



**CITY OF DENISON
CITY COUNCIL MEETING
MINUTES**

Monday, July 1, 2024

Announce the presence of a quorum.

Mayor Robert Crawley called the meeting to order at 6:00 p.m. Council Members present were Mayor Pro Tem Teresa Adams, James Thorne, Joshua Massey, Spence Redwine, and Aaron Thomas. Council Member Michael Courtright was absent. Staff present were Interim City Manager, Bobby Atteberry, City Attorney, Julie Fort, Assistant City Manager, Renee Waggoner, and Deputy City Clerk, Karen Avery. City Clerk, Chris Wallentine, was absent. Department Directors were also present.

1. INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Gene Amerson, Pastor of New Beginning Fellowship gave the invocation which was followed by the Pledge of Allegiance and Texas Pledge led by City of Denison Interim Parks and Recreation Director, Chip Egger.

2. PROCLAMATIONS AND PRESENTATION

A. Americans with Disabilities Act Awareness Day Proclamation.

Mayor Crawley presented a Proclamation to April Martin, Student Hire Ability Navigator with Workforce Solutions Texoma, recognizing Americans with Disabilities Act Awareness Day. On July 26, 1990, President George H.W. Bush signed into law the Americans with Disabilities Act (ADA) to ensure the civil rights of people with disabilities. The ADA prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. This legislation established a clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities and to make sure that people with disabilities have the same rights and opportunities as everyone else. The ADA has expanded opportunities for Americans with disabilities by reducing barriers and changing perceptions and increasing full participation in community life. However, the full promise of the ADA will only be reached if we remain committed to continue our efforts to fully implement the ADA. July 26, 2024, celebrates the 34th anniversary of the Americans with Disabilities Act and the City of Denison celebrates and recognizes the progress that has been made by reaffirming the principles of equality and inclusion and recommitting our efforts to reach full ADA compliance. Numerous organizations in the City of Denison and throughout Grayson County work with constituents and communities to bring forth the promise of hope and freedom that is envisioned by the passage of the ADA. Mayor Crawley then

proclaimed July 26, 2024, as American with Disabilities Act Awareness Day and extended greetings and best wishes on behalf of the City Council to all observing this day.

3. PUBLIC COMMENTS

Mayor Crawley called for any public comments at this time and reminded those wanting to comment of the guidelines established by the City Council. Karen Avery, Deputy City Clerk, confirmed there were no Request to Speak Cards received by this point in the meeting. Therefore, no public comments were received.

4. CONSENT AGENDA

- A. Receive a report, hold a discussion and take action on approving the Minutes from the Regular City Council Meeting held on June 17, 2024.

Council Action

On motion by Mayor Pro Tem Adams, seconded by Council Member Redwine, the City Council unanimously approved the Consent Agenda as presented.

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on an Ordinance to rezone a tract of land consisting of approximately 6.559 acres, being commonly known as GCAD Property ID No. 355667, 215 S. US Highway 75 from the Commercial (C) District to a Planned Development Overlay (PD) District to allow for the use of metal building material for the façade of the existing building. (Case No. 2024-040PD).

Council Action

Dianne York, Planner, introduced this agenda item and stated that the applicant is requesting to rezone property located at 215 S. US Highway 75 (Blake Utter Ford) from the Commercial District (C) to a Planned Development Zoning District (PD) for the use of metal building material for the façade of the building. Ms. York provided an aerial view of the property. The subject property falls within the Highway Oriented and Corridor District Overlay (HO) District. Ms. York stated that, per Section 28.46.5.2.b, the use of metal building materials for facades within this Overlay is prohibited. The proposed PD will allow for the use of metal building material for the façade of an existing building. Ms. York stated that the ordinance requires that the building facades be constructed out of 100% masonry. Ms. York stated that approval of the proposed PD will allow Blake Utter Ford to move forward with utilizing Ford Motor's new Signature MV design, which incorporates Aluminum Composite Material (ACM), on the front façade of existing buildings. For this reason, staff recommends approval and so did the Planning and Zoning Commission at their meeting held on June 25, 2024.

Mayor Crawley then asked if there was anyone present who wished to speak on this agenda item, to which there were none. With that, the Mayor closed the public hearing.

There was no discussion or questions from Council.

