



**CITY OF DENISON
CITY COUNCIL MEETING
AGENDA**

Monday, August 16, 2021

After determining that a quorum is present, the City Council of the City of Denison, Texas will convene in a Regular Meeting on **Monday, August 16, 2021, at 6:00 PM** in the Council Chambers at City Hall, 300 W. Main Street, Denison, Texas at which the following items will be considered:

1. INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

2. PUBLIC COMMENTS

Citizens may speak on action items listed on the Agenda. A “Request to Speak Card” should be completed and returned to the City Clerk upon arrival, prior to the Council reaching the Public Comment section of the agenda. Citizen comments are limited to three (3) minutes, unless otherwise required by law. Comments related to the Public Hearings listed below, will be heard when the specific hearing starts.

3. CONSENT AGENDA

Each of these items is recommended by the Staff and approval thereof will be strictly on the basis of the Staff recommendations or any prior Board or Council action as the case may be from time to time. Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with the Staff recommendations.

Listed below are bids, purchase orders, contracts, and other items to be approved under the Consent Agenda. This listing is provided on the Consent Agenda to allow Council Members to discuss or withdraw an item prior to approval of the Consent Agenda. If no items are pulled, the Consent Agenda Items below will be approved with one motion. If items are pulled for separate discussion, they may be considered as the first items following approval of the Consent Agenda.

A. Receive a report, hold a discussion and take action on approving the Minutes from the Regular City Council Meeting held on August 2, 2021.

B. Receive a report, hold a discussion and take action on a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, regarding the Company's 2021 Rate Review Mechanism filing, declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement and finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest.

C. Receive a report, hold a discussion and take action on an ordinance amending Chapter 20, Solid Waste, by amending Section 20-13 “Prohibited Materials and Regulations”.

- D. Receive a report, hold a discussion and take action to enter into an agreement with Insituform Technologies, LLC through a BuyBoard proposal for a total amount of \$457,760 for repairs to the storm drain pipe along Loy Lake Road and authorize the City Manager to execute the same.
- E. Receive a report, hold a discussion and take action on an ordinance amending Chapter 22, Subdivision Regulations, specifically amending Article II “Platting Procedures,” Article III “Construction Management, Surety and City Participation”, and Article IV “Requirements for Public Improvements and Design.”

4. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing and receive testimony from the Neighborhood Services Manager on the unsafe condition of the posted structure at 413 S. Eddy Avenue and take action. After the conclusion of the public hearing, the Council may issue an order authorized by Chapter 214 of the Texas Local Government, including but not limited to securing the building from entry, or the repair, vacation, removal or demolition of the structures and may access civil penalties.
- B. Receive a report, hold a discussion, conduct a public hearing and receive testimony from the Neighborhood Services Manager on the unsafe condition of the posted structure at 1813 Mockingbird Lane and take action. After the conclusion of the public hearing, the Council may issue an order authorized by Chapter 214 of the Texas Local Government, including but not limited to securing the building from entry, or the repair, vacation, removal or demolition of the structures and may access civil penalties.
- C. Receive a report, hold a discussion, conduct a public hearing, and take action on an Ordinance amending Section 28.26, Section 28.33, Section 28.46, Section 28.49, and Section 28.63 of Chapter 28, the Comprehensive Zoning Ordinance. (Case No. 2021-064ZO)
- D. Receive a report, hold a discussion, conduct a public hearing, and take action on a request to abandon a part of the Holland Drive Right of Way. (Case No. 2021-088ROW)

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion and take action on adoption of the Main Street Department’s long-range planning document for downtown Denison through 2030 titled “Vision Forward”.
- B. Receive a report, hold a discussion, and receive direction from Council on the FY2022 Budget.
- C. Receive a report, hold a discussion and take action on a Resolution calling a public hearing to consider an increase in tax revenue.

6. EXECUTIVE SESSION

Pursuant to Chapter 551, *Texas Government Code*, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting to receive legal advice from its attorney on any posted agenda item as permitted by law or to discuss the following:

A. Consult with attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter and/or consult with attorney about pending or contemplated litigation or contemplated settlement of the same. Section 551.071.

1. Confer with City Attorney regarding Chapter 20 of the City's Code of Ordinances.

B. Discuss the possible purchase, exchange, lease or sale value of real property (public discussion of such would not be in the best interests of the City's bargaining position). Section 551.072.

C. Discuss negotiated gifts or donations to the City (public discussion at this stage would have a detrimental effect on the City's bargaining position). Section 551.073.

D. Discuss the appointment, employment, evaluation, reassignment of duties, discipline, or dismissal of or to hear a complaint against a public officer or employee. Section 551.074.

E. Discuss the commercial or financial information received from an existing business or business prospect with which the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by the same. Section 551.087.

F. Discuss the deployment or specific occasions for implementation of security personnel or devices. Section 551.076.

G. Deliberations regarding economic development negotiations pursuant to Section 551.087.

Following the closed Executive Session, the Council will reconvene in open and public session and take any such action as may be desirable or necessary as a result of the closed deliberations.

CERTIFICATION

I do hereby certify that a copy of this Notice of Meeting was posted on the front window of City Hall readily accessible to the general public at all times and posted on the City of Denison website on the 13th day of August 2021, before 6:00 PM.

Christine Wallentine, City Clerk

In compliance with the Americans With Disabilities Act, the City of Denison will provide for reasonable accommodations for persons attending City Council meeting. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Clerk's Office at 903-465-2720, Ext: 2437.



**CITY OF DENISON
CITY COUNCIL MEETING
MINUTES
Monday, August 2, 2021**

CALL TO ORDER

Announce the presence of a quorum.

Mayor Gott called the meeting to order at 6:00 p.m. City Council Members present were Brian Hander, Michael Courtright, James Thorne, Robert Crawley and Kristofor Spiegel. Staff present were Interim City Manager, Bobby Atteberry, City Attorney Julie Fort, City Clerk Christine Wallentine, and Deputy City Clerk, Fanchon Stearns. Department Directors were also present.

1. INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Council Member James Thorne, Pastor of Alpha & Omega Community Baptist Church, gave the Invocation, which was followed by the Pledge of Allegiance and Texas Pledge led by Heather Whitney, a U.S. Army Veteran who served during the War on Terror era.

2. PROCLAMATIONS AND PRESENTATION

A. Moving Forward, Giving Back Award Presentation.

Mayor Gott presented the City's Moving Forward, Giving Back Award to Bill Douglass. Mayor Gott spoke of the recipient who 40 years ago began making a difference in North Texas, including Grayson County and their influence has grown exponentially in the years following. He and his wife developed an award-winning business where the philosophy is "the business succeeds only if those around us succeed." This company provides quality of life wages for almost 500 team members. Over the years it has become a family business, where the children became actively engaged in the success and the assurance this philosophy would become the company legacy. The recipient considers himself a citizen of the region, although his home and business headquarters are in Sherman, he sets the gold standard for regional thinking. He believes strongly that what is good for one of us should be good for all of us. Fourteen years ago, as a member of the Texoma Medical Center Board of Trustees, he helped lead the quest to attract and build a hospital meant to serve the entire region. The result is a state of the art, \$300 million hospital at FM 691 and US Hwy 75, anchoring a world class medical campus. His service to the region continues through twenty-one years on the Board of Trustees with six of those as the Chairman. The recipient serves on many boards and commissions, and if you look at his resume, he almost always rises to the position of Chairman because of his natural leadership, his commitment to excellence and his willingness to give back. We as a community are grateful for his decision to locate and invest in Denison. Over just the last year, our recipient has invested

more than \$2,000,000 in two major remodels in our City, but for him it isn't about the investment in the business, it's all about the investment in the community. On August 1st, his company launched the "Pump Some Yellow Jacket Pride Program" where one pump in each of his four locations will be dedicated to support the Denison Independent School District and the mighty Yellow Jackets. With each gallon of gas pumped, \$.02 will be given to the DISD. For our recipient, it is all about giving back and making a difference, no matter where he is or the circumstance. If that is not enough, he served our great nation in the United States Marine Corps and the United States Army as a First Lieutenant in Combat Intelligence. We are all fortunate this recipient chose North Texas and, ultimately, our community.

3. PUBLIC COMMENTS

Mayor Gott called for any public comments at this time and reminded those wanting to comment of the guidelines established by the City Council. Mayor Gott confirmed with City Clerk, Christine Wallentine, that two Request to Speak cards were received, one from Bill Magers, who wished to speak to Item 6.B.n and one from Dr. Charla Harris, who wished to speak to Item 4.B. Mayor Gott asked if Dr. Harris would like to speak when the Council takes up the specific item, to which Dr. Harris concurred. Mayor Gott then called up County Judge Bill Magers, who provided the following information for the record:

Name: Bill Magers

Address: 100 W. Houston
Sherman, TX

Judge Bill Magers stated he was here to speak on Item 6.B. of the Agenda, related to the budget. Judge Magers reported that he was proud to announce a 4-year grant from the Judicial Commission on Mental Health to fund a position, Community Diversion Coordinator, for Grayson County. The information was received on Sunday and Judge Magers wanted to provide some details in the event law enforcement wants to consider this before finalizing the budget, with regard to training, etc. Judge Magers said it was important for the Council to understand what was going to happen in Grayson County this year. The Commissioner's Court approved the grant application and received notice of approval on Sunday. The Commissioner's Court will formally vote on it a Tuesday's meeting. This is a 4-year grant. The first 2 years are paid at 100%, 80% for year three and 60% for year four. This coordinator will work directly for the courts and will bring attention to mental health cases across the judicial system. It's going to determine best outcomes for the inmate and provides mental health resources as opposed to incarceration. The bottom line is this coordinator will help delineate between when the inmate has a mental health issue and doesn't need to be incarcerated. The goal is to reduce the jail population. It will reduce the tax burden on Grayson County taxpayers, where it costs all of us \$60 per day, per inmate in the Grayson County Jail. It will divert or remove citizens from jail to receive mental health care instead of incarceration and will create efficiency in the criminal justice system in Grayson County. A person will be moved through this system quicker and more efficiently, thereby saving tax dollars. In short, the efficiencies in this system will increase the likelihood that someone needing mental health resources will receive those resources instead of just being incarcerated in the jail. Several agencies across Grayson County supported this effort.

Mayor Gott then announced that Item 4.B. on the Consent Agenda will be pulled and addressed separately after voting on the Consent Agenda.

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 July 12, 2021.
- B. Receive a report, hold a discussion and take action on an ordinance amending Chapter 18 “Public Property”, Article III “Parks and Recreation Areas,” Division 3 “Parks”, Section 18-112 “Driving Vehicles or Riding Animals in Parks and/or School Grounds” to prohibit motorized vehicles of any kind on City trails, and Section 18-113 “Damaging, Removing, etc., Property” to prohibit damage to and improper use of City park property, and adding Section 18-114 “Parking Prohibited” to prohibit parking in certain areas and overnight parking.
- C. Receive a report, hold a discussion and take action on an agreement with Cygnet Strategies, LLC for coordination, planning, promotion and marketing of Denison’s Sesquicentennial year-long celebration for a total amount not to exceed \$89,200 and authorize the Interim City Manager to execute the same.
- D. Receive a report, hold a discussion and take action on the appointment of Tyler Walston as the Hotel Representative on the Convention and Visitors Bureau Advisory Board.

Council Action

On motion by Mayor Pro Tem Hander, seconded by Council Member Crawley, the City Council unanimously approved the Consent Agenda, with the exception of Item 4.B., as presented.

Mayor Gott then called item 4.B. Julie Fort, City Attorney, reported that the reason this reason was pulled from the Consent Agenda, is that there is a slight change of the ordinance from what was in the packet. There was a realization that horses should be allowed on equestrian trails and those are park facilities. So, we added an exception for allowing that and riding horses on equestrian trails would not be an ordinance violation. There was a slight alteration to the agenda language that was passed out to add that provision into the ordinance. This is the only change from what was in the packet.

Council Member Courtright asked if motorized vehicles included Segway’s, etc. Ms. Fort confirmed this was included. Mayor Gott then called Dr. Charla Harris forward.

Dr. Harris thanked the Council for hearing her out. Dr. Harris commented that when it comes to Consent Item 4.B., when discussing the articles, driving vehicles or riding animals in parks or on school grounds, the animal issue has been addressed. Twice per year, Frontier Village has living history and it is hard to portray the 1800’s without having a horse present. They do have a special horse who has been coming for several years and she was concerned about how this would affect that. Another issue is, and this may be a question that has to be addressed after speaking, it includes ATV’s and golf carts. Dr. Harris said since the Frontier Village property is deemed public park property and Frontier Village is the leaseholder, this is what she uses to get around. If they are prohibited from using these means, since she is handicapped, it prohibits her from supervising events. Therefore, Frontier Village would like an amendment made for them for special events so that Dr. Harris can supervise, and in her place, someone else. They do have over 14 acres, and it is hard to walk this multiple times per day. Dr. Harris then mentioned the damaging

public property and removal. When she read the description of this it includes alteration of trees and other items that is deemed property of the City and the park. Her concern is that if a tree limb threatens one of the houses, their grounds chairman can go out and take care of this. If it occurs on a weekend, Dr. Harris can't do this. So, they would like a special amendment that they can take care of this in an emergency.

Mayor Gott then stated she would try and understand Dr. Harris' request for ATV's and golf carts are during special events only. Dr. Harris confirmed this was the case. The Mayor then asked if this would be covered under a special event permit. Dr. Harris interjected and said there is nothing in the special events permit that mentions ATV's or golf carts. Bobby Atteberry, Interim City Manager, said his interpretation is that this just refers to trails. Julie Fort, City Attorney, stated this ordinance does not apply to the roadways or parking lots. The prohibition against motorized vehicles on other parts of park property was already in the ordinance. This ordinance amendment is just adding the trails specifically to the prohibition. Dr. Harris stated that her interpretation is that this also prohibits parking in certain areas and overnight parking. When you are talking about this there is nothing that specifically states on the parking or on the all-terrain use, that it does apply just to trails. In fact, the all-terrain use specifically states on City roadways within the park. Council Member Spiegel stated that his assumption would be that these don't apply to City staff or special events. This applies to citizens. In other words, if the Police decided to take an ATV or side by side down Katy Trail, that is their right as our law enforcement. Justin Eastwood, Parks and Recreation Director, came forward and stated that he agreed with Council Member Spiegel. Mr. Eastwood stated that in Section 18-112 there is a clause that exempts out these types of vehicles used for patrol, emergency vehicles, City vehicles, approved vehicles, etc. Dr. Harris said this was correct, but Frontier Village does not have City employees and if there is not wording there, and unless it is in writing under contract, it is not binding. Ms. Fort added that this section wasn't in reference to City vehicles only. It is also anyone else that has received a permit authorizing the operation. Council Member Spiegel then mentioned Texoma Soccer Association's use of a golf cart that has been preauthorized at THF Park and that we could do something similar to alleviate any concerns that Frontier Village may have. Mayor Gott then asked Ms. Fort to confirm that the language, as written, does not prohibit Frontier Village from using an ATV or a golf cart during special events on the roadways of the park. Ms. Fort stated that on the roadways it is fine, but if you are off a roadway this was always prohibited. This is just adding the prohibition to the trails and adds the exemptions that Mr. Eastwood just described. Dr. Harris said that her concern is that their property inside the gates is off the roadway and could be interpreted this way. Ms. Fort said this is where the ordinance would allow for the ATV or golf cart to get a permit for this use. Mayor Gott confirmed that Frontier Village's use is not going to be prohibited. Dr. Harris then asked about the parking issue and asked that it be clarified, especially regarding authorized parking areas. Does this limit parking for Frontier Village's events to just their front parking area? Ms. Fort said she is not familiar with the grounds enough to know. Council Member Doty said there is a limited number of parking areas in front of Frontier Village. Dr. Harris confirmed this was the case, but if she has 1,000 people there, it limits the space. They have always used the grass as additional parking and also lined the roadways. This has been their access point. This would limit the size of Frontier Village's events if they can't park on the roadways or on their leased property outside of the gravel. Mayor Gott asked Mr. Eastwood to come forward. Mr. Eastwood said this is a very comprehensive work of different ordinances, parking in particular. One of the challenges they have is at THF Park, when there are a lot of different activities, they will have tournament providers come in the night before and start parking their trailers on the premises. With some of the

parking challenges we have, we need to prevent essentially the park being over ran by people staying the night there, in addition to the safety aspect of people spending the night at the park when we have not staff there. In coordination with our safety teams, we felt it would be best that we would prohibit overnight use. Definitely not trying to interfere with other activities. As far as language goes, he's not sure how this should articulate, but these are some of the main reasons behind this. Other Park systems too, we just don't want people spending the night in our parks. This is really the main key we are trying to hit here. Council Member Spiegel thought that maybe these concerns could be addressed in the operational lease agreement. Dr. Harris stated that she was asking for something to be amended, as had been done before, by motion to clarify this and that she not have to come back and ask for clarification. Julie Fort, City Attorney, spoke up and said that Council could not make a motion to amend the contract because their contract is not on the agenda this evening. This would have to be on a future agenda. Dr. Harris said she is not asking to amend her contract; her contract will not be amended. What they are asking is for an amendment to their consent as they did before and that it be changed to exclude Frontier Village. Mayor Gott said that she was not sure a comprehensive ordinance we are addressing that we want to single out a particular entity within a park. We don't want overnight parking in any of our parks, which includes Loy Lake Park. Mayor Gott went on to say that amending the ordinance is something we want to do tonight, but she is only speaking as one vote. Mayor Gott went on to say this has been well studied and is something we want to happen across our parks system. Addressing a specific use for Frontier Village is something we can do at a later date. Dr. Harris replied by stating if this is how they choose to handle it then she has to respect that, but please understand that it would be a violation of Frontier Village's contract and they will take whatever action is necessary to see that they continue operating as they always have. Mayor Gott responded that the intent was not in any way to alter their operations. Dr. Harris said she was not concerned about the overnight parking. She does approve of this amendment because they had a homeless problem there. She's not disagreeing with this. Her concern is the limitation that is put on their parking during events, and she can't take the word of the Council that someone won't come along who isn't familiar with this discussion today and not take action if we were to park along the roadways. This is why they are asking this specifically be amended. Dr. Harris stated if they had known about this and there was communication that these things were possible, it might not allude to her having to come up here and ask in front of the City Council to have these things amended. Dr. Harris said that it was clear the Council did not want to amend this today, even though a motion could be made and passed. So, they will address it in a different way. Mayor Gott stated it was up to the Council, as she only gets one vote.

Julie Fort, City Attorney, stated that this allows for application to be made for permit for the golf cart or ATV. Ms. Fort added that when you apply for an event permit, which does apply to Frontier Village now, that you have to submit what your parking plan is. So, the parking would be approved as part of the event permit. Just like with any other entity who wanted to have an event in a City park. There is a means for addressing these things. It is the Council's choice how they wish to address them, but she doesn't see any legal risk with violating their contract just because the Council passes this ordinance. Dr. Harris stated it was her concern that Frontier Village is spoken of as "any other entity" when there is no other entity that operates within a park that has a lease with the City other than TELS. So, Frontier Village is asking that concessions be made as they are not new to the park, the City is. They were told that things would be grandfathered in and to this point they have not. Mayor Gott added that there is a procedure with a park belonging to the city where special events have to be permitted. This is with any entity, regardless. Whether it is

Frontier Village or TELS. Mayor Gott said she thinks that the problems Dr. Harris sees will be addressed within a special event permit and it will not in any way affect the way that Frontier Village is able to operate. What Mayor Gott is hearing is that Frontier Village wants to be able to operate in the past, but they can't operate as they have in the past because in the past, they didn't have to get a special event permit because the park was operated by the County. Mayor Gott said she believed the global intent of the ordinance was to address things in general in our parks and this is important to our community that we do this. We are in no way trying to prohibit things that occur at Frontier Village. Dr. Harris replied that this has become a special event permit discussion and they weren't asking about this. This is not what they are asking the Council to address. Mayor Gott replied that they are asking the Council to amend the ordinance and exclude Frontier Village and we don't need our ordinance to exclude Frontier Village from the requirements of the City. A special use permit with a parking plan would address their concerns. Council Member Doty added that he agreed with Mayor Gott in that a special event permit would take care of their concerns. Council Member Doty went on to say that if we were in the habit of singling out different entities in all of our ordinances, we'd have a hodge podge or ordinances that are hard to enforce. Dr. Harris thanked the Council for hearing her out.

There was no further discussion or questions from Council.

On motion by Mayor Pro Tem Hander, seconded by Council Member Spiegel, the City Council unanimously approved Ordinance No. 5152, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 18 "PUBLIC PROPERTY," ARTICLE III "PARKS AND RECREATION AREAS," DIVISION 3 "PARKS," SECTION 18-112, "DRIVING VEHICLES OR RIDING ANIMALS IN PARKS AND/OR SCHOOL GROUNDS" OF THE CODE OF THE CITY OF DENISON, TEXAS, TO PROHIBIT MOTORIZED VEHICLES OF ANY KIND ON CITY TRAILS, AMENDING CHAPTER 18 "PUBLIC PROPERTY," ARTICLE III "PARKS AND RECREATION AREAS," DIVISION 3 "PARKS," SECTION 18-113, "DAMAGING, REMOVING, ETC., PROPERTY" OF THE CODE OF THE CITY OF DENISON, TEXAS TO PROHIBIT DAMAGE TO AND IMPROPER USE OF CITY PARK PROPERTY, ADDING CHAPTER 18 "PUBLIC PROPERTY," ARTICLE III "PARKS AND RECREATION AREAS," DIVISION 3 "PARKS," SECTION 18-114, "PARKING PROHIBITED" OF THE CODE OF THE CITY OF DENISON TO PROHIBIT PARKING IN CERTAIN AREAS AND OVERNIGHT PARKING, AND ADDING CHAPTER 18 "PUBLIC PROPERTY," ARTICLE III "PARKS AND RECREATION AREAS," DIVISION 3 "PARKS," SECTION 18-115 "PARK CLOSURES" OF THE CODE OF THE CITY OF DENISON TO PROHIBIT UNAUTHORIZED ACCESS OF PARKS; PROVIDING FOR A PENALTY NOT TO EXCEED FIVE HUNDRED (\$500.00) DOLLARS; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE."

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on a resolution adopting the Community Development Block Grant 2021 Annual Action Plan.

Council Action

John Webb, Executive Director of Planning and Community Development, reported that the U.S. Department of Housing and Urban Development awarded the City of Denison \$287,115.00 for the Fiscal Year 2021 to be used for CDBG eligible activities. Under HUD requirements, the City is required to adopt an Annual Action Plan each program year which appropriates the annual grant allocation. The CDBG Steering Committee had recommended that \$24,454.00 be used for administration, \$30,000.00 be dedicated to Code Enforcement, \$38,000.00 for minor/emergency rehabilitation repairs and \$194,661.00 for Section 108 loan repayment as we did for the street rehab repair water/sewer program. Staff provided the required public notices, held the hearing before the CDBG Steering Committee and have not received any comments. Therefore, staff recommends approval.

Mayor Pro Tem Hander asked how much time we had left before the Section 108 loan was paid off. Mr. Webb stated he did not know but would get him an answer. Mayor Pro Tem Hander then asked Mr. Webb to confirm that when we do repairs on properties it is only for those that are owner occupied. Mr. Webb confirmed this was the case.

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

There was no further discussion or questions from Council.

On motion by Council Member Crawley, seconded by Council Member Doty, the City Council unanimously approved Resolution No. 4058, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS ADOPTING AND AUTHORIZING SUBMISSION OF THE ANNUAL ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR PROGRAM YEAR 2021-2022; PROVIDING FOR SAVINGS AND REPEALING CLAUSES; AND PROVIDING AN EFFECTIVE DATE."

- B. Receive a report, hold a discussion, conduct a public hearing, and take action on an Ordinance creating a Conditional Use Permit (CUP) for a restaurant with a drive-thru at the northwest corner of FM 120 and Layne Drive. (Case No. 2021-96CUP)

Council Action

Bill Medina, Senior Planner, introduced this agenda item. The applicant is asking for a Conditional Use Permit to operate a restaurant with a drive thru. This property is located west of Layne Drive and north of FM 120. The subject property is zoned Local Retail, which will require a CUP for a restaurant with a drive thru. Mr. Medina then showed some renderings of the Chik-Fil-A. The applicant provided a site plan which the Planning and Zoning Commission will be acting on soon. The proposed Chik-Fil-A consists of a 5,118 square foot restaurant with drive-thru. The Planning and Zoning Commission recommended approval on July 27, 2021. Staff recommends approval.

Mayor Pro Tem Hander asked if there would need to be any improvements made to Walker Street to handle some of the flow on the back end. Mr. Medina responded that at this point they were not anticipating any improvements to Walker. While some vehicles will more than likely exit off of Walker, given the site location and the drive thru window, which is actually on the east side of the building, we are anticipating vehicles to exit onto Layne and then jump down to FM 120 to get where they need to go.

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

There was no further discussion or questions from Council.

On motion by Mayor Pro Tem Hander, seconded by Council Member Speigel, the City Council unanimously approved, Ordinance No. 5153, "AN ORDINANCE OF THE CITY OF DENISON, TEXAS, PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF DENISON, TEXAS; PROVIDING FOR A CONDITIONAL USE PERMIT FOR A RESTAURANT WITH DRIVE-THRU IN THE LOCAL RETAIL DISTRICT ON THE PROPERTY DESCRIBED IN EXHIBIT A, BEING APPROXIMATELY 1.85 ACRES, AND BEING PART OF THE M C DAVIS SURVEY, ABSTRACT NO. 336 IN GRAYSON COUNTY, TEXAS, AND COMMONLY KNOWN AS N.W.C. F.M. 120 AND LAYNE DR., CITY OF DENISON, GRAYSON COUNTY, TEXAS; PROVIDING A PENALTY CLAUSE; PROVIDING REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE."

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion, and take action on authorizing FY2021 budget amendment for a pump at Iron Ore Lift Station.

Council Action

Renee Waggoner, Executive Director of Finance and Administrative Services, reported this item was for a budget amendment for a pump at Iron Ore Lift Station. On Friday, July 9, 2021, pump number 2 at Iron Ore Lift Station completely stopped working. The Public Works Director, Carrie Jones, reached out and said we have an emergency purchase we need to make, which we are allowed to do in an emergency. Ms. Waggoner gave Ms. Jones approval to go ahead and purchase the new pump. However, for transparency purposes, she always likes to bring these things to Council. This pump had been actually pieced together with various parts to keep running and is now beyond repair. The newest pump was in the shop and we did not have an ETA on when it would be completed, which left only one functioning pump at Iron Ore. This is not enough to keep it operating properly. They are currently operating a portable pump which has to be maintained by staff around the clock to keep it running properly. The new pump is priced at \$48,590.53 and it can be delivered within a few weeks as of the time we purchased it. Staff has already requested two pumps for the next year's budget. So, with the purchase of this emergency pump, it cuts their request down to 1 for next year. Staff recommends approval of the budget amendment.

Mayor Pro Tem Hander asked if the plan was to use the pump that is in the shop right now to replace an older one or the one still working, this one will replace the broken one and then we will have one extra. Ms. Waggoner said she would let Ms. Jones speak to this. Carrie Jones, Public Works Director, replied that the Iron Ore Lift Station is actually built for 4 pumps, so we will actually be adding a third pump.

There was no further discussion or questions from Council.

On motion by Council Member Courtright, seconded by Council Member Spiegel, the City Council unanimously authorized FY2021 budget amendment for a pump at Iron Ore Lift Station.

- B. Receive a report, hold a discussion and receive direction from Council on the FY2022 Budget.

Council Action

Renee Waggoner, Executive Director of Finance and Administrative Services, introduced this agenda item. Ms. Waggoner provided a little more extensive information on the budget, but she will really have the meat of the City's budget to discuss at the August 16th meeting, prior to adoption on September 7th. Ms. Waggoner provided an update on the General Fund numbers and provided the FY2021 Budget vs. the FY2021 Proposed. Beginning cash balances are the same. Total revenues are going to be different for budgeted vs. projected. The projections are higher. We talked a little bit about this at the budget workshop and how this is CARES Act funding and TERAP. CARES Act was reimbursement of expenses that we actually expensed in 2020 and received these funds back, which is why revenues are up. With regard to expenditures, they are fairly similar. Total budget ed transfers in is still the same and total budgeted transfers out are relatively the same. The ending cash balance budgeted for FY2021 is \$4,477,887 and the FY2021 projected is \$5,937,466, which leaves us at 67 days of reserved. We anticipated being at 54, but based on the CARES Act funding coming in to reimburse us for money we've already spent, it gets us up to 67 days of reserve. On General Fund for FY 2022 Proposed, the beginning cash balance will be the balance at the end of the fiscal year. Total revenues are proposed to be \$33,000,000. This includes anticipated reimbursements from FEMA and our ARP Funds as well. Total expenditures are similar to years past. Ms. Waggoner has plugged in the number of \$2.6 million for capital equipment, line item increases and personnel, giving us an ending cash balance of \$6,342,309.00, which leaves some money on the table and gets our days of reserve to 70. This is the anticipation Ms. Waggoner is looking for when she presents on August 16th and is where we will be. We are running numbers almost daily. So, updated numbers will be provided on August 16^h and discussions of what the capital equipment and line item increases looks like in an effort to get everyone back to pre-COVID. Ms. Waggoner then reviewed the Utility Fund. Similar situation with this fund, except that we had a lot more expenses due to our winter storm event. Ms. Waggoner discussed the FY2021 budget and the FY2021 projected. Ending cash balances are very similar. Revenues are a little higher as we've had a drier summer. Things have really ticked up the last few weeks. Total budgeted transfers out are very similar. Our ending cash balance is actually less then what we projected or budgeted for. This has to do with our winter storm event. We thought we'd be at 75 days of reserve, but we are now anticipating 64 days. Ms. Waggoner said that when she looks at days of reserve and what one day's expense equals, this is going to change every year because your expenses go up every year. For FY2022 projected, we are anticipating \$470,000 coming from FEMA, which will help offset some of the loss for the current year. Beginning cash balance is ta \$2,580,728.00. Capital equipment, line item increases and personnel is proposed to be \$575,000. Our ending cash balance is estimated to be at \$2,872,168, to get us to the 70 days reserve. Ms. Waggoner then provided a summary as to expanded requests, which total almost \$16,000,000. There are a lot of requests and needs. We are looking at and talking to different personnel asking what is needed and what are the priorities. We want to make sure we are getting people what they need first, what are the priorities. This is what we are looking at and is what we will bring back to Council at the next meeting.

Ms. Waggoner then went over the budget timeline. At the August 16 Council meeting, there will be a resolution to call a public hearing on the tax rate. On August 18, the proposed tax rate will be published in the newspaper and on the City's website. Then on September 7, 2021, we will hold public hearings on the budget and the tax rates and then consider and adopt the budget and tax rate.

There was no discussion or questions from Council.

No action taken. Presentation only.

7. EXECUTIVE SESSION

The Council then adjourned into Executive Session at 6:54 p.m. pursuant the Chapter 551, Texas Government Code, in accordance with the Authority:

A. Consult with attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter and/or consult with attorney about pending or contemplated litigation or contemplated settlement of the same. Section 551.071.

1. Confer with City Attorney regarding employment of City Manager.
2. Consult with City Attorney regarding potential acquisition of land by City and any related contracts.

B. Discuss the possible purchase, exchange, lease or sale of value of real property (public discussion of such would not be in the best interests of the City's bargaining position). Section 551.072.

1. Consult with City Attorney regarding potential acquisition of land by City and any related contracts.

C. Discuss negotiated gifts or donations to the City (public discussion at this stage would have a detrimental effect on the City's bargaining position). Section 551.073.

D. Discuss the appointment, employment, evaluation, reassignment of duties, discipline, or dismissal of or to hear a complaint against a public officer or employee. Section 551.074.

1. Discuss the appointment, employment and/or job duties of City Manager.

E. Discuss the commercial or financial information received from an existing business or business prospect with which the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by the same. Section 551.087.

F. Discuss the deployment or specific occasions for implementation of security personnel or devices. Section 551.076.

G. Deliberations regarding economic development negotiations pursuant to Section 551.087.

RECONVENE INTO REGULAR SESSION

The Council then reconvened into Regular Session at 7:25 p.m. and took the following action:

A. Consult with attorney on a matter in which the attorney's duty to the governmental body under the Texas Disciplinary Rules of Professional Conduct conflicts with this chapter and/or consult with attorney about pending or contemplated litigation or contemplated settlement of the same. Section 551.071.

1. Confer with City Attorney regarding employment of City Manager.

Council Action

On motion by Mayor Pro Tem Hander, seconded by Council Member Doty, the City Council unanimously approved the Compensation Agreement, subject to final legal review.

2. Confer with City Attorney regarding potential acquisition of land by City and any related contracts.

Council Action

No action taken.

B. Discuss the possible purchase, exchange, lease or sale value of real property (public discussion of such would not be in the best interests of the City's bargaining position). Section 551.072.

1. Consult with City Attorney regarding potential acquisition of land by City and any related contracts.

Council Action

No action taken.

C. Discuss negotiated gifts or donations to the City (public discussion at this stage would have a detrimental effect on the City's bargaining position). Section 551.073.

D. Discuss the appointment, employment, evaluation, reassignment of duties, discipline, or dismissal of or to hear a complaint against a public officer or employee. Section 551.074.

1. Discuss the appointment, employment and/or job duties of City Manager.

Council Action

No action taken.

E. Discuss the commercial or financial information received from an existing business or business prospect with which the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by the same. Section 551.087.

F. Discuss the deployment or specific occasions for implementation of security personnel or devices. Section 551.076.

G. Deliberations regarding economic development negotiations pursuant to Section 551.087.

There being no further business to come before the Council, the meeting adjourned at 7:26 p.m.

JANET GOTT, Mayor

ATTEST

Christine Wallentine, City Clerk

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion and take action on a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, regarding the Company's 2021 Rate Review Mechanism filing, declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement and finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest.

Staff Contact

Julie Fort, City Attorney
julie@txmunicipallaw.com
(972) 668-6400

Summary

- The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”).
- Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018.
- On or about April 1, 2021, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members.
- The Company claimed that its cost-of-service in a test year ending December 31, 2020, entitled it to additional system-wide revenues of \$43.4 million.
- Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$40.5 million, \$29.3 million of which would be applicable to ACSC members. ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$22.34 million instead of the claimed \$40.5 million.
- After the Company reviewed ACSC’s consultants’ report, ACSC’s Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$22.78 million from ACSC Cities, but with a two-month delay in the Effective Date until December 1, 2021. This should save ACSC cities approximately \$3.8 million.
- The impact of the settlement on average residential rates is an increase of \$1.28 on a monthly basis, or 2.2 percent. The increase for average commercial usage will be \$4.03 or 1.61 percent.

Staff Recommendation

Staff recommends approval of the resolution.

Recommended Motion

“I move to approve the Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, regarding the Company's 2021 Rate Review Mechanism filing, declaring existing rates to be unreasonable, adopting tariffs that reflect rate adjustments consistent with the negotiated settlement and finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest.”

Background Information and Analysis

The City, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2021, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2020, entitled it to additional system-wide revenues of \$43.4 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$40.5 million, \$29.3 million of which would be applicable to ACSC members. ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$22.34 million instead of the claimed \$40.5 million. The amount of the \$22.34 million deficiency applicable to ACSC members would be \$16.8 million.

After the Company reviewed ACSC’s consultants’ report, ACSC’s Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$22.78 million from ACSC Cities, but with a two-month delay in the Effective Date until December 1, 2021. This should save ACSC cities approximately \$3.8 million.

Atmos generated proof that the rate tariffs attached to the Resolution will generate \$22.78 million in additional revenues from ACSC Cities. ACSC consultants have agreed that Atmos’ Proof of Revenues is accurate.

The impact of the settlement on average residential rates is an increase of \$1.28 on a monthly basis, or 2.2 percent. The increase for average commercial usage will be \$4.03 or 1.61 percent.

The Executive Committee recommends a settlement at \$22.78 million. The Effective Date for new rates is December 1, 2021.

Financial Considerations

None.

Prior Board or Council Action

None.

Alternatives

Council may table or deny the agenda item.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Denison, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

RESOLUTION NO. _____

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2021, Atmos Mid-Tex filed its 2021 RRM rate request with ACSC Cities based on a test year ending December 31, 2020; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2021 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$22.78 million applicable to ACSC Cities with an Effective Date of December 1, 2021; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$3.8 million off new rates imposed by the attached tariffs (Exhibit A); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

RESOLUTION NO. _____

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are hereby adopted as part of this Resolution incorporated herein.

SECTION 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$22.78 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2021 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

SECTION 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

SECTION 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$22.78 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

SECTION 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

SECTION 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

SECTION 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2021 RRM filing.

SECTION 8. All provisions of any resolution in conflict with this Resolution are hereby repealed to the extent they are in conflict. Any remaining portions of said resolutions shall remain in full force and effect.

SECTION 9. It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 10. If any provision, section, subsection, sentence, clause or the application of same to any person or set of circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this Resolution or the application thereby shall remain in effect, it being the intent of the City Council of the City of Denison, Texas, in adopting this Resolution, that no portion thereof or provision contained herein shall become inoperative or fail by any reasons of unconstitutionality of any portion or provision.

RESOLUTION NO. _____

SECTION 11. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2021.

SECTION 12. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

On motion by Council Member _____, seconded by Council Member _____, the above and foregoing Resolution was passed and approved at a Regular Meeting of the City Council of the City of Denison, Texas, on this the ____ day of _____, 2021.

Ayes:
Nays:
Abstentions:
Absent:

JANET GOTT, MAYOR

ATTEST:

Christine Wallentine, City Clerk

APPROVED AS TO FORM:

City Attorney

Exhibit A
to 2021 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2021

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 20.85 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 20.90 per month
Commodity Charge – All <u>Ccf</u>	\$0.27979 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE: Page

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 56.50 per month
Rider CEE Surcharge	\$ 0.01 per month ¹
Total Customer Charge	\$ 56.51 per month
Commodity Charge – All Ccf	\$ 0.12263 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4330 per MMBtu
Next 3,500 MMBtu	\$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0680 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailement Overpull Fee

Upon notification by Company of an event of curtailement or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailement or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4330 per MMBtu
Next 3,500 MMBtu	\$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0680 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	11.88	0.1459	85.39	0.6996
Austin	10.34	0.1452	194.82	0.9398
Dallas	15.21	0.1915	148.19	1.0986
Waco	10.63	0.1373	130.39	0.7436
Wichita Falls	12.63	0.1398	109.17	0.5803

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B
to 2021 RRM Resolution or Ordinance

Mid-Tex
2021 Benchmark for Pensions
and Retiree Benefits

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2020**

Line No.	Description (a)	Shared Services (b)		Post-Employment Benefit Plan (c)		Pension Account Plan (d)		Mid-Tex Direct Supplemental Executive Benefit Plan (e)		Post-Employment Benefit Plan (f)		Adjustment Total (g)
		Pension Account Plan		Post-Employment Benefit Plan		Pension Account Plan		Supplemental Executive Benefit Plan		Post-Employment Benefit Plan		
1	Proposed Benefits Benchmark - Fiscal Year 2021 Willis Towers Watson Report as adjusted (1) (2) (3)	\$	2,917,949	\$	4,908,358	\$	5,447,063	\$	293,818	\$	6,600,073	
2	Allocation to Mid-Tex		43.68%		43.68%		76.11%		100.00%		76.11%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$	1,274,655	\$	2,144,130	\$	4,145,546	\$	293,818	\$	5,023,057	
4	O&M and Capital Allocation Factor		100.00%		100.00%		100.00%		100.00%		100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$	1,274,655	\$	2,144,130	\$	4,145,546	\$	293,818	\$	5,023,057	\$
6												\$
7												\$
8	Summary of Costs to Approve (1):											
9			75.07%		75.07%		38.66%		11.00%		38.66%	
10	O&M Expense Factor (WP_F-2.3, Ln 2)											
11												
12												
13	Total Pension Account Plan	\$	956,873	\$	1,609,582	\$	1,602,484	\$	32,322	\$	1,941,691	\$
14	Total Post-Employment Benefit Plan											2,559,357
15	Total Supplemental Executive Benefit Plan											3,551,272
16	Total (Ln 13 + Ln 14 + Ln 15)	\$	956,873	\$	1,609,582	\$	1,602,484	\$	32,322	\$	1,941,691	\$
17												6,142,952

Notes:

- Studies not applicable to Mid-Tex or Shared Services are omitted.
- Mid-Tex is proposing that the Fiscal Year 2021 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
- SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Exhibit C
to 2021 RRM Resolution or Ordinance

Mid-Tex 2021 Schedule for
Amortization for Regulatory Liability

FREQUENTLY ASKED QUESTIONS REGARDING ACSC HISTORY AND THE RRM RATEMAKING PROCESS

What is the role of Cities in ratemaking?

Cities have historically exercised original jurisdiction over the level of gas rates charged within their boundaries. Generally, gas distribution utilities have filed rate cases at the City level and have only gone to the Railroad Commission of Texas (“RCT” or “Commission”) with an appeal of City action or when they could not reach a settlement with Cities. If a utility and Cities reach an agreement, the utility may then file a case at the RCT to implement the same rates approved by Cities in areas outside municipal boundaries.

Once a case is at the RCT, the Commission Staff generally expects Cities to intervene and do most of the discovery, cross-examination, briefing, and sponsor opposing witnesses. There is no consumer advocate at the RCT. If Cities do not participate in hearings at the RCT, the request of a regulated utility is likely to be rubber-stamped.

How and why was the Atmos Cities Steering Committee created?

The Atmos pipeline and distribution systems were built, owned, and operated by Lone Star Gas (“LSG”), which maintained over 200 rate jurisdictions until it sold its assets to Texas Utilities Gas (“TXU”) in the late 1990’s. That meant that many Cities had their own unique distribution rates and that individual Cities had to process rate cases at the local level. LSG-Pipeline served all 200-plus distribution systems, and pipeline rates were set by the RCT.

From the early 1980’s through the late 1990’s, LSG filed no pipeline or system-wide rate cases at the RCT. When LSG was finally brought before the RCT to show cause why its rates should not be reduced, approximately 80 Cities intervened and created an *ad hoc* group known as the Steering Committee of Cities Served by Lone Star. In Gas Utilities Division (“GUD”) docket number 8664, three separate groups of Cities and a number of independent Cities (jointly the “Aligned Cities”) participated and coordinated their efforts to oppose the rate increase.

TXU purchased the LSG assets in the late 1990’s and immediately commenced consolidating 200-plus ratemaking jurisdictions into regions. As regional cases were filed, Cities within each region created an *ad hoc* committee to form a common strategy and negotiating position. Once TXU had aggregated the Cities into five or six jurisdictions, each with a different rate, Texas Utilities Gas Company filed a system-wide case to bring all of the old LSG territory under one common rate. The different City regional committees then united and formed the Allied Coalition of Cities (“ACC”). While the gas utility assets were owned and controlled by TXU, the coalition transformed itself from an *ad hoc* group that came together only in response to rate filings by the utility into a permanent standing coalition.

In Gas Utilities Docket (“GUD”) No. 9400 in 2004, TXU’s request for a \$61.6 million system-wide increase was aggressively opposed by ACC. Cities achieved disallowances of \$42.9 million of a regulatory asset and \$87.8 million of capitalized gas utility plant. The company received only a \$2.01 million increase. Unhappy with that result, TXU decided that owning a gas system was neither as fun nor as profitable as the deregulated electric system, and they sold the system to Atmos Energy Corporation (“Atmos” or “Company”). ACC was then transformed into the Steering Committee of

Cities Served by Atmos and then renamed Atmos Cities Steering Committee to obtain an easy to remember acronym, "ACSC."

What is the Atmos Cities Steering Committee?

ACSC is a coalition of 175 Cities that unite in common purpose to address gas utility rate and franchise issues related to Atmos Energy Corporation. Its objectives are to: (1) ensure that gas utility rates charged to Cities and their residents are fair and reasonable; (2) maintain safe and reliable gas utility service; (3) protect cities' original jurisdiction over rates and services; (4) maintain reasonable franchise revenue for cities; and (5) promote sound ratemaking policies in the public interest.

Cities join the permanent standing committee by passing a resolution and agreeing to support the work of ACSC through modest occasional *per capita* assessments that support ongoing administrative and legislative advocacy and all expenses where Cities are not entitled to reimbursement. Each member City designates a representative to ACSC. Member representatives may volunteer to serve on the ACSC Executive Committee. The Executive Committee sets policy, hires legal counsel and consultants, directs litigation, establishes a legislative agenda, sets assessments on members as needed, and meets quarterly with Atmos executives. The Settlement Committee is directly involved in negotiating resolution of contested matters with Atmos executives. The list of current members is attached.

What is the benefit of membership in ACSC?

One hundred seventy Cities speaking as one voice is much more effective in advocacy before the Railroad Commission and legislature than any one City or multiple small groups of Cities.

The legislature has given gas utilities a right to an annual increase in rates. Resources (both financial and human) of individual Cities are conserved by membership in ACSC. Additionally, membership enhances institutional memory of ratemaking issues, public policy debates, and right-of-way and franchise fee battles.

What has ACSC accomplished?

ACSC has been instrumental in saving consumers from paying hundreds of millions of unreasonable gas utility costs. This advocacy helps taxpayers and the Texas economy.

ACSC is involved in the legislative process to make sure consumers and taxpayers are represented on gas utility matters. ACSC advocates for reasonable rates and safe and reliable service. ACSC has maintained a watchful eye on the process to ensure that provisions that could harm the interest of gas utility ratepayers are excluded from the legislation.

ACSC has also resolved a major issue involving franchise fees. In 2010, Atmos unilaterally, without notice, ceased inclusion of franchise fees in the calculations of gross receipts regardless of whether specific franchises included such payments. Several Cities were willing to pursue the matter through litigation. However, counsel for ACSC was able to negotiate a resolution that allowed each member City to determine whether it desired an increase in franchise fee payments based on inclusion of franchise fees in the calculation of gross receipts. If a City opted for inclusion of fee-on-fee revenues, it had the further option of retroactive payments back to the point in time that Atmos decided to curtail fee-on-fee payments. Each member had these options regardless of the wording of the then-

valid franchise agreement. This resolution spared significant litigation costs and anxiety and was only possible because of the clout of the ACSC membership.

One of the most significant accomplishments of ACSC occurred in 2007 via a settlement of the then-pending, system-wide rate case. Approximately 50 ACSC City representatives showed up in Arlington for a meeting with Atmos executives who were shocked at the vocal opposition to Atmos' practices, the unfairness of annual Gas Reliability Infrastructure Program ("GRIP") rate filings that precluded City and citizen review, and the Company's lack of coordination with Cities. That meeting led to the creation of the Rate Review Mechanism ("RRM") process and improved ongoing communications between the Company and ACSC.

In 2010, these improved communications between ACSC and the Company led to a workable solution to the need to replace steel service lines in a manner that accommodated Cities' needs to control their rights-of-way, while moderating the rate impact and focusing first on the riskiest service lines based on leak repair histories. This compromise precluded a more onerous (from a City and consumer perspective) program threatened by the RCT.

What is an RRM case?

The concept of an RRM proceeding emerged as a three-year experimental substitute for GRIP cases as part of the settlement of Atmos Mid-Tex's 2007 system-wide rate case. In 2003, the Texas Legislature added Section 104.301, Interim Adjustment for Changes in Investment, to the Gas Utility Regulatory Act. While not identified as such in the law, § 104.301 was referred to as the Gas Reliability Infrastructure Program or GRIP. The GRIP adjustments allowed gas companies to recover changes to invested capital without a review of whether increased revenues or declining expenses offset the invested capital costs. Both Atmos Pipeline and Atmos Mid-Tex filed GRIP cases as soon as the RCT adopted rules to implement the interim adjustments. As explained below, it quickly became apparent that the GRIP adjustments were terrible public policy.

As an alternative to GRIP, ACSC entered into a negotiated agreement with Atmos in 2007 to establish the RRM process. Unlike GRIP, the RRM provided for an annual review of all portions of Mid-Tex's cost of service. It fixed an authorized rate of return on equity for the three-year period at 9.6% (which was less than what the RCT would have authorized) and set caps on the extent to which expenses or investments could increase from one year to the next. More importantly, it allowed Cities to make a comprehensive evaluation of all aspects of the utility's business—investment, operation and maintenance expenses, and revenues—unlike GRIP that only allows consideration of changes to invested capital.

Why is RRM superior to GRIP?

GRIP cases guarantee a one-sided, rubber-stamp approval of the utility's rate request. ACSC attempted to participate in the first two GRIP proceedings filed by both Atmos Pipeline and Atmos Mid-Tex at the RCT. Not only were Cities' motions to intervene denied, but also, ACSC's comments were ignored. At the City level, ACSC consultants determined that Atmos was not only including items such as artwork, chairs, computers, and meals in interim rate adjustments that were allegedly intended to promote pipeline safety, but the Company was also over-earning its previously authorized rate of return. ACSC attacked the Commission's rule in court because it denied City participation, denied a hearing on a contested matter, and denied Cities' recovery of any expenses associated with

resisting GRIP rate increases. In 2011, the Texas Supreme Court upheld the Commission’s rule implementing the GRIP statute.

Cities have contended that the GRIP process is terrible public policy since it authorizes what would, from the perspective of a history of public interest regulation, be regarded as unlawful—piecemeal ratemaking. GRIP allows rates to increase if the utility’s invested capital net of depreciation increases year-over-year. An increase in rates is mandated under GRIP if investment increases, even if increasing revenues and declining expenses more than offset the costs associated with increased investment.

The RRM process negotiated by ACSC solves the piecemeal ratemaking problem by providing for a comprehensive review of Atmos’ expenses and revenues. Furthermore, the RRM process benefitted ACSC by: (1) allowing Cities’ participation that would be denied under GRIP; (2) allowing Cities to recover, at utility shareholders’ expense, all their ratemaking costs; and (3) avoiding both litigation and RCT jurisdiction.

The legislature has functionally authorized annual increases in gas utility rates through the GRIP process. Since consumers are otherwise stuck with annual rate increases, it is better to have Cities participate in the comprehensive RRM process than be unable to participate in a piecemeal process.

What has been the history of the RRM efforts?

A total of thirteen RRM filings have been made by the Company. These filings all resulted in settlements at the City level, except for the 2014 filing, which the ACSC Cities denied. The Company appealed the denial to the RCT, and ACSC was ultimately able to settle that proceeding before it reached the stage of a final RCT order. The results of these filings from a system-wide perspective are as follows (continued on next page):

RRM Filing	Year	Atmos Request	ACSC Settlement
#1	2008	\$33.5 million	\$20 million
#2	2009	\$20.2 million	\$2.6 million
#3	2010	\$70.2 million	\$27 million
#4	2011	\$15.7 million	\$6.6 million
#5	2013	\$22.7 million	\$16.6 million
#6	2014	\$45.7 million	\$43.8 million
#7	2015	\$28.8 million	\$22.8 million
#8	2016	\$35.4 million	\$29.6 million
#9	2017	57.4 million	\$48 million
#10	2018	\$27.4 million	\$24.9 million
#11	2019	\$54.1 million	\$48.7 million
#12	2020	\$136.3 million	\$124.3 million
#13	2021	\$40.5 million	\$31.5 million

Unable to reach agreement to perpetuate the original RRM terms, Atmos filed a traditional rate case with Cities in 2012 (GUD No. 10170), which was then appealed to the Railroad Commission. A final order in that case was entered in December 2012. The ratemaking decisions of the Commission then became the basis of renewal negotiations on the RRM process. The renewed RRM included some modifications that enhanced the original RRM process. Among these modifications were:

- A limit on the percentage of increase to be included in the monthly customer charge;
- A prohibition against capital post-test year adjustments;
- A time limit for known and measurable adjustments to operating and maintenance expenses;
- A guaranteed reduction in the Company's requested increase of at least \$3 million annually; and
- A limitation on the amount of equity in the Company's capital structure.

Changes to the RRM process

As noted in a communication to ACSC in May 2017, the rate of return on equity ("ROE") embedded in the RRM process between 2013 and 2017 of 10.5% is excessive by at least 100 basis points, based upon a reasonable rate of return that reflects the market conditions in which the Company, and its parent Atmos Energy, operates. Because this ROE cannot be altered except by (1) changing the terms of the RRM tariff, or (2) a Commission order coming out of a new rate case, ACSC informed the Company that the 2017 RRM will be the last filing by the Company under the current tariff. Atmos agreed to renegotiate the terms and conditions of a revised RRM tariff in 2017.

In February and March 2018, ACSC adopted a new RRM tariff ordinance that implemented new procedures and criteria for the RRM process. The revised RRM tariff reduced the allowed ROE from 10.5% to 9.8% and captured the reduced federal income tax rate of 21%. The new tariff expanded Cities' review period from three months to five months. It also required Atmos Mid-Tex to accept ACSC's position regarding incentive compensation related to Atmos' Shared Services Unit. The 2019 RRM filing is the second under the new tariff.

When must Cities approve new rates?

ACSC's Tariff Ordinance adopted around March 2018 declares that new rates become effective October 1st of each year. Due to Covid the rate increases were delayed in 2020 and 2021 until December 1 of each year. The deadline for city action remained at October 1 under the RRM tariff in those years. While it is preferable that ordinances or resolutions adopting new tariffs are passed before the end of September, there is no adverse consequence if final action cannot take place until sometime in October. The only thing that will frustrate new rates becoming effective on October 1 (or December 1 in 2020 and 2021) is City action that specifically denies the increase.

What would happen if a City Council denies the RRM rate increase?

Atmos would either appeal the denial to the Railroad Commission or initiate imposition of GRIP rates or both. Rates for residents of that City would be higher than rates of other ACSC member residents. Rate case expenses (both the City and Company) associated with litigation at the Railroad Commission would likely be surcharged back to the City that denied the increase.

If you have other questions please contact Thomas Brocato at (512) 322-5857 and/or tbrocato@lglawfirm.com (512) 322-5832.

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion and take action on an ordinance amending Chapter 20, Solid Waste, by amending Section 20-13 “Prohibited Materials and Regulations”.

Staff Contact

Carrie Jones, Director of Public Works
cjones@cityofdenison.com
903-465-2720 x2441

Summary

- The City Council previously amended Chapter 20 of its Code of Ordinances which governs the regulation of solid waste in the City.
- Citizens and businesses who pay for solid waste collection service expect, and have a right to, the full capacity of such solid waste container to be available for their own use.
- This ordinance would amend Chapter 20 “Solid Waste”, Section 20-13 “Prohibited Materials and Regulations” by amending subsection (d).

Staff Recommendation

Staff recommends approval of the ordinance amendment.

Recommended Motion

“I move to approve the proposed amendments to Chapter 20 “Solid Waste” by amending Section 20-13 “Prohibited Materials and Regulations”.

Background Information and Analysis

The Solid Waste Division has had a recurring problem with the use of dumpsters in the alleys by unauthorized users. The business owners and loft tenants along Main Street share dumpsters that are placed in the alleyways. Due to the location of these dumpsters, it is difficult to stop people who are not authorized to utilize the dumpsters. There has been an increasing number of reports to Solid Waste staff of unauthorized use of the dumpsters which cause the dumpsters to be overfilled prior to their regular dumping schedule.

The change in this ordinance will remove the option for tenants and loft owners to give permission to others to utilize the dumpsters in the alleyways. This will also provide for a penalty to anyone who is utilizing the dumpsters that are not a tenant or lessee on Main Street.

Financial Considerations

None.

Prior Board or Council Action

Council approved an ordinance change regarding this section on March 1, 2021.

Alternatives

Council may choose to leave the ordinance as it is written.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, REPEALING ORDINANCE NO. 5114 IN ITS ENTIRETY AND AMENDING CHAPTER 20 “SOLID WASTE” OF THE CITY OF DENISON CODE OF ORDINANCES, BY AMENDING SECTION 20-13 “PROHIBITED MATERIALS AND REGULATIONS”; PROVIDING FOR A PENALTY; PROVIDING FOR SAVINGS, REPEALING, AND SEVERABILITY CLAUSES; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Denison, Texas (the “**City**”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Denison (the “**City Council**”) adopted Chapter 20 of its Code of Ordinances, which governs the regulation of solid waste in the City; and

WHEREAS, citizens and business with solid waste containers who pay for solid waste collection service expect, and have a right to, the full capacity of such solid waste container to be available for their own use; and

WHEREAS, the health of individuals can be protected, and the spread of germs or disease reduced, by prohibiting individuals from tampering with or rummaging through solid waste containers so that contact with waste and rodents, or rodent droppings, is prevented; and

WHEREAS, the City Council adopted Ordinance No. 5114 on March 1, 2021, which amended Sec. 20-13 of Chapter 20 of the City’s Code of Ordinances by restricting the use of a rubbish container to owners, occupants, or lessees, and prohibiting others from rummaging through these containers; and

WHEREAS, the City Council now desires to repeal Ordinance No. 5114 and adopt this Ordinance so as to restate certain provisions, although largely keeping the same purpose to prohibit tampering and rummaging of containers; and

WHEREAS, after careful consideration, the City Council finds it desirable and in the best interest of the health, safety and general welfare of the citizens to repeal Ordinance No. 5114, in its entirety and adopt this Ordinance to amend the regulations related to solid waste within the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

Section 1: Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2: Repeal of Ordinance No. 5114. The City Council hereby repeals Ordinance No. 5114.

Section 3: Amendment. Chapter 20, “Solid Waste”, Section 20-13 “Prohibited Materials and Regulations” is hereby amended by adding subsections (d) and (e) as follows:

(d) Only a property owner, occupant or lessee which has been assigned a solid waste container by the city, or on behalf of the city, and pays for collection of solid waste in a particular container may place solid waste in that container.

(e) No person shall tamper with or in any manner sort or rummage through any solid waste container distributed by or on behalf of the city, unless otherwise authorized by a city official or for law enforcement purposes.

Section 3. Penalty. Any person, firm, corporation, or entity violating this Ordinance be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each occurrence in violation of this Ordinance shall constitute a separate and distinct offense. Each day a violation of this Ordinance constitutes a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City of Denison from filing suit to enjoin the violation. The City of Denison retains all legal rights and remedies available to it pursuant to local, state, and federal law.

Section 4. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section 5. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Denison hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

Section 6. Effective Date. This Ordinance shall become effective upon its passage and publication as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, on this the 16th day of August, 2021.

APPROVED:

Janet Gott, Mayor

ATTEST:

Christine Wallentine, City Clerk

APPROVED AS TO FORM:

Julie Fort, City Attorney

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion and take action to enter into an agreement with Insituform Technologies, LLC through a BuyBoard proposal for a total amount of \$457,760 for repairs to the storm drain pipe along Loy Lake Road and authorize the City Manager to execute the same.

Staff Contact

Carrie Jones, Director of Public Works
cjones@cityofdenison.com
903-465-2720 x2441

Summary

- Currently 2 60" RCP drainage pipes are below Loy Lake Road that carry stormwater along the creek that runs by Waterloo Pool.
- These pipes are beyond their useful life and the bottoms have rusted out of the pipes.
- The sinkhole that has appeared along Loy Lake Road is from the storm drains collapsing due to structural failures.
- Insituform Technologies can replace the section of pipe that has failed and line the existing storm drain pipe to restore structural integrity in addition to repouring the headwall.

Staff Recommendation

Staff recommends approval of the agreement.

Recommended Motion

"I move to approve the agreement with Insituform Technologies, LLC through BuyBoard for the total amount of \$457,760 and authorize the City Manager to execute the same."

Background Information and Analysis

Due to a storm drain failure, a large sinkhole has appeared next to Waterloo Pool. There are two storm drains that are approximately 325-feet long and are each 60". These pipes are beyond their useful life and have lost their structural integrity. The bottoms of the pipes have rusted out and one of the headwalls have started to separate at the joints. Staff worked with Huitt-Zollars to find the most efficient and effective manner to repair the storm drains so the street would not be impacted.

Insituform Technologies, LLC has a product called CIPP which will be sprayed into the pipe to reline the inside of the pipe, restoring the structural integrity. The section of pipe that has collapsed will be replaced with new pipe as well. The headwall that is separating will be repoured and rebuilt to prohibit any additional structural problems. With this solution, the street will not have to be cut and traffic will not be impacted for long periods of time.

The proposal staff received from Insituform Technologies is through the BuyBoard contract for a total amount of \$457,760.

Financial Considerations

The cost of repairs is a total of \$457,760.00 which will be paid out of Fund 022.

Prior Board or Council Action

None.

Alternatives

Council may direct Staff to research other options for the needed repair.



1103 Postwood Dr.
Corinth, TX 76210
www.insituform.com

Name: Tim Peterie
Phone: 214-317-0950

Fax: 940-498-0265
Email: tpeterie@insituform.com

August 9, 2021

ACES#: AAJA-ZLR365

Ms. Carrie Jones
City of Denison – Director of Public Works
300 W Main St
Denison, TX 75020

BuyBoard Proposal

Project Name: **City of Denison, TX – Loy Lake Rd 60" Storm Line Rehab/Replacement
60" CIPP, 60" RCP Open Cut, New Type B Headwall**

INSITUFORM TECHNOLOGIES, LLC herein proposes to furnish all labor, materials, equipment, and services necessary to reconstruct the referenced project (as detailed by the information provided by the City of Denison) utilizing the Texas Statewide Cooperative Purchasing Contract #635-21 administered through the BuyBoard.

ASSUMPTIONS AND QUALIFICATIONS

We have based this proposal on a wall thickness for the CIPP as shown in the price and designed for a fully deteriorated gravity pipeline. These designs are based on the best available information at the time of this proposal.

Services. No services have been identified on this project.

Insituform Technologies, LLC will work with the City of Denison to make all practical attempts to notify the affected residents or businesses of this storm sewer line rehabilitation project and the expected minor inconveniences.

The pricing in this proposal assumes that all Technical Specifications set forth by the BuyBoard and details provided by the City of Denison will be strictly adhered to. The new Type B headwall will be constructed per TXDOT FW-0 Detail.

INSITUFORM TECHNOLOGIES, LLC will supply the City of Denison a 1-year Maintenance Bond, Performance and Payment Bonds, and Certificate of Insurance following acceptance of this proposal.

Water shall be provided at no cost to Insituform Technologies, LLC for all construction phases of this project. Insituform Technologies, Inc. will follow all required deposit, backflow prevention, and metering procedures.

Special Notes:

- 1. The pricing in this proposal takes into account current material prices and are only good for 30 days. If material prices change after 30 days and prior to approval, price adjustments may be necessary.**
- 2. All quantities are estimates from above ground assessment of the project. The final invoice will reflect actual quantities for all items.**
- 3. The City of Denison will be responsible for all permits and application fees as necessary.**
- 4. No street surface restoration, 3rd party traffic control plan, flagmen, survey & staking, utility adjustments, erosion control, and engineering have been included in this proposal.**
- 5. A CIPP internal design will be provided by Insituform for the CIPP portion of the project.**

PROPOSAL PRICING

PAY ITEM NO.	DESCRIPTION	QTY	U/M	UNIT PRICE	ESTIMATED AMOUNT
1	Travel & Mobilization – Excavation Crew	1	EA	\$7,500.00	\$7,500.00
2	Remove Existing Concrete Headwall – Haul Off	1	LS	\$3,650.00	\$3,650.00
3	Type B Headwall (TXDOT FW-0 Detail)	1	LS	\$60,750.00	\$60,750.00
4	Remove Existing CMP – Haul Off	100	LF	\$30.00	\$3,000.00
5	Install by Open Cut 60" with RCP Class 3	112	LF	\$730.00	\$81,760.00
6	Access Pit (>12'-15' deep)	1	EA	\$25,000.00	\$25,000.00
7	Trench Safety 60"	1	LS	\$3,500.00	\$3,500.00
8	Dredging/Pumping Water	1	LS	\$2,500.00	\$2,500.00
9	Clearing	1	LS	\$2,500.00	\$2,500.00
10	Sod	600	SY	\$17.00	\$10,200.00
11	Traffic Control	10	DAY	\$700.00	\$7,000.00
12	Travel & Mobilization – CIPP Crew	1	EA	\$7,500.00	\$7,500.00
13	60" x 28.5mm CIPP	350	LF	\$620.00	\$217,000.00
14	36" or Larger CIPP Setup Charge Per Install Length	350	LF	\$50.00	\$17,500.00
15	60" Clean/TV Storm Sewer (CIPP Segments)	350	LF	\$22.00	\$7,700.00
16	42" or Larger Post TV After CIPP Rehab	350	LF	\$2.00	\$700.00
				Total	\$457,760.00

PROPOSAL INCLUSIONS

The prices stated in this proposal include:

1. Mobilizations and demobilization.
2. Initial pipeline cleaning of storm sewer to remove loose debris and normal deposits only.
3. Pre-Video inspections and documentation of existing sewer pipe prior to reconstruction with the Insituform process for pipe rehabilitated by CIPP.
4. Final video inspection of sewer pipe following completion of the installation to document your new pipe rehabilitated by CIPP.
5. Insitutube wetout using 400,000 Flexural Modulus Polyester resin, inversion, curing, and finishing.
6. Installation of new Type B headwall and 60" RCP pipe at downstream end of lines.
7. Control of water flow with sandbags.
8. Clearing as needed for access on both ends of the lines.
9. Traffic control.
10. Pit safety with shoring and temporary construction fencings as needed.
11. Confined space safe entry practices.
12. Sod
13. One-year standard construction warranty, Maintenance, Performance, and Payment Bonds.
14. Certificate of insurance with a standard coverage.

PROPOSAL EXCLUSIONS

Not included in the prices stated in this estimate are costs associated with the items listed below. These items, if needed or found to be applicable, would be provided by **INSITUFORM TECHNOLOGIES, LLC** at your additional cost; or would be furnished by others, at your direction, at no cost to **INSITUFORM TECHNOLOGIES, LLC**:

- a) Water from fire hydrants within a convenient distance from each cleaning and inversion site location.
- b) *If any hazardous or toxic materials are encountered during the project, the Owner will be responsible for the removal and disposal of the materials.*

- c) If preliminary video inspection of the sewer pipe interior indicates excessive damage, or other extra-ordinary condition, which will require excavation, or other extraordinary remedy to prepare the pipe for installation of the Insitutube, then those service will be considered a changed condition and provided by alternate pricing.
- d) Legal dumpsite for debris resulting from pipes cleaning.
- e) Project permits and/or local licenses with be provided by the Owner or Engineer.
- f) State and local sales and/or use taxes on the value of the project. If you are exempt, please submit the appropriate documentation.
- g) Additional premiums for special insurance coverage(s) demanded by you or other parties particular to this project.

PROPOSAL TERMS AND CONDITIONS

- a) LIMITED WARRANTY. IN LIEU OF ALL OTHER EXPRESSED, IMPLIED AND/OR STATUTORY WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, CONTRACTOR AGREES TO CORRECT ANY DEFECTS IN THE MATERIALS OR SERVICES PROVIDED BY CONTRACTOR WHICH ARE BROUGHT TO THE ATTENTION OF CONTRACTOR WITHIN TWO YEAR FOLLOWING COMPLETION OF CONTRACTOR'S WORK, PROVIDED OWNER AFFORDS CONTRACTOR SUITABLE ACCESS AND WORKING CONDITIONS TO ACCOMPLISH SUCH CORRECTION.
- b) PROPOSAL SUBJECT TO NEGOTIATION OF OTHER STANDARD TERMS OF AGREEMENT. This proposal is subject to agreement of the parties on other terms and conditions as are customary in contracts of this nature.
- c) Quantities are estimated. Unit prices apply for actual invoice and payment.
- d) Payments are due at net within thirty days of invoice. Final payment is due within thirty days of completion of project. The City of Denison may withhold 5% retainage on all invoices until final acceptance.
- e) Monthly progress partial payments may be requested for the value of work in progress or completed, including materials secured and on site.
- f) Prices stated are in effect for thirty days from the date of this proposal. The acceptance period may be extended at the sole option of **INSITUFORM TECHNOLOGIES, LLC**.
- g) Insituform Technologies, LLC estimates approximately 90 calendar days for substantial completion. Delays, extension of time, and liquidated damages (if applicable) shall be governed by paragraph 108.8 of the North Central Texas Standard Specifications for Public Works Construction.

OFFERED BY:

ACCEPTED BY:

INSITUFORM TECHNOLOGIES, LLC

Timothy R. Peterie

SIGNATURE

DATE

TIMOTHY R. PETERIE
BUSINESS DEVELOPMENT MANAGER

NAME

REVIEWED BY:
ANDY OZMENT
AREA MANAGER

TITLE

ORGANIZATION

cc: Doug Olds (COD)
Ty Kelly (COD)
Josh Awalt
Ben Hawkins
Kodiak O'Ravez

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion and take action on an ordinance amending Chapter 22, Subdivision Regulations, specifically amending Article II “Platting Procedures,” Article III “Construction Management, Surety and City Participation”, and Article IV “Requirements for Public Improvements and Design.”

Staff Contact

Carrie Jones, Director of Public Works
cjones@cityofdenison.com
903-465-2720 x2441

Summary

- At this time, developers are responsible for the installation of infrastructure that is to feed their development, including water, sewer, streets and storm sewer.
- Under the current language in Chapter 22, the developer can request to delay the infrastructure and still file the final plat under a subdivision development agreement with an escrow agreement.
- In order to protect the growth of the City, Staff would like to remove the option to delay the infrastructure from the Code of Ordinances.

Staff Recommendation

Staff recommends approval of the ordinance amendment.

Recommended Motion

“I move to approve the ordinance amending Chapter 22, Subdivision Regulations, specifically amending Article II “Platting Procedures,” Article III “Construction Management, Surety and City Participation”, and Article IV “Requirements for Public Improvements and Design.”

Background Information and Analysis

Currently, when a developer approaches the City to create a development, regardless of size, if there is not already public infrastructure available to the property, the responsibility falls to the developer to install. Overall, most developers will engineer and install those necessary public improvements prior to the final plat being filed. Once the public infrastructure passes all the necessary testing and is accepted as public, the final plat will be filed. When the final plat is filed, the developer can then sell the lots to builders to begin the individual builders.

Occasionally a developer will request the ability to delay the installation of public infrastructure. This particular option is currently at the discretion of the Director of Public Works and is not completed often. City staff is hesitant to allow for this option due to the risk the City is taking in the event a developer does not complete the required infrastructure. In this event, the developer would enter into a subdivision development agreement and set money aside, based on a qualified engineer’s opinion of probable cost, into an escrow account that the City is named on along with the developer. Once the subdivision agreement and escrow account is set up, the final plat can be filed. This would allow the

developer to sell lots to builders without public infrastructure being available to the lots. The builders would not be able to begin building or pull permits from the building department until the infrastructure was completed and accepted by the City. In the event the developer did not complete the infrastructure, the City would be required to install the infrastructure. The City would be entitled to the money set aside in the escrow account; however, depending on the market and timing of the installation by the City, the escrow account may not cover the cost of the infrastructure.

Many times, the City has worked with individual developers on the timing of their final plat being filed, dependent on each situation. It is the intention of the City to work with each developer while protecting the infrastructure and development of the City.

Financial Considerations

This ordinance does not have a direct financial impact.

Prior Board or Council Action

None.

Alternatives

Council may leave the ordinance as it is written today or make more specific conditions for a subdivision development agreement to be approved.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS AMENDING CHAPTER 22 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, BEING THE SUBDIVISION REGULATIONS, SPECIFICALLY AMENDING ARTICLE II “PLATTING PROCEDURES,” ARTICLE III “CONSTRUCTION MANAGEMENT, SURETY AND CITY PARTICIPATION,” AND ARTICLE IV “REQUIREMENTS FOR PUBLIC IMPROVEMENTS AND DESIGN”; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR 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.

WHEREAS, the City of Denison (hereinafter referred to as “City”) is a Home Rule Municipality, acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Denison, Texas (the “City Council”) adopted Chapter 22 in the Code of Ordinances, the same being the Subdivision Regulations of the City (the “Subdivision Regulations”); and

WHEREAS, the City Council has investigated and determined that it is in the best interest of the City to amend the Subdivision Regulations to require completion of the construction of required public improvements prior to recording the final plat; and

WHEREAS, after due deliberations and consideration, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City of Denison, Texas, and the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

SECTION 1. INCORPORATION OF FINDINGS. The above and foregoing findings are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. AMENDMENT TO SECTION 22-6. That Chapter 22, “Subdivision Regulations,” Article I, “In General,” Section 22-6, “Definitions” of the Code of Ordinances of the City of Denison, Texas is hereby amended to delete the definition of “Subdivision improvement agreement.”

SECTION 3. AMENDMENT TO SECTION 22-30. That Chapter 22, “Subdivision Regulations,” Article II, “Platting Procedures,” Division 3, “Final Plats,” Section 22-30, “Criteria for decision” of the Code of Ordinances of the City of Denison, Texas is hereby amended to delete paragraph (3) and renumber the paragraphs that follow.

