



MINUTES OF THE CITY COUNCIL WORKSHOP MEETING

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 JULY
7, 2026 BEGINNING AT 6:45 P.M.

MEMBERS PRESENT:

JERRY MOUTON
SHERRY GARRISON
TJ HAIGHT
TOMMY GINN
JUSTIN LEAGUE
ERIC RIPLEY
GEORGETTE FORD

MAYOR
COUNCILWOMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILMAN
COUNCILWOMAN

OTHER CITY OFFICIALS PRESENT:

JAMES STOKES
SARA COSTLOW
JIM FOX
ANGELA SMITH

CITY MANAGER
ASSISTANT CITY MANAGER
CITY ATTORNEY
CITY SECRETARY

CALL TO ORDER - Mayor Mouton called the workshop to order at 6:45 p.m.

COMMENTS FROM AUDIENCE - Parks and Recreation Commission Chair Scott Combs recognized and presented former Parks and Recreation Commissioner, now Councilman Eric Ripley an award for his tenure on the Parks and Recreation Commission from May 2018 through May 2026.

WORKSHOP ITEMS

1. PRESENTATION OF AN UPDATE ON THE B112 03 01 E001 DITCH PROJECT WITH HARRIS COUNTY. - Partnership Programs Division Director Jonathan St. Romain with Harris County Flood Control District, presented an update on the College Park Subdivision Drainage Improvements and Luella Stormwater Detention Basin Project. He provided an overview of the partnership among the Harris County Flood Control District, Harris County Precinct 2, and the City of Deer Park to reduce flood risk within the College Park Subdivision. Mr. St. Romain reported that the project area is located north of Spencer Highway between Center Street and East Boulevard and is designed to improve stormwater drainage by upgrading the existing storm drain system and related infrastructure to accommodate 100-year rainfall events in accordance with National Oceanic and Atmospheric Administration (NOAA) Atlas 14 standards while minimizing downstream impacts.

Mr. St. Romain reported that the Harris County Flood Control District is managing the project, with the City of Deer Park assuming maintenance responsibilities upon completion. He noted that

the project costs are shared approximately equally between the Harris County Flood Control District and the City. He further stated that the original Interlocal Agreement was executed in 2022 and was amended in late 2025 or early 2026 to address increased project costs.

Mr. St. Romain provided a status update, reporting that the final technical memorandum was approved by the Harris County Commissioners Court, right-of-way acquisition for the proposed stormwater detention basin has been completed, and environmental investigations and permitting activities are underway. He added that the 50 percent design plans are anticipated to be completed during the fourth quarter of 2026. He concluded by reviewing the anticipated project schedule, noting that construction bids are expected to be advertised during the third quarter of 2027, construction is anticipated to begin in the first quarter of 2028, and project completion is estimated for the second quarter of 2029.

City Manager Jay Stokes stated that the project remains active and continues to make progress. He acknowledged that there were initial questions regarding the project's advancement but noted that significant progress has been made.

There were no questions from Council.

2. PRESENTATION AND DISCUSSION OF ISSUES RELATING TO THE SALE OF CERTIFICATES OF OBLIGATION, SERIES 2026. - City's Financial Advisor John Robuck with BOK Financial Securities, and the City's Bond Counsel, Jonathan Frels with Bracewell LLP, presented an update on the sale of certificates of the City's Certificate of Obligation, Series 2026.

Mr. Robuck reported that the City entered the bond market under more favorable conditions than anticipated during the May 5, 2026, workshop meeting. He provided an overview of the municipal bond market and noted that interest rates had declined by approximately eight basis points since the preliminary projections presented in May 2026.

Mr. Robuck reported that the City successfully sold \$6,920,000 in Certificates of Obligation. He explained that strong investor demand resulted in a bond premium of approximately \$395,471. After issuance costs of approximately \$155,971, the City is expected to receive net proceeds of approximately \$7,159,500 at closing, scheduled for August 4, 2026. He further reported that the estimated "all-cost" true interest cost for the issuance is 4.049 percent and expressed satisfaction with the financing results.

Mr. Robuck also reviewed the final debt service requirements over the 20-year repayment period, and remaining schedule of events and reported that consideration of the sale of the Certificates of Obligation, Series 2026, was scheduled for the July 7, 2026, regular City Council meeting. If approved, the agreement would be submitted to the Office of the Attorney General for review and approval, with closing anticipated on August 4, 2026, at which time the City would receive the bond proceeds

DEER PARK Certificates of Obligation, Series 2026
Final Sources and Uses of Funds

\$6,920,000 Certificates of Obligation, Series 2026	
Principal Amount of the Certificates:	\$6,920,000
Phs: Net Premium:	395,471
Less: Expenses:	155,971
Underwriters' Discount	\$48,094
Financial Advisor	39,720
Bond Counsel	37,500
Rating Agencies	21,400
Attorney General Fee	6,920
Miscellaneous	837
Printing/Distribution	750
Paying Agent/Trustee	750
Total Proceeds:	\$7,159,500
"All Cost" True Interest Rate (a): 4.049%	
Average Life:	11.73 Years
Sale Date:	July 7, 2026
Delivery/Closing Date:	August 4, 2026

(a) Includes transaction costs.

