



**CITY OF DENISON
CITY COUNCIL MEETING
AGENDA**

Monday, March 18, 2024

After determining that a quorum is present, the City Council of the City of Denison, Texas will convene in a Regular Meeting on **Monday, March 18, 2024 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. PROCLAMATIONS AND PRESENTATION

A. 2023 Achievement of Library Excellence Award Presentation.

3. PUBLIC COMMENTS

Citizens may speak on 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.

4. CONSENT AGENDA

A. Receive a report, hold a discussion and take action on approving the Minutes from the Special Called City Council Meeting (Mid-Year Budget Review) held on February 23, 2024, and the Regular City Council Meeting held on March 4, 2024.

B. Receive a report, hold a discussion, and take action on ordering for purchase a new Pierce Ladder Truck and Skeeter Brush Truck through Siddons-Martin and an Ambulance through Frazer, and authorize the Interim City Manager to execute any associated documents.

C. Receive a report, hold a discussion, and take action on awarding a bid and entering into a contract with Brightview Landscape Services, Inc. for the 2024 Mowing and Maintenance Program (Contract Number 2024-0040) and authorize the Interim City Manager to execute the same.

D. Receive a report, hold a discussion and take action on denying the extraterritorial jurisdiction release petition received from Ray C. Davis and Linda B. Davis for property located at Highway 69, Denison, Texas more particularly described as G-1311 Wright

William A-G1311, acres 1.76 and G-1311 Wright William A-G1311, acres 0.747, GCAD Property ID Nos. 254831 and 254833.

5. PUBLIC HEARINGS

- A. Receive a report, hold a discussion, conduct a public hearing, and take action on an Ordinance to rezone a ± 32.361-acre tract of land commonly known as 2700 Texoma Drive, GCAD Property ID Nos. 109826 and 112271, from the Light Industrial (LI) District to the Heavy Industrial (HI) District to allow for a concrete products manufacturer. (Case No. 2024-008Z)

6. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion, and take action on an amendment to the Construction Manager at Risk contract with Piazza Construction for Phase 2 of the Designing Downtown Denison project for a Guaranteed Maximum Price of \$23,320,171.00, and authorize the Interim City Manager to execute all related documents.
- B. Receive a report, hold a discussion and take action on the 2022-2023 Annual Comprehensive Financial Report presented by BrooksWatson & Co.

7. 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.
- 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 15th day of March 2024, before 6:00 p.m.

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
SPECIAL CALLED CITY COUNCIL MEETING
(MID-YEAR REVIEW)**

MINUTES

Friday, February 23, 2024

Announce the presence of a quorum.

Mayor Gott called the meeting to order at 8:20 a.m. Council Members present were Mayor Pro Tem Robert Crawley, Brian Hander, Michael Courtright, James Thorne and Aaron Thomas. Council Member Joshua Massey was absent.

Staff members present were Bobby Atteberry, Interim City Manager, Renee Waggoner, Assistant City Manager, Christine Wallentine, City Clerk, and Karen Avery, Deputy City Clerk. Department Directors were also present.

1. MID-YEAR BUDGET REVIEW

- A. Receive a mid-year report and hold discussions on the FY2024 budget, strategic goals and objectives, capital improvements and organizational priorities, including but not limited to, Police, Fire, Parks and Recreation, Public Works, Streets, Water and Sewer Utilities, Employee Services, Information Technology, the City Manager, the City Attorney, Finance, Main Street, Downtown Denison, Tourism, Economic Development, Housing, Facilities, Community Development, Code Compliance and other items relating to the quality of life, economic vitality and the health, safety and general welfare of the citizens of the City of Denison.

Council Discussion

Mayor Gott provided some opening comments and welcomed everyone to the mid-year review.

Bobby Atteberry, Interim City Manager, touched on how the mid-year review started and that it was an update to Council following approval of the FY2024 budget. This is a good way to provide a mid-year update to show what has been accomplished since the new budget year. Because of the closeness of this meeting to the June budget retreat, the information provided only includes about 4.5 months' worth of work. Staff has worked hard to put this information together.

Denison Visitor's Center

Bobby Atteberry reported on the status of the visitor's center. We have been working on this for about 4 years and have now selected a contractor. Piazza Construction is teaming up with David Baca Architect to design and build this project. This will be a three-story building with the first floor being dedicated to a visitor's center and the second and third floors will be City office space. The design is being put together now and the Guaranteed Maximum Price will be coming before Council in late March/early April. The budget on this project is about \$1.5 million and this is what we are expecting the GMP to come back at.

Designing Downtown Denison – Phase 2

Ronnie Bates, Public Works Director, provided an update on Phase 2 of the D³ Project with a short video of a before and after of Phase 1. Mr. Bates also provided the concept plan for Heritage Park, which includes leaving the stage positioned where it currently is. Other conceptual of the leadership fountain and reflection fountain were also provided. Plans for Phase 2 are 100% complete and are currently out for bid. This is a Construction Manager at Risk Project and the GMP will be coming before Council at one of the March meetings. Once approved, the contractor will start weeks a few weeks after this. The plan is to not close Heritage Park until after the Doc Holliday Festival in April.

Team Denison

Amy Lay, Employee Services Director, provided an update on staffing, benefits and trends. Ms. Lay provided a snapshot of staff openings back in September 2023 versus where we are at currently, attributing the success of filling positions with market rate adjustments and cost of living updates given by the Council for FY2024. On average, Police saw a 20% market adjustment, Fire saw 11.7% and non-civil service saw about 13%. These average amounts do include a cost-of-living adjustment of 5%. The City has made 40 new hires since October 1, 2023 and 22 separations, leaving 18 net hires. Ms. Lay also went over the comparison in the turnover rate from 2022, average of 2.47%, to 2023, average 1.67%. As far as compensation trends, compensation costs for state and local government workers increased 4.6% for the 12-month period ending in December 2023, and increased 4.8 percent in the 12-month period ending December 2022. Wages and salaries increased 4.7 percent for the 12-month period ending in December 2023 and increased 4.7% one year ago. Benefit costs increased 4.6 percent for the 12-month period ending in December 2023. The prior year's increase was 5.0 percent. Ms. Lay also provided information on benefit increases over the previous years as well as a history of the City's loss ratio and how that affects premiums. In comparing benefits on a per capita basis, the City of Denison falls behind the average public sector premium paid per employee where the average is \$967.08, and the City of Denison is at \$542.25. Since 2013, the City of Denison has had an Employee Benefit Congress which exists to make recommendations on city benefits, evaluate employee benefit education and communication and serve as a sounding board for city benefit programs, and has been reactivated to evaluate current benefits. Ms. Lay also talked about work/life balance and the days and holidays observed at the City and also provided a comparison of vacation accrual rates with peer cities, showing Denison lagging on accrual rates for long term employees. Looking ahead, in growing Team Denison we

will continue with compensation and benefits studies as well as grown studies. There will be a continued focus on succession planning, compensation solutions, work-life well-being and staff development.

Public Works Working – Operations

Ronnie Bates, Public Works Director, provided some updates on the operations side of public works as follows:

FY2024 – Equipment Acquisition Status

Council investment in Public Works Equipment for FY2024 includes the following:

- 6,000 LB Mechanic Crane Truck – Wastewater Treatment
 - Pump and motor removal and installation
 - Division can now perform on-site equipment service
- Two (2) Track Skid Steers – Utilities & Demo/ROW
 - Material loading easement clearing, multiple other work activities
 - Divisions now have larger more capable machines
- Diesel Zero Turn Mower – Demo/ROW
 - Right of way mowing, land maintenance, easement maintenance
 - Division now able to maintain more in house
- Traffic Sign Printer – Streets/Signs
 - Traffic sign fabrication, street name fabrication
 - Division now able to print larger and more types of signs
- Two (2) Tandem 10-YD Dump Trucks – Streets & Stormwater
 - Construction material transport and spoils removal
 - Larger truck for Streets increasing efficiency
 - First dump truck for Stormwater to allow for creek debris removal
- Two (2) Vacuum Flush Trucks – Field Utilities
 - Clear sewer lines, clean lift stations, haul waste
 - Division will have larger and more capable machines
- Front Load Truck, Brush Truck, Side Load Body – Sanitation
 - Commercial and Residential refuse collection
 - Additions to fleet providing redundancy and reliability
- Tractor Loader w/Box Blade – Streets
 - Paving and base material loading, leveling and grading
 - More effective material placement and alley maintenance

Mr. Bates also discussed the improvement of staffing within Public Works. Council's investment in employee compensation is really paying off in Public Works. They have had positive results with recruitment and retention and are getting better qualified candidates, more applicants and increased longevity. The Maintenance Divisions are staffed at 90%, which is up from 73% last year, and the Utility Divisions are staffed at 94%, which is up from 81% last year.

Public Works has also been enforcing Section 20-12 of the Sanitation ordinance, which states the City's Public Works Department shall be the exclusive provider of residential

and commercial garbage, rubbish and refuse collection and disposal services for all premises within the City, Enforcement is generating additional revenue in roll off billing. An approximately 15% monthly increase in December 2023 when compared to the same month in previous year.

The Public Works Signs Division has implemented Phase 1 of the Traffic Inventory Study done by Kimley-Horn, who completed Phase 1 of 3 in the Summer of 2023. Phase 1 focused on City center. Recommendations were made to modify, replace or install stop signage depending on current intersection conditions. The Signs Division has begun implementing these recommended changes with installations at currently uncontrolled intersections being prioritized. Stop bars are being laid with each sign installation and signage assemblies meet the new Public Works Standard Details adopted by Council. Phase 1 includes a total of 97 sig assemblies. Completion of Phase 1 is anticipated to be the end of March 2024 at which point implementation of Phase II will begin. The Signs Division has also upgraded school zone flashers with standardization of signage across all zones with assemblies that are up to current standards and are solar powered with battery backup. They are also equipped with cellular communications for remote programming and manual control via web portal. Each sign has 12” LED lighting with rear facing LED for traffic entering school zone from the side street and have new aluminum poles and bases. The school zones receiving upgrades include BMac Daniel Intermediate School, Mayes Elementary School, Houston Elementary School, Terrell Elementary School and Hyde Park Elementary School.

Mr. Bates also provided an update on the Streets Division. Streets overlay program has completed 207,898 square footage with total centerline miles completed of 1.25. total centerline miles in the City is approximately 180 miles. The total cost of the overlay program was \$426,996.00. Streets has also completed parking lot overlay restoration for a total square footage of 68,359. Main, Houston and Woodard are completed, and the DAWG facility is pending, as well as the Burnett/Woodard lot. The total cost for the parking lot overlay restoration is \$161,315.00. Mr. Bates also highlighted the brick streets repairs in the 100 block of W. Chestnut, where they removed rail line and replaced asphalt patches with stored historic bricks; 300 block of W. Crawford repaired base and leveled at brick failure at crosswalk; Rusk and Woodard emergency repair of historic bricks by repairing base and leveling; 400 block of W. Woodard repaired base and leveled where there was base failure under brick. There are some additional repair locations pending that will be addressed in the future. Mr. Bates stated he was excited to have found a contractor that has the ability to repair brick streets, as this is a tedious and specialized task. Mr. Bates then provided some before and after photos of the repaired brick streets.

Public Works does have some challenges, specifically with streets and stormwater. Current street conditions continue to deteriorate due to aged utility lines along with natural causes. There will be an IMS Lazer street condition assessment completed this summer. Mr. Bates said they will be recommending a major overlay project based on the results of this condition assessment in FY2025. With regard to stormwater challenges, stormwater runoff is increasing with development and increased inclement weather events. Funding is insufficient to address this growing issue. Stormwater master planning is needed to address

flooding and stormwater management. Master planning should include a channel maintenance program and recommendations on large scale improvement projects.

Betting on Denison: Capital Improvements Program

Mr. Bates next discussed the Capital Improvements Program. A video was played of all the major CIP projects which provided drone footage of the waterlines and sewer lines being installed as well as the Lake Texoma Raw Water Intake Pump Station. CIP funds expended related to utilities show that in FY 2023, from October 2022 to September 2023 total expenditures was \$24,915,200.88, and FY2024 YTD, from October 2023 to January 2024, the CIP funds expended total \$25,432,502.31. With regard to streets investments, CIP funds expended in FY2023, from October 2022 to September 2023, total \$1,453,427, and FY2024 YTD, from October 2023 to January 2024, totals \$5,365,200. Mr. Bates also touched on some of the other CIP projects which included the following:

- Rylant Water Treatment Plant
- Radio trunking
- Generators
- Automated Meter Infrastructure (AMI)
- 14” waterline with 24” transmission line +8” service main at Main and Chandler

Mr. Bates talked about the big rocks/accomplishments so far this year to include wholesale water contracts modified and signed for all wholesale water customers, TWDB grant applications and refining their development process to make the process easier for developers.

Parks & Recreation Catch us if you can 2.0 – Champions Stride

Justin Eastwood, Parks and Recreation Director, provided an update on programs, projects, planning and prevention. Activities since October 1, 2023 include the following:

- 8 Tournaments (soccer, softball & baseball)
 - 21.25 avg number teams (not including soccer)
 - 23 soccer teams
- 27 regularly provided programs
- 28 events (including Denison on Ice)
- 3 Spring leagues in planning

Mr. Eastwood also discussed the marketing efforts Parks and Recreation is engaging in. With some money allocated for marketing, they have been able to put together an event calendar and pocket calendar for events as well.

Next, a recap on the Denison on Ice season was provided as follows:

- 10,791 skaters + 2,329 spectators = 13,120 (record visitation)
- Daily average visitation: 225 (with 6 high volume days of 350+)
- 13 Special Events

- 34 states, 2 countries and 1 district represented
- Expense \$241,897 – Revenue \$134,860 = (\$107,037)

Information and updates on active adult programs, aquatics and Waterloo Pool, the Library and the Never Forget Garden were provided as well. Mr. Eastwood also discussed the Katy Trail timeline, the Katy Trail Artwork and additional features to The Backyard which includes foosball, 2 chess/checkers tables, 1 additional corn hole and a seating area with grill.

Information on the Waterloo Pond Fountain and its importance were discussed. The fountain provides required oxygen, enhances water quality, reduces sediment and algae and limits mosquitoes. The Waterloo Pond is in the top 5 in amount of rainbow trout stocked in Texas public waters during the winter season. It also is in the top percentage of all Texas communities with number of events in conjunction with stocking. Number 1 based on community size. Improvements to Jones Park with the addition of a much-needed shade structure and Katy practice improvements to include additional lighting, 6 new goals, lining of fields, 2 drinking fountains, 2 meters and lines along with some drainage and parking improvements were highlighted. Mr. Eastwood also discussed Munson Park and the success of disc golf and completed improvements. Staff is working closely with industry expert HB Clark and the local disc community. It is estimated there have been 5,000 participants who have played 20,000 rounds with players from 27 states and Sweden represented. Over 100 came from over 150 miles away to play the course, with the potential for a higher number of long-distance visits than the numbers show. Also added to Munson Park was 2.5 miles of soft surface trails. Wayfinding signage will be coming soon as well.

With regard to additional projects, Mr. Eastwood highlighted the following:

- Munson Sports
 - Youth soccer field with benches and lights
 - 1 college size basketball court (RFP to be issued this spring with a plan for 6 goals, drinking fountains seating and lights)
- THF Park Parking
 - Anticipated start this Spring
 - Estimated 50 additional parking spots
 - Activities will continue (modified schedules and reduced usage as necessary)
- Cemetery Fence Project
 - Cemetery Advisory Board selected wall option with the potential for variation of stone or brick
 - Advisory Board will gather for a special meeting to select materials and the sign options
 - Both cemeteries (Fairview and Magnolia) will have identical look

- Record Management Update (since January 2022 to December 2023 – 2,000 records verified)
 - 32,700+ burial and owner records have been digitized and/or updated
 - 22,000+ paper records have been reviewed and processed for retention
 - 5,000+ deed and historic records have been scanned into Laserfiche
 - 1,770+ veterans have been identified verified and updated in Fairview records
 - 73 additional veterans have been identified in Magnolia, and a map and index are available for finding graves.

- CemSites
 - Estimated to launch Q1 2024
 - The CemSites mission – above all, our mission is to bring the time and money saving benefits of modern technology to every cemetery organization.
 - Grave mapping
 - Walk to Site
 - Marker Manager
 - Visual Lot viewer
 - Obstruction Manager

- Mulberry Bridge Renovation
 - Fresh coat of paint, new decking and smoother transition

Mr. Eastwood concluded his update by providing information on new equipment purchased for their divisions and the pre-emergent program.

Connecting with our Community

Emily Agans, Communications and Media Manager, went over preliminary results from the citizens survey. The key survey findings include input from only 390 participants, just over 1% of the City's population. The results presented are not the final results.

- Areas of success (highlights):
 - Overall quality of Parks & Recreation opportunities: 73% said excellent or good
 - Recommend Denison as a place to live: 83% said yes
 - Vibrancy of downtown/commercial areas: 63% said excellent, improved almost 30% since 2014
 - Your neighborhood as a place to live: 71% said excellent or good

- Areas for improvement (highlights):
 - Street repair and cleaning: average of only 20% said excellent (similar to 2017 numbers)
 - Education and childcare: 26% said excellent or good (down 15% from 2020)
 - Multiple write-in requests for skate park

Top areas residents think it is essential for the Denison community to focus on:

- Overall quality of infrastructure: 62% essential
- Overall economic health: 56% essential
- Overall feeling of safety: 58% essential
- Overall quality of transportation system: 41% essential
- Overall design or layout of commercial and residential areas: 40% essential

Ms. Agans also provided statistics from the survey regarding where residents get their information, which results are as follows:

- City website: 67% consider a major source
- Social media: 65% consider a major source
- Other local media (radio & tv): 49% consider a major source
- City Council meetings: 40% consider a major source
- Email blasts: 31% consider a major source
- Talking with city officials: 36% consider a major source

Social media accounts have seen substantial growth since February 2023.

- Facebook +1,311 (12.6% increase)
- Instagram +700 (39% increase)

Ms. Agans introduced the plans for a website redesign to make it more user friendly and to advertise who we are, with easy access buttons for most visited pages. The new website will have a universal calendar and will have a cleaner/professional look. The website will also have a Chatbot feature which will allow residents to ask questions 24/7. Chatbot will use AI technology to find the portion of our website with the answer and send them text or a link. If they do not get the answer they are looking for, community engagement will be emailed. This allows residents to ask questions in different languages and Chatbot will respond in the language the question is asked. The City will also be moving to a mass messaging system where residents can sign up to receive a text message, email or phone call notifications for their neighborhood. This will not include CodeRed, as that will be left to emergency messaging by Grayson County. Ms. Agans also discussed the new city phone application where residents can report a request and track where their request is at. Staff will be able to update the request in the app and communicate with residents directly if further information is needed. The timeline for the website redesign is 16+ months. 12 months for the new City application and 7+ months for the mass messaging system.

Denison Police Department – Crime and Staffing

Mike Gudgel, Police Chief, gave a brief update on crime rate comparison over the last few years. The City of Denison recorded a 24% decrease in overall crime rate in 2023. Denison's violent crime rate dropped 25%, and property crime numbers fell 23%. Chief Gudgel also provided an update on recruiting and training. This past year they have administered 4 civil service exams and conducted 66 background investigations. In 2023, there were 6 officers hired, 3 civilians hired and 3 promotions. As far as recruiting goes,

before the salary adjustments given by Council for FY2024, on average, Denison PD had 27 individuals apply to become an officer. Out of the 27, on average, only 14 would show for the written and physical test. Since the new salary rates, during Denison PD's last exam, 53 individuals applied to become an officer. Out of the 53, 36 individuals were present for the written and physical examination. The Police Department continues to see an increase in applications. Denison PD's next exam will be held on March 2nd, with applications due February 26th.

