



**CITY OF DENISON  
REINVESTMENT ZONE NO. 4, CITY OF DENISON,  
BOARD OF DIRECTORS MEETING MINUTES**

**Monday, January 8, 2024**

Board Members present were Robert Crawley, JC Doty, Board Chair Janet Gott, Amber Holley, and Commissioner Matt Hardenburg.

Staff present were Interim City Manager, Bobby Atteberry, City Clerk, Chris Wallentine, Senior Accountant, Orlando Macedo. Department Directors were also present.

**1. CALL TO ORDER**

- A. Administer Oaths of Office to newly appointed and reappointed members.

Board Action

Board Chair Gott called the meeting to order at 12:01pm. Ms. Wallentine administered the Statements of Officer and Oaths of Office to the newly appointed and reappointed Board Members.

**2. PUBLIC COMMENTS**

No Requests to Speak Cards were received by this point in the meeting. Therefore, no public comments were received.

**3. CONSENT AGENDA**

- A. Receive a report, hold a discussion and take action on the Minutes from the Reinvestment Zone No. 4 Board of Directors Meeting held on March 22, 2021.

Board Action

On motion by Board Member Crawley, seconded by Board Member Doty, the Reinvestment Zone No. 4 Board of Directors unanimously approved the Minutes from the meeting held on March 22, 2021.

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- A. Receive an update on the financial status of the Tax Increment Fund (TIF) for TIRZ #4.

Board Action

Orlando Macedo, Senior Accountant, provided a brief overview of TIF No. 4. Both the City and County contribute 75% of the tax rate. The City contributes 75% of the M&O

rate and the County contributes 75% of their General Fund Tax Rate. Currently, the balance for TIRZ No. 4 is \$207,505. There are three main costs TIRZ No. 4 has, typically there are only two, but this one is a little unique. First, there is the City's costs which can be used, for example, to provide infrastructure to spur development. It could also be used to reimburse administrative costs. The City could also use it for debt service to issue bonds. Lastly, fifty percent (50%) of the TIRZ Funds are saved for City costs. The second costs in the TIRZ fund can be used for reimbursement agreements. These are reimbursement agreements the City can make with developers to reimburse infrastructure and certain public improvements and, lastly, Loy Lake Park costs. This is a little unique in that it is specifically used for Loy Lake to improve public improvements here such as the dam, spillway and cleaning of the lake. Twenty-five percent (25%) of the TIRZ funds are saved specifically for Loy Lake Park.

Board Member Holley asked if these funds could be used for the Eisenhower bust or something like this in the future, such as maintenance work, etc. Bobby Atteberry, Interim City Manager, replied that this type of work is part of the General Fund. This is for things like, some of which you will hear about today, the dam. The City has received a letter from the State that the dam was leaking and these fund would go toward making the debt service payments for repairs to the dam.

Board Member Hardenburg asked about trying to do some road work. He has had some people reach out to him about this and asked if there has been any talk of this. Mr. Atteberry replied this is in the plans for this year's budget.

Board Member Holley asked about the line between general fund expenses, TIRZ money, etc. Mr. Atteberry stated the best way to look at it is that the General Fund is for maintenance things and the TIRZ money would be used improving something to better the condition.

There was no further discussion or questions from the Board.

No action taken. Informational item only.

- B. Receive a report, hold a discussion and take action on authorizing the use of TIRZ 4 funds to finance needed repairs to Loy Lake Dam.

#### Board Action

Laurie Alsabbagh, Finance Director, presented this agenda item. Ms. Alsabbagh reminded the Board that Loy Lake is located in TIRZ No. 4 and referenced the PowerPoint showing the area boxed in yellow being referenced today. This past year, the Public Work Director brought to our attention that based on the size of Loy Lake, the dam is not in compliance or does not meet the design and construction requirements per TCEQ's dam safety program. In order to maintain compliance, although the City is not out of compliance at this time, we need a plan in place to address these deficiencies or the City will become out of compliance. So, therefore, in order to meet these compliance requirements, the City will be issuing \$1.6 million in certificates of obligation for the design and possibly Phase 1, depending on how far the dollar goes for the repairs, to show TCEQ that we are working to remedy this. So, the amount will be \$1.6 million in estimated payments, or \$170,000 for twelve (12) years. Staff is requesting that the debt payments be funded from TIRZ No. 4. As Mr. Macedo mentioned earlier, there are three uses of the funds for city costs,

developer cost or Loy Lake Park. We would only be able to utilize the city cost portion and the Loy Lake cost portion toward the debt service payments. So, it would not touch the developer portion.

Board Chair Gott asked Mr. Alsabbagh if the current TIRZ fund balance will support the debt. Ms. Alsabbagh responded in the affirmative as staff has run analysis. In the figure provided earlier by Mr. Macedo, it did not include the FY2024 deposits. We haven't calculated or billed the county for this part or billed ourselves for this part yet. There will be funds. Of course, being in accounting, we definitely work on the conservative side to make sure we do have enough funding for this. Board Chair Gott asked Mr. Atteberry if the \$1.6 million included any design work that has to be done as well as the construction. Mr. Atteberry stated that it may not include all. The design has to come first so the construction will get us into compliance with TCEQ.

Board Member Hardenburg confirmed the balance of \$207,000 in the fund now and asked if the City would have to come up with some money to cover the difference between the \$1.6 million and the balance in the fund now. Board Chair Gott stated the fund balance will be used on debt service payments. Ms. Alsabbagh added that she is hoping there will be some opportunity for state grants that may help with the future phases of the construction and repairs as this is something staff is looking into.

Board Member Holley asked if there was any sort of aesthetic that comes along with this kind of repair. Ms. Alsabbagh responded this is just for compliance, or to get the dam into compliance with TCEQ.

Board Chair Gott reminded everyone that when the City took over the park from the County, when it was deeded over, the repairs to the dam had been deferred for a great number of years. So, it has been in need of repair and now we have reached critical mass. We don't have any choice but to repair it. Ms. Alsabbagh added that the dam was built in 1933 and we are not aware of what repairs have been made since then. We assume there have been some key repairs to it, but just to give you an idea of the age of the dam.

There was no further discussion or questions from the Board.

On motion by Board Member Crawley, seconded by Board Member Doty, the Reinvestment Zone No. 4 Board of Directors unanimously approved the City and Loy Lake allocations of TIRZ No. 4 funds to finance the needed repairs to Loy Lake Dam.

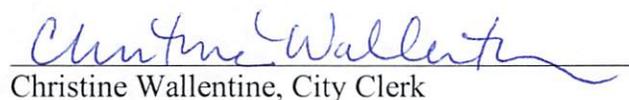
#### 4. ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 12:15 pm.



BOARD CHAIR

ATTEST:

  
Christine Wallentine, City Clerk