SECTION 4. AMENDMENT TO SECTION 22-32. That Chapter 22, “Subdivision Regulations,” Article II, “Platting Procedures,” Division 3, “Final Plats,” Section 22-32, “Recording.” of the Code of Ordinances of the City of Denison, Texas is hereby amended to read as follows:

- (a) Procedure. After approval of the final plat, the responsible official shall record the final plat with the county clerk of the county in which the land is located upon the subdivider's performance of completion of the construction of required improvements.
- (b) Submittal of record drawing where improvements installed. Where public improvements have been installed prior to recording of the plat, the property owner shall submit a maintenance bond in accordance with section 22-67 from each contractor and a digital copy of all plans (in a format as determined by the public works director), bearing sealed certification by the design engineer that all public improvements have been constructed in compliance with all city construction standards. The property owner also shall submit copies of the approved final plat, revised to reflect the "as built" plans.
- (c) Recording. Upon receipt of a printed copy of an approved final plat in a format acceptable to the county in which the plat will be recorded, final plat, the responsible official shall sign the plat and promptly cause the plat to be recorded.

SECTION 5. AMENDMENT TO SECTION 22-33. That Chapter 22, "Subdivision Regulations," Article II, "Platting Procedures," Division 3, "Final Plat," Section 22-33, "Application submittal requirements." of the Code of Ordinances of the City of Denison, Texas is hereby amended to amend paragraph (7) to read as follows:

(7) An instrument of dedication, signed and acknowledge by the owner or owners and by all other parties who have a mortgage or lien interest in the property, showing all restrictions, reservations, and/or easements, if any, to be imposed and reserved in connection with the addition. Such restriction shall contain the following language, along with any other restrictions which may be imposed:

"No house, dwelling unit or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer and/or owner has complied with all requirements of the subdivision ordinance of the City of Denison regarding improvements with respect to the entire block on street and/or streets on which the property abuts (a corner lot shall be regarded as abutting on both intersection streets adjacent to such lot.) including the actual installation of streets, water, sewer, drainage structures, and storm sewer and alleys, all according to the specification of the city of Denison."

These restrictions with respect to required improvements are made to ensure the installation of such required improvements and to give notice to each owner and to each prospective owner of lots in the subdivision until said required improvements are actually made or provided for on the entire block on the street and/or streets on which the property abuts as described herein and in compliance and with the City of Denison specifications.

SECTION 6. AMENDMENT TO SECTION 22-60. That Chapter 22, "Subdivision Regulations," Article III, "Construction Management, Surety and City Participation," Division 1, "Construction Management," Section 22-60, "Timing of public improvements." of the Code of Ordinances of the City of Denison, Texas is hereby amended to read as follows:

- (a) Completion prior to final plat approval. After approval of a preliminary plat and before an approved final plat application is filed, the installation of all public improvements required to serve the subdivision, whether to be located off-site or on-site, including but not limited to water, wastewater, drainage, roadway and park improvements, shall be finally completed in accordance with the approved construction plans. The installation of improvements required for proper drainage and prevention of soil erosion on individual residential lots, and

improvement on any common areas, also shall be finally completed prior to final plat approval in accordance with the approved construction plans.

- (b) *Deeds in escrow.* As a condition of preliminary plat approval, the commission may require the property owner to deposit deeds in escrow describing by metes and bounds street rights-of-way, park land, and easements required by these regulations, conveying such rights-of-way, park land and easements to the city, pending acceptance of improvements by the city and recordation of the final plat. In the event the property owner fails to complete the public improvements, and the improvements are deemed necessary for the preservation of the public health and safety, the city may compel the delivery and recording of the deeds in order to complete the improvements as required.
- (c) *Off-site easements.* All necessary off-site easements required for installation of off-site public improvements to serve the subdivision or development shall be acquired by the subdivider and conveyed solely to the city by a deed approved by the city attorney.

SECTION 7. AMENDMENT TO SECTION 22-61. That Chapter 22, “Subdivision Regulations,” Article III, “Construction Management, Surety and City Participation,” Division 1, “Construction Management,” Section 22-61, “Subdivision improvement agreement” of the Code of Ordinances of the City of Denison, Texas is hereby amended to delete Section 22-61.

SECTION 8. AMENDMENT TO SECTION 22-64. That Chapter 22, “Subdivision Regulations,” Article III, “Construction Management, Surety and City Participation,” Division 1, “Construction Management,” Section 22-64, “Acceptance of public improvements” of the Code of Ordinances of the City of Denison, Texas is hereby amended to amend paragraph (c) to read as follows:

(c) Acceptance of improvements for land in extraterritorial jurisdiction. Where the facilities to be constructed are located within the city's extraterritorial jurisdiction, and are to be dedicated to the county, the county shall satisfy itself that the public improvements have been constructed in accordance with approved construction plans, and are ready for acceptance by the county. The county shall notify the public works director of its findings with regard to the adequacy of public improvements constructed.

SECTION 9. AMENDMENT TO SECTION 22-65. That Chapter 22, “Subdivision Regulations,” Article III, “Construction Management, Surety and City Participation,” Division 2 “Performance Guarantees,” Section 22-65, “Security for improvements” of the Code of Ordinances of the City of Denison, Texas is hereby amended to delete Section 22-65.

SECTION 10. AMENDMENT TO SECTION 22-66. That Chapter 22, “Subdivision Regulations,” Article III, “Construction Management, Surety and City Participation,” Division 2, “Performance Guarantees,” Section 22-66, “Failure to complete improvements” of the Code of Ordinances of the City of Denison, Texas is hereby amended to delete Section 22-66.

SECTION 11. AMENDMENT TO SECTION 22-67. That Chapter 22, “Subdivision Regulations,” Article III, “Construction Management, Surety and City Participation,” Division 2 “Performance Guarantees,” Section 22-67, “Maintenance” of the Code of Ordinances of the City of Denison, Texas is hereby amended to read as follows:

The property owner shall maintain all required public improvements for a period of two (2) years following acceptance of the subdivision by the city, and shall also provide a two-year maintenance bond (warranty) for one hundred (100) percent of the cost of improvements that all public improvements will be free from defects for a period of two (2) years following such acceptance by the city. Items to be maintained by the property owners’ or homeowners’ association shall be perpetual.

SECTION 12. AMENDMENT TO SECTION 22-68. That Chapter 22, “Subdivision Regulations,” Article III, “Construction Management, Surety and City Participation,” Division 3, “City Participation,” Section 22-68, “Participation policies” of the Code of Ordinances of the City of Denison, Texas is hereby amended to read as follows:

(a) City's share of improvement costs. The city shall participate in the costs of public improvements which are not for the primary benefit of the development and which have been oversized to serve developments other than for which the plat has been submitted for approval, only to the extent and according to the standards stated in this article and pursuant to the procedures herein set forth.

(b) Owner's responsibility.

(1) The subdivider shall be responsible for the entire costs of designing and installing all public improvements which primarily serve the subdivision or addition. Facilities required by these regulations shall be considered as primarily serving the subdivision unless otherwise determined by the city.

(2) The subdivider shall also be responsible for its share of the costs of oversized or offsite public improvements needed to assure adequacy of public facilities and services for the addition or subdivision, subject to participation policies contained in this article.

(3) The subdivider shall be responsible for extending streets, water, sewer or drainage facilities offsite to his property as required by the commission and/or required to ensure adequacy of public facilities.

(4) Should a lift station be necessary to provide a sanitary sewer service to the subdivision or addition, the property owner shall construct the station and all appurtenances, at his own expense. A pro rata charge for such lift stations and appurtenances may be established as prescribed in division 4 of this article.

SECTION 13. AMENDMENT TO SECTION 22-69. That Chapter 22, “Subdivision Regulations,” Article III, “Construction Management, Surety and City Participation,” Division 3, “City Participation,” Section 22-69, “Facilities eligible for city participation” of the Code of Ordinances of the City of Denison, Texas is hereby amended to amend paragraph (a) to read as follows:

(a) City participation. The city shall participate in the costs of installing public improvements when such improvements have been authorized by the city council or where the city council has authorized such approval following a proportionality appeal pursuant to section 22-57.

SECTION 14. AMENDMENT TO SECTION 22-71. That Chapter 22, “Subdivision Regulations,” Article III, “Construction Management, Surety and City Participation,” Division 2 “City Participation,” Section 22-71, “Escrow policies and procedures” of the Code of Ordinances of the City of Denison, Texas is hereby amended to delete Section 22-71.

SECTION 15. AMENDMENT TO SECTION 22-72. That Chapter 22, “Subdivision Regulations,” Article III, “Construction management, surety and city participation,” Division 4, “Pro Rata Fees,” Section 22-72, “Pro rata agreements” of the Code of Ordinances of the City of Denison, Texas is hereby amended to amend paragraph (f) to read as follows:

(f) Payment of pro rata fees.

(1) For a period of ten (10) years following the city's acceptance of the water line, wastewater line, or associated facility, the developer or property owner shall be entitled to reimbursement from the proceeds of the pro rata fees established pursuant to this section, up to the maximum amount of the reimbursement established in the approved study. The city may deduct two (2) percent of the amount of pro rata fees collected from the amount of the fees reimbursed to the developer or property owner as an administration fee.

(2) The city may establish one (1) or more pro rata fee accounts for purposes of administering the policies of this division. The city shall deposit all pro rata fees collected pursuant to this division into such account(s). Expenditures from such accounts shall be earmarked solely for reimbursement of developers or property owners for the installation of water lines or wastewater lines or associated facilities for which pro rata fees have been established pursuant to this division.

(3) It shall be the responsibility of the developer, property owner or assignee to provide to the city in writing current contact information. The city will mail reimbursement payments to the last contact of record reflected on its books. In the event that the developer, property owner or assignee has not collected pro rata payments sent to the contact of record for a period of one (1) year from the date such payments are due pursuant to this section, such accrued amounts shall become the funds of the city for purposes of expenditure on cost participation for oversizing lines or other system improvements in the city's sole discretion.

SECTION 16. AMENDMENT TO SECTION 22-82. That Chapter 22, "Subdivision Regulations," Article IV, "Requirements for public improvements and design," Division 3, "Wastewater facilities," Section 22-82, "Wastewater utility extensions and connections" of the Code of Ordinances of the City of Denison, Texas is hereby amended to amend paragraph (a) to read as follows:

(a) The city shall not provide any wastewater connection to land proposed for subdivision until all of the following requirements have been met:

(1) The wastewater treatment and collection system to serve the subdivision meet the requirements of section 22-84;

(2) Off site mains have been extended to the subdivision pursuant to this section.

SECTION 17. AMENDMENT TO SECTION 22-111. That Chapter 22, "Subdivision Regulations," Article IV, "Requirements for public improvements and design," Division 9, "Sidewalks and Bikeways," Section 22-111, "Sidewalks" of the Code of Ordinances of the City of Denison, Texas is hereby amended to read as follows:

(a) Sidewalk requirements. Sidewalks are required to be installed as follows:

(1) For all residential and non-residential development when a new public or private street must be built or an existing street extended to serve the development.

(2) Along existing perimeter streets where the street is improved or will be improved by the developer to city or Texas Department of Transportation standards.

(3) Sidewalk construction may be delayed until construction occurs on individual lots in single-family and duplex subdivisions, but in locations adjacent to open space lots, common area lots and across bridges and culverts, the sidewalks shall be constructed with other public improvements to the subdivision.

(b) Exemptions.

(1) Sidewalks shall not be required for redevelopment of property proposed for single-family or duplex residential use if the adjacent lots have no sidewalks.

(2) Single-family lots developed in the Agricultural (A) zoning district or that are one (1) acre or larger in size are exempt from the sidewalk requirement.

(3) The public works director may waive the requirement for sidewalks along streets with no curb and gutter construction or allow the developer to escrow funds for the future construction of sidewalks.

(c) Design and construction standards.

(1) All sidewalks and ramps must be constructed in conformance with the requirements of the Americans with Disabilities Act and the standard construction details of the city. The minimum width of a

sidewalk shall be five (5) feet, except for walks in the Central Area (CA) zoning district as noted in [subsection] (2) below.

(2) Within the Central Area (CA) zoning district, sidewalks shall extend from the property line to the street curb.

SECTION 18. SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 19. SEVERABILITY. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase there irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 20. PUBLICATION AND EFFECTIVE DATE. This ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 21. OPEN MEETING. That it is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

AND IT IS SO ORDERED.

On motion by Council Member _____, seconded by Council Member _____, the above and foregoing ordinance was passed and approved on this the _____ day of August, 2021, by the following vote:

- Ayes:
- Abstentions:
- Nays:

At regular meeting August ____, 2021.

JANET GOTT, MAYOR

ATTEST:

Christine Wallentine, City Clerk

APPROVED AS TO FORM:

Julie Fort, City Attorney

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing and receive testimony from the Neighborhood Services Manager on the unsafe condition of the posted structure at 413 S. Eddy Avenue and take action. After the conclusion of the public hearing, the Council may issue an order authorized by Chapter 214 of the Texas Local Government, including but not limited to securing the building from entry, or the repair, vacation, removal or demolition of the structures and may access civil penalties.

Staff Contact

Robert Lay, Neighborhood Services Manager
rlay@cityofdenison.com
903-465-2720 ext. 2457

Summary

- Minimum Property Standards notice issued to owner on April 26, 2021.
- Structure posted as Sub-Standard on June 16, 2021.
- Appraised value of the improvement is \$20,316.
- Taxes currently owed total \$1,245.22 for 2020.
- There has been no water service at the structure since April 19, 2018.
- The structure a substantial amount of roof damage. The structure is not weather tight. There is substantial damage to the interior making the structure not habitable.

Staff Recommendation

Staff recommends declaring the structure unsafe and authorize the demolition and removal of the structure including concrete slab, removal of any accessory building, fences and rubbish on the property.

Recommended Motion

“I move to declare the structure at 413 S. Eddy Avenue a nuisance and unsafe, to order demolition and to authorize staff to proceed with the demolition process.”

Background Information and Analysis

It has been determined after a detailed inspection that the structure at 413 S. Eddy Avenue is sub-standard and/or unsafe and a nuisance in the neighborhood. Minimum Property Standards notices of violation were issued on, April 26, 2021. There was no response from the listed owner and no work completed. The structure was posted as unsafe on June 16, 2021. Property owners and interested parties were notified of the public hearing on August 2, 2021. The appraised value of the improvement is \$20,316 this year. Taxes currently owed total \$1,245.22 and were not paid in 2020. There has been no water service at the structure since April 19, 2018. The roof of the structure has a substantial amount of damage, is not weather tight and is not suitable for habitation.

Financial Considerations

Budget Item in Division 58

Prior Board or Council Action

None

Alternatives

- 1) Declare the structure unsafe and authorized demolition. Grant extension for repairs, allowing the property owners ten (10) days from the date of the hearing to pull required permits and six (6) months to complete repairs. Failure to meet either requirements will result in moving forward with the demolition process.
- 2) Declare the structure safe and allow it to remain in its current condition.



413 S. Eddy

413 S. Eddy



413 S. Eddy



413 S. Eddy



413 S. Eddy



City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing and receive testimony from the Neighborhood Services Manager on the unsafe condition of the posted structure at 1813 Mockingbird Lane and take action. After the conclusion of the public hearing, the Council may issue an order authorized by Chapter 214 of the Texas Local Government, including but not limited to securing the building from entry, or the repair, vacation, removal or demolition of the structures and may access civil penalties.

Staff Contact

Robert Lay, Neighborhood Services Manager
rlay@cityofdenison.com
903-465-2720 ext. 2457

Summary

- Minimum Property Standards notice issued to owner on October 9, 2020.
- Structure posted as Sub-Standard on June 16, 2021.
- Appraised value of the improvement is \$16,787.
- Taxes currently owed total \$1,512.41 and have not been paid in full in 2018.
- There has been no water service at the structure since January 9, 2018.
- The structure is not weather tight. There is substantial damage to the interior making the structure not habitable. The structure is an attractive nuisance in the neighborhood.

Staff Recommendation

Staff recommends declaring the structure unsafe and authorize the demolition and removal of the structure including concrete slab, removal of any accessory building, fences and rubbish on the property.

Recommended Motion

“I move to declare the structure at 1813 Mockingbird Lane a nuisance and unsafe, to order demolition and to authorize staff to proceed with the demolition process.”

Background Information and Analysis

It has been determined after a detailed inspection that the structure at 1813 Mockingbird Lane is sub-standard and/or unsafe and a nuisance in the neighborhood. Minimum Property Standards notices of violation were issued on, October 9, 2020. There was no response from the listed owner and no work completed. The structure was posted as unsafe on June 16, 2021. Property owners and interested parties were notified of the public hearing on July 30, 2021. The appraised value of the improvement is \$16,787 this year. Taxes currently owed total \$1,512.41 and have not been paid in full since 2018. There has been no water service at the structure since January 9, 2018. The structure is an attractive nuisance, not weather tight and the interior has substantial damage making it uninhabitable.

Financial Considerations

Budget Item in Division 58

Prior Board or Council Action

None

Alternatives

- 1) Declare the structure unsafe and authorized demolition. Grant extension for repairs, allowing the property owners ten (10) days from the date of the hearing to pull required permits and six (6) months to complete repairs. Failure to meet either requirements will result in moving forward with the demolition process.
- 2) Declare the structure safe and allow it to remain in its current condition.



1813 Mockingbird

1813 Mockingbird



1813 Mockingbird



1813 Mockingbird



1813 Mockingbird



City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on an Ordinance amending Section 28.26, Section 28.33, Section 28.46, Section 28.49, and Section 28.63 of Chapter 28, the Comprehensive Zoning Ordinance. (Case No. 2021-064ZO)

Staff Contact

John Webb, Executive Director of Planning and Community Development
jwebb@cityofdenison.com
903-465-2720 x2466

Summary

- This is a City-initiated amendment to the Comprehensive Zoning Ordinance regarding updates to the SF-TH – Single Family Residential District – Attached, the O – Office District, the HO – Highway Oriented and Corridor District, Use Regulations (Use Chart), and Definitions.
- The primary purposes of the amendments include:
 - Updating districts to be consistent with the market and to yield desired development quality
 - Removing incompatible land uses from certain zoning districts
 - Adding compatible land uses to certain zoning districts
 - Deleting obsolete land use terms
 - Amending current definitions or adding new definitions to be consistent with current land use terminology

Staff Recommendation

Staff recommends approval of the Ordinance amending the Comprehensive Zoning Ordinance.

Recommended Motion

“I move to approve the Ordinance amending Section 28.26, Section 28.33, Section 28.46, Section 28.49, and Section 28.63 of Chapter 28, the Comprehensive Zoning Ordinance.”

Background Information and Analysis

The current Zoning Ordinance was adopted in 2009, and while there have been several updates, multiple sections of the Ordinance have been identified as requiring amendments and updates. The amendments are intended to 1) update districts to be consistent with the market and to yield the desired quality of development, 2) remove incompatible land uses from certain zoning districts, 3) permit the Planning and Zoning Commission and the City to determine the appropriateness of mixed-use developments, 4) add compatible land uses to certain zoning districts, 5) delete obsolete land use terms, 6) maximize the economic development potential of the City’s highway corridors, and 7) amend current definitions or add new definitions to be consistent with current land use terminology.

It is important to note the Planning and Zoning Commission may recommend and the City Council may approve the adoption of Planned Development Districts on a case-by-case basis to permit a single land use or a mix of land uses where not permitted in certain zoning districts.

Sec. 28.26 – TH – Single-Family Residential – Attached

As depicted in Exhibit A, this district is being amended in its entirety to provide for the appropriate standards for Townhome neighborhoods with attached residential units on platted lots to encourage, but not require, the ownership of the individual units. Recommended amendments also include amending development standards for consistency with today's townhome developments such as lot width, lot depth, and lot area. With the townhomes being alley-served, it is common to reduce the rear yard of the garages to maximize the living area of the units. The District will be renamed to the SF-TH – Townhome District.

Section 28.33 – O – Office District

As depicted in Exhibit B, this district is being amended in its entirety to reflect a true Office district. The allowance of single family dwellings, duplexes, four-plexes, and apartments by right is being removed from this District. While the goal was to create a mixed-use development with residential areas integrated into office developments, there is a significant lack of development controls to guarantee a well-designed, mixed-use development. Without any Planning and Zoning Commission and City Council discretion, an unlimited number of apartments could be constructed in properties zoned Office. As noted above, the appropriate method for considering a mixed-use development is through the Planned Development District process.

Section 28.46 – HO – Highway-Oriented and Corridor District

The Zoning Ordinance identifies the intent of the Highway-Oriented and Corridor District (HO) is to exercise greater control over the aesthetic, functional, and safety characteristics of development along US Highway 75, Spur 503, FM 120, and FM 691 where higher standards can effectively enhance the City's image as a desirable place to live, work, and shop. This emphasis on how uses are designed and developed is the focus of the standards in this district. This district is one (1) of seven (7) special overlay districts utilized in the City to achieve the desired development pattern and protect the natural environment.

To achieve land use compatibility and maximize the economic viability of the highway corridors in Denison, the HO District prohibits the following uses:

1. Kennels
2. Livestock sales
3. Stables of any kind
4. Used merchandise sales
5. Used vehicle sales (including motorcycles) as a primary use
6. Manufactured home display, storage, or sales
7. Sand, gravel, caliche, stone sales or storage
8. Any use listed under manufacturing and industrial in [section 28.49](#), Use Charts
9. Auto dealer-used primary use
10. Portable building sales (outdoor display)
11. Landscaping business except if not part of a home improvement center

To further protect and promote the economic development potential of the highway corridors, it is recommended the following uses be prohibited:

1. Auto Dealer (New) – the Planning and Zoning Commission recommended this use be stricken from the list of prohibit uses and continue to be permitted by right in the HO District
2. Auto Wrecker Service
3. Boat Sales/Rental/Repair – the Planning and Zoning Commission recommended this use be stricken from the list of prohibit uses and continue to be permitted by right in the HO District
4. Machine Shop
5. Maintenance and Repair Service for Buildings
6. Motorcycle ATV Dealer (New) – the Planning and Zoning Commission recommended this use be stricken from the list of prohibit uses and continue to be permitted by right in the HO District
7. Motor Freight Company
8. Motorcycle Dealer (Used)
9. Personal Watercraft Sales (New) – the Planning and Zoning Commission recommended this use be stricken from the list of prohibit uses and continue to be permitted by right in the HO District
10. Personal Watercraft Sales (Used)
11. Sign Manufacturing
12. Wrecking or Salvage Yard
13. Tire Re-treading & Capping
14. Trailer Rental or RV Sales
15. Warehouse (Mini)/Self-Storage
16. Warehouse, Storage
17. Welding Shop
18. Window and Door Frame Manufacturing

Should it be determined that any of the above list of prohibited uses would be appropriate with certain conditions, and the property contains at least two (2) acres, an applicant has the right to apply for a Planned Development District.

Section 28.49 – Use Regulations (charts)

The Use Chart identifies a multitude of residential and non-residential land uses and establishes where the uses are permitted by right, require a Conditional Use Permit (CUP), or are prohibited in the various zoning districts. As depicted in Exhibit C, staff has identified numerous changes to accomplish the following:

- Remove obsolete uses or group the use to simplify the Use Chart – example: “Video Rental/Sales” and “Cafeterias”
- Update terminology of uses – example: change “Convenience Store with Gas Sales” to “Convenience Store with Fuel Pumps”
- Amend how the use is permitted or prohibited in certain zoning districts – example: require “Extended Stay Hotels/Motels” to obtain a CUP in the Central Area District; permit retail uses by right in the Light Industrial District
- Identify new land use terms – example: “Data Centers”

Staff also recommends the entire Use Chart be reformatted to organize and alphabetize by residential and non-residential uses in lieu of listing by ten (10) land use types. This will simplify the process of identifying the land uses.

Section 28.63 – Definitions

As depicted in Exhibit D, staff has identified numerous changes to accomplish the following:

- Amend definitions to align with an amended land use term – example: “Convenience Store with Fuel Pumps”
- Create definitions for an existing land use – example: “Theater”
- Create definitions for a new land use – example: “Data Center”

Staff also recommends the list of definitions be reformatted to list in alphabetical order in lieu of numbering to ease the process of future amendments.

Financial Considerations

N/A

Prior Board or Council Action

On July 27, 2021, the Planning and Zoning Commission recommended approval of the proposed amendments with the following exceptions:

1. The following uses shall continue to be permitted by right in the Highway-Oriented and Overlay District.
 - a. Auto Dealer (New)
 - b. Boat Sales/Rental/Repair
 - c. Motorcycle ATV Dealer (New)
 - d. Personal Watercraft Sales (New)

The attached ordinance reflects the recommendation of the Planning and Zoning Commission.

Alternatives

The City Council may table, deny, or approved the ordinance with amendments.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, BEING THE COMPREHENSIVE ZONING ORDINANCE, SPECIFICALLY AMENDING AND RENAMING SECTION 28.26, “TH-SINGLE-FAMILY RESIDENTIAL-ATTACHED DISTRICT”; OF ARTICLE III, “ZONING DISTRICTS”; AMENDING SECTION 28.33, “O-OFFICE DISTRICT”, OF ARTICLE III, “ZONING DISTRICTS”; AMENDING SUBSECTION 28.46.2.B, “AUTHORIZED USES”, OF SECTION 28.46, “HO-HIGHWAY-ORIENTED AND CORRIDOR DISTRICT”, OF ARTICLE III, “ZONING DISTRICTS”; AMENDING SECTION 28.49, “USE REGULATIONS (CHARTS), OF ARTICLE IV, “USE REGULATIONS”; AND AMENDING SECTION 28.63, “DEFINITIONS”, OF ARTICLE VI, “DEFINITIONS”; PROVIDING A PENALTY CLAUSE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVING FOR PUBLICATION; PROVIDING FOR 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.

WHEREAS, the City of Denison (hereinafter referred to as “City”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Denison, Texas (the “City Council”) adopted Chapter 28 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which sets forth various regulations for promoting the public health, safety, morals and general welfare, and protecting and preserving places and areas of historical, cultural and/or architectural importance and significance within the city and are made with reasonable consideration, among other things, for the character of each zoning district and its peculiar suitability for the particular uses specified; and

WHEREAS, having considered the proposed amendments to the Comprehensive Zoning Ordinance and the appropriateness of the amendments; and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City has recommended to the City Council the adoption of the amendments to the Comprehensive Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before City Council at which the City Council considered the recommendation

of the Planning and Zoning Commission, and among other things, the necessity for orderly and appropriate regulations of the use of land and the erection of structures thereon, and the City Council does hereby find that the amendments to the Comprehensive Zoning Ordinance approved hereby accomplishes such objectives.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. FINDINGS. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City of Denison, Texas, and of the public health, safety and welfare.

SECTION 3. Amendment to Section 28.26. Section 28.26 of the Code of Ordinances of the City of Denison, Texas, the same being the City's Comprehensive Zoning Ordinance, is hereby renamed and amended in its entirety to read as follows:

Sec. 28.26. - SF-TH—Single-Family Townhome District

28.26.1. General purpose and description:

The Single Family Townhome District is intended for attached single-family residential developments in structures built to accommodate three (3) to eight (8) units per structure. Each residential unit shall be located on an individually platted lot. Since the development will have alley-served garages, a reduced front setback can be accommodated. Minimum standards include a minimum area of percent open space as defined below. Site plans shall be required with this district.

28.26.2. Permitted uses:

Those uses listed for the SF-TH District in section 28.49 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in section 28.11.

28.26.3. Height regulations:

Maximum height.

- A. Two and one-half (2½) stories but not to exceed thirty-five (35) feet for the townhome structure.
- B. One story, but not to exceed eighteen (18) feet for other accessory buildings, including, gazebo, clubhouse, and mail kiosks, etc.
- C. Other requirements. Other regulations: In addition to other applicable ordinance regulations, section 28.42 shall apply.

28.26.4. Area regulations:

A. *Size of lots:*

1. *Minimum lot area*—1,980 square feet.
2. *Maximum density*—Ten (10) units per gross acre of land area within the development.
3. *Minimum project size*—The minimum area of a townhome development shall be five (5) acres.
4. *Minimum lot width*—22' feet.
5. *Minimum lot depth*—90 feet.

B. *Size of yards:*

1. *Minimum front yard*—Fifteen (15) feet for dwelling units; twenty-five (25) feet for any other structure.
2. *Minimum side yard:*
 - a. Attached townhome dwellings shall not have an interior side yard; however, a minimum twenty-five (25) foot side yard is required for a key corner lot, a minimum fifteen-foot side yard is required on a corner lot adjacent to a residential or collector street, and a minimum twenty-foot side yard is required for a corner lot adjacent to an arterial street.
 - b. Minimum separation of twenty (20) feet between structures.
 - c. A complex or continuous row of attached single-family dwellings shall have a minimum length of three (3) dwelling units, a maximum length of eight (8) dwelling units and shall not exceed two hundred eighty (280) feet in length.
3. *Minimum rear yard:*
 - a. No main residential building shall be located nearer than ten (10) feet to the rear property line.
 - b. The face of the garage door may be located a minimum of three (3) feet of the rear property line/alley right-of-way.
 - c. Every part of a required rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lots, except for accessory buildings allowed pursuant to this chapter and the ordinary projections of windowsills, belt courses, cornices, roof overhangs, and other architectural features projecting a maximum of four (4) feet into the required rear yard.

C. Each dwelling unit shall be located on a single, platted lot of record which fronts on a dedicated public street or an approved public access easement.

D. *Maximum lot coverage:* Eight (80) percent for each lot containing a residential unit. Fifty (50) percent for all other structures on an individual lot.

E. *Parking regulations:*

1. A minimum of two (2) enclosed parking spaces for each dwelling unit, shall be located behind, beside or incorporated into the dwelling unit and accessed only from the rear via an alley and located on the same lot as each dwelling unit (see section 28.50, Off-Street Parking and Loading Requirements).
 2. Designated visitor parking spaces shall be provided in off-street, common areas at a ratio of one (1) guest/visitor space per four (4) units.
 3. Additional parking shall be required for any recreational uses, clubhouse, office, sales offices, and other similar accessory structures and uses.
 4. All driveways and parking areas shall be concrete or a similar solid paved surface such as turf pavers, brick pavers or asphalt.
- F. *Minimum floor area per dwelling unit:* One thousand (1,000) square feet.
- G. *Minimum exterior construction standards:* See section 28.54 for exterior construction standards.

28.26.5. Special requirements:

- A. Usable open space requirements: Except as provided below, any townhome subdivision shall provide useable open space which equals or exceeds twenty (20) percent of the gross platted area, excluding rights-of-way for collector and larger-sized streets. Useable open space shall not be required for a SF-TH development if it contains twenty (20) or fewer lots and if the property is contiguous to or abuts a usable open space area adequate to serve the development. Said usable open space shall meet the criteria established in subsection 28.26.5.A. below. Properties that are separated by thoroughfares larger than a collector street and/or by drainage/utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.
1. *Specific criteria for usable open space*—Areas provided as usable open space shall meet the following criteria:
 - a. All residential lots must be located within six hundred (600) feet of a usable open space area as measured along a street. The planning and zoning commission may recommend, and city council may allow this distance to be increased if the shape of the subdivision is irregular or if existing trees or other natural features on the site can be preserved by increasing the distance.
 - b. Individual usable open space areas shall be at least twenty thousand (20,000) square feet in size. Useable open space shall be a minimum of fifty (50) feet wide and shall have no slope greater than ten (10) percent. At the time of site plan and subdivision plat approval, the planning and zoning commission may recommend, and the city council may allow full or partial credit for open areas that exceed the ten (10) percent maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development and the surrounding area.
 - c. Pools, tennis courts, walkways, patios, and similar outdoor amenities may be located within areas designated as useable open space. Areas occupied by enclosed buildings (except for gazebos and pavilions), driveways, parking lots, overhead electrical

transmission lines, drainage channels, and antennas shall not be included in calculating useable open space.

- d. Within useable open space areas, there shall be at least one (1) large shade tree for every one thousand (1,000) square feet of space. New trees planted to meet this requirement shall be a minimum three-inch caliper, and at least twenty-five (25) percent of the trees shall be nondeciduous (for qualifying tree species, see appendix C of this chapter for the city's recommended plant list).
 - e. A useable open space area must have street frontage on at least thirty-three (33) percent of the area's perimeter to ensure that the area is accessible to residents of the subdivision.
 - f. Useable open space areas must be easily viewed from adjacent streets and homes. Side or rear yard fences along common open space areas shall be of open, wrought iron design, and shall not exceed four (4) feet in height adjacent to the open space and for a distance of ten (10) feet perpendicular or radial to the open space area.
2. *Landscaped areas*—Additional common open space and landscaped areas that do not qualify as usable open space may be provided but shall not be counted toward the usable open space requirement.
- B. Maintenance requirements for common areas: A property owners association shall be required for continued maintenance of common land and facilities.
 - C. Alleys: Each attached dwelling unit within the SF-TH District shall be rear-entry only from an alley that is constructed in conjunction with the subdivision (i.e., at the same time as the streets, utilities, etc.) and that is in conformance with the city's design standards for alleys (see the subdivision ordinance).
 - D. Refuse facilities: Every townhome dwelling unit shall be served by either individual residential trash carts or by a bulk dumpster. The bulk dumpster shall be located so as to provide safe and convenient pickup by refuse collection agencies and shall be screened in accordance with section 28.53 of this chapter (see Illustration 1 for refuse container enclosure diagrams).
 - E. All utilities shall be provided separately to each lot within an SF-TH District so that each unit is individually metered.
 - F. Single-family detached dwellings (and their respective lots) constructed within this district shall conform to the standards as set forth in the SF-7.5 District.
 - G. The elimination of a garage space by enclosing or converting any portion of the garage space with a stationary building wall shall be prohibited unless another garage of the same size and same parking capacity is built on the lot within the standards specified for the SF-TH Zoning District.
 - H. Recreational vehicles, travel trailers or motor homes shall not be used for on-site dwelling purposes.
 - I. Open storage is prohibited (except for materials for the residents' personal use or consumption such as firewood, garden materials, etc., which cannot be stored in any required setback, and which shall be screened from view of public streets and neighboring properties).

- J. Site plan approval (see section 28.13) shall be required for any single-family attached or nonresidential use (e.g., school, church, childcare center, private recreation facility, etc.) in the SF-TH District. Any nonresidential land use which may be permitted in this district shall conform to the "NS"—Neighborhood Service District standards with respect to building setbacks, landscaping, exterior building construction, screening requirements, lighting, signage, etc. Said site plan approval shall not be required for home occupations uses that conform to the city's standards.
- K. Other regulations: As established by article V.

SECTION 4. Amendment to Section 28.33. Section 28.33 of the Code of Ordinances of the City of Denison, Texas, the same being the City's Comprehensive Zoning Ordinance, is hereby amended in its entirety to read as follows:

Sec. 28.33. - O—Office District.

28.33.1. General purpose and description:

The O—Office District is intended to accommodate a variety of office developments providing for professional, financial, medical, and similar services for local residents; corporate offices for regional and national operations; and for other major employment centers. The district can be used as a transition district between more intense uses and residential uses.

28.33.2. Permitted uses:

Those uses listed for the O District in section 28.49 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses (i.e., CUP), respectively. Conditional uses must be approved utilizing procedures set forth in section 28.11.

28.33.3. Height regulations:

Maximum height:

- A. Three (3) stories, but no greater than sixty (60) feet
- B. Other requirements (see article V).

28.33.4. Area regulations:

A. *Size of lots:*

- 1. *Minimum lot area*—Six thousand (6,000) square feet.
- 2. *Minimum lot width*—Sixty (60) feet.
- 3. *Minimum lot depth*—One hundred (100) feet.

B. *Size of yards:*

- 1. *Minimum front yard*—Twenty-five (25) feet. All areas adjacent to a street shall be deemed front yards.

2. *Minimum side yard:*
 - a. Where adjacent to a *nonresidential district* - twenty (20) feet.
 - b. Where adjacent to a residential district:
 1. Twenty five (25) feet for a one story building.
 2. Forty (40) feet for a two-story building
 3. Fifty (50) feet for a three-story building
3. *Minimum rear yard:*
 - a. Where adjacent to a nonresidential district – twenty (20) feet
 - b. Where adjacent to a residential district:
 1. Twenty five (25) feet for a one story building.
 2. Forty (40) feet for a two-story building
 3. Fifty (50) feet for a three-story building

D. *Maximum lot coverage:* Forty (40) percent total, including main and accessory buildings.

E. *Parking regulations (see section 28.50):*

F. *Minimum exterior construction standards:* Seventy-five (75) percent standard masonry construction (see article V).

28.33.5. Special requirements:

- A. *Landscaping requirements:* Refer to article V.
- B. *Open storage:* Open storage in nonresidential areas is prohibited.
- C. *Temporary facilities:* There shall be no permanent use of temporary facilities or buildings.
- D. *Other regulations:* As established by article V.

SECTION 5. Amendment to Section 28.46. Subsection 28.46.2 B, of Section 28.46 of the Code of Ordinances of the City of Denison, Texas, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended in its entirety to read as follows:

- B. The following uses shall be prohibited in the HO Overlay District:
 1. Any use listed under manufacturing and industrial in section 28.49, Use Charts.
 2. Auto Dealer-Used Primary Use.
 3. Auto Wrecker Service
 4. Kennels.
 5. Landscaping business except if not part of a home improvement center.

6. Livestock sales.
7. Machine Shop
8. Maintenance and Repair Service for Buildings
9. Manufactured Home Display, Storage or Sales.
10. Motor Freight Company
11. Motorcycle Dealer (Used)
12. Personal Watercraft Sales (Used)
13. Portable building sales (outdoor display).
14. Sand, gravel, caliche, stone sales or storage.
15. Sign Manufacturing
16. Stables of any kind.
17. Tire Re-treading & Capping
18. Trailer Rental or RV Sales
19. Warehouse (Mini)/Self-Storage
20. Warehouse, Storage
21. Welding Shop
22. Window and Door Frame Manufacturing
23. Wrecking or Salvage Yard
24. Used merchandise sales.
25. Used vehicle sales (including motorcycles) as a primary use.

SECTION 6. Amendment to Section 28.49. Subsection Section 28.49 C., Use Chart Organization of Section 28.49, of the Code of Ordinances of the City of Denison, Texas, the same being the City's Comprehensive Zoning Ordinance, is hereby amended in its entirety to read as follows:

- C. Use chart organization: The following use categories are listed in the use charts:
1. Residential uses.
 2. Non Residential and Institutional uses.

SECTION 7. Amendment to Section 28.49. The Use Chart of Section 28.49. of the Code of Ordinances of the City of Denison, Texas, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended in its entirety to read as follows:

	<i>A</i>	<i>RD</i>	<i>SF-20</i>	<i>SF-10</i>	<i>SF-7.5</i>	<i>SF-5</i>	<i>SF-PH</i>	<i>SF-TH</i>	<i>LD</i>	<i>UD</i>	<i>MH</i>	<i>2F</i>	<i>MF-1</i>	<i>MF-2</i>	<i>O</i>	<i>NS</i>	<i>LR</i>	<i>CR</i>	<i>RR</i>	<i>C</i>	<i>CA</i>	<i>BP</i>	<i>LI</i>	<i>HI</i>	
Residential Uses																									
<i>Accessory Building/Structure (Residential)*</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>								<i>P</i>				
<i>Accessory Dwelling</i>									<i>P</i>			<i>C</i>													
<i>Caretaker's/Guard's Residence</i>	<i>P</i>								<i>P</i>									<i>P</i>	<i>P</i>	<i>P</i>		<i>P</i>	<i>P</i>	<i>P</i>	
<i>Duplex/Two-Family</i>												<i>P</i>	<i>P</i>	<i>P</i>							<i>P</i>				
<i>Family Home Child Care*</i>	<i>C</i>	<i>C</i>	<i>C</i>										<i>C</i>	<i>C</i>											
<i>Four-Family (Quadraplex)</i>													<i>P</i>	<i>P</i>											
<i>Home Occupation</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>							<i>P</i>				
<i>Multi-Family (Apartments)</i>													<i>P</i>	<i>P</i>							<i>P</i>				
<i>Rooming/Boarding House*</i>														<i>P</i>					<i>P</i>	<i>P</i>					
<i>HUD Code-Manufactured Home*</i>											<i>P</i>														
<i>HUD Code-Manufactured Home Park or Subdivision*</i>											<i>P</i>														
<i>Single-Family Industrialized Home*</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>											

Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P				
Swimming Pool (Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P										
Three-Family (Triplex)													P	P										
Townhome							P	P			P	P	P							P				
Note: For residential uses permitted in CA District see section 28.39.1.																								
	A	RD	SF-20	SF-10	SF-7.5	SF-5	SF-PH	SF-TH	LD	UD	MH	2F	MF-1	MF-2	O	NS	LR	CR	RR	C	CA	BP	LI	HI
Non-Residential and Institutional Uses																								
Accessory Building (Nonresidential)															P	P	P	P	P	P	P	P	P	
Adult Day Care																	P	P	P	P				
Air Conditioning/ Refrigeration Shop																				P		P	P	P
Airport, Heliport or Landing Field*								C								C	C	C	C	C	C	P	P	P
Alcoholic Beverage Off-Premises Retail (See section 28.60) Outlet *																P	P	P	P	P	P			

Alcoholic Beverage Wholesale (No Retail Sales)																					P		P	P	P
Ambulance Service (Private)																	P	P	P	P	C		P	P	P
Amusement Devices/Arcade (Four (4) or More Devices)*																	P	P	P	P					
Amusement Services (Indoors)*																	C	P	P	P				P	P
Amusement Services (Outdoors)*																				C			P	P	P
Antenna (Commercial) See section 28.55.5																									
Antenna (Non-Commercial)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Antique Shop*														P	P	P	P	P	P	P	P	P	P	P	
Appliance Repair (Large)																		P	P	P	C				
Appliance Repair (Small)*															C	P	P	P	P	P					
Armed Services Recruiting Center														P	P	P	P	P	P	P	P	P	P		
Art Dealer/Gallery*														P	P	P	P	P	P	P				P	
Art Supply Store															P	P	P	P	P	P					
Artist Studio														P	P	P	P	P	P	P				P	

Bed and Breakfast Inn*																P	P	P	P	P	P	P	P	P					
Bike Sales and/or Repair (No outside storage)																			P	P	P	P	P	P					
Billiard/Pool Facility (Three (3) or More Tables)																						C	C			P	P	P	
Bingo Facility																					C	C	C	C	C				
Boat Sales/Rental/Repair																						C	P	P		C	P		
Book Binding																								P		P	P	P	
Breeding laboratory animals	C																									P	P	P	
Brew Pub/Micro-Brewery*																					C	C	C	C	P	C	P	P	
Brewery or Distillery*																								C	C	C	P	P	
Broadcast Station (with Tower)																								C	C	P	P		
Broadcast Towers (Commercial) See section 28.55.5																													
Building Material Sales *																							C	C	C	C		P	P
Bus or Passenger Railroad Station/Terminal*																									P	P		P	P

Commercial Printing																				<i>P</i>	<i>C</i>		<i>P</i>	<i>P</i>	
Communication Equipment (Installation and/or Repair—No outdoor sales or storage)																							<i>P</i>	<i>P</i>	<i>P</i>
Community Center (Municipal/Civic Center)*	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
Computer Sales															<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>				
Concrete Batching Plant*																							<i>C</i>	<i>P</i>	
Concrete Products Manufacturer																								<i>P</i>	
Confectionery Store (Retail)															<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>				
Consignment Shop (No Outside Storage)															<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>					
Contractor's Office/Sales, No Outside Storage including Vehicles														<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	
Contractors Shop and Storage Yard (with outside storage)*																			<i>C</i>				<i>P</i>	<i>P</i>	
Convenience Store with															<i>C</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	

Fuel Pumps*																								
Convenience Store without Fuel Pumps*																P	P	P	P	P	P	P		
Convent, Monastery	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P				
Country Club (Private)*	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	
Credit Agency															P	P	P	P	P	P	P			
Dance Hall or Nightclub																	C	C	C	C	C			
Dance/Drama/Music Schools/Gymnastics (Performing Arts)															P	P	P	P	P	P	P			
Data Center*																			P	P		P	P	P
Day Camp*	C	C	C															C	P					
Department Store																		P	P	P	P			
Dinner Theatre																		C	P	P	P			
Distribution Center*																				C		P	P	P
Drapery Shop/Blind Shop*																P	P	P	P	P	P			
Driving Range																			C	P		P	P	P
Electrical Generating Plant	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P
Electrical Substation*	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P
Electrical Transmission Line	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electronic Assembly																						P	P	P

<i>Food Truck Park*</i>																	C	C	C	C	C							
<i>Franchised Private Utility (not listed)*</i>																									C	C	C	
<i>Fraternal Organization, Sorority, Lodge, Civic Club*</i>																	C	C	C	C	P	P	P	P	P	P	P	
<i>Full-Service Car Wash (Detail Shop)*</i>																					P	P	P		P	P	P	
<i>Funeral Home*</i>																					C	C	C	P	P		C	C
<i>Furniture and Major Appliance, Repair/Used*</i>																							P		P	P	P	
<i>Furniture Manufacture</i>																									P	P	P	
<i>Furniture Sales (Indoor)*</i>																	P	P	P	P	P	P						
<i>Furniture Sales (Outdoor)</i>																										P		
<i>Garden Shop (Inside Storage)*</i>																	P	P	P	P	P	P						
<i>Garment Construction Facility</i>																							C		P	P	P	
<i>Gas Transmission Line (Regulating Station)</i>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<i>Golf Course (Miniature)</i>																							C	P		P	P	P
<i>Golf Course (Public/Private)*</i>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P			P	P	P		

Governmental Building (Municipal, State or Federal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Gravestone /Tombstone Sales (no outdoor display/showroom only)																C				P			P	P	P
Gravestone /Tombstone Sales (outdoor display)																							P	P	P
Grocery Store*																P	P	P	P	P	P				
Group Day Care Home*												P	P								C				
Gun Range, Indoor																								C	C
Hall, Reception/Banquet/Meeting														C	C	C	C	C	C	C	C	C			
Hardware Store (No Outdoor Storage)*																P	P	P	P	P	P				
Health Club (Fitness Center)																		C	P	P	C	P	P		
Heating and Air-Conditioning Sales/Services																				P			P	P	P
Home Improvement Center																				P	P				
Hospice																	C	P	P	P			P		
Hospital (Acute Care)*																		C	C	P			P		

Hotels, Extended Stay (Residence Hotels)																				P	P	C	P	P			
Hotel/Motel *																					C	C	P	P	P	P	
Household Care Facility*	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P				
Impound Lots																									C	C	
Kiosk (Providing a Service)*															P	P	P	P	P	P	P	P	P	P	P		
Laboratory Equipment Manufacturi ng*																								P	P	P	
Laundry, Self- Service*																P	P	P	P	P	P						
Laundry Plant*																							P	P	P		
Laundry/Dr y Cleaning (Drop Off/Pick Up)																P	P	P	P	P	P	P	P	P			
Lawnmower Sales and/or Repair/Smal l Engines*																							P	P	P		
Library (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Limousine/T axi Service																								P	P		
Livestock— Wholesale	C																							P	P	P	
Locksmith																							P	P	P	P	
Machine Shop																								C	P	P	P
Machinery (heavy), sales and storage*																								P	P	P	

<i>Mailing Service (Private)</i>																		P	P		P					
<i>Maintenance and Repair Service for Buildings</i>																				P			P	P	P	
<i>Major Appliance Sales (Indoor)</i>																		P	P	P	P					
<i>Manufactured Home, Display sales*</i>																				C			P	P	P	
<i>Manufacturing or Assembly Processes other than Those Listed Elsewhere</i>																							C	C	C	
<i>Manufacturing, any industrial or storage process not prohibited by law*</i>																									C	
<i>Manufacturing, Light, Processes</i>																								P	P	P
<i>Market (Public) Farmers</i>													P	P	P	P	P	P								
<i>Martial Arts School</i>												P	P	P	P	P	P	P	P	P	P					
<i>Massage Establishment*</i>													P	P	P	P	P	P	P							
<i>Meat Packing Under State/Federal Regulations</i>																									P	

Personal Watercraft Sales (New)																				P	P	P		C		
Personal Watercraft Sales (Used)																					C	C	P			
Pet Shop/Supplies/Grooming*																					P	P	P	P		
Petroleum Distribution/Storage																									C	P
Pharmacy															P	P	P	P	P	P	P	P	P	P		
Philanthropic organization															P	P	P	P	P	P	P	P	P	P	P	P
Phone Exchange/Switching Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Photo Studio															P	P	P	P	P	P	P	P			P	
Photocopying/Duplicating															C	P	P	P	P	P	P	P	P	P	P	
Plant Nursery (Retail Sales)*																P	P	P	P	P	P	P	P	P	P	
Plumbing Shop																						P			P	P
Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Portable Building Sales/Display*																							P			
Post Office (Governmental)															P	P	P	P	P	P	P	P	P	P	P	
Private Club																					C	C	C	C	C	C
Private Recreation Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	C

Restaurant (Without Drive-Thru)*																				C	P	P	P	P	P	P	P		
Retail Shops and Stores*																					P	P	P	P	P	P	P	P	
Riding School	P																								P			P	P
Riding School, Enclosed	P																								P			P	P
Rodeo grounds	P																											P	P
Sand/Grave I/Caliche/ Stone Sales (Storage)*																												C	P
Sand/Grave I/Stone Extraction*																												C	P
School, Driving/Defensive Driving																													
School, K through 12 (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
School, K through 12 (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Kindergarten*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School, Vocational (Business/Comm. Trade)*																									P	P	P		
Scientific Research Laboratory*																									P		C		P
Security Monitoring Company (No Outside Storage)															C										P		P	P	P

<i>Security Quarters as Associated with a Business (Live-In)</i>																					<i>C</i>		<i>C</i>	<i>C</i>	<i>C</i>	
<i>Security Systems Installation Company</i>																						<i>P</i>		<i>P</i>	<i>P</i>	<i>P</i>
<i>Sewage Pumping Station</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
<i>Sexually Oriented Business See section 29 of the City Code of Ordinances</i>																										
<i>Shoe Repair</i>																<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>			
<i>Shopping Center*</i>																		<i>C</i>	<i>P</i>	<i>P</i>						
<i>Sign Manufacturing</i>																				<i>C</i>			<i>P</i>	<i>P</i>	<i>P</i>	
<i>Smelter or Foundry</i>																									<i>C</i>	
<i>Stadium (Private)*</i>																						<i>C</i>	<i>C</i>	<i>C</i>		
<i>Stadium (Public)*</i>																	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>C</i>	<i>P</i>	<i>C</i>	<i>C</i>		
<i>Stained Glass Construction/Display and Sales</i>																						<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
<i>Stone/Clay/Glass Manufacturing</i>																									<i>P</i>	
<i>Studio for Radio or Television (without tower)*</i>																						<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	

Tire Sales (Outdoor Storage)*																					C	P	P
Tool Rental (Indoor Storage)*																P	P	P	P	P			
Tool Rental (Outdoor Storage)*																	C		P	P	P		
Trade Center*																				C	P		
Trailer, Rental or RV Sales*																	C		C	P	P		
Transfer Station (Refuse/Pic k up)																						P	P
Travel Agency											P	P	P	P	P	P	P	P	P				
Travel Center														P	P	P							
Travel Trailers/R.V 's (Short-Term Stays) R.V. Park*																						C	
Truck and Trailer, Rental and Sales*																	P					P	P
Truck Stop*																						P	P
Used Merchandis e (Large)																P	P		P				
Used Merchandis e (Small)															P	P	P	P	P				
Utility Distribution Line/Trans mission*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Shops and Storage Area	C																C		P	P	P		

Veterinaria n (Indoor Kennels or Pens only)*																				P				P	P			
Warehouse (Mini)/Self- Storage*																				C				P	P	P		
Warehouse, storage																									P	P		
Warehouse/ Office*																				C				P	P	P		
Wastewater Treatment Plant (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Water Reservoir, Pumping Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Water Supply Facility (Elevated Water Storage)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Water Supply Facility (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Water Treatment Plant (Public)	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P		
Welding Shop																									P	P		
Wholesale Bottling Works																									P	P	P	P
Wholesale office, sampling room																									P	P	P	P
Window and Door Frame Manufacturi ng																									C	P	P	P

Woodworking Shop (Ornamental)																	P	P	P	P	P		P		
Wrecking or Salvage Yard*																									C

SECTION 8. Amendment to Section 28.63. Section 28.63. of the Code of Ordinances of the City of Denison, Texas, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended in its entirety to read as follows:

Sec. 28.63. – Definitions.

28.63.1 For the purpose of these regulations, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall also include the future tense; words used in the masculine gender shall also include the feminine gender; words used in the singular number shall also include the plural number; and words in the plural number shall also include the singular number, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not directory. For any term or use not defined herein, Webster's Dictionary (latest edition) shall be used.

Accessory building (residential): In a residential district, a subordinate building that is attached or detached and is used for a purpose that is customarily incidental to the main structure but not involving the conduct of a business (i.e., the building area must be significantly less than that of the main structure). Examples may include, but are not limited to, the following: a private garage for automobile storage, tool shed, greenhouse as a hobby (no business), home workshop, children's playhouse, storage building, garden shelter, etc.

Accessory building (business or industry): In the nonresidential districts, a subordinate building to the main building that does not exceed the height of the main building and does not exceed fifty (50) percent of the floor area of the main building, and that is used for purposes accessory and incidental to the main use (see *accessory use*).

Accessory use: A use that is customarily incidental, appropriate and subordinate to the principal use of land or building(s) and that is located upon the same lot therewith (i.e., the land/building area that is used for the accessory use must be significantly less than that used for the primary use).

Airport or landing field: A place where aircraft can land and take off that is usually equipped with hangars, facilities for aircraft refueling and repair, and various accommodations for passengers.

Alcohol beverage off-premises retail outlet: A store or establishment that sells primarily alcohol for off-premises consumption.

All-weather surface: All-weather surface shall mean either:

- a. Five (5) inches of compacted base material with two (2) inches of asphaltic concrete cover; or
- b. Four (4) inches of concrete on a prepared sub-grade.

Alley: A minor right-of-way that is dedicated to public use and which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

Ambulance service: Provision of private (not operated by the City of Denison) emergency transportation which may include mobile medical care, and which may include storage and maintenance of vehicles.

Amusement arcade (also video arcade): Any building, room, place or establishment of any nature or kind, and by whatever name called, where more than ten (10) percent of the public floor area is devoted to three (3) or more amusement devices that are operated for a profit, whether the same is operated in conjunction with any other business or not, including but not limited to such amusement devices as coin-operated pinball machines, video games, electronic games, shuffle boards, pool tables or other similar amusement devices. However, the term "amusement device," as used herein, shall not include musical devices, billiard tables which are not coin-operated, machines that are designed exclusively for small children, and devices designed to train persons in athletic skills or golf, tennis, baseball, archery or other similar sports.

Amusement, commercial, with or without alcohol sales (indoor): An amusement enterprise that is wholly enclosed within a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line, and that provides activities, services and/or instruction for the entertainment of customers or members, but not including amusement arcades. Uses may include, but are not limited to, the following: bowling alley, ice skating rink, martial arts club, racquetball/handball club, indoor tennis courts/club, axe throwing, and other similar types of uses. If the premises is in a district which requires a conditional use permit for this use, the city shall designate the permit as "with" or "without alcohol".

Amusement, commercial, with or without alcohol sales (outdoor): An amusement enterprise offering entertainment and/or games of skill to the general public for a fee wherein any portion of the activity takes place outdoors and including, but not limited to, a golf driving range, archery range, miniature golf course, batting cages, go-cart tracks, amusement parks, and other similar types of uses. If the premises is in a district which requires a conditional use permit for this use, the city shall designate the permit as "with" or "without alcohol".

Antique shop, sales indoors: A retail establishment engaged in the selling of works of art, furniture and/or other artifacts of an earlier period, with all sales and storage occurring inside a building.

Art gallery or museum: An institution for the collection, display and/or distribution of objects of art or science, and which is typically sponsored by a public or quasi-public agency and generally open to the public.

Assisted living facility: A building or buildings, other than a single-family dwelling, designed and staffed to provide housing for residents who require some type of support for daily living, such as assistance for bathing, dressing, medication, meal preparation, or other functions. In addition to housing, this type of facility may also provide convenience services such as meals, housekeeping, transportation and community facilities such as central dining rooms and activity rooms. No long-term or permanent skilled nursing care or related services are provided.

Auto body painting and rebuilding: Auto body painting and rebuilding includes, but is not limited to, priming and painting of the auto body, upholstery work, interior and exterior trim work and all other nonmechanical parts or systems of an automobile.

Auto dealer (classic and performance): Indoor display and sale of vehicles that are a minimum of twenty-five (25) years in age and/or designed and built with powerful engines designed for high performance driving. This use does not include service and repair of vehicles.

Auto dealer (new): Retail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sales of used automobiles or light load vehicles and the service and repair of new or used vehicles.

Auto dealer (used): Retail sales, or offering for sale, used automobiles or light load vehicles and auto repair (minor).

Auto laundry or car wash: Washing, waxing or cleaning of automobiles or light duty trucks.

- a. *Attended or full service auto laundry or car wash*—The owner of the vehicle does not actually wash the vehicle. Instead, he either leaves the vehicle and comes back to retrieve it later, or he waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.
- b. *Unattended auto laundry or car wash*—The owner of the vehicle causes the vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay, gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into a machine.

Auto parts supply store and accessory sales (indoors): The use of any building or other premises for the primary inside display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.

Auto rental: Storage or renting of automobiles and light trucks.

Auto storage or impound lot: The storage or impoundment, on a lot or tract which is paved in accordance with parking lot paving requirements set forth in this chapter, of operable automobiles for the purpose of holding such vehicles for sale, distribution and/or storage. This definition shall not include the storage of wrecked or inoperable vehicles (see *wrecking yard*).

Automobile accessory installation (minor): Minor installation of minor automobile accessories such as car alarms, radio and stereo equipment, window tinting, pin striping, cellular telephones and similar accessories.

Automobile repair (major): The term "automotive repair" includes any and all activities where parts of a vehicle are removed, repaired or replaced includes body repair and mechanical repair, but does not include wrecking or salvage operations.

Automobile repair (minor): Auto mechanical repair includes, but is not limited to, repair of an auto's engine, brakes, front end and suspension, HVAC system, cooling system, electrical system and the component parts necessary for the effective operation of each.

Automotive gasoline or motor fuel service station: Any building, land area or other premises, or portion thereof, used or intended to be used for the retail dispensing or sales of automotive fuels, lubricants and automobile accessories, including those operations listed under *automobile repair*,

minor. Vehicles that are inoperative or are being repaired may not remain parked outside these facilities for a period greater than forty-eight (48) hours.

Bakery or confectionery (retail): A facility less than fifteen thousand (15,000) square feet for the production and/or sale of baked goods.

Bakery or confectionery (wholesale or commercial): A manufacturing facility over fifteen thousand (15,000) square feet for the production and distribution of baked goods and confectioneries to retail outlets.

Ballroom dancing: An establishment open to the general public for dancing (no sales of alcoholic beverages for on-premises consumption shall be permitted) to live or recorded music.

Bank, savings and loan, or credit union: An establishment for the custody, loan, exchange and/or issue of money, the extension of credit, and/or facilitating the transmission of funds.

Barn: A structure intended for the purpose of storing farming and ranching related equipment and/or housing livestock.

Bar or tavern: An establishment primarily devoted (seventy-five (75) percent) to the serving of alcoholic beverages for on-premises consumption and in which the service of food is only incidental to the consumption of such beverages.

Basement (or cellar): A portion of a building that is partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story when more than one-half (½) of its height is above the average level of the adjoining ground. A cellar shall be located in the rear yard.

Bed and breakfast inn or facility: A dwelling occupied as a permanent residence by an owner or renter which serves breakfast and provides or offers sleeping accommodations in not more than ten (10) rooms for transient guests for compensation.

Block: A piece or parcel of land entirely surrounded by public highways or streets, other than alleys. In cases where the platting is incomplete or disconnected, the planning director (or his/her designee) shall determine the outline of the block.

Boarding or rooming house: A dwelling other than a hotel, where for compensation and by prearrangement for definite periods, lodging and/or meals are provided.

Brew pub or micro-brewery: A restaurant or other facility that manufactures alcoholic beverages including but not limited to beer, wine or liquor for either on-premises or off-premises retail and wholesale and consumption in quantities not considered industrial or large scale production as determined by the director of planning and zoning or designee.

Brewery/distillery: The production of beer, wine and/or liquor at industrial quantities and internal large scale commercial distribution.

Building: Any structure intended for shelter, occupancy, housing or enclosure for persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate building.

Building height: The vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of coping of a flat roof, or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof.

Building line: A line parallel, or approximately parallel, to any lot line at a specific distance there from, marking the minimum distance from the lot line that a building may be erected (see Illustration 8).

Building, main or primary: A building in which the principal use of the lot on which it is situated is conducted. In a residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

Building materials and hardware sales (indoor or outdoor): Materials, tools, and/or hardware customarily used in the construction of buildings and other structures, including facilities for storage of materials for retail sales. Sometimes referenced as a "home improvement center." "Outdoor" means the storage of materials and products outside of the main building.

Building official: The inspector or administrative official charged with responsibility for issuing permits and enforcing the zoning chapter and Building Code of the City of Denison.

Building permit: A permit as required by the current building code that is issued by the building official authorizing the erection, construction, reconstruction, alteration, repair, conversion, demolition, moving or maintenance of any building, structure or improvement to a given lot or tract of land or portion thereof.

Building site: See *lot* definition.

Bus station or terminal: Any premises for the transient housing and/or parking of motor-driven buses and the loading and unloading of passengers.

Caretakers' or guards' residence: A residence located on a premises with a main residential or nonresidential use and occupied only by a caretaker or guard employed on the premises (e.g., residence for guard in a private street development, residence for a guard/manager/caretaker for a self-storage facility or a restricted access business park, etc.).

Carnival, circus or tent service (temporary): Outdoor or indoor commercial amusement provided on a temporary basis.

Carport: A structure that is open on a minimum of two (2) sides and designed or used to shelter not more than three (3) vehicles and not to exceed twenty-four (24) feet on its longest dimension. Also called "covered parking area."

Cemetery or mausoleum: Land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

Cemetery, pet or animal: Same as cemetery except only for the burial of dead animals.

Certificate of occupancy: An official certificate issued by the city through the building official which indicates conformance with the zoning regulations and building codes and which authorizes legal use of the premises for which it is issued.

Child day center (or day care center): A commercial institution or place designed for the care or training of twelve (12) or more unrelated children under fourteen (14) years of age for less than twenty-four (24) hours a day.

Church, rectory or temple: A building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily

associated therewith, and the place of residence for ministers, priests, nuns or rabbis on the premises (tax exempt as defined by state law). For the purposes of this chapter, Bible study and other similar activities that occur in a person's primary residence shall not apply to this definition.

City council: The governing body of the City of Denison, Texas.

City of Denison: The City of Denison, Texas; sometimes referred to as the "city."

Civic center: A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, food service, convention and/or entertainment facilities owned and/or operated by a municipality.

Cleaning plant (commercial/wholesale): An industrial facility where fabrics are cleaned with substantially no aqueous organic solvents on a commercial or wholesale basis.

Cleaning shop or laundry (small shop, pickup and self-service): A custom cleaning shop not exceeding two thousand five hundred (2,500) square feet of floor area and may include customer self-service laundry and cleaning.

College or university: An academic institution of higher learning, accredited or recognized by the state and covering a program or series of programs of academic study.

Commercial amusement (indoor): See *amusement, commercial (indoor)*.

Commercial amusement (outdoor): See *amusement, commercial (outdoor)*.

Community center (private): A central social and recreational building as part of a residential development—example: Apartment complex, senior citizen city, HUD housing recreation center, etc. for use by resident of development.

Community center (municipal): A building or complex of buildings that house cultural, recreational, athletic, food service and/or entertainment facilities owned and/or operated by a governmental agency or private nonprofit agency.

Comprehensive plan: Document adopted by the city that consists of graphic and textual policies which govern the future development of the city and which consists of various components governing specific geographic areas and functions and services of the city.

Concrete or asphalt batching plant (permanent): A permanent manufacturing facility for the production of concrete or asphalt.

Continuing care facility: A housing development designed to provide a full range of accommodations and services for older adults (fifty-five (55) years of age or older), including any combination of independent living, assisted living and skilled nursing. Residents may move from one level of care to another as their needs change.

Convenience store with fuel pumps: A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption and includes the dispensing of motor vehicles fuels but does not include any automotive repair services.

Convenience store without fuel pumps: A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption.

Copy shop or printing: An establishment which reproduces, in printed form, individual orders from a business, profession, service, industry or government organization and occupies less than four thousand (4,000) square feet.

Contractor's shop with outside storage yard: A building, part of a building, or land area for the construction or storage of materials, equipment, tools, products, and vehicles.

Country club (private): A land area and buildings which may include a golf course, clubhouse, dining room, swimming pool, tennis courts and similar recreational or service uses available only to members and their guests.

Court: An open, unobstructed space, bounded on more than two (2) sides by the walls of a building. An inner court is entirely surrounded by the exterior walls of a building. An outer court has one (1) side open to a street, alley, yard, or other permanent open space.

Coverage: The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs.

Custom personal service shop: Personal Service and services involving the care of a person, including barbershop, beauty shop, hair salon, tailor, dressmaker, shoe shop, or similar shop offering custom service.

Data Center: A facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, telehouse co-location center, or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center.

Dance hall or nightclub: An establishment dispensing alcoholic beverages for consumption on the premises and where dancing, recorded or live musical entertainment is permitted.

Day camp for children: A facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis.

Density: The total number of residential buildings allowed upon a given tract of land usually expressed in total number of units per gross acres or net acre.

Detached: Having no physical connection above the top of the floor line of the first floor with any other building or structure.

Disabled individual: A person who has a physical or mental impairment that substantially limits one (1) or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment. The term "disabled" includes persons recovering from addiction, but such term does not include current, illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substances Act (21 U.S.C. 802).

Distribution center: Building or facility used for the storage and distribution of wholesale items/products.

Drapery, blinds, or furniture upholstery shop: An establishment for the production, display and sale of draperies, window blinds, and soft coverings for furniture.

Dwelling: Any building or portion thereof, which is designed or used as living quarters for one (1) or more households including facilities for food preparation and sleeping.

Dwelling, single-family attached (townhouse): See *single-family dwelling (attached)*.

Easement: A grant of one (1) or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

Educational facilities: Public and private primary, secondary and postsecondary educational facilities offering instruction in the branches of learning and study required to be taught by the Texas Education Agency; and such federally funded educational programs for preschool children as the Head Start Program.

Electrical substation (high voltage bulk power): A subsidiary station in which electric current is transformed.

Enclosed building: A structure which is floored, roofed and surrounded by outside walls, which contains no opening larger than one hundred twenty (120) square feet in area normally open to the air and which contains no series of openings forming a divided opening larger than one hundred twenty (120) square feet in area normally open to the air.

Excavation: The removal of earth material by artificial means, also referred to as a cut.

Fairgrounds or exhibition area: An area or space either outside or within a building for the display of topic-specific goods or information.

Family home (child care in place of residence): A facility that regularly provides care in the caretaker's own residence for not more than six (6) children under fourteen (14) years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six (6) additional elementary school siblings of the other children given care. However, the number of children, including the caretaker's own, provided care at such facility shall not exceed twelve (12) at any given time. No outside employment is allowed at the facility. This facility shall conform to V.T.C.A., Human Resources Code ch. 42, as amended, and in accordance with such standards as may be promulgated by the Texas Department of Human Resources.

Farm, ranch, garden, crops or orchard: An area used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm animals such as horses, cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by ordinance or law.

Feed and grain store: An establishment for the selling of corn, grain and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.

Fill: Deposition of earth materials by artificial means.

Fire, police or municipal building: Any public service building of the municipal government including a library or City Hall, but excluding storage yards, utility shops and equipment centers.

Floodplain: An area of land subject to inundation by a one-hundred-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM Flood Insurance Rate Map of the City of Denison.

Floor area: The total gross square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, residential garages, and breezeways.

Floor area ratio (F.A.R.): The floor area of a main building or buildings on a lot, divided by the lot area (see Illustration 12).

Florist shop: An establishment for the display and retail sale of flowers, small plants and accessories.

Food catering, take out service, or small food product preparation: An establishment in which the principal use is the preparation of food and/or meals on the premises, and where such food and/or meals are delivered to another location for consumption or distribution, and where such use occupies not more than five thousand (5,000) square feet in gross floor area.

Food processing: A manufacturing or light industrial use that primarily deals with the processing and packaging of food (such as dairy or grain) products that are intended for human consumption, but which are not typically sold in volume to end users on the premises. Incidental retail sales of food products (e.g., bread and baked goods, dairy products such as cheese, etc.) created and packaged on the premises may be allowed as an accessory use.

Food truck park: An area designed to accommodate two (2) or more mobile food units and offering food and/or beverages for sale to the public as the primary use of the property. Food truck parks must provide a paved surface for truck parking and access to refuse collection containers and must provide restroom facilities.

Franchised private utility (not listed): A utility such as one distributing heat, chilled water, closed circuit television or similar service and requiring a franchise to operate in the City of Denison.

Fraternal organization, lodge, civic club, or union: An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.

Front yard: See *yard, front*.

Funeral home or mortuary: A place for the storage of human bodies prior to their burial or cremation, or a building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

Furniture, home furnishings or appliance stores: This group includes retail stores selling new goods for furnishing the home including, but not limited to furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances.

Furniture store (new and used): Same as above except sales may include used items.

Garage, private: An enclosed (on at least three (3) sides) accessory building, or a part of a main building, used for storage of automobiles and used solely by the occupants and their guests. Also called "enclosed parking space."

Garage/accessory dwelling: A residential dwelling unit attached to or over a garage but not attached to the main residential structure.

Garden shop (inside storage): A facility which is engaged in the selling of flowers, ornamental plants, shrubs, trees, seeds, garden and lawn supplies, and other materials used in planting and landscaping, but not including cultivation and propagation activities outside a building.

Gasoline or diesel service or filling station: See *automotive gasoline or motor fuel service station*.

General commercial plant: Establishments other than personal service shops for the treatment and/or processing of products as a service on a for-profit basis including, but not limited to, newspaper printing, laundry plant, or cleaning and dyeing plants.

General manufacturing: See *industrial, manufacturing*.

Golf course: An area of twenty (20) acres or more improved with trees, greens, fairways, hazards, and which may include clubhouses.

Grading: Any earthwork that involves grubbing, excavating, embanking, or filling.

Grocery store: Any building where most of the gross floor area is devoted to the sale of food products for home preparation and consumption but may also offer prepared food for on- or off-site consumption, retail personal and household items, and a pharmacy.

Group day care home: Means a facility that provides care for seven (7) to twelve (12) children under fourteen (14) years of age less than twenty-four (24) hours a day.

Gymnastic or dance studio: A building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance.

Hall, Reception/Banquet/Meeting: A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged.

Hauling or storage company: See *motor freight company*.

Health Club/Fitness Center: A private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weightlifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.

Heavy load vehicle: A self-propelled vehicle having a manufacturer's recommended gross vehicle weight (GVW) of greater than sixteen thousand (16,000) pounds (including trailers), such as large recreational vehicles (originally manufactured as RVs, not converted), tractor-trailers, buses, vans, and other similar vehicles. The term "truck" shall be construed to mean "heavy load vehicle" unless specifically stated otherwise.

Heavy machinery sales and storage: A building or open area used for the display, sale, rental or storage of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.

Heliport: An area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities.

Helistop: The same as a heliport, except that no refueling, maintenance, repairs or storage of helicopters is permitted.

Home occupation: An occupation carried on in a dwelling unit by a resident of the premises, which occupation is clearly incidental and secondary to the use of the premises for residential purposes.

Hospital (acute care): An institution where sick or injured patients are given medical and/or surgical treatment intended to restore them to health and an active life, and which is licensed by the State of Texas.

Household: A domestic unit that resides in and shares in common a single dwelling unit and consists of one (1) or more individuals related by blood, marriage, adoption or recognized legal union or guardianship, and not more than four (4) unrelated individuals, plus any minor children, or persons residing in a household care facility.

Household care facility: A dwelling unit that provides residence and care to not more than six (6) persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster or financial setbacks, living together with not more than two (2) caregivers as a single household. Where applicable, a household care facility shall have appropriate licensing and/or registration by the State of Texas. This definition includes, without limitation, Community Homes under Chapter 123 of the Texas Human Resources Code, as amended.

Household small appliance service and repair: The maintenance and rehabilitation of appliances that are customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners, etc., but not including appliances/equipment which have internal combustion engines.

Household care facility: A dwelling unit which provides residence and care to persons, regardless of legal relationship, who are elderly; disabled; orphaned, abandoned, abused, or neglected children; victims of domestic violence; or rendered temporarily homeless due to fire, natural disaster or financial setbacks, living together with not more than two (2) supervisory personnel as a single housekeeping unit. This definition is subject to TX CIV ST Art. 4442c-4 (Personal Care Facility Licensing Act) and TX CIV ST Art. 1011n (Community Homes for Disabled Persons Location Act) as they presently exist or may be amended in the future.

Incidental or accessory retail and service uses: Any use different from the primary use but which compliments and/or supplements the primary use (for example, a sundries shop that serves tenants of an office building or hospital). Incidental shall mean an area which constitutes not more than fifteen percent (15) of the main use.

