

CITY OF DEER PARK

77-85

710 EAST SAN AUGUSTINE STREET

DEER PARK, TEXAS 77536

Minutes

of

THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF DEER PARK, TEXAS
HELD IN THE COUNCIL CHAMBERS AT 710 EAST SAN AUGUSTINE, DEER PARK, TEXAS
ON MAY 8, 2018 BEGINNING AT 5:45 P.M., WITH THE FOLLOWING MEMBERS PRESENT:

JERRY MOUTON, JR.
SHERRY GARRISON
THANE HARRISON
TOMMY GINN
BILL PATTERSON
RON MARTIN
RAE SINOR

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAY STOKES
GARY JACKSON
SHANNON BENNETT

CITY MANAGER
ASSISTANT CITY MANAGER
CITY SECRETARY

1. MEETING CALLED TO ORDER - Mayor Mouton called the meeting to order at 5:45 p.m.
2. DISCUSSION OF ISSUES RELATING TO TMRS PRE-FUNDING OF FINANCIAL OBLIGATIONS – Human Resources Director, Bill Philibert began his discussion of the pension plans for the employees of the City. The pension plan is strong and has a funded ratio of 91%. In terms of TMRS, the funding is over 86%, with 25 billion in funding at TMRS. There are 880 cities that participate and 118,000 employees that contribute to TMRS. The system is governed by a 6 member board, that are appointed by the Governor. Mr. Philibert introduced two representatives from TMRS, Leslee Hardy and Anthony Mills.

Leslee Hardy gave an overview of Pre-Funding TMRS benefits changes that have taken place since 2007. She spoke of the benefits of additional contributions, options for pre-funding TMRS benefits, assumptions and data used for UAAL Projections, the current full rate, optional full rate percentages and the summary of potential savings. (Exhibits A1-A4)

City Manager, Jay Stokes commented, "The point of tonight's discussion, as we prepare for the next budget, is to let you all know this could be something we may be presenting and wanted everyone to be familiar with and why we would want to do it."

3. DISCUSSION OF ISSUES RELATING TO A NEW SPORTS AGREEMENT AND UPDATE ON THE SOCCER RFP PROCESS – Parks and Recreation Director, Charlie Sandberg gave an update of the utilization sports agreements. The agreements are not in its final form and has been redlined. Mr. Sandberg also the discussed with the background overview of the history and purpose of the agreement and highlighted the basics of the agreement, which included key elements of what is required in order to be a recognized organization, the agreement approval process, utilization of the agreement detailing the responsibilities of the City and the organization, the fees and the In-lieu of statement. Mr. Sandberg continued the discussion with the common areas subject to misinterpretation, and the “one size fits all” theory and practice and detailed how “one size does NOT fit all” and spoke of Staff recommendations for consideration. The recommendations for the new agreements include flat fee for select teams, flat fee for light usage, definition of recreation and non-recreation, the requirement of recreational component, detailed guidelines for third party usage and the recommendation of coaches having completed TAAF training for code of conduct. Mr. Sandberg commented, “We wanted to put verbiage into the agreements that was definitively black and white.”

Mayor Mouton asked, “What percentage was in the previous agreement that required the kids to be from Deer Park and what is it in the redlined agreement currently?”

Mr. Sandberg responded, “In the previous agreement, it was 75%. Currently, we have taken away the percentages.”

City Manager, Jay Stokes, commented, “The reason the percentage is being eliminated is because of what is happening with the upper ages with all the sports and the domination of select and all star teams. If at some point, you want to have some percentage tied to the recreational component that it is bound to, I do not think Staff has a problem with that. It could be self reported by the leagues and we would take them at their word.”

Mr. Sandberg commented, “We would just need something in place to regulate it.”

After a lengthy discussion on the issue of the new sports agreement, the consensus of the Council was to review all redlined drafts pertaining to changing the agreement based on the needs of providing the best facilities we can as the local municipal government and have the organizations provide the organized structure for the kids to participate in sports. The intent would be to try to reserve spots for the Deer Park kids but also knowing that we cannot totally document or regulate it. (Exhibits B1-B5)

Mr. Stokes commented, “The Committee will be meeting next Monday to discuss the RFP process for the Soccer services and to interview three firms that sent in proposals.”

4. DISCUSSION OF ISSUES RELATING TO A POSSIBLE NEW VISITOR/CIVIC/ACTIVITY CENTER – Assistant City Manager, Gary Jackson, gave a presentation addressing the need for the assessment and programming phase for a Civic/Visitor Center with intent to incorporate the structure with the Jimmy Burke Activity Center. The recommended design was presented before Council for consideration.

Mr. Jackson commented, "Our Emergency Services Director, Robert Hemminger, brought up an idea where there could be a possible grant, with incorporating a community safe room in a large meeting area within the facility."

Mr. Jackson discussed the Hazard Mitigation Grant program that could potentially pay for 75% of the community safe room component. There is also a Community Development Block Grant Program for disaster recovery that could possibly pay for the remainder 25% of the community safe room, if eligible and the grant qualifications are met. Mr. Jackson continued the discussion detailing the recommended design for the Civic/Visitor Center and the eligibility of using the Hotel Occupancy Tax, General Funds, and potential grant money available to fund the expenses.

Public Relations/Marketing Specialist, Kristin Edwards, gave an overview of Option 3 and the specific needs for the assessment as well as what has changed and evolved since the issue was initially presented in 2016. The Option 3 design would allow large gatherings as well as four break out rooms, a visitor center, a kitchen and a lobby area. Ms. Edwards discussed potential functions of a new facility, which could include additional parking, keeping a civic/visitor component to be able to maintain the current service provided to the community, a permanent location for a visitor center, and a possible location of a museum center. (Exhibit C1-C7)

Ms. Edwards commented, "I recommend a work plan for the facility be created that would accomplish several goals. It would establish and increase the number of bookings, identify potential revenue sources and create a consistent rate structure for all local and visiting groups."

After a discussion on the issues of the new Visitor/Civic Activity Center, it was the consensus of the Council to move forward in finding an architect to come up with a best usage design.

5. RECESSED/RECONVENED – Mayor Mouton recessed the meeting at 7:42 pm. and reconvened at 7:51 p.m.
6. DISCUSSION OF ISSUES RELATING TO THE CITY OF DEER PARK DEBT - Finance Director, Donna Todd, gave an overview of the prior bond refunding programs, outstanding debt service requirements, that include service requirements by series, by interest cost savings and principal interest and by source of payment. Ms. Todd also summarized the Waterworks and Sewer System Capital Improvement Plan, the Deer Park Community Development Plan and the General Obligation Capacity Analysis. (Exhibit D1-D6)

City Manager, Jay Stokes, commented, "Looking at the break down of the source payments, we are pretty level for the next few years. Starting in the year 2021, it starts dropping and in 2024, it significantly drops down. Meaning, we might be coming up on a time pretty soon, where we should think about an opportunity of taking on some projects. It could be street projects, drainage projects, the six Harvey related areas and/or other needs as well. Pretty soon, we are going to have the opportunity to keep the tax rate the same and take on more debt."

Mayor Mouton commented, "One point of information to add on what Mr. Stokes pointed out is, the bond rating we have, which maintains our AAA rating, is the emphasis of putting us in a high rate of stability due to the fact that 70% of our debt was projected to be paid off in the next

10 years. All these numbers are adding up to the scenario that puts us in a healthy position to be prepared to address some of the issues we need to take care of.”

7. DISCUSSION OF ISSUES RELATING TO THE MINIMAL EDUCATIONAL REQUIREMENTS FOR SWORN POLICE OFFICERS – Police Chief, Greg Grigg gave an overview of the current practice of educational requirements that were established in 1998. The process is to screen applicants that have roots in this area, with hopes they would stay in Deer Park with a requirement of a 4 year degree. In the beginning, it was desired to keep the requirement of a four year degree, as long as qualified applicants continued applying. Many changes have occurred. The number of applicants that are qualified to hire, has dramatically dropped. There are problems with physical training test that do not have many applicants at all, and the applicants that do apply, cannot seem to pass the physical training test. There are also reading and comprehension test that applicants cannot pass as well. Some applicants have lied on applications, cheated on test and have been involved with drugs. Chief Grigg gave a recommendation of changes to the program which include exceptions to the degree requirement such as number of hours of college, or experience with another police agency, military experience, or a combination of college and life experiences and the enhancement of the tuition reimbursement.

After a discussion, it was the consensus of the Council to support Chief Grigg’s recommendation.

8. DISCUSSION OF ISSUES RELATING TO EMS ORGANIZATIONAL STRUCTURE - Emergency Services Director, Robert Hemminger, gave a review and update of the past, present and anticipated future outlook to include discussion of call volume trends, staffing, departmental organization and recommended changes. Mr. Hemminger also gave an update of the proposed EMS station and it’s design progression. (Exhibits E1-E4)

Mayor Mouton asked, “Can you clarify the confusion that is occurring with the organizational chart?”

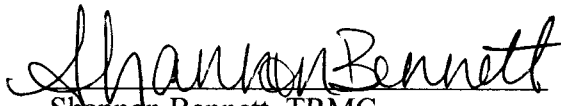
Mr. Hemminger responded, “There are some volunteer positions within the Fire Department structure that have organizational authority, but are not trained in the policies and procedures or familiar with the personnel handbook followed by the City. In many cases, these volunteers have been asked and allowed to supervise and manage paid employees. In some instances, a paid employee has been instructed to do a task by the volunteer that may be contrary to a particular City policy due to the volunteer’s lack of the familiarity of City procedures.”

Mr. Hemminger continued with the presentation of the proposed EMS organizational structure chart. A recommendation to have one paid EMS Assistant Chief to oversee one paid EMS Captain that supervises four 24 hour shifts, that consists of a Lieutenant overseeing three full-time paramedics. This creates a neat orderly line of authority and unity of command to make sure each shift is managed properly. There will also be a volunteer Deputy Chief of EMS for the volunteer side, which is structured to manage the volunteers within the organization.

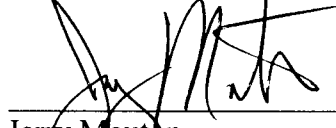
Mr. Hemminger discussed the current rendition of the proposed site plan and design of the EMS Station 3. The projected date for this project to go out for bid is in August to potentially award a contract and possibly break ground by November 2018.