On motion by Mayor Pro Tem Adams, seconded by Council Member Thomas, the City Council unanimously approved Ordinance No. 5352, "AN ORDINANCE OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE ZONING CLASSIFICATION FROM COMMERCIAL (C) DISTRICT WITHIN THE HIGHWAY ORIENTED AND CORRIDOR DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT WITH A BASE ZONING OF COMMERCIAL (C) DISTRICT WITHIN THE HIGHWAY ORIENTED AND CORRIDOR DISTRICT ON A TRACT OF LAND BEING LEGALLY DESCRIBED AS LOTS 1 AND 2, BLOCK 1, BLAKE UTTER ADDITION, COMMONLY KNOWN AS 215 S. HIGHWAY 75, GRAYSON COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A-1" AND DEPICTED IN EXHIBIT "A-2"; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING A FAÇADE PLANS, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR SEVERABILITY, REPEALING, AND SAVINGS CLAUSES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW."

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on an Ordinance annexing a ± 52.52-acre tract of land identified as Grayson County Appraisal District Property ID Nos. 109713, 109718, and 439828, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91). (Case No. 2024-017A).

Council Action

Dianne York, Planner, introduced this agenda item and stated that the item was tabled from the June 17, 2024, City Council meeting and staff is continuing that public hearing. Ms. York provided an aerial view of the property. Ms. York stated that staff received a Voluntary Annexation Application for property located at the northeast corner of Texoma Drive (FM84) and State Highway 91 (SH91). Ms. York stated that the applicant is requesting the annexation of approximately 52.52 acres into the Denison City limits. The subject property is a part of a larger tract of land consisting of approximately 207.22 acres. Ms. York stated that the applicant wishes to develop the entire acreage into a mixed-use development allowing for single-family detached and attached, multi-family, commercial and light industrial uses. In addition to submitting a Voluntary Annexation Application, the applicant has submitted a Planned Development Zoning Application

requesting the zoning of Planned Development Overlay District to allow for this mixed-use development. This request is a companion item on this agenda. For this reason, staff recommends approval and so did the Planning and Zoning Commission at their meeting held on June 11, 2024.

Mayor Crawley stated that he would reopen the public hearing that was opened on June 17, 2024, and asked if there was anyone present who wished to speak on this agenda item. Mrs. Lyneille Meza came forward and provided the following information:

Name: Mrs. Lyneille Meza

Address: 2201 N. State Highway 91
Denison, TX

Mrs. Meza stated that she lives directly across the street from this development. She stated that their biggest concern is the intersection and the traffic that is going to be caused by an additional 610 units and a shopping center on the corner. Mrs. Meza stated that every day she sees walkers, bike riders, and young kids driving to the high school. She stated that she observes people getting lost, boats, and RVs, and it is a major traffic area. She stated that to add an additional 1,200 to 1,500 vehicles to that intersection is too much. Mrs. Meza proposed that the intersection be corrected to accommodate additional vehicles before the construction starts. She commented that SH91 is a four-lane highway for approximately two tenths of a mile and the remainder of it merges into two lanes. Mrs. Meza reiterated her request that before any development starts, the traffic congestion be addressed prior to any groundbreaking taking place.

Mayor Crawley asked if there was anyone else present who wished to speak on this agenda item, to which there were none. Mr. Josh McKinney came forward and provided the following information for the record:

Name: Mr. Josh McKinney, Applicant's Representative
Metro Group

Address: 1130 Vagabond Lane
Plymouth, MN 55447

Mr. McKinney stated that he can address the comment regarding the traffic at this point, but he has an idea that there might be other comments. With the Mayor's permission, he stated that he would address this comment and then come up after this if there are other questions that need to be addressed. Mr. McKinney stated that they completely agree with the residents that they need to prepare an additional traffic study on this proposal. He stated that they are very early in the process, having worked with City staff for the better part of a year. Mr. McKinney stated that they are at the rezoning stage that would allow them to undergo additional study on things like traffic, floodplain, etc. He reiterated that the resident's concern is absolutely noted. Mr. McKinney stated that they will have to involve TxDOT and the City on the traffic study, as well, and they have no interest in opening a project with substandard roadways or access points to them, or for

the neighbors, as well. He stated that they would work to incorporate the findings of the traffic study and the requisite professionals once they get involved.

Mayor Crawley asked if there was anyone else present who wished to speak on this agenda item, to which there were none. With that, the Mayor closed the public hearing.

There was no discussion or questions from Council.

On motion by Council Member Massey, seconded by Council Member Thorne, the City Council unanimously approved Ordinance No. 5353, "AN ORDINANCE OF THE CITY OF DENISON, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DENISON, TEXAS, TO WIT: BEING AN APPROXIMATELY ±52.52 ACRE TRACT OF LAND, GRAYSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF DENISON, TEXAS; PROVIDING CUMULATIVE REPEALING, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE."

