

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

A WORKSHOP MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS HELD AT CITY HALL, 710 EAST SAN AUGUSTINE STREET, DEER PARK, TEXAS ON NOVEMBER 07, 2017, BEGINNING AT 6:30 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON
THANE HARRISON
TOMMY GINN
BILL PATTERSON
RON MARTIN
RAE SINOR

MAYOR
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES
GARY JACKSON
SHANNON BENNETT
JIM FOX

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY
CITY ATTORNEY

1. MEETING CALLED TO ORDER – Mayor Mouton called the workshop to order at 6:30 p.m.
2. EXECUTIVE SESSION- CONSULTATION WITH CITY ATTORNEY – POTENTIAL LITIGATION – Mayor Mouton recessed the meeting at 6:30 p.m. for an Executive Session.
3. RECONVENED – Mayor Mouton reconvened the workshop meeting at 7:08 p.m.
4. PRESENTATION AND DISCUSSION OF ISSUES RELATING TO THE SALE OF CERTIFICATE OF OBLIGATION, SERIES 2017-A – John Robuck of BOK Financial Securities, Inc. gave a presentation of the \$5,150,000 Certificates of Obligation, Series 2017-A and highlighted the current market condition, the summary of bids, final debt service requirements and a schedule of events. (Exhibits A1-A5)
5. DISCUSSION OF ISSUES RELATING TO AN AGREEMENT WITH MIDTOWN ENGINEERS, LLC FOR ENGINEERING DESIGN SERVICE ON THE CENTER STREET AND RAILROAD AVENUE INTERSECTION PROJECT – Public Works Director, Bill Pedersen advised Council of the recommendation to authorize Midtown Engineers, LLC to design both alternatives and include the non-traversable median design as an add-alternate to the base bid for a total cost of \$55,432 for the designs.

City Manager Jay Stokes commented, "Just to make it clear, the numbers quoted are just for the design and not the construction. This is to have a design in place to which we would go out for bid."

6. DISCUSSION OF ISSUES RELATING TO THE GIRLS SOFTBALL AND SOCCER BIDS – Parks and Recreation Director Charlie Sandberg, gave an overview of the bids for the Girls Softball and Soccer Projects and discussed the request for additional funding. The projects have additional items that could be purchased by the City directly (such as lights, shades, bleachers). The architectural fees for Half Associates needs to be included for both projects. The second low bidder, Tandem Services, bid \$3,325,655.65 for both projects.

Assistant City Manager, Gary Jackson advised Council that the project was previously up for bid, and those bids were rejected. The project was then put up for bid a second time, with Tandem Services being the second lowest bidder.

Mayor Mouton asked, "Do you remember the number that the two projects went over? Was it around \$800,000?"

Mr. Sandberg responded, "Yes. It exceeded that."

Mr. Sandberg continued the discussion of the items that could be pulled out of the project to keep cost down.

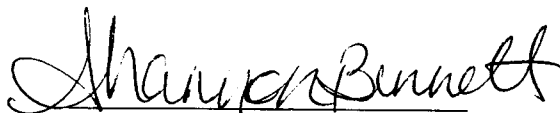
Mr. Jackson advised Council of additional items that could be purchased by the City directly for both projects (such as lights, shades, bleachers) which could save the City money by cutting out the percentage markup added by the general contractor. These items can be purchased through a Buy Board.

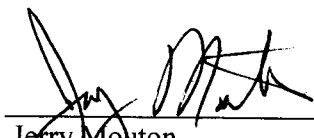
Mayor Mouton asked, "This is all included in the amount proposed? There will not be any extra cost more than the \$556,827.10?"

Mr. Sandberg responded, "Correct."

Dustin Johnson of Tandem Services introduced himself to Council and highlighted the comparative projects his company has completed.

7. DISCUSSION OF ISSUES RELATING TO THE 2016 STREET BOND PROJECT- WEST 9TH STREET, WEST 12TH STREET, RIDGEWAY STREETS OFF OF ARBOR STREET, AMHERST LANE AND BROWN LANE – Public Works Director, Bill Pedersen advised Council that the project is ready for bid.
8. ADJOURN – Mayor Mouton adjourned the workshop meeting at 7:24 p.m.


