



CALL TO ORDER

COMMENTS FROM AUDIENCE

NEW BUSINESS

1. The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss potential conceptual options for a possible new community center gymnasium and indoor pool, including possible construction and operating costs, and cost recovery options.

[DIS 19-118](#)

Recommended Action: Discussion only.

Attachments: [Revised 2019-11-11 - 19 DP CouncilJointMtg Draft](#)

2. The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss a concept and associated cost for a swimming pool bathhouse.

[DIS 19-120](#)

Recommended Action: Discussion only.

3. The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss Type B funding capacity and potential future Type B project authorization.

[DIS 19-122](#)

Recommended Action: Discussion only.

Attachments: [DPCDC Capacity Analysis \(9-20-19\)](#)

[Possible Type B Ballot Language](#)

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.

4. The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss the next steps for the Community Center Project.

[DIS 19-119](#)

Recommended Action: Discussion only.

ADJOURN

/s/Shannon Bennett, TRMC
City Secretary

Posted on Bulletin Board
November 8, 2019

City Hall is wheelchair accessible and accessible parking spaces are available. Hearing assistance devices are available. Requests for accommodations services must be made 72 hours prior to any meeting. Please contact the City Secretary's office at 281-478-7248 for further information.

The Mission of the City of Deer Park is to deliver exemplary municipal services that provide the community a high quality of life consistent with our history, culture and unique character.



Legislation Details (With Text)

File #: DIS 19-118 **Version:** 1 **Name:**
Type: Discussion **Status:** Agenda Ready
File created: 11/5/2019 **In control:** Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting
On agenda: 11/11/2019 **Final action:**
Title: The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss potential conceptual options for a possible new community center gymnasium and indoor pool, including possible construction and operating costs, and cost recovery options.

Sponsors:

Indexes:

Code sections:

Attachments: [Revised 2019-11-11 - 19 DP CouncilJointMtg_Draft](#)

Date	Ver.	Action By	Action	Result
11/11/2019	1	Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting		

The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss potential conceptual options for a possible new community center gymnasium and indoor pool, including possible construction and operating costs, and cost recovery options.

Summary:

The City Council, Deer Park Community Development Corporation and the Parks and Recreation Commission have conducted joint meetings on July 23, 2018, September 24, 2018, January 28, 2019, February 25, 2019, and April 22, 2019, and September 23, 2019 to discuss the current and potential new community center. The presentations from each of these meetings can be viewed at: <http://deerparktx.gov/1471/Community-Center-Type-B-Renovations>.

At the September 23, 2019 joint meeting, the City staff and architect Stephen Springs presented a PowerPoint presentation and discussed two potential options for a possible new community center, gymnasium, and indoor pool at the following locations:

1. North Side of Dow Park
2. South Side of Dow Park

The discussion included possible construction and operating costs, cost recovery options and Type B funding capacity. After discussion, the consensus was for the architect to bring back conceptual options for locating the facility on the North side of Dow Park as follows:

- A. Cost not-to-exceed \$31M

B. Cost not-to-exceed \$34M

The consensus was for the architect to also bring back a concept for a new outdoor pool bathhouse.

A copy of the PowerPoint presentation to be presented at the meeting and Type B funding capacity scenarios are attached.

Fiscal/Budgetary Impact:

Expanded Type B funding authorized by the voters would be necessary to fund the construction of the new facility and operating and maintenance cost.

Discussion only.

DEER PARK COMMUNITY CENTER

Joint Meeting

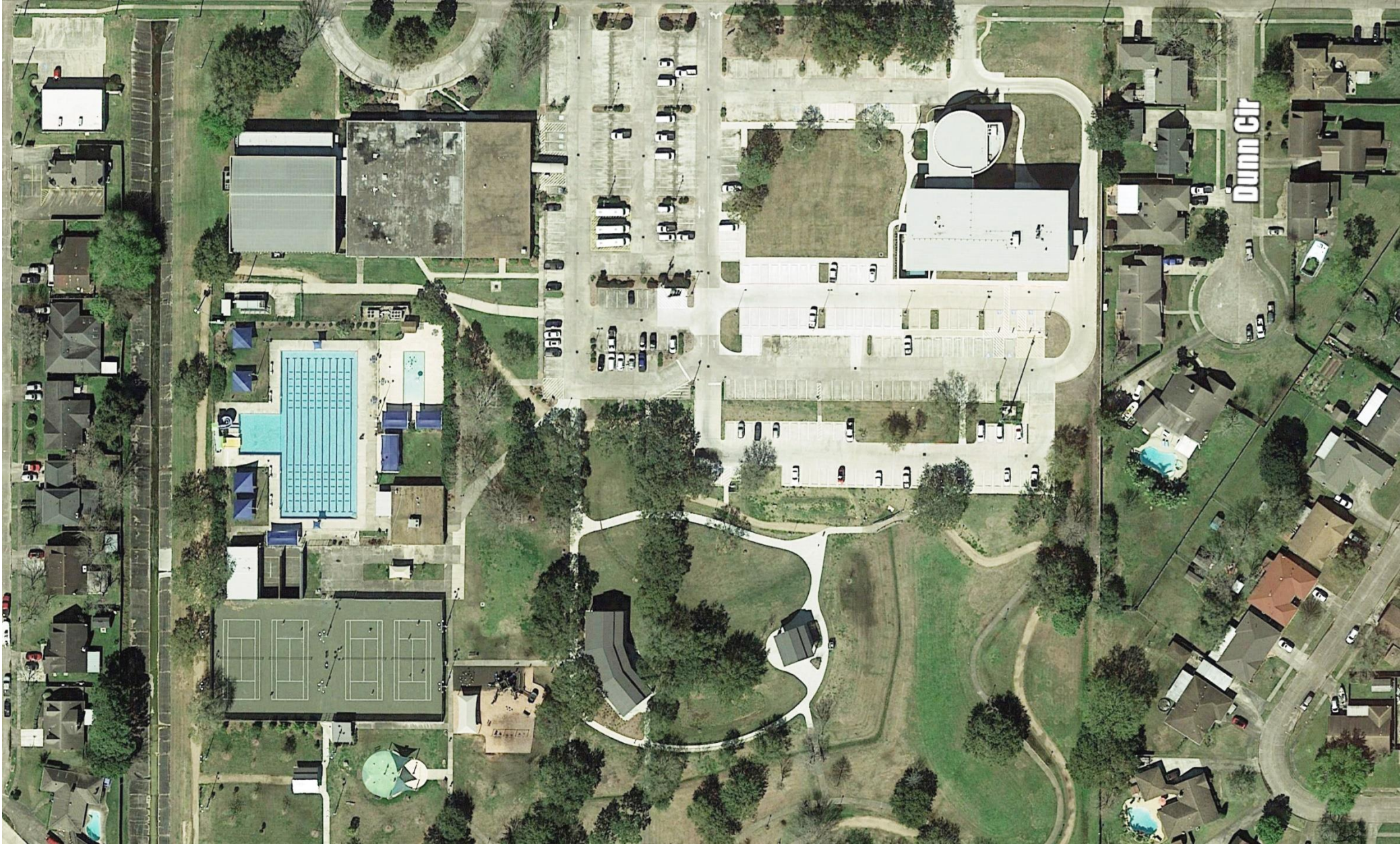
Deer Park City Council
Deer Park Community Development Corporation
Deer Park Parks and Recreation Commission