9. ADJOURNMENT - Mayor Mouton adjourned the meeting at 8:49 p.m.

ATTEST:


Shannon Bennett, TRMC
City Secretary

APPROVED:


Jerry Mouton
Mayor



CITY OF DEER PARK

Public Works & Maintenance Department



City's Current State w/TMRS

- Funded ratio currently 88.1%
- As it stands currently, will take 30 years to pay off the unfunded actuarial accrued liability (UAA)
- Would like to explore option of
 - Raising UAA liability
 - Reduce UAA timeframe to pay off
 - Spread the city's money in the long term

TMRS Staff Bios

John J. Murphy - Director of Municipal Services
 Joined TMRS in December 2007 as the System's first Staff Actuary. As the Director of Municipal Services, he coordinates actuarial activities and provides technical assistance to the City of Deer Park and other participating municipalities. He is a member of the American Academy of Actuaries.

John J. Murphy - Director of Municipal Services
 He has more than 20 years of public retirement program experience and currently serves as the Manager of TMRS' Funds 3 and 4 (covering all of the employees of the City of Deer Park and the DPW Employees).

Pre-Funding TMRS Benefits

City of Deer Park

Pre-Funding TMRS Benefits with Additional Contributions Will:

Directly reduce any Unfunded Actuarial Accrued Liability (UAAL) dollar for dollar,

Reduce the years needed to attain a 100% funded status (i.e., to pay off the UAAL),

Produce Cost Savings over the long run,

Provide Deer Park with a stable contribution rate from year to year for budgeting purposes (assuming a flat rate is adopted by City Council),

Provide a contribution rate cushion for future adverse plan experience, and

In most cases, reduce the required contribution rate for future years.

Options for Pre-Funding TMRS Benefits

Some cities have adopted the regular practice of making additional lump sum contributions at the end of the year, using unexpended municipal funds from the ending year budget (8 in 2017).

Other cities have adopted a practice of maintaining a contribution level from year to year, even when the required contribution rate goes down (67 in 2017).

Other cities may do a combination of the two (1 in 2017).

Assumptions and Data Used for the Following UAAL Projections

The following is based on the 12/31/2016 Valuation and the respective 2018 Retirement Contribution Rate calculated therein.

This assumes a perfect actuarial world where all actuarial assumptions are exactly met each year.

This also assumes aggregate payroll will increase 3% per year.

As the minimum retirement rate of 14.44% has been paid in the first quarter of this year and any change would need to be approved as part of the budget process, it is assumed that the increase in contribution rates will begin in 2019.

Current Full Rate = 14.44%

Deer Park - UAAL Amortization as of 12/31/2016
Normal Cost = 10.41%, Prior Service Cost = 4.03%

| Description | 2016 Valuation | | 2015 Actuarial | | 2016 Total | |
|---------------|----------------|-----------|----------------|------------|------------|------|
| | 2016 | 2015 | 2016 | 2015 | 2016 | 2015 |
| Years Left | 34 | 34 | 29 | 25 | 34 | 25 |
| UAAL Balance | 10,755,950 | 1,327,415 | 386,907 | 12,239,372 | | |
| Forecast | | | | | | |
| Stream | 2016 | | 2015 | | 2016 | |
| | 2016 | 2015 | 2016 | 2015 | 2016 | 2015 |
| 1 | 677,864 | 42,294 | 34,333 | 764,369 | 12,239,372 | |
| 2 | 897,833 | 64,124 | 25,064 | 777,088 | 12,239,372 | |
| 3 | 718,755 | 68,047 | 23,836 | 810,487 | 12,239,372 | |
| 4 | 760,314 | 68,029 | 26,611 | 854,954 | 12,239,372 | |
| 5 | 762,525 | 70,070 | 27,419 | 860,000 | 12,239,372 | |
| 6 | 788,401 | 75,172 | 28,332 | 886,905 | 12,239,372 | |
| 7 | 808,363 | 74,337 | 28,079 | 912,379 | 12,239,372 | |
| 8 | 822,232 | 76,567 | 28,951 | 939,750 | 12,239,372 | |
| 9 | 838,229 | 78,864 | 30,850 | 967,943 | 12,239,372 | |
| 10 | 855,976 | 81,220 | 31,775 | 996,961 | 12,239,372 | |
| 11 | 874,485 | 83,637 | 32,728 | 1,026,841 | 12,239,372 | |
| 12 | 893,761 | 86,117 | 33,709 | 1,057,587 | 12,239,372 | |
| 13 | 913,804 | 88,762 | 34,722 | 1,089,130 | 12,239,372 | |
| 14 | 934,623 | 91,473 | 35,768 | 1,121,911 | 12,239,372 | |
| 15 | 1,034,750 | 94,344 | 36,836 | 1,155,774 | 12,239,372 | |
| 16 | 1,034,514 | 96,380 | 37,941 | 1,190,448 | 12,239,372 | |
| 17 | 1,041,179 | 98,589 | 39,078 | 1,226,913 | 12,239,372 | |
| 18 | 1,138,768 | 102,900 | 40,252 | 1,264,246 | 12,239,372 | |
| 19 | 1,138,768 | 105,367 | 41,459 | 1,302,466 | 12,239,372 | |
| 20 | 1,137,880 | 108,146 | 42,700 | 1,341,609 | 12,239,372 | |
| 21 | 1,228,620 | 112,443 | 43,984 | 1,381,663 | 12,239,372 | |
| 22 | 1,248,024 | 115,534 | 45,304 | 1,422,637 | 12,239,372 | |
| 23 | 1,268,149 | 118,388 | 46,663 | 1,464,500 | 12,239,372 | |
| 24 | 1,327,093 | 122,848 | 48,063 | 1,507,263 | 12,239,372 | |
| 25 | 126,556 | 48,565 | - | 176,588 | 12,239,372 | |
| 26 | - | 126,556 | - | 126,556 | 12,239,372 | |
| 27 | - | 134,261 | - | 134,261 | 12,239,372 | |
| 28 | - | 138,288 | - | 138,288 | 12,239,372 | |
| 29 | - | 142,437 | - | 142,437 | 12,239,372 | |
| 30 | - | - | - | - | 12,239,372 | |
| Total Payment | 23,323,727 | 2,828,145 | 897,882 | 27,050,744 | | |

Optional Full Rate = 15.44%

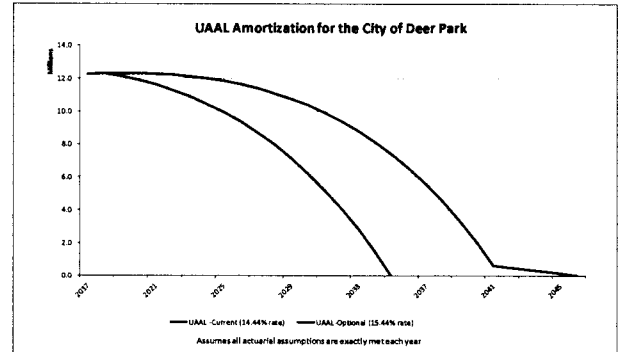
Deer Park - UAAL Amortization as of 12/31/2016

Normal Cost = 10.41%; Prior Service Cost = 5.03% (2019 & Later)

| | 2013 Valuation/ 2014 Experience | 2015 Actual/ Changes/ Experience | 2016 Experience | 2016 Total UAAL |
|--------------|--|---|--------------------|--------------------|
| Description | 18 | 18 | 18 | |
| Years Left | 18 | 18 | 18 | |
| UAAL Balance | 10,755,550 | 1,107,415 | 396,607 | 12,259,572 |

| | Additional Prior Service Payment | Total Prior Service Payment | UAAL Balance (BOY) | | |
|----------------|---|-----------------------------------|--------------------------|-----------|------------|
| Payment Stream | | | | | |
| 1 | 677,494 | 62,256 | 24,353 | | |
| 2 | 697,819 | 64,124 | 25,084 | | |
| 3 | 718,753 | 66,047 | 25,836 | | |
| 4 | 740,316 | 68,029 | 26,611 | | |
| 5 | 762,525 | 70,070 | 27,410 | | |
| 6 | 785,401 | 72,172 | 28,232 | | |
| 7 | 808,963 | 74,337 | 29,079 | | |
| 8 | 833,232 | 76,567 | 29,951 | | |
| 9 | 858,229 | 78,864 | 30,850 | | |
| 10 | 883,976 | 81,230 | 31,775 | | |
| 11 | 910,495 | 83,667 | 32,728 | | |
| 12 | 937,810 | 86,177 | 33,710 | | |
| 13 | 965,944 | 88,762 | 34,722 | | |
| 14 | 994,923 | 91,425 | 35,763 | | |
| 15 | 1,024,770 | 94,168 | 36,836 | | |
| 16 | 1,055,514 | 96,993 | 37,941 | | |
| 17 | 1,087,179 | 99,903 | 39,079 | | |
| 18 | 1,119,794 | 102,900 | 40,252 | | |
| 19 | | | | | |
| Total Payment | 15,863,138 | 1,487,688 | 570,212 | 4,274,962 | 22,166,002 |

Optional Full Rate = 15.44%



| Total Amortization Payments | |
|-----------------------------|---------------|
| Current Schedule | \$ 27,026,764 |
| Optional Schedule | \$ 26,166,002 |
| Difference | \$ 860,762 |

Optional Full Rate = 16.44%

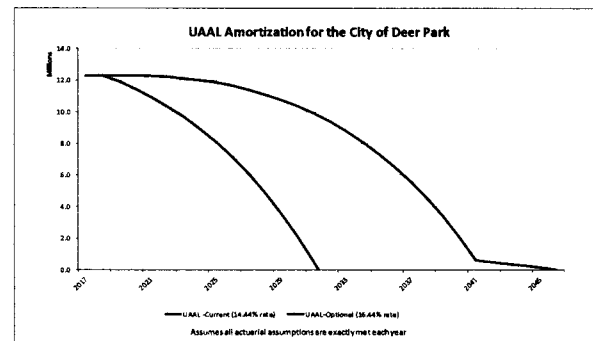
Deer Park - UAAL Amortization as of 12/31/2016