Independent living facility: A development providing individual dwelling units specifically designed for the needs of seniors. A minimum of eighty (80) percent of the total units shall have a household head fifty-five (55) years of age or greater. In addition to housing, the facility may provide convenience services such as meals, housekeeping or transportation and community facilities such as a central dining room and activity rooms.

Industrial, manufacturing: Establishments engaged in the manufacturing or transformation of materials into new products. These establishments are usually described as plants and factories, and characteristically use power driven machines and materials handling equipment. Manufacturing production is usually carried on for the wholesale market, rather than for direct sale to the domestic consumer.

Industrialized home or modular home: Means a structure or building module as defined, under the jurisdiction and control of the Texas Department of Labor and Standards and that is installed and used as a residence by a consumer, transportable in one or more sections on a temporary chassis

or other conveyance device and designed to be used on a permanent foundation system. The term includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. The term does not include a mobile home as defined in the Texas Manufactured Housing Standards Act (TX CIV ST Art. 5221f , as it presently exists or may be amended in the future); nor does it include building modules incorporating concrete or masonry as the primary structural component.

Kennels (indoor pens): An establishment with indoor pens in which more than four (4) dogs or domesticated animals more than one (1) year old are housed, groomed, bred, boarded, trained and/or sold for commercial purposes.

Kennels (outdoor pens): An establishment with outdoor pens in which more than four (4) dogs or domesticated animals more than one (1) year old are housed, groomed, bred, boarded, trained and/or sold for commercial purposes.

Kindergarten or nursery school (private): An establishment where more than three (3) children are housed for care and/or training during the day or portion thereof.

Kiosk: A small, freestanding, one-story accessory structure having a maximum floor area of one hundred (100) square feet and used for retail purposes, such as automatic teller machines or the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of fifty (50) square feet.

Kitchen, residential: Generally, that portion of a residential dwelling that is devoted to the preparation and/or cooking of food for the purpose of consumption by residents of the dwelling. A kitchen, as referred to within this chapter, generally indicates the presence of complete cooking facilities (i.e., stove, oven, microwave oven and/or refrigerator) as differentiated from a "kitchenette" which provides very limited cooking facilities (i.e., single-burner hot plate, under-counter refrigerator, microwave oven only, etc.).

Laboratory equipment manufacturing: A facility that makes or produces equipment or products used for research or testing.

Laboratory, scientific or research: An establishment that engages in research, testing or evaluation of materials or products, but not medical-related (see *medical facilities—medical laboratory*).

Landscaping: Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms, and non-living durable materials that are commonly used in landscaping such as, but not limited to, rocks, pebbles, sand, walls or fences, but excluding paving.

Laundromat, self-service: A facility where patrons wash, dry and/or dry clean clothing and other fabrics in machines that are operated by the patron.

Light load vehicle: A self-propelled vehicle having a manufacturer's recommended gross vehicle weight (GVW) not greater than sixteen thousand (16,000) pounds and having no more than two (2) axles, such as pickup trucks, sport utility vehicles, vans and mini-vans, recreational vehicles (less than thirty-two (32) feet in length), campers and other similar vehicles but not including automobiles and motorcycles.

Light manufacturing or industrial use: Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing.

Loading space: An off-street space or berth used for the delivery and loading/unloading of vehicles.

Local utility line: The facilities provided by a municipality or a franchised utility company for distribution or collection of gas, water, surface drainage water, sewage, electric power or telephone service, including pad-and pole-mounted transformers.

Lot: A platted (as specified in V.T.C.A., Local Government Code ch. 212) Parcel of land that is occupied or intended to be occupied by one main building (or a group of main buildings) and any accessory building(s), which includes such parking, landscaping and open space as are required by this chapter or other laws and/or ordinances, and also which has its principal frontage upon a public street.

Lot area: The total area, measured on a horizontal plane, included within lot lines.

Lot, corner: A lot which has at least two (2) adjacent sides abutting for their full lengths upon a street, provided that the interior angle at the intersection of such two (2) sides is less than one hundred thirty-five (135) degrees (see Illustration 13).

Lot depth: The mean horizontal distance between the front and rear lot lines (see Illustration 14).

Lot, double frontage: A lot having frontage upon two (2) nonintersecting streets, as distinguished from a corner lot (see Illustration 9).

Lot, flag: A lot having access to a street by means of a parcel of land generally having a depth greater than its frontage, but not less than thirty-five (35) feet. Flag or panhandle lots are typically discouraged.

Lot, interior: A lot other than a corner lot.

Lot frontage: That dimension of a lot or portion of a lot abutting onto a street, excluding the side dimension of a corner lot.

Lot line, front: The narrower side of the lot abutting a street. Where two (2) lot lines abutting streets are of equal length, the owner shall have a choice in designating which shall be the lot frontage. For a lot which has a boundary line which does not abut the front street line, is not a rear lot line, and lies along the same general directional orientation as the front and rear lot lines, said line shall be considered a front lot line in establishing minimum setback lines (see Illustration 8).

Lot, key: A corner lot whose exterior side is adjacent to the front yard of another lot.

Lot line, rear: The lot line farthest from and most parallel to the front lot line. For triangular lots, the point opposite the front lot line shall be considered the rear lot line and have a value of zero (see Illustration 8).

Lot line, side: Any lot line not the front or rear lot line.

Lot lines or property lines: The lines bounding a lot as defined herein.

Lot of record: A lot, which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of Grayson County.

Lot width: The horizontal distance measured between side lot lines parallel to the front lot line and measured from the point on the building line that is closest to the front lot line (see Illustration 14).

Main building: The building or buildings on a lot that are occupied by the primary use.

Manufactured home display or sales (new): The offering for sale, storage, or display of new manufactured housing units (e.g., mobile homes/trailers, HUD-Code homes, industrialized homes) on a parcel of land, but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

Manufactured home display or sales (used): The offering for sale, storage, or display of previously owned (i.e., used), movable manufactured housing units (e.g., mobile homes/trailers, HUD-Code homes) on a parcel of land, but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

Manufactured housing: Any one (1) of three (3) types of prefabricated housing products which are typically manufactured/assembled at a location other than the end user's permanent site, and which are regulated by the Texas Manufactured Housing Standards Act (TX CIV ST Arts. 5221f and 5221f-1, as they presently exist or may be amended in the future). For the purpose of this chapter, there are three (3) types of manufactured homes:

- a. *Mobile home*—A movable dwelling designed to be transported on its own chassis on the highway (either intact or in major sections) by a prime mover, which is constructed with a base section so as to be independently self-supporting, and which does not require a permanent foundation for year-round living. A mobile home is also defined as any manufactured home that was constructed prior to June 15, 1976.
- b. *HUD-Code manufactured home*—A movable dwelling designed to be transported on the highway (either intact or in major sections) by a prime mover, which can be used as a residential dwelling either with or without a permanent foundation. A HUD-Code manufactured home is also defined as a movable manufactured home that was constructed after June 15, 1976.
- c. *Industrialized home (also called "modular prefabricated structure or modular home")*—A structure or building module as defined under the jurisdiction and control of the Texas Department of Labor and Standards, that is transportable in one (1) or more sections on a temporary chassis or other conveyance device, and that is designed to be installed and used by a consumer as a fixed residence on a permanent foundation system. The term includes the plumbing, heating, air-conditioning and electrical systems contained in the structure. The term does not include mobile homes or HUD-Code manufactured homes as defined in the Texas Manufactured Housing Standards Act (TX CIV ST Art. 5221f, as it presently exists or may be amended in the future). Industrialized homes must meet all applicable local codes and zoning regulations that pertain to construction of traditional site constructed ("stick built") homes.

Market (farmers): An open air or enclosed marketplace where agricultural goods such as vegetables and plants are sold.

Masonry construction: That form of construction comprised of brick, stone, granite, marble, concrete, hollow clay tile, concrete block or tile, brick veneer, exterior plasters (including stucco), or other similar building units or materials or combination of these materials laid up unit by unit and set in mortar.

Mausoleum: Property used for the interring of the dead and where bodies are interred above ground in staked vaults.

Medical facilities:

- a. *Medical clinic or office*—A facility or group of offices for one (1) or more physicians for the examination and treatment of ill and afflicted human outpatients provided that patients are not kept overnight except under emergency conditions.
- b. *Dental office or doctor's office*—Same as medical clinic.
- c. *Hospital*—An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.
- d. *Massage establishment*—Any place of business in which massage therapy is practiced by a massage therapist, as defined and licensed by state law. "Massage therapy" as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower or cabinet baths. Equivalent terms for "massage therapy" are massage [or] therapeutic massage. "Massage" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.
- e. *Public health center*—A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.
- f. *Sanitarium*—An institution providing health facilities for inpatient medical treatment or treatment and recuperation making use of natural therapeutic agents.
- g. *Surgical out-patient facility*—An establishment offering any type of surgical procedures and related care which, in the opinion of the attending physician, can be performed safely without requiring inpatient overnight hospital care and exclusive of such surgical and related care as licensed physicians ordinarily may elect to perform in their private offices.
- h. *Medical laboratory*—An indoor establishment that includes laboratories and/or experimental equipment for medical testing, prototype design and development, and product testing.

Mini-warehouse: Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.

Minor medical emergency clinic: See *medical clinic or office*.

Mobile food unit: A Mobile food unit shall be defined herein as a unit designed to be readily movable and from which food or beverages are prepared and offered for sale.

Mobile home park (also trailer park or RV park): A parcel of land not less than three (3) acres nor greater than thirty-five (35) acres which is designed, improved, or intended to be used for short- or long-term occupancy by mobile homes/trailers and/or recreational vehicles (including travel trailers) in designated spaces. Facility may include a residence for the owner/manager of the

premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.

Mobile home space: A plot of ground within a mobile home park, trailer park, RV park, or mobile home subdivision which is designed for the accommodation of one (1) mobile home, trailer or RV unit.

Mobile home subdivision: A parcel of land which is designed, platted, improved and intended for the long-term placement of individually owned mobile home units or HUD-Code manufactured homes on platted lots which can be purchased outright by the owners of the mobile home units. Facility may include a residence for the owner/manager of the premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.

Model home: A dwelling in a developing subdivision, located on a legal lot of record, that is limited to temporary use as a sales office for the subdivision and to provide an example of the dwellings which have been built or which are proposed to be built within the same subdivision.

Motel or hotel: A facility offering temporary lodging accommodations or guest rooms on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, housekeeping service and recreational facilities. A guest room shall be defined as a room designed for the overnight lodging of hotel guests for an established rate or fee.

Motorcycle: A usually two-wheeled, self-propelled vehicle having one (1) or two (2) saddles or seats, and which may have a sidecar attached. For purposes of this chapter, motorbikes, all-terrain vehicles (ATVs), motor scooters, mopeds and similar vehicles are classified as motorcycles.

Motorcycle sales and repair: The display, sale and/or servicing, including repair work, of motorcycles.

Motor freight company: A company using trucks or other heavy load vehicles to transport goods, equipment and similar products. Includes companies that move residential or commercial belongings.

Motor vehicle: Any vehicle designed to carry one (1) or more persons which is propelled or drawn by mechanical power, such as automobiles, vans, trucks, motorcycles and buses.

Multiple-family (apartments): Attached dwelling units designed to be occupied by four (4) or more households living independently of one another, exclusive of hotels, motels, or residence hotels.

Municipal facility or use: Any area, land, building, structure and/or facility which is owned, used, leased or operated by the City of Denison, Texas.

Nonconforming use: A building, structure, or use of land lawfully occupied as of the effective date of this chapter or amendments thereto, but which does not conform to the use regulations of the district in which it is situated.

Nursery: An establishment, including a building, part of a building or open space, for the growth, display and/or sale of plants, shrubs, trees and other materials used in indoor or outdoor planting.

Nursing, convalescent or rest home: See *skilled nursing facility*.

Occupancy: The use or intended use of the land or buildings by proprietors or tenants.

Offices, administrative, medical, or professional: A building used for the provision of executive, management, or administrative services. Typical uses include, but are not limited to, administrative offices and services including real estate, property management, investment, medical, architect, engineer, travel, secretarial services, accounting organizations and associations.

Office center: A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, government or similar entity, that may include ancillary services for office workers such as a coffee shop, newspaper stand, sundries shop, hair/nail salon, etc.

Office showroom: An establishment with no more than twenty-five (25) percent of its total floor area devoted to storage and warehousing, but not accessible to the general public. The remaining area may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

Office, temporary field: A temporary or mobile office which is intended for the purpose of construction management.

Office warehouse: An establishment with more than twenty-five (25) percent of the total floor area devoted to storage and warehousing, but not generally accessible to the public.

Officially approved place of access: Access to a property, other than from a dedicated street, which is approved by the City of Denison.

Off-street parking incidental to main use: Off-street parking spaces provided in accordance with the requirements of this chapter, located on the lot or tract occupied by the main use or within one hundred fifty (150) feet of such lot or tract, and located within the same zoning district as the main use or in an adjacent parking district.

Outside display: Outside temporary display of finished or other goods that are specifically intended for retail sale but not displayed outside overnight.

Outside storage: The permanent and/or continuous keeping, displaying or storing, outside a building, of any goods, materials, merchandise or equipment on a lot or tract for more than twenty-four (24) hours. Also referred to as "open storage."

Paint shop: A commercial establishment where painting services are performed (but not automotive-related painting services, which would be included under *automobile repair (major)*).

Parcel: Any unplatted tract of land, or any portion of an unplatted tract of land (also see *tract*).

Park or playground (private): See *private recreation facility*.

Park or playground (public): See *public recreation*.

Parking lot: An off-street (i.e., not on a public street or alley), ground level area, paved in accordance with City of Denison parking lot standards, for the short- or long-term storage of motor vehicles.

Parking lot or structure, commercial (auto): An area or structure devoted to the parking or storage of automobiles for a fee which may include, in the case of a parking structure only, a facility for servicing automobiles provided that such facility is an internal function for use only by automobiles occupying the structure and that such facility creates no special problems of ingress or egress.

Parking space: An off-street (i.e., not on a public street or alley) area, paved in accordance with City of Denison parking lot standards, that is used for parking a vehicle, and that is accessed from a paved driveway which connects the parking space with a public street.

Patio home (zero-lot-line dwelling): A single-family dwelling on a separately platted lot which is designed such that one (1) side yard is reduced to zero feet in order to maximize the width and usability of the other side yard, and which permits the construction of a detached single-family dwelling with one (1) side (i.e., wall) of such dwelling placed on the side property line (see section 28.25).

Pawn shop: An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Retail sales of primarily used (i.e., pre-owned) items is also allowed, provided that the sale of such items complies with local, state and federal regulations.

Personal service shop or custom personal services establishments: Less than two thousand (2,000) square feet in gross floor area, primarily engaged in providing services generally involving the care of the person or his apparel and including (but not limited to) barber/beauty shops, dressmaking, shoe shining and repair, dry-cleaning and laundry pickup stations, tailor or seamstress services, and other similar types of uses (no outside storage).

Pet and animal grooming shop: A retail establishment offering small animals, fish and/or birds for sale as pets, where such creatures are housed within the building, and which may include the grooming of dogs, cats and similar animals.

Petroleum distribution/storage/wholesale facility: A facility for the long-term storage and distribution of petroleum that may also involve wholesale sales, but not retail sales, of petroleum and petroleum-based products. No manufacturing or refining of petroleum or petroleum-based products occurs on the premises, only storage and/or distribution functions.

Planned development district: Planned associations of uses developed as integral land use units, such as industrial parks or industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or by a combination of owners.

Planning and zoning commission: A board which is appointed by the city council as an advisory body, and which is authorized to recommend changes in the zoning of property and other planning functions as delegated by the city council. Also referred to as the "commission."

Plat: A plan showing the subdivision of land, creating building lots or tracts, showing all essential dimensions and other information in compliance with the subdivision standards of the City of Denison, and which is approved by the City of Denison and recorded in the plat records of Grayson county.

Platted lot: See *lot* and *lot of record*.

Playfield or stadium (public): An athletic field or stadium owned and operated by a public agency (e.g., City of Denison, the school district, etc.) for the general public including a baseball field, soccer field, golf course, football field or stadium which may be lighted for nighttime play.

Playfield or stadium (private): An athletic field or stadium owned and operated by an agency other than the City of Denison or the school district.

Portable building sales (outdoor display): An establishment which displays and sells structures capable of being carried and transported to another location, but not including mobile homes.

Premises: Land together with any buildings or structures situated thereon.

Primary use: The principal or predominant use of any lot or building.

Principal building: See *main building*.

Private club: An establishment providing social and/or dining facilities which may provide alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of, that portion of V.T.C.A., Alcoholic Beverage Code Title 3, ch. 32, as the same may be hereafter amended, and as it pertains to the operation of private clubs.

Private recreation facility or private park: A recreation facility, park or playground which is not owned by a public agency such as the city or school district, and which is operated for the exclusive use of private residents or neighborhood groups and their guests and not for use by the general public.

Produce stand: A seasonal use for which the primary purpose and design is to sell fruit, nuts, vegetables and similar foods. No cooking or on-premises consumption of produce occurs on the site.

Professional service: Work performed which is commonly identified as a profession, and which may be licensed by the State of Texas.

Propane sales: Retail sales of gaseous substances commonly used for household purposes such as propane and/or butane; does not include the storage, sale or distribution of other types of combustible substances or alternative fuels such as containerized natural gas, liquid propane, etc.

Property take line: The property or ownership line of property owned by the Corps of Engineers around Lake Texoma.

Public agency building, shop, yard or facility: Any building, land, area and/or facility (including maintenance/storage yards and shops) which is owned, leased, primarily used and/or occupied by any subdivision or agency of the following: The State of Texas, the United States, or other public utility or agency. Any facility that is owned, leased, used and/or occupied by the City of Denison is defined as "municipal facility or use."

Public recreation: Publicly owned and operated parks, recreation areas, playgrounds, swimming pools and open spaces that are available for use by the general public without membership or affiliation. This land use shall include special event type uses such as rodeos, concerts, festivals and other special events requiring special event permits, as set forth in the City of Denison's Code of Ordinances.

Public view: Public view means areas that can be seen from any public street.

Rear yard: See *yard, rear*.

Recreation center: A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.

Recreational vehicle (RV): "Recreational vehicle" shall mean a general term for a vehicular unit not exceeding forty (40) feet in overall length, eight (8) feet in width or twelve (12) feet in overall height which applies to the following specific vehicle types:

- a. *Camper trailer*—A folding or collapsible vehicular structure, without its own power, designed as a temporary living quarters for travel, camping, recreation and vacation uses and licensed and registered for highway use.
- b. *Travel trailer*—A rigid structure, without its own motive power, designed as a temporary dwelling for travel, camping recreation and vacation use licensed and registered for vacation use and licensed and registered for highway use and which when equipped for the road has a body width of not more than eight (8) feet.
- c. *Truck camper*—A portable structure, without its own motive power, designed to be transported on a power vehicle as a temporary dwelling for travel, camping, recreation and vacation use and which in combination with the carrying vehicle is licensed and registered for highway use.
- d. *Motor home*—A vehicular unit built on or as a part of a self-propelled motor vehicle chassis, primarily designed to provide temporary living quarters for travel, camping, temporary living quarters for travel, camping, recreation and vacation use and licensed and registered for highway use.

Recreational vehicle/camper sales and leasing: An establishment that sells, leases and/or rents new and/or used recreational vehicles, travel trailers, campers, boats/watercraft, and similar types of vehicles.

Recreational vehicle (RV) park: An area or commercial campground for users of recreational vehicles, travel trailers, and similar vehicles to reside, park, rent or lease on a temporary basis (see also *mobile home park*).

Recycling center: A recycling facility shall be located inside of a building, and shall be used for the collection, storage, and resale of recyclables. Items to be recycled may consist of glass, paper, metal, liquid, or plastics.

Rehabilitation care facility: A facility which provides residence and care to not more than six (6) persons, regardless of legal relationship, who have been convicted of prohibited criminal conduct, and received conditional release, parole or community supervision, living together with not more than two (2) supervisory personnel as a single household. Where applicable, a rehabilitation care facility shall have appropriate licensing and/or registration.

Rehabilitation care institution: A facility which provides residence and care to ten (10) or more persons, regardless of legal relationship, who have been convicted of prohibited criminal conduct and received conditional release, probation or parole with supervision, together with supervisory personnel. Where applicable, a rehabilitation care facility shall have appropriate licensing and/or registration.

Residence: Same as a dwelling; also, when used with district, an area of residential regulations.

Residence hotels: A multi-unit, extended stay lodging facility consisting of efficiency units and/or suites with complete kitchen facilities under one roof and which is suitable for long-term occupancy. Customary hotel services such as linens and housekeeping, telephones, and upkeep of furniture shall be provided. Meeting rooms, club house, and recreational facilities intended for the use of residents and their guests are permitted. This definition shall not include other dwelling units as defined by this chapter.

Residential district: District where the primary purpose is residential use.

Restaurant or cafeteria (with drive-through service): An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, and which may include a drive-through window(s).

Restaurant or cafeteria (with no drive-through service): An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises and derives at least seventy-five (75) percent of its revenues from the on-premises consumption of food or nonalcoholic beverages, and which do not have a drive-through window.

Restaurant or eating place (drive-in service): An eating establishment where food and/or drinks are primarily served to customers in motor vehicles, or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

Retail or service, incidental: The rendering of incidental retailing or services incidental to the primary use. In the office district, for example, such uses may include a barber/beauty shop, smoke shop, news stand, candy counter, restaurant, pharmacy or other incidental activity secondary to the primary office occupancy. Incidental uses shall mean uses which occupy less than fifteen (15) percent of the main use.

Retail store and shop: An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Room: A building or portion of a building which is arranged, occupied or intended to be occupied as living or sleeping quarters but not including toilet or cooking facilities.

Rooming house: See *boarding house*.

Salvage or reclamation of products (also see wrecking yard): The reclamation and storage of used products or materials.

Sand, gravel or stone extraction and/or storage: The process of extracting and/or storing sand, gravel, stone, topsoil, compost or other products from the earth.

School, business: A for-profit business that offers instruction and training in a profession, service or art such as a secretarial or court reporting school, barber/beauty college or commercial art school, but not including commercial trade schools.

School, commercial trade: A for-profit business that offers vocational instruction and training in trades such as welding, brick laying, machinery operation/repair, and similar trades.

School, private (primary or secondary): A school under the sponsorship of a private agency or corporation, other than a public or religious agency, which offers a curriculum that is generally equivalent to public elementary and/or secondary schools.

School, public or parochial: A school under the sponsorship of a public or religious agency which provides elementary and/or secondary curricula, but not including private business or commercial trade schools.

Scientific and industrial research laboratories: Facilities for research including laboratories, experimental equipment, and operations involving compounding or testing of materials or equipment.

Screened: Shielded, concealed, and effectively hidden from the view of a person standing at ground level on an abutting site, or outside the area or feature so screened, by a fence, wall, hedge, berm or similar architectural or landscape feature.

Seasonal uses: Seasonal uses include the sales of items such as Christmas trees, pumpkins, snow cones, fresh produce, and other items which are typically only available at certain times of the year.

Sexually oriented business: See chapter 29 of the City Code of Ordinances.

Shopping center: A group of primarily retail and service commercial establishments that is planned, constructed and managed as a total entity, and which provides customer and employee parking on-site, unloading/delivery areas which are separated from customer access, and aesthetically appropriate design and protection from the elements.

Side yard: See *yard, side*.

Single-family dwelling, detached: A dwelling designed and constructed as a freestanding structure for occupancy by one (1) household, and located on a lot or separate building tract having no physical connection to a building located on any other lot or tract.

Skilled nursing facility: A facility providing primarily in-patient health care, personal care, or rehabilitative services over an extended period of time to persons who are chronically ill, aged or disabled and who need ongoing health supervision but not hospitalization for acute care.

Small engine repair shop: Shop for the repair of lawn mowers, chain saws, lawn equipment, and other machines with one-cylinder engines.

Stable, commercial: A stable used for the rental of stall space or for the sale or rental of horses or mules.

Stable, private: An area used solely for the owner's private purposes for the keeping of horses, mules or ponies which are not kept for remuneration, hire or sale.

Storage or wholesale warehouse: A building used primarily for the storage of goods and materials.

Story: That portion of a building (above grade), other than a basement, that is included between the surface of any floor and the surface of the next floor above it or, if there is no floor above it, then the space between the floor and the ceiling above it. The average height for a story shall be defined as twelve (12) feet. The definition of a story does not include parapets, gables and other normal roof structures. In cases where the site has a significant slope, the number of stories (i.e., height) of a building shall be measured from point representing the average slope from front to back (or side to side) of the building.

Story, half: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half-story containing an independent apartment or self-contained living quarters shall be counted as a full story.

Street: Any dedicated public thoroughfare that affords the principal means of access to abutting property. A street is termed a major thoroughfare or arterial when the right-of-way is greater than sixty (60) feet.

Street intersection: Any street that joins another street at an angle, whether or not it crosses the other.

Street yard: The area between the building front line and the front property (i.e., right-of-way) line.

Structure: Anything constructed or erected, the use of which requires location on the ground or which is attached to something having a location on the ground (also see definition of *building*).

Structural alterations: Any change in the supporting members of a building, such as load-bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

Studio, health/reducing/fitness: Includes, but is not limited to, an establishment which provides facilities and equipment (e.g., gymnasiums, weight rooms, swimming pools/spas, exercise apparatus, instruction/classes, etc.) which are intended to promote health, fitness, weight reduction and/or similar health-related activities. Such facilities may include such accessory uses as food service, sales of sundries and apparel, and child care services, provided that such accessory uses are clearly incidental to the primary use and are for the use of studio patrons only (i.e., not the general public). No outside signage may be used to advertise accessory uses.

Studio, tattoo or body piercing: A building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

Studio for radio and television: A building or portion of a building used as a place for radio or television broadcasting.

Studio/Video and audio recording: A privately-owned facility where multi-media events are recorded, filmed or produced including film and recording studios and advertising agencies with on-site production facilities

Swimming instruction as a home occupation: The teaching of swimming in a private swimming pool. Within a residential district, this use is subject to the approval and issuance of a Conditional Use Permit that may specify operating conditions and standards and which may limit the number of students and operating times.

Swimming pool, commercial: A swimming pool with accessory facilities which is not part of the municipal or public recreational system and which is not a private swim club, but where the facilities are available for use by the general public for a fee.

Swimming pool, private: A swimming pool constructed for the exclusive use of the residents of a one-family, two-family or multiple-family dwelling and located, fenced and built in accordance with the City of Denison Code of Ordinances. A private swimming pool shall not be operated as a business nor maintained in a manner to be hazardous or obnoxious to adjacent property owners.

Telemarketing agency or center: An establishment that solicits business or the purchase of goods and/or services by telephone only. No sales of goods or services to the public occurs at or on the premises. No products are stored at or on the premises.

Telephone and exchange, switching/relay or transmitting station: A line for the transmission of telephone signals and a central office in which telephone lines are connected to permit communication but not including a business office, storage (inside or outside) or repair yards.

Temporary: Used or lasting for only a limited period of time; not permanent.

Temporary building: Any nonresidential prefabricated structure that is not originally manufactured or constructed at its use site, required on-site installation of utilities and/or foundation.

Temporary field office or construction yard or office: A structure or shelter used in connection with a development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment. Temporary permits for one (1) year for a specific time and location as determined may be issued by the building official and shall be subject to review and renewal for reasonable cause.

Tennis court, private: A surface designed and constructed for playing the game of tennis along with all fencing, nets and related appurtenances but excluding lighting for nighttime play in residential areas except as may be otherwise provided or restricted by the conditional use permit.

Theater: A building or portion of a building used primarily for showing motion pictures or for dramatic, musical, or live performances having screens, stages, or combination thereof.

Tire dealer, no open storage: A retail establishment engaged in the sale and/or installation of tires for vehicles, but without open storage.

Tire dealer, with open storage: A retail establishment engaged in the sale and/or installation of tires for vehicles, with open storage.

Townhome: A structure containing three (3) to eight (8) dwelling units with each unit designed for occupancy by one household on a platted lot and each unit attached to another by a common wall.

Tool and machinery rental shop: A building or a portion of a building used for the display and rental of tools, machinery and instruments.

Tract: A single individual parcel or lot.

Tractor sales: See *heavy machinery sales and storage*.

Trade and commercial schools: See *school, commercial trade*.

Trade center: A site with space inside or outside a building or an open space which is rented to two (2) or more vendors on a short-term basis for the sale of merchandise. The principal sales shall include new and used household goods, personal effects, tools, artwork, small household appliances and similar merchandise, objects or equipment in small quantities.

Trailer park or court: See *mobile home park*.

Trailer, hauling: A vehicle or device which is pulled behind an automobile or truck and which is designed for hauling animals, produce, goods or commodities, including boats.

Trailer home: See *manufactured housing, mobile home*.

Trailer or mobile home space: See *mobile home space*.

Trailer rental: The display and offering for rent of trailers designed to be towed by automobiles and light load vehicles.

Trailer, travel or camping: A portable or mobile living unit which is used for temporary human occupancy away from the users' permanent place of residence, which does not constitute the users' principal place of residence, and which is designed to be towed behind another vehicle.

Transportation and utility structures/facilities: Permanent facilities and structures operated by companies engaged in providing transportation and utility services including but not limited to railroad track rights-of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs and water pumping stations.

Travel center: A highway-oriented facility that provides services to the travelling public, primarily focused on automobiles, to include fuel pumps, food and beverage services, retail shops, restaurant(s), and other similar convenience facilities. Travel center does not include truck or automotive repair services, sleeping quarters, or vehicle or truck parking for a period greater than 12 hours.

Truck: A light or heavy load vehicle (see definitions for *light load vehicle* and *heavy load vehicle*).

Truck and bus repair: An establishment providing major and minor automotive repair services to heavy load vehicles.

Truck and bus leasing: The rental of new or used panel trucks, vans, trailers, recreational vehicles or motor-driven buses in operable condition and where no repair work or intensive cleaning operations are performed.

Truck stop: A facility for the parking, refueling and/or minor repair of heavy load tractor-trailer trucks. These facilities may also include retail sales of food and/or other items, restaurant(s), restroom/showers facilities, and/or temporary sleeping quarters.

Truck terminal: An area and building where cargo is stored and where trucks, including tractor and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment.

Truck sales (heavy trucks): The display, sale or rental of new or used heavy load vehicles in operable condition.

Two-family dwelling (duplex): Two (2) attached dwellings in one (1) structure, each designed to be occupied by one (1) family.

Usable open space: An open area or recreational facility that is designed and intended to be used for outdoor living and/or recreation purposes. An area of usable open space shall have a slope not exceeding ten (10) percent, shall have no dimension of less than ten (10) feet, and may include landscaping, walks, recreational facilities, water features and decorative objects such as art work or fountains.

Use: The purpose for which land or buildings are or may be occupied in a zoning district.

Utility distribution/transmission lines: Facilities which serve to distribute and transmit electrical power, gas and water, including but not limited to electrical transmission lines, gas transmission lines, telephone lines and metering stations, whether operated by the city or private utility company.

Variance: An adjustment in the application of the specific regulations of the zoning chapter to a particular parcel of property which, because of special conditions or circumstances of hardship peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. Only the board of adjustment of the City of Denison can grant a variance.

Veterinarian clinic: An establishment where animals and pets are admitted for examination and medical treatment (also see *kennels*).

Wind energy conversion system (WEC): A wind-driven energy conversion system consisting of a wind turbine/rotor (blades), a tower (freestanding, engineered, monopole structure only upon which the wind turbine/generator is mounted—no lattice-type or guyed tower structures allowed), and associated control or conversion electronics, that has a rated capacity of not more than one hundred (100) kW output at any given time, and that is intended for on-site production of electricity in order to reduce consumption of commercial utility power.

Wind energy conversion system, large (LWEC): A wind energy conversion system that has a rated capacity of more than ten (10) kW, but not more than one hundred (100) kW, output at any given time, and that is intended for on-site production of electricity for a residence, agricultural structure, or business.

Wind energy conversion system, small (SWEC): A wind energy conversion system that has a rated capacity of not more than ten (10) kW output at any given time, and that is intended for on-site production of electricity for a residence, agricultural structure, or small business.

Wind energy system tower height: The height above grade of the fixed portion of the tower (i.e., to the center of the hub), excluding the wind turbine itself.

Wind energy turbine/generator: The blades and associated mechanical and electrical conversion components mounted on top of the tower.

Wrecking yard (junkyard or auto salvage): Any lot upon which two (2) or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license, have been placed for the purpose of obtaining parts for recycling or resale.

Yard: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this chapter that the building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used (see Illustration 14).

Yard, front: A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building (see Illustration 14).

Yard, rear: The area extending across the rear of a lot measured between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard (see Illustration 14).

Yard, side: The area between the building and side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building (see Illustration 14).

Zero-lot-line dwelling: See *patio home*.

Zoning board of adjustment: A board which is appointed by the city council, and which is authorized to make special exceptions to the zoning chapter (i.e., variances), and to hear and decide

any appeals that allege error in an order, requirement, decision or determination made by an administrative official in the enforcement of the zoning chapter. Also referred to as the "BOA."

Zoning district: A classification applied to any certain land area within the city stipulating the limitations and requirements of land usage and development.

Zoning district map: The official map upon which the boundaries of the various zoning districts are drawn and which is an integral part of the zoning chapter (see section 28.3, "Zoning District Map" and section 28.4, "Zoning District Boundaries").

SECTION 9: SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 10: SEVERABILITY. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 11: PENALTY. Any person, firm, corporation or entity violating this Ordinance or any provision of Denison's Comprehensive Zoning Ordinance, Chapter 28 of the Denison Code of Ordinances, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing days' violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Denison from filing suit to enjoin the violation. Denison retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 12: PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 13. OPEN MEETING. That it is hereby found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

AND IT IS SO ORDERED.

On motion by Council Member _____, seconded by Council Member _____, the above and foregoing ordinance was passed and approved on this the 16th day of August, 2021, by the following vote:

Ayes:
Abstentions:
Nays:

At regular meeting August 16th, 2021.

JANET GOTT, MAYOR

ATTEST:

Christine Wallentine, City Clerk

Sec. 28.26. - SF-TH—Single-Family Townhome Residential District—~~Attached.~~

28.26.1. General purpose and description:

The Single Family Townhome District is district is intended ~~primarily~~ for attached single-family residential developments in structures built to accommodate three (3) to eight (8) units per structure. ~~The primary uses appropriate to this district would be townhomes and condominiums. Each residential structure shall be located on an individually platted lot. The maximum allowable density would be eight (8.0) dwelling units per acre. Since the development will have alley-served garages, a reduced front setback can be accommodated.~~ Minimum standards ~~would~~ include a minimum area of percent open space as defined below (community space) of at least twenty (20) percent, a maximum development of twenty (20) acres, a minimum development of five (5) acres, and minimum separation requirements between SF-TH developments. Site plans ~~shall~~ would be required with this district.

28.26.2. Permitted uses:

Those uses listed for the SF-TH District in section 28.49 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in section 28.11.

28.26.3. Height regulations:

Maximum height.

- A. Two and one-half (2½) stories but not to exceed thirty-five (35) feet for the townhome structure, main building/house; ~~where a structure exceeds twenty-five (25) feet in height, it shall be set back from the front property line one (1) additional foot beyond the required front yard setback for each foot above twenty-five (25) feet in height.~~
- B. One story, but not to exceed eighteen (18) feet for other accessory buildings, including ~~detached garage, carports, garden shed~~, gazebo, clubhouse, and mail kiosks, etc.
- C. Other requirements. Other regulations: In addition to other applicable ordinance regulations, section 28.42 shall apply.

28.26.4. Area regulations:

A. Size of lots:

1. *Minimum lot area*—~~1,980~~ Five thousand (5,000) square feet.
2. *Maximum density*—~~Ten Eight (108)~~ units per gross acre of land area within the development.
3. *Minimum project size*—The minimum areaisize of a townhome single-family attached residential development shall be five (5) acres.
4. *Maximum project size*—~~The maximum size of a single-family attached residential development shall be twenty (20) acres. No SFA zoning district may be located nearer than one thousand five hundred (1,500) feet to another SFA zoning district.~~
5. *Minimum lot width*—~~22'~~ Forty (40) feet.
6. *Minimum lot depth*—~~90 feet~~ One hundred ten (110) feet.

B. Size of yards:

1. *Minimum front yard*—~~Fifteen (15) feet for dwelling units; tTwenty-five (25) feet for any other structure.~~ front yard setback shall be staggered in at least five-foot increments such that no more than two (2) units have the same front setback in a row, and such that at least thirty (30) percent of the lots along any block face are set back at least thirty (30) feet, at least thirty (30) percent of

~~the lots are set back at least thirty-five (35) feet, and no more than forty (40) percent of the lots may use the minimum twenty-five-foot front setback; no front-entry garages shall be permitted.~~

2. *Minimum side yard:*

- a. ~~Single-family Attached townhome~~ dwellings shall not have an interior side yard; however, a minimum twenty-five (25) foot side yard is required for a key corner lot, a minimum fifteen-foot side yard is required on a corner lot adjacent to a residential or collector street, and a minimum twenty-foot side yard is required for a corner lot adjacent to an arterial street.

~~bB. Minimum separation of twenty fifteen (2015) feet between structures without openings or windows. The ends of any two (2) adjacent building complexes or rows of buildings shall be at least twenty (20) feet apart. The required side yards shall be designated upon a plat approved by the city council. One (1) side yard may be reduced to zero feet where the units join; the other side yard shall be a minimum of ten (10) feet required with fifteen (15) feet required on corner lots adjacent to a residential or collector street, twenty (20) feet required on corner lots adjacent to an arterial street; and twenty-five (25) feet required for a key corner lot.~~

- ~~cb.~~ A complex or continuous row of attached single-family dwellings shall have a minimum length of three (3) dwelling units (~~triplex~~), a maximum length of eight (8) dwelling units, and shall not exceed two hundred eighty (280) feet in length.

3. *Minimum rear yard:*

- a. No main residential building shall be located nearer than ten (10) feet to the rear property line.
- b. ~~The face of the garage door may be located a minimum of three (3) feet of the rear property line/alley right-of-way. The main residential building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the midpoint on one (1) side lot line with the opposite side lot line.~~
- c. Every part of a required rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lots, except for accessory buildings allowed pursuant to this chapter and the ordinary projections of windowsills, belt courses, cornices, roof overhangs, and other architectural features projecting a maximum of four (4) feet into the required rear yard.

~~C. Each dwelling unit shall be located on a single, platted lot of record which fronts on a dedicated public street or an approved public access easement.~~

~~DC. Maximum lot coverage: Eight (80) percent for each lot containing a residential unit. Fifty (50) percent for all other structures by main and accessory buildings on an each individual lot.~~

~~ED. Parking regulations:~~

1. A minimum of two (2) enclosed parking spaces for each dwelling unit, shall be located behind, beside or incorporated into the dwelling unit, and accessed only from the rear via an alley, and located on the same lot as each dwelling unit (see section 28.50, Off-Street Parking and Loading Requirements).
2. Designated visitor parking spaces shall be provided in off-street, common areas at a ratio of one (1) guest/visitor space per four (4) units.
3. Additional parking shall be required for any recreational uses, clubhouse, office, sales offices and other similar accessory structures and uses.
4. All driveways and parking areas shall be concrete or a similar solid paved surface such as turf pavers, brick pavers or asphalt.

~~FE. Minimum floor area per dwelling unit: One thousand (1,000) square feet.~~

~~GF. Minimum exterior construction standards: See section 28.54 for exterior construction standards.~~

28.26.5. Special requirements:

- A. Usable open space requirements: Except as provided below, any ~~townhome single-family attached~~ subdivision shall provide useable open space which equals or exceeds twenty (20) percent of the gross platted area, excluding rights-of-way for collector and larger-sized streets. Useable open space shall not be required for a SF-TH development if it contains twenty (20) or fewer lots and if the property is contiguous to or abuts a usable open space area adequate to serve the development. Said usable open space shall meet the criteria established in subsection 28.26.5.A. below. Properties that are separated by thoroughfares larger than a collector street and/or by drainage/utility easements in excess of sixty (60) feet in width shall not be considered as contiguous.
1. *Specific criteria for usable open space*—Areas provided as usable open space shall meet the following criteria:
 - a. All residential lots must be located within six hundred (600) feet of a usable open space area as measured along a street. The planning and zoning commission may recommend, and city council may allow, this distance to be increased ~~to up to one thousand two hundred feet (1,200)~~ if the shape of the subdivision is irregular or if existing trees or other natural features on the site can be preserved by increasing the distance.
 - b. Individual usable open space areas shall be at least twenty thousand (20,000) square feet in size. Useable open space ~~shall must~~ be a minimum of fifty (50) feet wide, and ~~shall must~~ have no slope greater than ten (10) percent. At the time of site plan and subdivision plat approval, the planning and zoning commission may recommend, and the city council may allow, full or partial credit for open areas that exceed the ten (10) percent maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development and the surrounding area.
 - c. Pools, tennis courts, walkways, patios and similar outdoor amenities may be located within areas designated as useable open space. Areas occupied by enclosed buildings (except for gazebos and pavilions), driveways, parking lots, overhead electrical transmission lines, drainage channels, and antennas ~~shall may~~ not be included in calculating useable open space.
 - d. Within useable open space areas, there shall be at least one (1) large shade tree for every one thousand (1,000) square feet of space. New trees planted to meet this requirement shall be a minimum three-inch caliper, and at least twenty-five (25) percent of the trees shall be nondeciduous (for qualifying tree species, see appendix C of this chapter for the city's recommended plant list).
 - e. A useable open space area must have street frontage on at least thirty-three (33) percent of the area's perimeter to ensure that the area is accessible to residents of the subdivision.
 - f. Useable open space areas must be easily viewed from adjacent streets and homes. Side or rear yard fences along common open space areas shall be of open, wrought iron design, and shall not exceed four (4) feet in height adjacent to the open space and for a distance of ten (10) feet perpendicular or radial to the open space area.
 2. *Landscaped areas*—Additional common open space and landscaped areas that do not qualify as usable open space may be provided, but shall not be counted toward the usable open space requirement.
- B. Maintenance requirements for common areas: A property owners association ~~shall be is~~ required for continued maintenance of common land and facilities.
- C. Alleys: Each attached dwelling unit within the SF-TH District shall be rear-entry only from an alley that is constructed ~~in conjunction along~~ with the ~~rest of~~ the subdivision (i.e., at the same time as the streets, utilities, etc.) and that is in conformance with the city's design standards for alleys (see the subdivision ordinance).

- D. Refuse facilities: Every ~~townhome single-family attached~~ dwelling unit shall be served by either individual residential trash carts or by a bulk dumpster. The bulk dumpster ~~located within one hundred fifty (150) feet of a refuse facility, measured along the designated pedestrian and vehicular travel way.~~ A refuse facility shall be a dumpster or other similar container designed for receiving garbage in bulk for more than one (1) dwelling, and all refuse containers shall be maintained in accordance with local public health and sanitary regulations. Refuse containers shall be located no closer than thirty (30) feet to any adjacent single-family property, shall be located so as to provide safe and convenient pickup by refuse collection agencies, and shall be screened in accordance with section 28.53 of this chapter (see Illustration 1 for refuse container enclosure diagrams).
- E. All utilities shall be provided separately to each lot within an SF-TH District so that each unit is individually metered.
- ~~F. A swimming pool shall be provided in single-family attached developments of fifty (50) or more units. See the city's Code of Ordinances for additional requirements for swimming pools.~~
- FG. Single-family detached dwellings (and their respective lots) constructed within this district shall conform to the standards as set forth in the SF-7.5 District.
- ~~H. Each SF-TH lot shall contain a private yard with not less than four hundred (400) square feet of area (i.e., a back yard or large side yard). Private yards may include a patio cover, gazebo or other similar non-enclosed structure which does not cover more than twenty-five (25) percent of the area of the private yard, and they may also include a swimming pool, swing set, play fort, or other private leisure amenity.~~
- GI. The elimination of a garage space by enclosing or converting any portion of the garage space with a stationary building wall shall be prohibited unless another garage of the same size and same parking capacity is built on the lot within the standards specified for the SF-TH Zoning District.
- HJ. Recreational vehicles, travel trailers or motor homes shall may not be used for on-site dwelling purposes.
- IK. Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- ~~L. Single-family and two-family homes with side-entry garages where lot frontage is only to one (1) street (not a corner lot) shall have a minimum of twenty-four (24) feet from the door face of the garage or carport to the side property line for maneuvering. The minimum setback from any garage door to a street or alley right-of-way line shall also be twenty-four (24) feet.~~
- JM. Site plan approval (see section 28.13) shall be required for any single-family attached or nonresidential use (e.g., school, church, child care center, private recreation facility, etc.) in the SF-TH District. Any nonresidential land use which may be permitted in this district shall conform to the "NS"—Neighborhood Service District standards with respect to building setbacks, landscaping, exterior building construction, screening requirements, lighting, signage, etc. Said site plan approval shall not be required for home occupations uses that conform to the city's standards.
- KN. Other regulations: As established by article V.

~~(Ord. No. 4820, § 2(2.09, 2.10), 7-18-16)~~

Sec. 28.33. - O—Office District.

28.33.1. General purpose and description:

The O—Office District is intended to accommodate a variety of office developments providing for professional, financial, medical, and similar services for local residents; corporate offices for regional and national operations; and for other major employment centers. The district can be used as a transition district between more intense uses and residential uses, provide for a mixture of office and residential uses in close proximity to enable people to live, work and purchase necessities in a single location. Bed- and breakfast establishments could also be located in this district. Additionally, pedestrian walkways and open areas are desired in order to promote a pedestrian-friendly environment. The following are key concepts that should be acknowledged through development practices within [the] Office District:

- ~~A. Residential uses in conjunction with nonresidential activities, possibly located above or next to office establishments;~~
- ~~B. All types of residential uses, including single-family homes, townhouses, and loft-style multiple-family units;~~
- ~~C. Offices are compatible with residential not exceeding three (3) stories in height;~~
- ~~D. Traffic flows that enable people to move freely without the use of an automobile by emphasizing the pedestrian.~~

28.33.2. Permitted uses:

Those uses listed for the O District in section 28.49 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses (i.e., CUP), respectively. Conditional uses must be approved utilizing procedures set forth in section 28.11.

28.33.3. Height regulations:

Maximum height:

- A. Three (3) stories, -but no greater than sixty (60) feet
- ~~B. One (1) story, or twelve (12) feet for other accessory buildings, including detached garages, carports, clubhouse, gazebo, mail kiosks, laundry rooms, etc.~~
- B.C. Other requirements (see article V).

28.33.4. Area regulations:

A. Size of lots:

1. *Minimum lot area*—Six thousand (6,000) square feet.
2. *Minimum lot width*—Sixty (60) feet.
3. *Minimum lot depth*—One hundred (100) feet.

B. Size of yards:

1. *Minimum front yard*—Twenty-five (25) feet. All areas adjacent to a street shall be deemed front yards.
2. *Minimum side yard:*
 - a. Where adjacent to a nonresidential district - use—Twenty-five (205) feet.
 - b. Where adjacent to a residential district:

1. Twenty five (25) feet for a one story building.

2. Forty (40) feet for a two-story building

3. Fifty (50) feet for a three-story building

~~—Multi-family or duplex uses—Ten (10) percent of the lot width not to be less than five (5) feet but need not exceed fifteen (15) feet; twenty (20) feet from a street right-of-way line for a corner lot; unless adjacent to a single-family, duplex, patio home or single-family attached district then side and rear setbacks shall be according to the height of the multi-family building, as follows:~~

~~1. One-story building—twenty-five (25) feet.~~

~~2. Two-story building—fifty feet (50).~~

~~c. Single-family detached uses—Ten (10) percent of the lot width not to be less than five (5) feet but need not exceed fifteen (15) feet; fifteen (15) feet on corner lots adjacent to a street right-of-way line; and twenty (20) feet from a street right-of-way line for a key corner lot.~~

~~d. Single-family attached uses—One side yard reduced to zero feet where the units join; other side yard a minimum of ten (10) feet required with fifteen (15) feet required on corner lots adjacent to a residential or collector street, twenty (20) feet required on corner lots adjacent to an arterial street; and twenty-five (25) feet required for a key corner lot.~~

3. Minimum rear yard:

a. Where adjacent to a nonresidential district – twenty (20) feet

b. Where adjacent to a residential district:

1. Twenty five (25) feet for a one story building.

2. Forty (40) feet for a two-story building

3. Fifty (50) feet for a three-story building

~~No main residential building shall be located nearer than ten (10) feet.~~

~~b. The main residential building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the midpoint on one (1) side lot line with the opposite side lot line.~~

~~c. Every part of a required rear yard shall be open and unobstructed to the sky from a point thirty (30) inches above the general ground level of the graded lots, except for accessory buildings allowed pursuant to this chapter and the ordinary projections of windowsills, belt courses, cornices, roof overhangs, and other architectural features projecting a maximum of four (4) feet into the required rear yard.~~

~~4. Building separation:~~

~~a. Between residential structures—Ten (10) feet for buildings without openings; fifteen (15) feet for buildings with openings.~~

~~b. Between a main building and an accessory building—ten (10) feet.~~

~~C. Minimum floor area per dwelling unit:~~

~~1. Efficiency unit—Four hundred fifty (450) square feet per unit.~~

~~2. One-bedroom unit—Six hundred fifty (650) square feet per unit.~~

~~3. Two (2) or more bedroom unit—Eight hundred seventy-five (875) square feet for the first two (2) bedrooms, plus an additional one hundred twenty-five (125) square feet for every bedroom over two (2) (e.g., three-bedroom unit must have one thousand (1,000) square feet, etc.).~~

D. Maximum lot coverage: Forty (40) percent total, including main and accessory buildings.

E. *Parking regulations (see section 28.50):*

1. ~~One and one-half (1.5) spaces for each efficiency or one-bedroom unit.~~
2. ~~Two (2) spaces for each two-bedroom unit.~~
3. ~~Two and one-half (2.5) spaces for each three-bedroom unit.~~
4. ~~Three (3) spaces for each four or more bedroom unit.~~
5. ~~The average number of parking spaces for the total development shall be no less than two (2) spaces per dwelling unit.~~
6. ~~No parking space may be located closer than six (6) feet from any building or closer than two (2) feet from any side or rear lot line.~~
7. ~~All parking areas adjacent to public streets shall be screened from view. Screening may be in the form of live plant materials, berms, and low masonry walls that match the exterior finish of main buildings, or any combination of the above.~~

E. *Minimum exterior construction standards: Seventy-five (75) percent standard masonry construction (see article V).*

28.33.5. Special requirements:

A. *Landscaping requirements:* Refer to article V.

B. *Open storage:* Open storage in nonresidential areas is prohibited.

C. ~~*On-site dwellings:* Recreational vehicles, manufactured homes, travel trailers or motor homes may not be used for on-site dwelling or nonresidential purposes.~~

CD. *Temporary facilities:* There shall be no permanent use of temporary facilities or buildings.

DE. *Other regulations:* As established by article V.

Proposed Amendments to Section 28.49 - Use Regulations (Use Chart)

Use	Proposed Amendment
Duplex/Two Family	Remove permitted by right in the Lakeside Development, Office, and Commercial Districts
Four-Family (Quadplex)	Remove permitted by right in the Lakeside Development and Office Districts
Single-Family Attached	Amend term to read “Townhome” and remove permitted by right in the Office District. Amend the designation on top row of Use Chart from “SF-TH” to “TH”
Multi-Family (Apartments)	Remove permitted by right in the Lakeside Development and the Office Districts
Single-Family Industrialized Home	Remove permitted by right in the Office District
Single-Family Detached Home	Remove permitted by right in the Office District
Three-Family (Triplex)	Remove permitted by right in the Office District
Office, Administrative, Medical, or Professional	New term and designate as permitted by right in the Office, Neighborhood Services, Local Retail, Community Retail, Regional Retail, Commercial, Central Area, Business Park, Light Industrial and Heavy Industrial Districts
Insurance Agency Offices	Delete term – the use falls within definition of Office, Administrative, Medical, or Professional
Offices (Brokerage Services)	Delete term – the use falls within definition of Office, Administrative, Medical, or Professional
Offices (Health Service)	Delete term – the use falls within definition of Office, Administrative, Medical, or Professional
Offices (Legal Services)	Delete term – the use falls within definition of Office, Administrative, Medical, or Professional
Offices (Medical Office)	Delete term – the use falls within definition of Office, Administrative, Medical, or Professional
Offices (Professional)	Delete term – the use falls within definition of Office, Administrative, Medical, or Professional
Offices (Parole-Probation)	Delete term – the use falls within definition of Office, Administrative, Medical, or Professional
Real Estate Office	Delete term – the use falls within definition of Office, Administrative, Medical, or Professional
Ambulance Service (Private)	Remove permitted by right in the Neighborhood Services District
Cafeteria	Delete the term- defined as a Restaurant
Extended Stay Hotels/Motels (Residence Hotels)	Amend term to read, “Hotels, Extended Stay (Residence Hotels)” and Amend permitted by right in the Central Area District to permitted by Conditional Use Permit (CUP)
Laundry/Dry Cleaning (Drop off/Pick up)	Add permitted by right in the Light Industrial District
Martial Arts School	Add permitted by right in the Light Industrial District
Antique Shop	Add permitted by right in the Business Park and the Light Industrial Districts

Proposed Amendments to Section 28.49 - Use Regulations (Use Chart)

Use	Proposed Amendment
Building Material Sales	Amend permitted by right in the Regional Retail, Commercial, and Central Area District to permitted by CUP in those districts
Bowling Alley	Delete term – classified as Amusement, Commercial (Indoor)
Book Store	Delete term – classified as Retail Shops and Stores
Consignment Shop	Rename to “Consignment Shop (No outdoor storage)”
Custom Personal Service Shop	Amend term to read, “Personal Service”
Convenience Store without gas sales	Amend term to read, “Convenience Store without Fuel Pumps”
Convenience Store with gas sales	Amend term to read, “Convenience Store with Fuel Pumps”
Food or Grocery Store	Amend term to read, “Grocery Store”
Furniture Sales (Outdoor)	Remove permitted by right in the Regional Retail and Commercial Districts and add permitted by right in the Light Industrial District
Gravestone/Tombstone Sales (Outdoor Display)	Remove permitted by right in the Commercial District
Hardware Store	Amend term to read, “Hardware Store (No Outdoor Storage)”
Laundry and Cleaning, Self-Service Automatic	Amend term to read, “Laundry, Self-Service”
Handicraft Shop	Delete term, no longer relevant
Retail Shop (Misc.)	Amend term to read, Retail Shops and Stores and as permitted by right in the Business Park and Light Industrial Districts
Needlework Shop	Delete term, use defined as Personal Service
Vacuum Cleaner Sales and Service	Delete term, considered as retail shop and small appliance repair
Auto Dealer (Classic and Performance)	Amend term to read, “Auto Dealer (Classic and Performance – Indoor Showroom Only)” and add as permitted by right in the Light Industrial District
Auto Rental	Amend permitted by right in the Regional Retail and Commercial Districts to permitted by CUP in those districts
Go Cart Track	Delete term, considered as outdoor commercial amusement
Quick Lube/Oil Amend/Minor Inspection	Remove permitted by right in the Central Area District
Tire Sales (No Outdoor Storage)	Remove permitted by right in the Central Area District
Billiard/Pool Facility (Three (3) or More Tables)	Amend permitted by right in the Commercial District to permitted by CUP in that district
Bingo Facility	Amend permitted by right in the Community Retail, Regional Retail, and Commercial Districts to permitted by CUP in those districts
Bowling Center	Remove term, defined as Amusement, Commercial (Indoor)
Exhibition Area, Fair Grounds	Amend permitted by right in the Commercial District to permitted by CUP in that district

Proposed Amendments to Section 28.49 - Use Regulations (Use Chart)

Use	Proposed Amendment
Health Club (Physical Fitness)	Amend term to read, "Health Club/Fitness Center" and add as permitted by right in the Light Industrial District
Recreation Center	Delete the term – permitted as a permitted as a Governmental Building
Travel Trailers/R.V.'s (Short-Term Stays) R.V. Parks	Remove permitted by CUP in the Commercial District, remove permitted by right in the Heavy Industrial District, and amend permitted by right in the Light Industrial District to permitted by CUP in that district
Membership Sports	Delete term – obsolete
Motion Picture Theater (Indoor)	Amend term to read, "Theater"
Motion Picture Studio, Commercial Film	Amend term to read, "Studio/Video, Media & Audio Recording" and amend the requirement for a CUP in the Commercial District to permitted by right in that District, add permitted by right in the Central Area District, and delete permitted by right in the Heavy Industrial District
Skating Rink	Remove term, defined as Amusement, Commercial (Indoor)
Video Rental/Sales	Delete term – obsolete use
Clinic (Medical)	Delete term – use permitted as Office (Professional)
Assisted Living Facility	Remove permitted by right in the Central Area District
Event Venue/Meeting Hall	Amend term to read, "Hall, Reception/Banquet/Meeting"; amend permitted by right in the Office, Neighborhood Services, Local Retail, Community Retail, Regional Retail, Commercial, Central Area Districts to permitted by CUP in those districts and remove permitted by right in the Light Industrial and Heavy Industrial Districts
Hospice	Remove permitted by right in the Central Area District
Hospital (Acute Care)	Remove permitted by CUP in the Central Area District
Newspaper Printing	Remove permitted by right in the Central Area District
Nursing/Convalescent or Skilled Home	Remove permitted by right in the Central Area District
Utility Shops and Storage Area	Remove permitted by CUP in the Central Area District
Furniture and Major Appliance, Repair/Used	Remove permitted by right in the Central Area District
Landscape Use	Remove term – no longer relevant
Trailer Rental or RV Sales	Amend permitted by right in the Commercial and Business Park Districts to permitted by CUP in those districts
Data Center	New term and add as a permitted use in the Regional Retail, Commercial, Business Park, Light Industrial and Heavy Industrial Districts

Proposed Amendments to Section 28.63 - Definitions

Term	Current Definition	Proposed Definition
71. Convenience store with (or without) gasoline sales	Retail establishment selling food for off-premises consumption and a limited selection of groceries and sundries (and possibly gasoline, if pumps are provided). Does not include or offer any automobile repair services	Amend term to read, "Convenience store without fuel pumps" and amend definition to read, "A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption."
Convenience store with fuel pumps	n/a	New term with definition to read, "A retail establishment that sells food and other consumable and non-consumable products for off-premise use or consumption and includes the dispensing of motor vehicles fuels but does not include any automotive repair services."
77. Custom personal service	Tailor, dressmaker, shoe shop, barber shop, beauty shop or similar shop offering custom service.	Amend term to read, "Personal Service and amend definition to read, Services involving the care of a person, including barbershop, beauty shop, hair salon, tailor, dressmaker, shoe shop, or similar shop offering custom service."
Data Center	n/a	New term to read, "A facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations and internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, telehouse co-location center, or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center."
84. Drapery, or furniture upholstering shop	An establishment for the production, display and sale of draperies and soft coverings for furniture	Amend term to read, "Drapery, blinds or furniture upholstering shop, and amend definition to read, An establishment for the production, display and sale of draperies, window blinds, and soft coverings for furniture."

Proposed Amendments to Section 28.63 - Definitions

<p>91. Event venue/meeting hall</p>	<p>A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for an event, meeting or function such as a wedding or reception. A fee may or may not be charged for use of the space. This definition does not include fraternal organizations, religious facilities, or community center (municipal/civic center).</p>	<p>Amend term to read, “Hall, Reception/Banquet/Meeting and define as A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged.”</p>
<p>119. General retail stores</p>	<p>This major group includes retail stores which sell a number of lines of primarily new merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings, small wares, small appliances, hardware, and food. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc. (also see retail shop).</p>	<p>Delete this definition – refer to definition of Retail Stores and Shops</p>
<p>105. Food Store</p>	<p>A retail business establishment that displays and sells consumable goods that are not to be eaten on the premises. Prepared food may be sold only as a secondary or accessory use.</p>	<p>Amend term to read, “Grocery Store” and amend definition to read, “Any building where most of the gross floor area is devoted to the sale of food products for home preparation and consumption but may also offer prepared food for on- or off-site consumption, retail personal and household items, and a pharmacy.”</p>
<p>Health Club (Physical Fitness)</p>	<p>n/a</p>	<p>Amend term to read, “Health Club/Fitness Center and definition to read, A private facility operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weightlifting and exercise equipment, aerobics, swimming pools and spas, and running or jogging tracks.”</p>
<p>147. Laundromat (or self-serve washateria)</p>	<p>A facility where patrons wash, dry and/or dry clean clothing and other fabrics in machines that are operated by the patron</p>	<p>Amend term to read, “Laundry, Self-Service” (no change to definition)</p>

Proposed Amendments to Section 28.63 - Definitions

Theater or playhouse (indoor)	n/a	Amend term to read, "Theater" and define as "A building or portion of a building used primarily for showing motion pictures or for dramatic, musical, or live performances having screens, stages, or combination thereof."
Studio/Video & Audio Recording	n/a	New definition to read, "A privately-owned facility where multi-media events are recorded, filmed or produced including film and recording studios and advertising agencies with on-site production facilities."
186. Multiple-family dwelling	Three (3) or more dwelling units on a single lot designed to be occupied by three (3) or more households living independently of one another, exclusive of hotels or motels. This includes three-household units (triplex) and four-household units (quadplex), as well as traditional	Amend term to read, "Multi-Family (Apartments)" and amend definition to read, "Attached dwelling units designed to be occupied by four (4) or more households living independently of one another, exclusive of hotels, motels, or residence hotels."
Office, professional and general business	n/a	Amend term to read, "Office, Administrative, Medical, or Professional" and define as "A building used for the provision of executive, management, or administrative services. Typical uses include, but are not limited to, administrative offices and services including real estate, property management, investment, medical, architect, engineer, travel, secretarial services, accounting organizations and associations."
Office, Temporary Field	n/a	New definition to read, "A temporary or mobile office which is intended for the purpose of construction management."
246. Retail shop (for apparel, gifts, accessories and similar items)	An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods (also see <i>general retail stores</i>).	Amend the term to read, "Retail Stores and Shops and amend definition to read, An establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods."

Proposed Amendments to Section 28.63 - Definitions

<p>261. Single-family dwelling, <i>attached (townhouse)</i>:</p>	<p>A dwelling which is joined to another dwelling at one (1) or more sides by a shared wall, which is designed for occupancy by one (1) household, and which is located on a separate lot delineated by a front, side and rear lot lines.</p>	<p>Delete term – replaced by Townhome</p>
<p>Townhome</p>	<p>n/a</p>	<p>New term with definition to read, “A structure containing three (3) to eight (8) dwelling units with each unit designed for occupancy by one household on a platted lot and each unit attached to another by a common wall.”</p>

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on a request to abandon a part of the Holland Drive Right of Way. (Case No. 2021-088ROW)

Staff Contact

Bill Medina, Senior Planner
bmedina@cityofdenison.com
903-465-2720

Summary

- The applicant is requesting approval of a petition to abandon a 0.131-acre section of the Holland Drive Right of Way (ROW)
- The proposed ROW would be a component of a larger 19-lot single family subdivision.
- Pending ROW abandonment, the applicant will submit a Final Plat to City Staff for review.

Staff Recommendation

Staff recommends approval of the ROW abandonment.

Recommended Motion

"I move to approve the request for abandonment of part of the Holland Drive Right of Way."

Background Information and Analysis

The applicant recently received Preliminary Plat approval for a 19-lot single family subdivision along Miller Street, known as the "Miller Street Addition" (Case No. 2021-077PP). The developer has petitioned the City to abandon a part of the Holland Drive Right of Way so that it may be platted for residential use. The ROW does not serve a public purpose. As a component of the approved Preliminary Plat, Miller Street Addition, the subject ROW would make up parts of Lots 3 and 4 of Block 2. Attached is an appraisal report as well as survey and legal description of the subject property. Pending approval of the ROW abandonment, the applicant will purchase the ROW from the City for a sum of \$4,000, as outlined in the appraisal report.

Pending approval of the proposed ROW abandonment, the applicant will submit a Final Plat of the proposed development. The Public Works Department recently began to review civil engineering plans associated with the subdivision.

Financial Considerations

N/A

Prior Board or Council Action

- The City Council approved a rezoning of the subject property to Single Family 5 on May 3, 2021.
- The Planning and Zoning Commission approved a Preliminary Plat for the development on June 22, 2021.

- The Planning and Zoning Commission recommended approval of the ROW abandonment on August 10, 2021.

Alternatives


The City Council may table, deny, or approve the abandonment with conditions.

City Council Report

Case Number 2021-088

Monday, August 16, 2021



	Case Number: 2021-88 Zoning: Single Family 5	
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Zoning Map

Zoning District: Single Family 5



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, ABANDONING AND VACATING ROAD RIGHT-OF-WAY CONSISTING OF 0.131 ACRES OF LAND LOCATED ON HOLLAND DRIVE IN THE CITY OF DENISON, GRAYSON COUNTY, TEXAS; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A DEED CONVEYING SAID RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNER; PROVIDING FOR SAVINGS, REPEALING, AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Denison, Texas (the “**City**”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, Section 311.001 of the Texas Transportation Code provides that the City has exclusive control over and under the public highways, streets, and alleys of the municipality; and

WHEREAS, Section 311.007 of the Texas Transportation Code provides that the City Council of the City of Denison (the “**City Council**”) has the authority to vacate, abandon, or close a street or alley within the City; and

WHEREAS, pursuant to Section 21-85 of the City Code of Ordinances, JJM DevCo, LLC, petitioned the City to abandon a portion of the City’s right-of-way depicted and legally described in **Exhibit A**, attached hereto and incorporated herein (the “**Property**”), which Property is adjacent on each side to property owned by JJM DevCo, LLC; and

WHEREAS, after careful consideration, the City’s Planning and Zoning Commission approved abandonment of the Property; and

WHEREAS, after considering the recommendation of the Planning and Zoning Commission and holding a public hearing as required by Sec. 21-84 of the Denison Code of Ordinances, the City Council finds it in the public interest of the City and its citizens to abandon the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

Section 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Abandonment. The City Council hereby approves the abandonment of the Property.

Section 3. Authorization. The Interim City Manager is hereby authorized to enter into any agreement, document, or quitclaim deed necessary to effectuate the abandonment of the Property.

Section 4. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section 5. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences clauses and phrases be declared unconstitutional or invalid.

Section 6. Effective Date. This Ordinance shall become effective upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, on this the 16th day of August, 2021.

APPROVED:

Janet Gott, Mayor

ATTEST:

Christine Wallentine, City Clerk

Exhibit A

Description and Depiction of Property

Copley Land Surveying



Legal Description
CLS Job# 20120459

Situated in the City of Denison, County of Grayson, State of Texas, being a part of the Hardin Jones Survey, Abstract No. 630, and being a part of Holland Drive as shown on the plat of Rosshire Estates, an addition to the City of Denison as shown by plat of record in Volume 2, Page 99, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said Holland Drive for the northwest corner of Lot 1, Block 3 of said Rosshire Estates;

Thence **South 87°55'00" West**, over and across said Holland Drive, a distance of **50.08 feet** to a point in the west line of said Holland Drive and the east line of Lot 10, Block 2 of said Rosshire Estates;

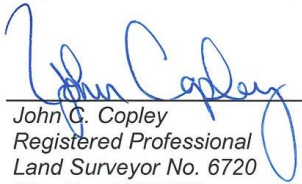
Thence **North 01°08'36" East**, along the west line of said Holland Drive and east line of said Block 2, a distance of **93.69 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 at the beginning of a curve to the left;

Thence continuing along the west line of said Holland Drive with a curve to the left having a **radius of 20.00 feet** (chord bears North 43°54'28" West, a distance of 28.31 feet) an **arc length of 31.45 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 in the south line of Miller Street;

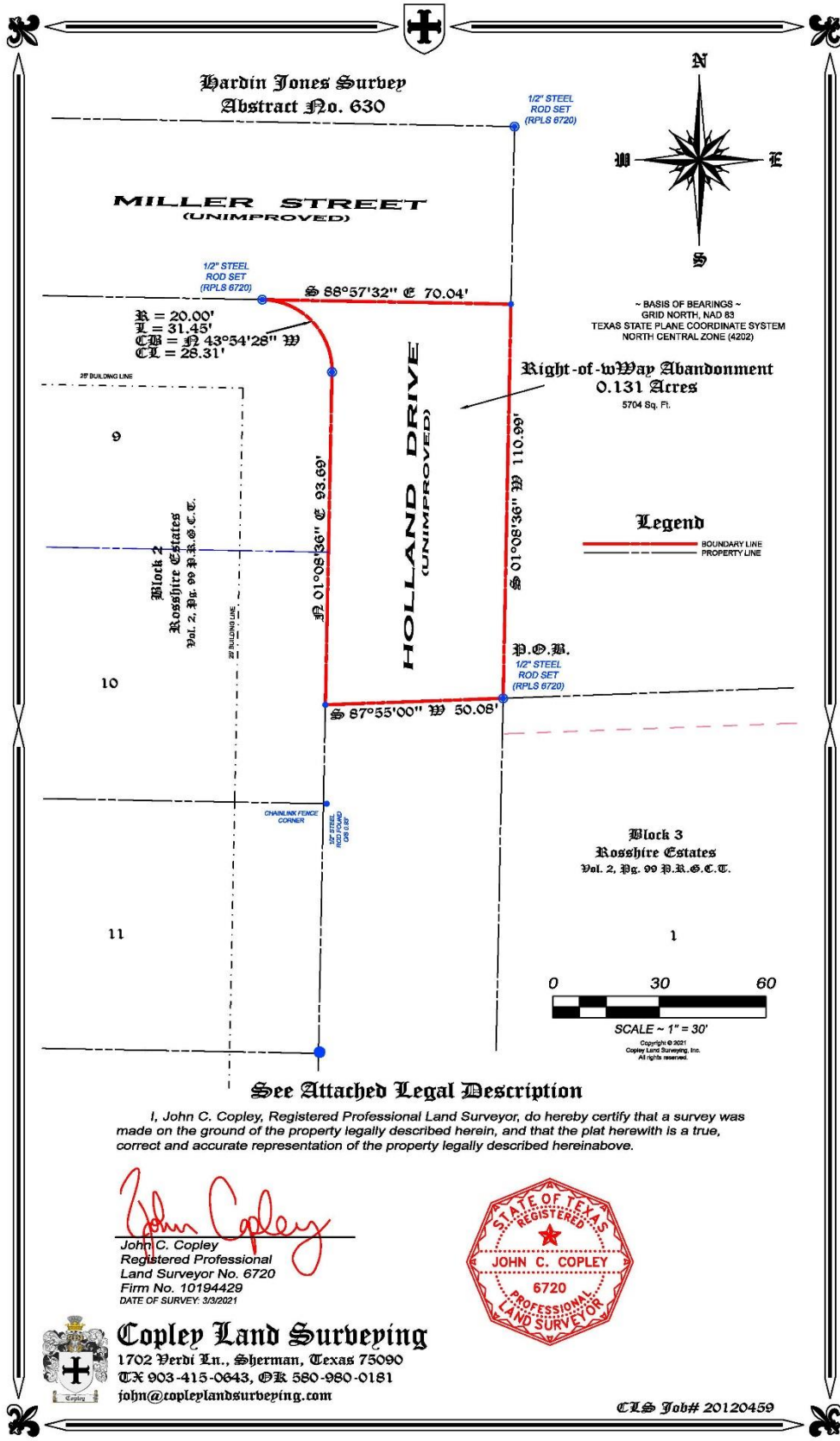
Thence **South 88°57'32" East**, along the south line of said Miller Street, a distance of **70.04 feet** to a point in the east line of said Holland Drive;

Thence **South 01°08'36" West**, along the east line of said Holland Drive, a distance of **110.99 feet** to the **Point-of-Beginning** and containing **0.131 acres** (5,704square feet) of land.

I, John C. Copley, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.


John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429





See Attached Legal Description

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John Copley
John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 3/3/2021



Copley Land Surveying
1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

CLS Job# 20120459

**CITY OF DENISON, TEXAS
PETITION TO ABANDON PORTION OF RIGHT-OF-WAY**

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

I, the undersigned owner(s) of HARDIN JONES SURVEY ABSTRACT No. 630, as recorded in Vol. 2 Page 99, of the deed of records of Grayson County, Texas, (hereinafter "Applicant"), petition the City of Denison, Texas (hereinafter "City"), pursuant to Texas Transportation Code §311.007, to abandon HOLLAND BR ROW of the right-of-way which is part of HARDIN JONES SURVEY ABSTRACT No. 630, as recorded in Vol. 2, Page 99, of the deed of records of Grayson County, Texas as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (hereinafter "Property").

SURVEY &
LEGAL
DESCRIPTION

I, the petitioner(s), agree to release, defend, indemnify and hold harmless the City of Denison, its officers and employees against all suits, claims, and causes of action, including without limitation damages of every nature and type, costs, expenses, judgments, and attorneys fees, that may result from, relate to, or arise or grow out of the Applicant's request for closure and abandonment of the Property, whether such claims are made by or on behalf of Applicant, an abutting Property owner, or any third party claiming or seeking an interest or benefit to or from the Property.