TONIGHT'S AGENDA

- **What we heard last meeting**
- **Options in response to direction**

COMMUNITY CENTER SITE



NORTH OPTION SELECTED

EARL DUNN:

Replacement
highly
recommended
if equal or
marginally more
cost to replace



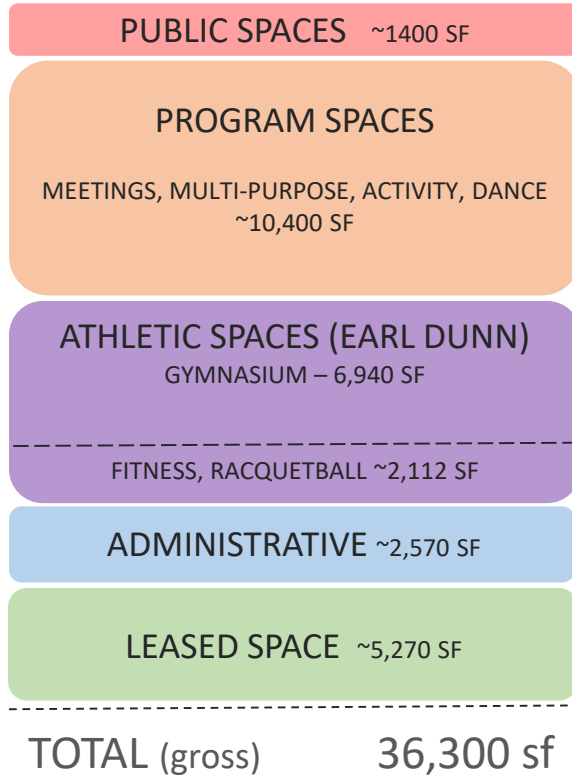
16

SPACE	AREA (sf)
Public space	1,402
Program space	10,454
Athletics	9,625
Administrative	2,571
Leased	5,270
Other	6,980
TOTAL	36,300