Denison Fire Rescue – Back to the Future

Kenneth Jacks, Fire Chief, reported on the move of Fire Admin to the Old City Hall Building. This is beneficial in that it puts all admin staff in one location, the Battalion Chiefs are now back at Central Fire Station and planning for the Station 1 remodel can begin. Chief Jacks also introduced the 48/96 schedule. On January 1, 2024, they moved from a 24/48 schedule to the 48/96 schedule. This provides the following benefits:

- Will save the City approximately \$18,000 in overtime costs per year
- Increases retention
- Great recruitment tool
- Decreases sick time
- Overall health benefits for our firefighters

Chief Jacks also touched on the new pay plan/raises. The average raise this fiscal year was about 10%. This increases retention, aids as a recruitment tool and boosts the morale of our employees. The new pay plan provides for a 3% increase between each step, 5% increase between each rank and more incentive to promote. Chief Jacks also reported on FY23/24 capital items purchased which included the following:

- Purchase of five (5) thermal imaging cameras
- Purchase of five (5) recliners, one (1) sofa and six (6) dining chairs for Station 2 to replace old furniture
- Purchased a Cascade System for both Stations 1 and 2

Growing in Many Ways – Development Services

Mary Tate, Director of Development Services, provided an update on Development Services and the departments/staffing under her purview, which includes the following:

- Planning & Zoning consisting of 1 Planner and 1 Management Assistant
- Building & Permitting consisting of 1 Building Official, 3 Inspectors and 2 Permit techs
- Neighborhood Services consisting of 1 Manager, 1 Supervisor, 1 Management Assistant and 3 Code Officers

Ms. Tate also discussed budget allocations per division, which included the Austin Avenue Corridor Study and the zoning ordinance rewrite for Planning and Zoning; hiring a Building Official, purchasing permitting software and commercial plan review for

Building; and The Big Event and money to assist with minimum property standards for Code Compliance.

From October 2023 to January 2024, Planning and Zoning conducted an average of 44.5 plan review per month, issued 26 Certificates of Occupancy and had 36 Planning and Zoning development applications submitted. Ms. Tate also provided a graph showing the breakdown, by month, of building, permitting and inspections. Neighborhood Services had \$45,000 allocated through the General Fund to assist with minimum property standards. Five residents have applied for assistance as of January 31, 2024. One project has been completed, one is in progress, 2 others have been approved and one is going out to bid soon. This only leaves \$9,000 for the remaining nine months of the budget year, which is not very much.

FY2024 – Finance – Budget Health

Laurie Alsabbagh, Director of Finance, provided a mid-year update on the FY2024 budget. Ms. Alsabbagh reported on the top revenue sources in both the General Fund and Utility Fund as follows:

General Fund - \$46,129,978

- Property tax – 35.2%
- Sales tax – 19.1%
- Refuse disposal – 16.0%
- All other combined – 29.7%

Utility Fund - \$23,987,842

- Water sales – 53.4%
- Sewer charges – 32.5%
- All other combined – 14.1%

Ms. Alsabbagh also provided a 10-year budget trend, showing the increases each year. FY2024 saw an increase of revenue from last fiscal year of 15.5% and expense increase of 15.6%. Similarly, with the Utility Fund review up 34.1% and expenses up 33.5%. Ms. Alsabbagh provided graphs of information on both the General Fund and Utility Fund as to 5-year history of revenue and expenses, which seem to be pretty level/steady. Ms. Alsabbagh also provided information on divisional performance. The projected days of reserve for the General Fund for YF2024 are estimated to be 61 and for the Utility Fund, they are estimated to be 65 for FY2024. Overall, the budget is on track and is in good shape.

Wrap Up

No action taken on any topics as this was just a mid-year update on various projects. Informational presentation only.

There being no further business to come before the Council, the meeting was adjourned at 11:46 a.m.

JANET GOTT, Mayor

ATTEST:

Christine Wallentine, City Clerk



**CITY OF DENISON
CITY COUNCIL MEETING
MINUTES**

Monday, March 4, 2024

Announce the presence of a quorum.

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

1. INVOCATION, PLEDGE OF ALLEGIANCE AND TEXAS PLEDGE

Raymond England, Pastor of Trinity Lighthouse Church gave the invocation which was followed by the Pledge of Allegiance and Texas Pledge led by Parks and Recreation Director, Justin Eastwood.

2. 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. Christine Wallentine, City Clerk, confirmed there were no Request to Speak Cards received by this point in the meeting. Therefore, no public comments were received.

3. CONSENT AGENDA

- A. Receive a report, hold a discussion and take action on approving the Minutes from the Regular City Council Meeting held on February 19, 2024.
- B. Receive a report, hold a discussion and take action on approving an Interlocal Cooperation Contract for the Failure to Appear Program between the Department of Public Safety of the State of Texas (DPS) and the Municipal Court for the City of Denison, Texas (Contract No. 2024-0029), and authorize the Interim City Manager to execute the same.
- C. Receive a report, hold a discussion and take action on denying the extraterritorial jurisdiction release petition received from Ray C. Davis and Linda B. Davis for property commonly known as 222 Desvoigns Road, Denison, Texas more particularly described as G-1311 Wright William A-G1311, Acres 3.757, GCAD Property ID No. 113342.

- D. Receive a report, hold a discussion and take action on denying the extraterritorial jurisdiction release petition received from Ray C. Davis and Linda B. Davis for property commonly known as 1103 E. Highway 69, Denison, Texas more particularly described as G-1311 Wright William A-G1311, Acres 3.507, GCAD Property ID No. 113343.
- E. Receive a report, hold a discussion and take action on denying the extraterritorial jurisdiction release petition received from Ray C. Davis and Linda B. Davis for property located at Highway 69, Denison, Texas more particularly described as Delmar Estates, Lot 13, Acres 3.89, GCAD Property ID No. 113296.
- F. Receive a report, hold a discussion and take action on denying the extraterritorial jurisdiction release petition received from Stormy Lattimore Cansler and Richard W. Cansler for property commonly known as 220 Old Airport Road, Denison, Texas more particularly described as being located in the Richard Payne Survey Abstract Number 952, the William Garrettson Survey, Abstract No. 444, the W.T. Henderson Survey Abstract No. 499 and the Abel Harness Survey, Abstract No. 498, Acres 277.479, GCAD Property ID Nos. 112326, 112325, 112396, 112534 and 112642.
- G. Receive a report, hold a discussion and take action on denying the extraterritorial jurisdiction release petition received from Stormy Lattimore Cansler for property commonly known as 273 Middle Road, Denison, Texas more particularly described as being located in the Richard Payne Survey Abstract Number 952, Acres 7.29, GCAD Property ID No. 112643.
- H. Receive a report, hold a discussion, and take action on the appointment of Kristi Porter Francis as a New Member to the Public Library Advisory Board.
- I. Receive a report, hold a discussion, and take action on an Interlocal Agreement with Grayson County regarding construction and maintenance of a portion of Eisenhower Road right-of-way in Grayson County.
- J. Receive a report, hold a discussion, and take action on an Interlocal Agreement with Grayson County regarding construction and maintenance of a portion of Preston Road right-of-way in Grayson County.
- K. Receive a report, hold a discussion, and take action on an Interlocal Agreement with Grayson County regarding construction and maintenance of a portion of Kelsoe Road right-of-way in Grayson County.
- L. Receive a report, hold a discussion and take action on an ordinance amending Chapter 25, "Traffic", Article IV, "Speed Regulations", Section 25-107.3 "Speed Limits on Certain Highways" of the Code of Ordinances to temporarily lower the prima facie speed limits established for vehicles under the provisions of the Transportation Code, Chapter 545 Section 545.353(K), to address road construction on US Highway 75 and the adjacent frontage road from Farm to Market Road 691 to N. Loy Lake Road within the City of Denison.

Council Action

On motion by Mayor Pro Tem Crawley, seconded by Council Member Thorne, the City Council unanimously approved, Ordinance No. 5339, "AN ORDINANCE OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 25 "TRAFFIC", ARTICLE IV "SPEED REGULATIONS", SECTION 25-107.3 "SPEED LIMITS ON CERTAIN HIGHWAYS" OF THE CITY OF DENISON CODE OF ORDINANCES, TO TEMPORARILY LOWER THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF THE TRANSPORTATION CODE, CHAPTER 545, SECTION 545.353(K), TO ADDRESS ROAD CONSTRUCTION ON US HWY 75 AND THE ADJACENT FRONTAGE ROAD FROM FARM TO MARKET ROAD 691 TO N. LOY LAKE ROAD, OR PARTS THEREOF, WITHIN THE INCORPORATED LIMITS OF THE CITY OF DENISON, AS SET OUT IN THIS ORDINANCE; PROVIDING A PENALTY; PROVIDING REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW"; and the rest of the Consent Agenda as presented.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Receive a report, hold a discussion and take action on an ordinance considering all matters incident and related to the issuance, sale and delivery of "City of Denison, Texas Combination Tax and Limited Surplus Revenue Certificates of Obligation, Series 2024;" authorizing the issuance of the Certificates; approving and authorizing instruments and procedures relating to said Certificates; and enacting other provisions relating to the subject.

Council Action

Laurie Alsabbagh, Finance Director, reminded the Council that on December 4, 2023, they approved a resolution to publish notice of intent to issue certificates of obligation to fund FY2024 capital improvement projects and improvements to the Loy Lake Dam. Notices were published on December 10 and December 17 for the approval of the issuance to occur on February 19, 2024. However, February 19, 2024 was a holiday, and the markets were closed. So, this item was tabled to this evening, March 4, 2024. Pricing on the certificates occurred today. So, we are here requesting that Council approve the ordinance authorizing the issuance. If approved this evening, funding is scheduled to occur on April 3, 2024. Ms. Alsabbagh then introduced Marti Shew with Hilltop Securities to speak on today's issuance and pricing.

Ms. Shew came forward and greeted the Council. Hilltop Securities is the financial advisor to the City of Denison. Ms. Shew stated she was very pleased with the response in the market today and pointed out the sales booklets put together for the Council, which are in front of them for review. The bonds were released out into the market for sale this morning. There were two underwriters present, who marketed and sold. This included members from Stiefel, who were the lead underwriter here tonight. Ms. Shew was pleased to report that they were able to submit a bid for the right to purchase and sell the bonds to the public with a final true interest cost of 4.20%. Just to give an idea where that is related to market rates last year, the City actually sold bonds last year at 3.80%, but this is not necessarily

an apples-to-apples comparison, because those were a little bit shorter, 20 years. So, this debt is being amortized over a 30-year period, which is why we would expect a little bit of a higher rate. Ms. Shew added, as everyone is probably aware of all of the volatility in the market headlines, that we have been in what we would consider a rising interest rate environment for the greater part of over a year. Ms. Shew stated she was selling debt last year that was 20 years out at 4.2%. So, rates have come down a bit and this was a great time to be in the market. The City got the benefit of that. A very large part of the favorable market response the City received is directly related to the strong credit ratings of the City. As part of the normal bond issuance process, the City did have to apply for and purchase a bond rating. City staff met with S&P Global and Fitch Rating Services who came in and provided a bunch of questions and asked for a lot of information from staff that they had to provide in order to conduct a full credit assessment on the City. Ms. Shew did affirm that S&P provided an AA- rating and Fitch was one notch higher at an AA rating. This is an excellent credit rating and puts the City in a very elite category of cities. There are only two and three notches higher to where you get to a perfect score. The credit rating of the City is significant. It is just like our own personal credit rating. So, the higher your personal credit rating, the lower the cost of borrowing when you go to apply to purchase a mortgage or car loan. The same holds true for the City; the higher your credit rating, the lower your cost of borrowing when you issue bonds. Ms. Shew then went over the sales booklets and Tabs A and B. Behind Tab A is a full set of numbers where you can see where that interest rate translates into dollars. We have tracked the different projects with different amortization schedules. So, the Loy Lake Dam repairs are being amortized over a shorter period, whereas the water and sewer projects are being amortized over a longer period. Behind tab B is the whole rating report. As part of that writing process, the agencies do release a full write-up and report on the City. Ms. Shew encouraged the Council to read these in total because they really do focus on the strong management and financial position of the City. This is the final step of the bond issuance process tonight. So, by adopting the ordinance before you tonight, you are effectively locking this bid in place and these rates will remain fixed for the life of the bonds. They will then go to the Attorney General for approval, and you are scheduled to receive the funds on April 3, which will be the closing day.

There was no discussion or questions from Council.

On motion by Mayor Pro Tem Crawley, seconded by Council Member Courtright, the City Council unanimously approved Ordinance No. 5340, "AN ORDINANCE CONSIDERING ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE AND DELIVERY OF \$53,450,000 IN PRINCIPAL AMOUNT OF "CITY OF DENISON, TEXAS COMBINATION TAX AND LIMITED SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024;" AUTHORIZING THE ISSUANCE OF THE CERTIFICATES; APPROVING AND AUTHORIZING INSTRUMENTS AND PROCEDURES RELATING TO SAID CERTIFICATES; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT."

5. EXECUTIVE SESSION

The Council then adjourned into Executive Session at 6:10 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 Senate Bill 1145.
- 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.

RECONVENE INTO REGULAR SESSION

The Council then reconvened into Regular Session at 6:34 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 Senate Bill 1145.

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.
- 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.

There being no further business to come before the Council, the meeting was adjourned at 6:34 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 ordering for purchase a new Pierce Ladder Truck and Skeeter Brush Truck through Siddons-Martin and an Ambulance through Frazer, and authorize the Interim City Manager to execute any associated documents.

Staff Contact

Kenneth Jacks, Fire Chief
kjacks@cityofdenison.com
(903) 464- 4427 Ext. 2201

Summary

- With the Preston Harbor Development approaching, we must order a Ladder Truck, Ambulance, and Brush Truck.
- Current lead times are 2-3 years for each apparatus.
- We can cancel the order anytime if needed.
- Payment is not due until the apparatus is delivered.
- We will see a potential increase of 13-16% on all apparatus if we do not order now.
- Approximate costs include all necessary equipment.

Staff Recommendation

Staff recommends approval of the purchase of a Pierce Ladder Truck and Skeeter Brush Truck through Siddons-Martin and an Ambulance through Frazer.

Recommended Motion

“I move to approve the ordering for purchase of a Pierce Ladder Truck and Skeeter Brush Truck through Siddons-Martin and an Ambulance through Frazer and authorize the Interim City Manager to execute any associated documents.”

Background Information and Analysis

With the Preston Harbor development quickly approaching, we must start ordering the apparatus required for the station that will be built there. Currently, lead times are 2-3 years for each piece of apparatus. We will need to house a Ladder Truck, Ambulance, and Brush Truck at that station. If we order the apparatus now, we should expect delivery in 2-3 years, and we will make the payment upon delivery. If, for some reason, we cannot move forward with purchasing the apparatus, we can cancel the order at any time. If we wait any longer, it is likely that we will not receive the apparatus in time, and we will see a potential cost increase of 13-16% on all apparatus. Our apparatus committee received multiple quotes for each piece of apparatus and selected the ones that would best serve our community. We are requesting a Pierce Ladder Truck and Skeeter Brush Truck through Siddons-Martin and an Ambulance through Frazer.

Financial Considerations

The Pierce Ladder Truck will cost approximately \$2,150,000 and the Skeeter Brush Truck will cost approximately \$282,174 through the proposed Siddons-Martin purchase contract. The Ambulance will cost approximately \$423,633.78 through the proposed Frazer contract. All prices include necessary equipment for each piece of apparatus.

Prior Board or Council Action

None.

Alternatives

Council may choose to reject these purchases and direct staff to find a different type of Ladder Truck, Brush Truck, and Ambulance or pick a different vendor.







DENISON

M3

M3

DENISON
FIRE RESCUE

EN091002

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on awarding a bid and entering into a contract with Brightview Landscape Services, Inc. for the 2024 Mowing and Maintenance Program (Contract Number 2024-0040) and authorize the Interim City Manager to execute the same.

Staff Contact

Chip Egger, Parks Administrative Superintendent
gegger@cityofdenison.com
903-465-2720 Ext. 2097

Summary

- Staff initiated a request for proposals and invited bids for the 2024 Mowing and Maintenance Program on February 12, 2024.
- The program's scope of work covers comprehensive mowing, weed eating, edging, debris removal and landscaping maintenance for designated locations.
- The City received bids from one contractor including Brightview Landscape Services, Inc.
- Staff assessed and awarded Brightview Landscape Services, Inc. a higher overall score.
- Brightview Landscape Services, Inc. submitted a total bid of \$ 339,570.02, which is manageable within the current approved budget.

Staff Recommendation

Staff recommends entering into an agreement with Brightview Landscape Services, Inc.

Recommended Motion

"I move to approve awarding a bid and entering into a contract with Brightview Landscape Services, Inc. for the 2024 Mowing and Maintenance Program and authorize the Interim City Manager to execute the same."

Financial Considerations

The bid received by Brightview Landscape Services, Inc. in the amount of \$ 339,570.02 which is within budget.

Prior Board or Council Action

None.

Alternatives

Council can reject the bid from Brightview Landscape Services, Inc. and instruct staff to re-advise on either choosing an alternate bidder or have staff create an alternative program and go back out for bids.

2024 MOWING AND MAINTENANCE PROGRAM AGREEMENT

THIS MOWING AND MAINTENANCE PROGRAM AGREEMENT (“Agreement”) is entered into by and between the CITY OF DENISON, a Texas home rule municipal corporation (the “City”), and Bright Landscape Services, Inc. (“Contractor”), (the City and Contractor shall be collectively referred to herein as the “Parties”).

In consideration of the mutual promises and covenants herein and the payment to be made from City to Contractor, Contractor agrees to perform all work as set forth in the City’s Bid/Proposal for 2024 Mowing and Maintenance Program, in accordance with the Contract Documents listed below, but generally described as mowing and landscape services throughout City owned or managed properties, and rights of way, including, but not limited to, mowing, edging, litter, and debris removal and disposal (collectively, the “Services”).

The “Contract Documents” consist of the following items, which items, Contractor acknowledges have previously been provided to or created by Contractor and which items are incorporated into this Agreement by reference as though fully set out in this Agreement:

- A. This Agreement;
- B. City’s Invitation to Bid including all attachments, specifications and all addenda issued prior to execution of this Agreement;
- C. Contractor’s Executed Bid Proposal in response to City’s Invitation to Bid;
- D. Bidder’s Affidavit of Non-Collusion;
- E. Conflict of Interest Questionnaire Coversheet;
- F. Conflict of Interest Questionnaire;
- G. All modifications to Contract Documents issued after execution of this Agreement and accepted by the City and Contractor in writing; and
- H. All required Insurance Certificates, and affidavits.

In addition to the above Contract Documents, Contractor shall obtain performance and payment bonds satisfactory to the City, executed by a Surety Company authorized to conduct business in the State of Texas in an amount equal to 100% of the contract amount of \$ 339,570.02.

In case of any conflict between the terms of this Agreement and the terms of the Contract Documents, the terms of this Agreement shall control.

ARTICLE I **TERM OF AGREEMENT**

This Agreement shall begin on March 19, 2024 (the “Effective Date”) and expire on November 30, 2024, (the “Initial Term”) unless terminated earlier pursuant to the terms of this Agreement.