Shannon Bennett, TRMC
City Secretary


Jeff Mouton
Mayor



City of Deer Park, Texas

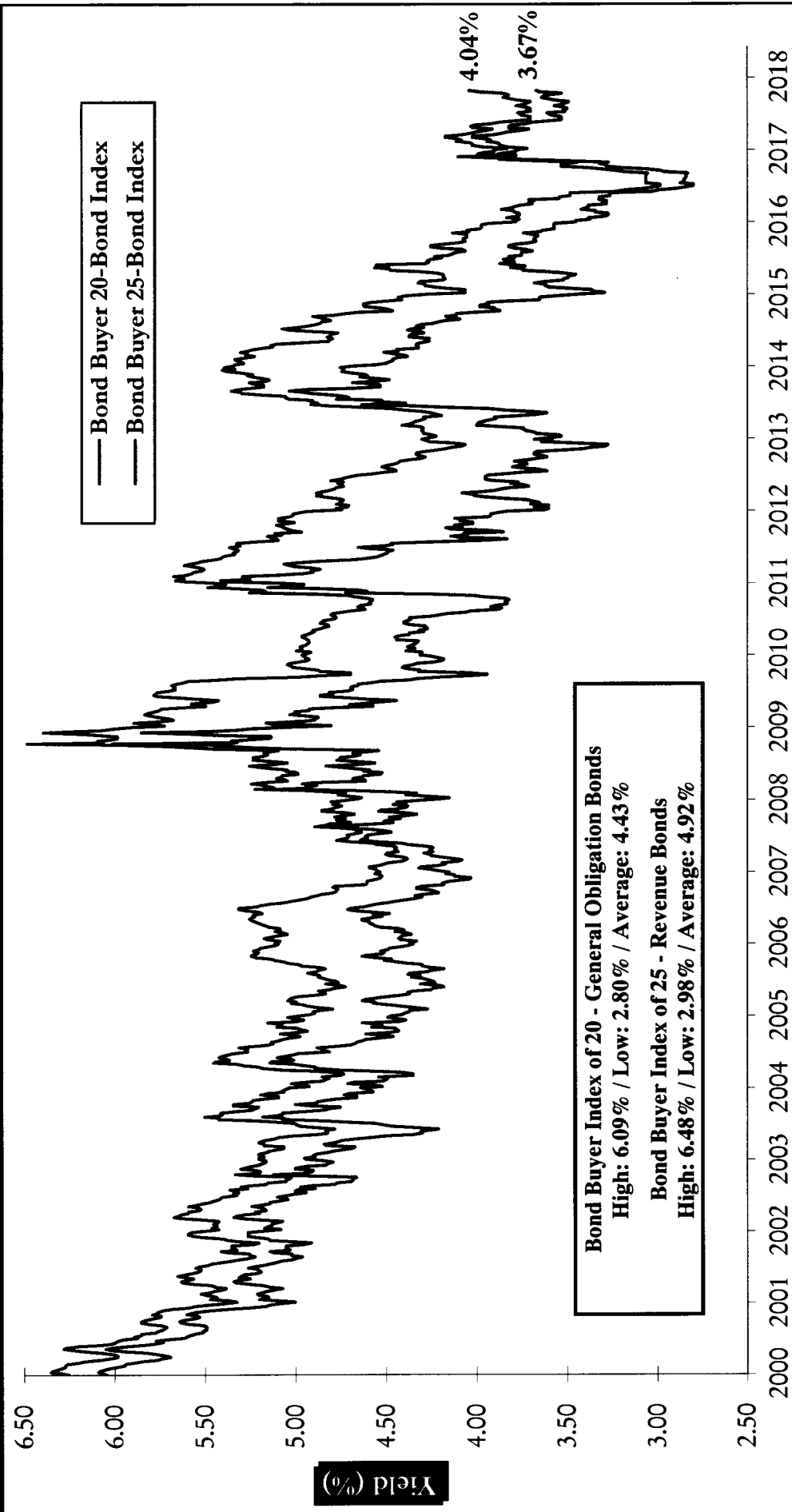
**Final Pricing Presentation:
\$5,150,000 Certificates of Obligation, Series 2017-A**

Tuesday, November 7, 2017



Current Market Review

The Bond Buyer Index January 1, 2000 To The Present



The BBI 20 is published every Thursday. The rate consists of general obligation bonds maturing in 20 years with an average rating equivalent to Moody's "Aa2" and S&P's "AA." The BBI 25 is also published every Thursday. The rate consists of revenue bonds maturing in 30 years with an average rating equivalent to Moody's "A1" and S&P's "A+".