WHERE WE LANDED

EXISTING



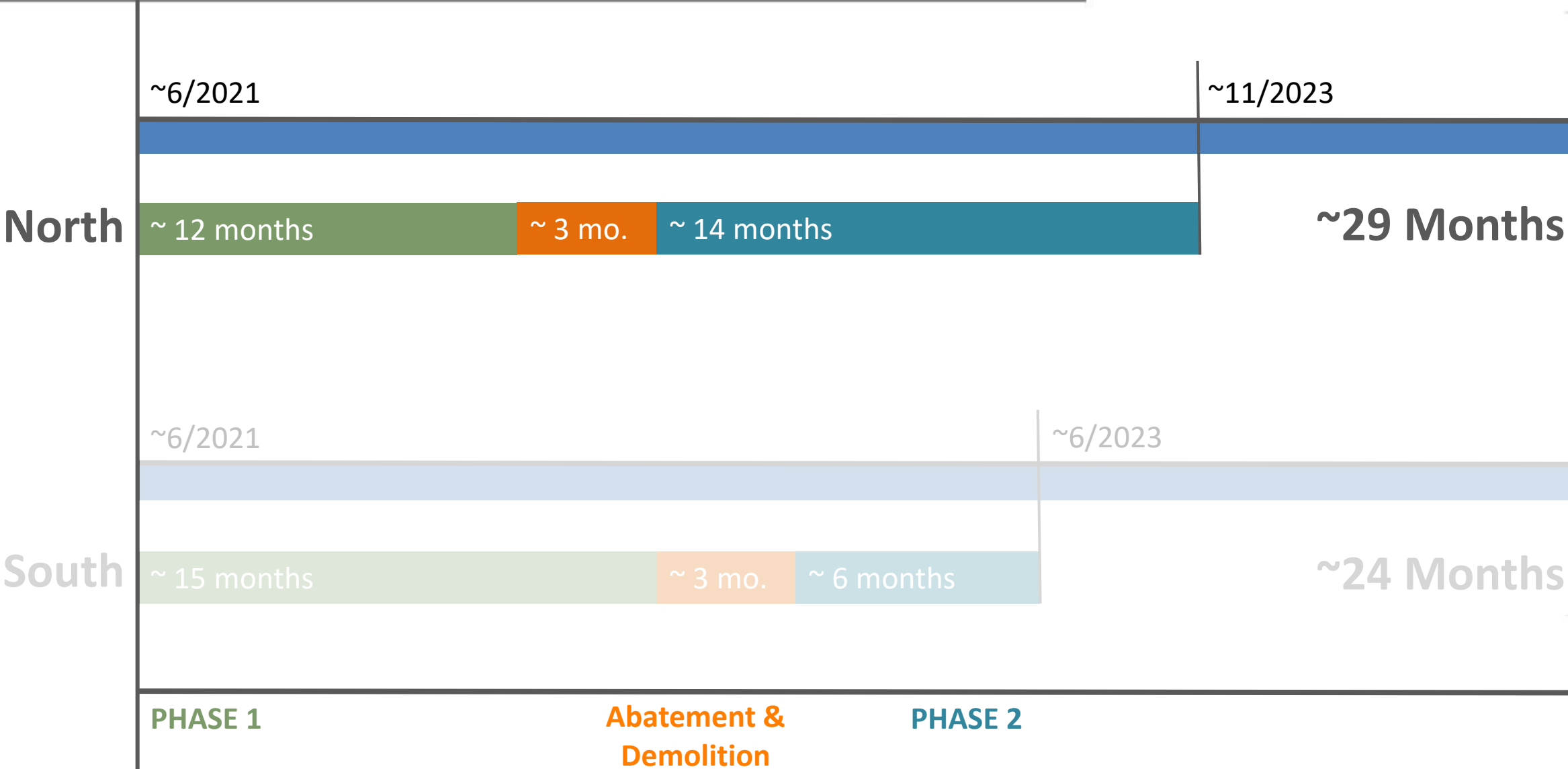
NEW BUILD (PHASE 1)
12,000 SF

**ADDITION / RENOVATION
(PHASE 2)**
46,000 SF

NORTH OPTION



ESTIMATED CONSTRUCTION SCHEDULES



PROJECT COST COMPARISON

 **DID NOT INCLUDE
OUTDOOR POOL**

Description	North Option	South Option
Land cost	\$0	\$0
Hard costs - building	\$21,900,000	\$23,200,000
Hard costs - site development	\$1,500,000	\$2,300,000
FF&E (furniture, fixtures & equip.)	\$1,150,000	\$1,180,000
Professional services	\$2,930,000	\$2,980,000
Contingencies and misc. costs	\$820,000	\$900,000
Escalation, based on 6% annual & 2021 start	\$6,400,000	\$5,800,000
Total project cost	\$34,700,000	\$36,360,000

PROJECTED CENTER OPERATING HOURS

- **Monday - Friday:** 5:30 AM – 10 PM
 - **Saturday:** 7 AM – 8 PM
 - **Sunday:** 9 AM – 5 PM
-

103.5 hours per week



- **Holiday Hours will vary depending upon the holiday from being closed to reduced hours.**

PROJECTED FULL TIME STAFFING LEVELS

➤ Existing

- Director
- Assistant Director
- Administrative Coordinator
- Secretary
- Recreation Supervisor
- Recreation Specialist (2)
- Youth Program Coordinator
- Marketing/Tech Coordinator
- Athletics/Aquatics Supervisor
- Athletics/Aquatics Coordinator
- Recreation Specialist - Athletics/Aquatics

12 total

➤ Proposed additional staffing

- Aquatic staff member - NEW
- Building Maintenance staff member- NEW

2 additional



- **Gymnasium and Indoor Pool**
will be utilized for *both* programming and open use
- **In addition to Normal Operating Hours,**
schedules for Gymnasium and Indoor Pool will be posted and vary based on time of year.



DEER PARK RECREATION CENTER	
BASELINE: EXPENDITURES	
SERVICE TITLE	Expenditures
New/Expanded Services	\$286,186.65
Existing Programs/Services	\$1,234,400.86
Total	\$1,520,587.51

PLEASE NOTE: A percentage of existing 2019-20 Proposed Budget Expenditures have been allocated to the operations of the existing Community Center.

COST RECOVERY – AMENITY COMPARISONS

Symbol Legend	
Included in membership cost	✓
Not provided at facility	✗
Additional cost to membership or contracted program	★
Included in facility but not part of membership	●

Amenities	Basketball/ Volleyball	Racquetball	Indoor Track	Cardio Area	Weights Area	Group Exercise Classes	Locker Rooms w/ showers	Cycling	Sauna	Indoor Pool	Child Watch	Gymnastics	Member Lounge area	Game Room/Game Area	Multi-use Rooms for Recreation Programming
Deer Park	✓	✓	✗	✓	✓	★	✗	✗	✗	✗	✗	✗	●	✓	●
La Porte *	✓	★	✗	✓	✓	★	✓	✗	★	★	✗	✗	✗	✗	●
Conroe	✓	✓	✗	✓	✓	✓	✓	✓	✗	✓	★	✓	●	✓	●
Keller Pointe	✓	✗	✓	✓	✓	★	✓	★	✗	✓	★	✗	●	✗	●
Heights Richardson	✓	✗	✗	✓	✓	★	✓	✗	✓	✓	✓	✗	●	✗	●
Richland Hills (The Link)	✓	✗	✓	✓	✓	★	✓	✓	✗	✗	✓	✗	●	●	●
Mont Belvieu (Eagle Pointe)	✓	✓	✗	✓	✓	★	✓	✓	✗	✓	★	✗	●	✗	●
Farmers Branch	✓	✗	✓	★	★	★	✓	✓	✗	✓	✓	✓	✓	✓	●
Pearland	✓	✓	✓	✓	✓	✓	✓	✓	✗	✓	✓	✗	●	✗	●

* Currently contemplating a new facility or major expansion.