At the end of the Initial Term, the City shall have the sole right and option to renew for four (4) one (1) year terms (each a “Renewal Term” and collectively, the “Term”) upon thirty (30)

days' written notice to the Contractor prior to the expiration of the Initial Term or then-current Renewal Term, as the case may be.

ARTICLE II
CONTRACTOR'S DUTIES AND RESPONSIBILITIES

1. Contractor shall coordinate all Services with the City's designated representatives, which shall be the City Manager or their designee.
2. Contractor shall provide a schedule for maintenance activities to the City each month in order that the City can fully inspect the work in progress, spot potential problems, look for discrepancies and assist the Contractor to make certain that sites receive the required attention.
3. Contractor shall secure, at its own expense, all materials, supplies, machinery, equipment, tools, superintendence, labor, personnel, insurance, and other accessories and services necessary to provide the Services in accordance with the Contract Documents. Additionally, Contractor undertakes to properly maintain all equipment so that Services are performed timely and to a professional standard.
4. Contractor shall conform with Section 13-101 of the City of Denison's Code of Ordinances (the "Code of Ordinances") in performing the Services under this Agreement between the hours of 7:00 a.m. and 7:00 p.m.
5. Contractor shall not make or cause to be made any alterations, additions, or improvements to City property without the prior written consent of the City. All alterations, additions, and improvements to City property made with the written consent of the City shall, upon completion and acceptance by the City, become the property of the City. Contractor may be required to remove, at its expense, any alterations, additions, or improvements not meeting specifications as approved by the City.
6. Contractor shall ensure that their employees maintain a courteous and respectful attitude toward the public at all times. At no time may they solicit, request, or receive gratuities of any kind. Contractor must direct their employees to avoid loud and/or profane language at all times during the performance of duties. Any employee of Contractor who engages in misconduct or is incompetent or negligent in the proper performance of duties or is disorderly, dishonest, intoxicated, or discourteous must be removed from service under this Agreement by Contractor.
7. Contractor shall ensure that their employees adhere to strict safety policies and procedures that may be required in performing the Services under this Agreement and as stated in the Contract Documents.
8. Contractor shall be liable and accountable for any and all damages resulting from Services performed by the Contractor. The Contractor shall be fully responsible for the protection of all persons, including members of the public, Contractor's employees, employees of the

City, and employees of other contractors or subcontractors; and all public and private property including structures and utilities above and below the ground. The Contractor shall give reasonable notice to the City when such properties are liable to injury or damage through the performance of the Services and shall make all necessary arrangements with the City, or other property owners as the case may be, relative to the removal, replacement or protection of such property or utilities.

9. Contractor agrees that, in performance of the Services under this Agreement, Contractor will qualify under and comply with any and all applicable federal, state, and local laws and regulations now in effect, or hereafter enacted during the term of this Agreement, which are applicable to Contractor, its employees, agents or subcontractors, if any, with respect to the work and services described herein.

ARTICLE III **CITY'S DUTIES AND RESPONSIBILITIES**

1. City shall allow reasonable access to the City owned or managed properties that are subject to the performance of Services under this Agreement.
2. City shall routinely make inspections to determine compliance with this Agreement.
3. City shall timely pay all invoices for Services as provided in Article IV, subject to additions and deductions provided for in the Contract Documents.

ARTICLE IV **PAYMENT FOR SERVICES**

In accordance with the bid award, the Contract Documents and this Agreement, the City agrees to pay Contractor up to \$ 339,570.02 during the Initial Term for the performance of the Services under this Agreement. Contractor shall send detailed invoices, including the date sites were serviced, every Friday following the conclusion of each mowing cycle. (Mowing cycles begin Friday and conclude on Thursday). The City will have three (3) days from receipt of an invoice to confirm the Services have been completed. Payment shall be conditioned upon satisfactory completion of all Services as determined by the City and as set forth in this Agreement. The City will have thirty (30) days from the receipt of an invoice to process and pay each invoice. In no event shall the Contractor receive funds if Services are not provided. If, in the opinion of the City, the Contractor has not or is not satisfactorily performing the Services covered under the terms of this Agreement, the City may, at its option:

- a. Withhold payment;
- b. Terminate the Agreement as set forth in Article V below.
- c. May hire another Contractor to cure any defects in performance or complete all Services covered by the Contract Documents for the remaining term of this Agreement.
- d. In any event, Contractor shall be liable to City for any costs incurred in excess of the amounts in the Contract Documents.

ARTICLE V

TERMINATION AND BREACH

1. Termination for Convenience. Either party may terminate this Agreement without cause upon thirty (30) days' written notice.
2. Termination for Cause. In the event of a breach of the terms and conditions of this Agreement by either party hereunder, the non-breaching party may elect to terminate this Agreement upon providing the defaulting party with a written notice of such default and allowing the breaching party a period of forty-eight (48) hours from and after the date of such notice to cure such breach. In the event said breach is not cured within the time period set forth herein, either party shall have the right to terminate this Agreement (for-cause).
3. Non-appropriation of Funds. If for any reason, at any time during any term of this Agreement, the Denison City Council fails to appropriate funds sufficient for the City to fulfill its obligations under this Agreement, the City may terminate this Agreement to be effective on the later of (i) thirty (30) days following delivery by the City to the Contractor of written notice of the City's intention to terminate or (ii) the last date for which funding has been appropriated by the City Council for the purposes set forth in this Agreement.

ARTICLE VI

LIABILITY AND INDEMNIFICATION

THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS REPRESENTATIVES, OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, LAWSUITS, ACTIONS, COSTS, AND EXPENSES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, THOSE FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING, BUT NOT LIMITED TO, DEATH, THAT MAY RELATE TO, ARISE OUT OF, OR BE OCCASIONED BY (I) CONTRACTOR'S BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS AGREEMENT OR (II) ANY ACT OR OMISSION OF THE CONTRACTOR, ITS OFFICERS, AGENTS, ASSOCIATES, EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS IN THE PERFORMANCE OR NONPERFORMANCE OF THIS AGREEMENT.

IF ANY ACTION OR PROCEEDING SHALL BE BROUGHT BY OR AGAINST THE CITY IN CONNECTION WITH ANY SUCH LIABILITY OR CLAIM, CONTRACTOR, ON NOTICE FROM CITY, SHALL DEFEND SUCH ACTION OR PROCEEDING, AT CONTRACTOR'S EXPENSE, BY OR THROUGH ATTORNEYS REASONABLY SATISFACTORY TO CITY.

IN THE EVENT THAT ANY CITY-OWNED PROPERTY, SUCH AS UTILITIES, UTILITY INFRASTRUCTURE IMPROVEMENTS, EQUIPMENT, TURF, ETC., ARE DAMAGED OR DESTROYED DURING PERFORMANCE OF THE SERVICES UNDER THIS AGREEMENT DUE TO NEGLIGENCE OR ACTS OF OMISSIONS OF THE CONTRACTOR, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL

REPAIRS OR REPLACEMENTS. IN THE EVENT OF DAMAGE DUE TO ACTS OF THE CONTRACTOR, THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO COST TO THE CITY. THE CITY SHALL DETERMINE WHETHER ANY DAMAGE HAS BEEN DONE, THE AMOUNT OF THE DAMAGE, THE REASONABLE COSTS OF REPAIRING THE DAMAGE, AND WHETHER THE CONTRACTOR IS RESPONSIBLE. THE CITY SHALL BE THE SOLE JUDGE OF THE DAMAGE TO CITY OWNED PROPERTIES, IN WHICH JUDGMENT SHALL BE EXERCISED REASONABLY. ANY DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE REASONABLE SATISFACTION OF THE CITY WITHIN THIRTY (30) DAYS OF RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY.

CONTRACTOR COVENANTS AND AGREES THAT CITY SHALL IN NO WAY NOR UNDER ANY CIRCUMSTANCES BE RESPONSIBLE FOR ANY PROPERTY BELONGING TO CONTRACTOR, ITS MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS, INVITEES, LICENSEES, OR TRESPASSERS, WHICH MAY BE STOLEN, DESTROYED, OR IN ANY WAY DAMAGED, AND CONTRACTOR HEREBY INDEMNIFIES AND HOLDS HARMLESS CITY FROM AND AGAINST ANY AND ALL SUCH CLAIMS. THE CITY DOES NOT GUARANTEE POLICE PROTECTION AND WILL NOT BE LIABLE FOR ANY LOSS OR DAMAGE SUSTAINED BY CONTRACTOR, ITS MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS, SUBCONTRACTORS, INVITEES, LICENSEES, OR TRESPASSERS ON ANY OF THE CITY PROPERTIES.

ARTICLE VII **INSURANCE**

Prior to the commencement of any work under this Agreement, Contractor shall purchase and maintain throughout the term of the Agreement, with an insurance company licensed to transact business in the state of Texas, an "occurrence basis" insurance policy or policies indemnifying, defending and saving harmless City from all damages which may be occasioned to any person, firm, or corporation, whether damages are by reason of any willful or negligent act or acts on part of Contractor, its agents or employees, with limits no less than:

- a. Commercial Liability Insurance: One Million and no/100 Dollars (\$1,000,000.00) combined single limit per occurrence or its equivalent with a Two Million and no/100 Dollars (\$2,000,000.00) aggregate for bodily injury, personal injury, and property damage.
- b. Vehicle Liability: Two Million and no/100 Dollars (\$2,000,000.00) combined single limit per accident for bodily injury and property damage.
- c. Worker's Compensation/Industrial Insurance: Limits as required by the State of Texas.

The general liability provisions in automobile liability policies are to contain, or be endorsed to contain, the following provisions:

- (i) City, its officers, officials, employees, and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of Contractor; products and completed operations of Contractor; premises owned, occupied, or used by Contractor; or automobiles owned, leased, hired, or borrowed by Contractor.
- (ii) Contractor's insurance coverage shall be primary insurance as City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by City, its officers, officials, employees, or volunteers shall be in excess of City's insurance and shall not contribute with it.
- (iii) Any failure to comply with reporting provisions of the policy shall not affect coverage provided to City, its officers, officials, employees, or volunteers.
- (iv) Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- (v) Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, nor reduced in coverage or in limits except after thirty (30) days' prior written notice has been given to City.

ARTICLE VIII
MISCELLANEOUS PROVISIONS

1. Immunity. The Parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

2. Assignment/Non-Transferable. The Parties agree that neither this Agreement nor the work to be performed or goods/services provided hereunder will be assigned or transferred without the prior written consent of the City.

3. Successors and Assigns. The Parties, and their partners, assigns, successors, subcontractors, executors, officers, agents, employees, representatives, and administrators are hereby bound to the terms and conditions of this Agreement.

4. Execution and Consideration. This Agreement is executed by the Parties hereto without coercion or duress for any substantial consideration, the sufficiency of which is forever confessed.

5. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via facsimile or a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

To City:

City of Denison
Attn: City Manager

300 W. Main Street
Denison, TX 75020

With a copy to:

Messer Fort, P.L.L.C.
Attn: Ms. Julie Fort
6371 Preston Rd., Ste. 200
Frisco, Texas 75034
TEL: (972) 668-6400

To Contractor:

Brightview Landscape Services, Inc .
1464 West 1st St
Prosper, TX 75078

6. Cumulative Remedies. All rights and remedies of the Parties under this Agreement shall be cumulative, and none shall exclude any other right or remedy provided by law, or by any other provisions of the Agreement. All such rights and remedies may be exercised and enforced concurrently and whenever, and as often, as occasion for their exercise arises.

7. Waiver of Breach. A waiver by either Party of a breach of the Agreement by the other Party does not constitute a continuing waiver or a waiver of any subsequent breach of the Agreement.

8. Parties Bound. The Agreement shall be binding upon, and inure to the benefit of, the Parties to the Agreement and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this Agreement.

9. No Third-Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the Parties do not intend to create any third-party beneficiaries by entering into this Agreement.

10. Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the matters contained herein and may not be modified, amended, or terminated except upon the provisions hereof or by the mutual written agreement of the Parties hereto. The subject matter of this Agreement is for landscape maintenance only and not any other matters that may exist between the Parties past, present, or future.

11. Independent Contractor. In the performance of services pursuant to this Agreement, Contractor shall be an independent contractor and not an officer, agent, servant, or employee of City. Contractor shall have exclusive control over the details of the service and work performed and over all persons performing such service and work. Contractor shall be solely responsible for the acts and omissions of its officers, agents, employees, contractors, and subcontractors, if any.

Neither Contractor nor its officers, agents, employees, or subcontractors shall obtain any right to retirement benefits, Workers' Compensation benefits, or any other benefits which accrue to City employees and Contractor expressly waives and claim it may have or acquire to such benefits.

12. Public Information. Contractor understands and acknowledges that City is a public entity under the laws of the State of Texas and, as such, all documents held by City are subject to disclosure under Chapter 552 of the Texas Government Code. Contractor shall clearly indicate to City what information it deems proprietary. If City is required to disclose any documents that may reveal any of Contractor's Proprietary Information to third parties under the Texas Government Code, or by any other legal process, law, rule, or judicial order by a court of competent jurisdiction, City will notify Contractor prior to disclosure of such documents, and give Contractor the opportunity to submit reasons for objections to disclosure. Contractor acknowledges that the Texas Attorney General or a court will make a determination as to the public nature of any Proprietary Information.

13. Venue. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Grayson County, Texas.

14. Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.

15. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. A facsimile signature will also be deemed to constitute an original if properly executed.

16. Authority to Execute. The individuals executing this Agreement on behalf of the respective Parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the Party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the Party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

17. Force Majeure. Neither Contractor nor the City shall be required to perform any term, condition, or covenant in the Agreement so long as performance is delayed or prevented by force majeure, which shall mean acts of God, strikes, lockouts, material or labor restrictions by any governmental authority, civil riots, floods, and any other cause not reasonably within the control of the Party and which by the exercise of due diligence the Party is unable, wholly or in part, to prevent or overcome. Failure of a Party to timely perform an obligation hereunder shall only be excused as an event of force majeure described in this paragraph if a Party who cannot perform sends written notice to the other Party within thirty (30) days of the start of the event of force majeure: (a) stating the obligations that the Party cannot perform due to the event of force majeure; (b) describing in detail the event of force majeure that is preventing performance; and (c) providing a date by which such Party reasonably expects to be able to perform and the length of

the force majeure event.

18. Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for good or services for which a written verification is required Section 2274.002, Texas Government Code, (as added by Senate Bill 13, 87th Texas Legislature, Regular Session) as amended, Contractor hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, “boycott energy companies” shall have the meaning assigned to the term “boycott energy company” in Section 809.001, Texas Government Code. Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit

19. Verification Regarding Discrimination Against Firearm Entity or Trade Associations. To the extent this Agreement constitutes a contract for the purchase of goods or services having a value of at least \$100,000 that is paid wholly or partly from public funds for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 19, 87th Texas Legislature, Regular Session), as amended, Contractor hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any,

1. do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and
2. will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19). Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit.

20. Certifications Regarding Terrorist Organizations and Boycott of Israel. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Sections 2252.151-.154 Texas Government Code, Contractor hereby certifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, is not a company identified on the Texas Comptroller’s list of companies known to have contracts with, or provide supplies or services to, a foreign organization designated as a Foreign Terrorist Organization by the U.S. Secretary of State under federal law.

To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Sections 2271.001-002 Texas Government Code, Contractor and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, further certifies and verifies that it does not boycott Israel and agrees that it will not boycott Israel during the term of this Agreement. For purposes of this Agreement, the term “boycott” shall mean and include terminating business activities or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory. (Tex. Gov’t Code §§ 2270.001-.002, 808.001-.006, .051-.057, .101-.102)

The foregoing verification is made solely to comply with Chapter 2271, Texas Government Code, as amended, to the extent the applicable provision in Chapter 2271.001, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, “boycott Israel” shall have the meaning assigned to such term in Section 808.001(1), Texas Government Code. Contractor understands “affiliate” to mean an entity that controls, is controlled by, or is under common control with the Contractor and exists to make a profit.

21. Form 1295 Certificate. Contractor represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, Contractor has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission’s electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. Contractor further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by Contractor. The information contained in the Form 1295 completed by Contractor has been provided solely by Contractor, and the City has not verified such information.

22. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by the Parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any Party shall not apply. Headings in this Agreement are for the convenience of the Parties and are not intended to be used in construing this document.

23. Savings/Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

24. Representations. Each signatory represents this Agreement has been read by the Party for which this Agreement is executed and that such Party has had an opportunity to confer with its legal counsel.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement to be effective as of the date of the last of the Parties to sign.

CITY OF DENISON

By: _____
Bobby Atteberry, Interim City Manager

Date: _____

ATTEST:

Christine Wallentine, City Clerk

CONTRACTOR:

By: _____

Its: _____

Date: _____

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion and take action on denying the extraterritorial jurisdiction release petition received from Ray C. Davis and Linda B. Davis for property located at Highway 69, Denison, Texas more particularly described as G-1311 Wright William A-G1311, acres 1.76 and G-1311 Wright William A-G1311, acres 0.747, GCAD Property ID Nos. 254831 and 254833.

Staff Contact

Julie Fort, City Attorney
(972) 668-6400

Summary

- On March 7, 2024, the City of Denison City Clerk's office received a petition by landowners Ray C. Davis and Linda B. Davis for release from the extraterritorial jurisdiction ("ETJ").
- The petition includes approximately 2.5 acres on Highway 69, Denison, Texas, located in the G-1311 Wright William Survey A-G1311, GCAD Property ID Nos. 254831 and 254833.
- Senate Bill 2038 is an unconstitutional delegation of legislative authority, and it conflicts with the City's grant of legislative discretion under Local Government Code Section 42.023.
- The validity of Senate Bill 2038 is under review in Travis County District Court, Case No, D-1-GN-23-007785, the City of Grand Prairie v. The State of Texas, and the City of Denison has made a decision to join this case as a party as there are valid reasons for the Court to overturn Senate Bill 2038.

Staff Recommendation

Staff recommends denial of the ETJ release petition.

Recommended Motion

"I move to deny the Davis Petition to remove property from the City of Denison's extraterritorial jurisdiction located at Highway 69, Denison, Texas more particularly described as G-1311 Wright William A-G1311, acres 1.76 and G-1311 Wright William A-G1311, acres 0.747, GCAD Property ID Nos. 254831 and 254833, because Senate Bill 2038 is an unconstitutional delegation of legislative authority, and it conflicts with the City of Denison's grant of legislative discretion under Local Government Code Section 42.023. The City of Denison does not consent to removal of property from its ETJ."

Background Information and Analysis

On March 7, 2024, the City of Denison City Clerk's office received a petition by landowners Ray C. Davis and Linda B. Davis for release from the extraterritorial jurisdiction ("ETJ"). The petition includes approximately 2.5 acres located at Highway 69, Denison, Texas, located in the Wright William Survey, Abstract No. 1311, GCAD Property ID Nos. 254831 and 254833. Senate Bill 2038 is an unconstitutional delegation of legislative authority, and it conflicts with the City's grant of legislative discretion under Local Government Code Section 42.023. The City does not consent to removal of property from its ETJ.

Additionally, the validity of Senate Bill 2038 is under review in Travis County District Court, Case No, D-1-GN-23-007785, the City of Grand Prairie v. The State of Texas, and the City of Denison has made a decision to join this case as a party as there are valid reasons for the Court to overturn Senate Bill 2038.

Financial Considerations

None.

Prior Board or Council Action

The City Council has denied previously filed petitions.

Alternatives

The City Council may table the item or approve the release petition.