Normal Cost = 10.41%; Prior Service Cost = 6.03% (2019 & Later)

| | 2013 Valuation/ 2014 Experience | 2015 Actual/ Changes/ Experience | 2016 Experience | 2016 Total UAAL |
|--------------|--|---|--------------------|--------------------|
| Description | 15 | 15 | 15 | |
| Years Left | 15 | 15 | 15 | |
| UAAL Balance | 10,755,550 | 1,107,415 | 396,607 | 12,259,572 |

| | | | Additional Prior Service Payment | Total Prior Service Payment | UAAL Balance (BOY) | |
|-------------------|------------|-----------|---|-----------------------------------|--------------------------|-------------|
| Payment Stream | | | | | | |
| 1 | 677,494 | 62,256 | 24,353 | 764,103 | 12,259,572 | |
| 2 | 697,819 | 64,124 | 25,084 | 391,966 | 1,178,998 | 12,297,482 |
| 3 | 718,753 | 66,047 | 25,836 | 400,725 | 1,214,362 | 11,908,212 |
| 4 | 740,316 | 68,029 | 26,611 | 415,867 | 1,250,799 | 11,456,183 |
| 5 | 762,525 | 70,070 | 27,410 | 424,312 | 1,288,317 | 10,939,062 |
| 6 | 785,401 | 72,172 | 28,232 | 441,162 | 1,326,966 | 10,346,125 |
| 7 | 808,963 | 74,337 | 29,079 | 454,397 | 1,366,775 | 9,673,224 |
| 8 | 833,232 | 76,567 | 29,951 | 468,028 | 1,407,779 | 8,916,768 |
| 9 | 858,229 | 78,864 | 30,850 | 482,569 | 1,450,021 | 8,040,660 |
| 10 | 883,976 | 81,230 | 31,775 | 498,351 | 1,493,912 | 7,103,704 |
| 11 | 910,495 | 83,667 | 32,728 | 514,227 | 1,538,318 | 6,042,656 |
| 12 | 937,810 | 86,177 | 33,710 | 526,770 | 1,584,467 | 4,867,480 |
| 13 | 965,944 | 88,762 | 34,722 | 542,573 | 1,632,001 | 3,551,612 |
| 14 | 994,923 | 91,425 | 35,763 | 558,820 | 1,680,961 | 2,104,864 |
| 15 | 1,024,770 | 94,168 | 36,836 | 573,616 | 1,731,390 | 500,865 |
| 16 | | | | | | (1,244,307) |
| Total Payment | 12,603,653 | 1,157,894 | 452,998 | 6,697,266 | 20,908,752 | |

Optional Full Rate = 16.44%



| Total Amortization Payments | |
|-----------------------------|---------------|
| Current Schedule | \$ 27,026,764 |
| Optional Schedule | \$ 26,908,752 |
| Difference | \$ 118,012 |

Optional Full Rate = 17.44%

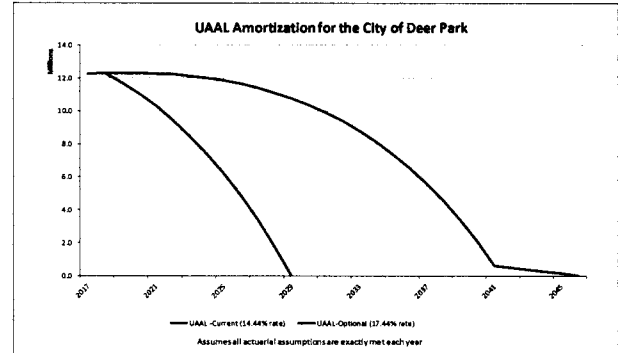
Deer Park - UAAL Amortization as of 12/31/2016

Normal Cost = 10.41%; Prior Service Cost = 7.03% (2019 & Later)

| | 2013 Valuation/ 2014 Experience | 2015 Actual/ Change/Expe- rience | 2016 Experience | 2016 Total UAAL |
|--------------|--|---|--------------------|--------------------|
| Description | | | | |
| Years Left | 12 | 12 | 12 | |
| UAAL Balance | 10,755,550 | 1,107,415 | 396,607 | 12,259,572 |

| Payment Stream | | | Additional Prior Service Payment | Total Prior Service Payment | UAAL Balance (BOY) |
|-------------------|-----------|---------|---|-----------------------------------|--------------------------|
| 1 | 677,494 | 62,256 | 24,353 | - | 764,109 |
| 2 | 697,819 | 64,124 | 25,084 | 587,498 | 1,374,524 |
| 3 | 718,753 | 66,047 | 25,836 | 605,312 | 1,415,749 |
| 4 | 740,316 | 68,020 | 26,611 | 623,266 | 1,458,222 |
| 5 | 762,525 | 70,070 | 27,410 | 641,964 | 1,501,968 |
| 6 | 785,401 | 72,172 | 28,232 | 661,222 | 1,547,027 |
| 7 | 808,963 | 74,337 | 29,079 | 681,059 | 1,593,438 |
| 8 | 833,232 | 76,567 | 29,951 | 701,491 | 1,641,241 |
| 9 | 858,229 | 78,864 | 30,850 | 722,586 | 1,690,478 |
| 10 | 883,976 | 81,230 | 31,775 | 744,212 | 1,740,198 |
| 11 | 910,495 | 83,667 | 32,728 | 766,598 | 1,790,429 |
| 12 | 937,810 | 86,177 | 33,710 | 789,594 | 1,841,231 |
| 13 | | | | | (42,954) |
| Total Payment | 9,615,015 | 883,399 | 345,618 | 7,524,421 | 18,368,594 |

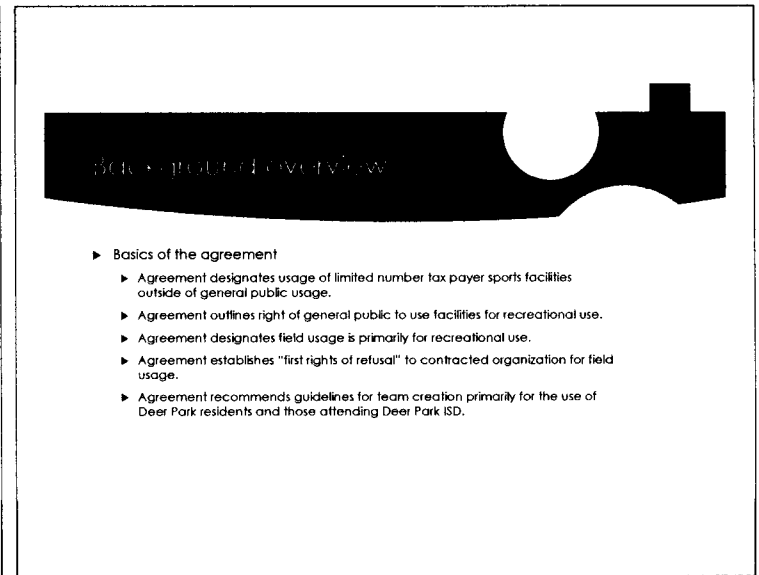
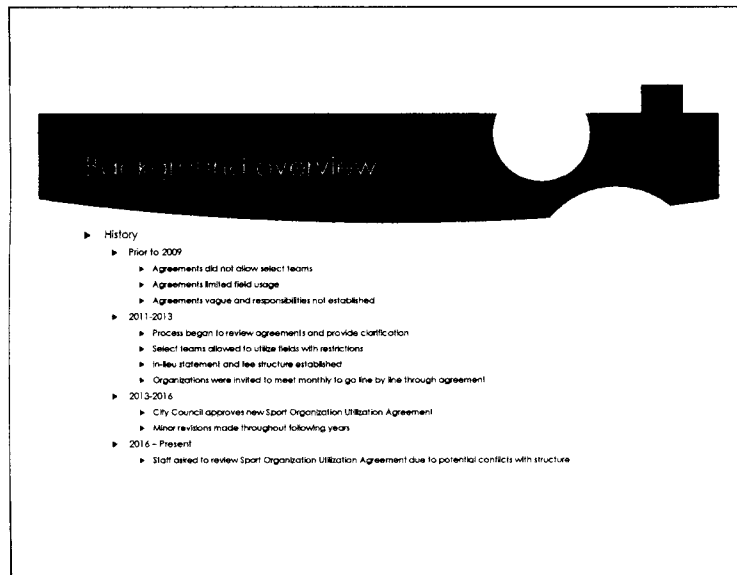
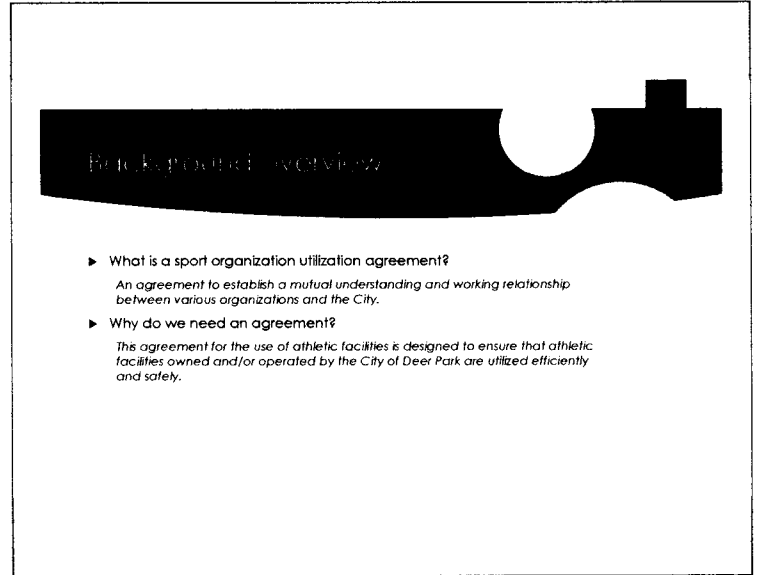
Optional Full Rate = 17.44%



| Total Amortization Payments | |
|-----------------------------|---------------|
| Current Schedule | \$ 27,026,764 |
| Optional Schedule | \$ 18,368,594 |
| Difference | \$ 8,658,170 |

Summary of Potential Savings

| Retirement Contribution Rate | 2018 Current (14.44%) | 15.44% | 16.44% | 17.44% |
|------------------------------------|--------------------------|--------|--------|--------|
| Years to Amortize UAAL | 20 | 18 | 15 | 12 |
| Cost Savings | \$0 | \$4.9M | \$6.1M | \$8.7M |



Background overview

- Basics of the agreement (continued)
 - Agreement addresses organization boards and required paperwork
 - Agreement outlines responsibilities of sports organization and City.
 - Agreement defines requirements for contract renewal and associated time line for renewal.

Agreement

- Key Elements - Recognition
 - What does it mean to be a recognized organization?

A recognized sports organization with the City of Deer Park is an organization that has been formally recognized by City Council as an established sports group within the City. Recognized groups are eligible to use City facilities and Deer Park ISD facilities at discount fee rates or at no cost.
 - What does it take to be a recognized organization?
 - Established structure
 - Approval from Parks and Recreation Commission
 - Approval from City Council

Agreement

- Key Elements – Required supporting documentation for agreement
 - Current Copy of board approved Organization constitution and by-laws.
 - Proof of Insurance.
 - List of current officers and Board of Directors.
 - Proposed annual calendar of events.
 - Copies of all receipts for any current agreement's contributions must be provided to determine the total funds contributed to the facilities in lieu of payment for current agreement.
 - If requesting, written contribution request in-lieu of payment.

Process

- Sports Organization Utilization Agreement approval process
 - Term: One (1) calendar year beginning January 1 – December 31.
 - Request for renewal must be initiated by the signing of a new agreement by the organization's president, with a copy of the annual report and associated supporting documentation prior to October 31st of each year.
 - Seek recommendation for approval by Parks and Recreation Commission in November of each year.
 - Approval by the City Council in December of each year.