COST RECOVERY – MEMBERSHIP COMPARISONS

		Day/Guest Pass	Youth		Individual			Family			Senior (55+ years)			Notes
			Monthly	Annual	Monthly	Quarterly	Annual	Monthly	Quarterly	Annual	Monthly	Quarterly	Annual	
Deer Park	Resident	N/A	-	\$ 10.00	-	-	Free	-	-	\$ 30.00	-	-	Free	Family (up to 6)
	Non Resident	N/A	-	\$ 20.00	-	-	\$ 20.00	-	-	\$ 70.00	-	-	Free	
La Porte	Resident	\$ 10.00	-	-	-	\$ 44.00	\$ 94.00	-	\$ 64.00	\$ 178.00	-	\$ 27.00	\$ 52.00	Senior (60 & up)
	Non Resident	\$ 20.00	-	-	-	\$ 78.00	\$ 178.00	-	\$ 118.00	\$ 346.00	-	\$ 44.00	\$ 94.00	
Conroe	Resident	\$ 7.00	\$ 22.00	\$ 213.00	\$ 22.00	\$ 79.00	\$ 213.00	\$ 50.00	\$ 180.00	\$ 486.00	\$ 20.00	\$ 72.00	\$ 194.00	4 Month Pricing instead of Quarterly Individual pricing starts at 3 and up
	Non Resident	\$ 7.00	\$ 28.00	\$ 266.00	\$ 28.00	\$ 99.00	\$ 266.00	\$ 62.00	\$ 225.00	\$ 608.00	\$ 25.00	\$ 194.00	\$ 243.00	
Keller Pointe	Resident	\$ 8.00	\$ 24.00	\$ 234.00	\$ 40.00	-	\$ 398.00	\$ 63.00	-	\$ 627.00	\$ 28.00	-	\$ 272.00	Youth (3-15 Years) Individual (16-61 Years) Senior (62 & up)
	Non Resident	\$ 10.00	\$ 26.00	\$ 256.00	\$ 51.00	-	\$ 507.00	\$ 80.00	-	\$ 796.00	\$ 35.00	-	\$ 349.00	
Heights Richardson	Resident	\$ 7.00	-	\$ 35.00	-	-	\$ 60.00	-	-	\$ 135.00	-	-	\$ 35.00	Youth (6-17 Years) Individual (18-54 Years) Senior (65 & up)
	Non Resident	\$ 14.00	-	\$ 70.00	-	-	\$ 120.00	-	-	\$ 270.00	-	-	\$ 70.00	
Richland Hills (The Link)	Resident	\$ 8.00	\$ 10.00	\$ 100.00	\$ 25.00	-	\$ 250.00	\$ 42.00	-	\$ 420.00	\$ 15.00	-	\$ 150.00	Several youth pricing break downs No non-resident day pass fee Preschool age (0-4) Child (5-13) Teen (14-18) Adult (19-54) Senior (55+)
	Non Resident	\$ 8.00	\$ 12.00	\$ 120.00	\$ 30.00	-	\$ 300.00	\$ 50.00	-	\$ 500.00	\$ 18.00	-	\$ 180.00	
Mont Belvieu (Eagle Pointe)	Resident	\$ 18.00	-	-	\$ 32.00	-	\$ 360.00	\$ 45.00	-	\$ 516.00	\$ 43.00	-	\$ 492.00	Resident and Non-resident day pass are the same price
	Non Resident	\$ 18.00	-	-	\$ 48.00	-	\$ 552.00	\$ 70.00	-	\$ 816.00	-	-	-	
Farmers Branch	Resident	\$ 5.00	-	\$ 25.00	-	-	\$ 25.00	-	-	\$ 50.00	-	-	-	Individual pricing for ages 7 & up
	Non Resident	\$ 5.00	-	\$ 50.00	-	-	\$ 50.00	-	-	\$ 100.00	-	-	-	
Pearland	Resident	\$ 8.00	\$ 35.20	\$ 330.00	\$ 35.20	-	\$ 330.00	\$ 69.30	-	\$ 660.00	\$ 24.20	-	\$ 231.00	Youth Pricing is the same as individual pricing Resident and Non-resident day pass are the same price
	Non Resident	\$ 8.00	\$ 52.80	\$ 495.00	\$ 52.80	-	\$ 495.00	\$ 104.50	-	\$ 990.00	\$ 36.50	-	\$ 346.50	

	Day/Guess Pass Average Price	Youth		Individual			Family			Senior		
		Monthly	Annual	Monthly	Quarterly	Annual	Monthly	Quarterly	Annual	Monthly	Quarterly	Annual
Resident	\$ 9.67	\$ 22.80	\$ 156.17	\$ 30.84	\$ 61.50	\$ 200.00	\$ 53.86	\$ 122.00	\$ 384.00	\$ 26.04	\$ 49.50	\$ 203.71
Non Resident	\$ 11.71	\$ 29.70	\$ 209.50	\$ 41.96	\$ 88.50	\$ 308.50	\$ 73.30	\$ 171.50	\$ 553.25	\$ 28.63	\$ 119.00	\$ 213.75
Note: Deer Park Membership not included in average cost												

TONIGHT'S AGENDA

- What we heard last meeting
- Options in response to direction

TONIGHT'S AGENDA

➤ What we heard last meeting

➤ Options in response to direction

- What would a \$31M project look like?
- What would a \$34M project look like?

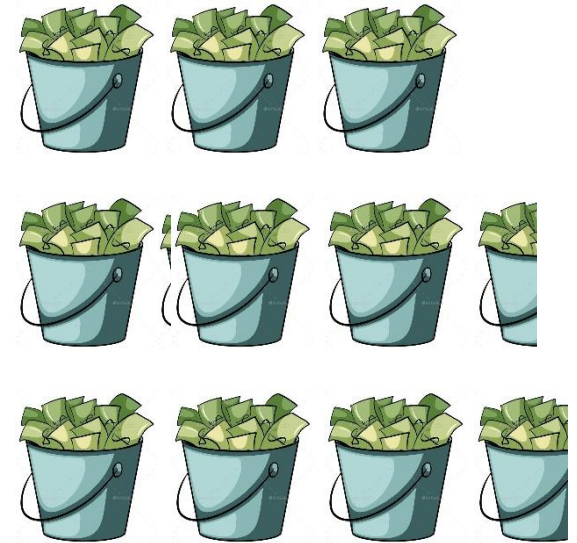


TONIGHT'S AGENDA

➤ What we heard last meeting

➤ Options in response to direction

- What would a \$31M project look like?
- What would a \$34M project look like?
- What would “all in” look like?