- C. Receive a report, hold a discussion, conduct a public hearing, and take action on an Ordinance to rezone a ± 154.70-acre tract of land being identified as GCAD Property ID Nos. 109711, 109720, 109722, 109723, and 109766, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91), from the Agricultural (A) District and the Multi-Family 2 (MF-2) Residential District to a Planned Development (PD) Overlay District with base zonings of Single-Family (SF-7.5) District, Single-Family (SF-TH) District, Multi-Family Residential (MF-2) District, Light Industrial (LI) District, and Commercial (C) District; and a request to zone a ± 52.52-acre tract of land being identified as GCAD Property ID Nos. 109713, 109718, and 439828, and being generally located at the northeast corner of Texoma Drive (FM 84) and State Highway 91 (SH 91) to a Planned Development (PD) Overlay District with the base zonings of Single Family (SF-7.5) District, Single-Family Townhomes (SF-TH) District, Multi-Family Residential (MF-2), Light Industrial (LI) District, and Commercial (C) District, for a combined total of ± 207.22 acres to allow for a mixed use development. (Case No. 2024-016PD).

Dianne York, Planner, introduced this agenda item and stated that the item was tabled from the June 17, 2024, City Council meeting and staff is continuing that public hearing. Ms. York provided an aerial view of the property. Ms. York stated that this case is not only to rezone 154.70 acres, but to also initially zone the 52 acres that were just annexed

into the City. Ms. York stated that currently a portion of it is outside the City limits and the portion that is inside the City limits is zoned Agricultural (A), as well as Multi-Family 2 (MF-2). She stated that the applicant is pursuing a Planned Development Overlay District to allow for a mixed-use development for property that is located at the corner of the northeast corner of FM 84 and State Highway 91. Ms. York stated that the Planned Development District will allow for multiple uses, including single family detached, single family attached, townhomes, multifamily, light industrial, and commercial uses. The Planned Development establishes base zoning districts as well as allowable acreage for each of these uses. Ms. York stated that a full list of the development standards are listed as backup in the agenda packet. She stated that the applicant utilizes the base zoning district development standards pretty tightly and, in addition to calling out specific standards so that they are secured with this ordinance, they also established specific architectural standards for each use and those architectural standards are different for each use. Ms. York stated that landscaping screening requirements shall conform to the provisions set in Section 28.51 of the zoning ordinance, as well as Section 28.53. She stated that the PD does establish additional landscape requirements between the Commercial and Multi-Family District. The Open Space requirements listed within Section 28.26 and Section 28.31 for the SF-TH – Single Family Townhome and the MF-2 – Multi-Family Districts are required per the PD. The applicant states that approximately 45.56 acres of the entire development will be dedicated to Open Space. Additionally, a trail system will be constructed with similar connectivity shown on the Concept Plan. All Open Spaces shall be owned and maintained by the Property Owner’s Association (POA). Ms. York stated, as has already been discussed, there are traffic concerns for this area. Upon zoning approval, additional applications will be required of the applicant and those must be submitted to staff and reviewed and approved by the appropriate bodies. Ms. York stated that those applications include Preliminary Plats, which a traffic impact analysis or a traffic study will be required at that time. She stated that that will be reviewed and approved through the Civil Engineering plan review process. Ms. York stated that the applicant will also have to provide information related to drainage and ensure that there are no adverse effects from construction. She stated that, along with the floodplain, site plans are also required, but those are further down the road. Ms. York stated that the Comprehensive Plan calls for this area to be developed in a neighborhood manner; however, given the mixed-use development, along with the large portion of residential uses, staff does recommend approval of the request given that those commercial uses or industrial uses are located along major thoroughfares. For this reason, staff recommends approval and so did the Planning and Zoning Commission at their meeting held on June 11, 2024.

In response to Council Member Thomas’ inquiries, Ms. York stated that 1) the future intermediate school site will be somewhere across the street from this development; and 2) with regard to plans for a traffic light, she is not aware of one, but whatever the Traffic Impact Analysis for the school district will come out with is what will be required. She stated that given the new construction of the school, as well as the addition to this development, if approved, their study may require a lot more.