**PETITION BY LANDOWNERS FOR RELEASE FROM
EXTRATERRITORIAL JURISDICTION**

TO THE MAYOR OF THE GOVERNING BODY OF DENISON, TEXAS:

Pursuant to Texas Local Government Code Sections 42.102 et seq., the undersigned owners petition your honorable Body for the release of land located in the extraterritorial jurisdiction of the City of Denison, Texas.

This request includes the following property of approximately 2.5 acres of land, consisting of GCAD Property IDs 254831 and 254833 to the full extent that such Property currently is within the ETJ of the City of Denison, Texas and not within the city limits thereof.

Said property is located near

Highway 69 Denison, Texas

and described by the Grayson CAD as

G-1311 WRIGHT WILLIAM A-G1311, ACRES 1.76 (parcel 254831)

G-1311 WRIGHT WILLIAM A-G1311, ACRES 0.747 (parcel 254833)

and more particularly described as:

(parcel 254831) All that certain tract or parcel of land situated in the County of Grayson, State of Texas, being 1.76 acres out of the William Wright Survey, Abstract No. 131 and Ben Moffit Survey, Abstract No. 803, locally known as 1929 Des Voignes Rd., Denison, Texas, more fully described in the attached Exhibit A.

(parcel 254833) Situated in the County of Grayson, State of Texas, being a part of the William Wright Survey, Abstract No. 1311, being a part of a 2 acre tract of land conveyed to Thomas G. Coonrad, et al, by deed of record in Volume 2991, Page 423, of the Official Public Records, Grayson County, Texas, being more particularly described in the attached Legal Description marked Exhibit B.

The property is further described by meets and bounds in the attached exhibits and graphically described in the map below.

The undersigned certify that the following required information concerning the land and its inhabitants is reasonably accurate and assumes responsibility for the completion of said information prior to scheduled action by the City.

This petition is initiated by a majority in value of the holders of title of the land in the area, being each and every one of the landowners.

no dwelling units are located within the area requested for release.

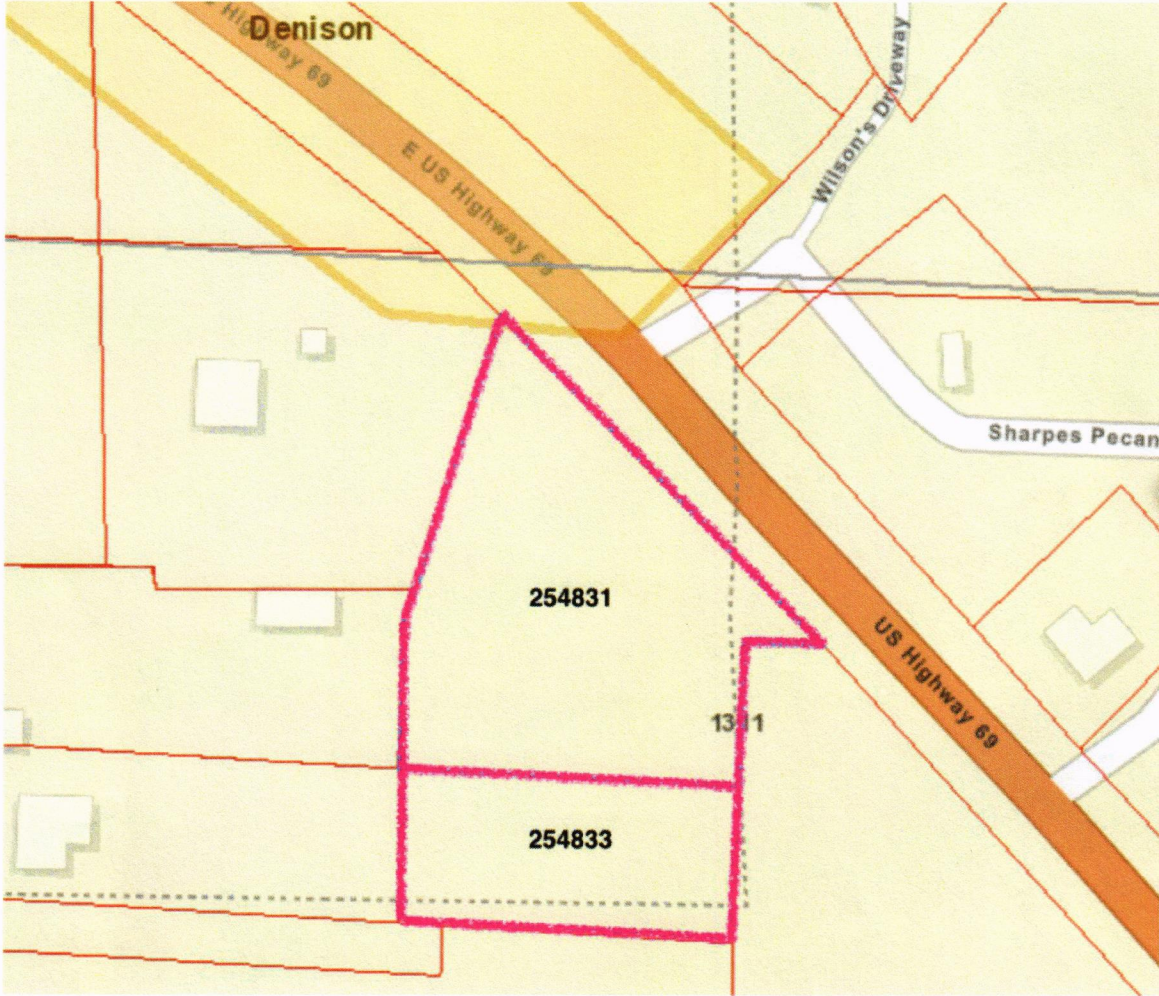
The population of the area in request is 0 in total, of which none are registered voters.

No portion of the area of request includes territory within the extraterritorial jurisdiction of another Texas city.

No part of the area in request is subject to a non-annexation agreement.

No part of the area in request is subject to a strategic partnership agreement under Local Government Code § 43.0751.

No part of the area is designated as an industrial district under Local Government Code § 42.044



**Petition Signatories
per Election Code § 277.002**

Ray Davis

Ray C. Davis

338 Desvoignes Road, Denison, Texas 75201

Residence Address

██████████

Date of Birth or Voter ID

2/28/24

Date Signed

Linda Davis

Linda B. Davis

338 Desvoignes Road, Denison, Texas 75201

Residence Address

██████████

Date of Birth or Voter ID

2-28-24

Date Signed

EXHIBIT A

SITUATED in the City of Denison, County of Grayson, State of Texas, being a part of the William Wright Survey, Abstract No. 1311, being a part of the 5.8 acre tract of land conveyed by Warranty Deed from Margaret L. Presley, to Robert C. Elston and Bonnie L. Elston, on March 11, 1968, recorded in Volume 1102, Page 507, Deed Records, Grayson County, Texas, being all of the 118 ft. by 268 ft. tract of land conveyed by Warranty Deed from Kenneth R. Lovell and Dorothy Lee Lovell, to Robert C. Elston and Bonnie L. Elston, on July 21, 1994, recorded in Volume 2347, Page 922, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a chain link fence corner post in the Southwest right-of-way line of U. S. Hwy. 69, at the East Southeast corner of the herein described tract, the Southeast corner of the Elston 5.8 acres and the Northeast corner of the Thomas Barr 3.273 acres in Vol. 2444. Pg. 178;

THENCE South 89 deg. 02 min. 26 sec. West, with the general course of a chain link fence, a distance of 65.85 ft. to a chain link fence corner post in the South line of the Elston 5.8 acres, at the Northeast corner of the Elston 118 ft. by 268 ft. tract and the Northwest corner of the Barr 3.273 acres;

THENCE South 00 deg. 20 min. 13 sec. East, with the general course of a chain link fence, a distance of 120.14 ft. to a chain link fence corner post in the West line of the Barr 3.273 acres, said post maintaining at the Southeast corner of the Elston 118 ft. by 268 ft. tract and the Northeast corner of the Jack Coonrod and Alvah L. Coonrod 2 acres in Vol. 758, Pg. 98;

THENCE South 89 deg. 37 min. 50 sec. West, with the general course of a chain link fence, a distance of 273.91 ft. to a chain link fence corner post in the North line of the Coonrod 2 acres, said post maintaining the Southwest corner of the Elston 118 ft. by 268 ft. tract;

THENCE North 00 deg. 25 min. 14 sec. West, with the general course of a chain link fence, a distance of 117.33 ft. to a chain link fence corner post in the South line of the Elston 5.8 acres, said post maintaining the Northwest corner of the Elston 118 ft. by 268 ft. tract;

THENCE North 15 deg. 09 min. 22 sec. East, a distance of 263.68 ft. to a 1/2 inch rebar set in the Southwest right-of-way line of U. S. Hwy. 69 and the Northeast line of the Elston 5.8 acres, at the Northwest corner of the herein described tract;

THENCE Southeasterly, with the Southwest right-of-way line of U. S. Hwy. 69 and the Northeast line of the Elston 5.8 acres, with a curve to the right having a radius 2815 ft. and a central angle of 05 deg. 13 min. 07 sec. (*chord bears South 48 deg. 13 min. 47 sec. East, 256.31 ft.*), an arc distance of 256.40 ft. to a point at the end of said curve:

THENCE South 45 deg. 37 min. 13 sec. East, continuing with the Southwest right-of-way line of U. S. Hwy. 69 and the Northeast line of the Elston 5.8 acres, a distance of 111.66 ft. to the **PLACE OF BEGINNING** and containing 1.76 ACRES of land.

Exhibit "B"**UNDERWOOD**

DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION

Job No. A4120862

Coonrad to Davis

Situated in the County of Grayson, State of Texas, being a part of the William Wright Survey, Abstract No. 1311, being a part of a 2 acre tract of land conveyed to Thomas G. Coonrad, et al, by deed of record in Volume 2991, Page 423, of the Official Public Records, Grayson County, Texas, being more particularly described as follows:

Commencing at a spike nail set in the center of a public road locally known as Des Voignes Road at the northwest corner of a 4 acre tract of land conveyed to Ray Davis by deed of record in Volume 3760, Page 285, of said Official Public Records, said nail being at the southwest corner of said 2 acre tract:

South 89°54'51" East with the north line of said 4 acre tract a distance of 537.73 feet to a ½" steel rod set for the True Point-of-Beginning;

Thence North 00°06'23" West over and across said 2 acre tract a distance of 118.11 feet to a ½" steel rod set at the southeast corner of a tract of land conveyed to Kenneth R. Lovell, et ux, by deed of record in Volume 2347, Page 924, of the Real Property Records, Grayson County, Texas;

Thence North 89°53'37" East a distance of 274.49 feet to a ½" steel rod set in the west line of a 3.273 acre tract of land conveyed to Frank Listvan by deed of record in Volume 2860, Page 153, of said Official Public Records, said rod being the northeast corner of said 2 acre tract;

Thence South 00°02'40" West with an existing fence line a distance of 119.03 feet to a ½" steel rod set at the northeast corner of said 4 acre tract, said rod being the southeast corner of said 2 acre tract;

Thence North 89°54'51" West with the north line of said 4 acre tract a distance of 274.18 feet to the Point-of-Beginning and containing 0.747 acres of land.

I, Jason B. Armstrong, Registered Professional Land Surveyor, hereby certify that the above field notes were prepared from an actual survey made on the ground and are true and correct to the best of my knowledge and belief.



Jason B. Armstrong
 Jason B. Armstrong
 Registered Professional
 Land Surveyor No. 5557
 1/13/05

**PETITION BY LANDOWNERS FOR RELEASE FROM
EXTRATERRITORIAL JURISDICTION**

TO THE MAYOR OF THE GOVERNING BODY OF DENISON, TEXAS:

Pursuant to Texas Local Government Code Sections 42.102 et seq., the undersigned owners petition your honorable Body for the release of land located in the extraterritorial jurisdiction of the City of Denison, Texas.

This request includes the following property of approximately 2.5 acres of land, consisting of GCAD Property IDs 254831 and 254833 to the full extent that such Property currently is within the ETJ of the City of Denison, Texas and not within the city limits thereof.

Said property is located near

Highway 69 Denison, Texas

and described by the Grayson CAD as

G-1311 WRIGHT WILLIAM A-G1311, ACRES 1.76 (parcel 254831)

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The undersigned certify that the following required information concerning the land and its inhabitants is reasonably accurate and assumes responsibility for the completion of said information prior to scheduled action by the City.

This petition is initiated by a majority in value of the holders of title of the land in the area, being each and every one of the landowners.

no dwelling units are located within the area requested for release.

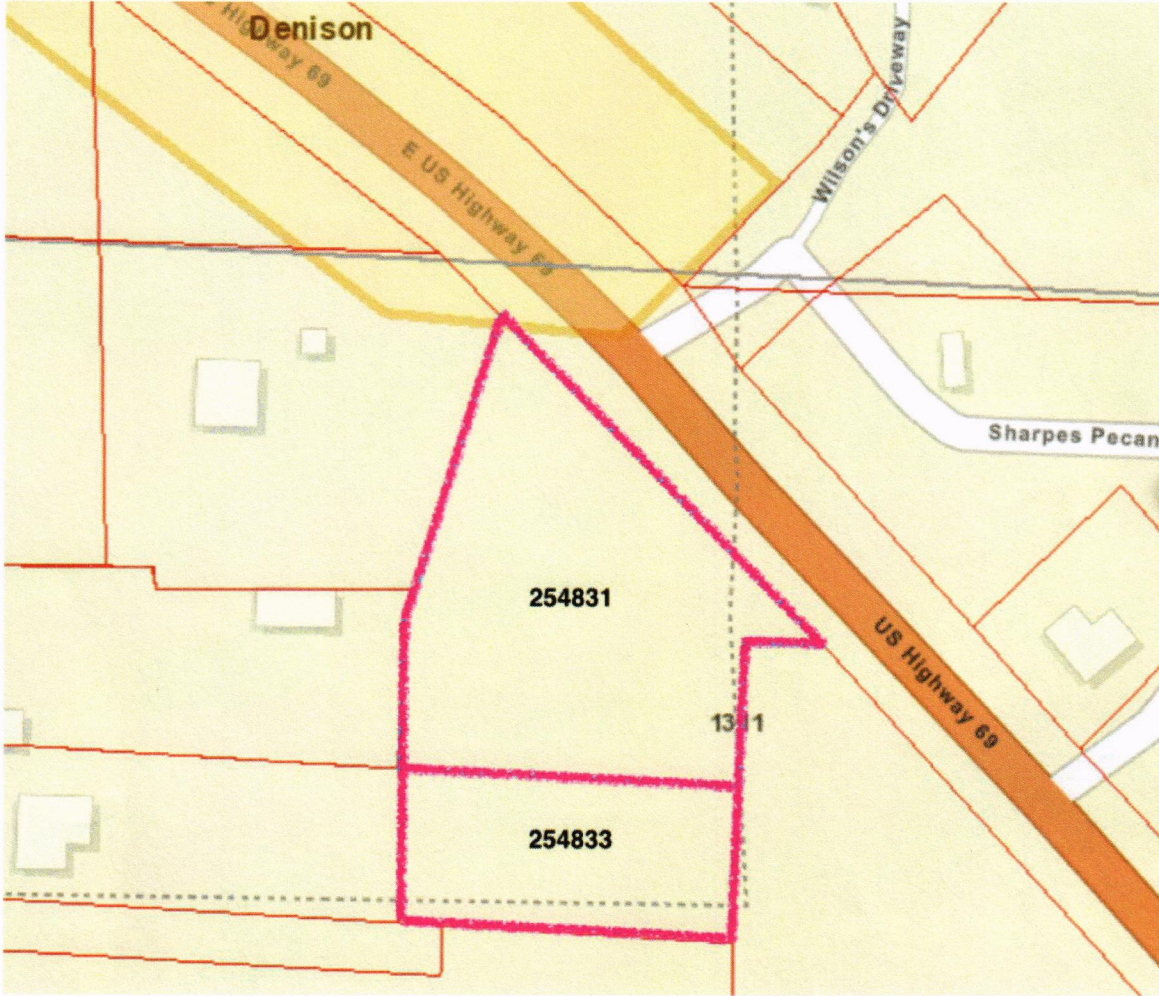
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No portion of the area of request includes territory within the extraterritorial jurisdiction of another Texas city.

No part of the area in request is subject to a non-annexation agreement.

No part of the area in request is subject to a strategic partnership agreement under Local Government Code § 43.0751.

No part of the area is designated as an industrial district under Local Government Code § 42.044



**Petition Signatories
per Election Code § 277.002**

Ray Davis

Ray C. Davis

338 Desvoignes Road, Denison, Texas 75201

Residence Address

[REDACTED]

Date of Birth or Voter ID

2/28/24

Date Signed

Linda Davis

Linda B. Davis

338 Desvoignes Road, Denison, Texas 75201

Residence Address

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Date of Birth or Voter ID

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Date Signed

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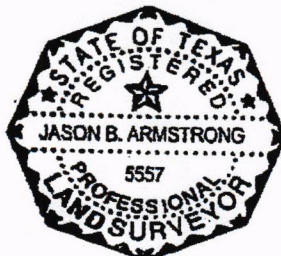
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Thence North 89°54'51" West with the north line of said 4 acre tract a distance of 274.18 feet to the Point-of-Beginning and containing 0.747 acres of land.

I, Jason B. Armstrong, Registered Professional Land Surveyor, hereby certify that the above field notes were prepared from an actual survey made on the ground and are true and correct to the best of my knowledge and belief.



Jason B. Armstrong
 Jason B. Armstrong
 Registered Professional
 Land Surveyor No. 5557
 1/13/05

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, conduct a public hearing, and take action on an Ordinance to rezone a ± 32.361-acre tract of land commonly known as 2700 Texoma Drive, GCAD Property ID Nos. 109826 and 112271, from the Light Industrial (LI) District to the Heavy Industrial (HI) District to allow for a concrete products manufacturer. (Case No. 2024-008Z).

Staff Contact

Mary Tate, Director of Development Services
mtate@cityofdenison.com
903-465-2720

Summary

- Property is currently zoned Light Industrial (LI).
 - Applicant wishes to rezone the subject property to Heavy Industrial (HI) to allow for the use of concrete products manufacturer.
 - Zoning request complies with the Future Land Use Plan.
 - At the Planning and Zoning Commission meeting held on March 12th, 2024, the applicant rescinded their application.
-

Background Information and Analysis

At the Planning and Zoning Commission meeting held on March 12th, 2024, the applicant rescinded their application.

The applicant is requesting to rezone the subject property from the Light Industrial (LI) District to the Heavy Industrial (HI) District to allow for the use of a concrete products manufacturer for CDSix Recycled Materials. CDSix Recycled Materials operates as a concrete recycling center. Operation includes recycling concrete construction materials to create new products. While these recycled materials can be utilized by the property owner for future projects, the facility and the recycled products will be available for public use and purchase. Applicant states within their Project Narrative that ancillary uses permitted by right in the Heavy Industrial District may follow.

Hours of operation are proposed as follows:

- Recycling Center: shall not occur earlier than one (1) hour before official sunrise and shall cease no later than one (1) hour after official sunset.
- Manufacturing: 6:00 a.m. to 8:00 p.m., however, it should be noted that hours of operation are dictated by the needs and requirements of the applicants' customers. Applicant states that they will commit to the hours presented, but they may need to operate the plant outside of the proposed hours.