NEW CENTERS - \$31M OPTION

*** DOES NOT INCLUDE
OUTDOOR POOL**

~36,000 sf

Recreation Center

- Incl. 10,000 sf gymnasium w/ 1 full-size court
- Single-story,
No track



NEW CENTERS - \$34M OPTION

*** DOES NOT INCLUDE
OUTDOOR POOL**

~42,000 sf

Recreation Center

- Incl. 10,000 sf gymnasium w/ 1 full-size court
- Incl. track



NEW CENTERS - \$37.7M OPTION

*** DOES NOT INCLUDE
OUTDOOR POOL**

~48,000 sf

Recreation Center

- Incl. 15,000 sf gymnasium w/ 2 full-size courts
- Incl. track



TOTAL PROJECT COST SUMMARY

Description	Cost
All options include 12,000 sf Community Center next to city hall	
36,000 sf recreation center – large gym, single story (no track) reduced room sizes	\$31,000,000
42,200 sf recreation center – large gym, track, recommended room sizes	\$34,000,000
48,000 sf recreation center – true double gym, track, recommended room sizes	\$37,700,000
Outdoor pool renovations and replace bathhouse	\$2,570,000

next → *steps*

- Determine preferred option
- Reconcile final parking requirements
- **Develop final concept**





Legislation Details (With Text)

File #: DIS 19-120 **Version:** 1 **Name:**
Type: Discussion **Status:** Agenda Ready
File created: 11/5/2019 **In control:** Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting
On agenda: 11/11/2019 **Final action:**
Title: The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss a concept and associated cost for a swimming pool bathhouse.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/11/2019	1	Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting		

The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss a concept and associated cost for a swimming pool bathhouse.

Summary:

The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss a concept and associated cost for a swimming pool bathhouse.

Fiscal/Budgetary Impact:

Discussion only.



Legislation Details (With Text)

File #: DIS 19-122 **Version:** 1 **Name:**

Type: Discussion **Status:** Agenda Ready

File created: 11/5/2019 **In control:** Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting

On agenda: 11/11/2019 **Final action:**

Title: The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss Type B funding capacity and potential future Type B project authorization.

Sponsors:

Indexes:

Code sections:

Attachments: [DPCDC Capacity Analysis \(9-20-19\)](#)
[Possible Type B Ballot Language](#)

Date	Ver.	Action By	Action	Result
11/11/2019	1	Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting		

The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss Type B funding capacity and potential future Type B project authorization.

Summary:

The City Council, Deer Park Community Development Corporation and the Parks and Recreation Commission will discuss Type B funding capacity and potential future Type B project authorization.

Fiscal/Budgetary Impact:

Expanded Type B funding authorized by the voters would be necessary to fund the construction of the new community center, gymnasium and indoor facility and operating and maintenance cost.

Discussion only.

Deer Park Community Development Corporation
Capacity Analysis - New Election (May 2020)
15-Year Debt Structure - \$250,000 in Annual O&M Expenses
\$25,815,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$19,965,000 in New Authorization)

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$250,000	\$1,216,797		\$198,991	\$198,991	\$1,415,788	\$525,000	\$2,190,788	\$814,212	\$6,356,309
2021	3,000,000	6,356	250,000	1,217,779	\$580,000	957,188	1,537,188	2,754,966		3,004,966	1,390	6,357,699
2022	3,000,000	6,358	250,000	1,218,412	600,000	935,063	1,535,063	2,753,475		3,003,475	2,883	6,360,582
2023	3,000,000	6,361	250,000	1,218,698	620,000	912,188	1,532,188	2,750,885		3,000,885	5,475	6,366,057
2024	3,000,000	6,366	250,000	1,218,643	645,000	888,469	1,533,469	2,752,112		3,002,112	4,255	6,370,312
2025	3,000,000	6,370	250,000	752,689	1,145,000	854,906	1,999,906	2,752,595		3,002,595	3,775	6,374,087
2026	3,000,000	6,374	250,000	750,923	1,190,000	811,125	2,001,125	2,752,048		3,002,048	4,326	6,378,414
2027	3,000,000	6,378	250,000		2,000,000	751,313	2,751,313	2,751,313		3,001,313	5,066	6,383,480
2028	3,000,000	6,383	250,000		2,080,000	674,813	2,754,813	2,754,813		3,004,813	1,571	6,385,051
2029	3,000,000	6,385	250,000		2,160,000	595,313	2,755,313	2,755,313		3,005,313	1,073	6,386,123
2030	3,000,000	6,386	250,000		2,240,000	512,813	2,752,813	2,752,813		3,002,813	3,574	6,389,697
2031	3,000,000	6,390	250,000		2,325,000	427,219	2,752,219	2,752,219		3,002,219	4,171	6,393,868
2032	3,000,000	6,394	250,000		2,415,000	338,344	2,753,344	2,753,344		3,003,344	3,050	6,396,918
2033	3,000,000	6,397	250,000		2,505,000	246,094	2,751,094	2,751,094		3,001,094	5,303	6,402,221
2034	3,000,000	6,402	250,000		2,605,000	150,281	2,755,281	2,755,281		3,005,281	1,121	6,403,342
2035	3,000,000	6,403	250,000		2,705,000	50,719	2,755,719	2,755,719		3,005,719	685	6,404,027
			\$4,000,000	\$7,593,940	\$25,815,000	\$9,304,834	\$35,119,834	\$42,713,775	\$525,000	\$47,238,775	\$861,930	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$25,815,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.
Interest estimated at 3.75% for illustrative purposes only.

Deer Park Community Development Corporation
Capacity Analysis - New Election (May 2020)
15-Year Debt Structure - \$350,000 in Annual O&M Expenses
\$24,760,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$18,820,000 in New Authorization)