Council Member Massey requested that Ms. York clarify that the Council is approving the Planned Development's ability to use the residentially appropriated property for mixed-use option in the future. Ms. York stated that is correct; however, if the Concept Plan is changed significantly, that would require an amendment to the approved Planned Development. She noted that the ordinance does allow for small details to be changed with administrative approval. Council Member Massey asked Mrs. Meza to show him where on the map her property was located. Mrs. Meza informed Mr. Massey that her property is directly across the street on SH91. She stated that she and her husband and her brother-in-law and sister-in-law are all at the corner of SH91 and FM84. Mr. Massey asked if her concerns had been addressed. Mrs. Meza stated that she always hears that her concerns will be addressed but actually seeing them addressed is going to be a different story. She stated that because of all of the pedestrian traffic and young kids at the high school, she would hate to see so much more traffic impede that area, but she knows that is not going to be possible. Mrs. Meza stated that it will be a major undertaking and she wants to ensure that any traffic concerns are done ahead of the traffic that will be coming in. Mr. Massey stated that he shares her concerns because he lived through Frisco as a 20,000-resident community into the monster it is today and part of the process along the way was to make sure they were walkable and bikeable, and they are not always successful. He stated that the reason he left there, in part, was because they had so many school zones to drive through to get to any major highway. And as the residential county seat, so to speak, relative to our industrial based southern neighbor, it seems like this is kind of the trend we're going towards. He stated that he appreciates the feedback and accountability but stated that what they are attempting to do here today is say is it allowed for us to build something that is not simply residential or simply commercial. Mr. Massey stated that we are going to do something that is more of a live/work/play kind of model and then fine-tune it with staff to make sure it is safe for our residents not only today, but in the future. Mr. Massey assured Mrs. Meza her voice was heard.

Mayor Crawley stated that he would reopen the public hearing that was opened on June 17, 2024, and asked if there was anyone present who wished to speak on this agenda item. Mr. Josh McKinney came forward and provided the following information for the record:

Name: Mr. Josh McKinney, Applicant's Representative
Metro Group

Address: 1130 Vagabond Lane
Plymouth, MN 55447

Mr. McKinney stated Ms. York had already stated many of the facts that he was going to speak to. He stated that they are looking forward to undertaking significant engineering studies both from a grading and drainage standpoint, floodplain traffic, utility sizing and depth standpoint. Mr. McKinney acknowledged that they have a lot of work to do, and they recognize that. He said that they want to make sure that this is a project that the Council will support before they undertake hundreds of thousands of dollars of

engineering expenses to determine that. He stated that the one thing he wants to mention is that they tried to focus like uses where possible. They have some multifamily directly across the street towards south, and industrial or manufacturing to the north. Mr. McKinney stated that they stepped down intensity wherever they felt they could. Mr. McKinney stated that they do not have illusions that they wouldn't have some improvements to Texoma Parkway, at least some on SH91. He stated that the extent of those improvements will be driven by the traffic study. Referencing Council Member Thomas' inquiry, Mr. McKinney stated that, with regard to the traffic signal at the intersection of Armstrong Drive – running north/south - midway through their site, one of the things that road, theoretically would allow them to do is relieve some of the traffic off of SH91. He stated that to the extent that a signal would be necessary, they would basically build off of the school's traffic report and determine at what point they trip a signal warrant. Mr. McKinney stated that within those two studies they would figure out who's paying for what. He stated that they look forward to digging into all of that but believe it might be a little early for those discussions. In response to Council Member Massey's inquiry, Mr. McKinney stated that they are having discussions regarding the proposed trails and whether they will be designed to service specifically the tenants of the property. He stated that the initial thought is that we've got a great piece of property that has a lot of topography on it and has some trees that are absolutely gorgeous, so they want to preserve as much of that as possible. He stated that there are discussions they can have with the City further down the line regarding if this is something that the City has in their Parks Master Plan and maybe they can work together relative to a park dedication. He stated that they are open to those discussions, but they do not have a definitive answer. Mr. McKinney stated that they have a significant amount of green space where they could work in conjunction with the City if that was something that the City was looking for.

Council Member Massey stated that the City recently had a Council Member step down from his role on Council [Brian Hander] and Mr. Hander was really focused on the green spaces and tying the parks in, noting that that is a motive that he shares. He stated that in Frisco, specifically, he saw several floodplains turned into a crushed gravel parking lot where it didn't impede permanent structure. That allowed for parking on a seasonal basis for citizens to be able to use the parks area. Mr. Massey stated that as we move forward with these Planned Developments and as the City starts annexing more and more property, that's an area that he believes the City would really benefit from [walkability and outdoor lifestyle]. Mr. McKinney said that would be great and he looks forward to further conversations on what the City's parks perspective is specific to this area of town.