Utilizing the agreement

► Responsibilities of Sports Organization

- Responsible for utilizing athletic facilities efficiently and safely to enhance and enrich the interest of our youth and to promote participation in wholesome recreational activities.
- Responsible for operating under established organization by-laws in accordance with Agreement.
- Responsible for operation concession stands and managing associated revenues.
- Responsible for all game preparations.
- Responsible for provide equipment needed to conduct games.
- Responsible for reporting facility damages or dangerous conditions.
- Responsible for providing scoreboards.
- Responsible for trash pick up and removal and minor maintenance responsibilities.
- Responsible for providing league officials during all operations to manage usage and address situations which may arise.

Utilizing the agreement

► Responsibilities of the City of Deer Park

- To provide athletic facilities to be utilized efficiently and safely to enhance and enrich the interest of our youth and promote participation in wholesome recreational activities.
- To ensure the Organization has first rights of refusal for their designated facilities.
- To oversee, manage, and accept all capital improvement projects for athletic facilities.
- To Provide maintenance and repairs to athletic facilities.
 - Prepare general playing surface (i.e. mow, add dirt, cut lines, top dress, etc.)
 - Fertilize grass
 - Pest control
 - Maintain fences, goals, bleachers
- Maintain concession stands and restroom facilities
 - Paint structures as needed
- To maintain all field lighting to at least 75%.
- To furnish trash receptacles and trash liners.
- To clean and stock restrooms.
- To maintain parking areas.
- To establish line of communication between City and Organization
 - Provide Liaison
- To provide additional facilities for meetings or registration at no cost up to 24 hours of facility usage.
- To provide marketing opportunities in City publications and media resources.

Utilizing the agreement

► Current Fees – League play

- There is NO COST for teams to utilize athletic fields as long as they are league sponsored activities.
- Select teams and outside organizations
- Non-recreation tournaments and teams are required to pay a fee to the Organization for usage of their contracted fields.

The non-recreational team or entity hosting the tournament, game(s) or practice(s) will pay the Organization:

- \$150 per field, per day and/or
 - \$25 per field for the first 2 hour time slot and
 - \$12.50 for each additional hour thereafter and if required
- \$10 per hour, per field for lights.

Organization will pay the P&R Department:

- \$50 per field, per day and/or
 - \$12.50 per field for the first 2 hour practice or game and
 - \$6.25 for each additional hour thereafter and if required
- \$10 per hour, per field for lights.

Utilizing the agreement

► In-lieu of statement

In lieu of payment of fees to the City, the Organization may, upon approval from City Council, make an improvement to a City of Deer Park athletic facility used by the organization. The proposal for said improvement to the facility in lieu of payment must be submitted in writing with the formal request for renewal of this agreement as outlined in the Sport Organization Utilization Agreement.

utilizing the agreement

- In-lieu of statement – Baseball
 - Baseball has paid and utilized in-lieu of option
 - Example of In-lieu of option
 - Spencerview Athletic Facility storage building
 - Spencerview Athletic Facility fences prior to renovations (2013)

utilizing the agreement

- In-lieu of statement – Girls Softball
 - Softball has utilized in-lieu of option
 - Example of In-lieu of option
 - Various field materials and infield groomer
 - Infield groomer was accepted, materials were not because they were considered operational needs
 - Grading and drainage improvements to softball infields

Contested Topics

These are some of the most common topics which have been contested.

- League communications
- Difficult to regulate percentages & accountability
- Accurate documentation
- Maintenance
 - League vs. City
 - Capital projects
 - Timing of capital projects
 - Large repairs
- Select teams
 - Few minimum standards
 - Accountability and validation
- 3rd Party usage
- Locking fields

ONE SIZE FITS ALL

- Baseball
 - Organization structure meets current youth sports agreement.
- Softball
 - Organization has changed to meet current youth sports agreement.
- Soccer
 - Meets agreement but is subject to interpretation.
- Football
 - No current agreements, however staff recommends one be set in place.

ONE SIZE DOES NOT FIT ALL

Sport specific agreements to better accommodate the organizations.

Items that staff recommend for consideration.

- ▶ Sport specific agreements
- ▶ Flat Fee – Select teams
- ▶ Includes flat fee for light usage
- ▶ Recreation and Non-Recreation Definition
- ▶ Require a Recreational play component
- ▶ Guidelines for 3rd party usage
- ▶ Coaches go through TAAF training for code of conduct



Exhibit CI-C7

CITY OF DEER PARK CIVIC/VISITORS/ACTIVITY CENTER FEASIBILITY STUDY SUMMARY

UPDATED 2018

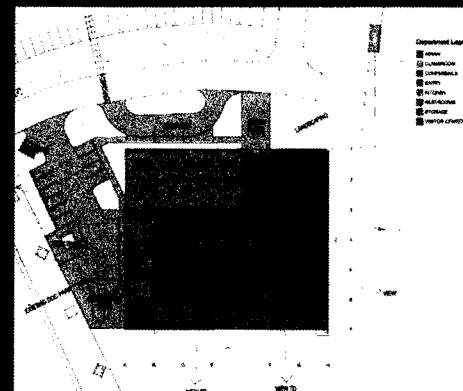
FY 2018-19 BUDGET IMPACT

- ▶ The FY 2018-19 budget includes \$30,000 for a needs assessment/programming phase for a Civic/Visitors Center.
- ▶ This presentation will address the need for the assessment, as well as what has changed and evolved since the issue was initially presented in 2016.

OPTION 3 (RANDALL PORTERFIELD)

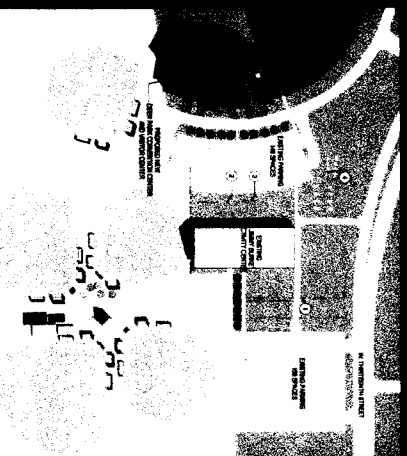


INTERNAL PERSPECTIVE



- ▶ Interior is designed to allow for large gatherings as well as for a more intimate setting for the Center's various programs and events.

OVERHEAD PERSPECTIVE



- ▶ Option 3 required creating an open-air pavilion with 2/3 of the existing Jimmy Burke Activity Center and keeping the front 1/3 with the kitchen area enclosed.
- ▶ Open-air pavilion may not be as valuable.

JIMMY BURKE ACTIVITY CENTER

- ▶ The existing pavilion is a large, open-air structure with a flat roof and a concrete floor. It is located on a large lot with a parking area.
- ▶ The existing kitchen is a small, enclosed structure with a flat roof and a concrete floor. It is located adjacent to the pavilion.
- ▶ The existing path is a paved walkway that runs along the side of the pavilion and kitchen.

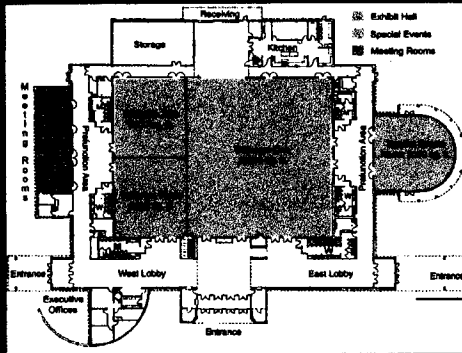
JIMMY BURKE ACTIVITY CENTER

- ▶ The existing pavilion is a large, open-air structure with a flat roof and a concrete floor. It is located on a large lot with a parking area.
- ▶ The existing kitchen is a small, enclosed structure with a flat roof and a concrete floor. It is located adjacent to the pavilion.
- ▶ The existing path is a paved walkway that runs along the side of the pavilion and kitchen.
- ▶ The existing lot is a large, open area that is currently used for parking and storage.
- ▶ The existing path is a paved walkway that runs along the side of the pavilion and kitchen.

JBAC/THEATER/SPORTS COMPLEX

- ▶ The existing pavilion is a large, open-air structure with a flat roof and a concrete floor. It is located on a large lot with a parking area.
- ▶ The existing kitchen is a small, enclosed structure with a flat roof and a concrete floor. It is located adjacent to the pavilion.
- ▶ The existing path is a paved walkway that runs along the side of the pavilion and kitchen.
- ▶ The existing lot is a large, open area that is currently used for parking and storage.
- ▶ The existing path is a paved walkway that runs along the side of the pavilion and kitchen.

FLOOR PLAN/AVAILABLE ROOMS



Building includes:

BALLROOMS:

Ballroom One: 12,000 square feet

Ballroom Two: 3,000 square feet

Ballroom Three: 3,000 square feet

COMBINED: 18,000 square feet

Seats approximately 1,000 with dance stage

Special Events Room: 3,000 square feet

Meeting Rooms - Total of Four
600 square feet each

Additional features include: Storage
lobbies, offices, kitchen, receiving area

BUDGET: THEN AND NOW

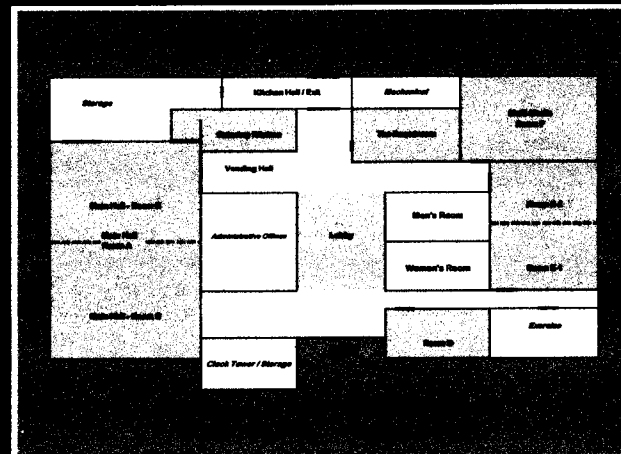
For 2016-17, budget for the facility was approximately \$1.3 million with \$505,000 for salaries of 19 full-time and part-time employees.

The 2017-18 budget for the facility was bumped up to \$2,073,790 due to capital improvements, with salaries still in the \$505K range.