By my signature(s) below on the petition I agree to pay the costs of an appraisal to obtain the fair market value of the Property by a City approved real estate appraiser and the costs of title search and survey of the property. Additionally, I agree to pay all Administrative fees as set forth in Section 21-82 of Article IV, "Street and Alley Abandonments" of the Code of Ordinances of the City of Denison. I understand that without payment of such costs, the City will not proceed with appraisal of the Property that we are requesting to be abandoned and vacated nor will the City proceed with sending notices or setting a public hearing. I also understand that these costs and fees are not refundable.

Within five (5) business days of receipt of the appraisal, Applicant shall pay the City the appraised value of the Property to be abandoned. City agrees to retain such payment until final action of City Council. In the event of Council approval of the abandonment, City shall be entitled to retain the payment by Applicant; however, in the event of Council denial of the abandonment, such payment shall be returned to Applicant. Notwithstanding the foregoing, Applicant understands that Section 21-84 of Article IV of the Denison Code of Ordinances, requires that City to sell the Property abandoned to abutting property owners in proportion to their abutting ownership, such division to be made in an equitable manner. The Applicant agrees to provide, at his/her sole cost and expense, individual quitclaim deeds for each affected property owner who does not desire to purchase any of the Property, and upon providing those deeds, the City will provide Applicant an executed quitclaim deed and other documents necessary to convey ownership to Applicant.

Check and complete one of the following:


I certify that there are no other property owners owning land abutting the Property I am requesting be abandoned.

I certify that there are property owners owning land abutting to the Property I am requesting be abandoned and that those property owners have declined participation in the abandonment petition. The names and addresses for all such owners

are: _____

Each of these owners has either submitted a petition requesting abandonment of the right-of-way so it can be divided among the owners, has submit a signed statement providing the reason for non-participation, and will provide a quitclaim deed upon approval of the abandonment by the City. Applicant understands that the costs of obtaining and filing quitclaims deeds are at Applicant's sole cost and expense. The foregoing documents are attached hereto and incorporated as **Exhibit "B"**.

OWNER(S):

JOHN P. MARTIN 
Name printed: JIM ~~ESKOD~~ CEC
Address: 506 REVINE DR ALEN, TX 75013
Date: JUNE 7 2021

Name printed: _____
Address: _____
Date: _____

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, personally appeared John Martin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 7 day of June, 2021.


Notary Public, State of Texas

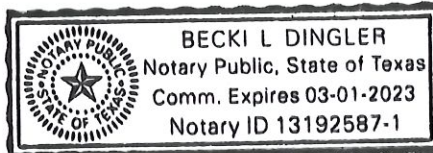


EXHIBIT A
[TO BE ATTACHED BY PETITIONER DEPICTING RIGHT-OF-WAY REQUESTED TO BE
ABANDONED]

SURVEY & LEGAL
DESCRIPTION

APPRAISAL REPORT

**0.131 ACRE of a
STREET RIGHT-OF-WAY**

located at

**HOLLAND DRIVE
DENISON, TEXAS**

prepared for

**MR. JOHN PHILLIP MARTIN
JJM DEVCO, LLC
506 IRVINE DRIVE
ALLEN, TX 75013**

prepared by

**KEITH WADE, MAI
CERTIFIED GENERAL APPRAISER
KJ WADE LIMITED PARTNERSHIP
PO BOX 1433
SHERMAN, TX 75091**

APPRAISAL EFFECTIVE DATE: JUNE 22, 2021

FILE NUMBER: L0062101

KJ WADE, LIMITED PARTNERSHIP
PO Box 1433
Sherman, Texas 75091
903.821.8677 · www.kjwade.com

July 2, 2021

Mr. John Philip Martin
JJM DEVCO, LLC
506 Irvine Drive
Allen, TX 75013

RE: 0.131 acre of Street ROW
On Holland Drive
Denison, TX 75021

Dear Mr. Martin,

At your request, we have completed an appraisal of the market value of the fee simple (surface only) interest in the above referenced property. The subject property consists of 0.131 acre, or 5,700 SF, of street right-of-way within the City of Denison on Holland Drive.

The sales comparison approach was developed in our analysis of the subject property. The market for the site is limited to the owner of the adjacent site for assemblage purposes. Therefore, the value of the subject is the amount it contributes to that site as a whole. As a result, sales of sites similar to the adjacent parcel that occurred since January 2020 were researched in the subject's market area.

The cost approach and income approach were not necessary to provide a credible result and were not developed. Hence, the sales comparison approach was the only approach developed in this analysis of the subject property.

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP) for an Appraisal Report. As such, it presents a summary of the data, reasoning, and analyses that were utilized in the appraisal process to develop the appraiser's opinion of value. The appraiser(s) are not responsible for unauthorized use of this report.

After completion of our investigation and analysis, we have reached the value conclusion shown below. The value conclusion is applicable to the fee simple (surface only) interest as of the stated date and is subject to the *Assumptions and Limiting Conditions* contained in the appraisal report. This appraisal is not subject to any extraordinary assumptions &/or hypothetical conditions, which may have affected our opinion of value:

Mr. John Philip Martin

July 2, 2021

Page 2

Market Value of the Subject as of (6/22/2021):

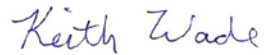
\$4,000

The market value on the appraisal date reflects the fee simple (surface only) interest in the subject property on the appraisal date.

We appreciate this opportunity to be of service to you and if you should have any questions, please do not hesitate to give us a call.

Respectfully submitted,

KJ Wade, Limited Partnership

A handwritten signature in blue ink that reads "Keith Wade".

Keith Wade, MAI

TX 1335136 G

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.
8. Keith Wade viewed the subject property on June 22, 2021.
9. No one provided significant professional assistance to the person(s) signing this report.
10. I have acquired through education and experience, competency to complete this appraisal assignment as required by USPAP.
11. I (We) certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
12. I (We) have not provided appraisal services as an appraiser regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

KJ Wade, Limited Partnership

Keith Wade

Keith Wade, MAI
TX 1335136 G

INTRODUCTION

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ADDENDA

SURVEY	
LEGAL DESCRIPTION	
ENGAGEMENT LETTER	
APPRAISER CREDENTIALS & LICENSE	



Identification of the Subject:	0.131 acre of street ROW along Holland Drive within the City of Denison, Texas
Legal Description:	Abandoned Street ROW, Denison, Grayson County, Texas – full legal description in Addenda
Purpose of the Appraisal:	Determine the market value of the fee simple (surface only) interest in the subject property on the appraisal date
Appraisal Date:	June 22, 2021
Property Summary-	
Property Type:	Unimproved Street ROW
Site Area:	0.131 acre
Zoning:	SF-7.5 – Single Family Residential Zoning District
Flood Hazard Zone:	None
Utilities:	All Available
Improvements:	None
Grayson County Appraisal District-	
Account Numbers:	NA
2020 Market Value:	Not Assessed
2020 Ad Valorem Taxes:	NA/Exempt
Highest and Best Use- As Though Vacant:	Assemblage Purposes

Use of the real estate existing as of the date of value: Street ROW
Use of the real estate reflected in the appraisal: Unimproved Residential Land

Exposure Time: 0-6 months

Reasonable Marketing Time: 0-6 months

FINAL OPINION OF VALUE

Market Value of the Subject as of (6/22/2021): \$4,000



LOOKING NORTH FROM HOLLAND DRIVE



SOUTH ALONG HOLLAND DRIVE

The terms and definitions listed below have been extracted, solely or in combination, from definitions and descriptions contained in the following publications:

- The Uniform Standards of Professional Appraisal Practice, 2021 Edition (*USPAP*).
- The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, Illinois, 2002 (*Dictionary*).
- The Appraisal of Real Estate, Fourteenth Edition, Appraisal Institute, Chicago, Illinois, 2013 (*Fourteenth Edition*).

appraisal date. The date for which an estimate of value is valid. (*Dictionary*)

exposure time. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based upon an analysis of past events assuming a competitive and open market. (*USPAP*)

external obsolescence. An element of accrued depreciation; a defect, usually incurable, caused by negative influences outside a site and generally incurable on the part of the owner, landlord, or tenant. (*Dictionary*)

extraordinary assumption. An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (*USPAP*)

fee simple (surface only) estate. Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (*Dictionary*)

highest and best use. The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that result in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. (*Dictionary*)

hypothetical condition. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. (*USPAP*)

market value. The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated;
- B. Both parties are well-informed or well-advised, and acting in what they consider their own best interests;
- C. A reasonable time is allowed for exposure in the open market;
- D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Additionally, adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs that are normally paid by sellers as a result of tradition or law in a market area: these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third-party institution lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment. (*Federal Register, CFR 34.43(F)*)

reasonable marketing time. The reasonable marketing time is an opinion of the amount of time it might take to sell a property interest in real estate at the concluded market value level during the period immediately after the effective date of an appraisal. (*Dictionary*)

Uniform Standards of Professional Appraisal Practice (USPAP). Current standards of the appraisal profession developed for appraisers and the users of appraisal services by the Appraisal Standards Board of the Appraisal Foundation. The Uniform Standards set forth the procedures to be followed in developing an appraisal, analysis, or opinion and the manner in which an appraisal, analysis, or opinion is communicated. They are endorsed by the Appraisal Institute and by other professional appraisal organizations. (*USPAP*)

Identification of the Client and Other Intended Users

Mr. John Philip Martin authorized this appraisal report on behalf of JJM DevCo, the client and intended user of this report. Other intended users include the City of Denison, John Webb, and Bill Medina.

Intended Use of the Appraisal

It is our understanding that this appraisal is to be utilized for City of Denison abandonment purposes. This report is not intended for any other use.

Identification of the Subject

The subject property is located at the north end of Holland Drive, a city street within the City of Denison, Grayson County, Texas.

Property Interest Appraised

The property interest under appraisal is the fee simple (surface only) interest in the subject property as if unencumbered by any assessments, liens, or mortgages.

Purpose of the Appraisal

The purpose of this appraisal is to determine the market value of the fee simple (surface only) interest in the subject property on the appraisal date.

Appraisal Date

The appraisal date is June 22, 2021, the date of the primary viewing of the subject property. Preparation of the written report was completed on July 2, 2021.

Scope of Work

Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice stipulates that an Appraisal Report "summarize sufficient information to disclose to the client and any intended users of the appraisal the scope of work used to develop the appraisal".

Inspection

Keith Wade physically viewed the subject property. The comparable sales were viewed in person or thru multiple listing photos and aerial images during the course of the assignment.

Data Collection

Three types of data are normally gathered while completing an appraisal: general, specific, and competitive supply and demand.

General data concerns the social, economic, governmental, and environmental forces that impact property values. We have gathered the general data from a variety of sources and publications and the sources have been noted in the analyses. General data concerning the neighborhood is also based upon observations made during our inspection of the property.

Data relating to the property being appraised and the comparable properties is referred to specific data. Documents we have relied upon for specific data pertaining to the subject are listed in the *Assumptions and Limiting Conditions* section of this report. Additional data pertaining to the subject has been gathered from zoning maps, tax records, and other sources maintained by our firm. Specific comparable data has been gathered from market participants. The extent of the comparable market data collection process varies for each type of comparable data.

Data concerning the competitive supply and demand for the subject's property type has been gathered from a variety of sources. In the subject's market area, third party market reports and statistical studies are not available; therefore, data concerning supply and demand has been gathered from our analysis of historical trends, interviews with market participants, and our own market surveys.

Appraisal Procedures

The market for the site is limited to the owner of the adjacent site for assemblage purposes. Therefore, the value of the subject is the amount it contributes to that site as a whole. The sales comparison approach was developed. Sales of unimproved properties similar to the parcel adjacent to the subject property that occurred from January 2020 were researched in the subject's market area.

The cost approach and income approach were not necessary to provide a credible result and were not developed. Hence, the sales comparison was the only approach developed in this analysis of the subject property.

Compliance

We have developed this appraisal in compliance with the requirements of the Code of Ethics and the Standards of Professional Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Foundation.

Ownership and History of the Subject

The subject property is a street ROW and has been under the ownership of the City of Denison for many years. The City of Denison is abandoning the ROW and it is to be assembled with the adjacent parcel to the north and east. To our knowledge, there have been no offerings, listings, or sales of the subject property within the past three years.

General Assumptions

This appraisal is subject to the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear, of any, and all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more, or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

11. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
12. The Americans with Disabilities Act (ADA) became effective January 26, 1992. Noncompliance with the ADA could cause a loss in value. Unless otherwise stated in the report, the appraisers have not been provided with a compliance survey; therefore, our value estimate is predicated upon the assumption that the subject is not negatively or positively impacted by issues relating to the ADA.

General Limiting Conditions

This appraisal has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser herein, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other medium without the prior written consent and approval of the appraiser.

Extraordinary Assumptions and Hypothetical Conditions

This appraisal is not subject to any extraordinary assumptions &/or hypothetical conditions, which may have affected our opinion of value.

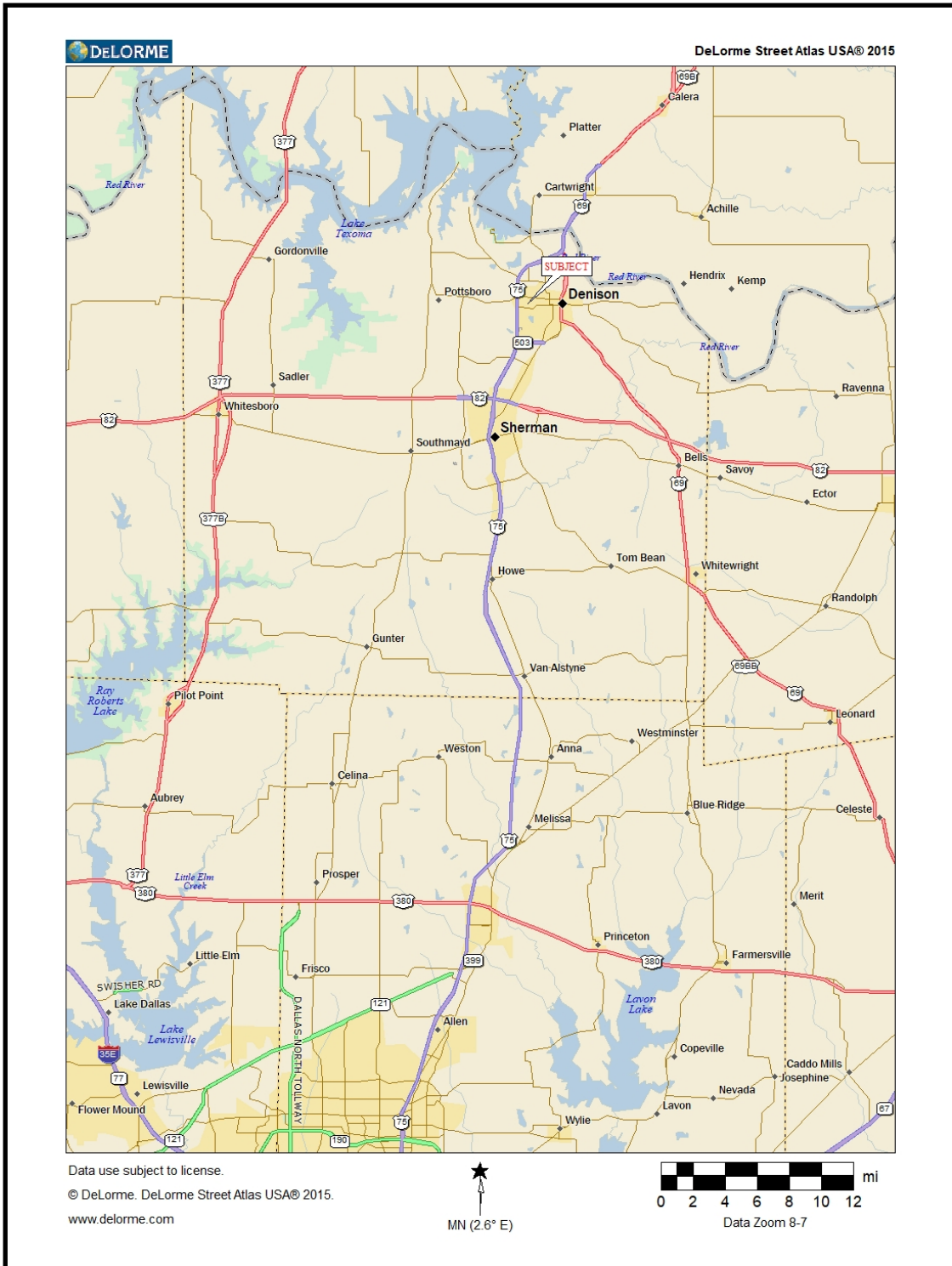
Documents of Reference

We have relied upon the following documents for factual information pertaining to the subject property.

1. Information obtained from the Grayson County Appraisal District
2. FEMA flood mapping services
3. A survey provided from Client by Copley Land Surveyor dated March 3, 2021
4. City of Denison online zoning map


Location

Real estate in an area is affected by the area’s location and transportation system. Additionally, real estate is affected by the interaction of four basic forces that influence human activity in the area. These forces are classified as: social, economic, governmental, and environmental. The subject is located in the City of Denison in the Sherman-Denison Metropolitan Statistical Area (MSA).



Social Forces

The following table displays pertinent population and demographic data for the Sherman-Denison MSA.

 esri		Demographic and Income Profile			
		Sherman-Denison, TX Metropolitan Statistical Area 5		Prepared by Esri	
		Sherman-Denison, TX Metropolitan Statistical Area (43300)			
		Geography: CBSA			
Summary		Census 2010	2020	2025	
Population		120,877	140,342	149,365	
Households		46,905	53,889	57,213	
Families		32,534	37,062	39,239	
Average Household Size		2.53	2.56	2.57	
Owner Occupied Housing Units		32,545	36,932	39,255	
Renter Occupied Housing Units		14,360	16,957	17,958	
Median Age		39.4	41.2	42.0	
Trends: 2020-2025 Annual Rate		Area	State	National	
Population		1.25%	1.54%	0.72%	
Households		1.20%	1.51%	0.72%	
Families		1.15%	1.47%	0.64%	
Owner HHs		1.23%	1.53%	0.72%	
Median Household Income		0.95%	1.43%	1.60%	
Households by Income		2020		2025	
		Number	Percent	Number	Percent
<\$15,000		6,922	12.8%	6,904	12.1%
\$15,000 - \$24,999		3,866	7.2%	3,788	6.6%
\$25,000 - \$34,999		6,191	11.5%	6,262	10.9%
\$35,000 - \$49,999		8,284	15.4%	8,448	14.8%
\$50,000 - \$74,999		10,196	18.9%	10,848	19.0%
\$75,000 - \$99,999		7,465	13.9%	8,214	14.4%
\$100,000 - \$149,999		5,781	10.7%	6,568	11.5%
\$150,000 - \$199,999		3,552	6.6%	4,225	7.4%
\$200,000+		1,632	3.0%	1,956	3.4%
Median Household Income		\$52,866		\$55,437	
Average Household Income		\$70,903		\$77,146	
Per Capita Income		\$27,249		\$29,572	
Data Note: Income is expressed in current dollars.					
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.					

The population is projected to increase 1.25 % per year from 2020 to 2025, which is below the state level, but greater than the national level. The median household income is projected to increase at a rate of 0.95% per year in the same period.

Economic Forces

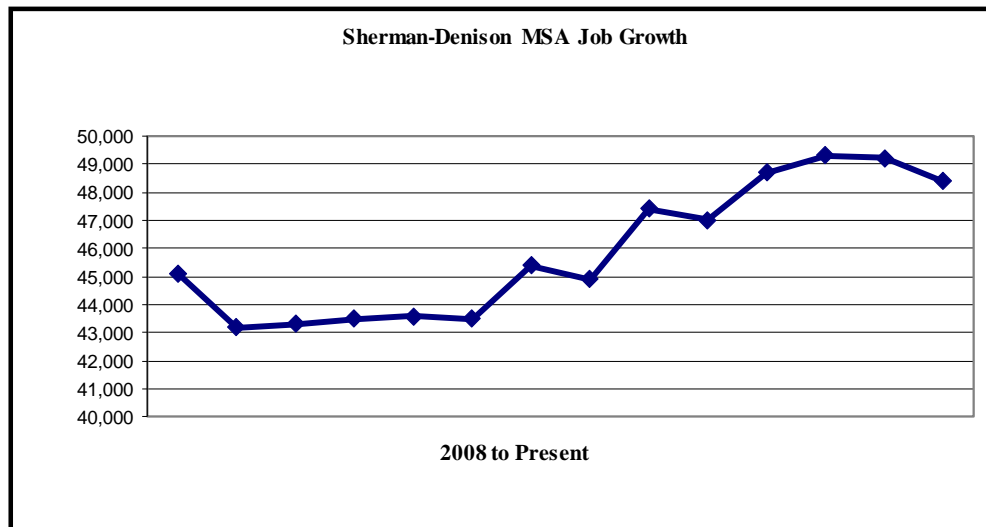
Employment

The Sherman-Denison area is the main employment center of Grayson County and is situated within easy commuting distance of all of the other smaller communities of Grayson County. There is also a significant amount of the Grayson County population that resides outside the city limits of any municipality and also commutes to the Sherman-Denison area. The area made a slow recovery from the last recession and has lost a substantial number of jobs due to the recent COVID-19 outbreak.


SHERMAN-DENISON MSA JOB GROWTH		
Year	Jobs	Rate of Change
2008	45,100	
2009	43,200	-4.2%
2010	43,300	0.2%
2011	43,500	0.5%
2012	43,600	0.2%
2013	43,500	-0.2%
2014	45,400	4.4%
2015	44,900	-1.1%
2016	47,400	5.6%
2017	47,000	-0.8%
2018	48,700	3.6%
2019	49,300	1.2%
2020	49,200	-0.2%
May-21	48,400	-1.6%

Source: U.S. Bureau of Labor Statistics

The graph below displays the job growth in the Sherman-Denison MSA over the past fourteen years.



Grayson County enjoys a diversified employment base. The service industries, manufacturing, retail trade, and government constitute the majority of the area’s employment.

 esri Market Profile	
Sherman-Denison, TX Metropolitan Statistical Area 3	Prepared by Esri
Sherman-Denison, TX Metropolitan Statistical Area (43300)	
Geography: Metropolitan Area (CBSA)	
2019 Civilian Population 16+ in Labor Force	
Civilian Employed	94.9%
Civilian Unemployed (Unemployment Rate)	5.1%
2019 Employed Population 16+ by Industry	
Total	62,365
Agriculture/Mining	2.1%
Construction	9.4%
Manufacturing	12.3%
Wholesale Trade	2.4%
Retail Trade	12.3%
Transportation/Utilities	5.2%
Information	1.0%
Finance/Insurance/Real Estate	6.5%
Services	44.2%
Public Administration	4.6%
2019 Employed Population 16+ by Occupation	
Total	62,365
White Collar	56.0%
Management/Business/Financial	12.1%
Professional	18.6%
Sales	11.4%
Administrative Support	14.0%
Services	18.6%
Blue Collar	25.4%
Farming/Forestry/Fishing	0.8%
Construction/Extraction	6.5%
Installation/Maintenance/Repair	4.1%
Production	6.7%
Transportation/Material Moving	7.3%
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.	

Unemployment

The following table displays unemployment statistics regarding the labor force in Grayson County, Texas, and the United States over the past several years.

UNEMPLOYMENT			
Year	Grayson	Texas	United States
2008	5.2%	5.1%	6.1%
2009	8.1%	7.6%	9.3%
2010	8.4%	8.2%	9.6%
2011	8.3%	7.9%	9.0%
2012	7.2%	6.8%	8.1%
2013	6.6%	6.3%	7.2%
2014	5.0%	5.0%	6.2%
2015	4.0%	4.5%	5.3%
2016	3.6%	4.6%	4.5%
2017	4.2%	4.9%	4.7%
2018	3.5%	3.9%	4.0%
2019	3.0%	3.5%	3.7%
2020	5.9%	7.7%	8.1%
May-2021	4.7%	5.9%	5.5%

Source: Bureau of Labor

The area recovered to well below pre-recession levels in 2015. The recent decline in employment due to the current COVID-19 outbreak originally greater than the last recession. See next page for additional comments on the most recent data.



Market Trends

The market slowed dramatically during the previous recession with an increase in vacancies, increase in listings, and an increase in days on the market. The market stabilized in the middle of the last decade and recovered substantially. The previous data is the most recent available from the US Bureau of Labor and the Texas Workforce Commission.

With the recent coronavirus outbreak and travel restrictions that had been in place, the reported job losses had been in the millions. Some of the losses have been regained recently; however, there is much uncertainty concerning for how long. The US Federal Reserve has pursued multiple policies and stimulus packages such as quantitative easing and reducing interest rates to mitigate the situation and reduce the impact on the economy.

We have interviewed multiple brokers in the area and all report the housing market is strong and there has not been a decline in values. We researched the local mls for land sales in Denison ranging from 1 acre to 10 acres that sold from January 2020 to December 2020 and Year to date 2021. In 2020 there were 25 sales with a median sale price of \$30,660/acre. The 2021 data consisted of 17 sales with a median sale price of \$37,112/acre. According to the sale data, the market for unimproved land in this size range appreciated approximately 21% from 2020 to 2021. The Texas A&M Real Estate Center is indicating a +/- 24% per year increase in values for the residential market in Grayson County. The sectors most negatively affected have been hospitality and portions of retail.

The Federal Reserve Chairman recently indicated they are projecting an increase in GDP of 10+% in the second quarter of 2021 and 6.5% in 2021 overall. Many economists are now worried about inflationary pressures as the core CPI rose 3% year over year for the first time in 26 years. Interest rates are slowly rising, which will have a negative impact on housing.

Governmental Forces

Grayson County's governing body is the Commissioner's Court, comprised of four commissioners and the County Judge. The Commissioner's Court is responsible for county administration, setting tax rates, approval of all county bond issues after public referendum, and approval of all departmental budgets. Countywide law enforcement is the responsibility of the Grayson County Sheriff's Department. The county is also under contract to provide countywide fire protection in areas outside of city jurisdictions.

Environmental Forces

Physical Characteristics

The Sherman-Denison MSA in North Texas is just south of the Texas-Oklahoma border. Adjoining counties are: Cooke County to the west, Fannin County to the east, Denton County and Collin County to the south, and Marshall County and Bryan County, both in Oklahoma, to the north.

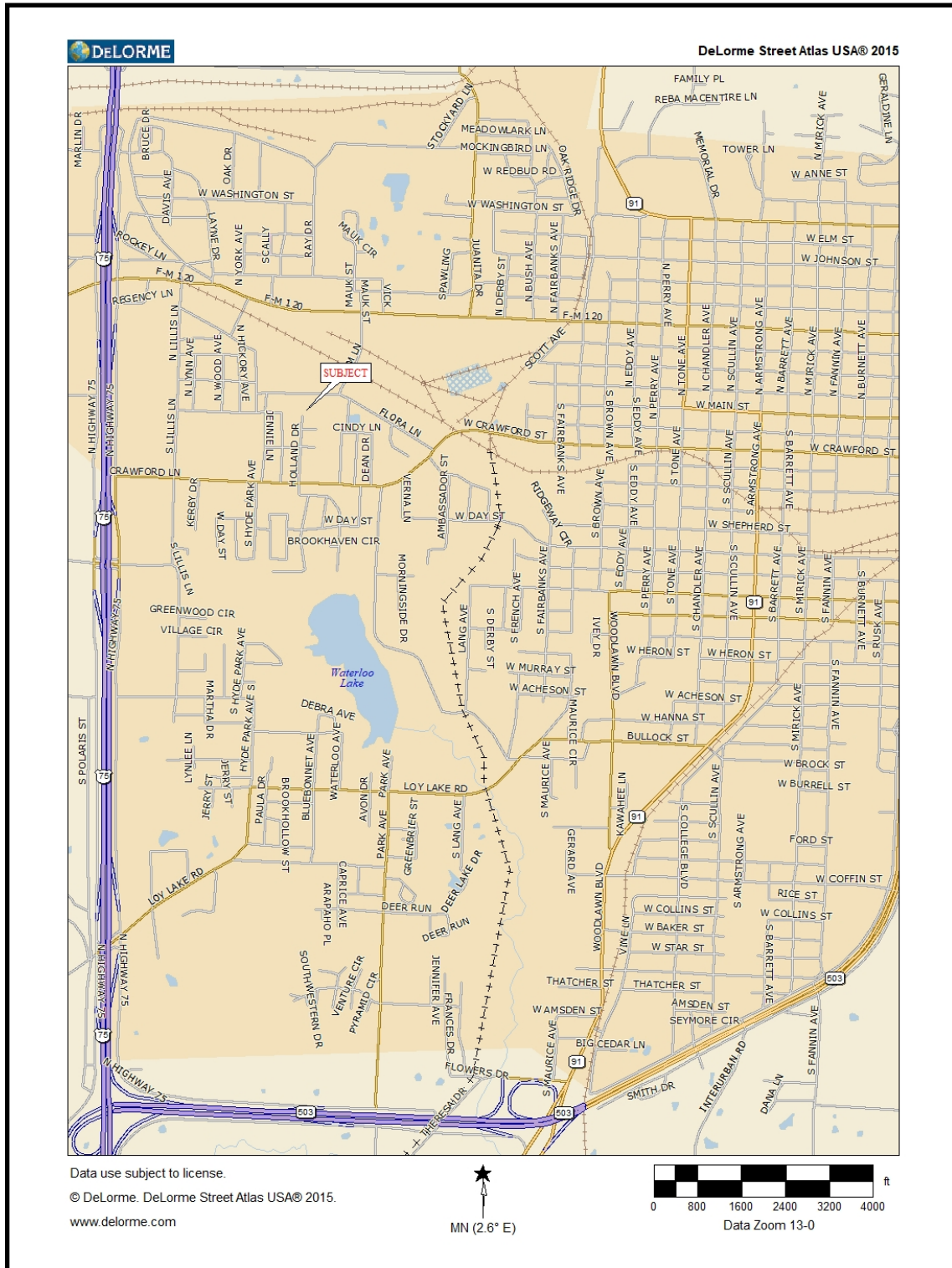
Climate

The comfortable climate of the area lends itself to year 'round recreation and is one reason for the increasing popularity of the area in the nation.

CLIMATE	
Average Annual Temperature	64 Degrees
Average Maximum Temperature (July)	96 Degrees
Average Minimum Temperature (January)	32 Degrees
Average Annual Rainfall	37 Inches
Average Date Last Frost	March 22

Location

The subject is located at the north end of Holland Drive, just north of Holiday Street, in the City of Denison Texas.

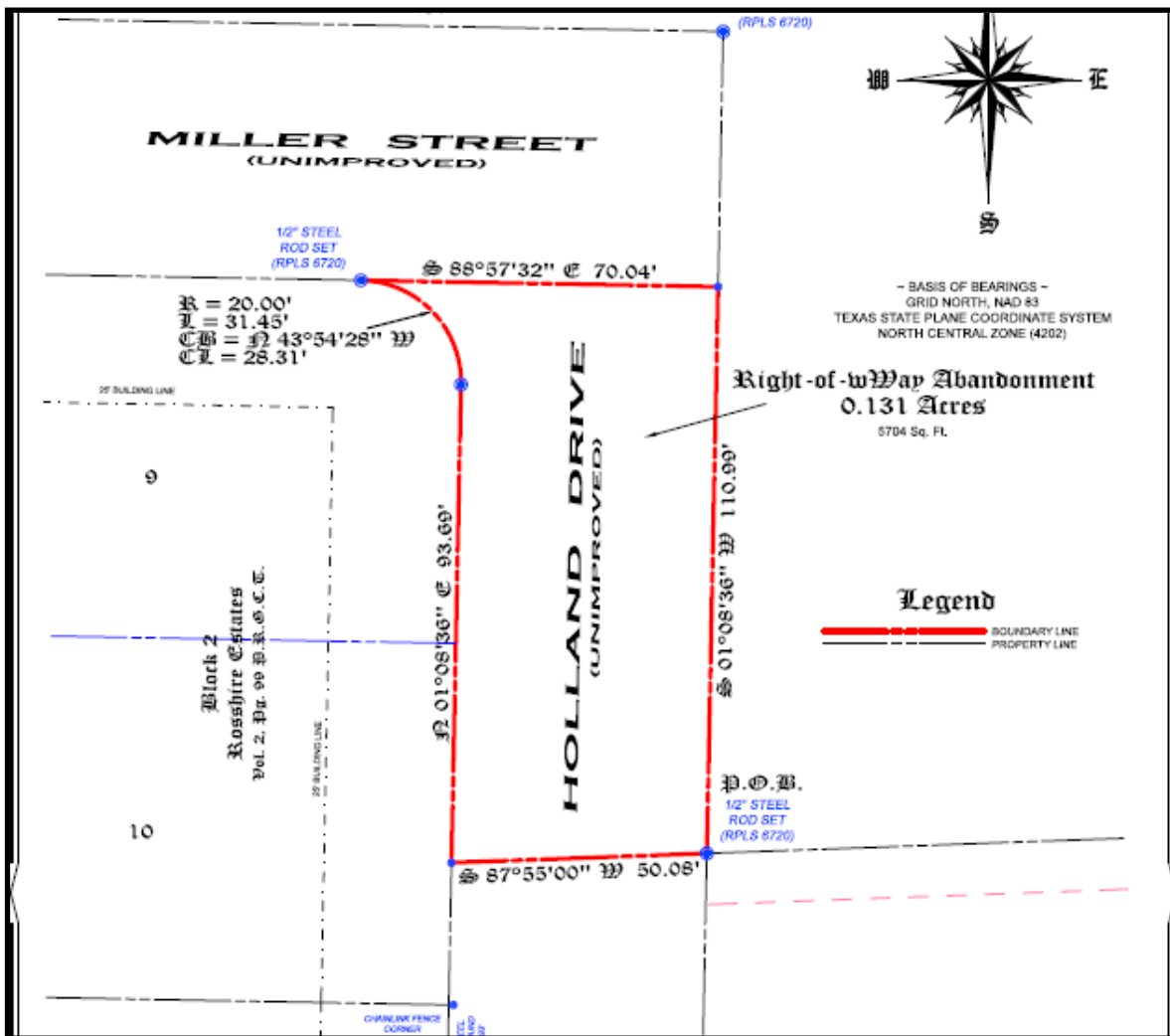


Access and Visibility

The subject is accessed via Holland Drive, a city-maintained asphalt street in a residential neighborhood. As a result, the subject's access and visibility are considered to be average.

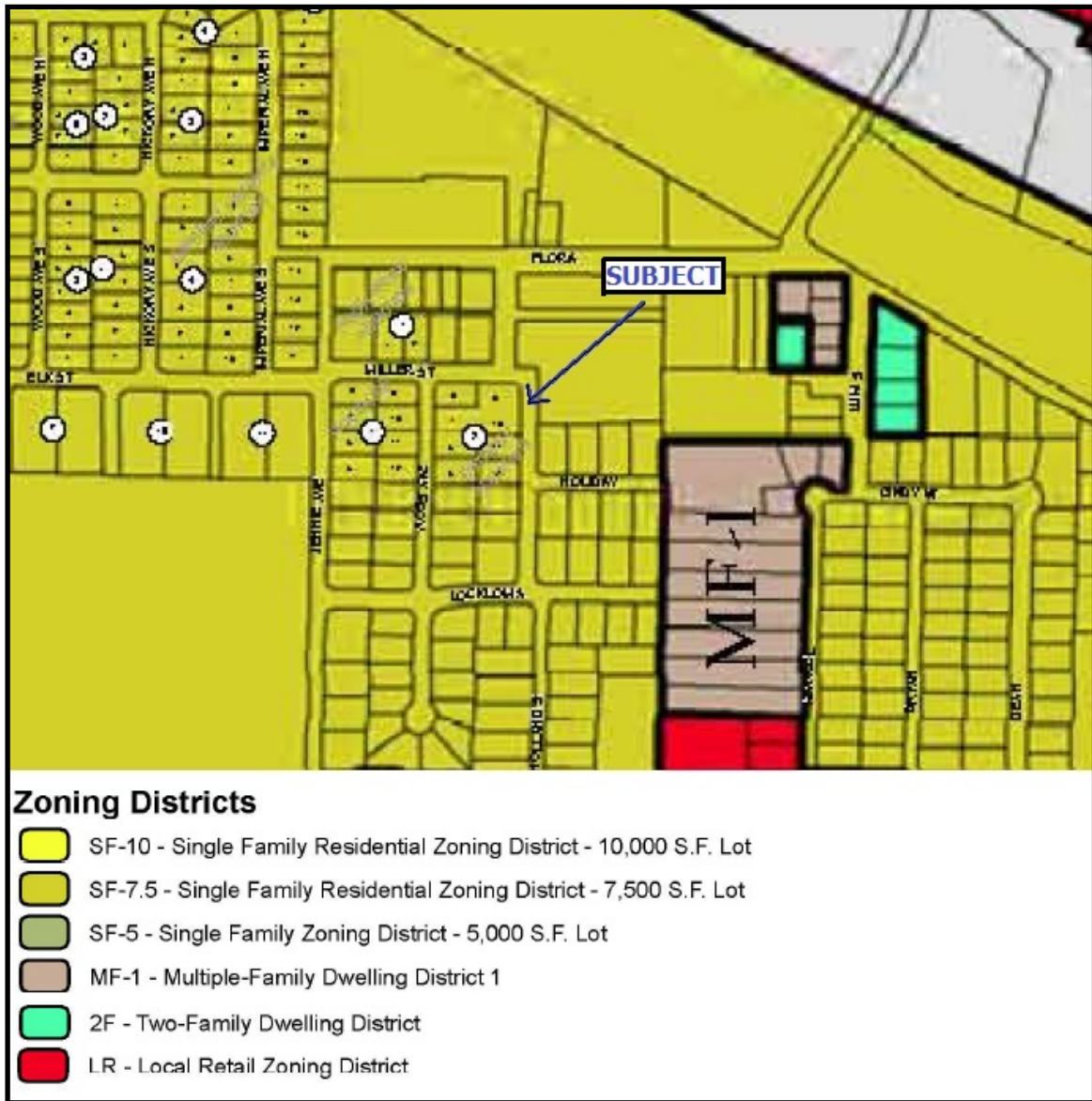
Size and Shape

The subject site contains 0.131 acre and is generally rectangular in shape. A survey provided by Copley Land Surveying is presented below. The full-page image is in the attached Addenda.



City of Denison Zoning Map

Denison’s online zoning map indicates the subject is in a residential area that is zoned for single family residential use.



Topography

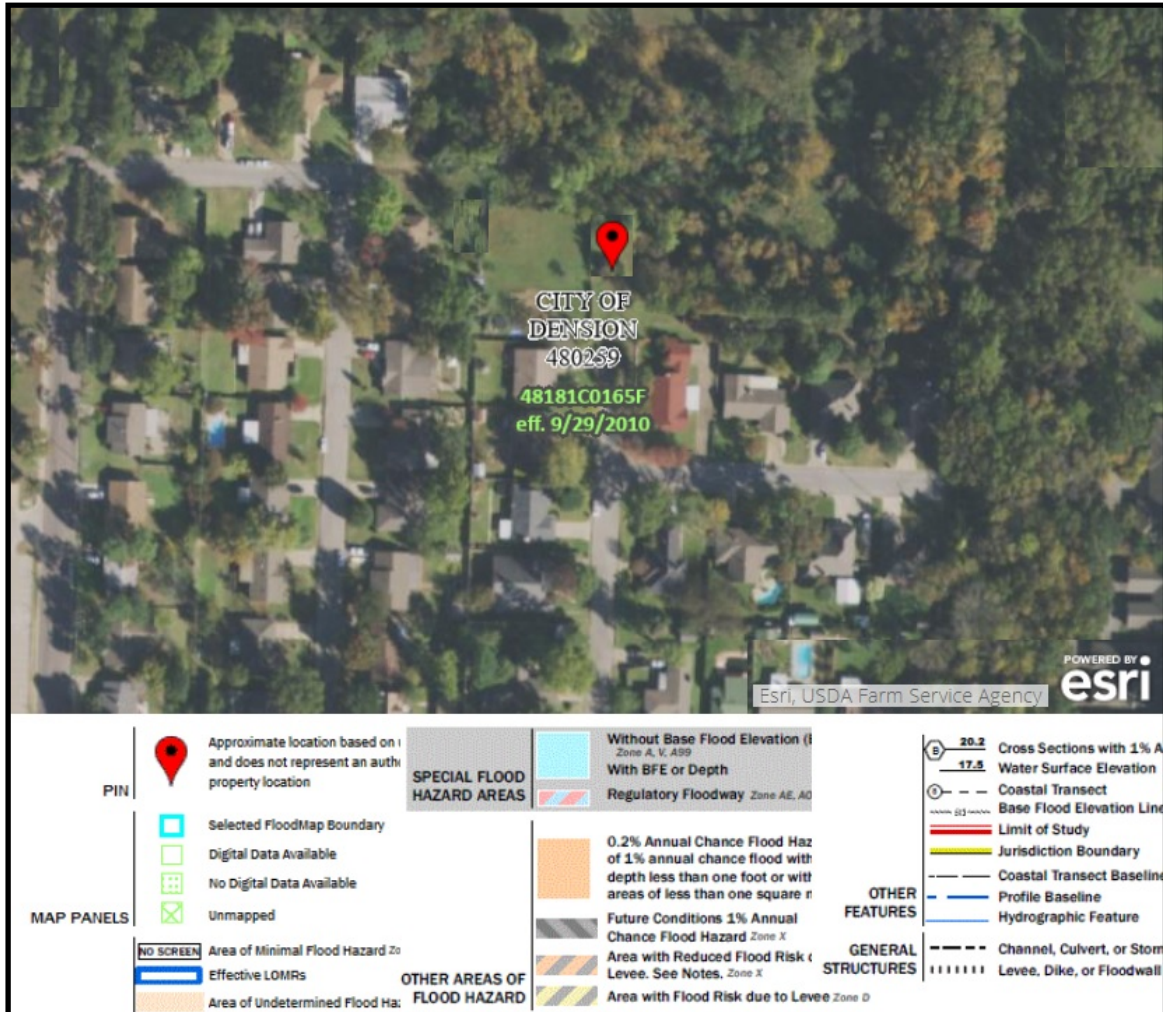
The contour and topography of the property is generally level and similar to much of the surrounding area.

Easements

Typical utility easements appear to affect the subject property, but these easements are not thought to have a significant impact upon the utility, value, or marketability of the property. It has been specifically assumed that there are no other easements that would adversely affect the use of the subject property.

FEMA Flood Map

According to the FEMA Flood Map 48181C0165F dated 9/29/2010, the subject is not located in the flood plain.



Encroachments

No adverse encroachments were noted.

Environment

We did not observe any environmental hazards furthermore we are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials could potentially affect the value of the property. The value estimate is predicated on the assumption that there is no such material on the property that would cause a loss in value.

Grayson County Plat Map

An image obtained from the county’s online mapping service is presented below with the approximate boundaries of the subject marked in yellow.



Utilities

The availability of utilities is summarized in the following table.

UTILITIES	
Utility	Provider
Electricity	Oncor
Water	City of Denison
Sewer	City of Denison
Natural Gas	Oncor
Telephone	Frontier

Adjacent Properties

Properties adjoining the subject property are shown in the following table.

ADJACENT PROPERTIES	
Direction	Description of Adjacent Property
North	Unimproved Land/Single-Family Residential
East	Unimproved Land/Single-Family Residential
South	City Street
West	Unimproved Land/Single-Family Residential

Land uses in the area are generally compatible with one another and no adverse uses were noted during my viewing of the property and neighborhood.

The highest and best use of a property is an economic concept that is shaped and determined by forces within the market. The determination of a property's highest and best use is a critical appraisal component that provides the valuation framework upon which comparable market information is derived. Such comparable data includes cost, sales, and income and expense data pertaining to the concluded best use of a property.

To render a reliable use and value estimate, the highest and best use of the property as if vacant must be considered separately from the highest and best use of the property as improved. This is because the site must be valued as though vacant and available for development to its highest and best use even if the property's existing improvements do not represent the highest and best use of the site. The following discussions separately relate the highest and best use considerations of the subject as though vacant and as improved followed by the supporting analyses and conclusions.

Highest and Best Use of the Property as Though Vacant

The analysis of the highest and best use of the property as though vacant assumes that the property being appraised is vacant or can be made vacant by demolishing any improvements. This determination is crucial to determine the value of the property as though vacant and is also used in examining existing improvements and their conformance to the highest and best use of the land.

Legally Permissible

Private restrictions, zoning, building codes, historical district regulations, and environmental regulations must all be considered in determining the legally permissible uses of the land. Potential changes in these restrictions must also be considered.

The subject site consists of street ROW that is located in an area zoned SF-7.5 – Single Family Residential Zoning District – 7,500 S.F. Lot, which allows for single-family development. The possibility of the subject being more intensively zoned is considered remote.

We know of no legal constraints other than state and national laws that would limit potential uses of the site.

Physically Possible

Physically possible uses are examined considering the physical attributes of the land such as availability of utilities, topography, shape, and size. Location is often the physical characteristic that most influences highest and best use.

The site consists of a rectangular shaped parcel of land containing 0.131 acre located within an area of predominantly single-family uses. Utilities are available to the site and road access is adequate. The topography is level and no abnormal soil conditions are known to exist. Given the size, shape, and location the only physically possible use of the subject is for assemblage purposes.

Financially Feasible

Given the size, shape, and location, it is not financially feasible to utilize the site for any use other than assemblage purposes.

Maximally Productive

Due to the property's, location, shape, and size, its use for assemblage purposes is considered the maximally productive use of the property.

Conclusions

The highest and best use of the property as vacant is for assemblage purposes.

The sales comparison approach is the most common technique for valuing land that is vacant or land that is being considered as though vacant for appraisal purposes. For this property, the sales comparison approach has been utilized for estimating the value of the subject's site as if it were unimproved.

Comparative analysis is the general term used to identify the process in which quantitative and/or qualitative techniques are applied to derive a value indication in the sales comparison approach. When the market data is insufficient to accurately extract quantitative (dollar or percentage) adjustments, the qualitative analysis technique is utilized. Additionally, this technique is utilized because it reflects the imperfect nature of real estate markets.

Due to the limitations of the market data within the subject's market area, the qualitative technique will be utilized in this analysis.

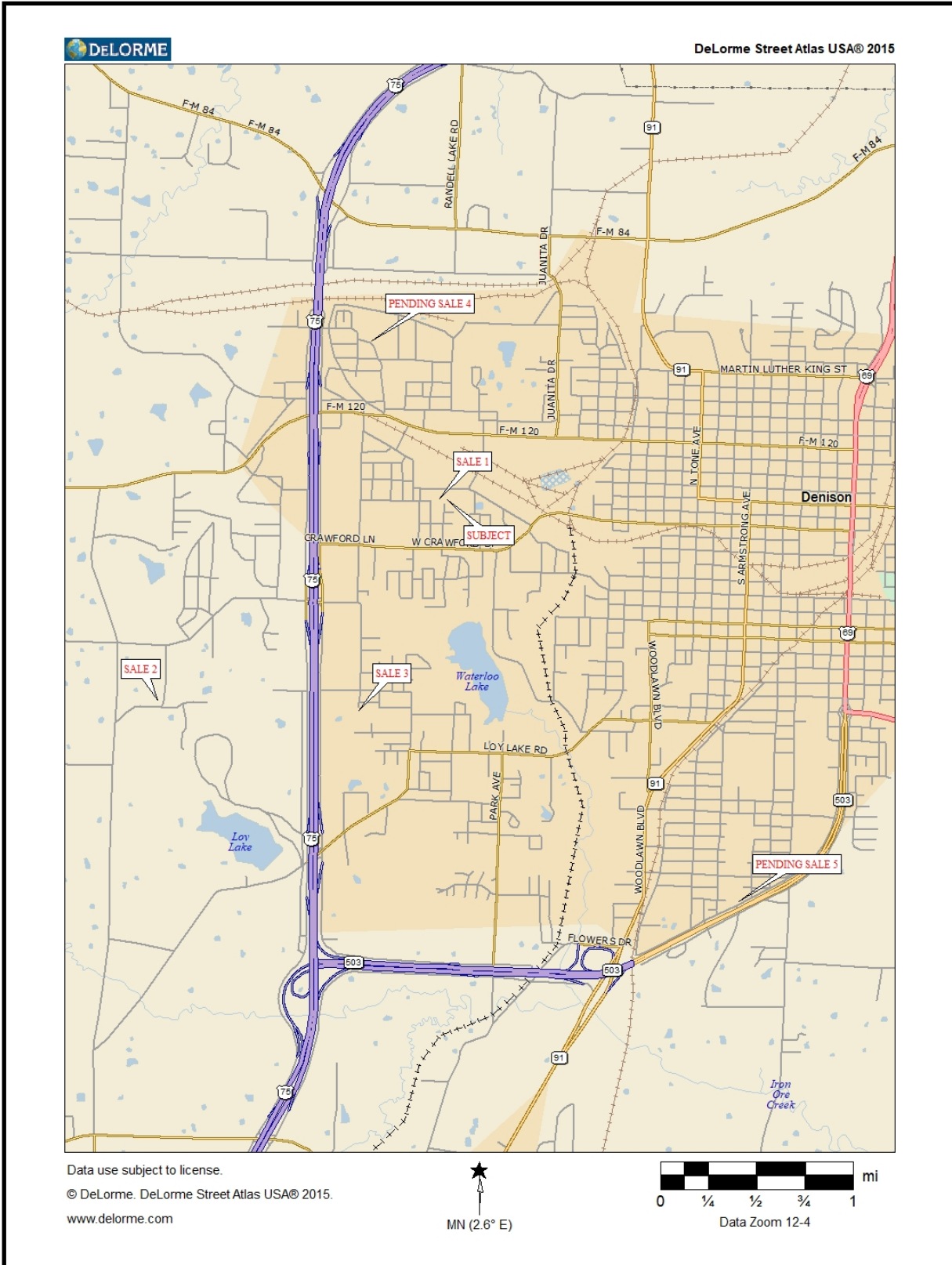
This analysis involves the following steps:

1. Identify the elements of comparison that affect the value of the type of property being appraised, which may include variations in the following.
 - Property rights
 - Financing terms
 - Conditions of sale (motivations of buyers and sellers)
 - Market conditions at the time of sale
 - Location
 - Available utilities
 - Zoning
 - Physical features
2. Analyze and rate the attributes of each comparable with those of the subject.
3. Rank or sort the subject and comparables according to the rating analysis.
4. Reconcile the range of sale or unit prices to the subject property.

Presentation of Comparables

The subject's market area has been researched and the table on the following page contains a summary of the pertinent information concerning the subject's site and the comparable sales located. The sales have been researched and factual data concerning each has been verified with the buyer, seller, broker, or some other knowledgeable party involved in the transaction. These comparables are believed to provide reasonable indications of the site's market value as if vacant on the appraisal date.

Site Comparable Location Map





SALE 1



SALE 2



SALE 3



PENDING SALE 4



PENDING SALE 5

SUBJECT'S SITE AND COMPARABLES						
	Subject	Comparable				
		1	2	3	4	5
Location	Holland Street ROW	Holland & Miller	NS Cathey	SS Lillis	NS Layne	NS Eisenhower
City	Denison	Denison	Denison	Denison	Denison	Denison
Date of Sale		Dec-2020	Oct-2020	Aug-2020	Pending	Pending
Grantor		Champion	Butlan	Precord	Brown Estate	Goins
Grantee		Devco	Sims Couch	Arciniegas	NA	NA
Conveyance		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Utilities	All Available	All Available	All Available	All Available	All Available	All Available
H&BU	Assemblage	Residential	Residential	Residential	Residential	Residential
Zoning	Residential	Residential	Residential	Residential	Residential	Residential
Site Area (Ac)	0.131	3.201	2.780	1.540	3.500	2.703
Sales Price		\$60,000	\$95,000	\$60,000	\$115,000	\$85,000
Sales Price/Ac		\$18,744	\$34,173	\$38,961	\$32,857	\$31,447
Market Conditions		0%	0%	0%	0%	0%
Adj. Sales Price/Ac		\$18,744	\$34,173	\$38,961	\$32,857	\$31,447

All of the comparable sales involved fee simple (surface only) conveyance and arm’s length transactions; therefore, no adjustments were required.

Sales 1-3 were slightly dated. As previously discussed in the market trends section, land sale data indicated values have appreciated approximately 21% from 2020 to 2021; however, the two pending sales paired with Sale 2 indicates a market conditions adjustment is not appropriate.

Qualitative Rating Analysis

Smaller sites typically sell for more on a per unit basis; therefore, Sale 3 is considered superior for size.

Sale 1 is located adjacent to the subject; however, it has no access other than the two undeveloped streets. As a result, it is considered inferior for access. Once the subject is assembled with Sale 1, it will significantly increase the value of Sale 1.

Affording most weight to Sales 2, 4, and 5 results in a site value of \$33,000/acre for the subject. This value indication is now multiplied by the subject site size for our final opinion of value for the subject.

0.131 Acre x \$33,000/acre = \$4,323, rounded to \$4,000

Market Value on the Appraisal Date

The market value on the appraisal date reflects the fee simple (surface only) interest in the subject property on the appraisal date.

Market Value of the Subject as of (6/22/2021): **\$4,000**

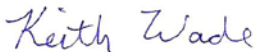
Report of Defined Values

After completion of our investigation and analysis, we have reached the value conclusion shown above. The value conclusion is applicable to the fee simple (surface only) interest as of the stated date and is subject to the *Assumptions and Limiting Conditions* contained in the appraisal report. This appraisal is not subject to any extraordinary assumptions &/or hypothetical conditions, which may have affected our opinion of value:

We appreciate this opportunity to be of service to you and if you should have any questions, please do not hesitate to give us a call.

Respectfully submitted,

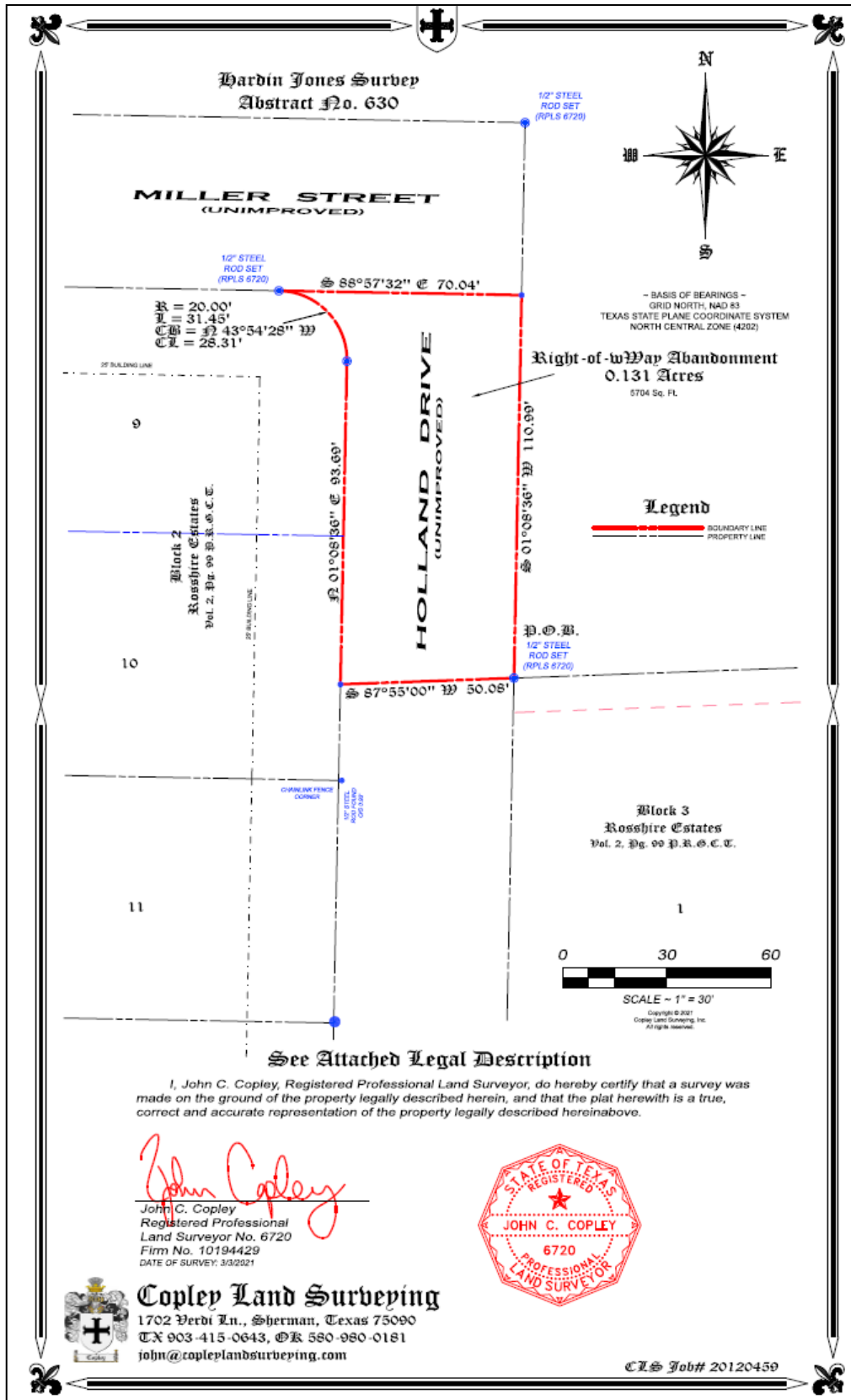
KJ Wade, Limited Partnership



Keith Wade, MAI
TX 1335136 G

ADDENDA

SURVEY



LEGAL DESCRIPTION

Copley Land Surveying



Legal Description CLS Job# 20120459

Situated in the City of Denison, County of Grayson, State of Texas, being a part of the Hardin Jones Survey, Abstract No. 630, and being a part of Holland Drive as shown on the plat of Rosshire Estates, an addition to the City of Denison as shown by plat of record in Volume 2, Page 99, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said Holland Drive for the northwest corner of Lot 1, Block 3 of said Rosshire Estates;

Thence **South 87°55'00" West**, over and across said Holland Drive, a distance of **50.08 feet** to a point in the west line of said Holland Drive and the east line of Lot 10, Block 2 of said Rosshire Estates;

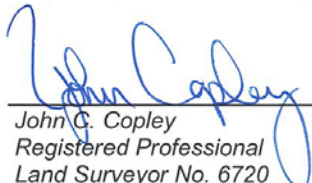
Thence **North 01°08'36" East**, along the west line of said Holland Drive and east line of said Block 2, a distance of **93.69 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 at the beginning of a curve to the left;

Thence continuing along the west line of said Holland Drive with a curve to the left having a **radius of 20.00 feet** (chord bears North 43°54'28" West, a distance of 28.31 feet) an **arc length of 31.45 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 in the south line of Miller Street;

Thence **South 88°57'32" East**, along the south line of said Miller Street, a distance of **70.04 feet** to a point in the east line of said Holland Drive;

Thence **South 01°08'36" West**, along the east line of said Holland Drive, a distance of **110.99 feet** to the **Point-of-Beginning** and containing **0.131 acres** (5,704square feet) of land.

I, John C. Copley, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.


John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429



ENGAGEMENT LETTER

KJ Wade, Limited Partnership

Keith Wade, MAI
Certified General Appraiser
PO Box 1433
Sherman, Texas 75091
903.821.8677
<https://kjwade.com>

RE: 0.131 Acres
Unimproved Holland Drive ROW
Denison, TX

This letter sets forth the terms on which I/we, Jim DevCo ^{Miller St Series} (Client), engage you, Keith Wade, MAI, to perform a real estate appraisal on the above referenced property. The purpose of the appraisal is to determine the present market value of the fee simple interest in the property for right-of-way abandonment.

The appraisal shall comply with the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisal will also include the appraiser's findings of any deed restrictions, zoning ordinances, and flood zone areas that might affect the use of the property. The definition of market value is as follows:

Market value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- A. Buyer and seller are typically motivated;
- B. Both parties are well-informed or well-advised, and acting in what they consider their own best interests;
- C. A reasonable time is allowed for exposure in the open market;
- D. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- E. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

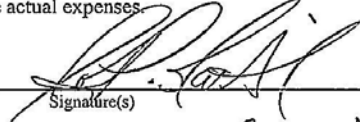
Additionally, adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs that are normally paid by sellers as a result of tradition or law in a market area: these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by

a third party institution lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment. (*Federal Register, CFR 34.43(F)*)

It is understood and agreed that the appraiser's compensation is in no way based on a predetermined value or outcome. The fee for the appraisal report is **\$1,000** and is due prior to the delivery of the report. A delay in receipt of payment will delay our research and the delivery of the report.

In addition to all other terms and conditions of this agreement, Appraiser and Client agree that Appraiser's services under this Agreement and appraisal report, and any use of the report, are and will be subject to the statements, limiting conditions and other terms set forth in the appraisal reports. Appraiser's standard appraisal statements, limiting conditions and terms are attached to this Agreement as "Exhibit 1" and incorporated herein. Appraiser may determine additional conditions and terms affecting the appraisal during performance of the assignment, which may be identified in the report.

In the event that the Appraiser is required by subpoena or other legal process to provide testimony or produce documents relating to Appraiser's services under this Agreement, whether in court, deposition, arbitration or in any other proceeding, and regardless of the identity of the party requiring such testimony or production of documents, Client agrees to compensate Appraiser for the time incurred by Appraiser in connection with the preparation for and provision of such testimony and/or documents at Appraiser's hourly rate of **\$200.00** and to reimburse Appraiser's reasonable actual expenses.

Client/s:  6-21-2021
Signature(s) date
Other Intended Users: CITY of DENVER - ~~PHIL~~ JOHN WEBB, Bill MEDINA
This may include family members, lenders, attorneys, accountants, Court, etc.
Deliver report to: PHIL@TRHTX.COM
Client phone: 972-768-5664 For access:

No hard copy will be mailed unless specified in writing by Client.

Sign and return via email keith@kjwade.com

**KEITH WADE, MAI
KJ WADE, L.P.
CURRICULUM VITAE**

Bachelor of Science degree from Oklahoma State University Stillwater, Oklahoma 1994.

American Society of Farm Managers and Rural Appraisers

- Fundamentals of Rural Appraisal (A-10)
- ASFMRA Code of Ethics (A-12)
- Principles of Rural Appraisal (A-20)
- Highest and Best Use (A-29)

Appraisal Institute

- Basic Income Capitalization
- National USPAP
- Advanced Income Capitalization
- Highest and Best Use and Market Analysis
- Advanced Sales and Cost Approaches
- Report Writing and Valuation Analysis
- Advanced Applications
- Separating Intangible Business Assets
- Condemnation Appraising
- Uniform Standards For Federal Land Acquisitions
- Introduction To Green Buildings
- Subdivision Analysis
- Motel Valuation
- Business Practices & Ethics
- Appraising Convenience Stores
- Appraiser As An Expert Witness

Experience

(1999 – 2001) Trainee with TBH Appraisal, Inc. in Buffalo, Wyoming

Properties types appraised included large farms and ranches in excess of 30,000 acres, recreational properties, and commercial properties.

(2001 – 2007) Owner Wade Consulting Services, LLC

Provided valuation and consulting services to timber companies, landowners, and forestry consultants in eight states.

(2003-2005) Appraiser with Michael S. Cook & Associates, Inc. in Sherman, Texas

Property types appraised included multi-family and single-family residential, unimproved land, office, retail, industrial, and various special purpose properties.

(2005 to Present) Partner in KJ Wade, Limited Partnership in Sherman, Texas

Provides appraisal services for numerous financial institutions, developers, investors, attorneys, and individuals. Property types regularly appraised include unimproved land, residential and commercial subdivisions, multi-family apartment complexes, office buildings, retail facilities, neighborhood shopping centers, industrial facilities, and religious facilities.

Professional Organizations

Designated Member, Appraisal Institute

Professional Licenses

Texas Certified General Appraiser License (TX-1335136-G)

Oklahoma Certified General Appraiser License (12678CGA)



Certified General Real Estate Appraiser

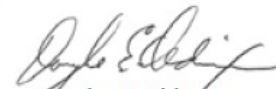
Appraiser: **Michael Keith Wade**

License #: **TX 1335136 G**

License Expires: **07/31/2021**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

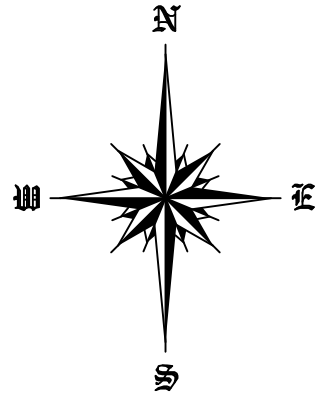
For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.



Douglas E. Oldmixon
Commissioner



Hardin Jones Survey
Abstract No. 630



1/2" STEEL
ROD SET
(RPLS 6720)

MILLER STREET
(UNIMPROVED)

1/2" STEEL
ROD SET
(RPLS 6720)

S 88°57'32" E 70.04'

R = 20.00'
L = 31.45'
CB = 43°54'28" W
CL = 28.31'

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE (4202)

Right-of-Way Abandonment
0.131 Acres

5704 Sq. Ft.

Legend

--- BOUNDARY LINE
- - - PROPERTY LINE

25' BUILDING LINE

9

Block 2
Rosshire Estates
Vol. 2, Pg. 99 P.R.C.C.T.

25' BUILDING LINE

HOLLAND DRIVE
(UNIMPROVED)

S 01°08'36" W 110.99'

P.O.B.
1/2" STEEL
ROD SET
(RPLS 6720)

10

S 87°55'00" W 50.08'

CHAINLINK FENCE
CORNER
1/2" STEEL
ROD FOUND
O/S 0.89'

Block 3
Rosshire Estates
Vol. 2, Pg. 99 P.R.C.C.T.

11

1



SCALE ~ 1" = 30'

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See Attached Legal Description

I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John Copley

John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429
DATE OF SURVEY: 3/3/2021



Copley Land Surveying

1702 Verdi Ln., Sherman, Texas 75090
TX 903-415-0643, OK 580-980-0181
john@copleylandsurveying.com

CLS Job# 20120459

Copley Land Surveying



Legal Description CLS Job# 20120459

Situated in the City of Denison, County of Grayson, State of Texas, being a part of the Hardin Jones Survey, Abstract No. 630, and being a part of Holland Drive as shown on the plat of Rosshire Estates, an addition to the City of Denison as shown by plat of record in Volume 2, Page 99, Plat Records, Grayson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 in the east line of said Holland Drive for the northwest corner of Lot 1, Block 3 of said Rosshire Estates;

Thence **South 87°55'00" West**, over and across said Holland Drive, a distance of **50.08 feet** to a point in the west line of said Holland Drive and the east line of Lot 10, Block 2 of said Rosshire Estates;

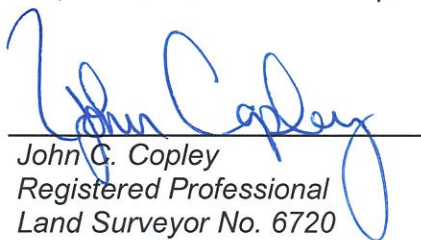
Thence **North 01°08'36" East**, along the west line of said Holland Drive and east line of said Block 2, a distance of **93.69 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 at the beginning of a curve to the left;

Thence continuing along the west line of said Holland Drive with a curve to the left having a **radius of 20.00 feet** (chord bears North 43°54'28" West, a distance of 28.31 feet) an **arc length of 31.45 feet** to a 1/2" steel rod previously set with an aluminum cap marked COPLEY RPLS 6720 in the south line of Miller Street;

Thence **South 88°57'32" East**, along the south line of said Miller Street, a distance of **70.04 feet** to a point in the east line of said Holland Drive;

Thence **South 01°08'36" West**, along the east line of said Holland Drive, a distance of **110.99 feet** to the **Point-of-Beginning** and containing **0.131 acres** (5,704square feet) of land.

I, John C. Copley, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.


John C. Copley
Registered Professional
Land Surveyor No. 6720
Firm No. 10194429



City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion and take action on adoption of the Main Street Department's long-range planning document for downtown Denison through 2030 titled "Vision Forward".

Staff Contact

Donna Dow, Main Street Director
ddow@cityofdenison.com
903-464-4452

Summary

- The Main Street Advisory Board began working on a new long-range plan in December and would like to seek the Council's approval and support of "Vision Forward", the group's plan for downtown Denison through 2030.
- As the pandemic prevented meeting in person, a survey was utilized to obtain widespread input from all stakeholders. The target markets were shoppers, investors, loft dwellers, business owners, property owners, potential business owners, community partners, residents, and other interested parties.
- A total of 542 participants completed the survey. The average time of 47:33 to complete the questions demonstrates the level of engagement and dedication people have on behalf of Downtown Denison.
- Since inception of the Main Street Program as a Department of the City of Denison just over 30 years ago, a strategic plan has been maintained and updated regularly. It is our recommendation that this policy continue as it has proven quite successful.

Staff Recommendation

Staff recommends approval of Vision Forward as recommended by the Main Street Advisory Board.

Recommended Motion

"I move to approve the adoption of Main Street Department's long-range planning document for downtown Denison through 2030 titled "Vision Forward"."

Background Information and Analysis

The Main Street Advisory Board began working on a new long-range plan in December and would like to seek the Council's approval and support of "Vision Forward", the group's plan for downtown Denison through 2030. As the pandemic prevented meeting in person, a survey was utilized to obtain widespread input from all stakeholders. The target markets were shoppers, investors, loft dwellers, business owners, property owners, potential business owners, community partners, residents, and other interested parties.

A total of 542 participants completed the survey. The average time of 47:33 to complete the questions demonstrates the level of engagement and dedication people have on behalf of Downtown Denison.

The next six months were spent by staff and volunteer board members analyzing the results and formulating a plan of work.

Focus items were placed in ten overall goals. The top three were prioritized as follows:

- Remain vigilant of the Designing Downtown Denison project to ensure that the project remains on track for completion.
- Increase the number of commercial street level and residential loft level occupancies by 5% each with businesses and uses that promote and reinforce the vision for Downtown adopted by Denison's Main Street Advisory Board.
- Create a healthy, clean, and safe environment that meets the needs of citizens, businesses, visitors, and residents of Downtown Denison.

Since inception of the Main Street Program as a Department of the City of Denison just over 30 years ago, a strategic plan has been maintained and updated regularly. It is our recommendation that this policy continue as it has proven quite successful. In 1989, Denison joined the Texas Main Street Program, expecting to:

- Heighten shopping activity
- Increase capital investment in downtown
- Sharpen public awareness of Denison's rich and varied history and architecture
- Preserve structures of historical significance
- Organize retail merchants efforts
- Rejuvenate the appearance of the central business district
- Develop tourist trade
- Combine all of these efforts into one common effort to restore community pride in the downtown area and, in doing so, improve the downtown economy.

Financial Considerations

The plan itself creates no financial impact. Goals presented include some financial priorities for future planning purposes, but those decisions would require additional action.

Prior Board or Council Action

The plan was drafted by members of a special committee created for the specific purpose of developing a Vision Forward. Those serving include Mayor Pro Tem Brian Hander, Randy Sedlacek, Nitia Musico, Elsie Russell, Mel Climer, William Myers, Melanie Truxal, Rachel Reinert, and Donna Dow. The plan was reviewed by the Main Street Advisory Board, and members of the board prioritized the goals presented. The City Council approved the group's previous plan entitled "Vision 2020".

Alternatives

If Council wishes to make changes to the plan, it can be amended. Additionally, the City of Denison could continue without guiding documents for Downtown Denison.

Vision Forward

A Planning Document for
Downtown Denison
2021-2030



Vision Forward for Downtown Denison, Texas

Downtown Denison recently celebrated 30 years as a Texas Main Street city and was named a Semifinalist for the Great American Main Street Award (GAMSA) in 2020. GAMSA is Main Street America's top honor for excellence in comprehensive, preservation-based commercial district revitalization. To maintain this high level of success and standards, a guiding document has consistently been maintained. This document reveals the contents of Downtown Denison's "Vision Forward" that the Main Street Advisory Board hopes will guide progress from 2021-2030.

Introduction:

Vision Forward replaces Vision 2020 which was created through a public strategic planning session hosted by the Main Street Advisory Board in February 2014. To develop the new plan, the group wanted to learn more about what would make downtown a better place to have a business, shop, learn, be entertained, live, etc.

The survey took place online and was open December 1, 2020 through January 13, 2021. Normally, a public meeting would have been held for input and interaction. However, COVID-19 restrictions on public gatherings provided the opportunity to go virtual. Answers were collected through an online survey with a paper copy option. Details of how the audience was reached are as follows:

- The target market was shoppers, investors, loft dwellers, business owners, property owners, potential business owners, community partners, residents, and other interested parties.
- The survey was promoted on social media channels, the City's website, through traditional media, by e-mailing the Downtown business owners and property owners and loft residents, and by working with partners such as the Denison ISD and the Chamber of Commerce.
- Residents were made aware of the survey through the water bills, and printed copies were available by request and for pickup at City Hall.
- Tent cards and business-card size reminders were distributed through local businesses to their customers.
- Random drawings of gift certificates for shopping downtown were offered as an incentive of participation.
- E-mail addresses were collected as a way to award gift certificates and with the commitment to follow up with the results. Providing contact info was optional.
- Assistance with translating the form or having an audio version was available with multiple languages offered in the survey instructions.