Mayor Crawley asked if there was anyone else present who wished to speak on this agenda item. Mr. George Mason came forward and provided the following information for the record:

Name: Mr. George Mason
Address: 2117 Park Village
Denison, TX

Mr. Mason stated that he has read a few articles about this type of housing development. He stated that he saw one down in Austin and was really impressed with the concept and the different types of housing all together in one site. Mr. Mason complimented Mr. McKinney for preserving the water areas. He said that he has seen too many times where a contractor goes in and just bulldozes everything. He stated that if they are going to add the trails, he would recommend more parking because it will attract people. Mr. Mason stated that if you want to see a prime example of how housing and water areas can co-exist, drive down Waterloo Lake Drive. He stated that he hopes that the state installs some traffic control at the intersection area of the two state highways (i.e., FM84 and SH91).

Mayor Crawley stated that the City would work closely with the schools to ensure that it is a safe highway, noting that it is important for our children and schools to be safe. He stated that it will take a while to get things straightened out as we work through the Planned Development. Mayor Crawley assured the residents that the City would be in touch with Dr. Kirkbride and the Denison schools to be sure this is a safe intersection where the new school is going there.

Mayor Crawley asked if there was anyone else present who wished to speak on this agenda item, to which there were none. With that, the Mayor closed the public hearing.

On motion by Council Member Massey, seconded by Council Member Thomas, the City Council unanimously approved Ordinance No. 5354, "AN ORDINANCE OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE CURRENT ZONING CLASSIFICATION OF A ±154.70-ACRE TRACT OF LAND BEING IDENTIFIED AS GRAYSON COUNTY APPRAISAL DISTRICT PROPERTY ID NOS. 109711, 109720, 109722, 109723, AND 109766, AND BEING GENERALLY LOCATED AT THE NORTHEAST CORNER OF TEXOMA DRIVE/FM 84 AND STATE HIGHWAY 91, FROM THE AGRICULTURAL (A) DISTRICT AND THE MULTI-FAMILY 2 (MF-2) RESIDENTIAL DISTRICT TO THE PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT WITH BASE ZONINGS OF SINGLE-FAMILY (SF-7.5) DISTRICT, SINGLE-FAMILY TOWNHOME (SF-TH) DISTRICT, MULTI-FAMILY RESIDENTIAL (MF-2) DISTRICT, LIGHT INDUSTRIAL (LI) DISTRICT, AND COMMERCIAL (C) DISTRICT; AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY ESTABLISHING A ZONING CLASSIFICATION ON A ±52.52-ACRE TRACT OF LAND BEING IDENTIFIED AS GRAYSON COUNTY APPRAISAL DISTRICT PROPERTY ID NOS. 109713, 109718, AND 439828, AND BEING GENERALLY LOCATED AT THE NORTHEAST CORNER OF TEXOMA DRIVE/FM 84 AND STATE HIGHWAY 91 TO A PLANNED DEVELOPMENT (PD) OVERLAY DISTRICT WITH BASE ZONINGS OF SINGLE-FAMILY (SF-7.5) DISTRICT, SINGLE-FAMILY TOWNHOME (SF-TH) DISTRICT, MULTI-FAMILY RESIDENTIAL (MF-2) DISTRICT, LIGHT INDUSTRIAL (LI) DISTRICT, AND

COMMERCIAL (C) DISTRICT, FOR A COMBINED TOTAL OF ±207.22 ACRES; BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A-1" AND DEPICTED IN EXHIBIT "A-2"; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING A CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR SEVERABILITY, REPEALING, AND SAVINGS CLAUSES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW."

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion and take action on an Ordinance authorizing the issuance and sale of Tax Note, Series 2024, in the principal amount of \$3,860,000.00 for the Visitor's Center Project.

Council Action

Laurie Alsabbagh, Finance Director, stated that this matter is to request authorization for funding of the Visitor Center at 321 W. Main Street. She stated that processing occurred this morning on Tax Notes, which have a seven-year term, averaging payments of about \$635,000 a year. Ms. Alsabbagh then introduced Marti Shew with Hilltop Securities to speak on today's issuance and sale of Tax Note, Series 2024.