ROSENBERG CIVIC CENTER ROSENBERG, TEXAS – IN OPERATION SINCE 2000



FLOOR PLAN/AVAILABLE ROOMS



Building includes:

Total meeting space: 16,000 square feet for corporate/social functions

Main Hall (A) - 5,800 square feet, can be split into 2,900 sq/ft halves (Main Hall B and Main Hall C)

Room D - 800 square feet, can be split into 400 sq/ft halves

Room E - 1,700 square feet, can be split into 850 sq/ft halves

4 full-time persons (11 - 1200 sq/ft Boardroom C, 1100 sq/ft Boardroom D)

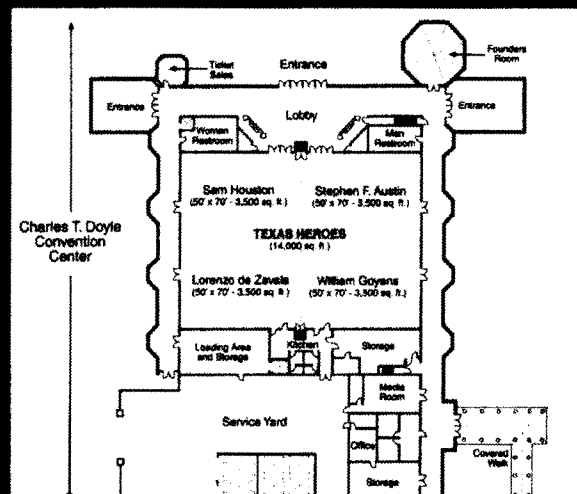
For 2016-17, budget for the facility was approximately \$519,925 with \$155,000 for salaries of 4 full-time employees.

CHARLES T.
DOYLE
CONVENTION
CENTER

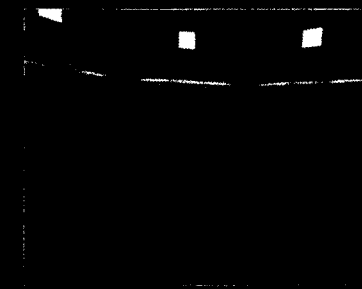
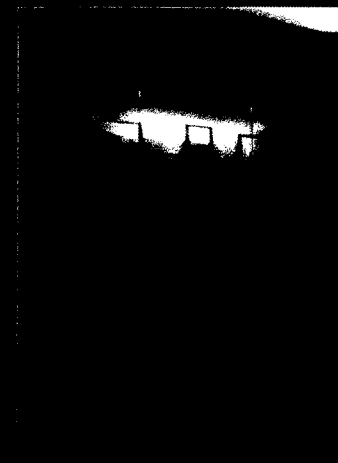
TEXAS CITY,
TEXAS – IN
OPERATION
SINCE 2000



Building includes:



The building incorporated use of historical items and photos throughout the facility.



BUDGET: THEN AND NOW

As in 2016-17, the budget for the Convention Center is completely integrated into the Recreation/Tourism budget, so while exact revenues and expenditures are difficult to pull, we know employees were as follows:

2016-17: 2 FTE, 4 Temporary/Seasonal

2017-18: 1 FT Reservation Coordinator, 4 PT custodians, additional Program Events Coordinator in total budget

TEEX REPORT (CIRCA 2007)

The 2016 report also included data from a Texas A&M Engineering Extension Service (TEEX) report which analyzed a sample of 14 civic/visitor/convention centers from around the state to determine an approximate percentage of operating costs funded by facility revenue.

According to the report, the average amount of operating costs a center can expect to recover through revenue was 45.16%.

POST TEEX REPORT – UPDATED (2016-17) FIGURES

| Center | Square Ft | Staff | Budget | Pure Revenue | % Covered |
|-----------------|---------------|----------------|------------------|------------------|-------------|
| Humble | 50,000 | 19 FT/PT | \$1,350,000 | \$575,000 | 42.5 |
| Rosenberg | 16,000 | 4 FT | \$461,000 | \$95,000 | 20.6 |
| Waxahachie | 60,000 | 6 FT/PT | \$1,554,552 | \$512,300 | 32.9 |
| Pasadena | 40,000 | 8 FT | \$756,953 | \$330,000 | 43.6 |
| Temple | 40,000 | 17.2 FTE | \$1,320,632 | \$446,846 | 33.8 |
| Midlothian | 39,000 | 3.5 FTE | \$546,902 | \$340,000 | 62.2 |
| Richardson | 20,000 | 4 FT/PT | \$483,502 | \$264,821 | 54.8 |
| Addison | 6,600 | 8.5 FTE | \$1,280,095 | \$640,000 | 49.9 |
| AVERAGES | 33,950 | 8.7 FTE | \$969,214 | \$400,496 | 42.5 |

POST TEEX REPORT – UPDATED FIGURES FROM BASTROP

- The 2016 report was updated with a new facility revenue center for Bastrop.
- After the report, Bastrop's facility revenue was \$26,000 and the report covered a percentage of 3.6 percent.
- The 2016 report was updated with \$1,000,000 in revenue with expenses of \$1,200,000, resulting in a 83.33 percent revenue.
- The report was updated with a new facility revenue center.

POST TEEX REPORT – UPDATED FIGURES FROM BASTROP

- ▶ **2015-16 TEEX Report:** Total expenditure of \$22.48M in 2015-16
- ▶ **2015-16 \$40M Budget:** 56% used
- ▶ **2015-16 \$40M Budget:** 44% remaining

2015-16 TEEX Report: Total expenditure of \$22.48M in 2015-16

KEY POINTS TO REMEMBER

2015-16 TEEX Report: Total expenditure of \$22.48M in 2015-16

- ▶ **2015-16 TEEX Report:** Total expenditure of \$22.48M in 2015-16
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KEY POINTS TO REMEMBER

2015-16 TEEX Report: Total expenditure of \$22.48M in 2015-16

- ▶ **2015-16 TEEX Report:** Total expenditure of \$22.48M in 2015-16
- ▶ **2015-16 \$40M Budget:** 56% used
- ▶ **2015-16 \$40M Budget:** 44% remaining



Overview of Savings from City's Prior Bond Refunding Programs

Summary of Interest Cost Savings – Bond Refunding Programs

| Issue/Description | Series Refunded | Principal Amount Refunded | Total Savings |
|---|----------------------|---------------------------|---------------------|
| Tax-Supported Debt | | | |
| General Obligation Refunding Bonds, Series 2008 | 1997 GO, 1997 CO | \$ 4,470,000 | \$ 268,462 |
| General Obligation Refunding Bonds, Series 2010 | 1997, 2000, 2001 | 6,375,000 | 429,443 |
| General Obligation Refunding Bonds, Series 2011 | 2002A | 3,460,000 | 528,786 |
| General Obligation Refunding Bonds, Series 2012 | 2005 | 4,525,000 | 485,421 |
| General Obligation & Refunding Bonds, Series 2014 | 2002, 2005 | 2,025,000 | 213,559 |
| Limited Tax Refunding Bonds, Series 2016 | 2007 C/O, 2007 Bonds | 6,480,000 | 710,601 |
| Totals | | \$ 27,335,000 | \$ 2,636,272 |

Since 2008, the City's debt management bond refunding strategies have generated \$2,636,272 of savings for City taxpayers!

DI - DL

DEER★PARK

Birthplace of Texas[®]

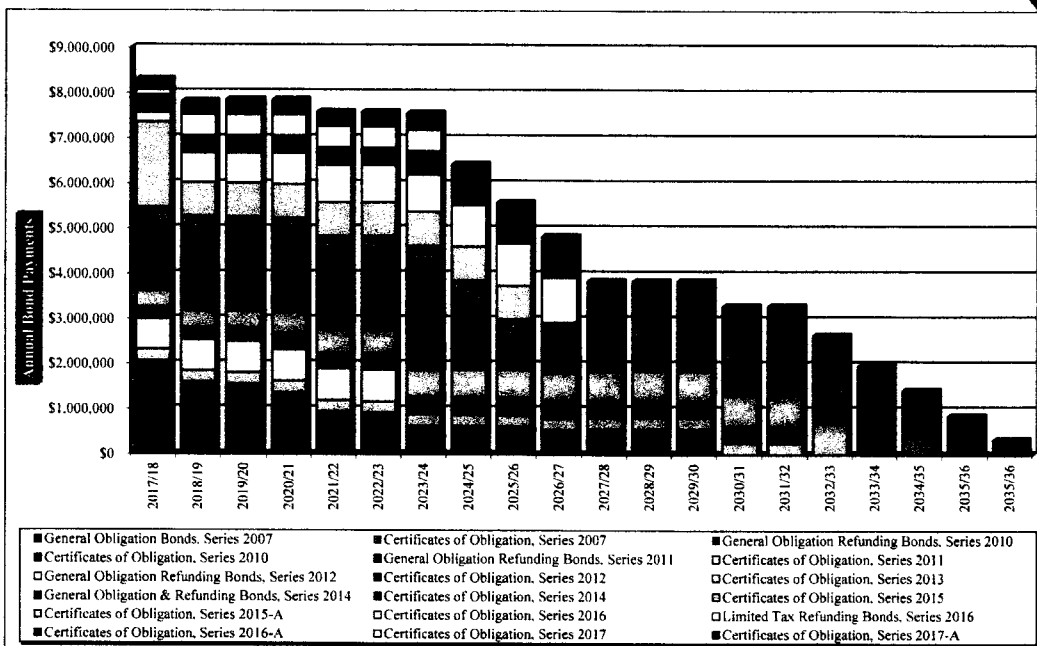
City of Deer Park, Texas

Overview of Outstanding Debt Requirements and Future Financing Needs

May 2018



Debt Service Requirements By Series



Note: Debt service payments reflect payments from October 1 through September 30.

Debt Requirements as of January 1, 2018.