Certificates of Obligation, Series 2017-A

Sources and Uses of Funds

City of Deer Park, Texas \$5,150,000 Certificates of Obligation, Series 2017-A

Principal Amount of the Certificates:	\$5,150,000
Plus: Net Premium on the Certificates:	162,086
Less: Expenses:	122,086
Underwriters' Discount	39,913
Bond Counsel	29,000
Financial Advisor	28,600
Rating Agency	13,300
Attorney General Fee	5,150
Printing/Distribution	3,000
Miscellaneous	2,374
Paying Agent/Trustee	750
Total Proceeds:	\$5,190,000
"All Cost" True Interest Rate (a):	
Average Life:	11.036 Years

Sale Date: November 7, 2017
Delivery Date: December 5, 2017

(a) Includes transaction costs.



Certificates of Obligation, Series 2017-A

Exhibit A-4

Final Debt Service Requirements

FY Ending (9/30)	Current	Plus: The Series 2017-A Certificates			Total	Debt Service Requirements	Total
	Total Debt Service	Principal	Interest				
2018	\$8,054,525	\$130,000	\$110,817	\$240,817	\$8,295,342		
2019	7,516,028	145,000	140,100	285,100	7,801,128		
2020	7,515,525	185,000	136,800	321,800	7,837,325		
2021	7,516,556	190,000	133,050	323,050	7,839,606		
2022	7,255,190	190,000	129,250	319,250	7,574,440		
2023	7,251,775	195,000	125,400	320,400	7,572,175		
2024	7,175,583	250,000	119,700	369,700	7,545,283		
2025	6,048,831	255,000	112,125	367,125	6,415,956		
2026	5,204,372	265,000	104,325	369,325	5,573,697		
2027	4,447,464	275,000	96,225	371,225	4,818,689		
2028	3,472,188	285,000	87,825	372,825	3,845,013		
2029	3,469,175	295,000	79,125	374,125	3,843,300		
2030	3,479,854	300,000	70,200	370,200	3,850,054		
2031	2,915,854	310,000	61,050	371,050	3,286,904		
2032	2,917,175	320,000	51,600	371,600	3,288,775		
2033	2,301,569	305,000	42,225	347,225	2,648,794		
2034	1,622,200	310,000	33,000	343,000	1,965,200		
2035	1,092,863	310,000	23,700	333,700	1,426,563		
2036	527,800	315,000	14,325	329,325	857,125		
2037		320,000	4,800	324,800	324,800		
Totals	\$89,784,525	\$5,150,000	\$1,675,642	\$6,825,642	\$96,610,167		



Certificates of Obligation, Series 2017-A

Final Schedule of Events

\$5,150,000 Certificates of Obligation, Series 2017-A

September - 2017							Date	Action	Role
S	M	T	W	T	F	S	Tuesday, September 19 th	City Council to Review Finance Plan and Approve Notice of Intent to Issue Certificates of Obligation (CO's)	BOKFS, City, BC
3	4	5	6	7	8	9			
10	11	12	13	14	15	16			
17	18	19	20	21	22	23			
24	25	26	27	28	29	30	Wednesday, September 20 th	First Draft of Preliminary Official Statement (POS)	BOKFS
October - 2017							Wednesday, September 27 th	Publish First Notice	City
S	M	T	W	T	F	S	Thursday, September 28 th	Second Draft of POS	BOKFS, BC, City
1	2	3	4	5	6	7	Wednesday, October 4 th	Publish Second Notice	City
8	9	10	11	12	13	14	Week of October 9 th	Rating Agency Calls	BOKFS, City
15	16	17	18	19	20	21	Tuesday, October 10 th	Third Draft of POS	BOKFS, BC, City
22	23	24	25	26	27	28	Friday, October 27 th	Final Draft of POS	BOKFS, BC, City, UW
29	30	31					Monday, October 30 th	Print and Distribute Final POS	BOKFS
November - 2017							Tuesday, November 7 th	CO Sale: Council to Approve	BOKFS, BC, City, UW
S	M	T	W	T	F	S	Tuesday, December 5 th	Bond Closing/Funding	BOKFS, BC, City, UW
5	6	7	8	9	10	11			
12	13	14	15	16	17	18			
19	20	21	22	23	24	25			
26	27	28	29	30					
December - 2017									
S	M	T	W	T	F	S			
3	4	5	6	7	8	9			
10	11	12	13	14	15	16			
17	18	19	20	21	22	23			
24	25	26	27	28	29	30			

PARTICIPANTS

- City – City of Deer Park, Texas
- BOKFS – BOK Financial Securities, Inc.
- BC – Bond Counsel
- UW – Underwriters