The applicant shall adhere to all minimum illumination intensities required by the Occupational Safety and Health Administration (OSHA). Additionally, the applicant has or will receive all required permits

needed to operate from the Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA).

Applicant states that they are willing to construct a six (6) foot high berm adjacent to the westernmost and easternmost boundary line of the property. The berm will include eastern red cedars and would be planted on forty (40) foot centers.

According to the Future Land Use Plan, the subject property is designated to be developed in a “Mixed Commercial” manner with a “Revitalization Area” overlay. Per the Comprehensive Plan, Mixed Commercial development includes industrial and manufacturing type uses and the intent for the “Revitalization Area” designation is to redevelop areas into walkable and mixed-use areas.

According to Ordinance Section 28.10, City staff and the City Council shall consider the following factors when reviewing rezone requests:

1. *Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;*

Texoma Drive (FM 84) between US 75 and Juanita Drive has been predominantly developed in an industrial manner. The proposed use is compatible with the area located around the property.

2. *Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;*

N/A

3. *The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances that may make a substantial part of such vacant land unavailable for development;*

Rezoning of this property will not impact the availability of similar land for development.

4. *The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;*

The overall area has been developed in an industrial manner.

5. *How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;*

N/A

6. *Whether the zoning petition is consistent with the current land use plan; and*

The property is depicted on the Future Land Use Plan to be developed in a Mixed Commercial Manner. This request complies with the Future Land Use Plan.

7. *Any other factors that will substantially affect the public health, safety, morals, or general welfare.*

Other factors which may substantially affect general welfare have been addressed above.

Financial Considerations

N/A

Prior Board or Council Action

- At the Planning and Zoning Commission meeting held on March 12th, 2024, the applicant rescinded their application. No action was taken.

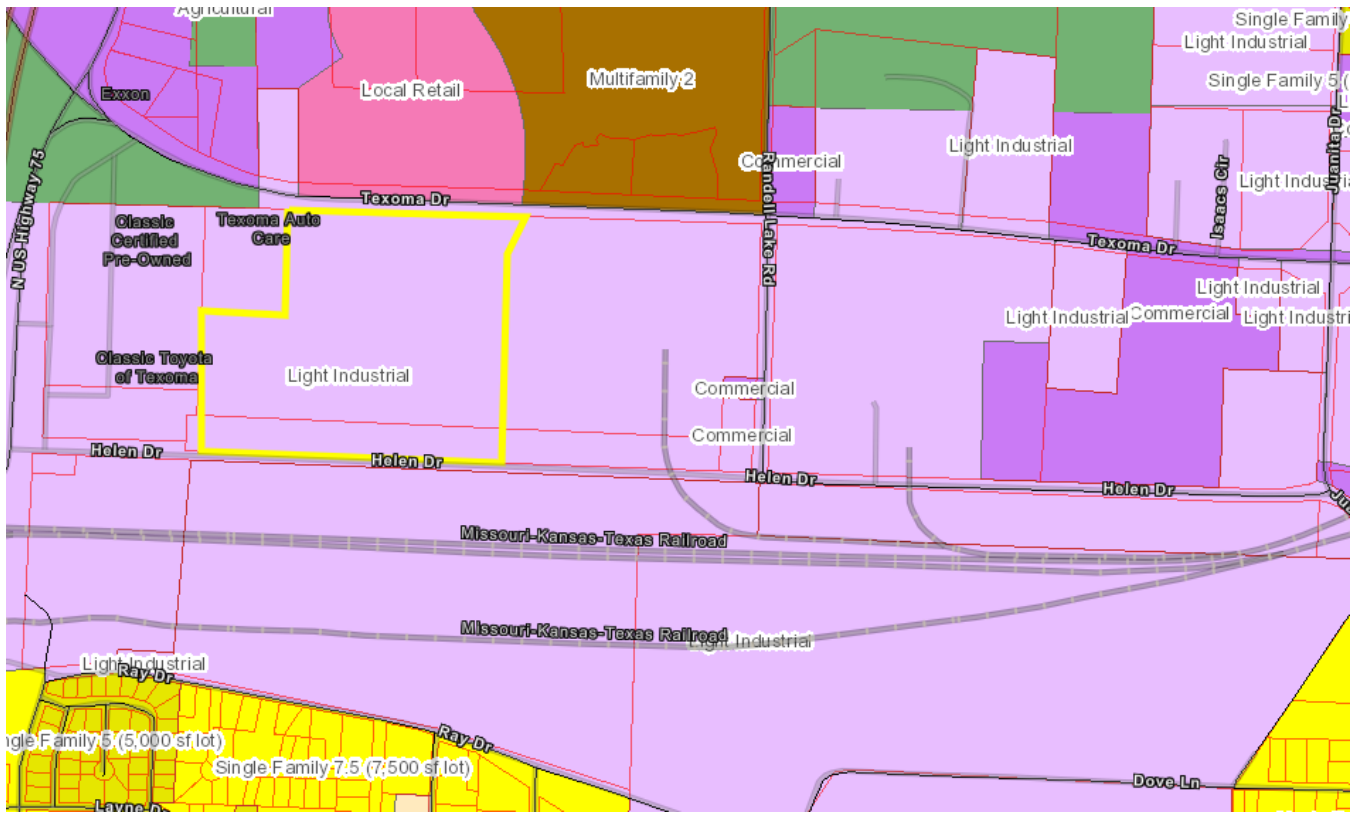
Alternatives

- N/A

Aerial of Subject Area



Zoning Aerial of Subject Area



Project Narrative

It is the intent of the applicant to request a zoning change of the Subject Property from its existing zoning of “LI” – Light Industrial District to “HI” – Heavy Industrial District to accommodate the use of concrete products manufacturing. The applicant intends to recycle concrete construction materials to create new products from the recycled materials. These materials will be utilized by the developer for future projects. The facility and its recycled products will be available for public use and purchase. Ancillary uses permitted by right in the Heavy Industrial District may follow.

Hours of Operation: **Recycling Center & Manufacturing** – No earlier than one (1) hour before official sunrise; no later than one (1) hour after official sunset.

Manufacturing – 6am to 8pm; please note: Hours of operation are dictated by the needs and requirements of our customers. Applicant will commit to the normal hours of operation listed above, but may need to operate the plant outside of normal operation hours if materials are needed before or after the times listed above.

Illumination: Applicant shall adhere to all minimum illumination intensities required by the Occupational Safety and Health Administration (“OSHA”), as stated in Title 29 of the Code of Federal Regulations, Section 1926.56. Regarding areas of operation not covered by the aforementioned section, applicant will follow the American National Standard A11.1-1965, R1970, Practice for Industrial Lighting. Adequate lighting shall be installed in all necessary areas included but not limited to all points of ingress and egress, above each silo, interior lighting within each silo (to illuminate filling ports), parking lots, and all pedestrian pathways.

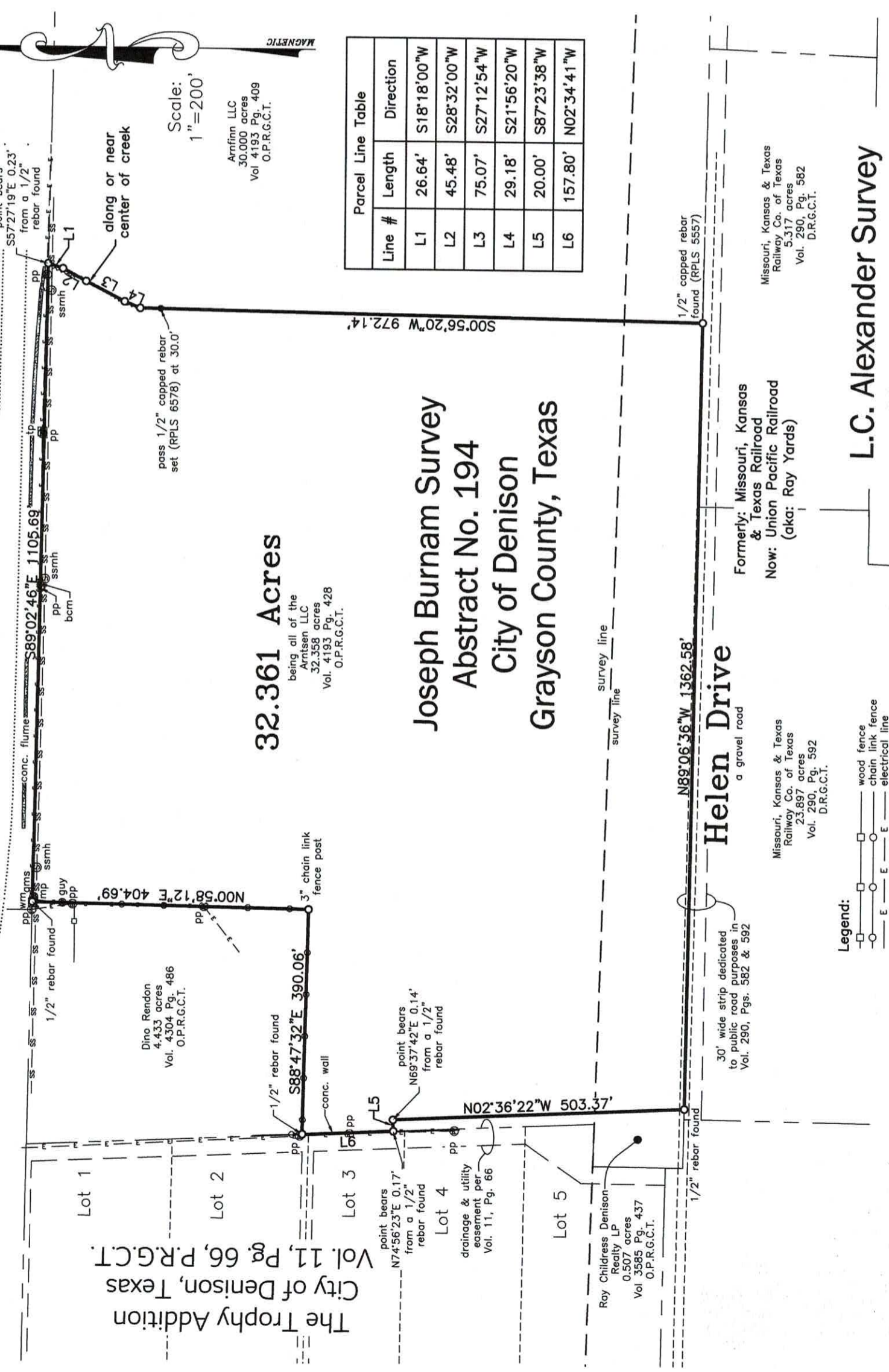
Noise Attenuation: Applicant is willing, if necessary, to construct a six (6) foot high berm adjacent to the westernmost and easternmost boundary line of the property on which eastern red cedars would be planted on forty (40) foot centers.

Permits: Applicant has or will receive TCEQ, EPA and any other required permits as needed to operate.

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System. All distances are grid distances.

Texoma Drive

(aka: U.S. Highway No. 84)



P.O.B.
point bears
S57°27'19"E 0.23'
from a 1/2"
rebar found

Scale:
1" = 200'

Arntsen LLC
30.000 acres
Vol. 4193 Pg. 409
O.P.R.G.C.T.

32.361 Acres
being all of the
Arntsen LLC
32.358 acres
Vol. 4193 Pg. 428
O.P.R.G.C.T.

Joseph Burnam Survey Abstract No. 194 City of Denison Grayson County, Texas

Line #	Length	Direction
L1	26.64'	S18°18'00"W
L2	45.48'	S28°32'00"W
L3	75.07'	S27°12'54"W
L4	29.18'	S21°56'20"W
L5	20.00'	S87°23'38"W
L6	157.80'	N02°34'41"W

1/2" capped rebar
found (RPLS 5557)

Formerly: Missouri, Kansas
& Texas Railroad
Now: Union Pacific Railroad
(aka: Ray Yards)

Missouri, Kansas & Texas
Railway Co. of Texas
5,317 acres
Vol. 290, Pg. 582
D.R.G.C.T.

L.C. Alexander Survey Abstract No. 41 City of Denison Grayson County, Texas

- Legend:**
- ss — ss — ss — ss — ss — sanitary sewer line
 - mp = meter pole
 - ssmh = sanitary sewer manhole
 - wrm = water meter
 - pp = power pole
 - gms = gas meter station
 - tp = telephone pedestal
 - bcm = buried cable marker
 - — — — — wood fence
 - — — — — chain link fence
 - — — — — electrical line
 - — — — — boundary
 - — — — — adjoiner
 - — — — — easement
 - — — — — sanitary sewer line

Job No. BGD060823

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurveying.net
TBPELS Firm Registration No. 10088100

Owner: Arntsen, LLC
Address: 2700 Texoma Drive
Denison Texas

This survey is for the sole benefit of the Owners stated hereon and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. See Field Notes attached herewith.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0165 F, Revised Date: September 29, 2010.

Note: This survey was done without the benefit of a title commitment



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: August 10, 2023

City Council Meeting Staff Report



Agenda Item

Receive a report, hold a discussion, and take action on an amendment to the Construction Manager at Risk contract with Piazza Construction for Phase 2 of the Designing Downtown Denison project for a Guaranteed Maximum Price of \$23,320,171.00, and authorize the Interim City Manager to execute all related documents.

Staff Contact

Ronnie Bates, Director of Public Works

rbates@cityofdenison.com

903-647-3335

Summary

- The Council approved the Construction Manager at Risk (CMAR) contract with Piazza Construction for Phase 2 of the Designing Downtown Denison project in December 2022.
- This item amends the contract to include a Guaranteed Maximum Price (GMP) for construction of the project.
- The GMP for the project is \$23,320,171.00, which will be funded by a portion of property tax revenue from properties in Downtown Denison through the Tax Increment Investment Zone (TIRZ) No. 3.

Staff Recommendation

Staff recommends approval of the item.

Recommended Motion

“I move to approve the amendment to the Construction Manager at Risk contract with Piazza Construction for Phase 2 of the Designing Downtown Denison project for a Guaranteed Maximum Price of \$23,320,171.00, and authorize the Interim City Manager to execute all related documents.”

Background Information and Analysis

City staff, Huitt-Zollars Engineer, Chris Lambka & Associates, and Piazza Construction have worked together to develop construction plans for Phase 2 of the Designing Downtown Denison project, or D3. The project will include the 300 and 400 blocks of West Main, adjacent blocks of Firehouse and Depot Alleys, and Heritage Park. New water, wastewater, street surface, sidewalks, landscape, hardscape, and more will continue the first phase of the project into the next blocks. Heritage Park will be redesigned with a new stage and a building for storage and staging, including lighting and a sound system. The park's new look will pay homage to the historic railroad roundhouses used during Denison's past to keep trains moving efficiently and safely across different tracks and in different directions. Updates from Phase 1 of the project will include deeper on-street parking spaces. Access to businesses and homes will be maintained, and the construction schedule will allow the 2024 Doc Holiday Festival to continue as planned. Construction is anticipated to take about 24 months.

This agenda item will amend the CMAR contract to include the Guaranteed Maximum Price (GMP) for the project. Piazza Const. has done extensive research, using bid responses and information about the project to develop the cost model and GMP. The GMP for the project is \$23,320,171.00, which will be funded by a portion of property tax revenue from properties in Downtown Denison through the Tax Increment Investment Zone (TIRZ) No. 3.

Financial Considerations

This project has been budgeted for in the Utility CIP.

Prior Board or Council Action

The Council approved the Construction Manager at Risk (CMAR) contract with Piazza Construction for Phase 2 of the Designing Downtown Denison project in December 2022.

Alternatives

Council may deny or table the item.

 **AIA** Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:
(Name and address or location)

D3 Main Street, Phase 2
Denison, Texas 75020

THE OWNER:
(Name, legal status and address)

City of Denison Texas
300 W. Main Street
Denison, Texas 75020

THE CONSTRUCTION MANAGER:
(Name, legal status and address)

Piazza Construction, LLC
2811 S. Woodlawn
Denison, Texas 75020

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed (\$ 23,320,171.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, General Conditions and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

See attached Exhibit "B", GMP Spreadsheet

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

N/A

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

init.

(Identify allowance and state exclusions, if any, from the allowance price.)

See attached Exhibit B, GMP Spreadsheet, \$1,750,150.00

Item	Price (\$0.00)
------	----------------

§ A.1.1.5 Assumptions and Clarifications, if any, on which the Guaranteed Maximum Price is based:

See attached Exhibit "B", GMP Spreadsheet

§ A.1.1.6 The Guaranteed Maximum Price is based upon the General Conditions of the Contract, as amended and the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

See Exhibit "C", List of Drawings, Specifications

Section	Title	Date	Pages
---------	-------	------	-------

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

See Exhibit "C", List of Drawings, Specifications

Number	Title	Date
--------	-------	------

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

Geotex Engineering Geotechnical Report No.G23-2040, Dated June 21, 2023

Geotex Engineering Addendum No. 1, Revised Paving Thickness, Dated December 18, 2023

Geotex Engineering Memorandum Report No. 623-2297, Music & Depot Alley Boring Logs, Dated November 14, 2023

ARTICLE A.2

§ A.2.1 The date of Substantial Completion established by this Amendment:

22 Months from receipt of Notice to Proceed (NTP)

A.2.2 The date of Final Completion shall not be more than 30 days after the date of Substantial Completion.

OWNER (Signature)

Bobby Atteberry, Interim City Manager
(Printed name and title)


CONSTRUCTION MANAGER (Signature)

Chip Piazza, CEO
(Printed name and title)

Init

EXHIBIT C

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4	KEY
5	EXISTING CONDITIONS
6	DETOUR PLAN
7-8	MANAGEMENT OF BUSINESS PLAN
9	CITY GENERAL NOTES
10	UTILITY GENERAL NOTES
11-17	DRAINAGE PLANS AND PROFILES
18-21	DRAINAGE AREA MAPS
22-26	DRAINAGE CALCULATIONS
27-32	DRAINAGE DETAILS
33-40	WATER PLANS AND PROFILES
41-43	WATER DETAILS
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**100% BID SET PLAN
JANUARY 22, 2024**

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SP004 CLAY BRICK PAVING UNIT – FURNISHING ZONE
SP005 STONE PAVERS – SIDEWALK
SP006 SITE WALLS AND MASONRY
SP007 STONE SEAT WALLS
SP008 PRECAST CONCRETE WHEEL STOPS
SP009 SITE FURNISHINGS
SP010 DETECTABLE WARNING SURFACE
SP011 IRRIGATION
SP012 PLANTING
SP013 STRUCTURAL SOIL
SP014 SYNTHETIC TURF
SP015 EVENT LAWN TURF
SP016 TEMPORARY TREE AND PLANT PROTECTION
SP017 LIGHT COLUMNS

APPENDIX A GEOTECHNICAL REPORT

APPENDIX B GEOTECHNICAL REPORT ADDENDUM 1

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D3 Phase Two Main Street,
Alleyways, and Heritage Park
City of Denison, Texas

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--------	----------------

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City Council Meeting Staff Report



March 18, 2024

Agenda Item

Receive a report, hold a discussion and take action on the 2022-2023 Annual Comprehensive Financial Report presented by BrooksWatson & Co.

Staff Contact

Laurie Alsabbagh, Finance Director
lalsabbagh@cityofdenison.com
903-465-2720 Ext. 2492

Summary

- The City of Denison has a contract with BrooksWatson & Co for the annual audit.
- BrooksWatson & Co have issued an unmodified (“clean”) opinion on the City of Denison’s financial statements for the year ended September 30, 2023. The independent auditor’s report is located at the beginning of the financial section of the annual report.
- This audit is complete and the report is ready for acceptance.