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$350,000	\$1,216,797		\$190,165	\$190,165	\$1,406,962	\$525,000	\$2,281,962	\$723,038	\$6,265,135
2021	3,000,000	6,265	350,000	1,217,779	\$520,000	915,375	1,435,375	2,653,154		3,003,154	3,111	6,268,247
2022	3,000,000	6,268	350,000	1,218,412	540,000	895,500	1,435,500	2,653,912		3,003,912	2,356	6,270,603
2023	3,000,000	6,271	350,000	1,218,698	560,000	874,875	1,434,875	2,653,573		3,003,573	2,698	6,273,300
2024	3,000,000	6,273	350,000	1,218,643	580,000	853,500	1,433,500	2,652,143		3,002,143	4,131	6,277,431
2025	3,000,000	6,277	350,000	752,689	1,080,000	822,375	1,902,375	2,655,064		3,005,064	1,214	6,278,645
2026	3,000,000	6,279	350,000	750,923	1,120,000	781,125	1,901,125	2,652,048		3,002,048	4,231	6,282,876
2027	3,000,000	6,283	350,000		1,930,000	723,938	2,653,938	2,653,938		3,003,938	2,345	6,285,221
2028	3,000,000	6,285	350,000		2,005,000	650,156	2,655,156	2,655,156		3,005,156	1,129	6,286,350
2029	3,000,000	6,286	350,000		2,080,000	573,563	2,653,563	2,653,563		3,003,563	2,724	6,289,074
2030	3,000,000	6,289	350,000		2,160,000	494,063	2,654,063	2,654,063		3,004,063	2,227	6,291,300
2031	3,000,000	6,291	350,000		2,240,000	411,563	2,651,563	2,651,563		3,001,563	4,729	6,296,029
2032	3,000,000	6,296	350,000		2,325,000	325,969	2,650,969	2,650,969		3,000,969	5,327	6,301,356
2033	3,000,000	6,301	350,000		2,415,000	237,094	2,652,094	2,652,094		3,002,094	4,208	6,305,564
2034	3,000,000	6,306	350,000		2,510,000	144,750	2,654,750	2,654,750		3,004,750	1,556	6,307,120
2035	3,000,000	6,307	350,000		2,605,000	48,844	2,653,844	2,653,844		3,003,844	2,463	6,309,583
			\$5,600,000	\$7,593,940	\$24,670,000	\$8,942,852	\$33,612,852	\$41,206,792	\$525,000	\$47,331,792	\$767,486	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$24,670,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.
Interest estimated at 3.75% for illustrative purposes only.

Deer Park Community Development Corporation
Capacity Analysis - New Election (May 2020)
20-Year Debt Structure - \$250,000 in Annual O&M Expenses
\$32,180,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$26,330,000 in New Authorization)

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$250,000	\$1,216,797		\$264,591	\$264,591	\$1,481,388	\$525,000	\$2,256,388	\$748,612	\$6,290,709
2021	3,000,000	6,291	250,000	1,217,779	\$255,000	1,282,100	1,537,100	2,754,879		3,004,879	1,412	6,292,121
2022	3,000,000	6,292	250,000	1,218,412	265,000	1,271,700	1,536,700	2,755,112		3,005,112	1,180	6,293,300
2023	3,000,000	6,293	250,000	1,218,698	275,000	1,260,900	1,535,900	2,754,598		3,004,598	1,696	6,294,996
2024	3,000,000	6,295	250,000	1,218,643	285,000	1,249,700	1,534,700	2,753,343		3,003,343	2,952	6,297,948
2025	3,000,000	6,298	250,000	752,689	770,000	1,228,600	1,998,600	2,751,289		3,001,289	5,009	6,302,957
2026	3,000,000	6,303	250,000	750,923	805,000	1,197,100	2,002,100	2,753,023		3,003,023	3,280	6,306,238
2027	3,000,000	6,306	250,000		1,605,000	1,148,900	2,753,900	2,753,900		3,003,900	2,406	6,308,644
2028	3,000,000	6,309	250,000		1,670,000	1,083,400	2,753,400	2,753,400		3,003,400	2,909	6,311,553
2029	3,000,000	6,312	250,000		1,740,000	1,015,200	2,755,200	2,755,200		3,005,200	1,112	6,312,664
2030	3,000,000	6,313	250,000		1,810,000	944,200	2,754,200	2,754,200		3,004,200	2,113	6,314,777
2031	3,000,000	6,315	250,000		1,885,000	870,300	2,755,300	2,755,300		3,005,300	1,015	6,315,792
2032	3,000,000	6,316	250,000		1,960,000	793,400	2,753,400	2,753,400		3,003,400	2,916	6,318,707
2033	3,000,000	6,319	250,000		2,040,000	713,400	2,753,400	2,753,400		3,003,400	2,919	6,321,626
2034	3,000,000	6,322	250,000		2,125,000	630,100	2,755,100	2,755,100		3,005,100	1,222	6,322,848
2035	3,000,000	6,323	250,000		2,210,000	543,400	2,753,400	2,753,400		3,003,400	2,923	6,325,771
2036	3,000,000	6,326	250,000		2,300,000	453,200	2,753,200	2,753,200		3,003,200	3,126	6,328,896
2037	3,000,000	6,329	250,000		2,395,000	359,300	2,754,300	2,754,300		3,004,300	2,029	6,330,925
2038	3,000,000	6,331	250,000		2,490,000	261,600	2,751,600	2,751,600		3,001,600	4,731	6,335,656
2039	3,000,000	6,336	250,000		2,595,000	159,900	2,754,900	2,754,900		3,004,900	1,436	6,337,092
2040	3,000,000	6,337	250,000		2,700,000	54,000	2,754,000	2,754,000		3,004,000	2,337	6,339,429
			\$5,250,000	\$7,593,940	\$32,180,000	\$16,784,991	\$48,964,991	\$56,558,931	\$525,000	\$62,333,931	\$797,332	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

(c) Generates approximately \$32,180,000 in proceeds to the DPCDC, which includes \$5,850,000 of previously approved authorization. Sold and Delivered in June/July 2020.
Interest estimated at 4.00% for illustrative purposes only.

Deer Park Community Development Corporation
Capacity Analysis - New Election (May 2020)
20-Year Debt Structure - \$350,000 in Annual O&M Expenses
\$30,790,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$24,940,000 in New Authorization)