A total of 542 participants completed the survey. The average time of 47:33 to complete the questions demonstrates the level of engagement and dedication people have on behalf of Downtown Denison. Common words and phrases are shown in the word cloud below:

- Entering the world as the son of a “Katy” mechanic in a humble part of town, Dwight David Eisenhower was commander of the Allied Forces at Normandy during World War II and President of the United States from 1953-1961.
- Captain Chesley B. (Sully) Sullenberger III became the hero of Flight 1549, when he saved the lives of more than 150 people onboard by safely making an emergency landing on the Hudson River.

Denison has structures of significance that are tourist attractions.

- Denison Dam, located north of Denison, is the structure that created Lake Texoma. The lake is well-known for its fishing, boating and other recreation. Visitors number more than 6 million each year.
- The Red River Railroad Museum located in Downtown Denison conveys the impact the railroad had in the sculpting of the town. Approximately 1,800 guests visit the facility each year.
- Eisenhower's Birthplace is now a well-visited Texas historic site. Hosting school groups to special events, over 15,000 people visit the world leader’s restored birthplace on an annual basis.

Strengths:

Denison is a historical showplace with strong architecture where loft residents and guests enjoy a walkable environment with a variety of green spaces including five park-like areas perfect for walking the dog or enjoying special events. Lofts are being developed and joining the vacation rental market where Denison was just named a top U.S. city for investors. A healthy event calendar showcases the downtown activities at Munson Stadium, churches, and individual businesses and public events held throughout the downtown.

Denison’s eclectic downtown spans a thirty-block area and is nothing short of a decorator’s dream. Artists enjoy Denison’s progressive flair and have woven themselves into the fabric of the culture through their custom textile creations, pottery, metalwork, paintings, and woodwork. The shops are lined with art in decorative settings, studios, galleries, antiques, retro furnishings, specialty retail, a historic theater, and a wine tasting room.

Food and drink is becoming increasingly popular in downtown Denison. Two breweries featuring craft beer join a wine tasting room, various coffee cafes, a food truck park, a food court featuring Texas craft beers and wine, and a variety of dining options. The night life offers additional beverage and cocktail options as well as a healthy music scene.

The visual and performing arts are also represented in Denison’s downtown through concerts, festivals, shows, recording studios, education, and instruction for music and all levels and ages of dance. The Texas Commission on the Arts named Denison one of the state’s original Arts & Cultural Districts in 2009. In 2020, the Texas Governor’s Office named Denison a Texas Music Friendly City. In 2021, the Governor’s Office also named Denison a Film Friendly City.

Goals from Original Visioning Session:

In 1989, Denison joined the Texas Main Street Program, expecting to:

- Heighten shopping activity
- Increase capital investment in downtown
- Sharpen public awareness of Denison's rich and varied history and architecture
- Preserve structures of historical significance
- Organize retail merchants efforts
- Rejuvenate the appearance of the central business district
- Develop tourist trade
- Combine all of these efforts into one common effort to restore community pride in the downtown area and, in doing so, improve the downtown economy.

Goals from 2021 Visioning Survey Analysis:

- ☆ 1. Remain vigilant of the Designing Downtown Denison project to ensure that the project remains on track for completion.
Attention will be placed upon expanding upon the concept of a thriving downtown district and careful selection of an appropriate branding effort.
- ☆ 2. Increase the number of commercial street level and residential loft level occupancies by 5% each with businesses and uses that promote and reinforce the vision for Downtown adopted by Denison's Main Street Advisory Board.
A priority will be placed on dining, night life, loft development and family entertainment-related businesses.
- ☆ 3. Create a healthy, clean, and safe environment that meets the needs of citizens, businesses, visitors, and residents of Downtown Denison.
Clean and safe plays an integral role in providing a welcoming environment.
- 4. Adopt a signature for the Downtown Denison experience that is easily identifiable, recognizable, and consistent with innovative marketing materials that demonstrate the engaging environment and unique experience that Downtown Denison offers.
- 5. Create an engaging environment that meets the needs of citizens, businesses, visitors, and residents of Downtown Denison.
- 6. Maintain the Denison Commercial Historic District's National Register Historic District status and work to protect the historical integrity of Downtown Denison and its historic assets

through thoughtful development of a greater preservation ethic.

7. Enhance music, the arts, and the overall entertainment experience.
8. Maintain the relevance of Downtown Denison in the regional economy through the development and growth of new and current local, regional, and national partners.
9. Identify and evaluate areas within Downtown Denison and adjacent areas to better utilize spaces and buildings, and to beautify these areas to improve the experience that Downtown Denison offers.
10. Encourage additional diversity in Downtown Denison's business environment

☆ Goals that will receive priority and will be addressed with primary concern

Top Ten Goals from the Vision Forward Survey

1. Remain vigilant of the Designing Downtown Denison project to ensure that the project remains on track for completion.
 - a. Maintain commitment to complete planned projects outlined in the “Designing Downtown Denison: Report 2017” prepared by Toole Design Group.
 - b. Focus on communication with businesses and education of the public while encouraging positive reinforcement of the projects.
 - c. Minimize the burden of construction on businesses and their customers through communication, signage, messaging, providing safe paths to entry, and addressing parking.
 - d. Continue “Alley Access Grant” incentives to businesses to provide business access.
 - e. Continue involvement in the design process of all project phases to ensure needs of the district are voiced.
2. Increase the number of commercial street level and residential loft level occupancies by 5% each with businesses and uses that promote and reinforce the vision for Downtown adopted by Denison’s Main Street Advisory Board.
 - a. Support the businesses identified in the Vision Forward survey results. (dining, nightlife, family/children-focused)
 - b. Capitalize on Downtown’s multi-level buildings by providing both short-term stays and residential opportunities in upper stories.
 - c. Continue financial incentives to encourage development and maintenance of properties throughout the TIRZ district.
 - d. Focus on best and highest use when looking for future occupants of vacant spaces.
 - e. Identify and implement a method to better utilize all vacant, undeveloped and underutilized buildings and public areas in Downtown.
 - f. Continue to provide and strengthen business development teams for Downtown Denison that offer support and expertise as needed.
 - g. Review zoning definitions and ordinances as necessary to determine suitability for Downtown Denison.
 - h. Address perpetually vacant buildings by examining barriers to occupancy issues and pursuing enforcement of ordinances.
 - i. Adoption of a railroad quiet zone across Main Street to become more pedestrian friendly.
3. Create a healthy, clean, and safe environment that meets the needs of citizens, businesses, visitors, and residents of Downtown Denison.
 - a. Continue to address homeless concerns.
 - b. Work with the Police Department to be able to support increased police presence & engagement.

- c. Create bike lanes and connectivity to trail systems.
- d. Address safety of crossing Austin Avenue.
- e. Make downtown more livable for loft dwellers by increasing lighting, adding a dog park, and improving parking options.
- f. Promote connectivity to surrounding neighborhoods and city trail systems.
- g. Address dedicated bike lanes (with bike racks) within and leading into downtown.
- h. Improve lighting in parks and public spaces.
- i. Maintain dialogue with the Public Works Department to facilitate sidewalk improvements within and leading into downtown.
- j. Provide a well maintained district that is free of trash, weeds, graffiti, and sidewalk clutter.

4. Adopt a signature for the Downtown Denison experience that is easily identifiable, recognizable, and consistent with innovative marketing materials that demonstrate the engaging environment and unique experience that Downtown Denison offers.

- a. Develop an engaging brand for downtown.
- b. Create a transition plan for existing identities that draws social media followers to the new accounts.
- c. Continually look for innovative marketing techniques such as geofencing.
- d. Develop campaigns to showcase the downtown experience.
- e. Promote access to information about businesses and events.
- f. Utilize a calendar of events to showcase public and business related events.

5. Create an engaging environment that meets the needs of citizens, businesses, visitors, and residents of Downtown Denison.

- a. Create a thriving community that people are drawn to.
- b. Hold regular quarterly meetings with City of Denison staff available to building/business owners to answer questions, effectively communicate pertinent information, and address concerns.
- c. Utilize wayfinding signage, maps, and directories throughout Downtown Denison.
- d. Continue quarterly meetings and communication between partner organizations to follow-through with a common vision for Downtown Denison.
- e. Increase sidewalk dining and educate business owners on ways to best utilize this space.
- f. Implement a merchandising team to design engaging window displays with lighted storefronts at night.
- g. Determine feasibility of and need for mini-directories/maps for downtown businesses.
- h. Create a Visitor Center with a retail storefront in Downtown.
- i. Check into feasibility of electric vehicle charging stations.
- j. Encourage businesses to leave window lights on every night.
- k. Add outdoor sound throughout Downtown.
- l. Find creative ways to close gaps between vacant store fronts to enhance walkability.

6. Maintain the Denison Commercial Historic District's National Register Historic District status and work to protect the historical integrity of Downtown Denison and its historic assets through thoughtful development of a greater preservation ethic.

- a. Encourage building owners to preserve historic assets.
- b. Create awareness of grant programs and continue to offer grants for rehabilitation of historic facades.
- c. Work with the Planning Department to update the National Register Nomination of the entire downtown area to create a cohesive program of preservation.
- d. Create an historic marker program to provide history of different buildings, people, and events.
- e. Educate property owners throughout the entire Historic overlay district about Historic Preservation Ordinances.
- f. Support hiring an Historic Preservation officer to oversee the downtown historic district, conduct HP meetings, and help businesses with follow-thru for preservation.
- g. Work with property owners to remove slipcovers from buildings, unveil covered windows, and remove barriers to buildings contributing to the National Register District.
- h. Work with the City of Denison to craft a policy regarding Denison's historic brick streets and assets.
- i. Support review of potential to add other historic overlay districts that neighbor Downtown.

7. Enhance music, the arts, and the overall entertainment experience.

- a. Showcase our local, state, and national talent.
- b. Encourage busking and street performers to utilize downtown.
- c. Encourage usage of public spaces for music/entertainment.
- d. Promote music related businesses and venues.
- e. Establish downtown Denison as a leader in the development of entertainers.
- f. Promote photography, videos, movies, and music production in Downtown Denison.
- g. Address any necessary updates to the Entertainment District Ordinance.
- h. Educate businesses on the value and opportunities associated with the Entertainment District and Arts and Cultural District Status.
- i. Promote Denison's Music Friendly and Film Friendly designations.

8. Maintain the relevance of Downtown Denison in the regional economy through the development and growth of new and current local, regional, and national partners.

- a. Achieve Great American Main Street Status and increase community pride in Downtown Denison.
- b. Focus on participation in recognition by and support of Texas Main Street, Texas Downtown Association, and National Main Street Center.
- c. Encourage and preserve the continued charm and inviting culture of downtown.

- d. Foster relationship with the Downtown Denison Farmers Market.
- e. Ensure Downtown Denison continues to house important governmental facilities including City Hall, fire and police departments, churches, grocery stores, athletic facilities, etc.
- f. Address upcoming changes and growth and their potential effects on Downtown Denison.
- g. Communicate success within Downtown Denison including reinvestment numbers, new businesses, expansions, employees, impact on economy, etc.
- h. Ensure communication with the Main Street department about any relevant changes or information regarding downtown.
- i. Continue to celebrate the accomplishment of our Downtown businesses and organizations.

9. Identify and evaluate areas within Downtown Denison and adjacent areas to better utilize spaces and buildings, and to beautify these areas to improve the experience that Downtown Denison offers.

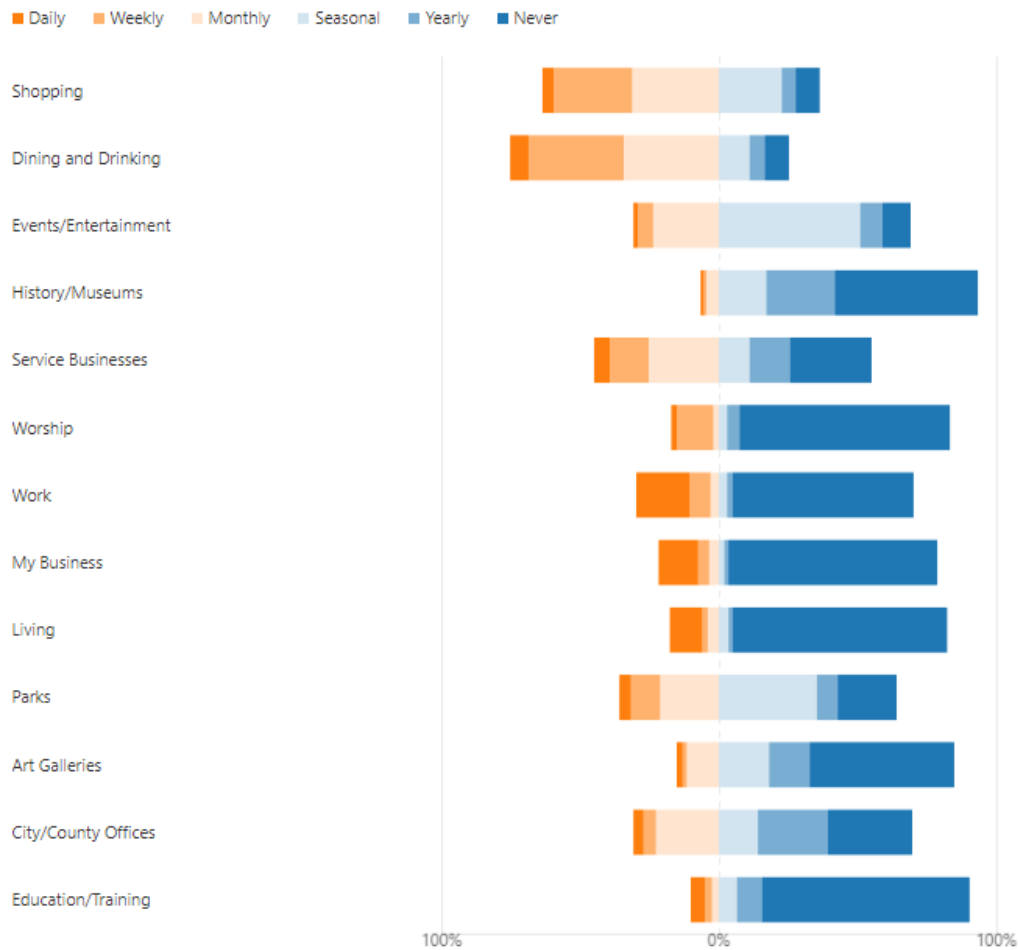
- a. Facilitate resources to cleanup areas surrounding and leading into downtown.
- b. Promote and support partnerships with our historic resources and assets including The Eisenhower Birthplace, Red River Railroad Museum, TV Munson and Sister Cities Experience.
- c. Develop gateways and promote themed areas (Depot District, Touchdown Alley, Auto Row, etc.).
- d. Develop methods and implement plans to better connect the East End to the West Side across Austin Avenue.
- e. Explore beautification of approaches including tunnels to Eisenhower Birthplace.
- f. Provide walkable sidewalks to and from neighborhoods into Downtown.
- g. Promote a mechanism to communicate areas in need of attention.

10. Encourage additional diversity in Downtown Denison's business environment

- a. Increase activity-based and experience-style businesses.
- b. Support diversification of music genres and cultural events.
- c. Embrace all age groups, ethnicities, and cultures.
- d. Encourage new and creative uses for downtown buildings and public spaces.
- e. Offer activities for all age groups to enjoy.
- f. Work to break down any cultural barriers to any diverse-owned businesses.

Vision Forward Survey Results

1. Feedback - How often do you come to Downtown Denison for the following reasons?

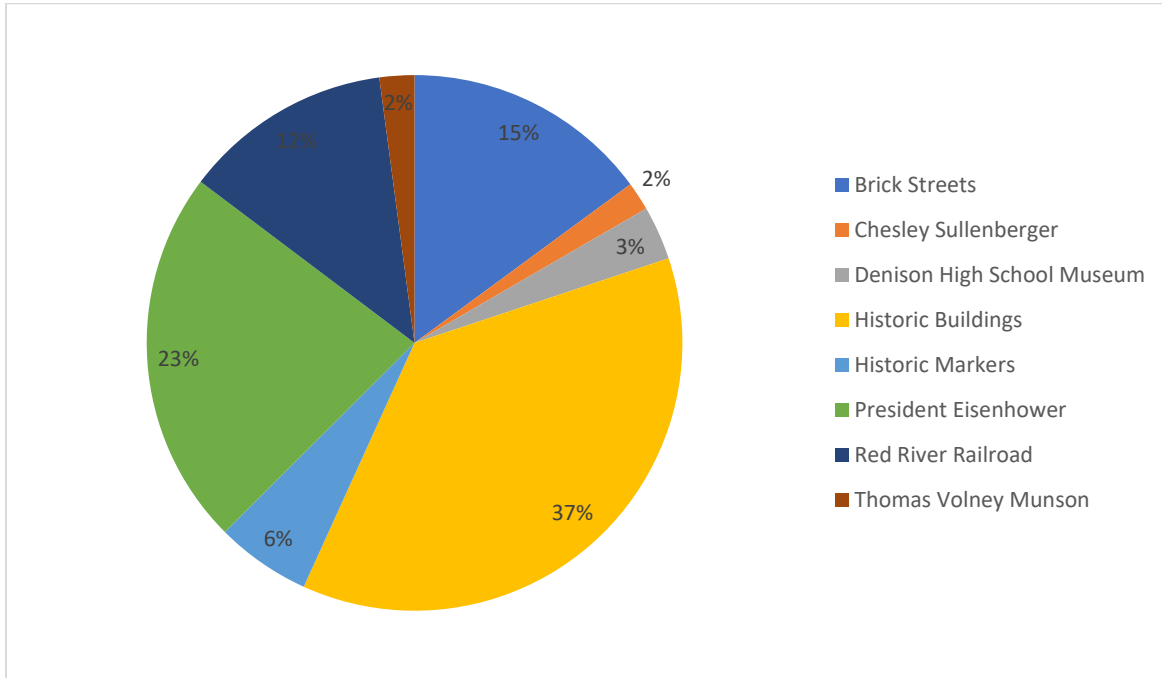


2. Which of the following efforts related to our heritage do you feel are most important? (Rank in order by sliding item up or down.)

A total of 523 answers were entered for this question. The results of #1 answers were as follows in descending numerical order:

Historic Buildings	193	37%
President Eisenhower	119	23%
Brick Streets	78	15%
Red River Railroad Museum	66	12%
Remaining Answers	67	13%
Denison High School Museum		
Chesley Sullenberger		
Historic Markers		
Thomas Volney Munson		

The following chart takes everyone's #1 answer into consideration.



3. How comfortable do you feel walking around in any area of Downtown Denison at any time? (1 is not safe, and 5 is very safe.)

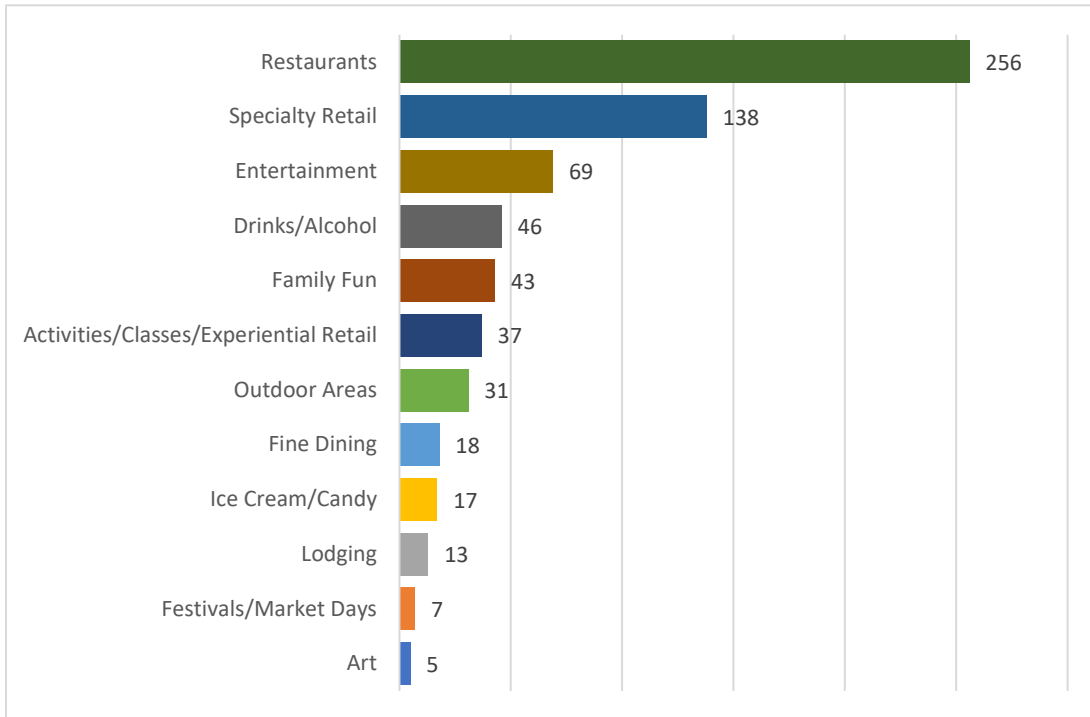
529
Responses

★★★★☆
4.14 Average Rating

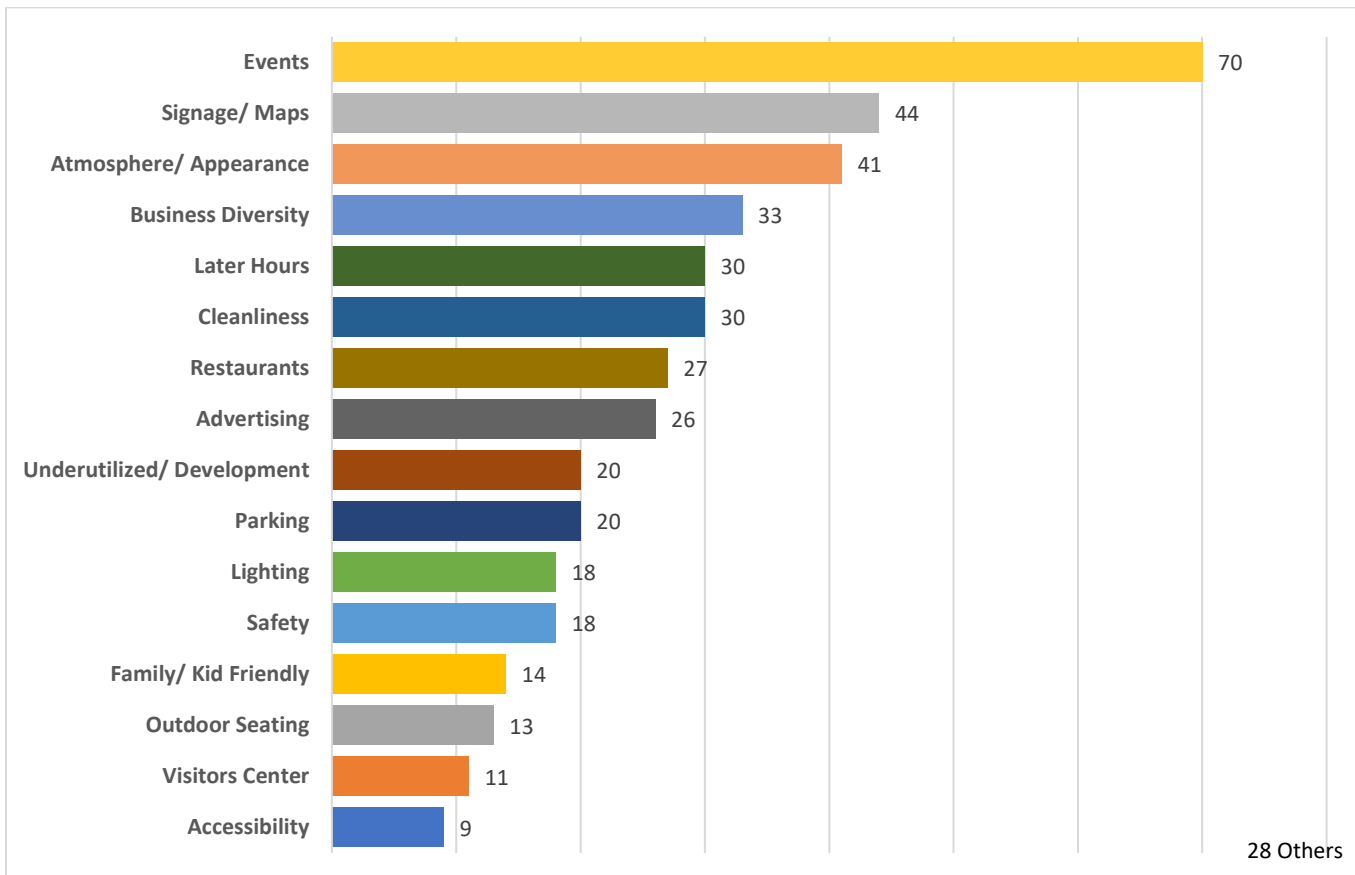
4. To capitalize on Denison's picturesque settings, which hashtag(s) do you prefer?

- #downtowndenison 35
- #discoverdenison 25
- #denison 19
- #denisonTX 8
- #capturedenison 7
- #denisonlive 7
- #historicdowntowndenison

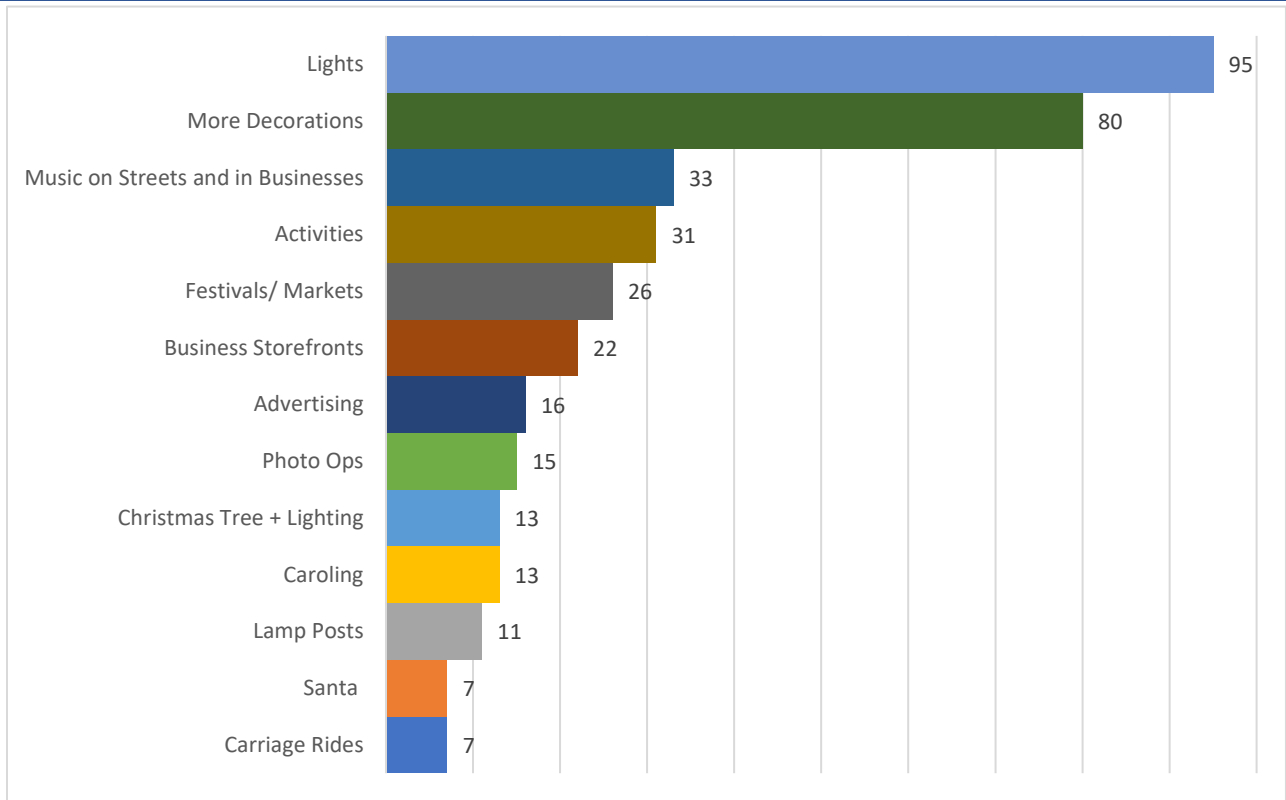
5. What business or amenity would you like to see more of in Downtown Denison?



6. What can be done to enrich the visitor experience?



7. What can be done to enhance our holiday decorations and/or activities?



8. Would you take a Staycation at an Airbnb Downtown or recommend to your friends and family?

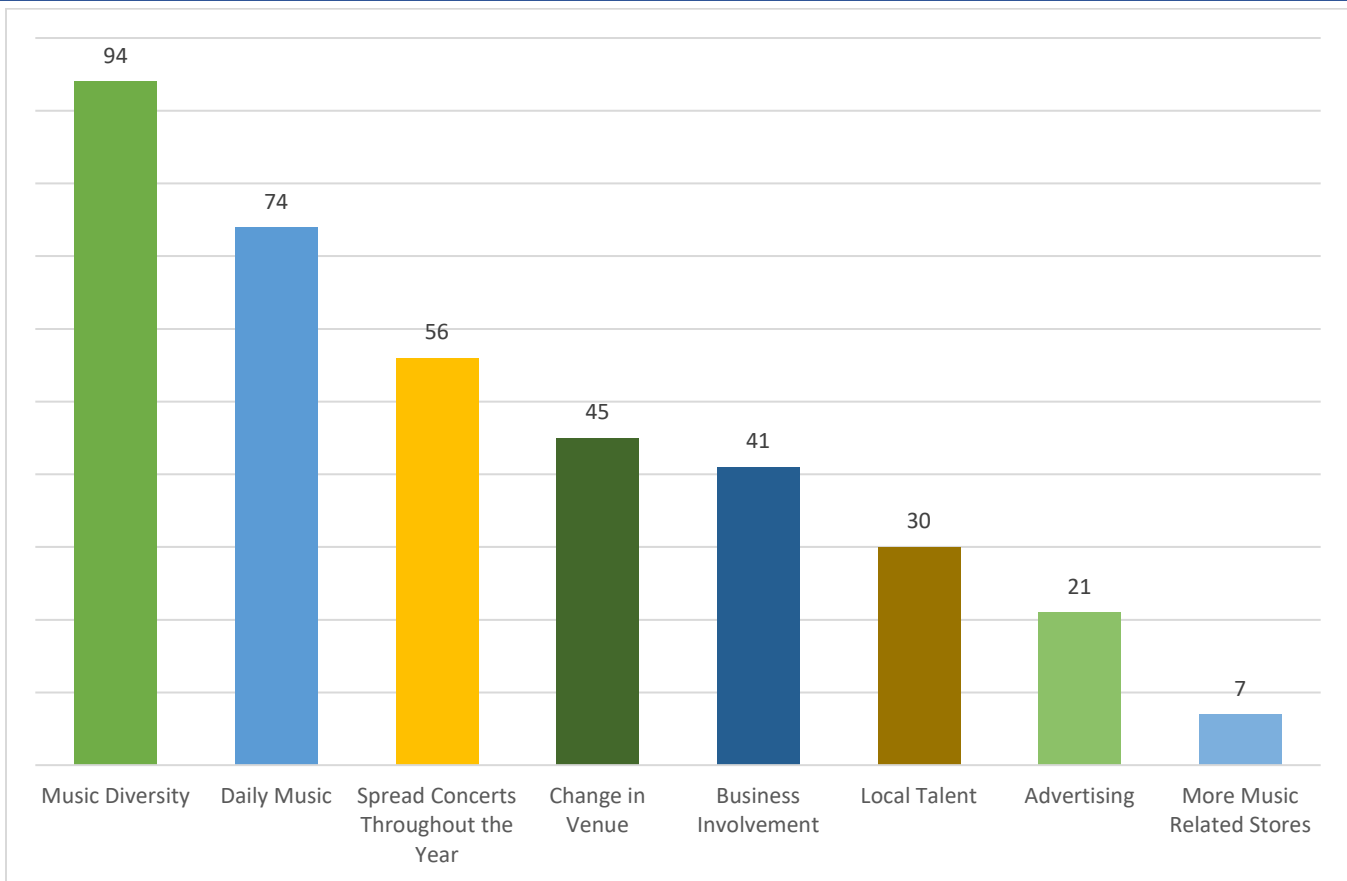


9. Where do you recommend visitors stay when they come to the area? (Rank in order by sliding item up or down.)

A total of 516 answers were received for this question. The results of #1 answers were as follows in descending numerical order:

Family	192	37%
Lake (Airbnb, cabins, camping)	123	24%
Hotels	109	21%
Airbnb Downtown	60	12%
Airbnb Outside Downtown	19	4%
Other	13	2%

10. How do you feel we could be more Music Friendly in Downtown Denison?



11. How important is public art in Downtown Denison? (1 is not important at all, and 5 is extremely important.)

529
Responses

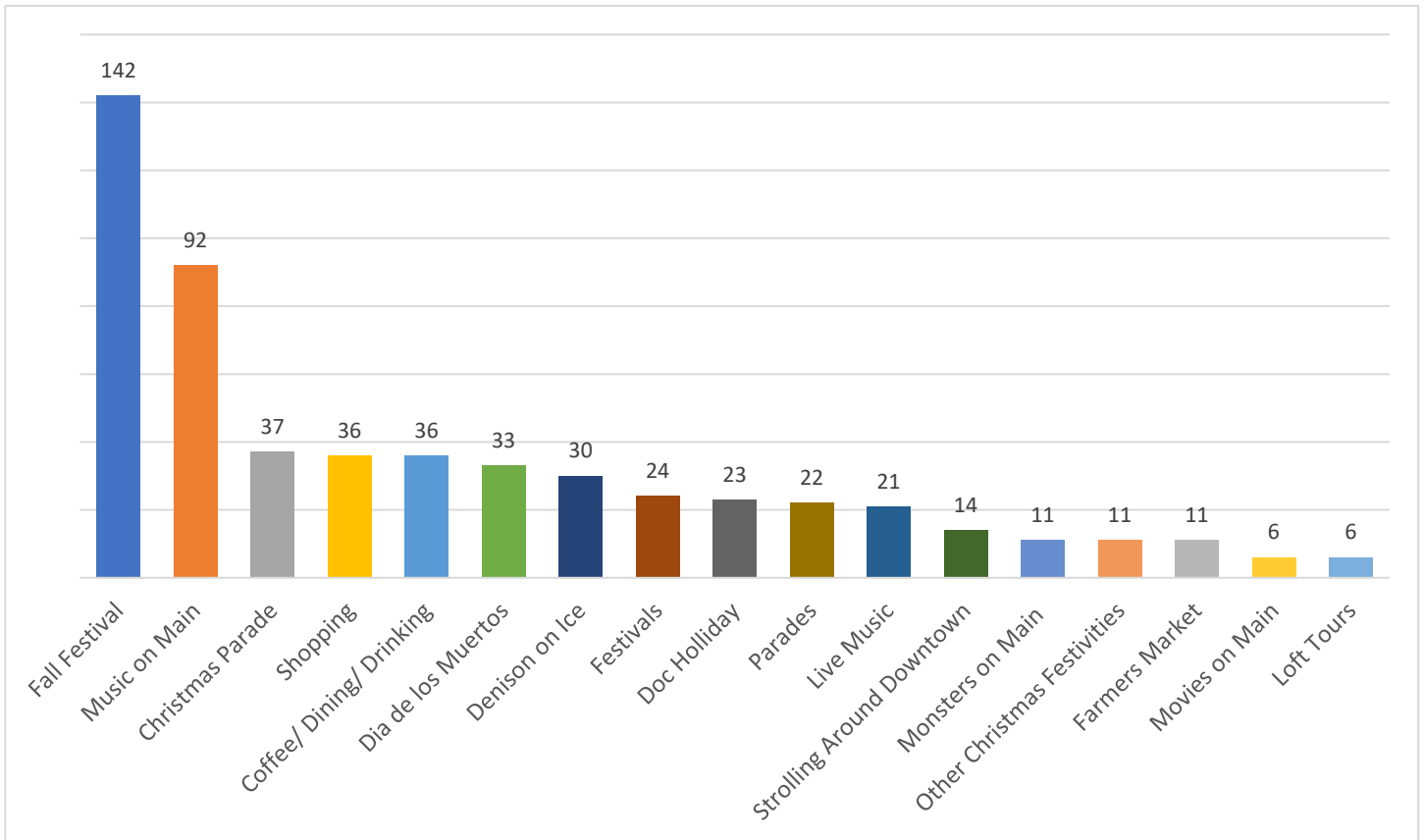
★★★★☆
3.98 Average Rating

12. Which artform would you like to see more of in Downtown Denison? (Check all that apply.)

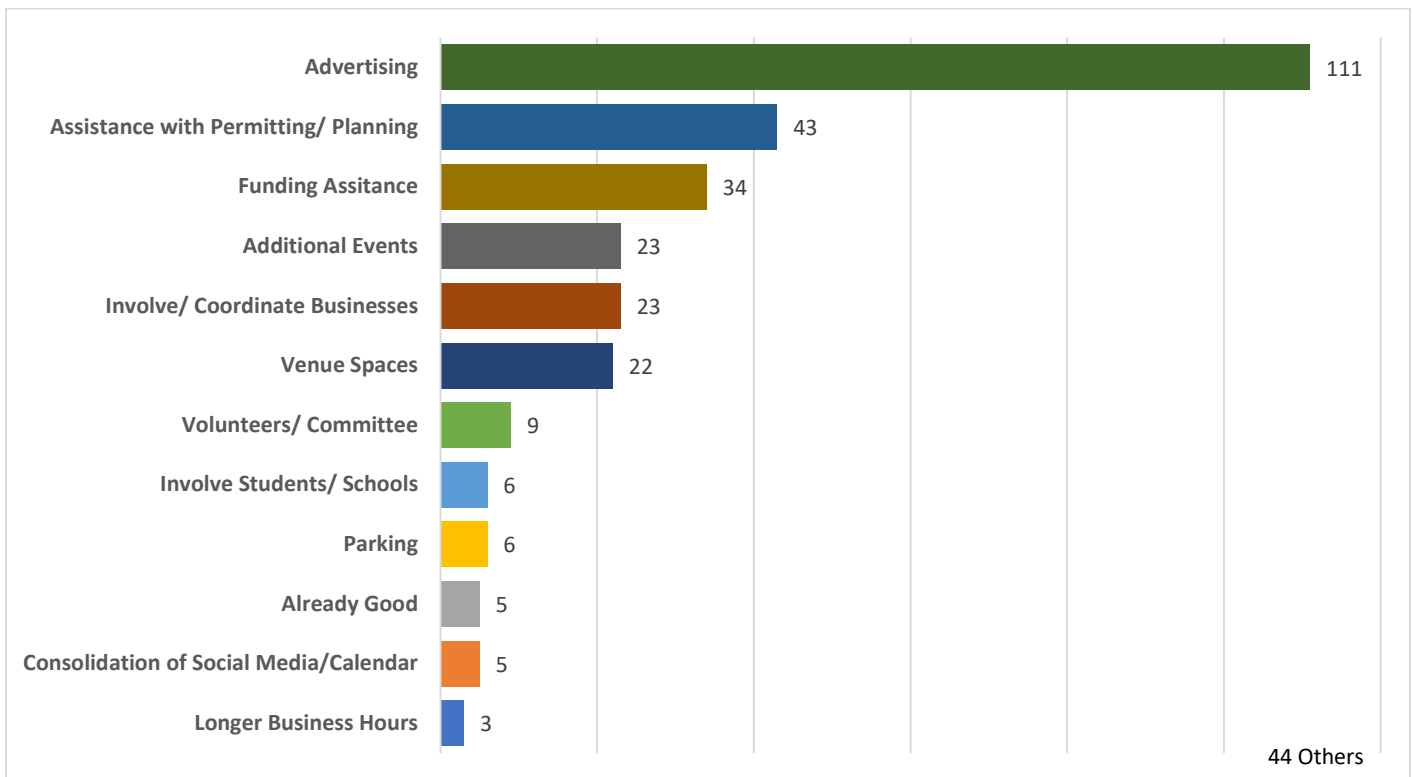
A total of 514 answers were collected for this question. The results of #1 answers were as follows:

Murals	140	27%
Street Performers	129	25%
Live Music	126	25%
Painted Dumpsters	66	13%
Sculptures	36	7%
Other	17	3%

13. What is your favorite event or activity in Downtown Denison?

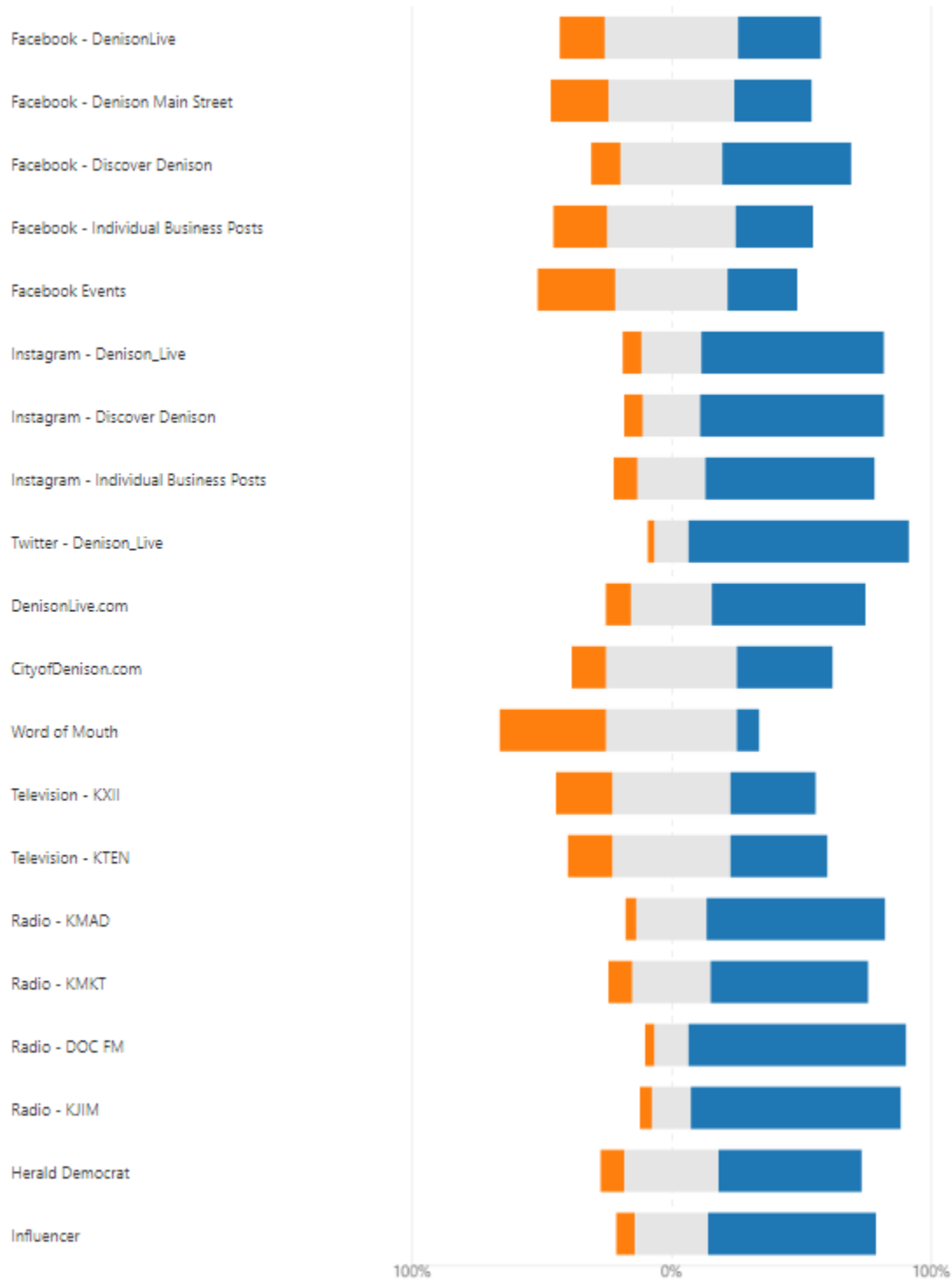


14. How could we assist individuals, businesses, and organizations with hosting events in our Entertainment District/Downtown?

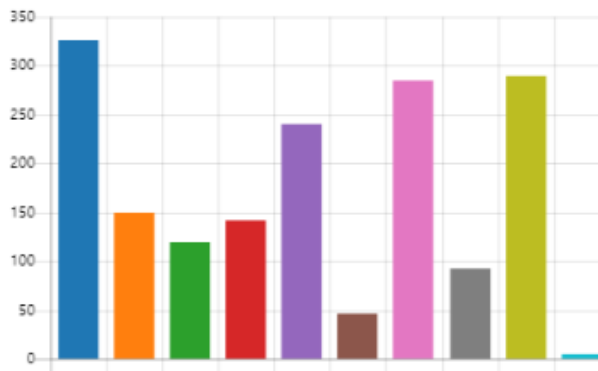
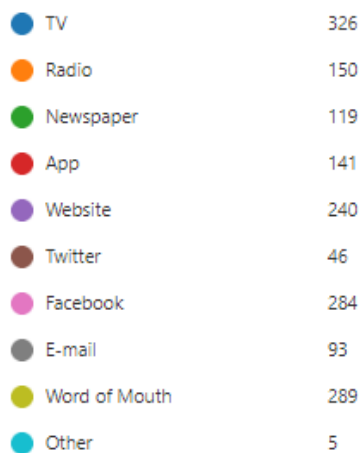


15. When you're looking for something to do, where do you go?

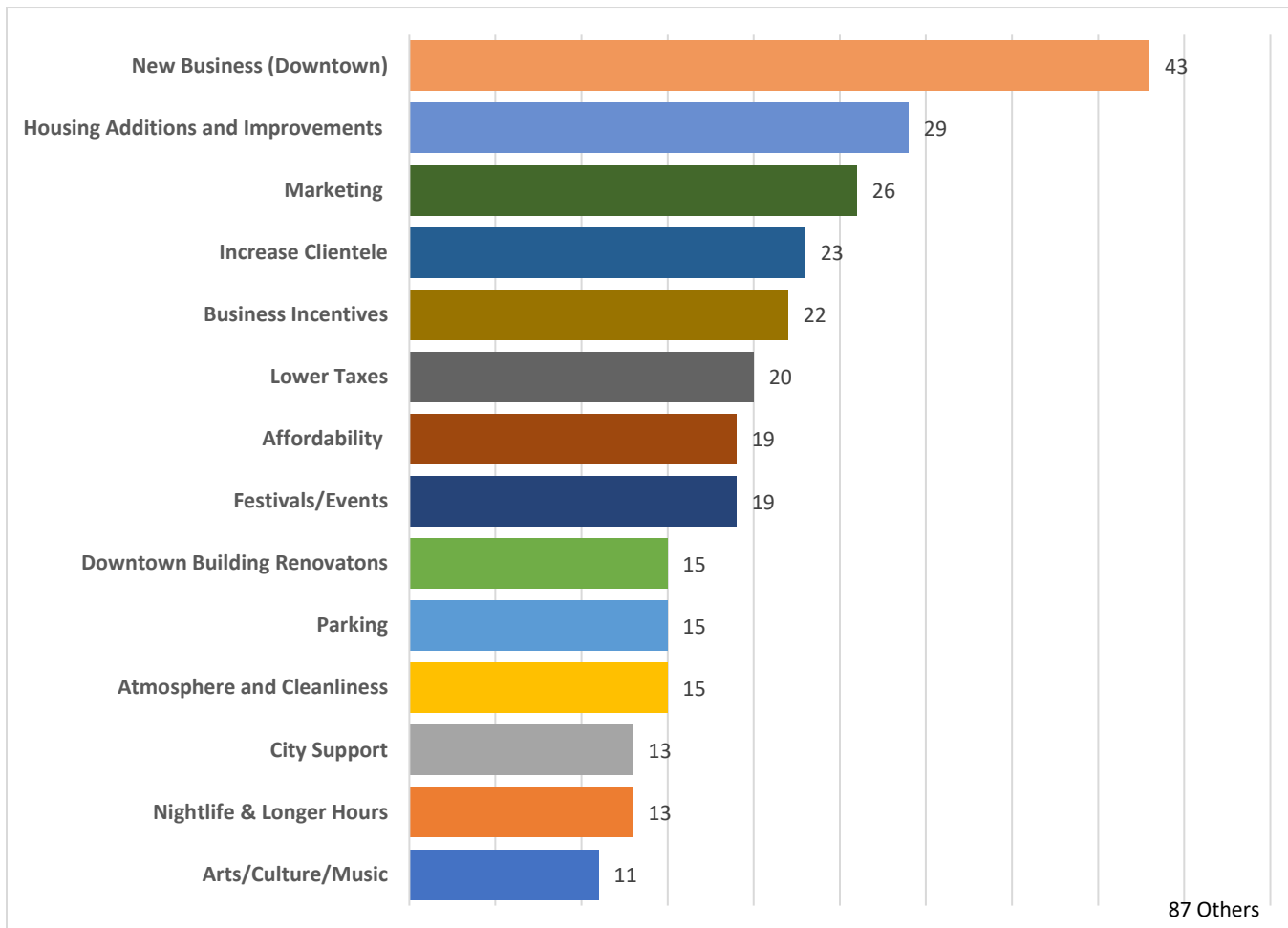
Always Sometimes Never



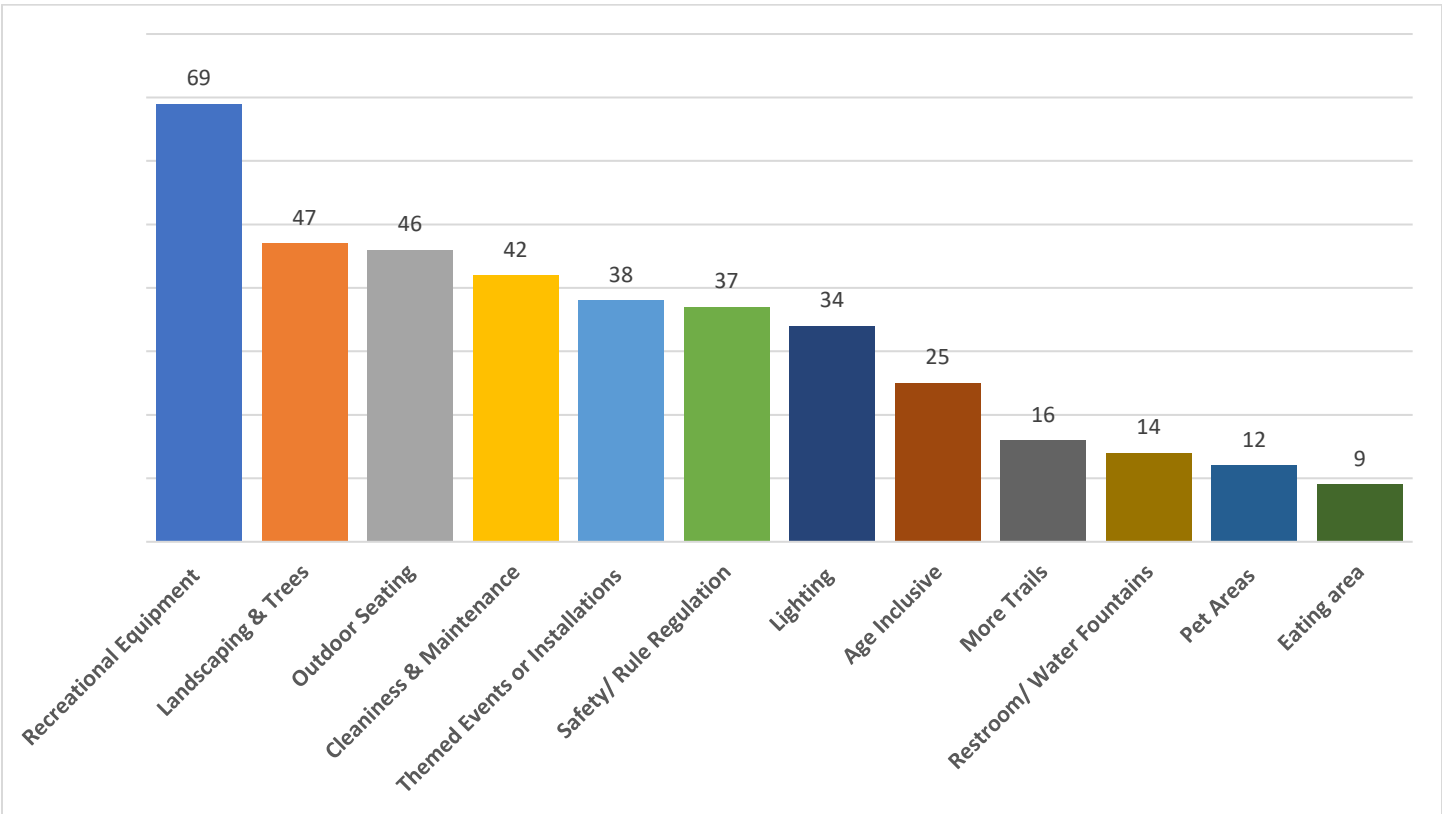
16. Where do you get your local news? (Check all that apply.)



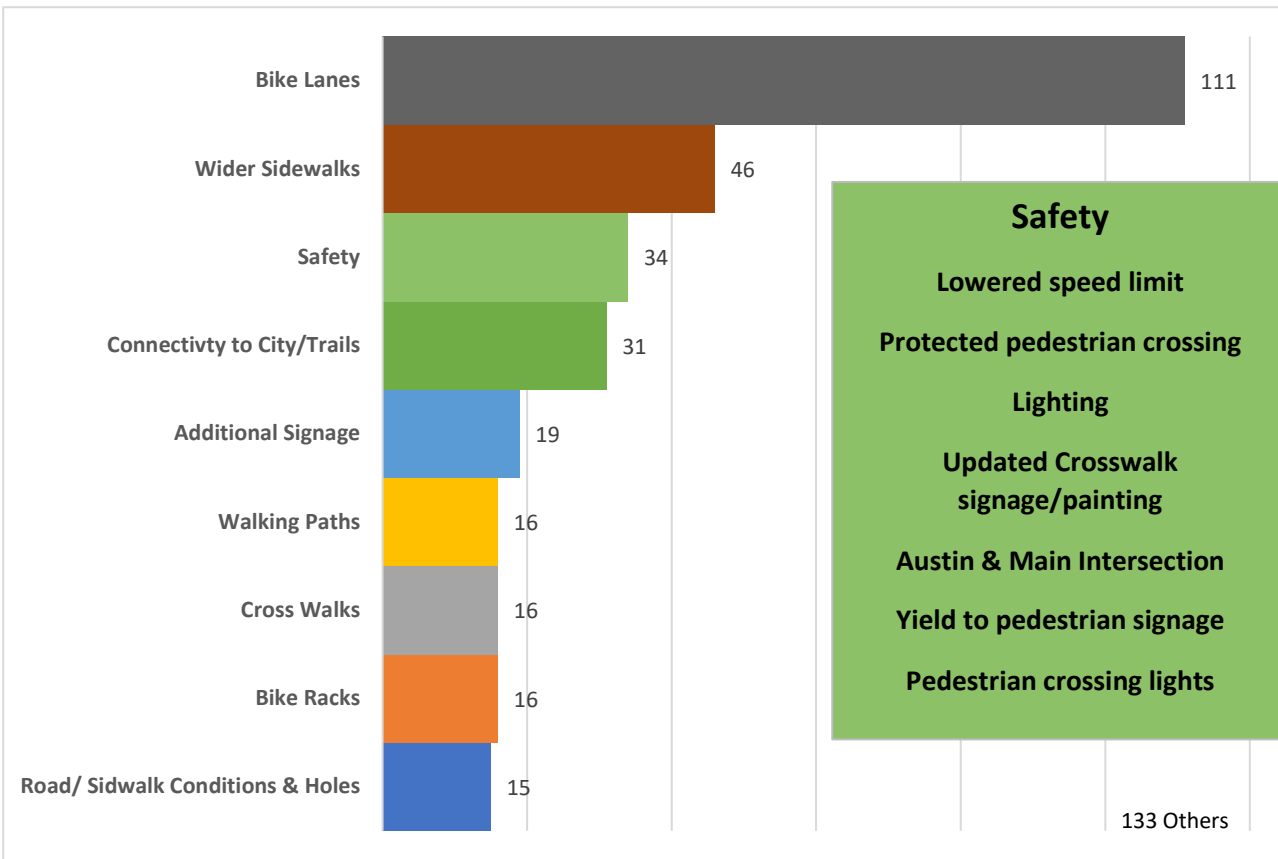
17. What would attract more live/work entrepreneurs to Downtown?



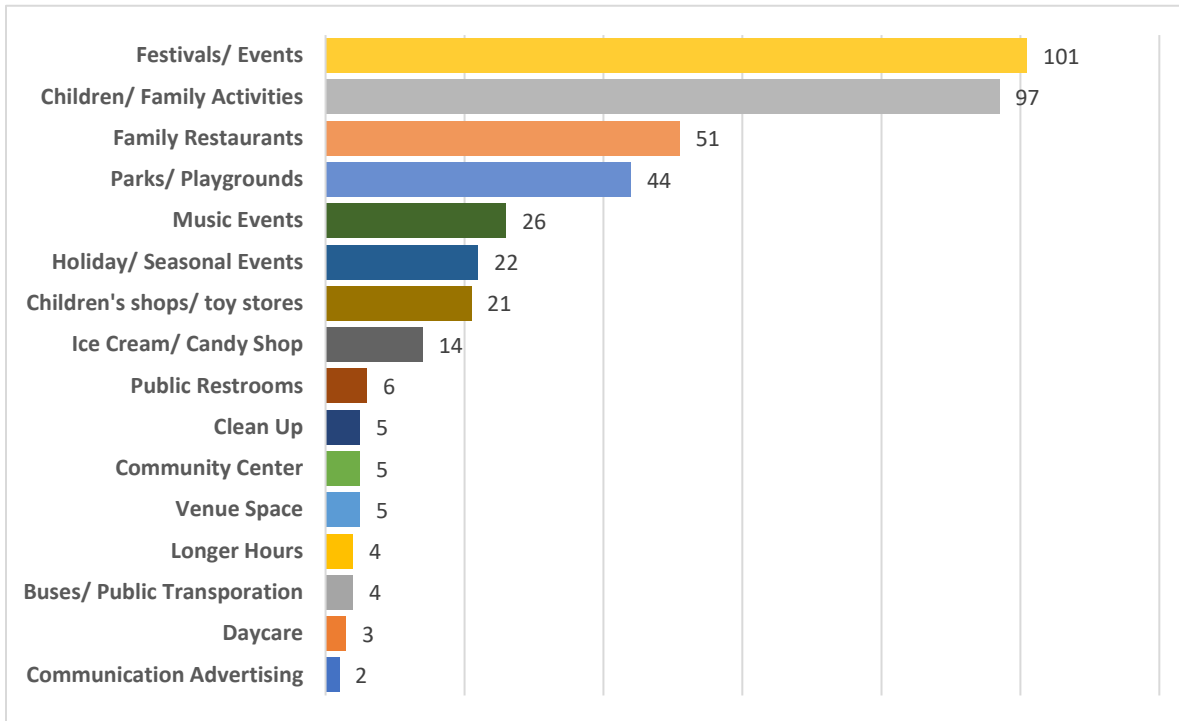
18. How can we make our Downtown parks and parklike settings better?



19. How can we improve connectivity with Downtown for pedestrians and bicyclists?



20. What event, business, public amenity do you feel would invite families and children to Downtown Denison?



Festivals/ Events

- Carnivals
- Monthly Downtown Festivals
- First Friday/Saturday
- Arts Festival
- Cultural Festivals
- Food Festivals
- Hot Air Balloons
- Home/ Loft Tours
- Kite Flying
- Dog Festival
- Sidewalk Sale
- Wine/Beer Festivals
- Historic events /railroad events
- Outdoor movies
- Magic show
- Light show
- Comedian
- Physical performers

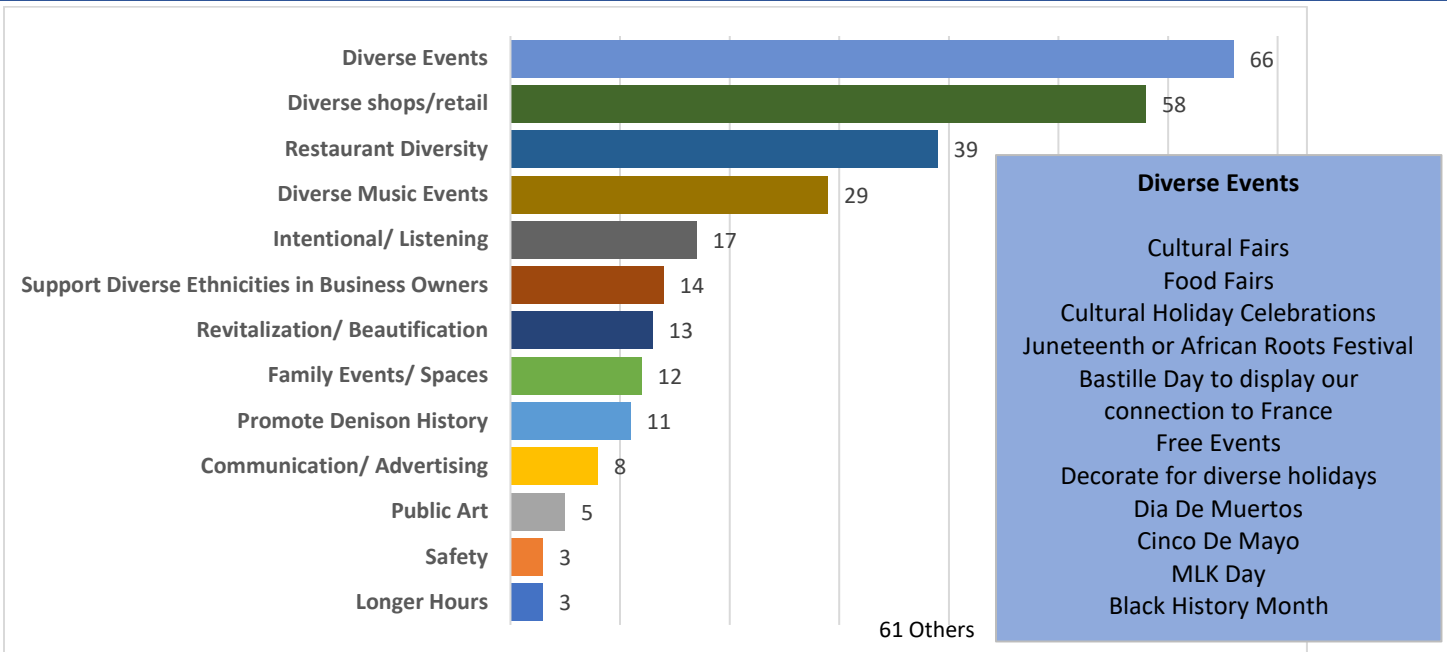
Children's Activities

- Children's Museum
- Children's Theater
- Science Museum
- Skating/ Roller blading
- Painting/DIY stores
- Bowling Alley
- Movie Theater
- Jump Houses
- Arcades
- Rock climbing
- Laser Tag
- Build a Bear
- Lego workshop
- Mini golf
- Paintball
- Treasure/ scavenger hunt
- Rock Hiding/ Finding
- Movies on Main
- Family classes
- Mother/son or father/daughter dance
- Mother/daughter tea
- Educational classes
- Book fairs

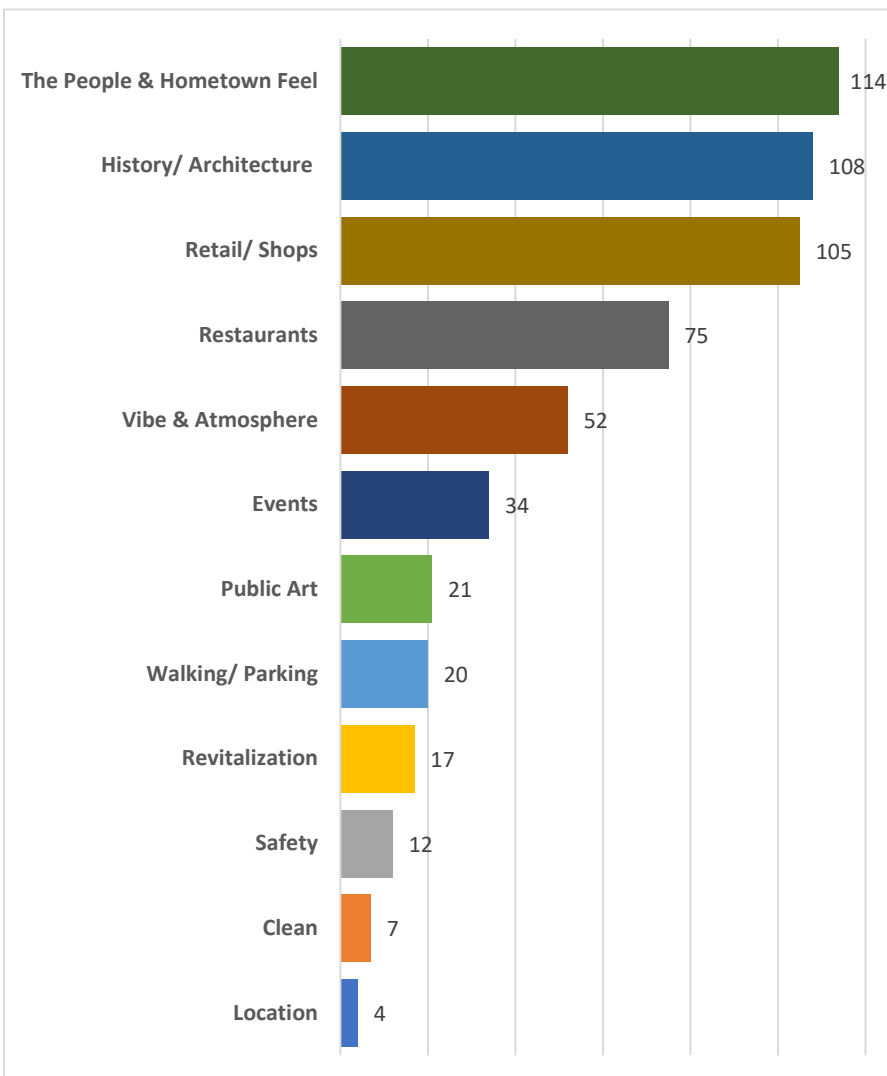
Parks/ Playgrounds

- Gardens
- Splash pad
- Picnic Area
- Water Park
- Dog Park
- Park with fountains/ water features
- Skate Park
- Astroturf park with food trucks
- Play town
- Amusement Park
- Bike trails

21. How could Downtown Denison have a more diverse appeal?



22. What do you like best about Downtown Denison?



The People and Hometown Feel

"I like how it feels homey and cozy, and when you go down there it feels like you are part of something important and unique."

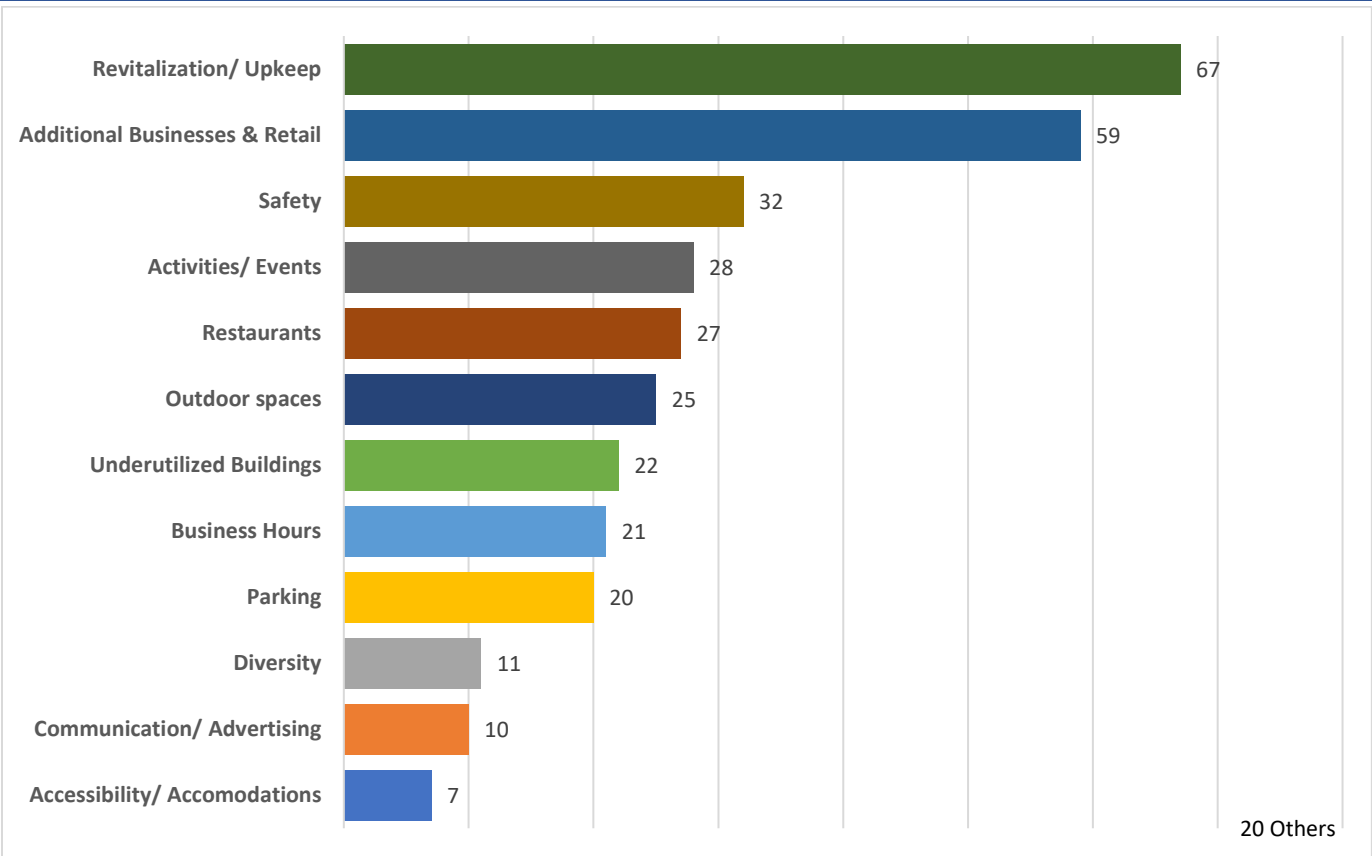
"Its amazing small business owners. I feel like I'm visiting family members every time I go into CJs, Two Chicks, the Railyard, Kaboodles, or to the Farmers Market."

"The atmosphere. Very family friendly. The stores always have amazing workers and are so happy to see you."

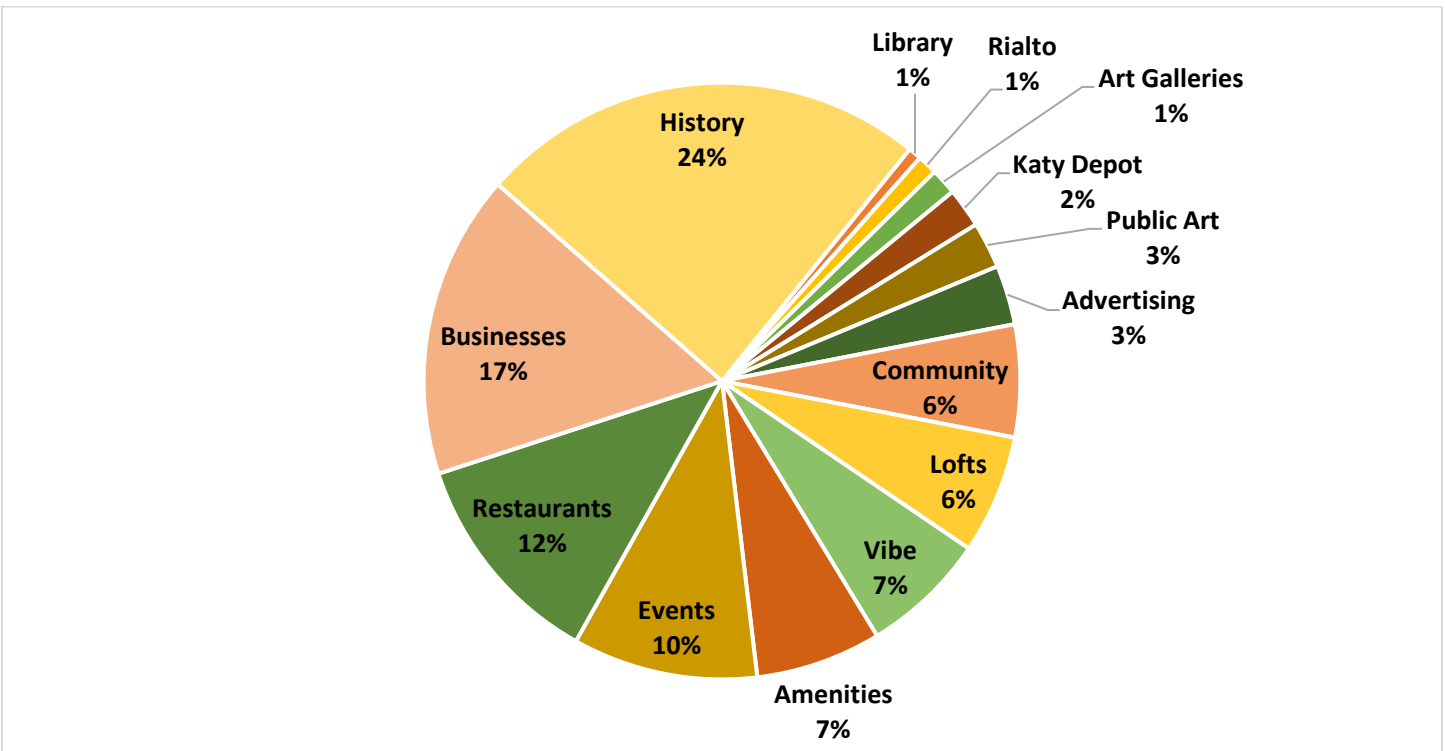
"The openness, yet closeness you feel in each store. Every store is happy to have you in and everyone is happy to help with any need you may have."