Staff Recommendation

Staff recommends Council to receive the 2022-2023 Annual Comprehensive Financial Report as presented by BrooksWatson & Co.

Recommended Motion

“I move that we accept the 2022-2023 Annual Comprehensive Financial Report as presented by BrooksWatson & Co.”

Background Information and Analysis

Municipalities are required to have an independent annual audit of all funds. BrooksWatson & Co. has the contract to perform those services for the City of Denison. In conjunction with the City of Denison Accounting Division, an Annual Comprehensive Financial Report is prepared which provides information for the public to utilize. This report allows us to apply for the Government Finance Officers Association Award of Excellence in Financial Reporting. We have received this award for the last twelve years and are hopeful we will receive the award this year as well.

Financial Considerations

The total cost of the auditing services for FY2023 is \$39,392.

Prior Board or Council Action

None

Attachments

1. Denison 2023 Annual Report
2. Auditors Presentation

CITY OF
DENISON, TX

300 WEST MAIN | DENISON, TX 75020

WWW.CITYOFDENISON.COM | 903.465.2720

2023

**ANNUAL
COMPREHENSIVE
FINANCIAL
REPORT**

FOR FISCAL YEAR ENDED
SEPTEMBER 30, 2023



*ANNUAL COMPREHENSIVE
FINANCIAL REPORT*

of the

City of Denison, Texas

**For the Year Ended
September 30, 2023**

Prepared by

Bobby Atteberry
Interim City Manager

Renee' Waggoner
Assistant City Manager

Laurie Alsabbagh
Director of Finance



City of Denison, Texas

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INTRODUCTORY SECTION



City of Denison

300 West Main Street | PO Box 347
Denison, TX 75021-0347
(903) 465-2720 | Fax (903) 464-4499



March 15, 2024

Honorable Mayor and City Council
City of Denison
Denison, Texas

Dear Mayor and Council Members:

The Annual Comprehensive Financial Report of the City of Denison, Texas for the year ended September 30, 2023, is submitted herewith.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that is established for this purpose. Since the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

BrooksWatson & Co. have issued an unmodified (“clean”) opinion on the City of Denison’s financial statements for the year ended September 30, 2023. The independent auditor’s report is located in the beginning of the financial section of the Annual Comprehensive Financial Report.

This letter of transmittal is designed to complement Management’s Discussion and Analysis (“MD&A”) and should be read in conjunction with it. The City’s MD&A can be found immediately following the independent auditors’ report and provides a narrative introduction, overview and analysis of the basic financial statements.

GENERAL INFORMATION – CITY OF DENISON

The City of Denison is located in Grayson County just four miles from the Red River and Texas/ Oklahoma border. The City was founded on September 23, 1872, and incorporated on March 7, 1873.

The City Council is comprised of a Mayor and six council members and is responsible for enacting ordinances, resolutions, and regulations governing the City, as well as appointing the members of various statutory and advisory boards, the City Manager, City Attorney, and a Municipal Judge. The City Manager is the chief administrative officer of the government and is responsible for the enforcement of laws and ordinances, the appointment and supervision of the executive directors, and heads of departments, and the performance of functions within the municipal organization.

ECONOMIC CONDITIONS AND OUTLOOK

Grayson County is the 35th largest of 254 counties in Texas with a population of just over 137,008. Sherman is the county seat and largest city of Grayson county while Denison, which meets the northern border, is the next largest. Denison is home to approximately 26,800 residents in an area covering more than 29 square miles. Major industry for the area includes health care, insurance claim processing, farming, livestock, food processing and distribution, higher education, and manufacturing.

Given Denison's pro-business attitude, the City continued to move forward in a positive direction during 2023. Denison is clearly focused on the quality of life for all of its residents.

Business Highlights:

- Cantina Lime held their grand opening and ribbon cutting on October 5, 2022.
- 34 Chophouse and Landon Winery, both in Downtown Denison on Main Street, held their preview Grand Opening on October 8, 2022.
- QuikTrip opened its first convenience store in Denison on November 17, 2022. The fuel and food center is 4,800 square feet and features 10 gasoline pumps.
- Heritage Butchery & Barbecue opened their butchery and market in November of 2022.
- North Texas Soft Wash held their ribbon cutting at their location at 48 Davy Lane, Suite D on November 22, 2022.
- MC Loan Signing Agents located at 313 W Woodard St. had their ribbon cutting on December 16, 2022.
- Sweet Lil Repeat had their ribbon cutting ceremony on December 16, 2022. Their consignment boutique is located at 307 W Main Street.
- Bubba Thompson – Texoma Real Estate Group, eXp Realty had their ribbon cutting on December 6, 2022, at 519 W Main Street, Suite 101.
- Golden Wellness Boutique held their ribbon cutting at 121 W Main Street on January 12, 2023.
- Top Paw Pet Grooming opened their doors at 714 W Chestnut in July of 2023.
- Fyr Flower located at 130 W Main Street held their grand opening and ribbon cutting July 11, 2023.
- The grand opening of Ace Hardware was August 2, 2023.
- Uniquely Posh Giftery at 226 W Main Street, Suite 101 in downtown Denison had their ribbon cutting on September 8, 2023.
- Jake Shockley – State Farm Insurance Agent held his ribbon cutting on September 15, 2023, for his new location at 5101 Gateway Blvd, Suite 107.
- Ethos Coffee located inside Katy Depot opened their doors in September of 2023.
- Pro Auto Glass & Window Tinting had their ribbon cutting at their location in downtown Denison at 316 N Houston Ave on September 21, 2023.
- Wise Wolf Gold and Silver Exchange located inside Main Street Mall at 500 W Main Street celebrated their ribbon cutting in September 2023.

Other Highlights:

- November 2022, the Denison Parks and Recreation Department was selected as an awards recipient for two Texas Recreation and Park Society (TRAPS) awards. Tyler Bark received the honor for the

Horizons Award (recognizing an outstanding professional with less than 5 years of experience in either parks or recreation) and Chip Egger was recognized as the Park Professional of the Year (recognizing outstanding contribution to the Parks industry).

- The Sesquicentennial Time Capsule Ceremony was held in Katy Depot on Thursday, December 15, 2022. Items were collected for the time capsule, people shared memories, and Mayor Janet Gott offered thoughts on Denison, its history, and the sesquicentennial year. The time capsule was buried in the Katy Depot Park and will be opened by future residents during the City's bicentennial year in 2072.
- In December of 2022, the City unveiled 4 sculptures along the Katy Trail. The sculptures were created by local artist Casni Studio and are all railroad-inspired due to Denison's history with the MKT railroad. More sculptures are expected to be revealed in late 2023.
- January 2023 saw the arrival of the first of 3 new ambulances for Denison Fire Rescue.
- In February 2023, the City of Denison announced that the Denison Public Library received the 2022 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association (TMLDA), an affiliate of the Texas Municipal League. This is the 9th year in a row for Denison. Of the 542 public libraries in Texas, only 73 received this award in 2022.
- April of 2023 the City of Denison was selected to be one of the nine Texas cities featured in the third season of Amazon Prime Docuseries, *The Story of Art in America*. Film Director and Creator of the Series, Christelle Bois, said she sought out small Texas cities with a big artistic presence. The city will have a 30-minute episode to paint the picture of six different artists in Denison, featuring their murals, statues, architecture, and music.
- On Monday, May 15, 2023, the Denison City Council unanimously approved a development agreement for Preston Harbor, a 3,114-acre master planned community slated to include a resort hotel, retail, restaurants, an upscale marina, and about 7,500 homes from luxury single-family to apartments, condos, townhomes, and cottages. David Craig, the founder, president and CEO of Craig International and the master developer of Craig Ranch in McKinney, will lead the development team for Preston Harbor. The project now called Preston Harbor has been in the works for 20 years and has been known for most of that time as Schuler Development. The development will have nine miles of frontage on Lake Texoma. Many of the homes on the shore will be single-family and estate homes on lots ranging from a quarter-acre to an acre or more. The town center area will have a park that cascades down to a public dock and private-public marina with 400 to 600 boat slips. That part of the project will include restaurants overlooking the lake and other retail opportunities along with townhome and multifamily development.
- In July of 2023, the City of Denison received notice from the Insurance Services Office (ISO) that Denison Fire Rescue had received a Public Protection Classification (PPC) rating of I/IY for its latest public protection classification. The rating, informally known as an ISO rating, classifies a fire department's capabilities at preventing and fighting a fire. A Class I rating decreases the cost of casualty insurance for Denison residents and commercial businesses and is a powerful economic incentive for companies and industries that are considering a move to Denison. ISO is an advisory organization that collects and evaluates information about a community ability to extinguish building fires – assigning a PPC rating between 1 and 10 – which is then used by insurance companies to help establish fair premiums for homeowner and commercial fire insurance. A Class 1 rating represents an exemplary fire suppression program and generally results in lower fire insurance premiums throughout the community. Currently more than 50,000 departments are

rated through the ISO. Only 411 in the country and 82 in the state of Texas have the highest rating. The new rating will take effect starting on January 1, 2024.

- In March 2023, Denison Fire Rescue received the American College of Cardiology Partnership Award, recognizing response times that have saved many lives.
- In March of 2023 the new President Dwight D. Eisenhower mural located at the Owings Street overpass at the intersection of Lamar and Owings which leads to the entrance of the Eisenhower Birthplace State Historic Site was created by Connecticut-based artist ARCY. On one side of the mural is a representation of General Eisenhower giving a speech at Forest Park in 1946, on the other side of the mural President Eisenhower is seen holding a key to the City, which was presented to him in 1952, the year he was elected president.
- In March 2023 THLA, the Texas Hotel and Lodging Association named Denison their City of the Month. Denison was featured on their website and was included in their newsletter and social media channels.
- On July 31, 2023, Denison was featured in a Texas Monthly's *Small-town Travel* series which explores the culture and history of destinations in Texas. The article stated that Denison is a cozy, not too crowded getaway in North Texas and our wineries, stylish bed-and-breakfast, and restored train depot make Denison a great weekend getaway.
- Denison welcomed hometown hero, Ambassador Chesley "Sully" Sullenberger on September 16, 2023. The day was filled with heartfelt tributes, and opportunities to connect with the remarkable man who captured the nation's heart with his extraordinary action with landing on the Hudson River. The day began with a homecoming parade on Main Street from the 700 block to Heritage Park. Following the parade, members of the public gathered at Heritage Park for a mural ribbon cutting dedicated to Ambassador Sullenberger's remarkable "Miracle on the Hudson" flight and his unwavering commitment to aviation safety. Ambassador Sullenberger then visited Perrin Air Force Base Museum to sign copies of his inspiring memoir.
- In September of 2023, Denison Main Street was announced as a 2024 Great American Main Street Award (GAMSA) Semifinalist. This prestigious award is the nation's top award recognizing communities for their excellence in comprehensive preservation-based commercial district revitalization. A jury of professionals and leaders in the fields of community and economic development and historic preservation convened to review a nationwide pool of applicants. After thoughtful deliberation, the jury unanimously selected eight semifinalists that demonstrate exemplary use of the Main Street Approach™ to lead community-based transformation strategies in their downtowns. The 2024 Great American Main Street Award winners will be announced at the opening plenary of the 2024 Main Street Now Conference in Birmingham, Alabama, on May 6, 2024.
- A total of 194 new single-family housing permits and 68 new duplex housing permits were issued from October 2022 to September 2023.

MAJOR INITIATIVES

- Phase One Ribbon Cutting for Designing Downtown Denison (D3) was held right in front of City Hall at 300 W Main on Monday, August 7, 2023.
- Phase Two of Denison's Main Street is in the works. The City approved \$1.2 million in bonds to fund the design of Phase Two of the Designing Downtown Denison project, also known as D3. Phase Two will pick up at the 300 and 400 hundred blocks, which includes the remodeling of

Heritage Park. Funding is for design only, with the construction of Phase Two still under discussion. Estimates of completion of Phase Two could be as early as 2026.

- Construction began December 2022 on the S. 7th Avenue, E. Hull Street, E. Murray Street, and W. Johnson Street projects which involve the construction of approximately 4,400 linear feet of 8-inch and 4-inch diameter PVC water line. The project also includes replacing approximately 3,075 linear feet of 6-inch diameter sanitary sewer line; reconstruction of approximately 2,100 linear feet of 29-foot and 27-foot wide asphalt road with concrete curb & gutter; reconstruction of 1,850 linear feet of 18-foot and 31-foot wide asphalt roadway.
- Duck Creek Interceptor Emergency Replacement – Construction began in January of 2023 for emergency sewer line replacement and upsizing from the Duck Creek Lift Station to Hwy 75 crossing. Estimate of completion is spring of 2024.
- Lake Texoma Raw Water Pump Station and Transmission Line. Construction began in January of 2023 on the intake structure and pipeline to add additional conveyance capacity from Lake Texoma to Lake Randell. Estimate of completion will be fall of 2025.
- Waterloo Lake Sewer Line Reconstruction. Phase 1 of this project began January 2023 and is expected to be completed in early 2024. This project includes but is not limited to replacement of approximately 7,400 linear feet of existing 8" and 12" gravity sewer pipe with approximately 9,332 linear feet of proposed 12" and 18" gravity sewer pipe, respectively, beginning near Viking Street northwest of Crawford Street and Lillis Lane to east of Waterloo Lake. The project also includes replacement of approximately 1,425 linear feet of lateral gravity sewer lines ranging from 8" to 12", pavement improvements, 18" storm drain installation, and abandonment of existing manholes and gravity pipe. Part of this project includes improving the parking lot at Waterloo Lake with a concrete pad for the kayak rental station, rip rap along the creek bank, and grading improvements.
- The E. Bullock Street project involves the construction of approximately 575 linear feet of 8-inch and 6-inch diameter PVC waterline. The project also includes the construction of 538 linear feet of 8-inch diameter sanitary sewer line; reconstruction of 506 linear feet of 31-foot-wide asphalt road with concrete curb & gutter. The project is expected to be completed in 14 months.
- The Loy Lake Road Reconstruction began in early 2023 and is anticipated to take about 20 months. The project includes reconstruction of Loy Lake from the US-75 service road to north of Odell Avenue, including approximately 3,600 feet of 37-foot undivided reinforced concrete pavement with curb and gutter, sidewalk on each side of the roadway, storm sewer, water, and sanitary sewer construction, a round-a-bout at Loy Lake Road and Coffin with all new road striping and signage. The project also includes a concrete path extending the sidewalk from the service road to Loy Lake Park. The goal of this project is to Mitigate stormwater issues in surrounding neighborhoods, improve utility service to existing residents and businesses, replace obsolete and/or damaged infrastructure.
- FM 84 Waterline Improvements project includes but is not limited to upsizing a portion of the existing waterline from Hwy 75 to Lil' Old Road. The City is replacing about 9,000 feet of 8" waterline with 12" waterline including new hydrants, new services, and other improvements. Timeline: Construction will begin in November 2023 and is estimated to be completed March 2024. The goal of the project is improved services for existing customers and additional capacity for future customers.

FINANCIAL INFORMATION

Accounting Procedures and Budgetary Controls

The City's accounting records for general government are maintained on a modified accrual basis, with revenues being recorded when available and measurable, and expenditures being recorded when the services or goods are received, and the liabilities are incurred. Accounting records for the City's water and sewer utility and other proprietary activities are maintained on an accrual basis.

The budgetary process begins each year with the preparation of both current and proposed year revenue estimates by the City's financial management staff, and expenditure estimates by each City division. Budgets are reviewed by the City Manager. The City Manager makes final decisions and submits a recommended budget to the City Council.

As part of each year's budget development process, divisions are required to update expenditure estimates for the current fiscal year. These estimates are reviewed by the Assistant City Manager, the City Manager, and the City Council concurrent with review of the proposed budget. The level of control (the level at which expenditures may not exceed budget) is the division level. The City Council approves all budget amendments.

Tax Rates

All eligible property within the City is subject to assessment, levy, and collection by the City of a continuing, direct ad valorem tax sufficient to provide for the payment of principal and interest on outstanding bonds within the limits prescribed by law, and the payment of maintenance and operation costs as approved by the City Council. The tax rates adopted by the City Council are shown below:

<u>Budget Year</u>	<u>Tax Rate</u>	<u>Taxable Value</u>	<u>Collections</u>
2018-2019	\$0.633377	1,573,456,675	9,354,694
2019-2020	\$0.652034	1,754,054,513	10,589,079
2020-2021	\$0.652034	1,908,178,096	11,544,648
2021-2022	\$0.652034	2,075,368,996	12,509,237
2022-2023	\$0.652034	2,594,661,245	15,573,481

OTHER INFORMATION

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to City of Denison for its annual comprehensive financial report for the fiscal year ended September 30, 2022. This was the twelfth consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgements

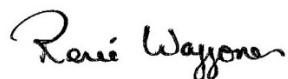
Many people are responsible for the preparation of this report, and for the maintenance of records upon which it is based. Appreciation is expressed to the City employees throughout the organization, especially those employees of the Accounting Division who were instrumental in the successful completion of this report.

Our appreciation is also extended to the Mayor and members of the City Council for providing the resources necessary to maintain the integrity of the City's financial affairs.