3



City of Deer Park, Texas

Overview of Outstanding Debt Service Requirements

2



Debt Service Requirements By Principal and Interest

City of Deer Park

Outstanding General Obligation Debt Service by Principal and Interest As of January 1, 2018

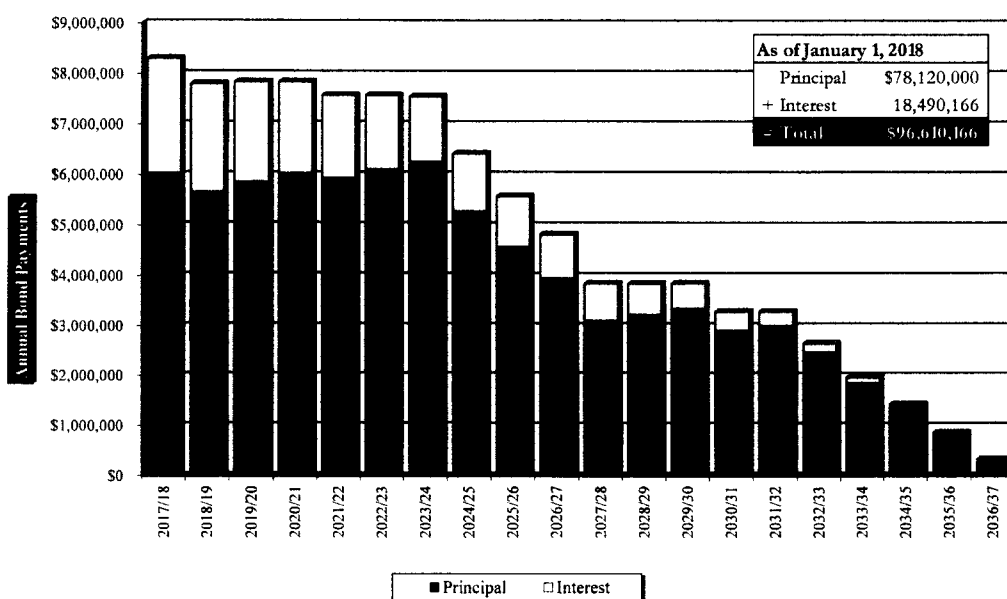
| FYE (9/30) | Principal | Interest | Annual Debt Service |
|---------------|---------------------|---------------------|------------------------|
| 2018 | \$6,030,000 | \$2,265,342 | \$8,295,342 |
| 2019 | 5,655,000 | 2,146,128 | 7,801,128 |
| 2020 | 5,855,000 | 1,982,325 | 7,837,325 |
| 2021 | 6,030,000 | 1,809,606 | 7,839,606 |
| 2022 | 5,935,000 | 1,639,440 | 7,574,440 |
| 2023 | 6,105,000 | 1,467,175 | 7,572,175 |
| 2024 | 6,250,000 | 1,295,283 | 7,545,283 |
| 2025 | 5,280,000 | 1,135,956 | 6,415,956 |
| 2026 | 4,575,000 | 998,697 | 5,573,697 |
| 2027 | 3,955,000 | 863,689 | 4,818,689 |
| 2028 | 3,110,000 | 735,013 | 3,845,013 |
| 2029 | 3,225,000 | 618,300 | 3,843,300 |
| 2030 | 3,355,000 | 495,054 | 3,850,054 |
| 2031 | 2,905,000 | 381,904 | 3,286,904 |
| 2032 | 3,010,000 | 278,775 | 3,288,775 |
| 2033 | 2,465,000 | 183,794 | 2,648,794 |
| 2034 | 1,855,000 | 110,200 | 1,965,200 |
| 2035 | 1,370,000 | 56,563 | 1,426,563 |
| 2036 | 835,000 | 22,125 | 857,125 |
| 2037 | 320,000 | 4,800 | 324,800 |
| Total | \$78,120,000 | \$18,490,166 | \$96,610,166 |

Debt service payments reflect payments from October 1 through September 30. Debt Requirements as of January 1, 2018.

5



Debt Service Requirements By Principal and Interest



Note: Debt service payments reflect payments from October 1 through September 30.

Debt Requirements as of January 1, 2018.

4



Overview of Capital Improvement Plans

Water and Sewer Capital Improvement Plan Debt Deer Park Community Development Corporation Debt General Obligation Capacity Analysis

7



Debt Service Requirements By Source of Payment

City of Deer Park Outstanding General Obligation Debt Service by Source of Payment As of January 1, 2018

| FYE Year | Ad Valorem Taxes | | | Waterworks and Sewer System | | | Sales Tax (DPCDC) | | |
|--------------|---------------------|--------------------|---------------------|-----------------------------|---------------------|---------------------|---------------------|------------------|---------------------|
| | Principal | Interest | Total | Principal | Interest | Total | Principal | Interest | Total |
| 2018 | \$2,438,787 | \$938,011 | \$3,376,798 | \$1,751,213 | \$1,172,882 | \$2,924,095 | \$1,840,000 | \$154,449 | \$1,994,449 |
| 2019 | 2,525,213 | 839,888 | 3,365,100 | 2,044,787 | 1,175,765 | 3,220,552 | 1,085,000 | 130,475 | 1,215,475 |
| 2020 | 2,634,010 | 727,900 | 3,361,910 | 2,115,990 | 1,142,628 | 3,258,618 | 1,105,000 | 111,797 | 1,216,797 |
| 2021 | 2,748,827 | 614,175 | 3,363,002 | 2,156,173 | 1,102,653 | 3,258,825 | 1,125,000 | 92,779 | 1,217,779 |
| 2022 | 2,589,100 | 508,450 | 3,097,550 | 2,200,900 | 1,057,578 | 3,258,478 | 1,145,000 | 73,412 | 1,218,412 |
| 2023 | 2,694,555 | 401,950 | 3,096,505 | 2,245,445 | 1,011,528 | 3,256,972 | 1,165,000 | 53,698 | 1,218,698 |
| 2024 | 2,805,000 | 306,288 | 3,111,288 | 2,260,000 | 955,353 | 3,215,353 | 1,185,000 | 33,643 | 1,218,643 |
| 2025 | 2,215,000 | 231,944 | 2,446,944 | 2,330,000 | 886,324 | 3,216,324 | 735,000 | 17,689 | 752,689 |
| 2026 | 1,425,000 | 178,594 | 1,603,594 | 2,405,000 | 814,180 | 3,219,180 | 745,000 | 5,923 | 750,923 |
| 2027 | 1,475,000 | 126,288 | 1,601,288 | 2,480,000 | 737,401 | 3,217,401 | | | |
| 2028 | 545,000 | 81,350 | 626,350 | 2,565,000 | 653,663 | 3,218,663 | | | |
| 2029 | 570,000 | 54,025 | 624,025 | 2,655,000 | 564,275 | 3,219,275 | | | |
| 2030 | 605,000 | 25,225 | 630,225 | 2,750,000 | 469,829 | 3,219,829 | | | |
| 2031 | 60,000 | 9,200 | 69,200 | 2,845,000 | 372,704 | 3,217,704 | | | |
| 2032 | 65,000 | 6,700 | 71,700 | 2,945,000 | 272,075 | 3,217,075 | | | |
| 2033 | 65,000 | 4,100 | 69,100 | 2,400,000 | 179,694 | 2,579,694 | | | |
| 2034 | 70,000 | 1,400 | 71,400 | 1,785,000 | 108,800 | 1,893,800 | | | |
| 2035 | | | | 1,370,000 | 56,563 | 1,426,563 | | | |
| 2036 | | | | 835,000 | 22,125 | 857,125 | | | |
| 2037 | | | | 320,000 | 4,800 | 324,800 | | | |
| Total | \$25,530,492 | \$5,055,486 | \$30,585,978 | \$42,459,508 | \$12,760,815 | \$55,220,324 | \$10,130,000 | \$673,865 | \$10,803,865 |

Debt service payments reflect payments from October 1 through September 30. Debt Requirements as of January 1, 2018.

6



Deer Park Community Development Corporation

Deer Park Community Development Corporation Proposed Series 2018 Bond Issue

Issued By City of Deer Park, Texas

| Year Ending 9/30 | Total Sales Tax Collections (a) | Operating Expenses (b) | Existing Debt Requirements | Series 2018 Bonds (c) | | | Total Debt Requirements | Less: Pay Go Program | Remaining Funds | Cumulative Remaining Funds (d) |
|------------------------|---------------------------------------|---------------------------|----------------------------------|-----------------------|------------------|--------------------|-------------------------------|----------------------------|---------------------|--------------------------------------|
| | | | | Principal | Interest | Total | | | | |
| 2016 | \$3,272,296 | \$80,106 | \$87,231 | | | | \$87,231 | \$62,269 | \$3,042,690 | \$3,042,690 |
| 2017 | 3,208,796 | 62,213 | 2,184,105 | | | | 2,184,105 | 793,174 | 169,274 | 3,211,964 |
| 2018 | 3,000,000 | 75,000 | 1,994,449 | | | | 1,994,449 | 400,000 | 530,551 | 3,742,515 |
| 2019 | 3,000,000 | 10,000 | 1,215,475 | \$1,225,000 | \$142,013 | \$1,367,013 | 2,582,488 | 344,557 | 62,955 | 3,805,470 |
| 2020 | 3,000,000 | 10,000 | 1,216,797 | 1,495,000 | 116,325 | 1,611,325 | 2,828,122 | 100,000 | 61,878 | 3,867,348 |
| 2021 | 3,000,000 | 10,000 | 1,217,779 | 1,540,000 | 70,800 | 1,610,800 | 2,828,579 | 100,000 | 61,421 | 3,928,769 |
| 2022 | 3,000,000 | 10,000 | 1,218,412 | 1,590,000 | 23,850 | 1,613,850 | 2,832,262 | 100,000 | 57,738 | 3,986,507 |
| 2023 | 3,000,000 | 10,000 | 1,218,698 | | | | 1,218,698 | 100,000 | 1,671,302 | 5,657,809 |
| 2024 | 3,000,000 | | 1,218,643 | | | | 1,218,643 | | 1,781,357 | 7,439,166 |
| 2025 | 3,000,000 | | 752,689 | | | | 752,689 | | 2,247,311 | 9,686,478 |
| 2026 | 3,000,000 | | 750,923 | | | | 750,923 | | 2,249,077 | 11,935,555 |
| | \$267,319 | | \$13,075,201 | \$5,850,000 | \$352,988 | \$6,202,988 | \$19,278,189 | \$2,000,000 | \$11,935,555 | |

- (a) Actual sales tax collections and interest earnings for fiscal years ending 2016 and 2017. Estimated future sales tax collections of \$3,000,000.
 (b) Operating expenses include bond fees, audit fees, public notice fees and printing fees.
 (c) Generates \$5,850,000 in proceeds to the DPCDC. Sold and Delivered in October 2018. Interest estimated at 3.00% for illustrative purposes only.
 (d) The CDC intends to payoff outstanding debt service with excess sales tax collections on an annual basis beginning in 2019.