"The small-town feeling, that everyone knows everyone or is a friend of a friend."

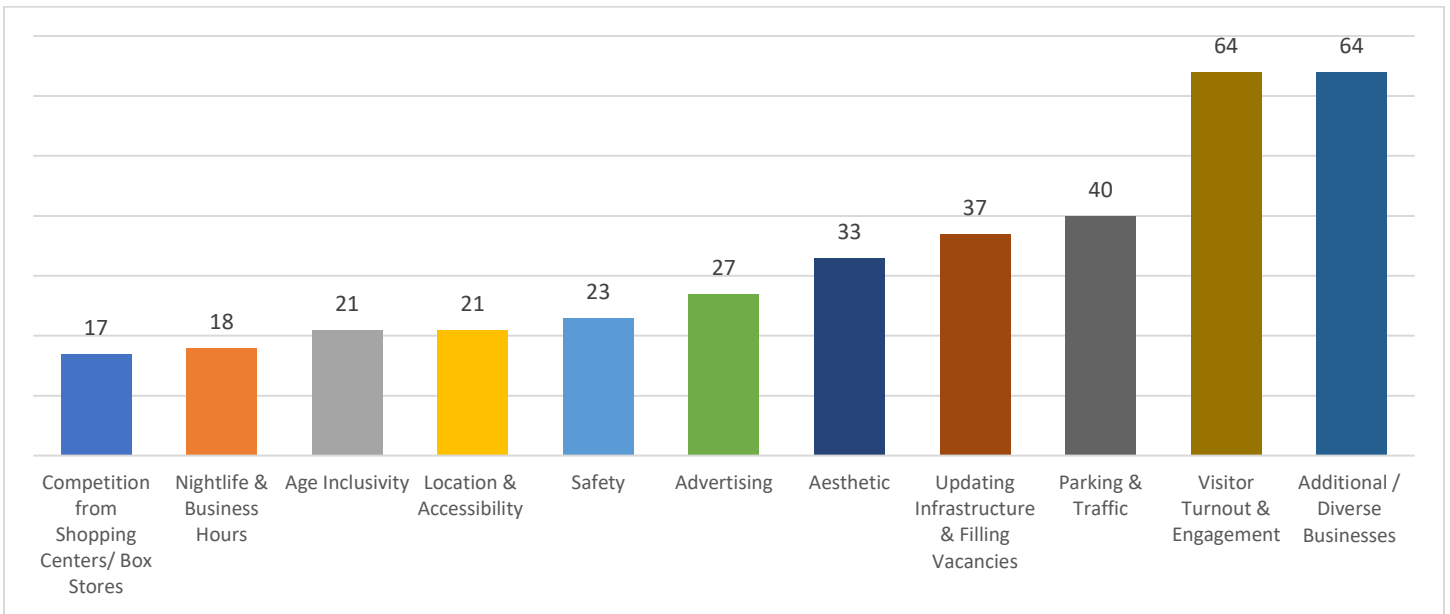
23. What, if anything, would you like to change about Downtown Denison?



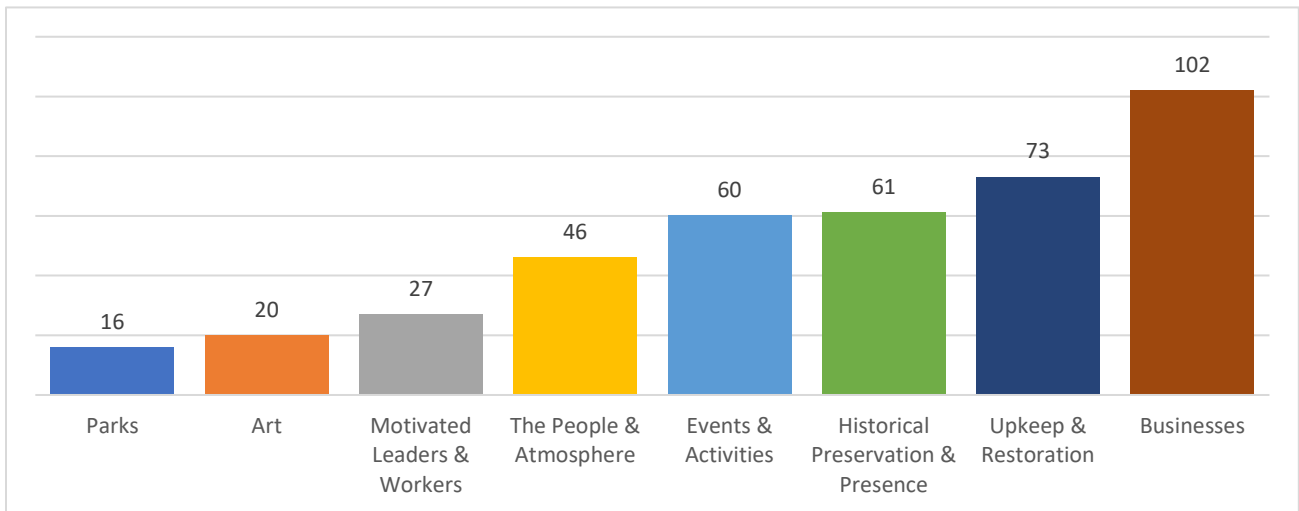
24. What is an aspect of Downtown that you feel we undersell?



25. What do you think is Downtown's biggest challenge?



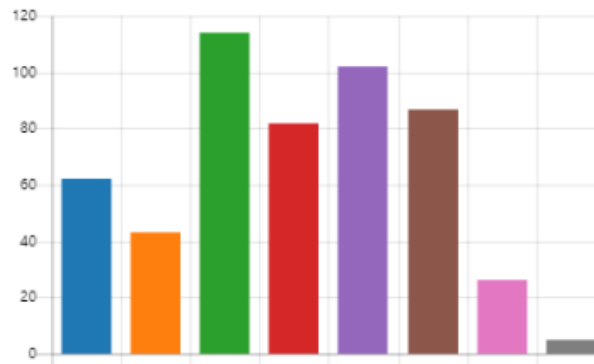
26. What do you see as Downtown Denison's biggest asset or accomplishment?



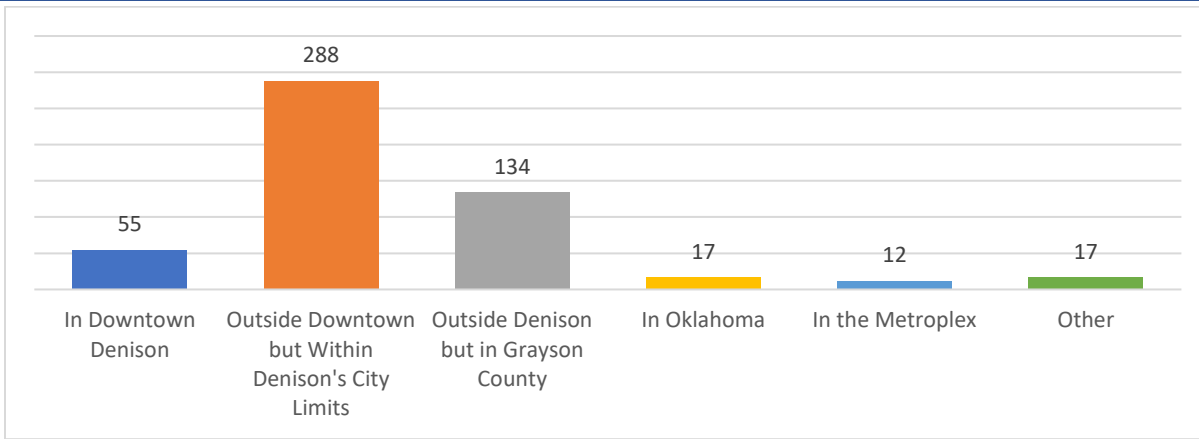
27. What age group are you in?

- 19 and Under
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80 and Over

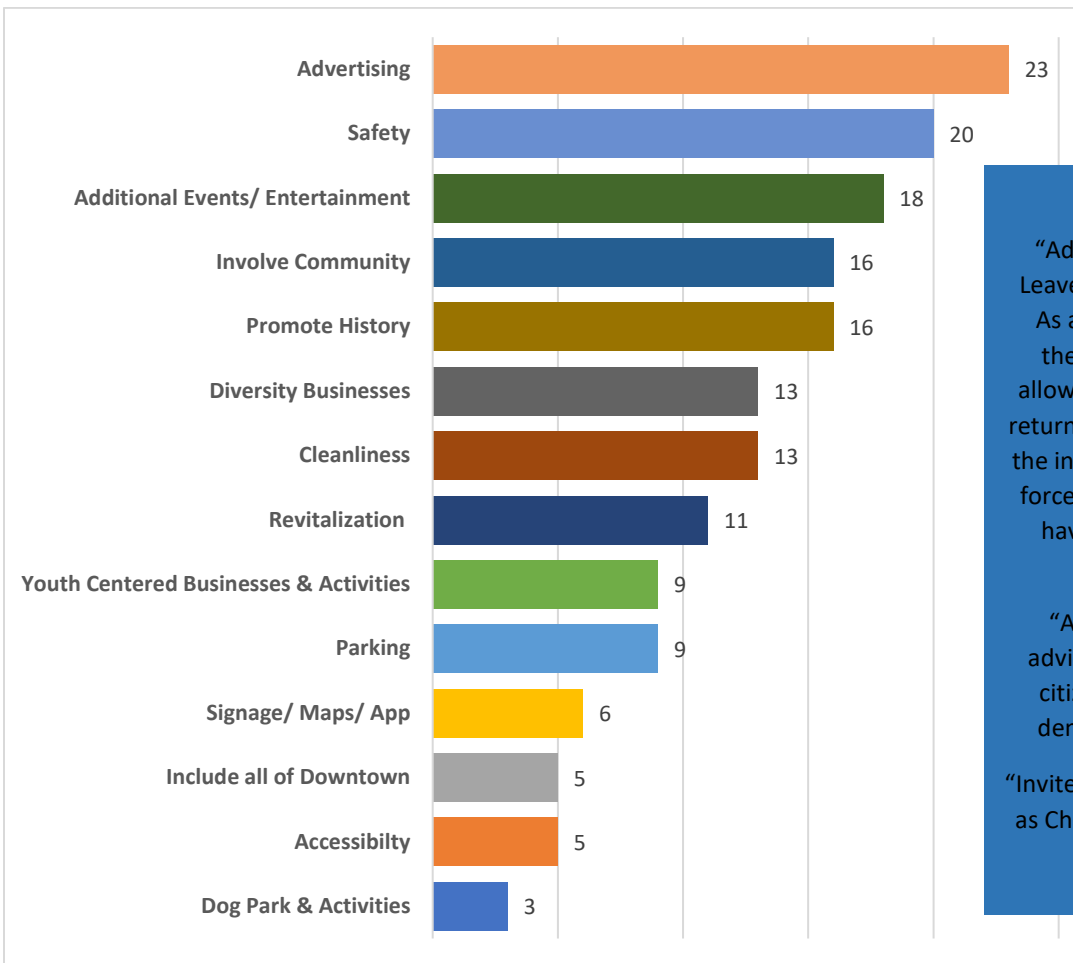
- 62
- 43
- 114
- 82
- 102
- 87
- 26
- 5



28. Which of the following best describes where you live?



29. What else do we need to know about Downtown Denison that you believe should be considered?



Involve Community

“Advertising. Join with the schools. Leave flyers, free kids meals, coupons. As a teacher, we are always leaving these items on the free tables and allowing the teachers to take them. In return they take their families and share the information with the students. Join forces with the educators and you will have a greater family turn out and promotions.”

“A voluntary Downtown Denison advisory board consisting of Denison citizens that truly reflect Denison's demographics and diversity goals.”

“Invite citizens to decorating events such as Christmas trees, or special dates like Valentine's Day, etc.”

30. Please share your e-mail to be entered in our drawings and so we can keep you involved in future aspects of this Visioning project?

We collected 352 individual e-mail addresses.

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, and receive direction from Council on the FY2022 Budget.

Staff Contact

Renee' Waggoner, Executive Director of Finance & Administrative Services
rwaggoner@cityofdenison.com
903-465-2720 EXT 2444

Summary

- Staff began the budget process in February
- Interim City Manager met with staff individually to go over budget requests in June
- Annual Budget Workshop was held on June 25
- Budget Updates will be presented to Council in July, August & September

Staff Recommendation

Staff recommends moving forward with the budget process.

Recommended Motion

None to be made at this time. This is a presentation only.

Background Information and Analysis

The budget process began in February with City Accounting staff. Accounting kicked off the budget season with all other Divisional staff in March via a virtual presentation through "GoToMeeting" and provided the recorded presentation to staff who could not attend the virtual meeting. Accounting also provided one on one training on the budget process. The Interim City Manager met with City staff individually to review all budget requests in early June. Staff and Council met on June 25 for their annual Budget Workshop to review information, ongoing projects within the City, and upcoming needs. Staff will continue to bring budget presentations before Council with changes and recommendations up until the budget adoption in September.

Financial Considerations

See attachments for fiscal considerations.

Prior Board or Council Action

None.

Alternatives

None. This is a presentation only.



Budget Update FY2022

AUGUST 16, 2021 COUNCIL MEETING

FY2022 Budget Update



- Property Tax Rate Information
- General Fund
- Utility Fund
- Budget Recommendations
- Capital Funds
- Next Steps

FY2022 Budget Update 2021 Property Tax Rate



- Current Tax Rate: \$0.652034
- No New Revenue Tax Rate: \$0.647100
- Voter Approval Tax Rate: \$0.745410
- Proposed Tax Rate: \$0.652034

2021 Proposed Tax Rates for FY2022-Denison & Peer Cities



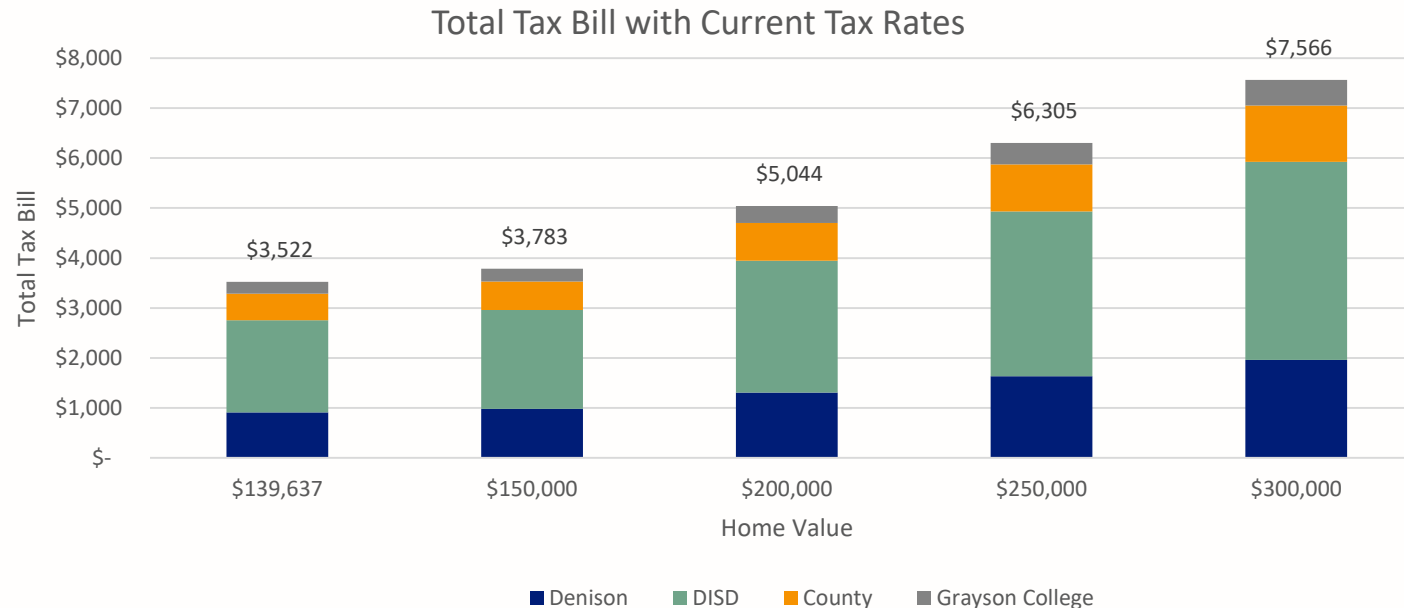
City	Proposed Tax Rate	Current Tax Rate	No-New-Revenue Tax Rate	Voter-Approval Tax Rate
Paris	0.453730	0.480780	0.435420	0.453730
Sherman	0.489000	0.489000	0.460620	0.517060
Prosper	0.520000	0.520000	0.481842	0.539436
Anna	0.569500	0.583000	0.536868	0.563326
Melissa	0.609238*	0.609238	0.554230	0.568157
Greenville	0.612000	0.615000	0.577041	0.640946
Celina	0.645000	0.645000	0.586330	0.645000
Denison	0.652034	0.652034	0.647100	0.745410
Waxahachie	0.660000	0.660000	0.625880	0.660500
Gainesville	0.687500	0.687500	0.647000	0.683400
Cleburne	0.690498	0.760092	0.710738	0.690499
AVERAGE	0.597926	0.609240	0.569364	0.609767

*FY 2021 Tax Rate

Total Tax Bill (Current Rates)



	Home Value	Denison 0.652034	DISD 1.322300	County 0.376700	Grayson College 0.171067	Total Tax Bill
*	\$ 139,637	\$ 910.48	\$ 1,846.42	\$ 526.01	\$ 238.87	\$ 3,521.79
	\$ 150,000	\$ 978.05	\$ 1,983.45	\$ 565.05	\$ 256.60	\$ 3,783.15
	\$ 200,000	\$ 1,304.07	\$ 2,644.60	\$ 753.40	\$ 342.13	\$ 5,044.20
	\$ 250,000	\$ 1,630.09	\$ 3,305.75	\$ 941.75	\$ 427.67	\$ 6,305.25
	\$ 300,000	\$ 1,956.10	\$ 3,966.90	\$ 1,130.10	\$ 513.20	\$ 7,566.30



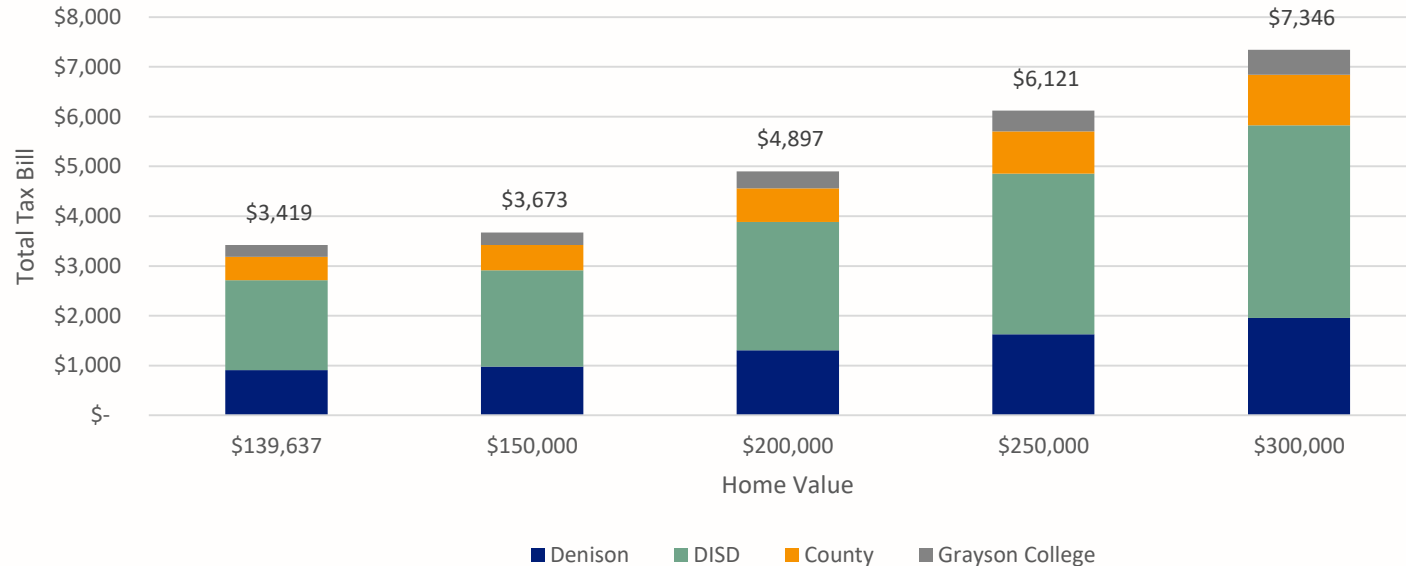
* Average Taxable Value per 2021 Certified Totals

Total Tax Bill (Proposed Rates)



	Home Value	Denison 0.652034	DISD 1.289500	County 0.339000	Grayson College 0.168053	Total Tax Bill
*	\$ 139,637	\$ 910.48	\$ 1,800.62	\$ 473.37	\$ 234.66	\$ 3,419.13
	\$ 150,000	\$ 978.05	\$ 1,934.25	\$ 508.50	\$ 252.08	\$ 3,672.88
	\$ 200,000	\$ 1,304.07	\$ 2,579.00	\$ 678.00	\$ 336.11	\$ 4,897.17
	\$ 250,000	\$ 1,630.09	\$ 3,223.75	\$ 847.50	\$ 420.13	\$ 6,121.47
	\$ 300,000	\$ 1,956.10	\$ 3,868.50	\$ 1,017.00	\$ 504.16	\$ 7,345.76

Total Tax Bill with Proposed Rates



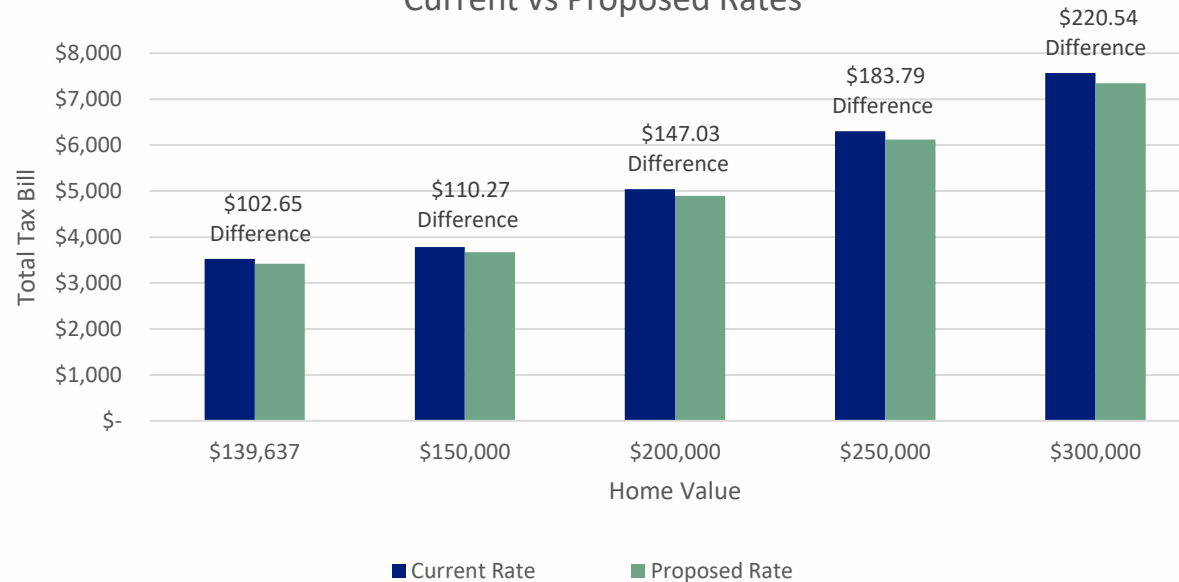
* Average Taxable Value per 2021 Certified Totals

Current vs. Proposed Rates (Difference)



	Home Value	Tax Bill (Current Rate)	Tax Bill (Proposed Rate)	Difference
*	\$ 139,637	\$ 3,521.79	\$ 3,419.13	\$ (102.65)
	\$ 150,000	\$ 3,783.15	\$ 3,672.88	\$ (110.27)
	\$ 200,000	\$ 5,044.20	\$ 4,897.17	\$ (147.03)
	\$ 250,000	\$ 6,305.25	\$ 6,121.47	\$ (183.79)
	\$ 300,000	\$ 7,566.30	\$ 7,345.76	\$ (220.54)

Current vs Proposed Rates

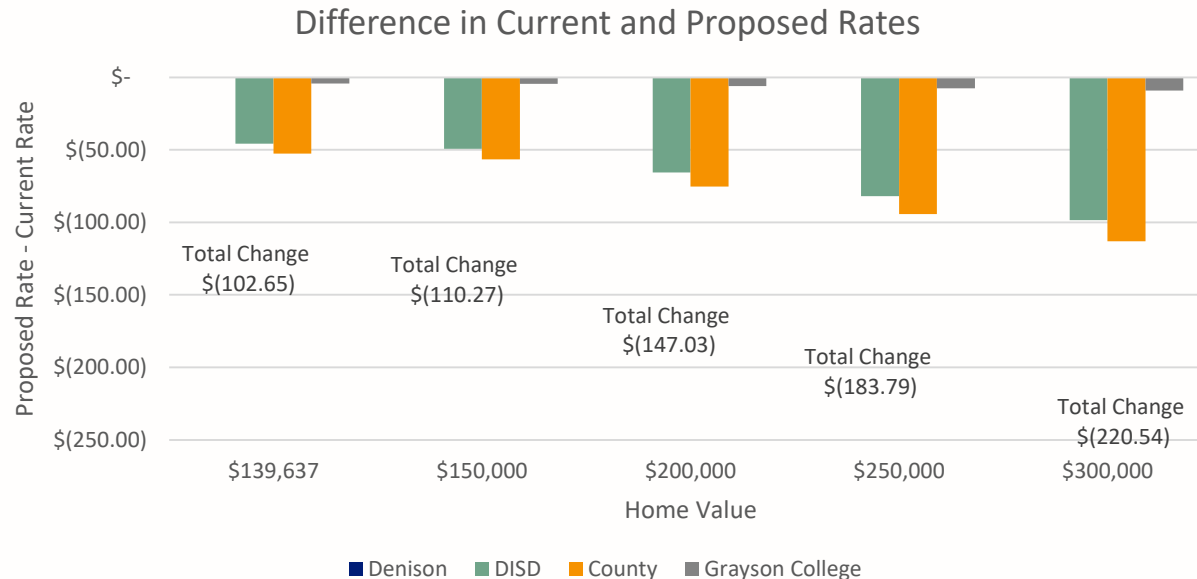


* Average Taxable Value per 2021 Certified Totals

Current vs. Proposed Rates (Difference)



	Home Value	Denison 0.000000	DISD -0.032800	County -0.037700	Grayson College -0.003014	Difference
*	\$ 139,637	\$ -	\$ (45.80)	\$ (52.64)	\$ (4.21)	\$ (102.65)
	\$ 150,000	\$ -	\$ (49.20)	\$ (56.55)	\$ (4.52)	\$ (110.27)
	\$ 200,000	\$ -	\$ (65.60)	\$ (75.40)	\$ (6.03)	\$ (147.03)
	\$ 250,000	\$ -	\$ (82.00)	\$ (94.25)	\$ (7.54)	\$ (183.79)
	\$ 300,000	\$ -	\$ (98.40)	\$ (113.10)	\$ (9.04)	\$ (220.54)



* Average Taxable Value per 2021 Certified Totals

General Fund



ITEM	Original FY2021 Budget	Estimated FY2021 Budget	Projected FY2022 Budget
Beginning Cash Balance	4,385,746	4,385,746	5,913,595
Total Revenues (+)	30,959,031	33,202,772	33,546,447
Total Expenditures (-)	(30,075,829)	(30,357,044)	(32,607,416)
Total Budgeted Transfers In* (+)	260,000	260,000	260,000
Total Budgeted Transfers Out** (-)	(1,051,061)	(1,577,879)	(1,178,543)
Ending Cash Balance	4,477,887	5,913,595	5,934,083
Revenues Over/(Under) Expenditures	92,141	1,527,849	<u>20,488</u>
DAYS OF RESERVE	54 Days	68 Days	68 Days

*Transfers In-Aquatic Fund Fee & General Capital Fund

**Transfers Out-Street Improvement Fund & General Capital Fund

Utility Fund



ITEM	Original FY2021 Budget	Estimated FY2021 Budget	Projected FY2022 Budget
Beginning Cash Balance	2,859,779	2,859,779	2,627,617
Total Revenues (+)	14,091,986	14,445,731	15,270,476
Total Expenditures (-)	(13,460,531)	(14,057,893)	(14,823,919)
Total Budgeted Transfers Out* (-)	(610,850)	(620,000)	(205,000)
Ending Cash Balance	2,880,384	2,627,617	2,869,174
Revenues Over/(Under) Expenditures	20,605	(232,162)	<u>241,557</u>
DAYS OF RESERVE	75 Days	67 Days	75 Days

*Transfers Out-Street Improvement Fund & Capital Project Fund



Budget Recommendations

Personnel Related:

- 1% one-time payment in October 2021 for all current full-time staff with 6 months of employment as of 9/30/2021
- Other full-time staff employed as of 9/30/2021 will receive a 1% one-time payment once they reach their 6-month anniversary
- Market adjustments for qualified staff with an overall average of 6%
- 2% increases on annual anniversary date for non-civil service and step increases for civil service as required
- New Full-time positions: Streets (3), Refuse (1), Police (3), Lab (1), Utilities (3)
- New Part-time positions: Parks & Cemeteries (6)
- New grade assignments/titles for some positions



Budget Recommendations

Restore Funding to Pre-Covid levels for both GF & UF expenses

Restore Days of Reserve in General Fund & Utility Fund

FY2022 Budget Update Capital



- **Federal Relief Funds (045):**

- Water/Sewer Infrastructure Capital \$1,505,512
- Public Health & Public Safety Capital \$2,900,000
- Projects \$2,031,000
 - 1100 - 1400 blocks of South 7th Ave - Water/Sewer/Street
 - 700 East Bullock - Water/Sewer/Street
 - 700 East Hull - Water/Sewer/Street
 - 200 MLK - Water
 - 1700 W Johnson – Water/Sewer/Street

FY2022 Budget Update

Next Steps



- August 16 – Adopt Resolution to set Public Hearing for Tax Rate
- August 18 – Notification of Public Hearings-both Tax Rate & Budget
- September 7 – Public Hearings & Adoptions of FY2022 Budget & 2021 Tax Rate

CITY OF DENISON



Operating Budget FY 2021/2022

Due to the passage of S.B. No. 656, Section 102.007 of the Texas Local Government Code was amended to require that the following information be included as the cover page for a budget document:

This budget will raise more revenue from total property taxes than last year's budget by an amount of \$380,440 (3.7% increase). The property tax revenue to be raised from new property added to the tax roll this year is \$450,351

The members of the governing body voted on the adopted budget as follows:
FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Property Tax Rate Comparison

	Proposed FY2022	Adopted FY2021
Property Tax Rate:	0.652034	0.652034
No New Revenue Tax Rate:	0.647100	0.655183
No New Revenue M&O Tax Rate:	0.571000	0.697264
Voter Approval Tax Rate:	0.745410	0.697342
Debt Rate:	0.097400	0.107583

The total amount of all outstanding general obligation debt is \$80,965,000.

Of this amount, \$54,786,390 is considered self-supporting. Self-supporting debt is currently secured by water and sewer revenues as well as third party funding. In the event such amounts are insufficient to pay debt service, the City will be required to assess an ad valorem tax to pay such obligations.



City of Denison, Texas

Elected Officials

Janet Gott
Mayor

Michael Courtright
Council Member, Place 1

Robert Crawley
Council Member, Place 4

James Thorne
Council Member, Place 2

Kristofor Spiegel
Council Member, Place 5

J.C. Doty
Council Member, Place 3

Brian Hander, Mayor Pro Tem
Council Member, Place 6

Administrative Officials

Bobby Atteberry
Interim City Manager

Vacant
Assistant City Manager

Renee' Waggoner
Executive Director of Finance &
Administrative Services

John Webb
Executive Director of Planning &
Community Development

Mike Gudgel
Police Chief

Gregg Loyd
Fire Chief

Carrie Jones
Director of Public Works

Amy Lay
Director of Employee Services

Chris Wallentine
Assistant to the City Manager/
City Clerk

Aaron Werner
Managing Director of Leisure
Services

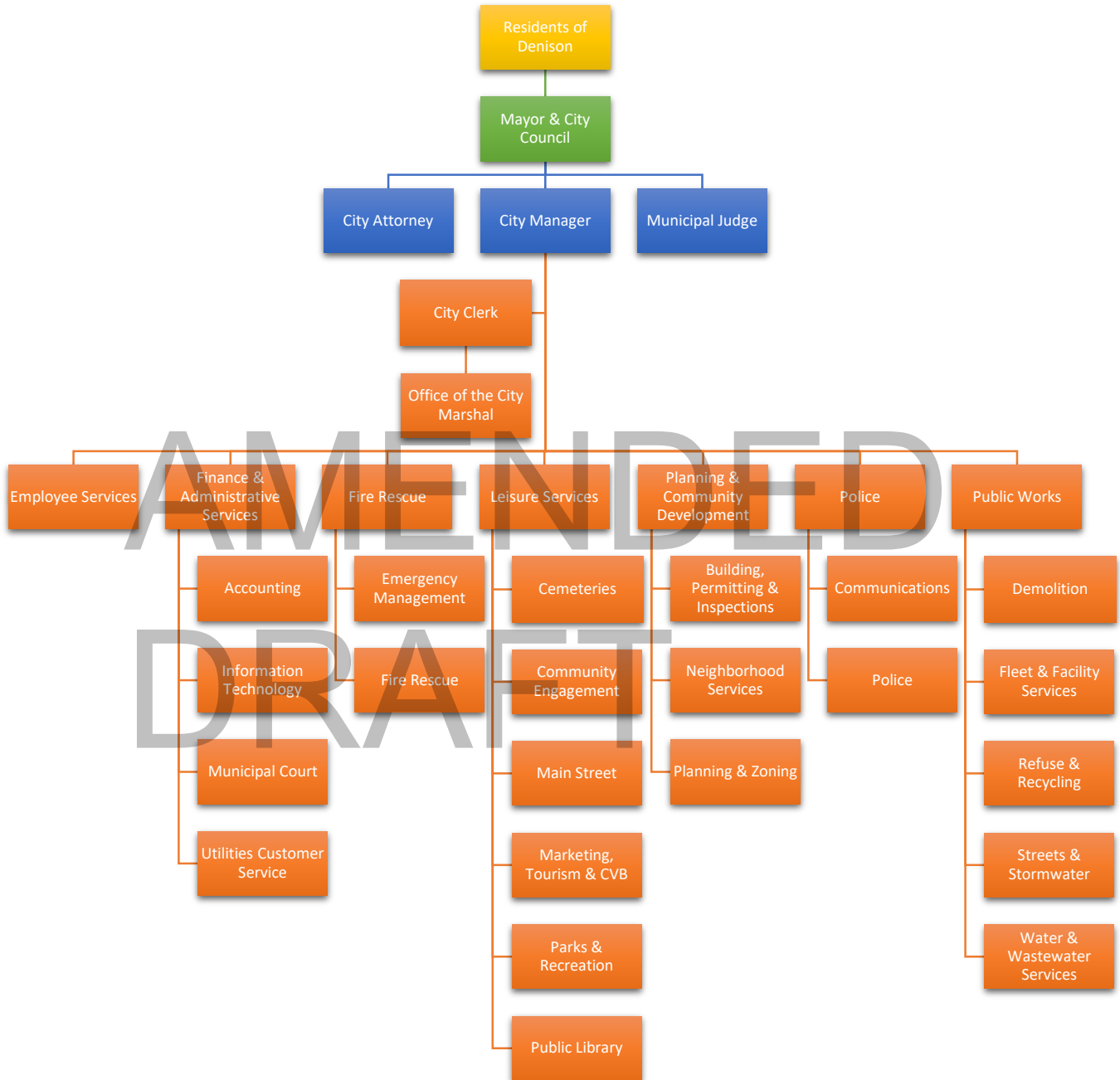
Justin Eastwood
Director of Parks & Recreation

Josh Montgomery
Director of Information Technology

Gregory Mitchell
Director of Library

Donna Dow
Director of Main Street

City of Denison 2021/2022 Budget Organizational Chart



**City of Denison
2021/2022 Budget
Programs, Departments & Divisions**

ADMINISTRATION

City Manager's Office

City Clerk's Office
Executive Services
Legal Services
Office of the City Marshal

Employee Services

PUBLIC SAFETY

Police Services

Police
Communications

Fire Services

Emergency Management
Fire Rescue

**FINANCE & ADMINISTRATIVE
SERVICES**

Finance

Accounting
Information Technology
Municipal Court
Utilities Customer Service

COMMUNITY SERVICES

Leisure Services

Cemeteries
Community Engagement
Main Street
Marketing, Tourism & CVB
Parks & Recreation
Public Library

Planning & Community Development

Building Permitting & Inspections
Cemeteries
Neighborhood Services
Planning & Zoning

PUBLIC WORKS

Public Works

Demolition
Fleet & Facility Services
Refuse & Recycling
Storm Water Operations
Streets

Water Utility

Laboratory Services
Meter Services
Water Distribution
Water Treatment

Wastewater Utility

Sewer Collection
Sewer Monitoring
Sewer Treatment

GENERAL FUND

AMENDED
DRAFT

General Fund

The General Fund serves as the City's primary operating fund. It is used to account for the activities associated with the day-to-day operations of the City. General Fund revenues are utilized to provide services to the community, such as general administration, police & fire protection, street maintenance, code compliance, parks & recreational facilities, and economic development.

The following divisions are funded from General Fund revenues:

- Emergency Operations Center (General Fund)
- Executive Services
- Main Street
- Non-Departmental
- City Marshal
- Cemeteries
- Information Technology
- Employee Services
- Accounting
- Municipal Court
- Public Library
- Marketing & Tourism
- Community Engagement
- Police
- Animal Services
- Public Safety Communications
- Denison Fire Rescue
- Community Development & Planning
- Building Permitting & Inspections
- Code Compliance
- Refuse & Recycling
- Building Maintenance
- Traffic & Markings
- Street Maintenance
- Demolition
- Fleet & Facility Services
- Parks
- Recreation
- THF Park
- Aquatics

**City of Denison
2021/2022 Budget
General Fund Revenues**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
Revenues			
Division: 600			
60010 Current Taxes	\$ 7,140,342	\$ 6,470,982	\$ 9,426,133
60020 Current Delinquent Taxes	\$ 1,932,268	\$ 3,414,360	\$ 1,400,000
60030 Delinquent Taxes	\$ 36,203	\$ 150,000	\$ 90,000
60040 Mixed Beverages	\$ 45,147	\$ 65,000	\$ 55,000
60050 Sales Tax	\$ 6,071,814	\$ 6,538,141	\$ 6,678,904
60060 Bingo Tax	\$ 17,948	\$ 4,000	\$ 5,000
60070 P.I.L.O.T	\$ 46,993	\$ 50,492	\$ 50,000
60080 Hotel/Motel Tax	\$ 356,235	\$ 475,000	\$ 475,000
60085 Short-Term Rental Tax	\$ -	\$ 8,500	\$ 12,500
60090 Atmos Energy	\$ 273,537	\$ 356,538	\$ 305,000
60100 Electricity Franchise Fee	\$ 929,626	\$ 888,000	\$ 900,000
60110 Telephone Fees	\$ 56,716	\$ 55,000	\$ 50,000
60120 Cableone	\$ 142,066	\$ 140,000	\$ 135,000
60140 W&S Franchise Fees	\$ 651,143	\$ 671,250	\$ 692,750
60150 Code Compliance	\$ 101,422	\$ 275,000	\$ 100,000
61020 Licenses - Beverages	\$ 6,952	\$ 7,000	\$ 6,000
61040 Permits - Building	\$ 486,529	\$ 430,000	\$ 430,000
61050 Permits - Electrical	\$ 26,822	\$ 20,000	\$ 20,000
61060 Permits - Plumbing, Heat, AC	\$ 62,792	\$ 60,000	\$ 60,000
61070 Permits - Miscellaneous	\$ 19,313	\$ 15,000	\$ 15,000
61090 Off Prem. Sign Annual Fee	\$ 6,400	\$ 6,000	\$ 6,000
61100 Registration-Electrical, Plumbing	\$ 36,800	\$ 35,000	\$ 35,000
61120 Planning & Zoning	\$ 20,544	\$ 45,000	\$ 40,000
62010 Penalty & Interest	\$ 113,143	\$ 150,000	\$ 100,000
62020 Traffic & Criminal	\$ 300,806	\$ 415,000	\$ 400,000
63000 Emergency Response	\$ 15,004	\$ 50,000	\$ 35,000
63010 Refuse Disposal	\$ 5,638,096	\$ 6,050,000	\$ 6,150,000
63020 Ambulance Service	\$ 296,163	\$ 100,000	\$ -
63030 Swimming Pools	\$ 127,949	\$ 200,000	\$ 175,000
63045 Food Truck	\$ 15,739	\$ 25,000	\$ 24,000
63046 Kayak Rentals	\$ 14,577	\$ 15,000	\$ 20,000
63050 Recreation Revenue	\$ 12,863	\$ 25,000	\$ 20,000
63060 T-Bar Fields	\$ 38,017	\$ 40,000	\$ 45,000
63090 Bag Sales	\$ 42,256	\$ 29,000	\$ -
63100 Special Refuse Charges	\$ 73,727	\$ 60,000	\$ 60,000
63110 Collection Station	\$ 61,972	\$ 40,000	\$ 50,000
63120 Concrete Box Sales	\$ 24,000	\$ 24,000	\$ 20,000
63130 Lot Sales	\$ 42,411	\$ 55,000	\$ 30,000
63140 Open/Close Fees	\$ 53,601	\$ 50,000	\$ 50,000
63150 Vault Setting/Foundation Fees	\$ 1,050	\$ 2,000	\$ 2,000
63210 Library Fees	\$ 1,791	\$ 2,000	\$ 2,000
63230 Library-Reimbursing Grant	\$ 47,725	\$ 50,355	\$ 45,000
63250 Fax & Photocopies	\$ 11,500	\$ 12,000	\$ 12,000
63950 THF Park Revenue	\$ 100,333	\$ 250,000	\$ 200,000
64010 County Ambulance Contract	\$ 90,254	\$ 87,626	\$ -
64020 County Fire Fighting	\$ 104,332	\$ 104,332	\$ 104,332
65010 Interest Income	\$ 68,390	\$ 35,000	\$ 40,000
65030 E-911	\$ 182,585	\$ 175,000	\$ 165,000
65040 Donations	\$ 102	\$ -	\$ -
65060 Lease Proceeds	\$ -	\$ 1,100,000	\$ 1,220,000
65080 Security & Task Force Reimbursement	\$ 193,663	\$ 200,000	\$ 150,000
65090 TASWA Gainsharing	\$ -	\$ 510,972	\$ 438,543
65100 Miscellaneous	\$ 428,260	\$ 360,000	\$ 300,000
65110 Transfer/W&S	\$ 1,214,172	\$ 1,419,224	\$ 1,404,285
65190 Federal Relief Funds	\$ 256,566	\$ 1,250,000	\$ -
65200 External Reimbursements	\$ 9,258	\$ 10,000	\$ 10,000
08100 Transfers In	\$ 438,074	\$ 386,000	\$ 447,000
General Fund Revenues	\$ 28,485,994	\$ 33,462,772	\$ 32,706,447

**City of Denison
2021/2022 Budget
General Fund Division Summaries**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001				
Expenditures				
001-001	Emergency Operations Center	\$ 486,166	\$ 210,788	\$ 6,150
001-002	Executive Services	\$ 739,976	\$ 884,216	\$ 954,578
001-003	Main Street	\$ 280,764	\$ 261,796	\$ 257,532
001-004	Non-Departmental	\$ 1,062,314	\$ 2,732,849	\$ 4,240,776
001-007	City Marshal	\$ 112,223	\$ 119,412	\$ 119,833
001-008	Cemeteries	\$ 282,314	\$ 292,828	\$ 305,271
001-009	Information Technology	\$ 1,419,107	\$ 1,461,464	\$ 1,070,607
001-010	Employee Services	\$ 349,810	\$ 329,712	\$ 350,193
001-011	Accounting	\$ 539,204	\$ 570,230	\$ 658,705
001-015	Municipal Court	\$ 257,590	\$ 247,843	\$ 240,705
001-016	Public Library	\$ 740,876	\$ 765,996	\$ 808,406
001-017	Marketing & Tourism	\$ 281,707	\$ 351,997	\$ 318,768
001-018	Communications & Engagement	\$ 202,619	\$ 206,837	\$ 171,999
001-020	Police	\$ 5,101,802	\$ 5,341,595	\$ 5,197,882
001-022	Animal Services	\$ 266,663	\$ 288,383	\$ 301,709
001-023	Public Safety Communications	\$ 713,897	\$ 988,939	\$ 938,322
001-024	Denison Fire Rescue	\$ 5,945,737	\$ 5,426,829	\$ 5,416,914
001-030	Planning	\$ 552,470	\$ 536,927	\$ 579,843
001-037	Building Permitting & Inspections	\$ 406,099	\$ 437,875	\$ 451,179
001-038	Code Compliance	\$ 318,332	\$ 388,028	\$ 381,832
001-044	Refuse & Recycling	\$ 2,936,835	\$ 2,736,282	\$ 2,330,990
001-046	Building Maintenance	\$ 176,780	\$ 201,407	\$ 186,989
001-055	Traffic & Markings	\$ 364,664	\$ 377,285	\$ 392,274
001-057	Street Maintenance	\$ 636,102	\$ 653,831	\$ 660,817
001-058	Demolition	\$ 133,128	\$ 78,594	\$ 81,767
001-060	Fleet & Facility Services	\$ 1,454,380	\$ 1,453,007	\$ 1,471,879
001-070	Parks	\$ 1,351,405	\$ 1,239,087	\$ 1,129,603
001-071	Recreation	\$ 254,309	\$ 437,150	\$ 380,005
001-074	THF Park	\$ 619,778	\$ 803,301	\$ 816,464
001-075	Aquatics	\$ 396,080	\$ 457,556	\$ 443,789
001-079	Fleet Service Charges	\$ (945,240)	\$ -	\$ -
001-000	Transfers Out	\$ 1,043,590	\$ 1,577,879	\$ 1,178,543
001-000	Bad Debt Expense	\$ 57,329	\$ 75,000	\$ 100,000
General Fund Expenditures		\$ 28,538,807	\$ 31,934,923	\$ 31,944,324
Revenue Total:		\$ 28,485,994	\$ 33,462,772	\$ 32,706,447
Expenditure Total:		\$ (28,538,807)	\$ (31,934,923)	\$ (31,944,324)
General Fund Net Total:		\$ (52,813)	\$ 1,527,849	\$ 762,123

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 001 - Emergency Operations Center (EOC)			
81010 Social Security - Full Time	\$ -	\$ 300	\$ 150
81020 Retirement TMRS	\$ -	\$ 460	\$ 200
81100 Salaries & Wages - Full time	\$ -	\$ 4,000	\$ 1,500
82030 Information Technology	\$ 100,258	\$ -	\$ -
82120 Equipment Rental	\$ 3,740	\$ -	\$ -
82160 Training/Travel	\$ 5,042	\$ -	\$ -
82700 Professional Fees	\$ 24,786	\$ 900	\$ -
82730 Community Outreach	\$ 80,000	\$ -	\$ -
82840 Demo, Contracts	\$ 118,944	\$ -	\$ -
83040 Janitorial Supplies	\$ 20,380	\$ -	\$ -
83160 Auto/Equip Fuel	\$ -	\$ 1,800	\$ -
83280 Minor Tools	\$ 33	\$ -	\$ -
83290 Safety/PPE	\$ 46,924	\$ 200	\$ -
83300 Department Supplies	\$ 26,761	\$ 2,028	\$ -
83305 Bottled Water	\$ -	\$ 100	\$ -
83310 Equipment	\$ 38,978	\$ 57,000	\$ -
83440 Building Maintenance	\$ 300	\$ 3,500	\$ -
83460 Auto Maintenance	\$ -	\$ 8,500	\$ -
83560 Park Maintenance	\$ 6,647	\$ 4,200	\$ -
83980 Miscellaneous	\$ 13,374	\$ 1,800	\$ -
84135 Rent Assistance Payments	\$ -	\$ 126,000	\$ 4,300
Division Total: Emergency Operations Center	\$ 486,166	\$ 210,788	\$ 6,150

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 002 - Executive Services			
81010 Social Security - Full Time	\$ 16,723	\$ 10,418	\$ 33,977
81015 Social Security - Part Time	\$ 315	\$ 321	\$ 321
81020 Retirement TMRS	\$ 31,884	\$ 22,647	\$ 56,432
81040 Employee Insurance	\$ 11,365	\$ 7,340	\$ 29,397
81050 Workers' Compensation	\$ 206	\$ 225	\$ 402
81100 Salaries & Wages - Full Time	\$ 263,637	\$ 206,381	\$ 494,149
81150 Salaries & Wages - Part Time	\$ 4,119	\$ 4,200	\$ 4,200
81198 Accrued Wages	\$ 8,657	\$ (3,716)	\$ -
82040 Postage	\$ 1,162	\$ 1,200	\$ 750
82130 Garage Fuel	\$ 142	\$ -	\$ -
82160 Training/Travel	\$ 27,032	\$ 16,500	\$ 16,500
82210 Enterprise Car Rental Program	\$ 5,392	\$ -	\$ -
82510 Garage Labor	\$ 20	\$ -	\$ -
82700 Professional Fees	\$ 22,423	\$ 275,000	\$ 35,000
82740 Advertising	\$ 15,476	\$ 21,000	\$ 10,000
82780 Printing & Binding	\$ -	\$ 500	\$ 500
82820 Membership/Subscriptions	\$ 4,265	\$ 4,600	\$ 4,600
83010 Office Supplies	\$ 2,007	\$ 9,750	\$ 6,500
83020 Service Awards	\$ 762	\$ 500	\$ 800
83050 Hospitality	\$ 1,067	\$ 1,050	\$ 1,050
83120 Food	\$ 3,746	\$ 2,500	\$ 1,500
83130 Food - Council	\$ 405	\$ 2,000	\$ 1,000
83300 Department Supplies	\$ -	\$ 800	\$ -
83930 Special Events	\$ 9,647	\$ 7,000	\$ 5,000
84360 Elections	\$ -	\$ 9,000	\$ 12,500
84400 Legal Services	\$ 309,523	\$ 285,000	\$ 240,000
Division Total: Executive Services	\$ 739,976	\$ 884,216	\$ 954,578

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 003 - Main Street			
81010 Social Security - Full Time	\$ 8,677	\$ 8,306	\$ 8,800
81015 Social Security - Part Time	\$ 939	\$ 50	\$ -
81020 Retirement TMRS	\$ 14,626	\$ 13,236	\$ 13,136
81040 Employee Insurance	\$ 10,873	\$ 9,720	\$ 11,454
81050 Workers' Compensation	\$ 92	\$ 100	\$ 115
81100 Salaries & Wages - Full Time	\$ 120,679	\$ 119,475	\$ 115,027
81150 Salaries & Wages - Part Time	\$ 12,270	\$ 1,000	\$ -
81198 Accrued Wages	\$ 3,636	\$ 1,209	\$ -
82040 Postage	\$ 12	\$ 100	\$ 300
82160 Training/Travel	\$ 4,055	\$ 5,000	\$ 5,000
82510 Garage Labor	\$ 22	\$ -	\$ -
82530 Garage Sublet	\$ 8	\$ -	\$ -
82620 Electricity	\$ 229	\$ 300	\$ 300
82700 Professional Fees	\$ 823	\$ 1,600	\$ 1,200
82740 Advertising	\$ 3,806	\$ 10,000	\$ 10,000
82780 Printing & Binding	\$ 8,539	\$ 6,200	\$ 6,200
82820 Membership/Subscriptions	\$ 1,972	\$ 2,500	\$ 2,500
83010 Office Supplies	\$ 1,630	\$ 1,000	\$ 1,000
83020 Service Awards	\$ 409	\$ 1,000	\$ 500
83920 Historic Preservation	\$ 100	\$ 1,000	\$ 2,000
83930 Special Events	\$ 87,369	\$ 80,000	\$ 80,000
Division Total: Main Street	\$ 280,764	\$ 261,796	\$ 257,532

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 004 - Non-Departmental			
82210 Enterprise Car Rental Program	\$ -	\$ -	\$ 475,000
82820 Membership/Subscriptions	\$ 13,012	\$ 14,000	\$ 15,000
83285 Capital Requests (Budgeted)	\$ -	\$ 39,000	\$ -
83286 Capital Requests (Lease)	\$ -	\$ 1,100,000	\$ 1,220,000
84040 Utility Rate Case Expense	\$ 1,256	\$ 2,400	\$ 2,400
84060 Insurance-Liability	\$ 194,220	\$ 213,000	\$ 220,000
84110 Texoma Community Center Contrib.	\$ 40,000	\$ 40,000	\$ 40,000
84130 Contracts & Agreements	\$ 116,184	\$ 462,000	\$ 115,000
84140 Contingency	\$ 65,377	\$ 57,000	\$ 100,000
84160 Taps Contract	\$ 31,500	\$ 31,500	\$ 31,500
84170 Credit Card Merchant Fees	\$ 38,016	\$ 60,000	\$ 60,000
84180 Claims & Refunds	\$ 603	\$ 1,000	\$ 1,500
84260 Interest Expense	\$ -	\$ -	\$ 84,631
84270 Lease Payments	\$ -	\$ -	\$ 908,337
84700 Tax Collections	\$ 12,995	\$ 13,002	\$ 13,500
84940 TIRZ Contributions	\$ 346,765	\$ 482,398	\$ 718,075
84950 Appraisal District	\$ 202,386	\$ 217,549	\$ 235,833
Division Total: Non-Departmental	\$ 1,062,314	\$ 2,732,849	\$ 4,240,776

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 007 - City Marshal			
81010 Social Security - Full Time	\$ 5,083	\$ 5,387	\$ 5,382
81015 Social Security - Part Time	\$ 1,451	\$ 1,851	\$ 1,851
81020 Retirement TMRS	\$ 8,131	\$ 8,288	\$ 8,034
81040 Employee Insurance	\$ 5,479	\$ 5,814	\$ 5,773
81050 Workers' Compensation	\$ 206	\$ 225	\$ 695
81090 Overtime	\$ -	\$ 1,000	\$ 1,320
81100 Salaries & Wages - Full Time	\$ 66,854	\$ 70,417	\$ 70,348
81150 Salaries & Wages - Part Time	\$ 18,964	\$ 22,880	\$ 22,880
81198 Accrued Wages	\$ 2,726	\$ -	\$ -
82130 Garage Fuel	\$ 203	\$ -	\$ -
82160 Training/Travel	\$ 914	\$ 2,000	\$ 2,000
82700 Professional Fees	\$ 117	\$ 200	\$ 200
82820 Membership/Subscriptions	\$ 50	\$ 100	\$ 100
83010 Office Supplies	\$ 940	\$ 250	\$ 250
83060 Uniforms/Boots	\$ 607	\$ 500	\$ 500
83290 Safety/PPE	\$ 499	\$ 500	\$ 500
Division Total: City Marshal	\$ 112,223	\$ 119,412	\$ 119,833

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**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 008 - Cemeteries			
81010 Social Security - Full Time	\$ 13,454	\$ 12,781	\$ 13,831
81020 Retirement TMRS	\$ 21,779	\$ 20,101	\$ 20,646
81040 Employee Insurance	\$ 23,982	\$ 26,254	\$ 28,251
81050 Workers' Compensation	\$ 2,932	\$ 3,200	\$ 2,552
81090 Overtime	\$ 3,331	\$ 5,000	\$ 5,000
81100 Salaries & Wages - Full Time	\$ 174,065	\$ 163,333	\$ 202,791
81198 Accrued Wages	\$ 3,734	\$ 3,584	-
82040 Postage	\$ 270	\$ 200	\$ 300
82130 Garage Fuel	\$ 726	-	-
82140 Oil & Filters	\$ 238	\$ 50	\$ 100
82160 Training/Travel	\$ 384	\$ 800	\$ 1,000
82510 Garage Labor	\$ 74	-	-
82520 Garage Parts	\$ 166	-	-
82530 Garage Sublet	\$ 15	-	-
82620 Electricity	\$ 5,251	\$ 5,000	\$ 5,000
82700 Professional Fees	\$ 850	\$ 700	-
82710 Temporary-Contract Labor	\$ -	\$ 12,550	\$ 1,250
82820 Membership/Subscriptions	\$ 125	-	-
83010 Office Supplies	\$ 830	\$ 1,225	\$ 750
83060 Uniforms/Boots	\$ 2,303	\$ 2,500	\$ 2,500
83160 Auto/Equip Fuel	\$ 2,968	\$ 3,800	\$ 3,000
83240 Chemical Supplies	\$ 312	\$ 800	\$ 350
83280 Minor Tools	\$ 743	\$ 750	\$ 750
83290 Safety/PPE	\$ 264	\$ 200	\$ 200
83300 Department Supplies	\$ 16,053	\$ 2,500	\$ 3,000
83378 Burial Supplies	\$ -	\$ 16,000	\$ 6,000
83380 Botanical & Grounds Maintenance	\$ 5,958	\$ 7,000	\$ 8,000
83480 Machine & Equipment Maintenance	\$ 1,506	\$ 4,500	-
Division Total: Cemeteries	\$ 282,314	\$ 292,828	\$ 305,271

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 009 - Information Technology			
81010 Social Security - Full Time	\$ 17,476	\$ 21,586	\$ 21,786
81020 Retirement TMRS	\$ 28,888	\$ 33,211	\$ 32,523
81040 Employee Insurance	\$ 21,820	\$ 22,647	\$ 28,625
81050 Workers' Compensation	\$ 118	\$ 125	\$ 257
81090 Overtime	\$ 2,960	\$ 3,000	\$ 3,000
81100 Salaries & Wages - Full Time	\$ 234,563	\$ 282,171	\$ 281,789
81198 Accrued Wages	\$ 8,087	\$ -	\$ -
82010 Telecommunications	\$ 306,316	\$ 299,809	\$ 299,809
82031 Web Domains	\$ 698	\$ 2,384	\$ 2,384
82040 Postage	\$ 4	\$ -	\$ -
82050 Licenses	\$ 77,661	\$ 101,196	\$ 101,196
82060 Alarm/Burglary	\$ 5,070	\$ 5,500	\$ 4,680
82130 Garage Fuel	\$ 153	\$ -	\$ -
82140 Oil & Filters	\$ 94	\$ -	\$ -
82160 Training/Travel	\$ 8,075	\$ 8,000	\$ 8,000
82430 Maintenance Fees	\$ 470,315	\$ 436,300	\$ 156,800
82450 Radio Maintenance	\$ 21,143	\$ 21,000	\$ 16,000
82510 Garage Labor	\$ 36	\$ -	\$ -
82520 Garage Parts	\$ 32	\$ -	\$ -
82530 Garage Sublet	\$ 89	\$ -	\$ -
82700 Professional Fees	\$ 4,250	\$ 4,000	\$ 4,000
82760 Office Machines	\$ 78,230	\$ 80,070	\$ 27,658
82820 Membership/Subscriptions	\$ 175	\$ 1,000	\$ 1,000
83010 Office Supplies	\$ 2,347	\$ 2,000	\$ 2,000
83060 Uniform/Boots	\$ 155	\$ 1,250	\$ 1,250
83280 Minor Tools	\$ 144	\$ 250	\$ 250
83283 Workstation/Mobile Equipment	\$ 8,892	\$ 10,000	\$ 10,000
83284 Network Hardware	\$ 28,720	\$ 31,000	\$ 30,000
83285 Capital Requests	\$ 5,005	\$ -	\$ -
83300 Department Supplies	\$ 30,225	\$ 37,600	\$ 37,600
84270 Lease Payments - Principal	\$ 57,365	\$ 57,365	\$ -
Division Total: Information Technology	\$ 1,419,107	\$ 1,461,464	\$ 1,070,607

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 010 - Employee Services			
81010 Social Security - Full Time	\$ 11,865	\$ 14,266	\$ 14,585
81015 Social Security - Part Time	\$ 1,219	\$ -	\$ -
81020 Retirement TMRS	\$ 19,859	\$ 21,982	\$ 21,773
81040 Employee Insurance	\$ 13,090	\$ 15,598	\$ 17,206
81050 Workers' Compensation	\$ 137	\$ 175	\$ 169
81090 Overtime	\$ -	\$ 211	\$ -
81100 Salaries & Wages - Full Time	\$ 163,280	\$ 186,480	\$ 190,660
81150 Salaries & Wages - Part Time	\$ 15,934	\$ -	\$ -
81198 Accrued Wages	\$ 4,454	\$ -	\$ -
82030 Information Technology	\$ -	\$ -	\$ 17,800
82040 Postage	\$ 252	\$ 500	\$ 500
82160 Training/Travel	\$ 3,234	\$ 5,000	\$ 5,000
82170 Staff Development	\$ 600	\$ 5,000	\$ 4,500
82180 Tuition Reimbursement	\$ 3,825	\$ 1,000	\$ -
82700 Professional Fees	\$ 9,333	\$ 9,000	\$ 7,000
82740 Advertising	\$ 850	\$ 2,000	\$ 3,000
82780 Printing & Binding	\$ -	\$ 3,100	\$ 500
82820 Membership/Subscriptions	\$ 451	\$ 600	\$ 500
82860 Physicals	\$ 14,140	\$ 14,000	\$ 14,000
83010 Office Supplies	\$ 2,092	\$ 1,500	\$ 1,500
83020 Service Awards	\$ 4,664	\$ 7,100	\$ 5,500
83030 Employee Banquet	\$ 11,620	\$ 13,000	\$ 12,000
83050 Hospitality	\$ 443	\$ 1,200	\$ 1,000
83290 Safety/PPE	\$ 42	\$ -	\$ -
83900 Civil Service	\$ 24,263	\$ 15,000	\$ 20,000
84760 Unemployment	\$ 44,162	\$ 13,000	\$ 13,000
Division Total: Employee Services	\$ 349,810	\$ 329,712	\$ 350,193

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 011 - Accounting			
81010 Social Security - Full Time	\$ 27,963	\$ 30,051	\$ 36,081
81020 Retirement TMRS	\$ 45,113	\$ 46,779	\$ 53,862
81040 Employee Insurance	\$ 25,813	\$ 28,505	\$ 40,044
81050 Workers' Compensation	\$ 212	\$ 230	\$ 367
81100 Salaries & Wages - Full Time	\$ 369,725	\$ 395,996	\$ 471,651
81198 Accrued Wages	\$ 11,492	\$ 5,069	\$ -
82040 Postage	\$ 2,379	\$ 2,500	\$ 2,800
82160 Training/Travel	\$ 2,060	\$ 2,500	\$ 5,000
82700 Professional Fees	\$ 44,045	\$ 50,000	\$ 40,000
82780 Printing and Binding	\$ -	\$ 400	\$ 200
82820 Membership/Subscriptions	\$ 2,094	\$ 1,200	\$ 1,200
83010 Office Supplies	\$ 8,307	\$ 7,000	\$ 7,000
83060 Uniforms/Boots	\$ -	\$ -	\$ 500
Division Total: Accounting	\$ 539,204	\$ 570,230	\$ 658,705

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**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 015 - Municipal Court			
81010 Social Security - Full Time	\$ 10,623	\$ 11,436	\$ 8,430
81015 Social Security - Part Time	\$ 2,490	\$ 3,443	\$ 3,957
81020 Retirement TMRS	\$ 15,763	\$ 14,640	\$ 12,585
81040 Employee Insurance	\$ 14,219	\$ 16,370	\$ 17,027
81050 Workers' Compensation	\$ 170	\$ 185	\$ 136
81090 Overtime	\$ -	\$ 1,200	\$ -
81100 Salaries & Wages - Full Time	\$ 138,576	\$ 115,619	\$ 110,200
81150 Salaries & Wages - Part Time	\$ 36,950	\$ 51,000	\$ 51,720
81198 Accrued Wages	\$ 4,433	\$ -	\$ -
82040 Postage	\$ 2,931	\$ 2,800	\$ 3,500
82160 Training/Travel	\$ 3,485	\$ 2,500	\$ 5,000
82510 Garage Labor	\$ 102	\$ -	\$ -
82520 Garage Parts	\$ 3	\$ -	\$ -
82530 Garage Sublet	\$ 485	\$ -	\$ -
82700 Professional Fees	\$ 24,755	\$ 24,000	\$ 24,000
82780 Printing & Binding	\$ -	\$ 1,000	\$ -
82820 Membership/Subscriptions	\$ 165	\$ 150	\$ 150
83010 Office Supplies	\$ 1,506	\$ 2,500	\$ 3,000
83060 Uniforms/Boots	\$ 935	\$ 1,000	\$ 1,000
Division Total: Municipal Court	\$ 257,590	\$ 247,843	\$ 240,705

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 016 - Public Library			
81010 Social Security - Full Time	\$ 28,760	\$ 33,387	\$ 30,512
81015 Social Security - Part Time	\$ 6,249	\$ 6,412	\$ 9,960
81020 Retirement TMRS	\$ 46,321	\$ 47,729	\$ 45,549
81040 Employee Insurance	\$ 48,144	\$ 56,833	\$ 56,636
81050 Workers' Compensation	\$ 408	\$ 445	\$ 495
81100 Salaries & Wages - Full Time	\$ 380,848	\$ 394,738	\$ 398,854
81150 Salaries & Wages - Part Time	\$ 81,692	\$ 86,017	\$ 130,200
81198 Accrued Wages	\$ 13,944	\$ 6,935	\$ -
82040 Postage	\$ 851	\$ 1,000	\$ 1,000
82160 Training/Travel	\$ 772	\$ 1,000	\$ 2,000
82420 Building & Grnds Maintenance	\$ 28,038	\$ 25,000	\$ 23,000
82620 Electricity	\$ 16,084	\$ 16,000	\$ 18,000
82630 Gas & Propane	\$ 4,523	\$ 5,800	\$ 5,000
82700 Professional Fees	\$ 450	\$ -	\$ 500
82730 Community Outreach	\$ 343	\$ 850	\$ 850
82760 Office Machines	\$ 158	\$ -	\$ -
82800 BARR	\$ 42,000	\$ 40,000	\$ 42,000
82820 Membership/Subscriptions	\$ 2,082	\$ 3,000	\$ 3,000
83010 Office Supplies	\$ 812	\$ 2,500	\$ 2,500
83040 Janitorial Supplies	\$ 1,935	\$ 3,150	\$ 3,150
83100 Youth Services	\$ 13,061	\$ 15,200	\$ 15,200
83110 Family Place	\$ -	\$ 1,000	\$ 1,000
83300 Department Supplies	\$ 20,694	\$ 17,000	\$ 17,000
83480 Machine & Equipment Maintenance	\$ 2,707	\$ 2,000	\$ 2,000
Division Total: Public Library	\$ 740,876	\$ 765,996	\$ 808,406

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 017 - Marketing & Tourism			
81010 Social Security - Full Time	\$ 3,496	\$ 4,068	\$ 4,095
81020 Retirement TMRS	\$ 6,170	\$ 6,260	\$ 6,117
81040 Employee Insurance	\$ 5,429	\$ 5,745	\$ 5,713
81050 Workers' Compensation	\$ 43	\$ 47	\$ 48
81100 Salaries & Wages - Full Time	\$ 50,728	\$ 53,089	\$ 53,531
81198 Accrued Wages	\$ 1,541	\$ -	\$ -
82040 Postage	\$ -	\$ 1,500	\$ 3,000
82160 Training/Travel	\$ 3,562	\$ 3,000	\$ 3,000
82620 Electricity	\$ -	\$ 1,200	\$ -
82700 Professional Fees	\$ 44,321	\$ 102,500	\$ 75,000
82740 Advertising	\$ 60,690	\$ 35,000	\$ 35,000
82780 Printing & Binding	\$ 4,822	\$ 5,000	\$ 4,500
82820 Membership/Subscriptions	\$ 6,165	\$ 16,000	\$ 18,600
83010 Office Supplies	\$ 9	\$ 500	\$ 500
83920 Historic Preservation	\$ 22,065	\$ 10,000	\$ 10,000
83930 Special Events	\$ 2,775	\$ 15,000	\$ 20,000
84130 Contracts & Agreements	\$ -	\$ 10,000	\$ 10,000
84900 Denison CVB	\$ 26,250	\$ 25,000	\$ -
84905 Arts Program	\$ 43,640	\$ 58,088	\$ 69,664
Division Total: Marketing & Tourism	\$ 281,707	\$ 351,997	\$ 318,768

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 018 - Communications & Engagement			
81010 Social Security - Full Time	\$ 7,695	\$ 7,869	\$ 5,979
81020 Retirement TMRS	\$ 12,731	\$ 12,957	\$ 8,925
81040 Employee Insurance	\$ 9,731	\$ 11,115	\$ 5,801
81050 Workers' Compensation	\$ 92	\$ 115	\$ 71
81090 Overtime	\$ -	\$ 203	\$ -
81100 Salaries & Wages - Full Time	\$ 104,675	\$ 109,908	\$ 78,153
81198 Accrued Wages	\$ 2,259	\$ -	\$ -
82030 Information Technology	\$ -	\$ -	\$ 4,800
82040 Postage	\$ 19	\$ 500	\$ 500
82160 Training/Travel	\$ 2,999	\$ 3,200	\$ 2,500
82700 Professional Fees	\$ 34,538	\$ 35,000	\$ 40,000
82730 Community Outreach	\$ 8,387	\$ 10,000	\$ 13,000
82780 Printing & Binding	\$ 13,168	\$ 7,000	\$ 4,000
82820 Membership/Subscriptions	\$ 1,237	\$ 770	\$ 770
83010 Office Supplies	\$ 575	\$ 3,200	\$ 2,500
83930 Special Events	\$ 3,457	\$ 3,000	\$ 3,000
83955 Keep Denison Beautiful Program	\$ 1,056	\$ 2,000	\$ 2,000
Division Total: Communications & Engagement	\$ 202,619	\$ 206,837	\$ 171,999