Respectfully submitted,



Bobby Atteberry
INTERIM CITY MANAGER



Renee' Waggoner
ASSISTANT CITY MANAGER



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Denison
Texas**

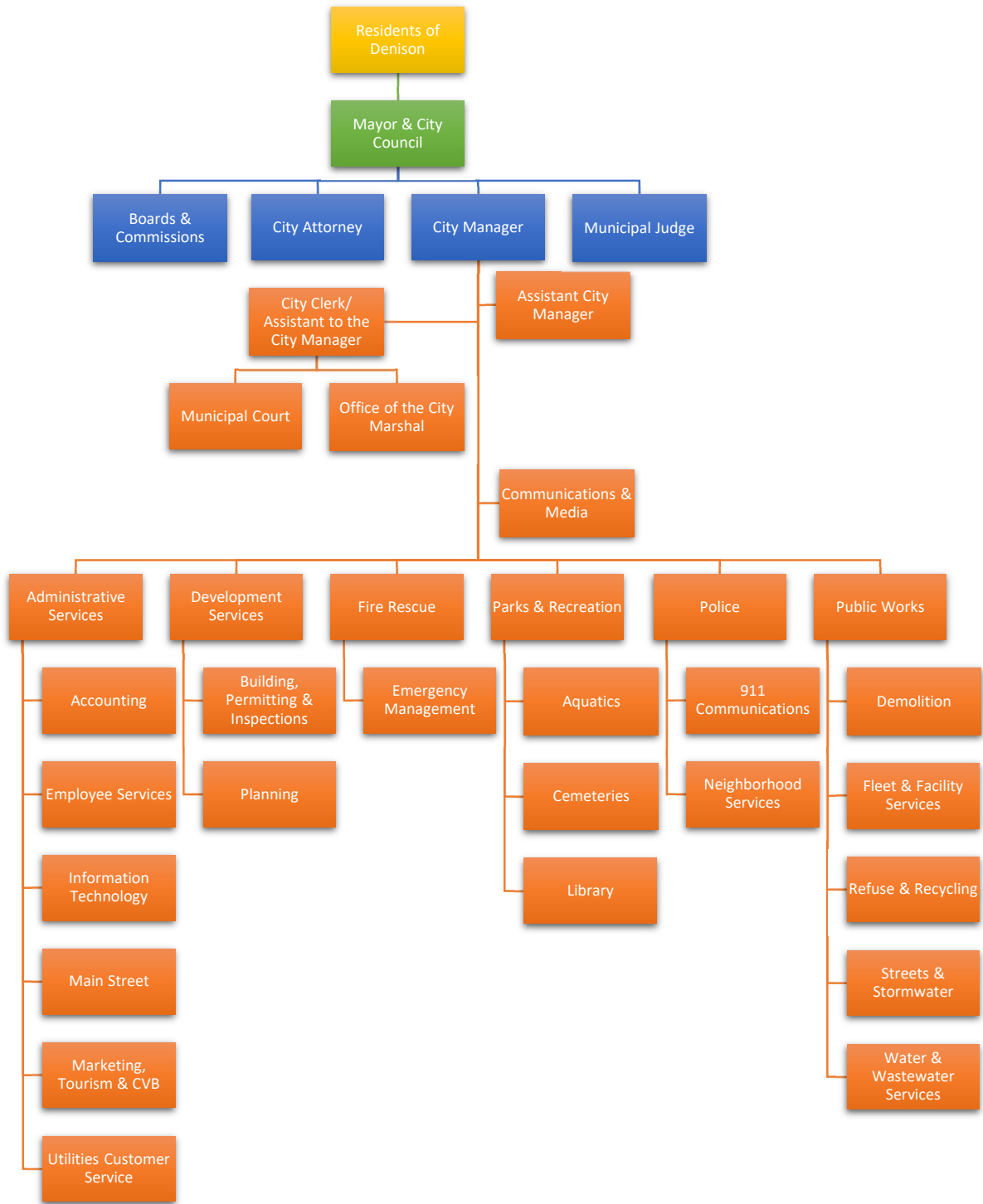
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2022

Christopher P. Morill

Executive Director/CEO

City of Denison 2022/2023 Organizational Chart



City of Denison, Texas
ELECTED AND APPOINTED OFFICIALS
September 30, 2023

City Council

Janet Gott	Mayor
Michael Courtright	Council Member Place 1
James Thorne	Council Member Place 2
Josh Massey	Council Member Place 3
Robert Crawley	Council Member Place 4/Mayor Pro Tem
Aaron Thomas	Council Member Place 5
Brian Hander	Council Member Place 6

Appointed Officials

Bobby Atteberry	Interim City Manager
Renee' Waggoner	Assistant City Manager
Michael Gudgel	Police Chief
Kenneth Jacks	Fire Chief
Christine Wallentine	Assistant to the City Manager/City Clerk
Ronnie Bates	Public Works Director

FINANCIAL SECTION





INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Denison, Texas:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Denison, Texas (the "City") as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Denison, Texas, as of September 30, 2023, and the respective changes in financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Denison, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair

presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of the Denison Business and Industrial Corporation, component unit of the City, which represents 87%, 82%, and 98%, respectively, of the assets, net position, and revenues of the aggregate discretely presented component units. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Denison Business and Industrial Corporation, is based solely on the report of the other auditors.

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Emphasis of Matter

Restatements

As discussed in Note V.J. to the financial statements, the City restated beginning net position for governmental activities in order to correct capital asset balances in the prior year. Our opinion is not modified with respect to these matters.

Component Unit Yearend

As discussed in Note I.B to the financial statements, the discretely presented component unit, Denison Community Investment Corporation, maintains financial records ending December 31, 2022.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion, general fund budgetary comparison information, schedule of changes in net pension liabilities and related ratios, and schedule of employer contributions to the pension plans, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and budgetary comparison information are presented for purposes of additional analysis and are not a required part of the basic financial statements.

This accompanying supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such

information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory, statistical sections, and continuing disclosure section have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 15, 2024 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Brooks Watson & Co.
Certified Public Accountants
Houston, Texas
March 15, 2024

City of Denison, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2023

The purpose of the Management's Discussion and Analysis (the "MD&A") is to give the readers an objective and easily readable analysis of the City of Denison's financial activities for the year ending September 30, 2023. The analysis is based on currently known facts, decisions, or economic conditions. It presents short and long-term analysis of the City's activities, compares current-year results with those of the prior year, and discusses the positive and negative aspects of that comparison. GASB Statement No. 34 establishes the content of the minimum requirements for the MD&A. Please read the MD&A in conjunction with the City's financial statements, which follow this section.

The annual financial report is presented as compliant with the financial reporting model in effect pursuant to GASB Statement No. 34. This financial reporting model requires governments to present certain basic financial statements as well as an MD&A and certain other Required Supplementary Information (RSI). The basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements.

Financial Highlights

- The City's total combined net position was \$94,301,048 at September 30, 2023. Of this, \$13,314,917 (unrestricted net position) may be used to meet the City's ongoing obligations to its citizens and creditors.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$32,413,226, a decrease of \$115,516. This decrease is primarily due to significantly greater public safety expenditures compared to the prior year.
- As of the end of the year, the unassigned fund balance of the general fund was \$11,363,069 or 29% of total general fund expenditures.
- The City had an overall increase in net position of \$7,991,110.
- The City's net pension liability totaled \$7,845,573 as of year end.

Overview of Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2023

Government-Wide Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and deferred outflows and liabilities and deferred inflows. The difference between the two is reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public services, culture and recreation, and public works. The business-type activities of the City include water and sewer operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the legally separate Denison Business and Industrial Corporation, Denison Community Investment Corporation, and the Denison Public Library Endowment Fund, for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the City of Denison. They are usually segregated for specific activities or objectives. The City of Denison uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The categories of City funds are governmental, proprietary, and fiduciary.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of*

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*
September 30, 2023

spendable resources, as well as *on balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of Denison maintains thirty-two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and general bond fund, which are considered major funds, and the aggregate nonmajor funds.

The City of Denison adopted budgets for all governmental funds with the exception of Community Development Operating, Mr. & Mrs. Jones Memorial Trust, Project Participation, and Hotel Occupancy Tax funds. Budgetary comparison schedules have been provided to demonstrate compliance with these budgets.

Proprietary Funds

The City maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its water distribution, wastewater collection/treatment, and water construction operations. The basic proprietary fund financial statements can be found in the basic financial statements of this report.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The City maintains two fiduciary funds. The police seizure fund is a custodial fund that accounts for assets seized by the police department in which the City holds in a custodial capacity. The sister city fund is a custodial fund that accounts for assets donated to a local nonprofit, which the City holds in a custodial capacity.

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2023

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information

In addition to the basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI that GASB Statement No. 34 requires includes a budgetary comparison schedule for the general fund and schedule of funding progress for Texas Municipal Retirement System and the Firemen's Relief and Retirement fund. RSI can be found after the basic financial statements.

The combining statements referred to earlier in connection with nonmajor governmental funds and discretely presented component units are presented immediately following the required supplementary information.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Denison, assets and deferred outflows exceed liabilities and deferred inflows by \$94,301,048 as of September 30, 2023, in the primary government.

The largest portion of the City's net position, \$73,398,482, reflects its investments in capital assets (e.g., land, city hall, police station, streets, and drainage systems, as well as the public works facilities), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities. Long-term assets for both governmental and business-type activities increased over the prior year primarily as a result of increased investment in ongoing city projects.

Total current and other assets for the primary government increased by 14,350,446 or 18% primarily due to greater interest-bearing accounts and the realization of higher interest rates. In addition to, more cash on hand due to the new bond issuances in the current year.

Total deferred outflows for governmental activities increased by \$6,254,827 or over 100%. Total deferred inflows for governmental activities decreased by \$7,149,297 or 98%. Both changes are strictly due to actuarial changes in the City's pension balances over the course of the year.

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2023

Total capital assets for the primary government increased by \$44,642,490 or 31% due to water and sewer infrastructure improvements, in addition to new vehicles and equipment purchased during the current year.

Total long-term liabilities for the primary government increased by \$49,782,947 or 42% which is directly related to new bond issuances and the City recognizing a greater pension liability in the current year.

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2023			2022		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and						
other assets	\$ 44,239,311	\$ 51,674,411	\$ 95,913,722	\$ 44,381,119	\$ 37,182,157	\$ 81,563,276
Capital assets, net	75,074,045	111,972,065	187,046,110	70,352,544	72,051,076	142,403,620
Net pension asset	-	-	-	2,097,759	591,281	2,689,040
Total Assets	119,313,356	163,646,476	282,959,832	116,831,422	109,824,514	226,655,936
Deferred Outflows of Resources	7,905,121	1,496,788	9,401,909	1,650,294	284,571	1,934,865
Other liabilities	11,128,708	19,491,015	30,619,723	9,706,890	6,712,608	16,419,498
Long-term liabilities	55,336,034	111,981,134	167,317,168	45,811,994	71,722,227	117,534,221
Total Liabilities	66,464,742	131,472,149	197,936,891	55,518,884	78,434,835	133,953,719
Deferred Inflows of Resources	123,802	-	123,802	7,273,099	1,054,045	8,327,144
Net Position:						
Net investment in						
capital assets	44,569,881	28,828,601	73,398,482	42,830,735	23,173,107	66,003,842
Restricted	7,587,649	-	7,587,649	10,233,014	591,281	10,824,295
Unrestricted	8,472,403	4,842,514	13,314,917	2,625,984	6,855,817	9,481,801
Total Net Position	\$ 60,629,933	\$ 33,671,115	\$ 94,301,048	\$ 55,689,733	\$ 30,620,205	\$ 86,309,938

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2023

Statement of Activities:

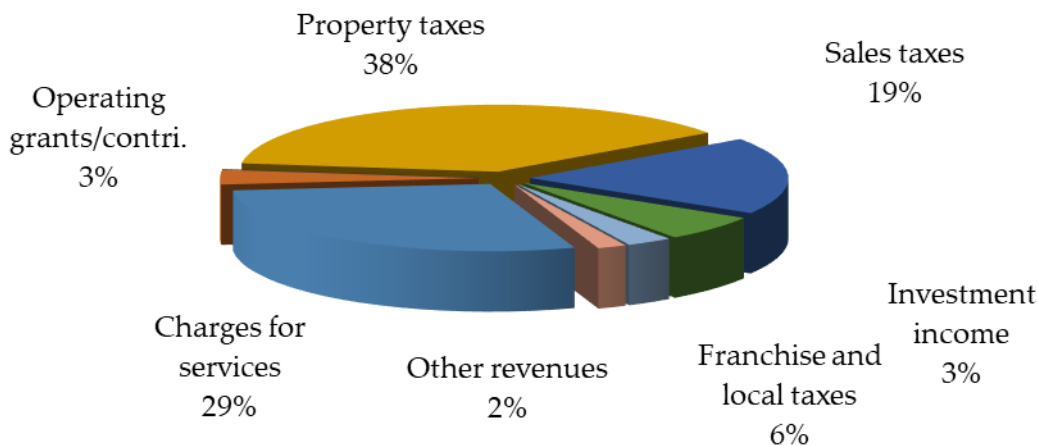
The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2023			For the Year Ended September 30, 2022		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
			Primary Government			Primary
Revenues						
Program revenues:						
Charges for services	\$ 12,587,840	\$ 18,968,067	\$ 31,555,907	\$ 10,209,298	\$ 16,903,891	\$ 27,113,189
Operating grants/contri.	1,525,739	204,482	1,730,221	949,989	-	949,989
Capital grants/contri.	19,192	-	19,192	3,913,306	-	3,913,306
General revenues:						
Property taxes	16,696,399	-	16,696,399	13,263,057	-	13,263,057
Sales taxes	8,140,375	-	8,140,375	7,924,179	-	7,924,179
Franchise and local taxes	2,757,728	-	2,757,728	2,419,078	-	2,419,078
Investment income	1,257,389	2,068,107	3,325,496	147,480	229,802	377,282
Other revenues	795,431	-	795,431	1,013,301	-	1,013,301
Total Revenues	43,780,093	21,240,656	65,020,749	39,839,688	17,133,693	56,973,381
Expenses						
General government	9,116,744	-	9,116,744	6,417,612	-	6,417,612
Public safety	17,421,835	-	17,421,835	13,218,099	-	13,218,099
Community services	6,748,665	-	6,748,665	6,815,721	-	6,815,721
Public works	7,400,109	-	7,400,109	6,227,422	-	6,227,422
Interest and fiscal charges	1,174,944	3,577,361	4,752,305	1,061,659	1,907,004	2,968,663
Water & sewer	-	11,589,981	11,589,981	-	10,155,249	10,155,249
Total Expenses	41,862,297	15,167,342	57,029,639	33,740,513	12,062,253	45,802,766
Change in Net Position						
Before Transfers	1,917,796	6,073,314	7,991,110	6,099,175	5,071,440	11,170,615
Transfers	3,022,404	(3,022,404)	-	1,971,499	(1,971,499)	-
Total	3,022,404	(3,022,404)	-	1,971,499	(1,971,499)	-
Change in Net Position	4,940,200	3,050,910	7,991,110	8,070,674	3,099,941	11,170,615
Beginning Net Position	55,689,733	30,620,205	86,309,938	47,619,059	27,520,264	75,139,323
Ending Net Position	\$ 60,629,933	\$ 33,671,115	\$ 94,301,048	\$ 55,689,733	\$ 30,620,205	\$ 86,309,938

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2023

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.

Governmental Activities - Revenues

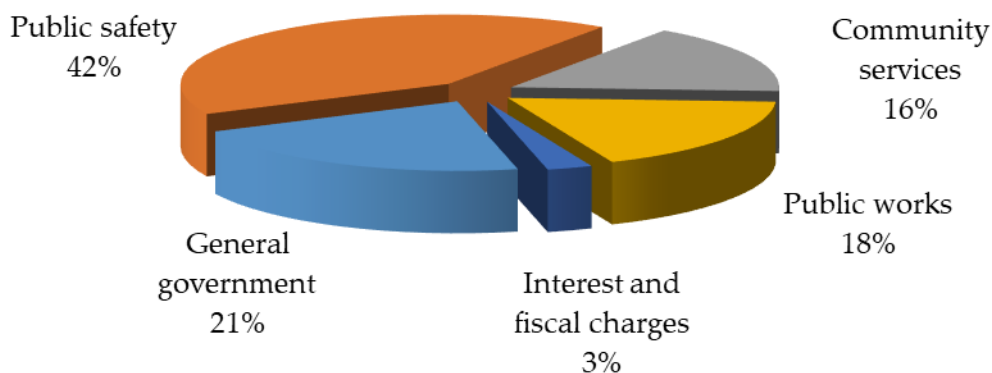


For the year ended September 30, 2023, revenues from governmental activities totaled \$43,780,093. Charges for services, property tax, and sales tax are the City's largest revenue sources. Charges for services increased by \$2,378,542 or 23%, which was due to greater garbage disposal, park maintenance fees and ambulance services, resulting from City growth over the course of the year. Operating grants and contributions increased by \$575,750 or 61% due to various contributions and a new grant for emergency rehabilitation program projects. Capital grants and contributions decreased by \$3,318,364 or 68% due primarily to nonrecurring federal relief grant received in the prior year. Property taxes increased by \$3,433,342 or 26% due to greater assessed property values in the current year as a result of growth and development throughout the City. Franchise and local taxes increased by \$338,650 or 14% primarily due to greater hotel/motel taxes, as a direct result of more tourism activities compared to the prior year. Investment income increased \$1,109,909 or over 100% due to the realization of higher interest rates and greater interest-bearing accounts held during the year. Other revenues decreased by \$217,870 or 22% as a result of a nonrecurring gain on sale of assets in the prior year. All other revenues remained relatively consistent with the prior year.

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2023

This graph shows the governmental function expenses of the City:

Governmental Activities - Expenses

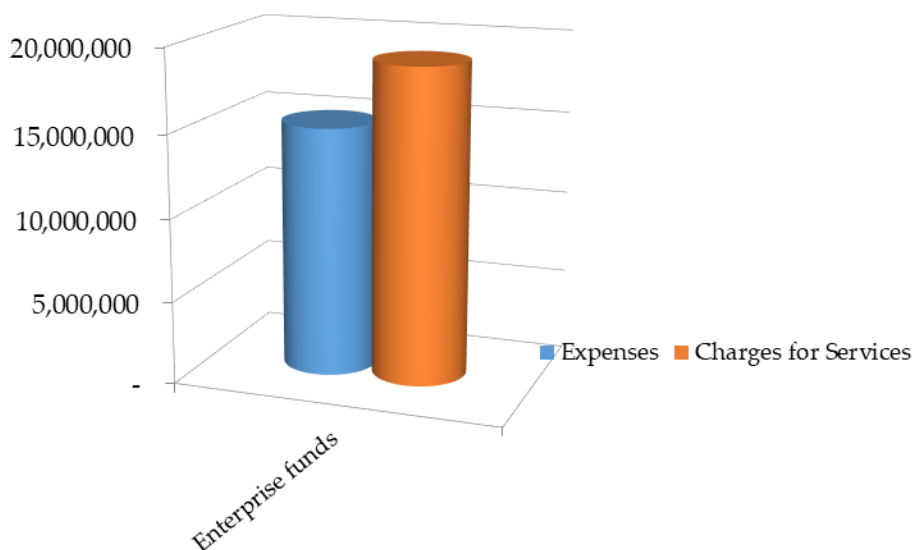


For the year ended September 30, 2023, expenses for governmental activities totaled \$41,862,297. This represents an increase of \$8,121,784 or 24% from the prior year. The City's largest functional expense is public safety of \$17,421,835 and increased by \$4,203,736 or 32%. This increase is primarily a result of current year adjustment to the pension liability and compensated absence balances, in addition to an increase in salaries and wages, as well as an increase in IT-related expenses in the current year. General government expenses increased by \$2,699,132 or 42% primarily due to greater personnel costs, resulting from hiring additional employees and increases in salaries in the current year. In addition, the City incurred greater professional and legal fees in the current year. Public works expenses increased by \$1,172,687 or 19% primarily due to greater personnel costs, resulting from increase in salaries and hiring additional employees. In addition to greater fuel costs for vehicles and equipment, vehicle maintenance, recycling costs, and building maintenance. All other expenses remained relatively consistent with the previous year.

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2023

Business-type activities are shown comparing operating costs to revenues generated by related services.

Business-Type Activities - Revenues and Expenses



For the year ended September 30, 2023, charges for services by business-type activities totaled \$18,968,067. This is an increase of \$2,064,176 or 12%, from the previous year. The increase is primarily a result of greater water consumption compared to the prior year and increased sewer service rates charged to customers in the current year.

Total expenses increased by \$3,105,089 or 26% compared to the prior year. Interest and fiscal charges increased primarily due to greater interest paid resulting from new debt issuances and nonrecurring bond issuance costs recognized in the current year. Utility service expenses increase due to greater personnel costs, water purchases, drainage supplies, professional fees, and depreciation expenses in the current year.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

As of the end of the year the general fund reflected a total fund balance of \$12,443,886. Of this, \$98,168 is nonspendable inventories, \$4,572 is committed to cemetery, \$104,861 is committed for contingency,

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2023

and \$873,216 is restricted for capital improvements. Unassigned fund balance totaled \$11,363,069 as of year end.

General fund balance increased by \$908,526 primarily due to receiving greater sales taxes and charges for services revenues than anticipated. In addition, the City incurred significantly less expenditures than what was appropriated. Property tax increased by \$2,553,861 when compared to the prior year due to greater assessed property values. Charges for services increased by \$2,436,533 when compared to the prior year due to greater garbage disposal and ambulance services.

