Market Value	\$15,852
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$15,852</b>

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	1	\$0
OV65	Over 65	18	\$900,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>20</b>	<b>\$907,500</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$923,352</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$923,352</b>

**New Ag / Timber Exemptions**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
918	\$640,514	\$55,304	\$585,210
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
898	\$639,826	\$54,763	\$585,063

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
112	\$72,354,417.00	\$56,918,428