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**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 020 - Police			
81010 Social Security - Full Time	\$ 253,776	\$ 285,000	\$ 292,402
81020 Retirement TMRS	\$ 410,222	\$ 443,678	\$ 436,500
81040 Employee Insurance	\$ 204,421	\$ 251,171	\$ 317,037
81050 Workers' Compensation	\$ 27,999	\$ 28,000	\$ 34,753
81080 Longevity	\$ 19,744	\$ 22,000	\$ 22,000
81090 Overtime	\$ 53,551	\$ 70,000	\$ 75,000
81095 FBI Task Force Overtime	\$ 34,390	\$ 30,000	\$ 30,000
81096 HPTC Overtime	\$ 720	\$ 25,000	\$ 50,000
81100 Salaries & Wages - Full Time	\$ 3,261,612	\$ 3,608,000	\$ 3,645,243
81198 Accrued Wages	\$ 104,882	\$ 39,655	\$ -
82010 Telecommunications	\$ -	\$ 5,000	\$ -
82040 Postage	\$ 481	\$ 700	\$ 700
82160 Training/Travel	\$ 26,278	\$ 35,000	\$ 35,000
82180 Tuition Reimbursement	\$ 4,574	\$ -	\$ -
82210 Enterprise Car Rental Program	\$ 118,822	\$ -	\$ -
82510 Garage Labor	\$ 13,265	\$ -	\$ -
82520 Garage Parts	\$ 12,089	\$ -	\$ -
82530 Garage Sublet	\$ 23,438	\$ -	\$ -
82620 Electricity	\$ 16,214	\$ 16,000	\$ 16,000
82630 Gas & Propane	\$ 1,243	\$ 2,000	\$ 1,500
82700 Professional Fees	\$ 6,697	\$ 6,000	\$ 6,000
82730 Community Outreach	\$ -	\$ 4,000	\$ 6,000
82780 Printing & Binding	\$ 149	\$ 1,000	\$ 1,000
82820 Membership/Subscriptions	\$ 3,390	\$ 6,000	\$ 5,627
82985 Recruiting	\$ -	\$ 4,000	\$ 4,000
83010 Office Supplies	\$ 7,325	\$ 8,000	\$ 8,000
83040 Janitorial Supplies	\$ 5,708	\$ 25,000	\$ 25,000
83060 Uniforms/Boots	\$ 49,163	\$ 45,100	\$ 45,100
83120 Food	\$ 4,820	\$ 6,000	\$ 6,000
83160 Auto/Equip Fuel	\$ 1,070	\$ 4,000	\$ 4,000
83245 External Expenses (SRO)	\$ -	\$ 30,200	\$ 30,200
83300 Department Supplies	\$ 132,377	\$ 59,620	\$ 59,620
83320 Ammunition & Firearms	\$ 26,701	\$ 14,000	\$ 14,000
83370 K-9 Expense	\$ 758	\$ 2,700	\$ 2,700
83440 Building Maintenance	\$ 33,331	\$ 10,000	\$ 10,000
83460 Auto Maintenance	\$ 3,923	\$ 12,500	\$ 12,500
83980 Miscellaneous	\$ 764	\$ 2,000	\$ 2,000
84260 Interest Expense	\$ 3,968	\$ 1,333	\$ -
84270 Lease Payments	\$ 23,938	\$ 23,938	\$ -
84280 Tax Note	\$ 210,000	\$ 215,000	\$ -
Division Total: Police	\$ 5,101,802	\$ 5,341,595	\$ 5,197,882

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual	Estimated	Proposed
General Fund 001	2020	2021	2022
<u>Expenditures</u>			
Division: 022 - Animal Services			
81010 Social Security - Full Time	\$ 4,974	\$ 6,591	\$ 7,923
81020 Retirement TMRS	\$ 8,432	\$ 10,679	\$ 11,827
81040 Employee Insurance	\$ 10,744	\$ 15,158	\$ 16,921
81050 Workers' Compensation	\$ 394	\$ 500	\$ 1,424
81090 Overtime	\$ 2,666	\$ 3,200	\$ 3,200
81100 Salaries & Wages - Full Time	\$ 66,872	\$ 88,739	\$ 100,364
81198 Accrued Wages	\$ 2,085	\$ 1,416	\$ -
82130 Garage Fuel	\$ 4,337	\$ -	\$ -
82160 Training/Travel	\$ 1,384	\$ 1,500	\$ 1,000
82210 Enterprise Car Rental Program	\$ 4,104	\$ -	\$ -
82510 Garage Labor	\$ 698	\$ -	\$ -
82520 Garage Parts	\$ 448	\$ -	\$ -
82530 Garage Sublet	\$ 338	\$ -	\$ -
82620 Electricity	\$ 1,544	\$ 1,500	\$ 1,300
82630 Gas & Propane	\$ 483	\$ 700	\$ 450
82700 Professional Fees	\$ 150,907	\$ 151,500	\$ 151,500
82820 Membership/Subscriptions	\$ 50	\$ -	\$ -
83060 Uniforms/Boots	\$ 544	\$ 700	\$ 600
83245 External Expense (DAWG)	\$ 2,872	\$ 2,700	\$ 2,700
83280 Minor Tools	\$ 764	\$ 1,000	\$ 1,000
83300 Department Supplies	\$ 2,023	\$ 2,500	\$ 1,500
Division Total: Animal Services	\$ 266,663	\$ 288,383	\$ 301,709

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 023 - Public Safety Communications			
81010 Social Security - Full Time	\$ 37,975	\$ 43,202	\$ 46,532
81015 Social Security - Part Time	\$ 1,427	\$ 10	\$ -
81020 Retirement TMRS	\$ 61,820	\$ 68,479	\$ 69,463
81040 Employee Insurance	\$ 39,250	\$ 49,320	\$ 73,950
81050 Workers' Compensation	\$ 3,285	\$ 3,500	\$ 526
81090 Overtime	\$ 42,758	\$ 26,000	\$ 25,000
81100 Salaries & Wages - Full Time	\$ 467,349	\$ 555,692	\$ 583,256
81150 Salaries & Wages - Part Time	\$ 18,658	\$ 130	\$ -
81198 Accrued Wages	\$ 14,399	\$ 9,393	\$ -
82010 Telecommunications	\$ 10,833	\$ 25,816	\$ 25,816
82030 Information Technology	\$ -	\$ -	\$ 81,600
82160 Training/Travel	\$ 2,889	\$ 7,000	\$ 7,000
82450 Radio Maintenance	\$ -	\$ -	\$ 10,179
82620 Electricity	\$ 2,836	\$ 3,200	\$ 3,200
82700 Professional Fees	\$ 3,773	\$ 5,300	\$ 5,300
83010 Office Supplies	\$ 3,729	\$ 3,000	\$ 3,000
83060 Uniforms/Boots	\$ 2,915	\$ 3,500	\$ 3,500
85110 Machinery/Equipment	\$ -	\$ 185,397	\$ -
Division Total: Public Safety Communications	\$ 713,897	\$ 988,939	\$ 938,322

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 024 - Denison Fire Rescue			
81010 Social Security - Full Time	\$ 67,048	\$ 66,754	\$ 73,000
81020 Retirement TMRS	\$ 23,072	\$ 19,489	\$ 18,906
81030 Firemen's Retirement	\$ 624,020	\$ 685,388	\$ 702,034
81040 Employee Insurance	\$ 246,714	\$ 233,102	\$ 297,212
81050 Workers' Compensation	\$ 27,492	\$ 27,000	\$ 37,825
81080 Longevity	\$ 21,786	\$ 21,900	\$ 21,900
81090 Overtime	\$ 376,305	\$ 350,000	\$ 308,000
81100 Salaries & Wages - Full Time	\$ 3,565,415	\$ 3,473,808	\$ 3,570,287
81198 Accrued Wages	\$ 111,610	\$ 19,514	\$ -
82030 Information Technology	\$ -	\$ -	\$ 6,000
82040 Postage	\$ 427	\$ 350	\$ 250
82130 Fuel	\$ 33,036	\$ -	\$ -
82140 Oil & Filters	\$ 1,320	\$ 5,000	\$ 5,000
82160 Training/Travel	\$ 85,860	\$ 45,000	\$ 65,000
82210 Enterprise Car Rental Program	\$ 35,233	\$ -	\$ -
82280 Laundry	\$ 2,241	\$ 12,000	\$ 3,000
82420 Building & Grnds Maintenance	\$ 21,520	\$ 20,000	\$ 20,000
82440 Equipment Maintenance Contract	\$ 8,314	\$ 19,500	\$ 19,500
82510 Garage Labor	\$ 15,472	\$ -	\$ -
82520 Garage Parts	\$ 6,035	\$ -	\$ -
82530 Garage Sublet	\$ 76,066	\$ -	\$ -
82620 Electricity	\$ 23,907	\$ 25,000	\$ 25,000
82630 Gas & Propane	\$ 6,406	\$ 9,000	\$ 8,500
82700 Professional Fees	\$ 48,281	\$ 46,000	\$ 46,000
82730 Community Outreach	\$ 13,287	\$ 2,500	\$ 2,500
82740 Advertising	\$ 119	\$ 1,000	\$ 1,000
82780 Printing & Binding	\$ -	\$ 500	\$ 500
82820 Membership/Subscriptions	\$ 32,588	\$ 30,900	\$ 30,900
82860 Physicals	\$ -	\$ 22,325	\$ -
82990 Civil Defense	\$ 3,627	\$ 5,000	\$ 5,000
83010 Office Supplies	\$ 3,716	\$ 4,500	\$ 4,500
83040 Janitorial Supplies	\$ 5,645	\$ 9,500	\$ 6,000
83060 Uniforms/Boots	\$ 31,021	\$ 20,500	\$ 20,500
83120 Food	\$ 6,972	\$ 4,500	\$ 3,000
83160 Auto/Equip Fuel	\$ 1,918	\$ 2,500	\$ 1,500
83250 Pest Control	\$ 113	\$ 100	\$ 100
83280 Minor Tools	\$ 3,096	\$ 5,000	\$ 3,000
83290 Safety/PPE	\$ 62,984	\$ 34,000	\$ 20,000
83300 Department Supplies	\$ 102,096	\$ 22,000	\$ 21,000
83340 EMS Supplies	\$ 45,506	\$ 40,000	\$ 30,000
83360 Fire Hose	\$ 19,752	\$ 20,000	\$ 10,000
84270 Lease Payments	\$ 185,718	\$ 123,199	\$ -
84665 Regulatory Fees	\$ -	\$ -	\$ 30,000
Division Total: Denison Fire Rescue	\$ 5,945,737	\$ 5,426,829	\$ 5,416,914

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 030 - Planning			
81010 Social Security - Full Time	\$ 15,655	\$ 14,131	\$ 18,129
81020 Retirement TMRS	\$ 25,552	\$ 22,229	\$ 27,063
81040 Employee Insurance	\$ 13,753	\$ 14,633	\$ 23,038
81050 Workers' Compensation	\$ 101	\$ 110	\$ 133
81100 Salaries & Wages - Full Time	\$ 162,577	\$ 185,124	\$ 236,980
81198 Accrued Wages	\$ 2,573	\$ -	\$ -
82030 Information Technology	\$ -	\$ 3,100	\$ 18,000
82040 Postage	\$ 267	\$ 1,300	\$ 1,000
82160 Training/Travel	\$ 4,782	\$ 5,000	\$ 6,500
82700 Professional Fees	\$ 136,811	\$ 80,000	\$ 95,000
82780 Printing & Binding	\$ 307	\$ 500	\$ 500
82820 Membership/Subscriptions	\$ 1,941	\$ 1,500	\$ 2,000
83010 Office Supplies	\$ 1,991	\$ 1,500	\$ 1,500
84125 Incentive Payments	\$ 186,162	\$ 200,000	\$ 150,000
84180 Claims & Refunds	\$ -	\$ 7,800	\$ -
Division Total: Planning	\$ 552,470	\$ 536,927	\$ 579,843

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**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 037 - Building Permitting & Inspections			
81010 Social Security - Full Time	\$ 22,131	\$ 23,975	\$ 23,848
81020 Retirement TMRS	\$ 36,014	\$ 36,866	\$ 35,600
81040 Employee Insurance	\$ 26,933	\$ 34,220	\$ 34,242
81050 Workers' Compensation	\$ 564	\$ 575	\$ 606
81100 Salaries & Wages - Full Time	\$ 296,188	\$ 313,389	\$ 311,733
81198 Accrued Wages	\$ 9,026	\$ -	\$ -
82040 Postage	\$ 38	\$ 150	\$ 150
82130 Garage Fuel	\$ 1,401	\$ -	\$ -
82160 Training/Travel	\$ 2,892	\$ 5,000	\$ 6,800
82180 Tuition Reimbursement	\$ 1,619	\$ 2,000	\$ 2,000
82510 Garage Labor	\$ 391	\$ -	\$ -
82520 Garage Parts	\$ 182	\$ -	\$ -
82530 Garage Sublet	\$ 1,938	\$ -	\$ -
82700 Professional Fees	\$ 333	\$ 10,000	\$ 25,000
82780 Printing & Binding	\$ 858	\$ 700	\$ 700
82820 Membership/Subscriptions	\$ 135	\$ 1,000	\$ 1,500
83010 Office Supplies	\$ 1,660	\$ 2,500	\$ 2,500
83060 Uniforms/Boots	\$ 1,111	\$ 2,000	\$ 2,000
83300 Department Supplies	\$ 2,687	\$ 5,500	\$ 4,500
Division Total: Building Permitting & Inspections	\$ 406,099	\$ 437,875	\$ 451,179

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 038 - Code Compliance			
81010 Social Security - Full Time	\$ 16,029	\$ 20,500	\$ 17,847
81020 Retirement TMRS	\$ 25,787	\$ 30,558	\$ 26,642
81040 Employee Insurance	\$ 21,779	\$ 26,500	\$ 34,097
81050 Workers' Compensation	\$ 257	\$ 275	\$ 453
81100 Salaries & Wages - Full Time	\$ 183,476	\$ 234,195	\$ 233,293
81198 Accrued Wages	\$ 6,455	\$ -	\$ -
82040 Postage	\$ 8,309	\$ 10,000	\$ 8,000
82130 Garage Fuel	\$ 1,607	\$ -	\$ -
82160 Training/Travel	\$ 1,331	\$ 3,500	\$ 2,000
82510 Garage Labor	\$ 254	\$ -	\$ -
82520 Garage Parts	\$ 315	\$ -	\$ -
82530 Garage Sublet	\$ 614	\$ -	\$ -
82700 Professional Fees	\$ 2,170	\$ 2,500	\$ 2,500
82745 Lien Filing Fees	\$ 8,287	\$ 12,000	\$ 10,000
82780 Printing & Binding	\$ -	\$ 100	\$ 100
82820 Membership/Subscriptions	\$ 41	\$ 100	\$ 100
82910 Property Owner Compliance	\$ 1,515	\$ 3,000	\$ 2,000
82930 Mowing	\$ 37,970	\$ 41,000	\$ 41,000
83010 Office Supplies	\$ 1,140	\$ 2,000	\$ 2,000
83060 Uniforms/Boots	\$ 982	\$ 1,500	\$ 1,500
83280 Minor Tools	\$ -	\$ 100	\$ 100
83300 Department Supplies	\$ 14	\$ 200	\$ 200
Division Total: Code Compliance	\$ 318,332	\$ 388,028	\$ 381,832

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 044 - Refuse & Recycling			
81010 Social Security - Full Time	\$ 42,542	\$ 44,028	\$ 47,059
81015 Social Security - Part Time	\$ 2,817	\$ 3,117	\$ 3,095
81020 Retirement TMRS	\$ 70,368	\$ 72,002	\$ 70,250
81040 Employee Insurance	\$ 73,449	\$ 69,369	\$ 85,015
81050 Workers' Compensation	\$ 7,973	\$ 7,500	\$ 11,035
81090 Overtime	\$ 15,901	\$ 25,000	\$ 20,000
81100 Salaries & Wages - Full Time	\$ 562,669	\$ 578,706	\$ 595,150
81150 Salaries & Wages - Full Time	\$ 36,830	\$ 40,748	\$ 40,460
81198 Accrued Wages	\$ 19,216	\$ -	\$ -
82040 Postage	\$ 124	\$ 200	\$ 200
82130 Garage Fuel	\$ 157,292	\$ -	\$ -
82160 Training/Travel	\$ 1,349	\$ 1,700	\$ 1,700
82210 Enterprise Car Rental Program	\$ 6,852	\$ -	\$ -
82450 Radio Maintenance	\$ 2,812	\$ 600	\$ 3,214
82510 Garage Labor	\$ 41,664	\$ -	\$ -
82520 Garage Parts	\$ 61,279	\$ -	\$ -
82530 Garage Sublet	\$ 152,829	\$ -	\$ -
82620 Electricity	\$ 430	\$ 500	\$ 500
82710 Temporary-Contract Labor	\$ 102,965	\$ 72,500	\$ 72,500
82780 Printing & Binding	\$ 18	\$ 100	\$ 100
82820 Memberships/Subscriptions	\$ 205	\$ 500	\$ 500
83010 Office Supplies	\$ 244	\$ 500	\$ 500
83060 Uniforms/Boots	\$ 9,505	\$ 9,012	\$ 9,012
83240 Chemical Supplies	\$ 1,097	\$ 1,500	\$ 1,500
83280 Minor Tools	\$ 125	\$ 200	\$ 200
83290 Safety/PPE	\$ 155	\$ 500	\$ 500
83300 Department Supplies	\$ 2,971	\$ 2,000	\$ 2,000
83530 Container Maintenance	\$ 2,776	\$ 5,000	\$ 5,000
83642 Residential Carts	\$ 7,271	\$ 18,000	\$ 15,000
84270 Lease Payments	\$ 213,101	\$ 376,000	\$ -
84960 Recycle Program	\$ 349,122	\$ 320,000	\$ 305,000
84970 Landfill	\$ 36,153	\$ 50,000	\$ 65,000
84975 GTUA	\$ 15,742	\$ 25,000	\$ 25,000
84980 TASWA	\$ 906,203	\$ 940,000	\$ 915,000
85160 Refuse Containers	\$ 32,785	\$ 72,000	\$ 36,500
Division Total: Refuse & Recycling	\$ 2,936,835	\$ 2,736,282	\$ 2,330,990

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 046 - Building Maintenance			
81010 Social Security - Full Time	\$ 3,215	\$ 3,464	\$ 3,315
81020 Retirement TMRS	\$ 5,118	\$ 5,934	\$ 4,948
81040 Employee Insurance	\$ 5,399	\$ 5,488	\$ 5,676
81050 Workers' Compensation	\$ 312	\$ 325	\$ 523
81090 Overtime	\$ 465	\$ 1,954	\$ 1,000
81100 Salaries & Wages - Full Time	\$ 41,012	\$ 42,738	\$ 42,327
81198 Accrued Wages	\$ 1,417	\$ -	\$ -
82130 Garage Fuel	\$ 719	\$ -	\$ -
82210 Enterprise Car Rental Program	\$ 4,904	\$ -	\$ -
82510 Garage Labor	\$ 18	\$ -	\$ -
82520 Garage Parts	\$ 1	\$ -	\$ -
82620 Electricity	\$ 24,740	\$ 28,000	\$ 30,000
82630 Gas & Propane	\$ 8,114	\$ 12,104	\$ 10,000
82700 Professional Fees	\$ 56,260	\$ 66,200	\$ 65,000
82750 Rent	\$ 3,193	\$ 3,000	\$ 3,000
82820 Memberships/Subscriptions	\$ 41	\$ -	\$ -
83040 Janitorial Supplies	\$ 2,079	\$ 3,500	\$ 3,500
83060 Uniforms/Boots	\$ 182	\$ 400	\$ 400
83280 Minor Tools	\$ 305	\$ 800	\$ 800
83300 Department Supplies	\$ 6,409	\$ 17,000	\$ 6,000
83440 Building Maintenance	\$ 10,494	\$ 8,000	\$ 8,000
83980 Miscellaneous	\$ 2,381	\$ 2,500	\$ 2,500
Division Total: Building Maintenance	\$ 176,780	\$ 201,407	\$ 186,989

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description		Actual		Estimated		Proposed
General Fund 001		2020		2021		2022
<u>Expenditures</u>						
Division: 055 - Traffic & Markings						
81010	Social Security - Full Time	\$ 2,612	\$	2,600	\$	4,689
81020	Retirement TMRS	\$ 4,179	\$	4,125	\$	7,000
81040	Employee Insurance	\$ 5,372	\$	7,700	\$	11,261
81050	Workers' Compensation	\$ 412	\$	500	\$	1,010
81090	Overtime	\$ 377	\$	1,000	\$	1,000
81100	Salaries & Wages - Full Time	\$ 33,989	\$	36,420	\$	60,294
81198	Accrued Wages	\$ 848	\$	1,640	\$	-
82130	Garage Fuel	\$ 1,287	\$	-	\$	-
82160	Training/Travel	\$ -	\$	750	\$	750
82210	Enterprise Car Rental Program	\$ 4,336	\$	-	\$	-
82450	Radio Maintenance	\$ 134	\$	-	\$	-
82510	Garage Labor	\$ 287	\$	-	\$	-
82520	Garage Parts	\$ 990	\$	-	\$	-
82530	Garage Sublet	\$ 50	\$	-	\$	-
82620	Electricity	\$ 286,186	\$	280,000	\$	280,000
83060	Uniforms/Boots	\$ 1,465	\$	1,500	\$	1,220
83280	Minor Tools	\$ 67	\$	400	\$	400
83290	Safety/PPE	\$ 28	\$	150	\$	150
83300	Department Supplies	\$ 716	\$	1,000	\$	500
83460	Auto Maintenance	\$ 163	\$	-		
83490	Street Marking Material	\$ 756	\$	2,000	\$	1,000
83520	Traffic Light Maintenance	\$ 1,934	\$	5,500	\$	2,000
83570	Traffic Sign Maintenance	\$ 18,474	\$	32,000	\$	21,000
Division Total: Traffic & Markings		\$ 364,664	\$	377,285	\$	392,274

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 057 - Street Maintenance			
81010 Social Security - Full Time	\$ 23,429	\$ 27,351	\$ 27,060
81020 Retirement TMRS	\$ 38,794	\$ 42,082	\$ 40,396
81040 Employee Insurance	\$ 49,168	\$ 54,960	\$ 56,473
81050 Workers' Compensation	\$ 5,865	\$ 6,200	\$ 5,925
81090 Overtime	\$ 4,278	\$ 7,500	\$ 7,500
81100 Salaries & Wages - Full Time	\$ 314,691	\$ 371,005	\$ 346,230
81198 Accrued Wages	\$ 10,284	\$ -	\$ -
82040 Postage	\$ 44	\$ -	\$ -
82120 Equipment Rental	\$ 5,480	\$ 5,000	\$ 2,000
82130 Garage Fuel	\$ 17,067	\$ -	\$ -
82160 Training/Travel	\$ 762	\$ 1,500	\$ 1,500
82210 Enterprise Car Rental Program	\$ 19,574	\$ -	\$ -
82450 Radio Maintenance	\$ 1,339	\$ 1,000	\$ 893
82510 Garage Labor	\$ 6,517	\$ -	\$ -
82520 Garage Parts	\$ 3,090	\$ -	\$ -
82530 Garage Sublet	\$ 11,649	\$ -	\$ -
82700 Professional Fees	\$ 12,586	\$ 50,000	\$ 100,000
82820 Memberships/Subscriptions	\$ 205	\$ 500	\$ 500
83060 Uniforms/Boots	\$ 8,930	\$ 8,040	\$ 8,040
83160 Fuel	\$ 50	\$ -	\$ -
83280 Minor Tools	\$ 1,445	\$ 1,500	\$ 1,500
83290 Safety/PPE	\$ 28	\$ 300	\$ 300
83300 Department Supplies	\$ 13,488	\$ 3,800	\$ 3,000
83460 Auto Maintenance	\$ 4,693	\$ -	\$ -
83480 Machine & Equipment Maintenance	\$ 7,114	\$ -	\$ -
83490 Street Marking Material	\$ 1,607	\$ 2,200	\$ 2,000
83500 Street Patch Material	\$ 38,718	\$ 50,000	\$ 50,000
84270 Lease Payments	\$ 24,892	\$ 13,393	\$ -
85530 Drainage	\$ 10,313	\$ 7,500	\$ 7,500
Division Total: Street Maintenance	\$ 636,102	\$ 653,831	\$ 660,817

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description		Actual		Estimated		Proposed
General Fund 001		2020		2021		2022
<u>Expenditures</u>						
Division: 058 - Demolition						
81010	Social Security - Full Time	\$ 2,577	\$	2,803	\$	2,767
81020	Retirement TMRS	\$ 4,133	\$	4,313	\$	4,131
81040	Employee Insurance	\$ 4,456	\$	5,533	\$	5,650
81050	Workers' Compensation	\$ 1,764	\$	1,850	\$	595
81090	Overtime	\$ 513	\$	1,500	\$	1,500
81100	Salaries & Wages - Full Time	\$ 33,469	\$	35,145	\$	34,674
81198	Accrued Wages	\$ 1,043	\$	-	\$	-
82040	Postage	\$ 932	\$	600	\$	600
82130	Garage Fuel	\$ 3,407	\$	-	\$	-
82160	Training/Travel	\$ -	\$	500	\$	500
82510	Garage Labor	\$ 2,867	\$	-	\$	-
82520	Garage Parts	\$ 1,364	\$	-	\$	-
82530	Garage Sublet	\$ 20,070	\$	-	\$	-
82700	Professional Fees	\$ 22,657	\$	25,000	\$	30,000
83060	Uniforms/Boots	\$ 814	\$	850	\$	850
83280	Minor Tools	\$ 405	\$	400	\$	400
83300	Department Supplies	\$ 422	\$	100	\$	100
83460	Auto Maintenance	\$ 207	\$	-	\$	-
84260	Interest Expense	\$ 1,585	\$	-	\$	-
84270	Lease Payments	\$ 30,442	\$	-	\$	-
Division Total: Demolition		\$ 133,128	\$	78,594	\$	81,767

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 060 - Fleet & Facility Services			
81010 Social Security - Full Time	\$ 19,250	\$ 14,641	\$ 20,213
81020 Retirement TMRS	\$ 32,054	\$ 23,026	\$ 30,174
81040 Employee Insurance	\$ 31,833	\$ 27,301	\$ 39,589
81050 Workers' Compensation	\$ 1,970	\$ 2,500	\$ 4,687
81090 Overtime	\$ 3,956	\$ 5,000	\$ 5,000
81100 Salaries & Wages - Full Time	\$ 259,565	\$ 195,675	\$ 259,222
81198 Accrued Wages	\$ 6,242	\$ -	\$ -
82030 Information Technology	\$ -	\$ -	\$ 40,700
82040 Postage	\$ 12	\$ 116	\$ 75
82120 Equipment Rental	\$ -	\$ 400	\$ 800
82130 Garage Fuel	\$ 4,095	\$ -	\$ -
82160 Training/Travel	\$ 910	\$ 1,800	\$ 1,200
82210 Enterprise Car Rental Program	\$ 28,481	\$ -	\$ -
82450 Radio Maintenance	\$ 1,071	\$ 950	\$ 179
82510 Garage Labor	\$ 8,400	\$ -	\$ -
82520 Garage Parts	\$ 249	\$ -	\$ -
82530 Garage Sublet	\$ 8,225	\$ -	\$ -
82620 Electricity	\$ 10,717	\$ 11,000	\$ 11,000
82630 Gas & Propane	\$ 7,763	\$ 15,600	\$ 11,000
82700 Professional Fees	\$ 4,439	\$ 12,000	\$ 3,000
82780 Printing & Binding	\$ -	\$ 250	\$ 250
82820 Memberships/Subscriptions	\$ 205	\$ 455	\$ 455
82940 Contract Vehicles	\$ 211,940	\$ 193,000	\$ 130,000
82950 Contract Equipment	\$ 32,025	\$ 23,500	\$ 23,500
83010 Office Supplies	\$ 1,032	\$ 2,068	\$ 1,200
83040 Janitorial Supplies	\$ 3,387	\$ 3,000	\$ 3,000
83060 Uniforms/Boots	\$ 2,934	\$ 2,985	\$ 2,985
83160 Auto/Equip Fuel	\$ 141,148	\$ 215,000	\$ 215,000
83170 Kerosene & Diesel	\$ 214,914	\$ 285,000	\$ 290,000
83180 Oil & Lubricants	\$ 36,627	\$ 29,100	\$ 29,100
83220 Tires & Tubes	\$ 113,406	\$ 110,000	\$ 110,000
83240 Chemical Supplies	\$ 2,032	\$ 900	\$ 900
83245 External Expenses (DHA Fuel)	\$ 4,557	\$ 4,000	\$ 4,000
83280 Minor Tools	\$ 2,051	\$ 6,000	\$ 3,500
83290 Safety/PPE	\$ 245	\$ 540	\$ 450
83300 Department Supplies	\$ 14,197	\$ 16,000	\$ 9,500
83440 Building Maintenance	\$ 15,017	\$ 16,200	\$ 16,200
83460 Auto Maintenance	\$ 180,738	\$ 190,000	\$ 160,000
83480 Machine & Equipment Maintenance	\$ 48,692	\$ 45,000	\$ 45,000
Division Total: Fleet & Facility Services	\$ 1,454,380	\$ 1,453,007	\$ 1,471,879

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 070 - Parks			
81010 Social Security - Full Time	\$ 37,510	\$ 23,296	\$ 24,961
81015 Social Security - Part Time	\$ 6,001	\$ 6,158	\$ 6,158
81020 Retirement TMRS	\$ 61,090	\$ 37,433	\$ 37,262
81040 Employee Insurance	\$ 58,890	\$ 43,825	\$ 50,855
81050 Workers' Compensation	\$ 4,199	\$ 4,500	\$ 2,647
81090 Overtime	\$ 15,835	\$ 13,000	\$ 10,000
81100 Salaries & Wages - Full Time	\$ 486,538	\$ 315,000	\$ 316,291
81150 Salaries & Wages - Part Time	\$ 78,440	\$ 80,500	\$ 80,500
81198 Accrued Wages	\$ 16,942	\$ -	\$ -
82040 Postage	\$ 396	\$ 25	\$ -
82130 Garage Fuel	\$ 13,984	\$ -	\$ -
82160 Training/Travel	\$ 8,467	\$ 10,000	\$ 10,000
82210 Enterprise Car Rental Program	\$ 19,923	\$ -	\$ -
82420 Building & Grnds Maintenance	\$ 6,821	\$ 5,000	\$ 5,000
82450 Radio Maintenance	\$ 804	\$ 600	\$ 179
82510 Garage Labor	\$ 1,905	\$ -	\$ -
82520 Garage Parts	\$ 479	\$ -	\$ -
82530 Garage Sublet	\$ 3,766	\$ -	\$ -
82620 Electricity	\$ 47,917	\$ 81,000	\$ 55,000
82630 Gas & Propane	\$ 1,652	\$ 2,500	\$ 2,000
82710 Temporary-Contract Labor	\$ 24,935	\$ 25,000	\$ 30,000
82740 Advertising	\$ 2,719	\$ 400	\$ 500
82780 Printing & Binding	\$ 566	\$ -	\$ -
82820 Membership/Subscriptions	\$ 6,405	\$ -	\$ -
82930 Mowing	\$ 299,649	\$ 285,000	\$ 325,000
83010 Office Supplies	\$ 1,233	\$ 1,500	\$ 1,500
83040 Janitorial Supplies	\$ 3,751	\$ 5,000	\$ 5,000
83060 Uniforms/Boots	\$ 5,775	\$ 5,750	\$ 5,750
83240 Chemical Supplies	\$ 4,594	\$ 4,000	\$ 3,000
83280 Minor Tools	\$ 4,934	\$ 3,500	\$ 3,000
83290 Safety/PPE	\$ 519	\$ 1,000	\$ 500
83300 Department Supplies	\$ 5,261	\$ 5,000	\$ 5,000
83440 Building Maintenance	\$ 939	\$ 2,100	\$ 1,500
83460 Auto Maintenance	\$ 700	\$ 2,000	\$ 1,000
83480 Machine & Equipment Maintenance	\$ 2,012	\$ 4,000	\$ 4,500
83560 Park Maintenance	\$ 64,336	\$ 85,000	\$ 72,500
83565 Loy Lake Park	\$ -	\$ 60,000	\$ -
83810 Denison On Ice	\$ -	\$ 67,000	\$ -
83916 Kayak Rentals	\$ 1,612	\$ 5,000	\$ 5,000
83950 Recreation Events	\$ 288	\$ -	\$ -
84930 Landscaping	\$ 49,619	\$ 55,000	\$ 65,000
Division Total: Parks	\$ 1,351,405	\$ 1,239,087	\$ 1,129,603

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 071 - Recreation			
81010 Social Security - Full Time	\$ 6,479	\$ 20,750	\$ 16,501
81020 Retirement TMRS	\$ 10,494	\$ 32,550	\$ 24,633
81040 Employee Insurance	\$ 5,534	\$ 22,600	\$ 23,146
81050 Workers' Compensation	\$ 1,116	\$ 1,000	\$ 2,273
81090 Overtime	\$ 395	\$ 1,000	\$ 1,000
81100 Salaries & Wages - Full Time	\$ 85,885	\$ 271,000	\$ 214,702
81198 Accrued Wages	\$ 2,631	\$ -	\$ -
82030 Information Technology	\$ -	\$ -	\$ 4,500
82040 Postage	\$ -	\$ 600	\$ 600
82160 Training/Travel	\$ 682	\$ -	\$ -
82700 Professional Fees	\$ -	\$ 250	\$ 250
82740 Advertising	\$ 686	\$ 5,000	\$ 3,000
82780 Printing & Binding	\$ 39	\$ -	\$ -
82810 Participant Insurance	\$ 4,913	\$ 4,000	\$ 4,000
82820 Membership/Subscriptions	\$ 878	\$ 6,700	\$ 6,200
83010 Office Supplies	\$ -	\$ 1,500	\$ 1,500
83020 Service Awards	\$ 3,682	\$ 4,000	\$ 4,000
83060 Uniforms/Boots	\$ 79	\$ 7,700	\$ 7,700
83290 Safety/PPE	\$ 140	\$ -	\$ -
83300 Department Supplies	\$ 3,056	\$ 3,000	\$ 3,000
83310 Equipment	\$ 23	\$ 2,000	\$ 2,000
83800 Snowball Expense	\$ 21,724	\$ 20,500	\$ 18,000
83810 Denison On Ice	\$ 80,285	\$ -	\$ -
83950 Recreation Events	\$ 25,446	\$ 32,500	\$ 42,500
83951 Activities/Programming	\$ 144	\$ -	\$ -
83952 SNAP Center Programming	\$ -	\$ 500	\$ 500
Division Total: Recreation	\$ 254,309	\$ 437,150	\$ 380,005

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 074 - THF Park			
81010 Social Security - Full Time	\$ 8,125	\$ 10,361	\$ 10,054
81015 Social Security - Part Time	\$ 4,883	\$ 10,474	\$ 10,474
81020 Retirement TMRS	\$ 14,091	\$ 15,942	\$ 15,009
81040 Employee Insurance	\$ 11,504	\$ 26,164	\$ 22,557
81050 Workers' Compensation	\$ 916	\$ 1,000	\$ 1,067
81090 Overtime	\$ 3,653	\$ 3,000	\$ 2,000
81100 Salaries & Wages - Full Time	\$ 104,817	\$ 105,935	\$ 129,428
81150 Salaries & Wages - Part Time	\$ 64,948	\$ 136,925	\$ 136,925
81198 Accrued Wages	\$ 5,240	\$ -	\$ -
82040 Postage	\$ 185	\$ 100	\$ 100
82130 Garage Fuel	\$ 142	\$ -	\$ -
82160 Training/Travel	\$ 3,980	\$ 3,600	\$ 3,600
82620 Electricity	\$ 30,644	\$ 38,000	\$ 38,000
82630 Gas & Propane	\$ 869	\$ 1,500	\$ 1,300
82740 Advertising	\$ 5,287	\$ 4,000	\$ 4,000
82820 Membership/Subscriptions	\$ 165	\$ -	\$ -
83010 Office Supplies	\$ 55	\$ -	\$ -
83040 Janitorial Supplies	\$ 3,010	\$ 3,700	\$ 2,000
83060 Uniforms/Boots	\$ 2,040	\$ 3,000	\$ 2,800
83160 Auto/Equip Fuel	\$ -	\$ 200	\$ 200
83240 Chemical Supplies	\$ 370	\$ 700	\$ 600
83280 Minor Tools	\$ 3,879	\$ 1,000	\$ 750
83290 Safety/PPE	\$ -	\$ 200	\$ 200
83300 Department Supplies	\$ 3,962	\$ 3,000	\$ 2,500
83440 Building Maintenance	\$ 723	\$ 2,000	\$ 600
83460 Auto Maintenance	\$ 20	\$ 200	\$ 200
83480 Machine & Equipment Maintenance	\$ 3,929	\$ 800	\$ 600
83560 Park Maintenance	\$ 300,917	\$ 325,000	\$ 305,000
83910 Concession Supplies	\$ 20,696	\$ 75,000	\$ 75,000
83915 Food Truck	\$ 10,843	\$ 5,000	\$ 20,000
83930 Special Events	\$ 4,369	\$ -	\$ 5,000
83950 Recreation Events	\$ 77	\$ 26,500	\$ 26,500
83951 Activities/Programming	\$ 5,437	\$ -	\$ -
Division Total: THF Park	\$ 619,778	\$ 803,301	\$ 816,464

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual	Estimated	Proposed
General Fund 001	2020	2021	2022
<u>Expenditures</u>			
Division: 075 - Aquatics			
81010 Social Security - Full Time	\$ 8,411	\$ 6,000	\$ 9,041
81015 Social Security - Part Time	\$ 10,244	\$ 17,000	\$ 13,350
81020 Retirement TMRS	\$ 13,372	\$ 13,656	\$ 13,497
81040 Employee Insurance	\$ 336	\$ 500	\$ 16,985
81050 Workers' Compensation	\$ 4,628	\$ 4,200	\$ 928
81090 Overtime	\$ -	\$ 3,500	\$ 3,500
81100 Salaries & Wages - Full Time	\$ 110,424	\$ 112,000	\$ 114,688
81150 Salaries & Wages - Part Time	\$ 133,905	\$ 196,000	\$ 174,500
81198 Accrued Wages	\$ 6,150	\$ -	\$ -
82160 Training/Travel	\$ 2,349	\$ 1,800	\$ 1,800
82620 Electricity	\$ 13,040	\$ 12,000	\$ 12,000
82630 Gas & Propane	\$ 17,810	\$ 24,000	\$ 20,000
82700 Professional Fees	\$ 261	\$ 1,000	\$ 1,000
82820 Membership/Subscriptions	\$ 82	\$ 50	\$ 50
83010 Office Supplies	\$ 247	\$ 650	\$ 650
83040 Janitorial Supplies	\$ 3,547	\$ 4,000	\$ 3,100
83060 Uniforms/Boots	\$ 1,671	\$ 1,500	\$ 1,500
83240 Chemical Supplies	\$ 14,309	\$ 15,000	\$ 15,000
83280 Minor Tools	\$ -	\$ 300	\$ 300
83290 Safety/PPE	\$ -	\$ 300	\$ 300
83300 Department Supplies	\$ 21,986	\$ 7,500	\$ 5,000
83580 Pool Maintenance	\$ 15,054	\$ 14,600	\$ 14,600
83910 Concession Supplies	\$ 3,744	\$ 5,000	\$ 5,000
83985 Aqua Access Program	\$ 675	\$ 3,000	\$ 3,000
83990 Swim Team/Track Team	\$ 13,834	\$ 14,000	\$ 14,000
Division Total: Aquatics	\$ 396,080	\$ 457,556	\$ 443,789

**City of Denison
2021/2022 Budget
General Fund Division Detail**

Account Description	Actual 2020	Estimated 2021	Proposed 2022
General Fund 001			
<u>Expenditures</u>			
Division: 079 - Fleet Service Charges			
84990 Fleet Service Charges	\$ (945,240)	\$ -	\$ -
Division Total: Fleet Service Charges	\$ (945,240)	\$ -	\$ -
Transfers Out	\$ 1,043,590	\$ 1,577,879	\$ 1,178,543
Bad Debt Expense	\$ 57,329	\$ 75,000	\$ 100,000
General Fund Expense Total:	\$ 28,538,807	\$ 31,934,923	\$ 31,944,324

AMENDED
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UTILITY FUND

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Utility Fund

The Utility Fund is a proprietary fund that provides water & sewer services to the City's residents. All activities to maintain these services are accounted for in this fund. These include: administration, maintenance, billing and collections, financing, and related debt service.

The Utility Fund includes the following divisions:

- Water Treatment
- Laboratory Services
- Water Distribution
- Meter Services
- Wastewater Treatment
- Environmental Services
- Utilities Customer Service
- Non-Departmental
- Public Works Administration
- Storm Water Operations
- Emergency Operations Center (Utility Fund)

**City of Denison
2021/2022 Budget
Utility Fund Revenues**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Revenues</u>				
Division: 600				
72010	Penalties	\$ 213,134	\$ 175,000	\$ 200,000
72020	Service Charges	\$ 7,830	\$ 7,000	\$ 8,000
75010	Interest Income	\$ 32,209	\$ 11,000	\$ 15,000
75100	Miscellaneous	\$ 86,071	\$ 55,000	\$ 55,000
75190	Disaster Funding	\$ 25,375	\$ -	\$ -
76000	Raw Water Sales	\$ 78,986	\$ 83,731	\$ 88,476
76010	Water Sales	\$ 8,177,090	\$ 8,350,000	\$ 8,500,000
76020	Sewer Charges	\$ 4,845,726	\$ 5,075,000	\$ 5,355,000
77010	Water Tap Fees	\$ 90,196	\$ 120,000	\$ 100,000
77020	Sewer Tap Fees	\$ 95,101	\$ 120,000	\$ 100,000
77030	Sewer Surcharge	\$ 12,846	\$ 7,000	\$ 7,000
77035	Meter Charges	\$ 12,880	\$ 90,000	\$ 50,000
77040	Lab Fees	\$ 77,031	\$ 75,000	\$ 75,000
77050	Connection Fees	\$ 82,682	\$ 80,000	\$ 80,000
77060	Reconnect Fees	\$ 69,875	\$ 90,000	\$ 90,000
77070	Environmental Fines/Fees	\$ 2,145	\$ 4,000	\$ 4,000
77080	Environmental Monitoring	\$ 250	\$ 1,000	\$ 1,000
78010	Rentals	\$ 72,574	\$ 69,000	\$ 69,000
08100	Transfers In	\$ 26,995	\$ 33,000	\$ 33,000
Utility Fund Revenues		\$ 14,008,996	\$ 14,445,731	\$ 14,830,476

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**City of Denison
2021/2022 Budget
Utility Fund Division Summaries**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
020-080	Water Treatment	\$ 1,702,014	\$ 1,859,422	\$ 1,807,147
020-082	Laboratory Services	\$ 227,656	\$ 169,358	\$ 174,851
020-084	Utilities	\$ 1,747,048	\$ 1,642,905	\$ 1,511,793
020-085	Meter Services	\$ 274,988	\$ 277,586	\$ 309,356
020-088	Paw Paw WWT	\$ 1,015,113	\$ 1,096,241	\$ 1,017,502
020-090	Environmental Services	\$ 166,779	\$ 174,156	\$ 202,376
020-091	Utilities Customer Service	\$ 351,467	\$ 351,254	\$ 369,448
020-092	Non-Departmental	\$ 6,040,692	\$ 6,913,079	\$ 7,133,935
020-093	Public Works Administration	\$ 672,847	\$ 495,755	\$ 686,571
020-094	Storm Water Operations	\$ 71,750	\$ 75,172	\$ 86,880
020-095	Duck Creek WWT	\$ 56,388	\$ 56,000	\$ 56,000
020-096	Iron Ore WWT	\$ 87,600	\$ 93,000	\$ 90,000
020-097	NTRA WWT	\$ 182,286	\$ 155,565	\$ 198,357
020-099	Emergency Operations Center	\$ 58,392	\$ 523,400	\$ -
020-000	Transfers Out	\$ 613,857	\$ 620,000	\$ 205,000
020-000	Bad Debt Expense	\$ 119,748	\$ 175,000	\$ 175,000
Utility Fund Expenditures		\$ 13,388,624	\$ 14,677,893	\$ 14,024,216
Revenue Total:		\$ 14,008,996	\$ 14,445,731	\$ 14,830,476
Expenditure Total:		\$ (13,388,624)	\$ (14,677,893)	\$ (14,024,216)
Utility Fund Net Total:		\$ 620,372	\$ (232,162)	\$ 806,260

City of Denison
2021/2022 Budget
Utility Fund Division Detail

Account	Description	Actual	Estimated	Proposed
Utility Fund 020		2020	2021	2022
<u>Expenditures</u>				
Division: 080 - Water Treatment				
81010	Social Security - Full Time	\$ 42,471	\$ 50,177	\$ 46,787
81020	Retirement TMRS	\$ 68,884	\$ 78,775	\$ 72,699
81040	Employee Insurance	\$ 49,534	\$ 54,704	\$ 74,034
81050	Worker's Compensation	\$ 5,283	\$ 5,500	\$ 5,630
81090	Overtime	\$ 25,253	\$ 31,845	\$ 25,000
81100	Salaries & Wages - Full Time	\$ 539,167	\$ 635,241	\$ 611,597
81198	Accrued Wages	\$ 20,780	\$ -	\$ -
82040	Postage	\$ 795	\$ 1,000	\$ 1,000
82120	Equipment Rental	\$ 1,630	\$ 3,000	\$ 3,000
82130	Garage Fuel	\$ 5,856	\$ -	\$ -
82160	Training/Travel	\$ 4,092	\$ 6,000	\$ 6,000
82210	Enterprise Car Rental Program	\$ 7,847	\$ -	\$ -
82440	Equipment Maintenance Contract	\$ 26,195	\$ 32,000	\$ 32,000
82450	Radio Maintenance	\$ 402	\$ -	\$ -
82500	Instr. & Signal Maintenance	\$ 4,211	\$ 7,500	\$ 7,500
82510	Garage Labor	\$ 705	\$ -	\$ -
82520	Garage Parts	\$ 376	\$ -	\$ -
82530	Garage Sublet	\$ 2,193	\$ -	\$ -
82620	Electricity	\$ 263,044	\$ 300,000	\$ 300,000
82630	Gas & Propane	\$ 4,183	\$ 4,000	\$ 3,800
82700	Professional Fees	\$ 36,896	\$ 42,000	\$ 42,000
82820	Membership/Subscriptions	\$ -	\$ 500	\$ 500
83010	Office Supplies	\$ 1,001	\$ 800	\$ 800
83040	Janitorial Supplies	\$ 1,854	\$ 1,200	\$ 1,200
83060	Uniforms/Boots	\$ 5,996	\$ 5,100	\$ 5,000
83160	Auto/Equip Fuel	\$ -	\$ 30	\$ -
83180	Oil & Lubricants	\$ 737	\$ 2,000	\$ 1,500
83240	Chemical Supplies	\$ 528,808	\$ 508,000	\$ 480,000
83260	Electrical Supplies	\$ 1,339	\$ 3,000	\$ 3,000
83280	Minor Tools	\$ 5,991	\$ 6,300	\$ 4,500
83290	Safety/PPE	\$ 265	\$ 300	\$ 300
83300	Department Supplies	\$ 2,422	\$ 1,800	\$ 1,800
83420	Water Tank Maintenance	\$ 2,957	\$ 4,000	\$ 4,000
83440	Building Maintenance	\$ 5,836	\$ 7,150	\$ 6,000
83480	Machine & Equipment Maintenance	\$ 22,084	\$ 45,000	\$ 45,000
83550	Lake Maintenance	\$ 5,181	\$ 7,500	\$ 7,500
84650	Lake Texoma Contract	\$ 7,742	\$ 15,000	\$ 15,000
Division Total: Water Treatment		\$ 1,702,014	\$ 1,859,422	\$ 1,807,147

**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 082 - Laboratory Services				
81010	Social Security - Full Time	\$ 9,527	\$ 6,250	\$ 6,185
81020	Retirement TMRS	\$ 15,625	\$ 11,900	\$ 9,964
81040	Employee Insurance	\$ 13,983	\$ 10,668	\$ 11,356
81050	Workers' Compensation	\$ 956	\$ 1,300	\$ 1,456
81090	Overtime	\$ 4,928	\$ 4,500	\$ 6,400
81100	Salaries & Wages - Full Time	\$ 123,089	\$ 80,190	\$ 80,850
81198	Accrued Wages	\$ 2,299	\$ -	\$ -
82030	Information Technology	\$ -	\$ -	\$ 7,440
82040	Postage	\$ 363	\$ 350	\$ 300
82160	Training/Travel	\$ 4,284	\$ 2,000	\$ 2,000
82440	Equipment Maintenance Contract	\$ 2,049	\$ 1,800	\$ 800
82450	Radio Maintenance	\$ 402	\$ -	\$ -
82700	Professional Fees	\$ 3,536	\$ 7,000	\$ 7,000
83010	Office Supplies	\$ 309	\$ 1,000	\$ 1,000
83040	Janitorial Supplies	\$ 410	\$ 500	\$ 500
83060	Uniform/Boots	\$ 338	\$ 600	\$ 600
83240	Chemical Supplies	\$ 35,630	\$ 32,000	\$ 30,000
83260	Electrical Supplies	\$ 46	\$ -	\$ -
83280	Minor Tools	\$ 9,834	\$ 9,000	\$ 9,000
83290	Safety/PPE	\$ 48	\$ 300	\$ -
Division Total: Laboratory Services		\$ 227,656	\$ 169,358	\$ 174,851

**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 084 - Utilities				
81010	Social Security - Full Time	\$ 52,922	\$ 58,906	\$ 60,363
81020	Retirement TMRS	\$ 87,287	\$ 90,630	\$ 90,111
81040	Employee Insurance	\$ 87,318	\$ 86,823	\$ 113,241
81050	Workers' Compensation	\$ 11,272	\$ 11,800	\$ 7,098
81090	Overtime	\$ 67,655	\$ 89,000	\$ 60,000
81100	Salaries & Wages - Full Time	\$ 647,576	\$ 689,315	\$ 729,063
81198	Accrued Wages	\$ 17,944	\$ -	\$ -
82040	Postage	\$ 11	\$ 100	\$ 100
82120	Equipment Rental	\$ 10,463	\$ 40,000	\$ 10,000
82130	Garage Fuel	\$ 42,196	\$ -	\$ -
82160	Training/Travel	\$ 8,067	\$ 5,000	\$ 4,000
82210	Enterprise Car Rental Program	\$ 33,202	\$ -	\$ -
82450	Radio Maintenance	\$ -	\$ -	\$ 357
82510	Garage Labor	\$ 12,987	\$ -	\$ -
82520	Garage Parts	\$ 7,332	\$ -	\$ -
82530	Garage Sublet	\$ 43,236	\$ -	\$ -
82700	Professional Fees	\$ 3,894	\$ 3,000	\$ 3,000
82780	Printing & Binding	\$ 45	\$ -	\$ -
83010	Office Supplies	\$ 290	\$ 1,200	\$ 750
83060	Uniforms/Boots	\$ 13,760	\$ 12,210	\$ 12,210
83240	Chemical Supplies	\$ 7,222	\$ 7,500	\$ 7,000
83280	Minor Tools	\$ 24,493	\$ 15,000	\$ 15,000
83290	Safety/PPE	\$ 7,849	\$ 4,000	\$ 4,000
83300	Department Supplies	\$ 6,312	\$ 5,500	\$ 5,500
83480	Machine & Equipment Maintenance	\$ 27,479	\$ 5,000	\$ 5,000
83505	Utility Line Cuts	\$ 72,378	\$ 70,000	\$ 70,000
83510	Water Maintenance	\$ 302,686	\$ 275,000	\$ 245,000
83511	Sewer Maintenance	\$ 116,484	\$ 125,000	\$ 55,000
83540	Water Meter Maintenance	\$ -	\$ 4,000	\$ -
83600	Fire Hydrant Maintenance	\$ 5,767	\$ 15,000	\$ 15,000
84270	Lease Payments - Principal	\$ 28,921	\$ 28,921	\$ -
Division Total: Utilities		\$ 1,747,048	\$ 1,642,905	\$ 1,511,793

**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 085 - Meter Services				
81010	Social Security - Full Time	\$ 9,335	\$ 9,388	\$ 12,733
81020	Retirement TMRS	\$ 15,820	\$ 14,892	\$ 19,009
81040	Employee Insurance	\$ 17,489	\$ 14,594	\$ 28,210
81050	Workers' Compensation	\$ 2,034	\$ 2,220	\$ 1,603
81090	Overtime	\$ 6,941	\$ 7,000	\$ 7,000
81100	Salaries & Wages - Full Time	\$ 123,131	\$ 117,892	\$ 159,451
81198	Accrued Wages	\$ 4,709	\$ -	\$ -
82030	Information Technology	\$ -	\$ -	\$ 3,250
82040	Postage	\$ -	\$ 100	\$ 100
82130	Garage Fuel	\$ 7,596	\$ -	\$ -
82160	Training/Travel	\$ 1,692	\$ 2,000	\$ 2,000
82210	Enterprise Car Rental Program	\$ 7,129	\$ -	\$ -
82510	Garage Labor	\$ 1,795	\$ -	\$ -
82520	Garage Parts	\$ 422	\$ -	\$ -
82530	Garage Sublet	\$ 3,819	\$ -	\$ -
82700	Professional Fees	\$ 882	\$ 1,000	\$ 1,000
83010	Office Supplies	\$ 187	\$ 500	\$ 500
83060	Uniforms/Boots	\$ 3,846	\$ 4,000	\$ 3,000
83280	Minor Tools	\$ 3,599	\$ 4,000	\$ 4,000
83290	Safety/PPE	\$ 526	\$ 500	\$ 500
83300	Department Supplies	\$ 1,931	\$ 2,500	\$ 2,000
83540	Water Meter Maintenance	\$ 39,954	\$ 80,000	\$ 50,000
85640	Meters	\$ 22,149	\$ 17,000	\$ 15,000
Division Total: Meter Services		\$ 274,988	\$ 277,586	\$ 309,356

**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 088 - Paw Paw WWT				
81010	Social Security - Full Time	\$ 35,336	\$ 42,821	\$ 37,975
81015	Social Security - Part Time	\$ 1,236	\$ 1,683	\$ 1,683
81020	Retirement TMRS	\$ 57,768	\$ 65,254	\$ 56,691
81040	Employee Insurance	\$ 55,622	\$ 68,026	\$ 68,046
81050	Workers' Compensation	\$ 4,275	\$ 4,500	\$ 4,889
81090	Overtime	\$ 34,422	\$ 50,000	\$ 25,000
81100	Salaries & Wages - Full Time	\$ 439,946	\$ 496,657	\$ 471,418
81150	Salaries & Wages - Part Time	\$ 16,152	\$ 20,000	\$ 22,000
81198	Accrued Wages	\$ 14,592	\$ -	\$ -
82040	Postage	\$ 315	\$ 250	\$ 250
82120	Equipment Rental	\$ -	\$ 1,500	\$ 1,500
82130	Garage Fuel	\$ 16,623	\$ -	\$ -
82160	Training/Travel	\$ 11,903	\$ 8,000	\$ 8,000
82210	Enterprise Car Rental Program	\$ 19,724	\$ -	\$ -
82450	Radio Maintenance	\$ 1,072	\$ -	\$ -
82510	Garage Labor	\$ 1,496	\$ -	\$ -
82520	Garage Parts	\$ 631	\$ -	\$ -
82530	Garage Sublet	\$ 4,290	\$ -	\$ -
82620	Electricity	\$ 90,046	\$ 95,000	\$ 100,000
82700	Professional Fees	\$ 83,267	\$ 100,000	\$ 80,000
82820	Membership/Subscriptions	\$ 461	\$ 500	\$ 500
83010	Office Supplies	\$ 749	\$ 700	\$ 700
83040	Janitorial Supplies	\$ 322	\$ 600	\$ 600
83060	Uniforms/Boots	\$ 5,829	\$ 5,500	\$ 4,500
83160	Auto/Equip Fuel	\$ -	\$ 50	\$ 50
83180	Oil & Lubricants	\$ 1,184	\$ 2,000	\$ 2,000
83240	Chemical Supplies	\$ 30,685	\$ 47,000	\$ 47,000
83260	Electrical Supplies	\$ 78	\$ 700	\$ 700
83280	Minor Tools	\$ 1,824	\$ 1,000	\$ 1,000
83290	Safety/PPE	\$ 1,714	\$ 3,500	\$ 3,500
83300	Department Supplies	\$ 3,816	\$ 7,000	\$ 5,500
83430	Lift Stat Maintenance	\$ 1,629	\$ 2,000	\$ 2,000
83440	Building Maintenance	\$ 6,647	\$ 2,000	\$ 2,000
83480	Machine & Equipment Maintenance	\$ 71,459	\$ 70,000	\$ 70,000
Division Total: Paw Paw WWT		\$ 1,015,113	\$ 1,096,241	\$ 1,017,502

**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 090 - Environmental Services				
81010	Social Security - Full Time	\$ 5,380	\$ 5,474	\$ 9,107
81015	Social Security - Part Time	\$ 2,045	\$ 1,963	\$ -
81020	Retirement TMRS	\$ 11,412	\$ 10,147	\$ 13,595
81040	Employee Insurance	\$ 12,546	\$ 9,781	\$ 16,993
81050	Workers' Compensation	\$ 733	\$ 900	\$ 937
81090	Overtime	\$ 2,328	\$ 4,000	\$ 1,700
81100	Salaries & Wages - Full Time	\$ 70,771	\$ 70,582	\$ 117,344
81150	Salaries & Wages - Part Time	\$ 26,729	\$ 25,659	\$ -
81198	Accrued Wages	\$ 2,608	\$ -	\$ -
82030	Information Technology	\$ -	\$ -	\$ 9,500
82040	Postage	\$ 308	\$ 150	\$ 150
82130	Garage Fuel	\$ 1,986	\$ -	\$ -
82160	Training/Travel	\$ 1,549	\$ 6,000	\$ 2,000
82450	Radio Maintenance	\$ 268	\$ -	\$ -
82510	Garage Labor	\$ 254	\$ -	\$ -
82520	Garage Parts	\$ 172	\$ -	\$ -
82530	Garage Sublet	\$ 749	\$ -	\$ -
82700	Professional Fees	\$ 19,625	\$ 25,000	\$ 20,000
82740	Advertising	\$ 3,499	\$ 3,500	\$ 3,500
82780	Printing & Binding	\$ 157	\$ 500	\$ 500
82820	Membership/Subscriptions	\$ -	\$ 400	\$ 400
83010	Office Supplies	\$ 1,184	\$ 1,600	\$ 1,000
83040	Janitorial Supplies	\$ 283	\$ 300	\$ 300
83060	Uniforms/Boots	\$ 249	\$ 1,000	\$ 500
83240	Chemical Supplies	\$ -	\$ 800	\$ 300
83280	Minor Tools	\$ 225	\$ 2,000	\$ 250
83290	Safety/PPE	\$ 70	\$ 500	\$ 500
83300	Department Supplies	\$ 1,555	\$ 1,600	\$ 1,500
83440	Building Maintenance	\$ 97	\$ 1,500	\$ 1,500
83480	Machine & Equipment Maintenance	\$ -	\$ 800	\$ 800
Division Total: Environmental Services		\$ 166,779	\$ 174,156	\$ 202,376

**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 091 - Utilities Customer Service				
81010	Social Security - Full Time	\$ 12,923	\$ 12,663	\$ 13,989
81020	Retirement TMRS	\$ 21,936	\$ 21,345	\$ 20,883
81040	Employee Insurance	\$ 19,665	\$ 21,297	\$ 28,244
81050	Workers' Compensation	\$ 394	\$ 430	\$ 171
81090	Overtime	\$ 2,847	\$ 1,500	\$ 4,000
81100	Salaries & Wages - Full Time	\$ 177,510	\$ 178,464	\$ 178,861
81198	Accrued Wages	\$ 5,454	\$ -	\$ -
82030	Information Technology	\$ -	\$ -	\$ 7,000
82040	Postage	\$ 61,547	\$ 64,000	\$ 64,000
82160	Training/Travel	\$ 688	\$ 1,000	\$ 1,000
82700	Professional Fees	\$ 17,750	\$ 20,000	\$ 20,000
82780	Printing & Binding	\$ 28,075	\$ 28,255	\$ 29,000
83010	Office Supplies	\$ 1,697	\$ 1,500	\$ 1,500
83060	Uniforms/Boots	\$ 979	\$ 800	\$ 800
Division Total: Utilities Customer Service		\$ 351,467	\$ 351,254	\$ 369,448

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**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 092 - Non-Departmental				
82210	Enterprise Car Rental Program	\$ -	\$ -	\$ 125,000
83285	Capital Requests	\$ -	\$ 82,000	\$ -
84010	Overhead Water to GF	\$ 607,086	\$ 709,612	\$ 702,143
84020	Overhead Sewer to GF	\$ 607,086	\$ 709,612	\$ 702,142
84060	Insurance-Liability	\$ 194,220	\$ 190,000	\$ 191,500
84130	Contracts & Agreements	\$ 31,368	\$ 145,000	\$ 60,000
84140	Contingency	\$ 6,880	\$ 50,000	\$ 50,000
84170	Credit Card Merchant Fees	\$ 126,687	\$ 158,000	\$ 160,000
84180	Claims and Refunds	\$ -	\$ 1,000	\$ -
84260	Interest Expense	\$ -	\$ -	\$ 4,530
84270	Lease Payments	\$ -	\$ -	\$ 103,265
84450	Trans/I&S Fund	\$ 3,816,222	\$ 4,196,605	\$ 4,342,605
84660	Franchise Fees	\$ 651,143	\$ 671,250	\$ 692,750
Division Total: Non-Departmental		\$ 6,040,692	\$ 6,913,079	\$ 7,133,935

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**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 093 - Public Works Administration				
81010	Social Security - Full Time	\$ 33,207	\$ 23,386	\$ 30,868
81015	Social Security - Part Time	\$ 2,065	\$ -	\$ -
81020	Retirement TMRS	\$ 53,699	\$ 36,569	\$ 46,080
81040	Employee Insurance	\$ 32,016	\$ 27,195	\$ 34,573
81050	Workers' Compensation	\$ 232	\$ 250	\$ 299
81100	Salaries & Wages - Full Time	\$ 440,323	\$ 314,805	\$ 403,501
81150	Salaries & Wages - Part Time	\$ 26,995	\$ -	\$ -
81198	Accrued Wages	\$ 8,774	\$ -	\$ -
82010	Telecommunications	\$ 45	\$ -	\$ -
82030	Information Technology	\$ -	\$ -	\$ 78,000
82040	Postage	\$ 607	\$ 600	\$ 300
82130	Garage Fuel	\$ 791	\$ -	\$ -
82160	Training/Travel	\$ 5,063	\$ 13,000	\$ 13,000
82510	Garage Labor	\$ 65	\$ -	\$ -
82520	Garage Parts	\$ 110	\$ -	\$ -
82530	Garage Sublet	\$ 8	\$ -	\$ -
82700	Professional Fees	\$ 63,988	\$ 75,000	\$ 75,000
82820	Membership/Subscriptions	\$ 2,649	\$ 2,800	\$ 2,800
83010	Office Supplies	\$ 1,510	\$ 1,000	\$ 1,000
83060	Uniforms/Boots	\$ 93	\$ 450	\$ 450
83120	Food	\$ 608	\$ 500	\$ 500
83980	Miscellaneous	\$ -	\$ 200	\$ 200
Division Total: Public Works Administration		\$ 672,847	\$ 495,755	\$ 686,571

**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 094 - Storm Water Operations				
81010	Social Security - Full Time	\$ 3,595	\$ 3,933	\$ 4,444
81020	Retirement TMRS	\$ 5,726	\$ 6,038	\$ 6,634
81040	Employee Insurance	\$ 3,671	\$ 6,809	\$ 11,246
81050	Workers' Compensation	\$ 825	\$ 900	\$ 466
81090	Overtime	\$ 624	\$ 2,000	\$ 1,000
81100	Salaries & Wages - Full Time	\$ 46,454	\$ 49,492	\$ 57,090
81198	Accrued Wages	\$ 830	\$ -	\$ -
82120	Equipment Rental	\$ -	\$ 3,000	\$ 3,000
82130	Garage Fuel	\$ 3,509	\$ -	\$ -
82160	Training/Travel	\$ -	\$ 500	\$ 500
82450	Radio Maintenance	\$ 134	\$ -	\$ -
82510	Garage Labor	\$ 680	\$ -	\$ -
82520	Garage Parts	\$ 829	\$ -	\$ -
82530	Garage Sublet	\$ 1,874	\$ -	\$ -
83060	Uniforms/Boots	\$ 2,412	\$ 2,000	\$ 2,000
83280	Minor Tools	\$ 527	\$ 250	\$ 250
83290	Safety/PPE	\$ 28	\$ 250	\$ 250
83460	Auto Maint	\$ 33	\$ -	\$ -
Division Total: Storm Water Operations		\$ 71,750	\$ 75,172	\$ 86,880

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**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 095 - Duck Creek WWT				
82620	Electricity	\$ 26,081	\$ 25,000	\$ 25,000
83430	Lift Stat Maintenance	\$ 14,950	\$ 14,000	\$ 14,000
83480	Machine & Equipment Maintenance	\$ 15,357	\$ 17,000	\$ 17,000
Division Total: Duck Creek WWT		\$ 56,388	\$ 56,000	\$ 56,000

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**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 096 - Iron Ore WWT				
82120	Equipment Rental	\$ -	\$ 3,000	\$ -
82620	Electricity	\$ 51,285	\$ 50,000	\$ 50,000
83430	Lift Stat Maintenance	\$ 12,590	\$ 20,000	\$ 20,000
83480	Machine & Equipment Maintenance	\$ 23,725	\$ 20,000	\$ 20,000
Division Total: Iron Ore WWT		\$ 87,600	\$ 93,000	\$ 90,000

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**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 097 - NTRA WWT				
81010	Social Security - Full Time	\$ 5,989	\$ 4,603	\$ 7,128
81020	Retirement TMRS	\$ 9,664	\$ 7,147	\$ 10,641
81040	Employee Insurance	\$ 9,265	\$ 5,386	\$ 11,367
81050	Workers' Compensation	\$ 664	\$ 725	\$ 850
81090	Overtime	\$ 6,384	\$ 5,000	\$ 5,000
81100	Salaries & Wages - Full Time	\$ 73,076	\$ 57,514	\$ 88,181
81198	Accrued Wages	\$ 1,666	\$ -	\$ -
82160	Training/Travel	\$ 1,011	\$ 900	\$ 900
82620	Electricity	\$ 18,473	\$ 19,000	\$ 19,000
82630	Gas & Propane	\$ 786	\$ 1,200	\$ 1,200
82700	Professional Fees	\$ 42,037	\$ 38,000	\$ 38,000
82820	Membership/Subscriptions	\$ -	\$ 150	\$ 150
83060	Uniforms/Boots	\$ 841	\$ 960	\$ 960
83180	Oil & Lubricants	\$ -	\$ 80	\$ 80
83240	Chemical Supplies	\$ 2,882	\$ 4,000	\$ 4,000
83260	Electrical Supplies	\$ -	\$ 100	\$ 100
83280	Minor Tools	\$ 33	\$ 100	\$ 100
83300	Department Supplies	\$ 240	\$ 500	\$ 500
83430	Lift Stat Maintenance	\$ 434	\$ 1,200	\$ 1,200
83440	Building Maintenance	\$ 467	\$ 500	\$ 500
83480	Machine & Equipment Maintenance	\$ 8,374	\$ 8,500	\$ 8,500
Division Total: NTRA WWT		\$ 182,286	\$ 155,565	\$ 198,357

**City of Denison
2021/2022 Budget
Utility Fund Division Detail**

Account	Description	Actual 2020	Estimated 2021	Proposed 2022
Utility Fund 020				
<u>Expenditures</u>				
Division: 099 - Emergency Operations Center (EOC)				
82120	Equipment Rental	\$ -	\$ 75,000	\$ -
82630	Gas and Propane	\$ -	\$ 350	\$ -
82700	Professional Fees	\$ -	\$ 19,500	\$ -
82710	Temporary - Contract Labor	\$ -	\$ 92,000	\$ -
83040	Janitorial Supplies	\$ 601	\$ -	\$ -
83050	Hospitality	\$ -	\$ 900	\$ -
83120	Food	\$ -	\$ 6,500	\$ -
83160	Auto/Equip Fuel	\$ -	\$ 150	\$ -
83240	Chemical Supplies	\$ -	\$ 37,500	\$ -
83280	Minor Tools	\$ 42	\$ -	\$ -
83290	Safety/PPE	\$ 4,281	\$ 2,000	\$ -
83300	Department Supplies	\$ 1,112	\$ 170,000	\$ -
83305	Bottled Water	\$ -	\$ 5,000	\$ -
83310	Equipment	\$ 51,482	\$ 42,000	\$ -
83500	Street Patch Material	\$ -	\$ 58,000	\$ -
83980	Miscellaneous	\$ 875	\$ 14,500	\$ -
Division Total: Emergency Operations Center		\$ 58,392	\$ 523,400	\$ -
Transfers Out				
		\$ 613,857	\$ 620,000	\$ 205,000
Bad Debt Expense				
		\$ 119,748	\$ 175,000	\$ 175,000
Utility Fund Expense Total:		\$ 13,388,624	\$ 14,677,893	\$ 14,024,216

DEBT SERVICES

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**City of Denison
2021/2022 Budget
General Interest & Sinking Fund - Fund 10**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 628,365	\$ 962,084	\$ 1,417,065
Revenues			
Tax Revenue	\$ 1,581,849	\$ 1,950,000	\$ 1,488,821
Series 2020B Bond Transfer (Fund 15)	\$ -	\$ 442,024	\$ -
Interest Earned	\$ 13,172	\$ 5,200	\$ 4,000
Total Revenues	\$ 1,595,021	\$ 2,397,224	\$ 1,492,821
Expenditures			
Bond Payments - Principal	\$ 866,100	\$ 1,322,600	\$ 1,276,300
Bond Payments - Interest	\$ 243,701	\$ 498,959	\$ 450,521
Paying Agent Fees	\$ 10,270	\$ 12,000	\$ 12,000
GF Bond Transfer (Fund 14)	\$ 108,682	\$ 108,683	\$ 587,855
Total Expenditures	\$ 1,228,753	\$ 1,942,242	\$ 2,326,675
Transfers/Audit Adjustments/Accruals	\$ (32,549)	\$ -	\$ -
Ending Cash Balance	\$ 962,084	\$ 1,417,065	\$ 583,211

**City of Denison
2021/2022 Budget
Utility Interest & Sinking Fund - Fund 24**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 1,385,308	\$ 1,527,679	\$ 1,804,600
Revenues			
Transfer from WS Fund-current bond pmts	\$ 3,680,554	\$ 3,917,684	\$ 4,342,605
Transfer from WS Fund-future bond pmts	\$ 135,668	\$ 278,921	\$ -
Interest Earned	\$ 20,691	\$ 10,000	\$ 12,000
Total Revenues	\$ 3,836,913	\$ 4,206,605	\$ 4,354,605
Expenditures			
Bond Payments - Principal	\$ 2,053,900	\$ 2,382,400	\$ 2,698,700
Bond Payments - Interest	\$ 1,341,347	\$ 1,246,767	\$ 1,741,898
GTUA	\$ 285,843	\$ 288,517	\$ 290,007
Paying Agent Fees	\$ 13,453	\$ 12,000	\$ 12,000
Interest Transfer to Operating Fund	\$ -	\$ -	\$ -
Total Expenditures	\$ 3,694,542	\$ 3,929,684	\$ 4,742,605
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 1,527,679	\$ 1,804,600	\$ 1,416,600

**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Greater Texoma Utility Authority Contract Revenue Bonds - Series 2010 (Lake Texoma Water
Storage Project)
Issue Amount: \$4,584,830.80**

*Purpose: To purchase additional water storage rights in Lake Texoma, for water supply, in contract with the Greater
Texoma Utility Authority.*

Period Ending	Principal	Interest	Total P+I
09/30/2022	237,600.00	52,406.82	290,006.82
09/30/2023	243,000.00	48,049.24	291,049.24
09/30/2024	249,480.00	43,240.26	292,720.26
09/30/2025	255,960.00	38,021.14	293,981.14
09/30/2026	262,440.00	32,410.50	294,850.50
09/30/2027	268,920.00	26,424.24	295,344.24
09/30/2028	275,400.00	20,069.66	295,469.66
09/30/2029	281,880.00	13,358.16	295,238.16
09/30/2030	255,960.00	6,347.80	262,307.80
Total	2,330,640.00	280,327.82	2,610,967.82

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax & Revenue Certificates of Obligation - Series 2012
Issue Amount: \$6,665,000**

Purpose: Repairs and renovations, including lighting retrofits and networked thermostats, for existing municipal buildings; and improvements to the City's waterworks and sewer system including the Paw Paw wastewater treatment plant and the Duck Creek lift station.

Period Ending	Principal	Interest	Total P+I
09/30/2022	405,000	122,550.00	527,550.00
09/30/2023	415,000	110,400.00	525,400.00
09/30/2024	435,000	93,800.00	528,800.00
09/30/2025	450,000	76,400.00	526,400.00
09/30/2026	470,000	58,400.00	528,400.00
09/30/2027	485,000	39,600.00	524,600.00
09/30/2028	505,000	20,200.00	525,200.00
Total	3,165,000	521,350.00	3,686,350.00

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City of Denison
2021/2022 Budget
Bond Maturity Schedule
General Obligation Refunding Bonds - Series 2013
Issue Amount: \$4,530,000

Purpose: Refunding of Series 2001 Revenue Bonds issued for Water and Sewer System improvements, Series 2005 General Obligation Bonds issued for Street improvements, and Series 2005 Water/Sewer Revenue Refunding Bonds.

Period Ending	Principal	Interest	Total P+I
09/30/2022	410,000.00	56,025.00	466,025.00
09/30/2023	425,000.00	43,725.00	468,725.00
09/30/2024	435,000.00	30,975.00	465,975.00
09/30/2025	450,000.00	15,750.00	465,750.00
Total	1,720,000.00	146,475.00	1,866,475.00

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax & Limited Surplus Revenue Certificates of Obligation - Series 2013
Issue Amount: \$2,240,000**

Purpose: For constructing and equipping a fire station, with any surplus funds to be used for major repairs and renovations to existing municipal buildings.