BOOK FINANCIAL SECURITIES

DEER PARK Certificates of Obligation, Series 2026
Final Debt Service Requirements

Fiscal Year Ending (9/30)	Current Debt Service Requirements (a)	Fisc: Series 2026 Certificates of Obligation			Total Debt Service Requirements
		Principal (b)	Interest	Total	
2026	\$ 13,832,809				\$ 13,832,809
2027	12,896,055	\$ 175,000	\$ 349,842	\$ 524,842	13,420,897
2028	12,170,193	220,000	303,750	523,750	12,696,943
2029	12,167,688	230,000	292,500	522,500	12,695,188
2030	12,163,483	240,000	280,750	520,750	12,684,233
2031	12,165,093	255,000	268,375	523,375	12,688,468
2032	12,023,616	270,000	255,250	525,250	12,548,866
2033	10,852,644	285,000	241,375	526,375	11,379,019
2034	10,239,361	300,000	226,750	526,750	10,766,111
2035	10,239,929	315,000	211,375	526,375	10,766,304
2036	9,680,816	330,000	195,250	525,250	10,206,066
2037	9,164,196	345,000	178,375	523,375	9,687,571
2038	8,828,146	365,000	160,625	525,625	9,353,771
2039	8,299,888	385,000	141,875	526,875	8,826,763
2040	8,000,409	405,000	122,125	527,125	8,527,534
2041	7,667,275	420,000	103,600	523,600	8,190,875
2042	6,192,088	440,000	86,400	526,400	6,718,488
2043	5,342,213	455,000	68,500	523,500	5,865,713
2044	2,786,038	475,000	49,000	524,000	3,310,038
2045	2,783,775	495,000	30,500	525,500	3,309,275
2046	2,395,925	515,000	10,300	525,300	2,921,225
2047	989,238	-	-	-	989,238
2048	986,211	-	-	-	986,211
Total	\$ 191,867,768	\$ 6,920,000	\$ 3,577,417	\$ 10,497,417	\$ 202,265,185

(a) Includes the debt service requirements paid by the Waterworks and Sewer System and the Community Development Corporation.
(b) Contains \$1,200,000 in proceeds for the City and includes transaction costs.

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Mr. Robuck concluded by stating that the bond sale received strong investor interest, with most maturities oversubscribed. He noted that the City's strong credit rating and favorable market reputation allowed yields to be reduced following the order period, resulting in more favorable borrowing costs.

3. RECOGNITION OF DEPARTING ASSISTANT PARKS AND RECREATION DIRECTOR JACOB ZUNIGA. - City Manager Jay Stokes introduced the first presenter Parks and Recreation Director Kenny Walsh.

Parks and Recreation Director Kenny Walsh recognized departing Assistant Parks and Recreation Director Jacob Zuniga for his 17 years of dedicated service to the City of Deer Park. Mr. Walsh highlighted Mr. Zuniga's leadership and contributions to numerous parks and recreation initiatives, including park improvements, trail and sports facility enhancements, grant-funded projects, and the development of the Dow Active Complex (DAC) and Jimmy Burke Activity Center (JBAC). He also recognized Mr. Zuniga's leadership in the City's achievement of the Commission for Accreditation of Park and Recreation Agencies (CAPRA) accreditation and designation as a Certified Autism Center (CAC), noting his commitment to improving accessibility and expanding recreational opportunities for all residents. Mr. Walsh presented Mr. Zuniga with a plaque in appreciation of his service.

Assistant City Manager Sara Costlow thanked Mr. Zuniga for his dedication and recognized the lasting impact of his innovative leadership on the City's parks, recreational facilities, and quality-of-life amenities.

City Manager Jay Stokes commended Mr. Zuniga for his 17 years of service, leadership, and institutional knowledge. He recognized Mr. Zuniga's significant role in advancing the City's parks system, implementing major capital improvement projects, and earning statewide recognition for the department. Mr. Stokes also acknowledged Mr. Zuniga's service as President of the Texas Recreation and Park Society (TRAPS) and thanked him for his lasting contributions to the City of Deer Park.

Mayor Mouton and members of the City Council thanked Mr. Zuniga for his dedicated service and contributions to the Deer Park community, reflected on their experiences working with him on parks, sports facilities, and community projects, and wished him continued success in his future endeavors.

Mr. Zuniga thanked the Mayor, City Council, City Manager, staff, and the community for their support throughout his career and expressed his appreciation for the opportunity to serve the City of Deer Park. He stated that his experience with the City had contributed to his personal and professional growth. Mr. Zuniga also thanked the Parks and Recreation staff for their dedication, recognizing them as the driving force behind the department's accomplishments and projects. He expressed confidence that the department would continue to thrive under the leadership and commitment of its staff.

4. PROCLAMATION FOR PARKS AND RECREATION MONTH 2026. - Mayor Mouton recognized and proclaimed July 2026 as Parks and Recreation Month.

ADJOURN - Mayor Mouton adjourned the workshop meeting at 7:24 p.m.

ATTEST:

Angela Smith, TRMC, CMC
City Secretary

APPROVED:

Jerry Mouton, Jr.
Mayor