9



Waterworks and Sewer System Capital Improvement Plan

City of Deer Park Waterworks and Sewer System Capital Improvement Plan (a)

Issued as Certificates of Obligations, but Paid with Net Revenues of the Waterworks and Sewer System

| Fiscal Year Ending (9/30) | Current Debt Service Paid by Waterworks and Sewer System | Series 2018 Certificates of Obligation (b) | | Series 2019 Certificates of Obligation (c) | | Series 2020 Certificates of Obligation (d) | | Total Debt Service Paid by Waterworks and Sewer System |
|------------------------------------|---|---|--------------------|---|--------------------|---|--------------------|---|
| | | Principal | Interest | Principal | Interest | Principal | Interest | |
| 2018 | \$2,924,095 | | | | | | | \$2,924,095 |
| 2019 | 3,220,552 | \$160,000 | \$249,800 | | | | | 3,630,352 |
| 2020 | 3,258,618 | 165,000 | 274,163 | \$80,000 | \$123,827 | | | 3,901,608 |
| 2021 | 3,258,825 | 170,000 | 266,625 | 85,000 | 125,756 | \$50,000 | \$82,361 | 4,038,568 |
| 2022 | 3,258,478 | 180,000 | 258,750 | 90,000 | 121,600 | 45,000 | 83,875 | 4,037,703 |
| 2023 | 3,256,972 | 190,000 | 250,425 | 90,000 | 117,325 | 55,000 | 81,375 | 4,041,097 |
| 2024 | 3,215,353 | 240,000 | 240,750 | 100,000 | 112,813 | 50,000 | 78,750 | 4,037,665 |
| 2025 | 3,216,324 | 250,000 | 229,725 | 100,000 | 108,063 | 60,000 | 76,000 | 4,040,111 |
| 2026 | 3,219,180 | 260,000 | 218,250 | 105,000 | 103,194 | 60,000 | 73,000 | 4,038,624 |
| 2027 | 3,217,401 | 275,000 | 206,213 | 110,000 | 98,088 | 65,000 | 69,875 | 4,041,576 |
| 2028 | 3,218,663 | 285,000 | 193,613 | 115,000 | 92,744 | 70,000 | 66,500 | 4,041,519 |
| 2029 | 3,219,275 | 300,000 | 180,450 | 120,000 | 87,163 | 70,000 | 63,000 | 4,039,888 |
| 2030 | 3,219,829 | 310,000 | 166,725 | 130,000 | 81,225 | 70,000 | 59,500 | 4,037,279 |
| 2031 | 3,217,704 | 325,000 | 152,438 | 135,000 | 74,931 | 80,000 | 55,750 | 4,040,823 |
| 2032 | 3,217,075 | 345,000 | 137,363 | 140,000 | 68,400 | 80,000 | 51,750 | 4,039,588 |
| 2033 | 2,579,694 | 395,000 | 120,713 | 140,000 | 61,750 | 105,000 | 47,125 | 3,449,281 |
| 2034 | 1,893,800 | 425,000 | 102,263 | 170,000 | 54,388 | 110,000 | 41,750 | 2,797,200 |
| 2035 | 1,426,563 | 465,000 | 82,238 | 175,000 | 46,194 | 115,000 | 36,125 | 2,346,119 |
| 2036 | 857,125 | 505,000 | 60,413 | 185,000 | 37,644 | 120,000 | 30,250 | 1,795,431 |
| 2037 | 324,800 | 535,000 | 37,013 | 225,000 | 27,906 | 125,000 | 24,125 | 1,298,844 |
| 2038 | | 555,000 | 12,488 | | 16,981 | 135,000 | 17,625 | 972,094 |
| 2039 | | | | 240,000 | 5,700 | 140,000 | 10,750 | 396,450 |
| 2040 | | | | | | 145,000 | 3,625 | 148,625 |
| Total | \$55,220,324 | \$6,335,000 | \$3,440,413 | \$2,770,000 | \$1,565,690 | \$1,750,000 | \$1,053,111 | \$72,134,537 |

- (a) Based on 10-Year Capital Improvement Plan. Subject to change.
 (b) Generates \$6,335,000 in proceeds for the City. Interest rate estimated at 4.50%, for illustrative purposes only. Scheduled to be sold in October.
 (c) Generates \$2,770,000 in proceeds for the City. Interest rate estimated at 4.75%, for illustrative purposes only. Scheduled to be sold in October.
 (d) Generates \$1,750,000 in proceeds for the City. Interest rate estimated at 5.00%, for illustrative purposes only. Scheduled to be sold in October.

8



General Obligation Capacity Analysis

City of Deer Park

General Obligation Capacity Analysis - No Tax Rate Increase

| Year Ending 9/10 | Beginning DS Fund Balance | Prior Year/ Estimated Assessed Valuation | Assessed Growth Rate (%) | Tax Rate per \$100 of Assessed Value | Tax Collections 99.00% | Debt Service Interest Earnings(a) | Total Funds Available for Debt Service | Debt Service Paid by Ad Valorem Taxes (b) | Plus: \$15,000,000 Series 2018 @ 4.50% | Plus: \$15,000,000 Series 2019 @ 4.75% | Plus: \$15,000,000 Series 2020 @ 5.00% | Plus: \$10,500,000 Series 2021 @ 5.00% | Total Debt Service Paid by Ad Valorem Taxes | Less: Capitalized Interest | Ending DS Fund Balance | Debt Service Coverage (%) |
|--------------------|---------------------------|--|--------------------------|--------------------------------------|------------------------|-----------------------------------|--|---|--|--|--|--|---|----------------------------|------------------------|---------------------------|
| 2018 | \$4,634,050 | \$2,680,071,926 | 4.26% | 0.1865 | \$4,948,351 | \$69,511 | \$9,651,912 | \$3,376,798 | | | | | \$3,376,798 | | \$6,275,113 | 122.065% |
| 2019 | 6,275,113 | 2,733,673,365 | 2.00% | 0.1865 | 5,047,318 | 94,127 | 11,416,558 | 3,365,100 | \$1,775,717 | | | | 5,140,817 | | 6,275,741 | 120.106% |
| 2020 | 6,275,741 | 2,788,346,832 | 2.00% | 0.1865 | 5,148,264 | 94,136 | 11,518,141 | 3,361,910 | 1,035,988 | \$827,271 | | | 5,225,168 | | 6,292,973 | 104.677% |
| 2021 | 6,292,973 | 2,844,113,768 | 2.00% | 0.1865 | 5,251,229 | 94,395 | 11,638,597 | 3,363,002 | 1,036,413 | 895,744 | | | 6,011,825 | \$716,667 | 6,343,439 | 95.011% |
| 2022 | 6,343,439 | 2,900,996,044 | 2.00% | 0.1865 | 5,356,254 | 95,152 | 11,794,844 | 3,097,550 | 1,050,600 | 1,047,563 | | \$716,667 | 6,676,504 | 901,667 | 5,620,007 | 81.773% |
| 2023 | 2,948,373 | 2,959,015,965 | | 0.1865 | 5,463,379 | 44,226 | 8,455,978 | 2,446,944 | 1,051,975 | 1,300,931 | | 998,000 | 6,242,225 | | 2,031,753 | 34.303% |
| 2024 | 2,031,753 | 2,959,015,965 | | 0.1865 | 5,463,379 | 30,476 | 7,525,608 | 1,603,594 | 1,144,525 | 1,346,969 | 1,202,375 | 625,500 | 5,922,963 | | 1,602,646 | 27.072% |
| 2025 | 1,602,646 | 2,959,015,965 | | 0.1865 | 5,463,379 | 24,040 | 7,090,065 | 1,601,288 | 1,143,700 | 1,350,156 | 1,200,500 | 624,375 | 5,920,019 | | 1,170,046 | 23.805% |
| 2026 | 1,170,046 | 2,959,015,965 | | 0.1700 | 4,980,024 | 17,551 | 6,167,620 | 626,350 | 1,121,975 | 1,248,938 | 1,299,750 | 618,125 | 4,915,138 | | 1,252,483 | 25.466% |
| 2027 | 1,252,483 | 2,959,015,965 | | 0.1650 | 4,833,553 | 18,787 | 6,104,823 | 624,025 | 1,124,238 | 1,248,431 | 1,299,875 | 621,625 | 4,918,194 | | 1,186,629 | 24.121% |
| 2028 | 1,186,629 | 2,959,015,965 | | 0.1650 | 4,833,553 | 17,799 | 6,037,981 | 630,225 | 1,115,150 | 1,251,144 | 1,303,125 | 619,750 | 4,919,394 | | 1,118,587 | 23.180% |
| 2029 | 1,118,587 | 2,959,015,965 | | 0.1650 | 4,833,553 | 16,779 | 5,968,919 | 69,200 | 1,051,175 | 1,227,530 | 1,348,250 | 1,129,500 | 4,825,675 | | 1,143,244 | 23.685% |
| 2030 | 1,143,244 | 2,959,015,965 | | 0.1650 | 4,833,553 | 17,149 | 5,993,945 | 71,700 | 1,052,088 | 1,222,769 | 1,350,125 | 1,130,125 | 4,826,806 | | 1,167,139 | 24.188% |
| 2031 | 1,167,139 | 2,959,015,965 | | 0.1650 | 4,833,553 | 17,507 | 6,018,198 | 69,100 | 1,051,425 | 1,226,088 | 1,349,750 | 1,129,000 | 4,825,263 | | 1,192,836 | 24.717% |
| 2032 | 1,192,836 | 2,959,015,965 | | 0.1650 | 4,833,553 | 17,893 | 6,044,281 | 71,400 | 1,049,188 | 1,227,269 | 1,347,125 | 1,131,000 | 4,825,981 | | 1,218,300 | 25.234% |
| 2033 | 1,218,300 | 2,959,015,965 | | 0.1650 | 4,833,553 | 18,274 | 6,070,127 | | 1,123,575 | 1,226,313 | 1,347,125 | 1,131,000 | 4,828,013 | | 1,242,114 | 25.738% |
| 2034 | 1,242,114 | 2,959,015,965 | | 0.1650 | 4,833,553 | 18,632 | 6,094,298 | | 1,124,363 | 1,223,219 | 1,349,500 | 1,129,000 | 4,826,081 | | 1,268,217 | 26.258% |
| 2035 | 1,268,217 | 2,959,015,965 | | 0.1650 | 4,833,553 | 19,023 | 6,120,793 | | 1,123,125 | 1,222,869 | 1,354,000 | 1,129,875 | 4,829,869 | | 1,290,924 | 26.733% |
| 2036 | 1,290,924 | 2,959,015,965 | | 0.1525 | 4,467,374 | 19,364 | 5,777,662 | | 1,124,750 | 1,225,025 | 1,345,750 | 1,133,375 | 4,828,900 | | 948,762 | 25.583% |
| 2037 | 948,762 | 2,959,015,965 | | 0.1150 | 3,368,840 | 14,231 | 4,331,834 | | | 1,248,975 | 1,349,625 | 1,110,000 | 3,708,600 | | 623,234 | 25.899% |
| 2038 | 623,234 | 2,959,015,965 | | 0.0700 | 2,050,598 | 9,349 | 2,683,180 | | | | 1,296,625 | 1,109,750 | 2,406,375 | | 276,805 | 25.005% |
| 2041 | 276,805 | 2,959,015,965 | | 0.0350 | 1,025,299 | 4,152 | 1,306,256 | | | | | 1,107,000 | 1,107,000 | | 199,256 | 0.000% |
| Totals | | | | | | | | | \$30,585,978 | \$22,384,342 | \$23,668,471 | \$24,536,417 | \$17,861,417 | \$119,836,824 | | |
| Average Tax Rate: | | | | | | | | | \$0.1368 | | | | | | | |
| Tax Rate Increase: | | | | | | | | | \$0.0000 | | | | | | | |

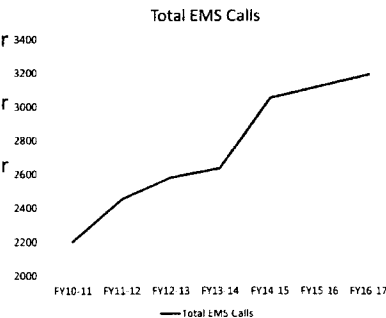
(a) Interest earnings on Debt Service Fund Balance estimated at 1.50%.