Period Ending	Principal	Interest	Total P+I
09/30/2022	105,000.00	45,450.00	150,450.00
09/30/2023	105,000.00	43,350.00	148,350.00
09/30/2024	110,000.00	40,375.00	150,375.00
09/30/2025	115,000.00	36,437.50	151,437.50
09/30/2026	120,000.00	32,325.00	152,325.00
09/30/2027	120,000.00	28,125.00	148,125.00
09/30/2028	125,000.00	23,837.50	148,837.50
09/30/2029	130,000.00	19,375.00	149,375.00
09/30/2030	135,000.00	15,075.00	150,075.00
09/30/2031	140,000.00	10,950.00	150,950.00
09/30/2032	145,000.00	6,675.00	151,675.00
09/30/2033	150,000.00	2,250.00	152,250.00
Total	1,500,000.00	304,225.00	1,804,225.00

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax and Surplus Revenue Certificates of Obligation - Series 2015
Issue Amount: \$6,335,000**

Purpose: To fund water & sewer projects including, but not limited to Randell Dam improvements and the purchase and installation of an Automated Meter Reading system.

Period Ending	Principal	Interest	Total P+I
09/30/2022	270,000.00	185,025.00	455,025.00
09/30/2023	285,000.00	172,537.50	457,537.50
09/30/2024	300,000.00	159,375.00	459,375.00
09/30/2025	310,000.00	146,425.00	456,425.00
09/30/2026	325,000.00	133,725.00	458,725.00
09/30/2027	335,000.00	120,525.00	455,525.00
09/30/2028	350,000.00	106,825.00	456,825.00
09/30/2029	365,000.00	92,525.00	457,525.00
09/30/2030	380,000.00	77,625.00	457,625.00
09/30/2031	395,000.00	62,125.00	457,125.00
09/30/2032	410,000.00	48,075.00	458,075.00
09/30/2033	420,000.00	35,625.00	455,625.00
09/30/2034	435,000.00	22,256.25	457,256.25
09/30/2035	450,000.00	7,593.75	457,593.75
Total	5,030,000.00	1,370,262.50	6,400,262.50

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax & Surplus Revenue Certificates of Obligation - Series 2016A
Issue Amount: \$1,725,000**

Purpose: To fund waterworks and sewer system improvements including, but not limited to the Parkdale Ground Tank and Grayson College Elevated Tank, and improvements to Lake Randell Dam and spillway.

Period Ending	Principal	Interest	Total P+I
09/30/2022	70,000.00	47,575.00	117,575.00
09/30/2023	75,000.00	43,950.00	118,950.00
09/30/2024	80,000.00	40,075.00	120,075.00
09/30/2025	85,000.00	36,587.50	121,587.50
09/30/2026	85,000.00	33,612.50	118,612.50
09/30/2027	90,000.00	30,550.00	120,550.00
09/30/2028	95,000.00	27,312.50	122,312.50
09/30/2029	95,000.00	24,225.00	119,225.00
09/30/2030	100,000.00	21,300.00	121,300.00
09/30/2031	100,000.00	18,300.00	118,300.00
09/30/2032	105,000.00	15,225.00	120,225.00
09/30/2033	110,000.00	12,000.00	122,000.00
09/30/2034	110,000.00	8,700.00	118,700.00
09/30/2035	115,000.00	5,325.00	120,325.00
09/30/2036	120,000.00	1,800.00	121,800.00
Total	1,435,000.00	366,537.50	1,801,537.50

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax and Limited Surplus Revenue Certificate of Obligation - Series 2016B
Issue Amount: \$7,475,000**

*Purpose: To provide funds for park and recreational improvements.
(Texoma Health Foundation Sports Complex)*

Period Ending	Principal	Interest	Total P+I
02/15/2022	755,000.00	67,047.75	822,047.75
02/15/2023	770,000.00	52,636.50	822,636.50
02/15/2024	785,000.00	37,941.75	822,941.75
02/15/2025	800,000.00	22,963.50	822,963.50
02/15/2026	815,000.00	7,701.75	822,701.75
Total	3,925,000.00	188,291.25	4,113,291.25

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Series 2016B
General Fund Obligated
General Fund Budgeted

**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax and Limited Surplus Revenue Certificate of Obligation - Series 2017A
Issue Amount: \$6,870,000**

Purpose: To fund waterworks and sewer system projects including, but not limited to, the TCEQ SSO projects, elevated & ground water tanks rehab, Iron Ore Creek Trunk Sewer, and Paw Paw UV Equipment and Clarifier. A portion of the funds would also be used to remodel 300 W Main as a new City Hall location.

Period Ending	Principal	Interest	Total P+I
09/30/2022	290,000.00	171,000.00	461,000.00
09/30/2023	300,000.00	162,150.00	462,150.00
09/30/2024	305,000.00	153,075.00	458,075.00
09/30/2025	315,000.00	143,775.00	458,775.00
09/30/2026	325,000.00	134,175.00	459,175.00
09/30/2027	335,000.00	124,275.00	459,275.00
09/30/2028	350,000.00	114,000.00	464,000.00
09/30/2029	360,000.00	103,350.00	463,350.00
09/30/2030	365,000.00	92,475.00	457,475.00
09/30/2031	375,000.00	81,375.00	456,375.00
09/30/2032	390,000.00	69,900.00	459,900.00
09/30/2033	400,000.00	58,050.00	458,050.00
09/30/2034	410,000.00	45,900.00	455,900.00
09/30/2035	430,000.00	33,300.00	463,300.00
09/30/2036	440,000.00	20,250.00	460,250.00
09/30/2037	455,000.00	6,825.00	461,825.00
Total	5,845,000.00	1,513,875.00	7,358,875.00

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax and Limited Surplus Revenue Certificate of Obligation - Series 2017B
Issue Amount: \$2,855,000**

Purpose: To help fund the construction of the Texoma Health Foundation Park project.

Period Ending	Principal	Interest	Total P+I
09/30/2022	285,000.00	35,694.00	320,694.00
09/30/2023	290,000.00	29,484.00	319,484.00
09/30/2024	295,000.00	23,166.00	318,166.00
09/30/2025	300,000.00	16,740.00	316,740.00
09/30/2026	310,000.00	10,152.00	320,152.00
09/30/2027	315,000.00	3,402.00	318,402.00
Total	1,795,000.00	118,638.00	1,913,638.00

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax & Revenue Certificates of Obligation - Series 2018
Issue Amount: \$7,255,000**

Purpose: To fund water & sewer infrastructure improvements including the NTRA Elevated Tank, Water Lines, Paw Paw UV Clarifier, Iron Ore Creek Trunk Sewer, TCEQ SSO projects and Wastewater Master Plan.

Period Ending	Principal	Interest	Total P+I
09/30/2022	290,000.00	208,640.00	498,640.00
09/30/2023	300,000.00	196,840.00	496,840.00
09/30/2024	315,000.00	184,540.00	499,540.00
09/30/2025	325,000.00	171,740.00	496,740.00
09/30/2026	335,000.00	160,215.00	495,215.00
09/30/2027	345,000.00	150,015.00	495,015.00
09/30/2028	360,000.00	139,440.00	499,440.00
09/30/2029	370,000.00	128,490.00	498,490.00
09/30/2030	380,000.00	117,240.00	497,240.00
09/30/2031	390,000.00	105,690.00	495,690.00
09/30/2032	405,000.00	93,360.00	498,360.00
09/30/2033	415,000.00	80,240.00	495,240.00
09/30/2034	430,000.00	66,720.00	496,720.00
09/30/2035	445,000.00	52,720.00	497,720.00
09/30/2036	460,000.00	38,240.00	498,240.00
09/30/2037	475,000.00	23,280.00	498,280.00
09/30/2038	490,000.00	7,840.00	497,840.00
Total	6,530,000.00	1,925,250.00	8,455,250.00

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax and Limited Surplus Revenue Certificate of Obligation - Series 2018A
Issue Amount: \$1,000,000**

Purpose: To fund the design phase of the downtown improvements project.

Period Ending	Principal	Interest	Total P+i
09/30/2022	95,000.00	19,868.75	114,868.75
09/30/2023	100,000.00	17,051.00	117,051.00
09/30/2024	100,000.00	14,161.00	114,161.00
09/30/2025	105,000.00	11,198.75	116,198.75
09/30/2026	110,000.00	8,092.00	118,092.00
09/30/2027	110,000.00	4,913.00	114,913.00
09/30/2028	115,000.00	1,661.75	116,661.75
Total	735,000.00	76,946.25	811,946.25

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax & Surplus Revenue Certificates of Obligation - Series 2019
Issue Amount: \$5,255,000**

Purpose: To fund waterworks and sewer system projects including, but not limited to, the NTRA elevated water tank, Theresa and West Loy Lake lines, Parkdale elevated tank, and distribution & collection projects.

Period Ending	Principal	Interest	Total P+I
09/30/2022	180,000.00	194,412.50	374,412.50
09/30/2023	190,000.00	185,162.50	375,162.50
09/30/2024	200,000.00	175,412.50	375,412.50
09/30/2025	210,000.00	165,162.50	375,162.50
09/30/2026	225,000.00	154,287.50	379,287.50
09/30/2027	235,000.00	142,787.50	377,787.50
09/30/2028	245,000.00	130,787.50	375,787.50
09/30/2029	260,000.00	118,162.50	378,162.50
09/30/2030	270,000.00	104,912.50	374,912.50
09/30/2031	285,000.00	92,462.50	377,462.50
09/30/2032	295,000.00	80,862.50	375,862.50
09/30/2033	310,000.00	68,762.50	378,762.50
09/30/2034	320,000.00	57,762.50	377,762.50
09/30/2035	330,000.00	48,012.50	378,012.50
09/30/2036	340,000.00	37,962.50	377,962.50
09/30/2037	350,000.00	27,612.50	377,612.50
09/30/2038	360,000.00	16,962.50	376,962.50
09/30/2039	370,000.00	5,781.25	375,781.25
Total	4,975,000.00	1,807,268.75	6,782,268.75

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City of Denison
2021/2022 Budget
Bond Maturity Schedule
General Obligation Refunding Bonds - Series 2019
Issue Amount: \$3,060,000

Purpose: Proceeds from the sale of the Bonds will be used to refund a portion of the City's outstanding debt in order to lower the overall debt service requirements of the City. The refunded bonds (Series 2008) were initially obtained for the purpose of acquiring, constructing, installing and equipping improvements and additions to the City's waterworks and sewer system; and the acquisition of land and interests in land for such projects; and paying legal, fiscal, design and engineering fees in connection with such projects.

Period Ending	Principal	Interest	Total P+I
09/30/2022	285,000.00	98,287.50	383,287.50
09/30/2023	300,000.00	84,037.50	384,037.50
09/30/2024	315,000.00	69,037.50	384,037.50
09/30/2025	325,000.00	60,375.00	385,375.00
09/30/2026	330,000.00	52,250.00	382,250.00
09/30/2027	350,000.00	35,750.00	385,750.00
09/30/2028	365,000.00	18,250.00	383,250.00
Total	2,270,000.00	417,987.50	2,687,987.50

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax & Limited Surplus Revenue Certificates of Obligation - Series 2020A
Issue Amount: \$2,450,000**

Purpose: For the purchase of a new ladder truck and renovation of the West End fire station.

Period Ending	Principal	Interest	Total P+I
09/30/2022	230,000.00	39,432.00	269,432.00
09/30/2023	235,000.00	35,107.50	270,107.50
09/30/2024	240,000.00	30,690.00	270,690.00
09/30/2025	245,000.00	26,179.50	271,179.50
09/30/2026	250,000.00	21,576.00	271,576.00
09/30/2027	255,000.00	16,879.50	271,879.50
09/30/2028	255,000.00	12,136.50	267,136.50
09/30/2029	260,000.00	7,347.00	267,347.00
09/30/2030	265,000.00	2,464.50	267,464.50
Total	2,235,000.00	191,812.50	2,426,812.50

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City of Denison
2021/2022 Budget
Bond Maturity Schedule
General Obligation Refunding Bonds - Series 2020
Issue Amount: \$4,040,000

Purpose: To refund the Combination Tax and Revenue Certificates of Obligation - Series 2010, that were obligated to the City's waterworks and sewer system improvements.

Period Ending	Principal	Interest	Total P+I
09/30/2022	430,000.00	44,200.00	474,200.00
09/30/2023	435,000.00	38,577.50	473,577.50
09/30/2024	445,000.00	32,857.50	477,857.50
09/30/2025	445,000.00	27,072.50	472,072.50
09/30/2026	455,000.00	21,222.50	476,222.50
09/30/2027	460,000.00	15,275.00	475,275.00
09/30/2028	470,000.00	9,230.00	479,230.00
09/30/2029	475,000.00	3,087.50	478,087.50
Total	3,615,000.00	191,522.50	3,806,522.50

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax and Limited Surplus Revenue Certificates of Obligation - Series 2020B
Issue Amount: \$10,235,000**

Purpose: To fund waterworks & sewer system improvements, and to construct and improve streets (Flora/Waterloo/Lang/Loy Lake) including sidewalks, landscaping, streetscaping, lighting, drainage, and utility line relocations.

Period Ending	Principal	Interest	Total P+I
09/30/2022	350,000.00	361,700.00	711,700.00
09/30/2023	375,000.00	343,575.00	718,575.00
09/30/2024	390,000.00	324,450.00	714,450.00
09/30/2025	405,000.00	310,650.00	715,650.00
09/30/2026	415,000.00	302,450.00	717,450.00
09/30/2027	430,000.00	287,550.00	717,550.00
09/30/2028	450,000.00	265,550.00	715,550.00
09/30/2029	470,000.00	242,550.00	712,550.00
09/30/2030	495,000.00	220,900.00	715,900.00
09/30/2031	515,000.00	200,700.00	715,700.00
09/30/2032	535,000.00	179,700.00	714,700.00
09/30/2033	555,000.00	157,900.00	712,900.00
09/30/2034	580,000.00	135,200.00	715,200.00
09/30/2035	600,000.00	111,600.00	711,600.00
09/30/2036	625,000.00	90,225.00	715,225.00
09/30/2037	640,000.00	71,250.00	711,250.00
09/30/2038	665,000.00	51,675.00	716,675.00
09/30/2039	685,000.00	31,425.00	716,425.00
09/30/2040	705,000.00	10,575.00	715,575.00
Total	9,885,000.00	3,699,625.00	13,584,625.00

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax and Limited Surplus Revenue Certificates of Obligation - Series 2021A
Issue Amount: \$15,940,000**

Purpose: To fund the waterworks & sewer system and to construct and improve streets, including sidewalks, landscaping, streetscaping, lighting, drainage, utility line relocations; and to construct and install parking facilities.

Period Ending	Principal	Interest	Total P+I
09/30/2022	80,000.00	651,915.00	731,915.00
09/30/2023	200,000.00	443,500.00	643,500.00
09/30/2024	260,000.00	434,300.00	694,300.00
09/30/2025	600,000.00	417,100.00	1,017,100.00
09/30/2026	620,000.00	392,700.00	1,012,700.00
09/30/2027	650,000.00	367,300.00	1,017,300.00
09/30/2028	675,000.00	340,800.00	1,015,800.00
09/30/2029	825,000.00	310,800.00	1,135,800.00
09/30/2030	860,000.00	277,100.00	1,137,100.00
09/30/2031	895,000.00	242,000.00	1,137,000.00
09/30/2032	930,000.00	205,500.00	1,135,500.00
09/30/2033	960,000.00	177,300.00	1,137,300.00
09/30/2034	975,000.00	157,950.00	1,132,950.00
09/30/2035	995,000.00	138,250.00	1,133,250.00
09/30/2036	1,015,000.00	118,150.00	1,133,150.00
09/30/2037	1,035,000.00	97,650.00	1,132,650.00
09/30/2038	1,060,000.00	76,700.00	1,136,700.00
09/30/2039	1,080,000.00	55,300.00	1,135,300.00
09/30/2040	1,105,000.00	33,450.00	1,138,450.00
09/30/2041	1,120,000.00	11,200.00	1,131,200.00
Total	15,940,000.00	4,948,965.00	20,888,965.00

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**City of Denison
2021/2022 Budget
Bond Maturity Schedule
Combination Tax and Limited Surplus Revenue Certificates of Obligation - Series 2021B
Issue Amount: \$10,365,000**

Purpose: To fund the waterworks & sewer system improvements, and acquisition of land and interests in land for projects.

Period Ending	Principal	Interest	Total P+I
09/30/2022	290,000.00	437,467.08	727,467.08
09/30/2023	365,000.00	361,950.00	726,950.00
09/30/2024	380,000.00	347,050.00	727,050.00
09/30/2025	395,000.00	331,550.00	726,550.00
09/30/2026	410,000.00	315,450.00	725,450.00
09/30/2027	425,000.00	298,750.00	723,750.00
09/30/2028	445,000.00	281,350.00	726,350.00
09/30/2029	465,000.00	263,150.00	728,150.00
09/30/2030	480,000.00	244,250.00	724,250.00
09/30/2031	500,000.00	224,650.00	724,650.00
09/30/2032	520,000.00	204,250.00	724,250.00
09/30/2033	545,000.00	182,950.00	727,950.00
09/30/2034	565,000.00	160,750.00	725,750.00
09/30/2035	590,000.00	137,650.00	727,650.00
09/30/2036	615,000.00	113,550.00	728,550.00
09/30/2037	635,000.00	91,725.00	726,725.00
09/30/2038	655,000.00	72,375.00	727,375.00
09/30/2039	675,000.00	52,425.00	727,425.00
09/30/2040	695,000.00	31,875.00	726,875.00
09/30/2041	715,000.00	10,725.00	725,725.00
Total	10,365,000.00	4,163,892.08	14,528,892.08

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City of Denison
2021/2022 Budget
Obligated Debt Service Schedule

Fiscal Year	General Obligation Bonds			W/S Obligation Bonds		
	Principal	Interest	Total P & I	Principal	Interest	Total P & I
2022	4,820,000.00	2,786,289.58	7,606,289.58	237,600.00	52,406.82	290,006.82
2023	5,165,000.00	2,364,034.00	7,529,034.00	243,000.00	48,049.24	291,049.24
2024	5,390,000.00	2,191,281.25	7,581,281.25	249,480.00	43,240.26	292,720.26
2025	5,880,000.00	2,016,106.75	7,896,106.75	255,960.00	38,021.14	293,981.14
2026	5,600,000.00	1,838,334.25	7,438,334.25	262,440.00	32,410.50	294,850.50
2027	4,940,000.00	1,665,697.00	6,605,697.00	268,920.00	26,424.24	295,344.24
2028	4,805,000.00	1,491,380.75	6,296,380.75	275,400.00	20,069.66	295,469.66
2029	4,075,000.00	1,313,062.00	5,388,062.00	281,880.00	13,358.16	295,238.16
2030	3,730,000.00	1,173,342.00	4,903,342.00	255,960.00	6,347.80	262,307.80
2031	3,595,000.00	1,038,252.50	4,633,252.50	-	-	-
2032	3,735,000.00	903,547.50	4,638,547.50	-	-	-
2033	3,865,000.00	775,077.50	4,640,077.50	-	-	-
2034	3,825,000.00	655,238.75	4,480,238.75	-	-	-
2035	3,955,000.00	534,451.25	4,489,451.25	-	-	-
2036	3,615,000.00	420,177.50	4,035,177.50	-	-	-
2037	3,590,000.00	318,342.50	3,908,342.50	-	-	-
2038	3,230,000.00	225,552.50	3,455,552.50	-	-	-
2039	2,810,000.00	144,931.25	2,954,931.25	-	-	-
2040	2,505,000.00	75,900.00	2,580,900.00	-	-	-
2041	1,835,000.00	21,925.00	1,856,925.00	-	-	-
Total	\$80,965,000.00	\$21,952,923.83	\$102,917,923.83	\$2,330,640.00	\$280,327.82	\$2,610,967.82

Fiscal Year	Combined		
	Principal	Interest	Total P & I
2022	5,057,600.00	2,838,696.40	7,896,296.40
2023	5,408,000.00	2,412,083.24	7,820,083.24
2024	5,639,480.00	2,234,521.51	7,874,001.51
2025	6,135,960.00	2,054,127.89	8,190,087.89
2026	5,862,440.00	1,870,744.75	7,733,184.75
2027	5,208,920.00	1,692,121.24	6,901,041.24
2028	5,080,400.00	1,511,450.41	6,591,850.41
2029	4,356,880.00	1,326,420.16	5,683,300.16
2030	3,985,960.00	1,179,689.80	5,165,649.80
2031	3,595,000.00	1,038,252.50	4,633,252.50
2032	3,735,000.00	903,547.50	4,638,547.50
2033	3,865,000.00	775,077.50	4,640,077.50
2034	3,825,000.00	655,238.75	4,480,238.75
2035	3,955,000.00	534,451.25	4,489,451.25
2036	3,615,000.00	420,177.50	4,035,177.50
2037	3,590,000.00	318,342.50	3,908,342.50
2038	3,230,000.00	225,552.50	3,455,552.50
2039	2,810,000.00	144,931.25	2,954,931.25
2040	2,505,000.00	75,900.00	2,580,900.00
2041	1,835,000.00	21,925.00	1,856,925.00
Total	\$83,295,640.00	\$22,233,251.65	\$105,528,891.65

**City of Denison
2021/2022 Budget
Budgeted Debt Service Schedule**

Fiscal Year	General Debt Fund			W/S Debt Fund		
	Principal	Interest	Total P & I	Principal	Interest	Total P & I
2022	2,123,300.00	1,046,220.50	3,169,520.50	2,934,300.00	1,792,475.90	4,726,775.90
2023	2,249,500.00	836,001.00	3,085,501.00	3,158,500.00	1,576,082.24	4,734,582.24
2024	2,353,550.00	775,556.00	3,129,106.00	3,285,930.00	1,458,965.51	4,744,895.51
2025	2,748,550.00	707,115.50	3,455,665.50	3,387,410.00	1,347,012.39	4,734,422.39
2026	2,472,050.00	633,761.00	3,105,811.00	3,390,390.00	1,236,983.75	4,627,373.75
2027	1,700,650.00	574,538.75	2,275,188.75	3,508,270.00	1,117,582.49	4,625,852.49
2028	1,434,500.00	520,796.75	1,955,296.75	3,645,900.00	990,653.66	4,636,553.66
2029	1,491,200.00	467,743.50	1,958,943.50	2,865,680.00	858,676.66	3,724,356.66
2030	1,543,850.00	413,761.75	1,957,611.75	2,442,110.00	765,928.05	3,208,038.05
2031	1,330,550.00	362,075.25	1,692,625.25	2,264,450.00	676,177.25	2,940,627.25
2032	1,379,400.00	310,946.00	1,690,346.00	2,355,600.00	592,601.50	2,948,201.50
2033	1,426,100.00	265,609.50	1,691,709.50	2,438,900.00	509,468.00	2,948,368.00
2034	1,310,900.00	228,711.00	1,539,611.00	2,514,100.00	426,527.75	2,940,627.75
2035	1,346,900.00	193,011.00	1,539,911.00	2,608,100.00	341,440.25	2,949,540.25
2036	1,381,700.00	158,197.00	1,539,897.00	2,233,300.00	261,980.50	2,495,280.50
2037	1,412,450.00	124,409.75	1,536,859.75	2,177,550.00	193,932.75	2,371,482.75
2038	1,252,300.00	92,738.50	1,345,038.50	1,977,700.00	132,814.00	2,110,514.00
2039	1,279,700.00	63,233.50	1,342,933.50	1,530,300.00	81,697.75	1,611,997.75
2040	1,312,100.00	33,006.50	1,345,106.50	1,192,900.00	42,893.50	1,235,793.50
2041	885,000.00	8,850.00	893,850.00	950,000.00	13,075.00	963,075.00
Total	\$32,434,250.00	\$7,816,282.75	\$40,250,532.75	\$50,861,390.00	\$14,416,968.90	\$65,278,358.90

Fiscal Year	Combined		
	Principal	Interest	Total P & I
2022	5,057,600.00	2,838,696.40	7,896,296.40
2023	5,408,000.00	2,412,083.24	7,820,083.24
2024	5,639,480.00	2,234,521.51	7,874,001.51
2025	6,135,960.00	2,054,127.89	8,190,087.89
2026	5,862,440.00	1,870,744.75	7,733,184.75
2027	5,208,920.00	1,692,121.24	6,901,041.24
2028	5,080,400.00	1,511,450.41	6,591,850.41
2029	4,356,880.00	1,326,420.16	5,683,300.16
2030	3,985,960.00	1,179,689.80	5,165,649.80
2031	3,595,000.00	1,038,252.50	4,633,252.50
2032	3,735,000.00	903,547.50	4,638,547.50
2033	3,865,000.00	775,077.50	4,640,077.50
2034	3,825,000.00	655,238.75	4,480,238.75
2035	3,955,000.00	534,451.25	4,489,451.25
2036	3,615,000.00	420,177.50	4,035,177.50
2037	3,590,000.00	318,342.50	3,908,342.50
2038	3,230,000.00	225,552.50	3,455,552.50
2039	2,810,000.00	144,931.25	2,954,931.25
2040	2,505,000.00	75,900.00	2,580,900.00
2041	1,835,000.00	21,925.00	1,856,925.00
Total	\$83,295,640.00	\$22,233,251.65	\$105,528,891.65

RESTRICTED FUNDS

AMENDED
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**City of Denison
2021/2022 Budget
General Capital Fund - Fund 003**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 159,596	\$ 98,565	\$ 103,083
Revenues			
Transfer from General Fund (5% of Sales Tax)	\$ 303,590	\$ 326,907	\$ -
Interest	\$ 971	\$ 400	\$ 250
Total Revenues	\$ 304,561	\$ 327,307	\$ 250
Expenditures			
Directional Signage	\$ 3,745	\$ 14,136	\$ -
Alley Activation/Banners/Park Décor (div 3)	\$ -	\$ 10,411	\$ -
Mulberry Bridge (div 8)	\$ -	\$ 15,000	\$ -
Citizen Survey (div 2)	\$ 20,730	\$ -	\$ -
Jon Schaler's Boot Camp Training (div 3)	\$ 6,998	\$ -	\$ -
Phone Server/Upgrades to VOIP (div 9)	\$ 9,223	\$ -	\$ -
APC Battery Backups (div 9)	\$ 6,586	\$ -	\$ -
Talk-Thru Speakers for PD (div 9)	\$ 3,500	\$ -	\$ -
Camera Upgrades (div 9)	\$ 6,371	\$ -	\$ -
Door Controller Upgrade (div 9)	\$ 6,287	\$ -	\$ -
Salary Survey Study (div 10)	\$ 25,000	\$ -	\$ -
Library repairs	\$ 8,223	\$ 14,777	\$ -
NexLog Audio Recording System (div 23)	\$ 28,595	\$ -	\$ -
Elevator Remodel & Upgrade at City Hall (div 46)	\$ 68,368	\$ -	\$ -
ADA Door for City Hall (div 46)	\$ 4,966	\$ -	\$ -
Radar Traffic Counters (div 55)	\$ 7,000	\$ -	\$ -
Inventory Program (div 60)	\$ 10,000	\$ -	\$ -
Transfer back to GF	\$ 150,000	\$ -	\$ -
Eisenhower Trail Design (div 3)	\$ -	\$ 20,000	\$ -
Street Lamp Banners & Park Décor (div 3)	\$ -	\$ 20,000	\$ -
Mower Purchase Plan (div 8 & div 70)	\$ -	\$ 28,500	\$ -
Camera Upgrades (div 9)	\$ -	\$ 6,021	\$ -
Neogov/Tyler/AD Integrations (div 9)	\$ -	\$ 5,000	\$ -
Surface Pros for F.D. (div 9)	\$ -	\$ 7,381	\$ -
Ballistic Vest Replacements (div 20)	\$ -	\$ 11,770	\$ -
Taser X26p (div 20)	\$ -	\$ 7,696	\$ -
GETAC Brand Mobile Data Terminal (div 20)	\$ -	\$ 3,656	\$ -
RLN6554 Motorola Wireless Microphone (div 20)	\$ -	\$ 9,440	\$ -
PPE Bunker Gear Replacement (div 24)	\$ -	\$ 80,000	\$ -
Station 1 Space Needs Assessment	\$ -	\$ 15,000	\$ -
New Sign Shop (div 55)	\$ -	\$ 29,000	\$ -
Tilt Trailer for Roller (div 57)	\$ -	\$ -	\$ -
Asphalt Trailer (div 57)	\$ -	\$ -	\$ -
Katy Depot / CVB Setup	\$ -	\$ 25,000	\$ -
Capital	\$ -	\$ -	\$ 90,000
Total Expenditures	\$ 365,593	\$ 322,789	\$ 90,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 98,565	\$ 103,083	\$ 13,333

**City of Denison
2021/2022 Budget
Vehicle Replacement Fund - Fund 011**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 214,349	\$ 19,675	\$ -
Revenues			
Transfer from General Fund	\$ -	\$ -	\$ -
Interest	\$ 246	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 246	\$ -	\$ -
Expenditures			
Vehicle Purchases	\$ -	\$ -	\$ -
Lease Payments	\$ 194,919	\$ 19,675	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 194,919	\$ 19,675	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 19,675	\$ -	\$ -

AMENDED
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**City of Denison
2021/2022 Budget
Employee Benefits Trust - Fund 012**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ -
Revenues			
Transfer for Insurance Premiums	\$ 1,073,449	\$ 1,600,000	\$ 1,600,000
Total Revenues	\$ 1,073,449	\$ 1,600,000	\$ 1,600,000
Expenditures			
Insurance Premium Payments	\$ 1,073,449	\$ 1,600,000	\$ 1,600,000
	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,073,449	\$ 1,600,000	\$ 1,600,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ -	\$ -	\$ -

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**City of Denison
2021/2022 Budget
General Bond Fund - Fund 014**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$346,306	\$ 1,515,302	\$ 12,134,992
Revenues			
Sale of Bonds-2020 (FD)	\$ 2,400,000	\$ -	\$ -
Sale of Bonds-2021A (Downtown Denison)	\$ -	\$ 13,500,000	\$ -
Refund for Excess Cost of Issuance	\$ -	\$ 7,660	\$ -
THF Grant Annual Payment	\$ 793,519	\$ 793,519	\$ 793,519
GF Bond Transfer (Fund 010)	\$ 108,682	\$ 108,682	\$ 587,855
TIRZ #1 Reimbursement	\$ 113,969	\$ 34,743	\$ 29,390
Interest	\$ 6,326	\$ 6,200	\$ 6,000
Total Revenues	\$ 3,422,497	\$ 14,450,805	\$ 1,416,764
Expenditures			
Bond Payment Expense (Series 2016B)	\$ 825,029	\$ 821,176	\$ 822,048
Downtown Design	\$ 232,679	\$ -	\$ -
West End Remodel	\$ 906,744	\$ 93,256	\$ -
Fire Truck	\$ 95,257	\$ 1,304,743	\$ -
THF Trail Work	\$ 78,102	\$ 101,898	\$ -
D3	\$ -	\$ 1,500,000	\$ 11,859,543
Reserves for Final Bond Payment Series 2016B	\$ -	\$ -	\$ 822,702
Total Expenditures	\$ 2,137,811	\$ 3,821,072	\$ 13,504,293
Transfers/Audit Adjustments/Accruals	\$ (115,690)	\$ (10,042)	\$ -
Ending Cash Balance	\$ 1,515,302	\$ 12,134,992	\$ 47,464

**City of Denison
2021/2022 Budget
Street Improvement Fund - Fund 015**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 493,519	\$ 7,613,935	\$ 584,842
Revenues			
Transfer from General Fund (FY2016)	\$ 175,000	\$ 175,000	\$ 175,000
Transfer from General Fund (FY2018)	\$ 290,000	\$ 290,000	\$ 290,000
Transfer from Utility Fund (FY2018)	\$ 205,000	\$ 205,000	\$ 205,000
Tax Rollback Transfer (FY2020)	\$ 275,000	\$ 275,000	\$ 275,000
Sidewalk Reimbursement	\$ 16,000	\$ 7,894	\$ -
Sale of Bonds (Series 2020B)	\$ 7,200,000	\$ -	\$ -
Interest	\$ 9,142	\$ 6,500	\$ 1,000
Total Revenues	\$ 8,170,142	\$ 959,394	\$ 946,000
Expenditures			
Street Design	\$ 192,342	\$ 392,658	\$ -
Major Street Construction	\$ 221,329	\$ 6,978,671	\$ -
700 East Bullock	\$ -	\$ -	\$ 250,000
Sidewalks - 2020 Program	\$ 34,566	\$ -	\$ -
Sidewalks - 2021 Program	\$ -	\$ 67,000	\$ -
Sidewalks - 2022 Program	\$ -	\$ -	\$ 67,000
Streets - 2020 Program	\$ 704,622	\$ -	\$ -
Streets - Fall 2021 Program	\$ -	\$ -	\$ 550,000
Streets - Spring 2022 Program	\$ -	\$ -	\$ 400,000
Bond Payment Transfer (Series 2020B)	\$ -	\$ 442,024	\$ -
Miscellaneous	\$ -	\$ -	\$ 50,000
Total Expenditures	\$ 1,152,860	\$ 7,880,352	\$ 1,317,000
Transfers/Audit Adjustments/Accruals	\$ 103,135	\$ (108,135)	\$ -
Ending Cash Balance	\$ 7,613,935	\$ 584,842	\$ 213,842

**City of Denison
2021/2022 Budget
TASWA - Fund 017**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ 426,722
Revenues			
Transfer from General Fund	\$ -	\$ 510,972	\$ 438,543
Interest	\$ -	\$ 750	\$ 725
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ -	\$ 511,722	\$ 439,268
Expenditures			
Expenses	\$ -	\$ 85,000	\$ 100,000
Transfer to General Fund	\$ -	\$ -	\$ 75,000
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ 85,000	\$ 175,000
Transfers/Audit Adjustments/Accruals	\$ -		
Ending Cash Balance	\$ -	\$ 426,722	\$ 690,990

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**City of Denison
2021/2022 Budget
Utility Customer Deposits - Fund 021**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 430,085	\$ 455,767	\$ 473,967
Revenues			
Deposits Received	\$ 128,840	\$ 130,000	\$ 130,000
Interest	\$ 7,663	\$ 3,200	\$ 3,500
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 136,503	\$ 133,200	\$ 133,500
Expenditures			
Deposits Refunded	\$ 110,822	\$ 115,000	\$ 115,000
Interest Transferred to Operating Fund	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 110,822	\$ 115,000	\$ 115,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 455,767	\$ 473,967	\$ 492,467

**City of Denison
2021/2022 Budget
Utility Bond Fund - Fund 022**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 10,366,814	\$ 8,662,340	\$ 7,803,234
Revenues			
Sale of Bonds (Series 2020B)	\$ 4,500,000	\$ -	\$ -
Sale of Bonds (Series 2021A) D3 Utilities	\$ -	\$ 4,000,000	\$ -
Sale of Bonds (Series 2021B)	\$ -	\$ 11,800,000	\$ -
Sale of Bonds (Series 2022)	\$ -	\$ -	\$ 12,700,000
Excess Cost of Issuance	\$ -	\$ 12,499	\$ -
Other Reimbursement	\$ 20	\$ 127,421	\$ -
Interest	\$ 83,290	\$ 11,000	\$ 9,000
Total Revenues	\$ 4,583,310	\$ 15,950,920	\$ 12,709,000
Expenditures			
Texoma Pump Station	\$ 25,152	\$ 259,190	\$ 4,350,000
Theresa Water Line (FM691)	\$ 2,497,146	\$ 4,008,627	\$ -
Iron Ore Creek Trunk Sewer	\$ 2,369,547	\$ 1,827,091	\$ -
Water Master Plan	\$ 27,164	\$ -	\$ -
West Loy Lake Water Line	\$ 7,880	\$ 3,628,366	\$ -
Parkdale Elevated Tank	\$ 50,680	\$ 149,320	\$ -
Water & Sewer System Improvements FY21	\$ 392,600	\$ 512,972	\$ -
Water & Sewer System Improvements FY22	\$ -	\$ -	\$ 500,000
Street Utilities - Flora Ln	\$ 1,322,080	\$ (94,160)	\$ -
Renovate Clarifier #2 (Water)	\$ 172,450	\$ -	\$ -
Secondary Clarifier (Wastewater)	\$ 33,290	\$ 1,796,710	\$ -
Randell Dam Repairs	\$ -	\$ 312,500	\$ -
Project Inspector (division 93)	\$ 26,995	\$ 35,000	\$ 36,383
ConShield for PawPaw Headworks	\$ -	\$ 101,000	\$ -
New/Replacement Iron Ore Pumps	\$ 38,500	\$ 46,500	\$ -
Portable Diesel Pump and Hoses	\$ 85,288	\$ 2,712	\$ -
Quarter Mile Road Project	\$ -	\$ 897,344	\$ 1,500,000
Airport Pressure Plane Decommission	\$ -	\$ -	\$ -
Hwy 691-12" Line (Texoma Pkwy to Theresa Dr)	\$ 198,450	\$ 91,550	\$ -
Duck Creek Pumps	\$ -	\$ -	\$ -
Caterpillar Lift Station	\$ 51,966	\$ -	\$ 25,034
Street Utilities - Waterloo/Lang	\$ -	\$ 1,000,000	\$ -
Street Utilities - Main Street	\$ -	\$ 1,000,000	\$ 3,000,000
Grayson Water Tower (FM691)	\$ -	\$ 25,810	\$ 2,000,000
Risk & Resilience Assessment	\$ -	\$ 18,637	\$ -
Street Utilities - Loy Lake Reconstruction	\$ -	\$ -	\$ 1,000,000
Duck Creek Interceptor (sewer lines)	\$ -	\$ -	\$ 1,500,000
691/1417-Preston Waterline	\$ -	\$ -	\$ 800,000
Return Pump Station	\$ -	\$ -	\$ 150,000
Parkdale Generator	\$ -	\$ -	\$ 500,000
691 EST Service Line (S5)	\$ -	\$ -	\$ 129,000
Clarifier Renovations (Water Plant)	\$ -	\$ -	\$ 400,000
Total Expenditures	\$ 7,299,188	\$ 15,619,168	\$ 15,890,417
Transfers/Audit Adjustments/Accruals	\$ 1,011,404	\$ (1,190,858)	\$ -
Ending Cash Balance	\$ 8,662,340	\$ 7,803,234	\$ 4,621,818

**City of Denison
2021/2022 Budget
Utility Capital Fund - Fund 027**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 382,687	\$ 105,054	\$ 4,513
Revenues			
Transfer from Utility Fund (5% Water Sales)	\$ 408,857	\$ 415,000	\$ -
Interest	\$ 2,882	\$ 500	\$ 200
Total Revenues	\$ 411,739	\$ 415,500	\$ 200
Expenditures			
Sludge Removal (div 80)	\$ -	\$ 30,000	\$ -
Test Bench & Calibration Tank (div 85)	\$ 20,655	\$ -	\$ -
Furniture & Fixtures (div 90)	\$ 24,824	\$ -	\$ -
Environmental Services Office & Maint Shop	\$ 341,854	\$ -	\$ -
Lake Texoma Pump	\$ 30,840	\$ -	\$ -
Turbidity Meters	\$ 19,658	\$ -	\$ -
Chemical Feed Pumps	\$ 12,145	\$ -	\$ -
Vacuum Pump	\$ 1,661	\$ -	\$ -
Muffle Furnace	\$ 1,996	\$ -	\$ -
Speed Safety Shoring Equipment	\$ 16,537	\$ 3,963	\$ -
Crew Truck with Utility Bed	\$ 133,678	\$ -	\$ -
Safety Crew Head Sets	\$ 1,767	\$ 4,233	\$ -
4 Wheel Drive UTV	\$ 13,988	\$ -	\$ -
Sewer System Flow Meters (2)	\$ 17,663	\$ 3,337	\$ -
Tyler Notify	\$ -	\$ 5,000	\$ -
Roadway Repairs - Duck Creek Lift Station	\$ -	\$ 55,000	\$ -
Roadway Repairs - Iron Ore Lift Station	\$ 1,040	\$ 38,960	\$ -
NTRA Wet Well Repairs	\$ 33,000	\$ -	\$ -
High Service Pump Assembly	\$ -	\$ 18,000	\$ -
Raw Water VFD Repair	\$ -	\$ 9,270	\$ -
Parkdale Pump Station Pump	\$ -	\$ 15,500	\$ -
Purchase New LIMS System	\$ -	\$ 47,806	\$ -
CCTV Camera - Trailer Mount	\$ -	\$ 121,584	\$ -
Meters	\$ -	\$ 80,000	\$ -
Digester Sludge Pump	\$ -	\$ 20,000	\$ -
Grit Basin Drive Assembly	\$ -	\$ 40,000	\$ -
Shop Hoist	\$ -	\$ 10,000	\$ -
NTRA Wetlands Rehab Evaluation	\$ -	\$ 13,388	\$ -
Capital	\$ -	\$ -	\$ 1,500
Total Expenditures	\$ 671,309	\$ 516,040	\$ 1,500
Transfers/Audit Adjustments/Accruals	\$ (18,064)	\$ -	\$ -
Ending Cash Balance	\$ 105,054	\$ 4,513	\$ 3,213

**City of Denison
2021/2022 Budget
TIRZ 1 (Gateway Village) - Fund 031**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 362,290	\$ 751	\$ 184
Revenues			
County TIF Deposits	\$ 103,926	\$ 145,595	-- pending --
City TIF Deposits	\$ 147,954	\$ 227,026	-- pending --
Interest	\$ 3,751	\$ 700	-- pending --
Total Revenues	\$ 255,632	\$ 373,321	\$ -
Expenditures			
Payment to Developer	\$ 491,141	\$ 334,863	\$ -
Reimbursement to City	\$ 126,030	\$ 39,026	\$ -
Total Expenditures	\$ 617,171	\$ 373,888	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 751	\$ 184	\$ 184

**City of Denison
2021/2022 Budget
TIRZ 2 (Preston Harbour) - Fund 032**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ 1,404	\$ 2,712
Revenues			
County TIF Deposits	\$ 548	\$ 484	-- pending --
City TIF Deposits	\$ 845	\$ 809	-- pending --
Interest	\$ 12	\$ 15	-- pending --
Total Revenues	\$ 1,404	\$ 1,308	\$ -
Expenditures			
General Expenses	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 1,404	\$ 2,712	\$ 2,712

AMENDED
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**City of Denison
2021/2022 Budget
TIRZ 3 (Downtown Denison) - Fund 033**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 266,672	\$ 464,213	\$ 730,163
Revenues			
County TIF Deposits	\$ 113,879	\$ 138,202	-- pending --
City TIF Deposits	\$ 197,966	\$ 254,563	-- pending --
Interest	\$ 5,975	\$ 3,800	-- pending --
Total Revenues	\$ 317,820	\$ 396,565	\$ -
Expenditures			
General Expenses	\$ -	\$ -	\$ -
Bond Payment-Design Phase One (Series 2018A)	\$ 115,280	\$ 117,615	\$ 114,869
Bond Payment - Series 2021A	\$ -	\$ -	\$ 498,365
Parking Lot (400 W Chestnut)	\$ 6,000	\$ 12,000	\$ 12,000
Total Expenditures	\$ 121,280	\$ 129,615	\$ 625,234
Transfers/Audit Adjustments/Accruals	\$ 1,000	\$ (1,000)	\$ -
Ending Cash Balance	\$ 464,213	\$ 730,163	\$ 104,929

**City of Denison
2021/2022 Budget
TIRZ 4 (Loy Lake) - Fund 034**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ -
Revenues			
County TIF Deposits	\$ -	\$ -	-- pending --
City TIF Deposits	\$ -	\$ -	-- pending --
Interest	\$ -	\$ -	-- pending --
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ -	\$ -	\$ -
Expenditures			
General Expenses	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ -	\$ -	\$ -

AMENDED
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**City of Denison
2021/2022 Budget
TIRZ 5 (Waterloo Lake) - Fund 035**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ -
Revenues			
County TIF Deposits	\$ -	\$ -	-- pending --
City TIF Deposits	\$ -	\$ -	-- pending --
Interest	\$ -	\$ -	-- pending --
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ -	\$ -	\$ -
Expenditures			
General Expenses	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ -	\$ -	\$ -

AMENDED
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**City of Denison
2021/2022 Budget
City of Denison Library Fund - Fund 037**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 146,704	\$ 176,458	\$ 218,241
Revenues			
Grant Revenue	\$ -	\$ -	\$ -
Read-To-Win	\$ 89,000	\$ 95,000	\$ 75,000
Library Memorial Fund	\$ 400	\$ 225	\$ 200
Miscellaneous Donations	\$ -	\$ 100	\$ 100
Book Sales	\$ 1,596	\$ 1,550	\$ 1,200
Interest	\$ 2,543	\$ 1,100	\$ 1,200
Total Revenues	\$ 93,539	\$ 97,975	\$ 77,700
Expenditures			
Grant Expense	\$ -	\$ -	\$ -
Read-To-Win Expenses	\$ 16,151	\$ 5,000	\$ 10,000
Memorial Fund	\$ -	\$ 100	\$ 100
Miscellaneous	\$ -	\$ 100	\$ 100
Book Sales Expense	\$ -	\$ 500	\$ 500
Transfer to GF for RTW Reimbursement	\$ 47,725	\$ 50,355	\$ 65,000
Capital Expenses	\$ -	\$ -	\$ -
Total Expenditures	\$ 63,876	\$ 56,055	\$ 75,700
Transfers/Audit Adjustments/Accruals	\$ 91	\$ (137)	\$ -
Ending Cash Balance	\$ 176,458	\$ 218,241	\$ 220,241

**City of Denison
2021/2022 Budget
Fire Equipment Fund - Fund 040**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 10,316	\$ 4,877	\$ 2,007
Revenues			
Grant Money Received	\$ 1,000	\$ -	\$ -
Donations	\$ -	\$ 600	\$ 500
Interest	\$ 82	\$ 30	\$ 25
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 1,082	\$ 630	\$ 525
Expenditures			
Miscellaneous Expenditures	\$ 6,521	\$ 3,500	\$ 2,500
Smoke Alarms	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 6,521	\$ 3,500	\$ 2,500
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 4,877	\$ 2,007	\$ 32

**City of Denison
2021/2022 Budget
Fire Training - Fund 041**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 2,959	\$ 3,685	\$ 510
Revenues			
LEOSE Revenue	\$ 685	\$ 750	\$ 700
Texas A&M Grant	\$ 5,047	\$ 1,050	\$ 1,000
Interest	\$ 41	\$ 25	\$ 15
Total Revenues	\$ 5,772	\$ 1,825	\$ 1,715
Expenditures			
Training	\$ 5,047	\$ 5,000	\$ 2,000
Total Expenditures	\$ 5,047	\$ 5,000	\$ 2,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 3,685	\$ 510	\$ 225

**City of Denison
2021/2022 Budget
Homeland Security Grant Fund - Fund 044**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 1,984	\$ 2,009	\$ 2,024
Revenues			
Grant Revenue	\$ -	\$ 36,234	\$ 25,000
Interest	\$ 25	\$ 15	\$ 20
Total Revenues	\$ 25	\$ 36,249	\$ 25,020
Expenditures			
AFG Grant Expenses	\$ -	\$ 36,234	\$ 25,000
Total Expenditures	\$ -	\$ 36,234	\$ 25,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 2,009	\$ 2,024	\$ 2,044

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**City of Denison
2021/2022 Budget
Federal Relief Fund - Fund 045**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ 3,668,506
Revenues			
Revenue	\$ -	\$ 3,663,306	\$ 3,663,306
Interest	\$ -	\$ 5,200	\$ 5,500
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ -	\$ 3,668,506	\$ 3,668,806
Expenditures			
W/S Infrastructure Capital	\$ -	\$ -	\$ 1,505,512
Public Health & Safety Capital	\$ -	\$ -	\$ 2,900,000
Projects	\$ -	\$ -	\$ 2,031,800
Revenue Replacement	\$ -	\$ -	\$ 900,000
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ -	\$ 7,337,312
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ -	\$ 3,668,506	\$ -

**City of Denison
2021/2022 Budget
Police Equipment Fund - Fund 050**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 3,900	\$ 296	\$ 301
Revenues			
Grant Money Received	\$ 3,347	\$ 1,000	\$ 1,000
Interest	\$ 1	\$ 5	\$ 5
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 3,348	\$ 1,005	\$ 1,005
Expenditures			
Miscellaneous Expenditures	\$ 6,952	\$ 1,000	\$ 1,000
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 6,952	\$ 1,000	\$ 1,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 296	\$ 301	\$ 306

**City of Denison
2021/2022 Budget
Vehicle Seizures Fund - Fund 055**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 1,043	\$ 1,256	\$ 1,266
Revenues			
Money Received	\$ -	\$ -	\$ -
Interest	\$ 213	\$ 10	\$ 10
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 213	\$ 10	\$ 10
Expenditures			
Various Expense	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 1,256	\$ 1,266	\$ 1,276

**City of Denison
2021/2022 Budget
PID 1 - Fund 061**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ 20
Revenues			
Revenue	\$ -	\$ 15,000	\$ 10,000
Interest	\$ -	\$ 20	\$ 15
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ -	\$ 15,020	\$ 10,015
Expenditures			
Expenses	\$ -	\$ 15,000	\$ 10,000
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ 15,000	\$ 10,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ -	\$ 20	\$ 35

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**City of Denison
2021/2022 Budget
THF Park Fund - Fund 067**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ 101
Revenues			
Revenue	\$ -	\$ 100	\$ 250
Interest	\$ -	\$ 1	\$ 1
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ -	\$ 101	\$ 251
Expenditures			
Expenses	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ -	\$ 101	\$ 352

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**City of Denison
2021/2022 Budget
Special Events Fund - Fund 069**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 3,044	\$ 18,693	\$ 12,951
Revenues			
Main Street Inc	\$ 1,090	\$ 2,000	\$ 2,000
Doc Holliday	\$ 3,250	\$ 5,000	\$ 5,000
July 4th	\$ 6,225	\$ 10,000	\$ 10,000
Bark & Paws	\$ -	\$ 4,000	\$ 4,000
Ice Rink	\$ 69,043	\$ 93,082	\$ 95,000
Eisenhower Birthday	\$ -	\$ -	\$ -
Music On Main	\$ 10,925	\$ 25,000	\$ 25,000
Miscellaneous	\$ 12,635	\$ 6,000	\$ 6,000
Interest	\$ 13	\$ 10	\$ 5
Total Revenues	\$ 103,180	\$ 145,092	\$ 147,005
Expenditures			
Main Street Inc	\$ 1,123	\$ 2,000	\$ 2,000
Doc Holliday	\$ 3,250	\$ 5,000	\$ 5,000
July 4th	\$ 6,225	\$ 10,000	\$ 10,000
Bark & Paws	\$ 531	\$ 4,000	\$ 4,000
Ice Rink	\$ 65,604	\$ 93,082	\$ 95,000
Eisenhower Birthday	\$ -	\$ 5,000	\$ -
Music On Main	\$ 25	\$ 25,000	\$ 25,000
Miscellaneous	\$ 8,985	\$ 6,000	\$ 6,000
Total Expenditures	\$ 85,742	\$ 150,082	\$ 147,000
Transfers/Audit Adjustments/Accruals	\$ (1,789)	\$ (752)	\$ -
Ending Cash Balance	\$ 18,693	\$ 12,951	\$ 12,956

**City of Denison
2021/2022 Budget
Park Dedication Fee Fund - Fund 070**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ 48,000
Revenues			
Revenues-Hyde Park	\$ -	\$ 48,000	\$ -
Interest	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 48,000	\$ -
Expenditures			
Expenses	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals			
Ending Cash Balance	\$ -	\$ 48,000	\$ 48,000

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**City of Denison
2021/2022 Budget
Parks & Recreation Fund - Fund 071**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 515,197	\$ 426,961	\$ 392,275
Revenues			
General Park Maint Fee	\$ 130,507	\$ 135,000	\$ 135,000
Aquatic Fund Fee	\$ 310,659	\$ 325,000	\$ 325,000
Waterloo Park Fee	\$ 90,374	\$ 95,000	\$ 95,000
Miscellaneous Revenue	\$ -	\$ -	\$ -
Trail Grant Reimbursement	\$ 13,340	\$ 141,499	\$ -
Interest	\$ 7,459	\$ 3,000	\$ 2,700
Total Revenues	\$ 552,340	\$ 699,499	\$ 557,700
Expenditures			
General Park Maintenance Fee (071-000-09700)			
Park Improvement Projects	\$ -	\$ 3,642	\$ -
THF Inclusive Equipment	\$ 79,730	\$ -	\$ -
Katy Trail Repayment to General Fund	\$ 73,000	\$ 73,000	\$ 74,979
Katy Trail Phase I	\$ 8,768	\$ -	\$ -
Parks & Trails Master Plan	\$ -	\$ 100,000	\$ 74,000
Total	\$ 161,498	\$ 176,642	\$ 148,979
Aquatic Fund Fee (071-000-09750)			
Aquatic Fund Transfer	\$ 269,444	\$ 260,000	\$ -
Miscellaneous Aquatic Expenses	\$ 6,728	\$ -	\$ -
Chemical Controller	\$ 9,385	\$ -	\$ -
Deck Repair	\$ -	\$ -	\$ 26,000
Deck Heater	\$ -	\$ -	\$ 8,500
Aquatic Fees Refunded	\$ 51,026	\$ -	\$ -
Aquatic Feasibility Study	\$ -	\$ -	\$ 9,500
Total	\$ 336,583	\$ 260,000	\$ 44,000
Waterloo Park Fee (071-000-09780)			
Waterloo Park Trail (City Match)	\$ 5,658	\$ 83,097	\$ -
Waterloo Park (Grant Reimbursed)	\$ 10,500	\$ 141,499	\$ -
Parks & Trails Master Plan (Waterloo Portion)	\$ -	\$ -	\$ 9,000
Waterloo Park Improvements	\$ -	\$ 38,000	\$ -
Trout/Catfish (Waterloo)	\$ 8,999	\$ 9,000	\$ 9,000
Park Art	\$ 302	\$ -	\$ -
Kayak Rental	\$ 33,687	\$ -	\$ -
Loy Lake Bridge & Sign	\$ -	\$ -	\$ 25,000
Miscellaneous Expenses	\$ -	\$ -	\$ 10,000
Total	\$ 59,146	\$ 271,596	\$ 53,000
Receivables write-off	\$ 10,998	\$ 20,000	\$ -
Total Expenditures	\$ 568,225	\$ 728,238	\$ 245,979
Transfers/Audit Adjustments/Accruals	\$ (72,350)	\$ (5,948)	\$ -
Ending Cash Balance	\$ 426,961	\$ 392,275	\$ 703,996

**City of Denison
2021/2022 Budget
Law Enforcement Forfeiture Fund - Fund 073**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 20,524	\$ 10,335	\$ 3,260
Revenues			
Seizure Funds Awarded	\$ 9,757	\$ 15,000	\$ 15,000
Sale of Forfeited Property	\$ -	\$ -	\$ -
Auctioned Forfeitures/Direct Payments from DA	\$ -	\$ -	\$ -
Interest	\$ 255	\$ 75	\$ 25
Total Revenues	\$ 10,012	\$ 15,075	\$ 15,025
Expenditures			
Grayson County Attorney's Office	\$ 2,439	\$ 3,750	\$ 3,750
Returned Funds	\$ -	\$ -	\$ -
Miscellaneous Expense	\$ 9,362	\$ 10,000	\$ 10,000
Surveillance	\$ -	\$ -	\$ -
Tactical Gear / Weaponry	\$ -	\$ -	\$ -
Recruiting	\$ -	\$ -	\$ -
Various Capital Equipment	\$ -	\$ -	\$ -
Cable TV/Internet Subscription	\$ -	\$ -	\$ -
Building Improvements	\$ -	\$ -	\$ -
Furniture	\$ -	\$ -	\$ -
Software	\$ -	\$ -	\$ -
Training/Conference	\$ -	\$ -	\$ -
SCU Vehicle	\$ 8,400	\$ 8,400	\$ -
Total Expenditures	\$ 20,201	\$ 22,150	\$ 13,750
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 10,335	\$ 3,260	\$ 4,535

**City of Denison
2021/2022 Budget
Canine Fund - Fund 077**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 686	\$ 29,692	\$ 16,522
Revenues			
Revenue	\$ 3,961	\$ 1,300	\$ -
Rotary Club Donation	\$ 25,000	\$ -	\$ -
Interest	\$ 45	\$ 130	\$ 75
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 29,006	\$ 1,430	\$ 75
Expenditures			
Expenses	\$ -	\$ 14,600	\$ 15,000
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ 14,600	\$ 15,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 29,692	\$ 16,522	\$ 1,597

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**City of Denison
2021/2022 Budget
Sister City Fund - Fund 078**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 16,956	\$ 16,333	\$ 3,333
Revenues			
Munson Foundation	\$ -	\$ -	\$ 19,000
Memberships/Fees	\$ 2,150	\$ 3,000	\$ 3,500
Interest	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 2,150	\$ 3,000	\$ 22,500
Expenditures			
Travel Expenses	\$ 457	\$ 16,000	\$ 19,000
Non Refundable Expenses	\$ 365	\$ -	\$ -
Refunded Memberships/Fees Due to COVID	\$ 1,950	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 2,772	\$ 16,000	\$ 19,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 16,333	\$ 3,333	\$ 6,833

**City of Denison
2021/2022 Budget
Cemetery Care Fund - Fund 081**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 11,002	\$ 11,134	\$ -
Revenues			
Interest	\$ 132	\$ 75	\$ -
Total Revenues	\$ 132	\$ 75	\$ -
Expenditures			
Miscellaneous	\$ -	\$ 11,209	\$ -
Total Expenditures	\$ -	\$ 11,209	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 11,134	\$ -	\$ -

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**City of Denison
2021/2022 Budget
Law Enforcement - Seizure Fund - Fund 083**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 73,752	\$ 115,967	\$ 110,967
Revenues			
Seized Funds	\$ 51,972	\$ 10,000	\$ 10,000
Interest	\$ -	\$ -	\$ -
Total Revenues	\$ 51,972	\$ 10,000	\$ 10,000
Expenditures			
Return of Seized Money	\$ -	\$ -	\$ -
Funds Awarded to the City	\$ 9,757	\$ 15,000	\$ 15,000
Total Expenditures	\$ 9,757	\$ 15,000	\$ 15,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 115,967	\$ 110,967	\$ 105,967

**City of Denison
2021/2022 Budget
Police Training - Fund 084**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ -
Revenues			
LEOSE Revenue	\$ 3,464	\$ 3,107	\$ 3,000
Interest	\$ 24	\$ 15	\$ 15
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 3,488	\$ 3,122	\$ 3,015
Expenditures			
Expenditures	\$ 3,488	\$ 3,122	\$ 3,015
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 3,488	\$ 3,122	\$ 3,015
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ -	\$ -	\$ -

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**City of Denison
2021/2022 Budget
Cemetery Pre-Pay O&C Fund - Fund 086**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 144,815	\$ 145,760	\$ 146,960
Revenues			
Revenue	\$ 6,570	\$ 15,000	\$ 12,000
Interest	\$ 2,315	\$ 1,200	\$ 1,200
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 8,885	\$ 16,200	\$ 13,200
Expenditures			
Transfer to General Fund	\$ 6,570	\$ 15,000	\$ 12,000
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 6,570	\$ 15,000	\$ 12,000
Transfers/Audit Adjustments/Accruals	\$ (1,370)	\$ -	\$ -
Ending Cash Balance	\$ 145,760	\$ 146,960	\$ 148,160

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**City of Denison
2021/2022 Budget
Tree Mitigation Fund - Fund 088**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ -	\$ -
Revenues			
Revenue	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ -	\$ -	\$ -
Expenditures			
Expense	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ -	\$ -	\$ -

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**City of Denison
2021/2022 Budget
Truancy & Prevention Diversion Fund - Fund 089**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ 2,916	\$ 12,966
Revenues			
Revenue	\$ 2,906	\$ 10,000	\$ 10,000
Interest	\$ 10	\$ 50	\$ 200
Total Revenues	\$ 2,916	\$ 10,050	\$ 10,200
Expenditures			
Expense	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 2,916	\$ 12,966	\$ 23,166

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**City of Denison
2021/2022 Budget
Municipal Court Building Security Fund - Fund 090**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 2,373	\$ 4,236	\$ 8,296
Revenues			
Court Fees	\$ 5,808	\$ 10,000	\$ 10,000
Interest	\$ 25	\$ 60	\$ 120
Total Revenues	\$ 5,833	\$ 10,060	\$ 10,120
Expenditures			
Miscellaneous Expenses	\$ 3,970	\$ 6,000	\$ 10,000
Total Expenditures	\$ 3,970	\$ 6,000	\$ 10,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 4,236	\$ 8,296	\$ 8,416

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**City of Denison
2021/2022 Budget
Municipal Court Technology Fund - Fund 091**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 16,812	\$ 20,623	\$ 18,753
Revenues			
Revenue	\$ 6,270	\$ 9,000	\$ 9,000
Interest	\$ 231	\$ 130	\$ 100
Total Revenues	\$ 6,501	\$ 9,130	\$ 9,100
Expenditures			
Incode Court Notify	\$ -	\$ 6,000	\$ -
Incode Training	\$ 650	\$ -	\$ 5,000
Electronic Signature Pads	\$ 1,422	\$ -	\$ -
Miscellaneous Expenses	\$ 619	\$ 5,000	\$ 2,000
Incode 10 Upgrade	\$ -	\$ -	\$ 15,000
Total Expenditures	\$ 2,690	\$ 11,000	\$ 22,000
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 20,623	\$ 18,753	\$ 5,853

**City of Denison
2021/2022 Budget
Municipal Jury Fund - Fund 092**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ -	\$ 58	\$ 309
Revenues			
Revenue	\$ 58	\$ 250	\$ 300
Interest	\$ -	\$ 1	\$ 5
Total Revenues	\$ 58	\$ 251	\$ 305
Expenditures			
Expenses	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 58	\$ 309	\$ 614

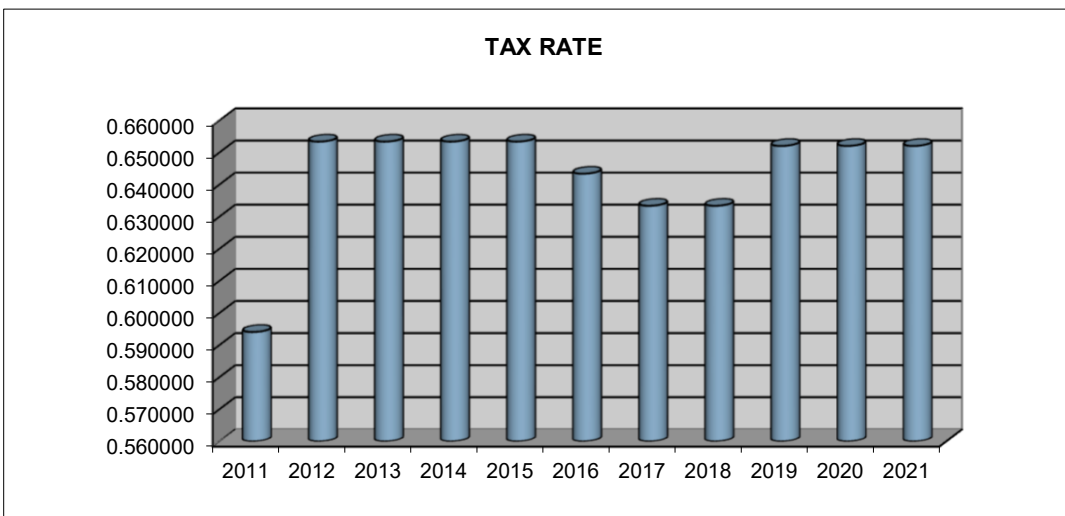
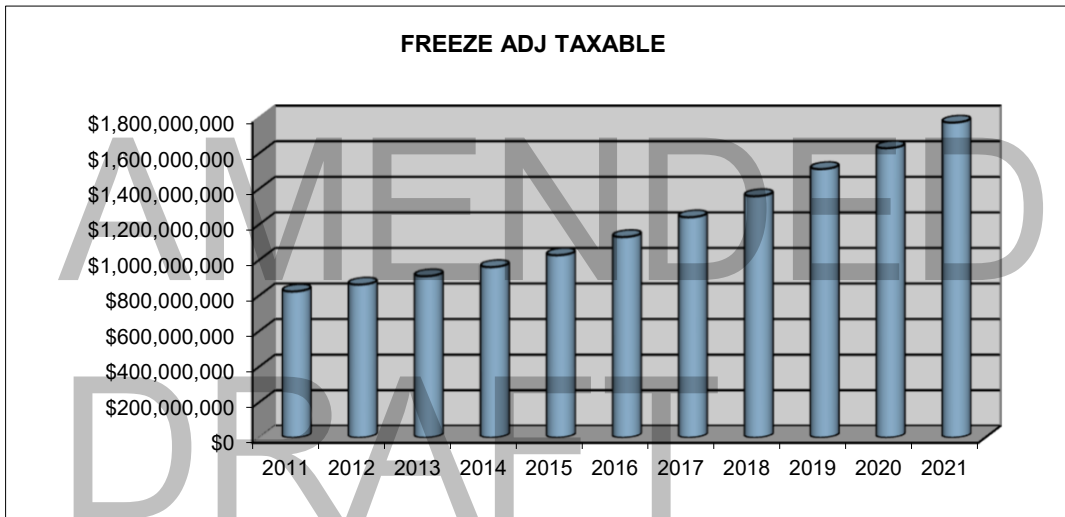
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**City of Denison
2021/2022 Budget
Federally Forfeited Funds - Fund 093**

	Actual 2020	Estimated 2021	Proposed 2022
Beginning Cash Balance	\$ 130,258	\$ 92,327	\$ 57,777
Revenues			
Revenue	\$ 611	\$ -	\$ -
Interest	\$ 1,375	\$ 450	\$ 350
	<hr/>	<hr/>	<hr/>
Total Revenues	\$ 1,986	\$ 450	\$ 350
Expenditures			
Miscellaneous Expenses	\$ 39,917	\$ 25,000	\$ 25,000
SCU Vehicle	\$ -	\$ -	\$ 8,400
Capital Requests	\$ -	\$ 10,000	\$ 10,000
	<hr/>	<hr/>	<hr/>
Total Expenditures	\$ 39,917	\$ 35,000	\$ 43,400
Transfers/Audit Adjustments/Accruals	\$ -	\$ -	\$ -
Ending Cash Balance	\$ 92,327	\$ 57,777	\$ 14,727

City of Denison 2021/2022 Budget Analysis of Property Valuations and Tax Rates

TAX YEAR	FREEZE ADJ TAXABLE	TAX RATE	TAXES ASSESSED
2011	\$822,263,978	0.594072	\$4,884,840
2012	\$860,692,018	0.653377	\$5,635,408
2013	\$907,759,678	0.653377	\$5,931,093
2014	\$959,242,870	0.653377	\$6,267,472
2015	\$1,025,857,299	0.653377	\$6,702,716
2016	\$1,128,274,899	0.643377	\$7,259,061
2017	\$1,239,379,446	0.633377	\$7,849,944
2018	\$1,357,822,666	0.633377	\$8,600,136
2019	\$1,510,467,960	0.652034	\$9,848,765
2020	\$1,627,858,207	0.652034	\$10,614,189
2021	\$1,771,666,236	0.652034	\$11,551,866



City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion and take action on a Resolution calling a public hearing to consider an increase in tax revenue.

Staff Contact

Renee' Waggoner, Executive Director of Finance & Administrative Services

rwaggoner@cityofdenison.com

903-465-2720 EXT 2444

Summary

- Grayson Appraisal District issued Certified Totals on July 16, 2021
- Budget prepared based on revenue generated by Ad Valorem Tax
- Resolution to call public hearing on tax rate brought before Council on August 16, 2021
- Notices to be posted August 18, 2021
- Public Hearing to be held September 7, 2021
- Vote on tax rate to take place on September 7, 2021

Staff Recommendation

Staff recommends approving this resolution and calling for a public hearing to increase tax revenue.

Recommended Motion

"I move to approve the resolution calling a public hearing for an increase in tax revenue."

Background Information and Analysis

The Truth in Taxation rules mandate a governmental unit publish the proposed tax rate and also hold one public hearing on a tax revenue increase. If the proposed rate exceeds the voter approval rate or the no new revenue rate, whichever is lower, the taxing unit's governing body must vote to place a proposal to adopt the rate on a future meeting agenda as an action item. There must be a recorded vote. The dates of the public hearing must be stated, and notices must be published. The proposed tax rate for tax year 2021 is \$.652034. This rate is lower than the voter approval tax rate of \$.745410, but higher than the no new revenue tax rate of \$.647100, therefore requiring a hearing, notices to be published and vote on the tax revenue increase. Notices will be posted August 18, 2021, and a public hearing will be held on September 7, 2021. Adoption of the tax rate will be September 7, 2021, as well.

Financial Considerations

Tax revenue generated from Ad Valorem taxes. This budget will raise more revenue from property taxes than last year's budget by an amount of \$380,440, which is a 3.7 percent increase from last year's calculations. The property tax revenue to be raised from new property added to the tax roll this year is \$450,351.

Prior Board or Council Action

None.

Alternatives

Council must follow the requirements of the law as stated above.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS CALLING ONE PUBLIC HEARING TO CONSIDER A TAX INCREASE BY INCREASING THE TOTAL TAX REVENUE FROM PROPERTIES ON THE TAX ROLL EXCEEDING THE AMOUNT GENERATED THE PRECEDING YEAR; PROVIDING SAVINGS CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS RESOLUTION IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Denison is considering the adoption of its annual budget and the adoption of a tax rate to partially fund such budget; and

WHEREAS, Chapter 26, Texas Tax Code, requires that taxing jurisdictions conduct one public hearing if the taxing jurisdiction is considering a proposal to increase total tax revenues from properties on the tax roll that exceeds the total tax revenues generated the previous years, and

WHEREAS, The Denison City Council wishes to consider increasing total tax revenue over the amount generated the previous year; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS:

SECTION 1: That the City Council of the City of Denison, Texas does hereby call one (1) public hearing to be conducted on September 7, 2021 at 6:00 p.m. in the Denison City Council Chambers, 300 West Main, Denison, Texas 75020. The purpose of such public hearing is to consider a tax rate that, if adopted, would increase revenue generated the previous year.

SECTION 2: That the City Council does hereby instruct the City Clerk to cause notice of such public hearing to be given in a manner complying with the requirements of Chapter 26, Texas Tax Code.

SECTION 3: That should any part of this resolution conflict with any other resolution, then such other resolution is repealed to the extent of the conflict with this resolution.

SECTION 4: That should any word, phrase, or part of this resolution be found to be invalid or unconstitutional, such finding shall not affect any other word, phrase, or part hereof and such shall be and continue in force and effect.

SECTION 5: That this resolution shall be effective on and after its adoption.

SECTION 6: That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public and that public notice of the time, place, location, and purpose of said meeting was given as required by law.

On motion by Council member, seconded by Council member, the above and foregoing Resolution was passed and approved at a Regular Meeting of the City Council of the City of Denison, Texas, on this the 16th day of August 2021.

Ayes:

Nays:

Abstentions:

CITY OF DENISON, TEXAS

BY: _____
JANET GOTT, MAYOR

ATTEST:

BY: _____
CITY CLERK

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of .652034 per \$100 valuation has been proposed by the governing body of CITY OF DENISON.

PROPOSED TAX RATE	\$0.652034 per \$100
NO-NEW REVENUE TAX RATE	\$0.647100 per \$100
VOTER-APPROVAL TAX RATE	\$0.745410 per \$100
DE MINIMIS RATE	\$0.701100 per \$100

The no-new-revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for CITY OF DENISON from the same properties in both the 2020 tax year and the 2021 tax year.

The voter-approval tax rate is the highest tax rate that CITY OF DENISON may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for CITY OF DENISON exceeds the voter-approval tax rate for CITY OF DENISON.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for CITY OF DENISON, the rate that will raise \$500,000, and the current debt rate for CITY OF DENISON.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF DENISON is proposing to increase property taxes for the 2021 tax year.

A public meeting to vote on the proposed tax rate will be held on September 07, 2021 at 6:00 pm at Denison Council Chambers 300 W Main Denison TX 75020.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, CITY OF DENISON is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the CITY OF DENISON at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

The members of the governing body voted on the proposed tax increase as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by CITY OF DENISON last year to the taxes proposed to be imposed on the average residence homestead by CITY OF DENISON this year:

	2020	2021	Change
Total Tax Rate (per \$100 of value)	\$0.652034	\$0.652034	0.00%
Average homestead taxable value	\$128,889	\$139,637	\$10,748
Tax on average homestead	\$840	\$910	\$70
Total tax levy on all properties	\$10,185,342	\$10,565,782	\$380,440

For assistance with tax calculations, please contact the tax assessor for CITY OF DENISON at 903.813.4223 or kmiller@co.grayson.tx.us, or visit www.cityofdenison.com for more information.