Ms. Shew came forward and greeted the Council. Hilltop Securities is the financial advisor to the City of Denison. Ms. Shew stated that Hilltop Securities put together a packet for the City on this sale. She stated that the tax notes were sold through a private placement, noting that what that means is that various banks were solicited to provide a bid for the right to purchase the tax notes. Ms. Shew stated that it is a very quick and cost-effective sale method, and it is common for shorter debt. She stated that banks typically don't want to commit their capital for any longer term, at least at a fixed rate, so it's a very ideal sale method for a shorter term. Ms. Shew stated that the front page of the packet contained a summary of all of the bids that were received. She said she was pleased to report that seven different proposals were received from six different banks, so one of the banks offered multiple options relative to the prepayment option. Chase Bank came in with the lowest proposed true interest cost rate of 4.11%. She stated that the rate will be fixed for the seven-year term and there is no prepayment option on that. Ms. Shew stated that they like to see a minimum of three bids, so we were well above what they would consider for a successful sale. Ms. Shew noted that as far as the bank market is concerned, it's been a little displaced over the last year and a half, especially with the bank failures they have. She stated that they have been in a prolonged period of an inverted yield curve where short term rates are a little bit higher than long term rates, so it's been unique for the bank market. Ms. Shew stated that it is the best placement rate she has seen in a year, so the City should be pleased. Ms. Shew stated that they included a full set of the final numbers for the Council so they could see what that rate translates to in dollars of the life of the bonds, noting, again, that it was a very quick and cost-

effective sale method because you don't have to apply for and purchase a rating. She stated that you also don't have to prepare a bond offering document and pay underwriting fees, but otherwise, they function as bonds just like all other debt. Ms. Shew stated that they will then go through the attorney general for their approval, and this is the final step of the bond issuance process. Ms. Shew stated that by adopting the ordinance before the Council tonight they are locking this rate into place and accepting this proposal and then the City will receive the funds on August 1, 2024.

There was no discussion or questions from Council.

On motion by Mayor Pro Tem Adams, seconded by Council Member Thorne, the City Council unanimously approved Ordinance No. 5355, "AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF DENISON, TEXAS, TAX NOTE, SERIES 2024; LEVYING AN ANNUAL AD VALOREM TAX FOR PAYMENT OF SAID NOTE; AUTHORIZING EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND PURCHASE AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT."

7. PROJECT UPDATES

A. Receive an update on the Library Courtyard Project.

Greg Mitchell, Director of the Denison Public Library, stated that he came to Denison five years ago. He stated that on the backside of the Public Library building is a small courtyard area. Mr. Mitchell stated that the courtyard was overgrown with weeds and had some debris in there and had to be locked up at night because people would sneak back there from the alley and do bad things. Mr. Mitchell stated that he looked at the courtyard and realized that it was really just an eyesore and he wanted to do something with it. He stated that COVID and all different kinds of obstacles kept coming up and getting in the way of doing anything with the courtyard. Mr. Mitchell stated that last year he was speaking with April Martin of the Texoma Workforce Solutions, and she lit up when he started to talk about wanting to do something with that space. Ms. Martin went to work on it and lined up a collaboration between Denison ISD [the high school students in the special ed vocational program], Texoma Workforce, and Twin Oaks Nursery who donated material, plants, and benches to the Library. Mr. Mitchell stated that both Library and Parks and Recreation crew pitched in to the project and did some really great things for them. Mr. Mitchell stated that the Library had the ribbon cutting today, at long last, and opened up their "Library Courtyard Garden." He stated that he is very proud to say that it looks great and will be even better as the plants mature and grow. Mr. Mitchell stated that it is a great example of how we as the City can work collaboratively with others in the community to make something really nice happen. He stated that he is as proud of the students as you can possibly imagine as they pitched in and worked really hard on the project. Mr. Mitchell stated that the Parks and Recreation crew did marvelous things to make the water work and put some paving in. Mr. Mitchell invited everyone to come to the Library to have a look at the courtyard, get a cup of

July 1, 2024
City Council Meeting MINUTES
Page 12 of 12

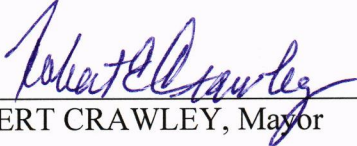
coffee, and just sit out there and read and enjoy. He stated that he is so proud of the partnership that brought this about.

Mayor Crawley thanked Mr. Mitchell and all of the “award-winning” Library staff for all they do and for bringing this idea into fruition.

There was no further discussion or questions from Council.

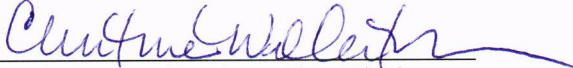
No action taken. Information item only.

There being no further business to come before the Council, the meeting was adjourned at 6:40 p.m.



ROBERT CRAWLEY, Mayor

ATTEST:



Christine Wallentine, City Clerk