(b) Does not include debt service paid by the Waterworks and Sewer System or the Community Development Corporation.

Based on our analysis, the City can issue approximately \$55,500,000 in General Obligation tax-supported debt over the next 4 years without a tax rate increase!

Call Volume Trends

- 2009-2011
 - Average ~ 2,200 EMS calls per year
- 2012-2014
 - Average ~ 2,500 EMS calls per year
- 2015-2017
 - Average ~ 3,100 EMS calls per year
- Call volume is expected to continue its growth
 - Aging population
 - Additional elderly care facilities proposed



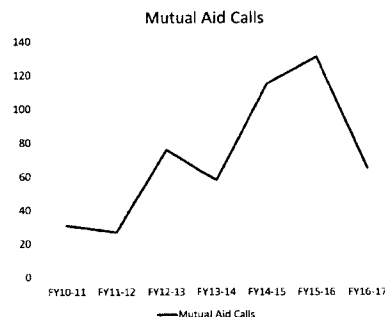
City of Deer Park Emergency Medical Services

Division Update Report for City Council
May 8, 2018



Mutual Aid Calls

- When multiple EMS calls occur within a short timeframe, we utilize mutual aid agreements to assist us with the short-term demand
- This chart represents our use of other municipal agencies, but not private sector services

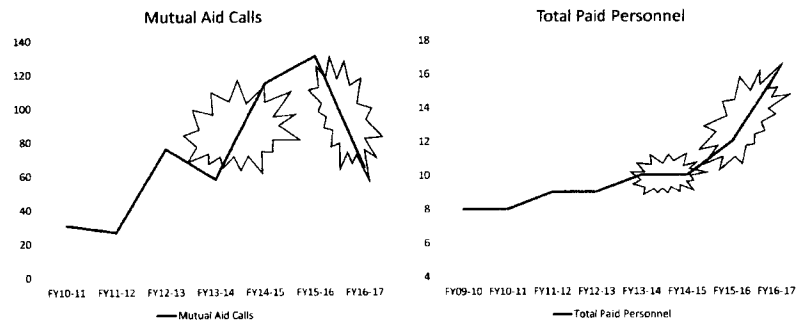


EMS Departmental Review and Update

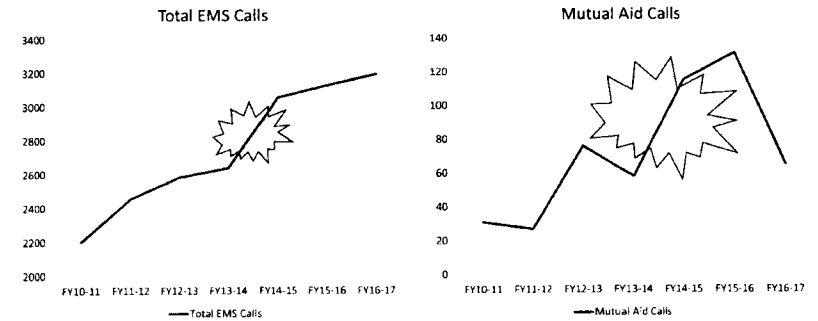
Review past, present, and anticipated future outlook:

- Call volume trends
- Staffing
- Departmental Organization
- Station Design

Correlation of Paid Personnel and Mutual Aid



Correlation of EMS Call Volume and Mutual Aid



EMS Call Analysis – Calls by Time of Day and Day of Week (FY 2016-17)

| | Sun | Mon | Tue | Wed | Thu | Fri | Sat | Total |
|----------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| 0:00 to 0:59 | 12 | | | | 15 | 17 | 24 | 98 |
| 1:00 to 1:59 | 16 | | | | 16 | | 12 | 76 |
| 2:00 to 2:59 | | 14 | | | | | | 65 |
| 3:00 to 3:59 | | | | | | 13 | | 57 |
| 4:00 to 4:59 | | | | | | 14 | | 59 |
| 5:00 to 5:59 | | 12 | | | | 15 | | 73 |
| 6:00 to 6:59 | 12 | | 12 | 14 | 20 | 16 | | 95 |
| 7:00 to 7:59 | 13 | 23 | 18 | 21 | | 17 | | 110 |
| 8:00 to 8:59 | 22 | 16 | | | 15 | 23 | 22 | 166 |
| 9:00 to 9:59 | 14 | 21 | 21 | | 23 | | 15 | 148 |
| 10:00 to 10:59 | 15 | 25 | 25 | 25 | | 20 | 16 | 153 |
| 11:00 to 11:59 | 20 | | | 23 | | 22 | 18 | 175 |
| 12:00 to 12:59 | 25 | | | | 21 | 24 | | 188 |
| 13:00 to 13:59 | 22 | 16 | 25 | | | | 24 | 175 |
| 14:00 to 14:59 | | | | | 13 | 23 | | 174 |
| 15:00 to 15:59 | 23 | | | | | | 13 | 195 |
| 16:00 to 16:59 | 14 | | 19 | | | | 17 | 183 |
| 17:00 to 17:59 | 19 | | | 24 | | 21 | | 186 |
| 18:00 to 18:59 | 21 | | 23 | 23 | 21 | | 22 | 173 |
| 19:00 to 19:59 | 24 | | 22 | | | 14 | 20 | 147 |
| 20:00 to 20:59 | 13 | | 19 | 22 | 22 | | 18 | 151 |
| 21:00 to 21:59 | 16 | 19 | 24 | 15 | | | 15 | 144 |
| 22:00 to 22:59 | 13 | 15 | | 18 | 17 | 14 | 16 | 104 |
| 23:00 to 23:59 | 14 | | 21 | 12 | 14 | 14 | | 95 |
| Total | 378 | 497 | 482 | 496 | 449 | 493 | 395 | 3,190 |

Green = Slowest
30 hours of the week

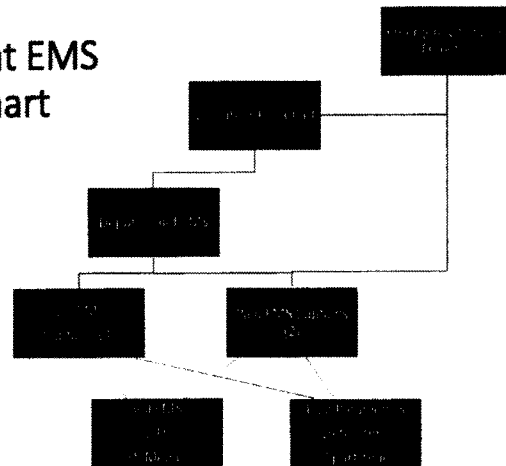
Orange = Busiest
40 hours of the week

EMS Staffing

- Historically served by volunteers from the community
- FY08-09
 - First paid personnel hired
 - National trend on volunteerism
- Time commitment for EMS calls



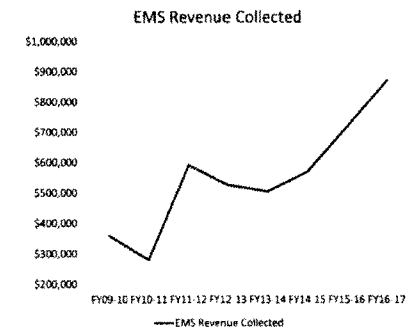
Current EMS Org Chart



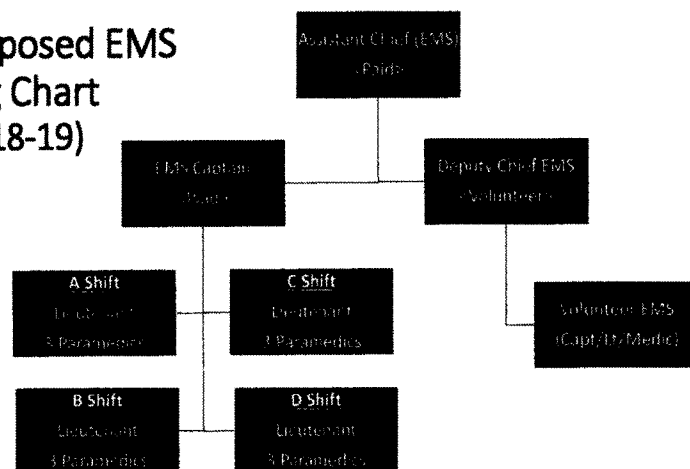
Unity of Command: A principle that helps reduce confusion and ensure unity of effort by stating that no one in an organization should report to more than one supervisor.

Revenue

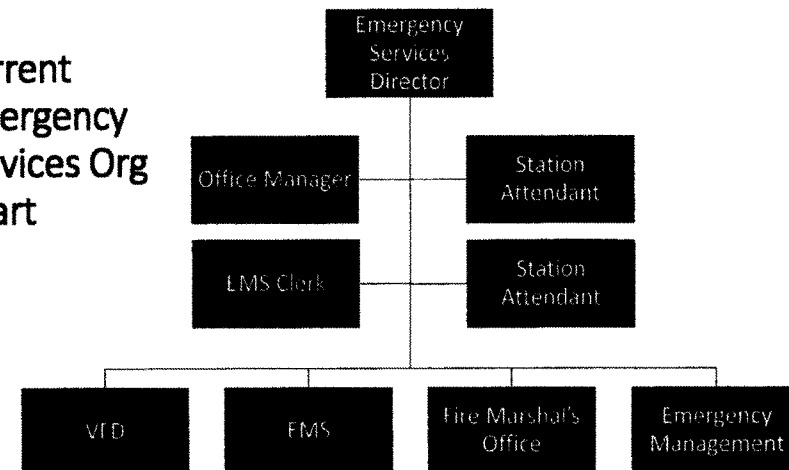
- FY11-12
 - Emphasis placed on billing and revenue
 - First use of Collection Agency
- FY15-16
 - Contract with outside billing firm
- 2018 – First ASPP funds



Proposed EMS Org Chart (FY18-19)



Current Emergency Services Org Chart



Proposed
Site Plan —
Deer Park
EMS
Station