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$350,000	\$1,216,797		\$253,162	\$253,162	\$1,469,959	\$525,000	\$2,344,959	\$660,041	\$6,202,138
2021	3,000,000	6,202	350,000	1,217,779	\$210,000	1,227,400	1,437,400	2,655,179		3,005,179	1,023	6,203,161
2022	3,000,000	6,203	350,000	1,218,412	215,000	1,218,900	1,433,900	2,652,312		3,002,312	3,891	6,207,052
2023	3,000,000	6,207	350,000	1,218,698	225,000	1,210,100	1,435,100	2,653,798		3,003,798	2,409	6,209,461
2024	3,000,000	6,209	350,000	1,218,643	235,000	1,200,900	1,435,900	2,654,543		3,004,543	1,667	6,211,128
2025	3,000,000	6,211	350,000	752,689	720,000	1,181,800	1,901,800	2,654,489		3,004,489	1,722	6,212,850
2026	3,000,000	6,213	350,000	750,923	750,000	1,152,400	1,902,400	2,653,323		3,003,323	2,890	6,215,740
2027	3,000,000	6,216	350,000		1,545,000	1,106,500	2,651,500	2,651,500		3,001,500	4,716	6,220,456
2028	3,000,000	6,220	350,000		1,610,000	1,043,400	2,653,400	2,653,400		3,003,400	2,820	6,223,277
2029	3,000,000	6,223	350,000		1,675,000	977,700	2,652,700	2,652,700		3,002,700	3,523	6,226,800
2030	3,000,000	6,227	350,000		1,745,000	909,300	2,654,300	2,654,300		3,004,300	1,927	6,228,727
2031	3,000,000	6,229	350,000		1,815,000	838,100	2,653,100	2,653,100		3,003,100	3,129	6,231,855
2032	3,000,000	6,232	350,000		1,890,000	764,000	2,654,000	2,654,000		3,004,000	2,232	6,234,087
2033	3,000,000	6,234	350,000		1,965,000	686,900	2,651,900	2,651,900		3,001,900	4,334	6,238,421
2034	3,000,000	6,238	350,000		2,045,000	606,700	2,651,700	2,651,700		3,001,700	4,538	6,242,960
2035	3,000,000	6,243	350,000		2,130,000	523,200	2,653,200	2,653,200		3,003,200	3,043	6,246,003
2036	3,000,000	6,246	350,000		2,215,000	436,300	2,651,300	2,651,300		3,001,300	4,946	6,250,949
2037	3,000,000	6,251	350,000		2,305,000	345,900	2,650,900	2,650,900		3,000,900	5,351	6,256,300
2038	3,000,000	6,256	350,000		2,400,000	251,800	2,651,800	2,651,800		3,001,800	4,456	6,260,756
2039	3,000,000	6,261	350,000		2,495,000	153,900	2,648,900	2,648,900		2,998,900	7,361	6,268,117
2040	3,000,000	6,268	350,000		2,600,000	52,000	2,652,000	2,652,000		3,002,000	4,268	6,272,385
			\$7,350,000	\$7,593,940	\$30,790,000	\$16,140,362	\$46,930,362	\$54,524,302	\$525,000	\$62,399,302	\$730,288	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

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Interest estimated at 4.00% for illustrative purposes only.

Deer Park Community Development Corporation
Capacity Analysis - New Election (May 2020)
25-Year Debt Structure - \$250,000 in Annual O&M Expenses
\$36,165,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$30,315,000 in New Authorization)

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$250,000	\$1,216,797		\$315,941	\$315,941	\$1,532,739	\$525,000	\$2,307,739	\$697,261	\$6,239,358
2021	3,000,000	6,239	250,000	1,217,779		1,537,013	1,537,013	2,754,791		3,004,791	1,448	6,240,806
2022	3,000,000	6,241	250,000	1,218,412		1,537,013	1,537,013	2,755,425		3,005,425	816	6,241,622
2023	3,000,000	6,242	250,000	1,218,698		1,537,013	1,537,013	2,755,710		3,005,710	531	6,242,154
2024	3,000,000	6,242	250,000	1,218,643		1,537,013	1,537,013	2,755,655		3,005,655	587	6,242,741
2025	3,000,000	6,243	250,000	752,689	\$425,000	1,527,981	1,952,981	2,705,670		2,955,670	50,573	6,293,313
2026	3,000,000	6,293	250,000	750,923	445,000	1,509,494	1,954,494	2,705,417		2,955,417	50,877	6,344,190
2027	3,000,000	6,344	250,000		1,235,000	1,473,794	2,708,794	2,708,794		2,958,794	47,550	6,391,741
2028	3,000,000	6,392	250,000		1,285,000	1,420,244	2,705,244	2,705,244		2,955,244	51,148	6,442,889
2029	3,000,000	6,443	250,000		1,345,000	1,364,356	2,709,356	2,709,356		2,959,356	47,087	6,489,975
2030	3,000,000	6,490	250,000		1,400,000	1,306,025	2,706,025	2,706,025		2,956,025	50,465	6,540,440
2031	3,000,000	6,540	250,000		1,460,000	1,245,250	2,705,250	2,705,250		2,955,250	51,290	6,591,731
2032	3,000,000	6,592	250,000		1,525,000	1,181,819	2,706,819	2,706,819		2,956,819	49,773	6,641,504
2033	3,000,000	6,642	250,000		1,590,000	1,115,625	2,705,625	2,705,625		2,955,625	51,017	6,692,520
2034	3,000,000	6,693	250,000		1,660,000	1,046,563	2,706,563	2,706,563		2,956,563	50,130	6,742,650
2035	3,000,000	6,743	250,000		1,735,000	974,419	2,709,419	2,709,419		2,959,419	47,324	6,789,974
2036	3,000,000	6,790	250,000		1,810,000	899,088	2,709,088	2,709,088		2,959,088	47,702	6,837,677
2037	3,000,000	6,838	250,000		1,885,000	820,569	2,705,569	2,705,569		2,955,569	51,269	6,888,946
2038	3,000,000	6,889	250,000		1,970,000	738,650	2,708,650	2,708,650		2,958,650	48,239	6,937,185
2039	3,000,000	6,937	250,000		2,055,000	653,119	2,708,119	2,708,119		2,958,119	48,818	6,986,003
2040	3,000,000	6,986	250,000		2,145,000	563,869	2,708,869	2,708,869		2,958,869	48,117	7,034,120
2041	3,000,000	7,034	250,000		2,235,000	470,794	2,705,794	2,705,794		2,955,794	51,240	7,085,361
2042	3,000,000	7,085	250,000		2,335,000	373,681	2,708,681	2,708,681		2,958,681	48,404	7,133,765
2043	3,000,000	7,134	250,000		2,435,000	272,319	2,707,319	2,707,319		2,957,319	49,815	7,183,580
2044	3,000,000	7,184	250,000		2,540,000	166,600	2,706,600	2,706,600		2,956,600	50,584	7,234,163
2045	3,000,000	7,234	250,000		2,650,000	56,313	2,706,313	2,706,313		2,956,313	50,922	7,285,085
			\$6,500,000	\$7,593,940	\$36,165,000	\$25,644,560	\$61,809,560	\$69,403,500	\$525,000	\$76,428,500	\$1,742,988	

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(b) Operating expenses include ongoing maintenance of the projects, bond fees, audit fees, public notice fees and printing fees.

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Deer Park Community Development Corporation
Capacity Analysis - New Election (May 2020)
25-Year Debt Structure - \$350,000 in Annual O&M Expenses
\$33,805,000 in Proceeds (\$5,850,000 from 2015 Authorization and \$27,955,000 in New Authorization)

Issued By City of Deer Park, Texas

Year Ending 9/30	Total Sales Tax Collections (a)	Estimated Interest Earnings	Operating Expenses (b)	Existing Debt Requirements	Series 2020 Bonds (c)			Total Debt Requirements	Less: Pay Go Program	Total Expenditures	Remaining Funds	Cummulative Remaining Funds
					Principal	Interest	Total					
2020	\$3,000,000	\$5,000	\$350,000	\$1,216,797		\$295,324	\$295,324	\$1,512,121	\$525,000	\$2,387,121	\$617,879	\$6,159,976
2021	3,000,000	6,160	350,000	1,217,779		1,436,713	1,436,713	2,654,491		3,004,491	1,669	6,161,644
2022	3,000,000	6,162	350,000	1,218,412		1,436,713	1,436,713	2,655,125		3,005,125	1,037	6,162,681
2023	3,000,000	6,163	350,000	1,218,698		1,436,713	1,436,713	2,655,410		3,005,410	752	6,163,434
2024	3,000,000	6,163	350,000	1,218,643		1,436,713	1,436,713	2,655,355		3,005,355	808	6,164,242
2025	3,000,000	6,164	350,000	752,689	\$355,000	1,429,169	1,784,169	2,536,858		2,886,858	119,307	6,283,548
2026	3,000,000	6,284	350,000	750,923	375,000	1,413,656	1,788,656	2,539,579		2,889,579	116,705	6,400,253
2027	3,000,000	6,400	350,000		1,155,000	1,381,144	2,536,144	2,536,144		2,886,144	120,257	6,520,510
2028	3,000,000	6,521	350,000		1,205,000	1,330,994	2,535,994	2,535,994		2,885,994	120,527	6,641,036
2029	3,000,000	6,641	350,000		1,260,000	1,278,613	2,538,613	2,538,613		2,888,613	118,029	6,759,065
2030	3,000,000	6,759	350,000		1,315,000	1,223,894	2,538,894	2,538,894		2,888,894	117,865	6,876,930
2031	3,000,000	6,877	350,000		1,370,000	1,166,838	2,536,838	2,536,838		2,886,838	120,039	6,996,970
2032	3,000,000	6,997	350,000		1,430,000	1,107,338	2,537,338	2,537,338		2,887,338	119,659	7,116,629
2033	3,000,000	7,117	350,000		1,490,000	1,045,288	2,535,288	2,535,288		2,885,288	121,829	7,238,458
2034	3,000,000	7,238	350,000		1,555,000	980,581	2,535,581	2,535,581		2,885,581	121,657	7,360,115
2035	3,000,000	7,360	350,000		1,625,000	913,006	2,538,006	2,538,006		2,888,006	119,354	7,479,469
2036	3,000,000	7,479	350,000		1,695,000	842,456	2,537,456	2,537,456		2,887,456	120,023	7,599,492
2037	3,000,000	7,599	350,000		1,770,000	768,825	2,538,825	2,538,825		2,888,825	118,774	7,718,267
2038	3,000,000	7,718	350,000		1,845,000	692,006	2,537,006	2,537,006		2,887,006	120,712	7,838,979
2039	3,000,000	7,839	350,000		1,925,000	611,894	2,536,894	2,536,894		2,886,894	120,945	7,959,924
2040	3,000,000	7,960	350,000		2,010,000	528,275	2,538,275	2,538,275		2,888,275	119,685	8,079,609
2041	3,000,000	8,080	350,000		2,095,000	441,044	2,536,044	2,536,044		2,886,044	122,036	8,201,645
2042	3,000,000	8,202	350,000		2,185,000	350,094	2,535,094	2,535,094		2,885,094	123,108	8,324,753
2043	3,000,000	8,325	350,000		2,280,000	255,213	2,535,213	2,535,213		2,885,213	123,112	8,447,865
2044	3,000,000	8,448	350,000		2,380,000	156,188	2,536,188	2,536,188		2,886,188	122,260	8,570,126
2045	3,000,000	8,570	350,000		2,485,000	52,806	2,537,806	2,537,806		2,887,806	120,764	8,690,889
			\$9,100,000	\$7,593,940	\$33,805,000	\$24,011,493	\$57,816,493	\$65,410,433	\$525,000	\$75,035,433	\$3,148,792	

(a) Estimated future sales tax collections of \$3,000,000 pursuant to the City's proposed 2019-2020 Annual Budget.

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Interest estimated at 4.25% for illustrative purposes only.

Possible Type B Ballot Language

“Shall the City Council of the City of Deer Park be authorized to adopt the Type B economic development sales and use tax within the City at the rate of one-half of one percent, as authorized by chapters 501 and 505 of the Texas Local Government Code for the additional purpose of amateur sports, children's sports, athletic, entertainment and public park purposes and events, limited to land, buildings including a community/recreation center with indoor pool, gymnasium and indoor track, equipment, facilities and improvements for ball parks, parks and park facilities, outdoor pool and/or pool related facilities, open space improvements, related concession and automobile parking facilities, related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the above described projects and including the maintenance and operating costs of any above described projects?”



Legislation Details (With Text)

File #: DIS 19-119 **Version:** 1 **Name:**

Type: Discussion **Status:** Agenda Ready

File created: 11/5/2019 **In control:** Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting

On agenda: 11/11/2019 **Final action:**

Title: The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss the next steps for the Community Center Project.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
11/11/2019	1	Joint City Council, Community Development Corporation, & Parks and Recreation Commission Meeting		

The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss the next steps for the Community Center Project.

Summary:

The Deer Park City Council, the Deer Park Community Development Corporation and the Deer Park Parks and Recreation Commission will discuss the next steps for the community center project.

Fiscal/Budgetary Impact:

Discussion only.