The general interest and sinking fund reflected a total fund balance of \$2,130,979, an increase of \$1,144,521. The increase is primarily a result of fund received from the DDA Note Receivable, in addition to greater transfers in from other funds.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

GENERAL FUND BUDGETARY HIGHLIGHTS

There was a total positive budget variance of \$7,142,300 in the general fund. This is a combination of a positive revenue variance of \$2,728,412, a positive expenditure variance \$4,369,697, and positive variance in other financing sources of \$44,191.

The original general fund budget deficit of \$168,989 was amended during the year to a final budgeted deficit of \$6,233,774. Significant amendments made to expenditures included an increase in the city manager/administration and public safety – fire and police departments, and public works.

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$75,074,045 in a variety of capital assets and infrastructure, net of accumulated depreciation. Depreciation is included with the governmental capital assets as required by GASB Statement No. 34. The City's business-type activities funds had invested \$111,972,065 in a variety of capital assets and infrastructure, net of accumulated depreciation.

Major capital asset events during the current year include the following additions:

- Land improvements to Mulberry Bridge and Jones Park totaling \$67,727.
- Improvements to the library building for \$48,763.
- Building maintenance totaling \$52,326.
- Purchased a firetruck for \$774,000.
- Purchased a dump truck for \$157,000.
- Purchased four new vehicles for the fire department totaling \$563,145.
- Purchased new radio infrastructure for \$763,906.

City of Denison, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*
September 30, 2023

- Purchased equipment for the fire department totaling \$200,185.
- Purchased a Bobcat Compact Track Loader for \$81,578.
- Purchased six generators for \$364,950.
- Purchased four dumpsters for \$143,078.
- Purchased a blower and turbine pump for the water treatment plant totaling \$109,498.
- Purchased two Dri-Prime Pumps for \$111,841.
- Purchased a Gorman Rupp Pump for \$44,000.
- Purchased a cargo trailer for \$33,196.
- Purchased an elevated tank for \$78,237.
- Made improvements to the Theresa Water Line for \$5,240,345.
- Purchased an Iron Ore Creek Interceptor for \$4,298,678.

More detailed information about the City's capital assets is presented in note IV. D to the financial statements.

LONG-TERM DEBT

At the end of the current year, the City had total bonds, notes payable, and other long-term debt outstanding of \$158,125,613. During the year, the City made payments on long-term debt totaling \$8,197,243. Additions to long-term debt include Certificates of Obligation, Series 2022C, totaling \$1,140,000 in governmental activities and Certificates of Obligation, Series 2023, totaling \$39,520,000 in business-type activities. The City entered into multiple lease agreements totaling \$2,827,118 for governmental activities and \$728,912 for business-type activities. The City entered into two subscription-based information technology agreements (SBITAs) totaling \$28,511 for governmental activities and \$85,534 for business-type activities. The City's credit rating remained unchanged over the course of the year. More detailed information about the City's long-term liabilities is presented in note IV. G to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Mayor and City Council are committed to maintaining and improving the overall wellbeing of the City of Denison and improving services provided to their public citizens. The City is budgeting for growth in the upcoming year.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City of Denison's finances for all those with an interest in the City's finances. Questions concerning this report or requests for additional financial information should be directed to the Finance Director, 300 West Main Street, P.O. Box 347, Denison, Texas 75021.



FINANCIAL STATEMENTS

City of Denison, Texas
STATEMENT OF NET POSITION (Page 1 of 2)
September 30, 2023

	Primary Government			Component Units
	Governmental Activities	Business-Type Activities	Total	
Assets				
Cash and cash equivalents	\$ 26,395,866	\$ 24,378,249	\$ 50,774,115	\$ 6,619,250
Investments	405,630	401,808	807,438	2,264,894
Restricted assets - cash	6,769,333	23,849,696	30,619,029	18,531
Restricted assets - investments	-	-	-	655,749
Receivables, net	4,152,382	2,817,729	6,970,111	516,615
Inventory	98,168	160,716	258,884	-
Internal balances	(66,213)	66,213	-	-
Intergovernmental receivable	-	-	-	965,849
Current portion of grant receivables	793,519	-	793,519	-
Notes receivable - current	255,000	-	255,000	147,896
Interest in net position of recipient org.	212,107	-	212,107	-
Total Current Assets	39,015,792	51,674,411	90,690,203	11,188,784
Notes receivable - long-term	4,430,000	-	4,430,000	1,002,904
Long-term grant receivables	793,519	-	793,519	-
Capital assets:				
Non-depreciable	19,069,651	49,514,613	68,584,264	6,019,261
Net depreciable capital assets	56,004,394	62,457,452	118,461,846	339,294
Total Noncurrent Assets	80,297,564	111,972,065	192,269,629	7,361,459
Total Assets	119,313,356	163,646,476	282,959,832	18,550,243
Deferred Outflows of Resources				
Pension outflows - TMRS	4,679,996	1,473,418	6,153,414	-
Pension outflows - firefighter's pension	3,225,125	-	3,225,125	-
Deferred charge on bond refunding	-	23,370	23,370	-
Total Deferred Outflows of Resources	7,905,121	1,496,788	9,401,909	-

City of Denison, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
September 30, 2023

	Primary Government			Component Units
	Governmental Activities	Business-Type Activities	Total	
<u>Liabilities</u>				
Accounts payable and accrued liabilities	4,159,135	13,016,966	17,176,101	42,192
Escrow payable	-	-	-	18,530
Accrued interest payable	143,952	890,841	1,034,793	303,969
Compensated absences - current	1,534,400	283,022	1,817,422	7,811
Intergovernmental payable - current	965,849	-	965,849	-
Long-term debt - current	4,325,372	4,622,370	8,947,742	346,630
Total Current Liabilities	11,128,708	19,491,015	30,619,723	719,132
Noncurrent liabilities:				
Net pension liab. - TMRS	5,966,971	1,878,602	7,845,573	-
Net pension liab. - firefighter's pension	7,249,444	-	7,249,444	-
Compensated absences - noncurrent	2,847,702	196,578	3,044,280	70,296
Long-term debt - noncurrent	39,271,917	109,905,954	149,177,871	4,524,845
Total Noncurrent Liabilities	55,336,034	111,981,134	167,317,168	4,595,141
Total Liabilities	66,464,742	131,472,149	197,936,891	5,314,273
<u>Deferred Inflows of Resources</u>				
Pension inflows -firefighter's pension	123,802	-	123,802	-
Total Deferred Inflows of Resources	123,802	-	123,802	-
<u>Net Position</u>				
Net investment in capital assets	44,569,881	28,828,601	73,398,482	1,183,111
Restricted for:				
Capital improvements	929,604	-	929,604	-
Debt service	1,787,060	-	1,787,060	13,222
Municipal court	98,379	-	98,379	-
Public safety	111,881	-	111,881	-
Library	1,997,508	-	1,997,508	-
Federal relief grants	2,663,217	-	2,663,217	-
Unrestricted	8,472,403	4,842,514	13,314,917	12,039,637
Total Net Position	\$ 60,629,933	\$ 33,671,115	\$ 94,301,048	\$ 13,235,970

See Notes to Financial Statements.



City of Denison, Texas

STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2023

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position			Component Units	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Total
					Governmental Activities	Business-Type Activities		
Primary Government								
Governmental Activities								
General government	\$ 9,116,744	\$ 250,721	\$ 7,944	\$ -	\$ (8,858,079)	\$ -	\$ -	
Public safety	17,421,835	2,994,313	130,808	19,192	(14,277,522)	-	(14,277,522)	
Community services	6,748,665	2,239,177	829,035	-	(3,680,453)	-	(3,680,453)	
Public works	7,400,109	7,103,629	557,952	-	261,472	-	261,472	
Interest and fiscal charges	1,174,944	-	-	-	(1,174,944)	-	(1,174,944)	
Total Governmental Activities	41,862,297	12,587,840	1,525,739	19,192	(27,729,526)	-	(27,729,526)	
Business-Type Activities								
Water & Sewer	15,167,342	18,968,067	204,482	-	-	4,005,207	4,005,207	
Total Business-Type Activities	15,167,342	18,968,067	204,482	-	-	4,005,207	4,005,207	
Total Primary Government	\$ 57,029,639	\$ 31,555,907	\$ 1,730,221	19,192	\$ (27,729,526)	\$ 4,005,207	\$ (23,724,319)	
Component units:								
Business and Industrial Corporation	1,331,931	361,759	186,790	-	-	-	(783,382)	
Denison Public Library Endowment Fund	54,868	-	10,224	-	-	-	(44,644)	
Denison Community Investment Corp.	14,784	-	-	-	-	-	(14,784)	
Total Component Units	\$ 1,401,583	\$ 361,759	\$ 197,014	\$ -	\$ -	\$ -	\$ (842,810)	
General Revenues:								
Taxes								
Property taxes					16,696,399	-	16,696,399	
Sales taxes					8,140,375	-	8,140,375	
Franchise and local taxes					2,757,728	-	2,757,728	
Investment income (losses)					1,257,389	2,068,107	3,325,496	
Other revenues					795,431	-	795,431	
Transfers					3,022,404	(3,022,404)	-	
Total General Revenues and Transfers					32,669,726	(954,297)	31,715,429	
Change in Net Position								
Beginning Net Position					4,940,200	3,050,910	7,991,110	
Ending Net Position					55,689,733	30,620,205	86,309,938	
					\$ 60,629,933	\$ 33,671,115	\$ 94,301,048	

See Notes to Financial Statements.

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City of Denison, Texas

BALANCE SHEET (Page 1 of 2)

GOVERNMENTAL FUNDS

September 30, 2023

	General	General Interest & Sinking	Nonmajor Governmental Funds	Total Governmental Funds
<u>Assets</u>				
Cash and cash equivalents	\$ 11,148,496	\$ -	\$ 15,247,370	\$ 26,395,866
Investments	405,630	-	-	405,630
Restricted assets - cash	873,216	2,130,969	3,765,148	6,769,333
Receivables, net	5,494,217	4,776,021	154,182	10,424,420
Due from other funds	9,801	-	-	9,801
Inventory	98,168	-	-	98,168
Interest in net position of recipient org.	-	-	212,107	212,107
Total Assets	\$ 18,029,528	\$ 6,906,990	\$ 19,378,807	\$ 44,315,325
<u>Liabilities</u>				
Accounts payable and accrued liab.	\$ 2,694,703	\$ -	\$ 1,464,432	\$ 4,159,135
Due to other funds	-	-	76,014	76,014
Total Liabilities	2,694,703	-	1,540,446	4,235,149
<u>Deferred Inflows of Resources</u>				
Unavailable revenue - property taxes	600,669	91,011	-	691,680
Unavailable revenue - fines and forfeitures	68,840	-	-	68,840
Unavailable revenue - grants	1,587,038	-	-	1,587,038
Unavailable revenue - intergovt. receivable	-	4,685,000	-	4,685,000
Unavailable revenue - contract services	634,392	-	-	634,392
Total Deferred Inflows of Resources	2,890,939	4,776,011	-	7,666,950

City of Denison, Texas

BALANCE SHEET (Page 2 of 2)

GOVERNMENTAL FUNDS

September 30, 2023

	General	General Interest & Sinking	Nonmajor Governmental Funds	Total Governmental Funds
<u>Fund Balances</u>				
Nonspendable:				
Inventory	98,168	-	-	98,168
Restricted for:				
Debt service	-	-	1,787,060	1,787,060
Capital improvements	873,216	2,130,979	8,498,457	11,502,652
Municipal court	-	-	98,379	98,379
Public safety	-	-	111,881	111,881
Community services	-	-	1,997,508	1,997,508
Federal relief grants	-	-	2,663,217	2,663,217
Committed to:				
Parks	-	-	1,118,119	1,118,119
Cemetery	4,572	-	-	4,572
Contingency	104,861	-	-	104,861
General government	-	-	31,183	31,183
Capital projects	-	-	1,330,251	1,330,251
Assigned to:				
Capital projects	-	-	212,107	212,107
Unassigned	11,363,069	-	(9,801)	11,353,268
Total Fund Balances	12,443,886	2,130,979	17,838,361	32,413,226
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 18,029,528	\$ 6,906,990	\$ 19,378,807	\$ 44,315,325

See Notes to Financial Statements.



City of Denison, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION GOVERNMENTAL FUNDS

September 30, 2023

Fund Balances - Total Governmental Funds	\$ 32,413,226
Adjustments for the Statement of Net Position:	
Long-term assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - non-depreciable	19,069,651
Capital assets - net depreciable	56,004,394
Deferred outflows (inflows) of resources, represent a consumption (acquisition) of net assets that applies to a future period(s) and is not recognized as an outflow (inflow) of resources (expenditure/revenue) until then.	
Pension outflows - TMRS	4,679,996
Pension outflows - firefighter's pension fund	3,225,125
Pension inflows - firefighter's pension fund	(123,802)
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.	
Unavailable revenue items	1,394,912
Intergovernmental receivable - BICD	4,685,000
Grant receivables	1,587,038
Some liabilities, including bonds payable and deferred charges, are not reported as liabilities in the governmental funds.	
Accrued interest	(143,952)
Compensated absences	(4,382,102)
Intergovernmental payable - BICD	(965,849)
Bond premium	(2,240,596)
Bonds, notes and other payables	(41,356,693)
Net pension liability- TMRS	(5,966,971)
Net pension liability - firefighter's pension fund	(7,249,444)
Net Position of Governmental Activities	\$ 60,629,933

See Notes to Financial Statements.

City of Denison, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS

For the Year Ended September 30, 2023

	General	General Interest & Sinking	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Property tax	\$ 12,873,662	\$ 1,834,511	\$ 1,858,775	\$ 16,566,948
Sales tax	8,140,375	-	-	8,140,375
Franchise and local taxes	1,680,440	-	1,077,288	2,757,728
License and permits	967,994	-	-	967,994
Intergovernmental	601,320	356,100	1,396,030	2,353,450
Charges for services	10,097,231	-	651,206	10,748,437
Fines and forfeitures	413,067	-	31,411	444,478
Investment income	384,146	85,627	787,616	1,257,389
Contributions and donations	150,000	-	554	150,554
Other revenue	278,270	-	516,607	794,877
Total Revenues	35,586,505	2,276,238	6,319,487	44,182,230
Expenditures				
Current:				
General government	7,947,215	-	1,803,802	9,751,017
Public safety	14,210,707	-	236,143	14,446,850
Community services	6,519,511	-	258,690	6,778,201
Public works	7,005,196	-	508,017	7,513,213
Capital outlay	2,081,629	-	5,068,425	7,150,054
Debt Service:				
Principal	1,809,391	2,419,429	305,265	4,534,085
Interest and fiscal charges	237,590	1,117,209	62,419	1,417,218
Total Expenditures	39,811,239	3,536,638	8,242,761	51,590,638
Excess (Deficiency) of Revenues Over (Under) Expenditures	(4,224,734)	(1,260,400)	(1,923,274)	(7,408,408)
Other Financing Sources (Uses)				
Transfers in	3,332,239	2,404,921	1,585,894	7,323,054
Transfers (out)	(1,329,467)	-	(2,971,183)	(4,300,650)
Lease liabilities	2,827,118	-	-	2,827,118
Subscription liabilities	28,511	-	-	28,511
Sale of assets	274,859	-	-	274,859
Bond issuance	-	-	1,140,000	1,140,000
Total Other Financing Sources (Uses)	5,133,260	2,404,921	(245,289)	7,292,892
Net Change in Fund Balances	908,526	1,144,521	(2,168,563)	(115,516)
Beginning fund balances	11,535,360	986,458	20,006,924	32,528,742
Ending Fund Balances	\$ 12,443,886	\$ 2,130,979	\$ 17,838,361	\$ 32,413,226

See Notes to Financial Statements.

City of Denison, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2023

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ (115,516)
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	7,823,386
Depreciation expense	(2,749,233)
Net effect of capital asset transfers and disposals	(352,652)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.

Unavailable revenues	556,382
Grant revenue	(793,519)

Net balance of funds due to DDA	1,194,189
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated absences	(1,261,699)
Pension expense - TMRS	(555,282)
Pension expense - Firemen's pension	413,414
Accrued interest	81,402

The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Amortization of premium	160,872
Issuance of debt	(1,140,000)
Lease related issuances	(2,827,118)
Subscription liability issuance "SBITA"	(28,511)
Principal payments	4,534,085

Change in Net Position of Governmental Activities	\$ 4,940,200
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See Notes to Financial Statements.

City of Denison, Texas
STATEMENT OF NET POSITION (Page 1 of 2)
PROPRIETARY FUND
September 30, 2023

	Utility Fund
<u>Assets</u>	
<u>Current Assets</u>	
Cash and cash equivalents	\$ 24,378,249
Investments	401,808
Receivables, net	2,817,729
Due from other funds	66,213
Inventory	160,716
Restricted assets - cash	23,849,696
Total Current Assets	51,674,411
<u>Noncurrent Assets</u>	
Capital assets:	
Non-depreciable	49,514,613
Net depreciable capital assets	62,457,452
Total Noncurrent Assets	111,972,065
Total Assets	163,646,476
 <u>Deferred Outflows of Resources</u>	
Pension contributions	270,229
Pension difference in experience	68,855
Pension investment earnings	1,134,334
Deferred charge on bond refunding	23,370
Total Deferred Outflows of Resources	1,496,788

City of Denison, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
PROPRIETARY FUND
September 30, 2023

	Utility Fund
<u>Liabilities</u>	
<u>Current Liabilities</u>	
Accounts payable and accrued liabilities	\$ 13,016,966
Customer deposits	677,816
Accrued interest	890,841
Compensated absences - current	283,022
Long-term liabilities due within one year	4,622,370
Total Current Liabilities	19,491,015
 <u>Noncurrent Liabilities</u>	
Compensated absences - noncurrent	196,578
Long-term liabilities in more than one year	109,905,954
Net pension liability	1,878,602
Total Noncurrent Liabilities	111,981,134
Total Liabilities	131,472,149
 <u>Net Position</u>	
Net investment in capital assets	28,828,601
Unrestricted	4,842,514
Total Net Position	\$ 33,671,115

See Notes to Financial Statements.

City of Denison, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION PROPRIETARY FUND

For the Year Ended September 30, 2023

	Utility Fund
<u>Operating Revenues</u>	
Charges for services	\$ 18,895,500
Other revenue	72,567
Total Operating Revenues	18,968,067
 <u>Operating Expenses</u>	
Personnel services	4,845,852
Supplies and materials	1,634,981
Contractual services	1,795,847
Repairs and maintenance	1,458,526
Depreciation	1,981,781
Total Operating Expenses	11,716,987
Operating Income	7,251,080
 <u>Nonoperating Revenues (Expenses)</u>	
Intergovernmental	204,482
Investment income	2,068,107
Gain (loss) on sale of capital asset	127,006
Bond issuance expense	(448,417)
Interest expense	(3,128,944)
Total Nonoperating Revenues (Expenses)	(1,177,766)
Income Before Transfers	6,073,314
Transfers (out)	(3,022,404)
Total Transfers	(3,022,404)
Change in Net Position	3,050,910
Beginning net position	30,620,205
Ending Net Position	\$ 33,671,115

See Notes to Financial Statements.

City of Denison, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUND (Page 1 of 2)
For the Year Ended September 30, 2023

	Utility Fund
<u>Cash Flows from Operating Activities</u>	
Receipts from customers	\$ 18,570,381
Payments to suppliers and service providers	(4,889,354)
Payments to employees for salaries and benefits	(4,525,163)
Net Cash Provided by Operating Activities	9,155,864
<u>Cash Flows from Noncapital Financing Activities</u>	
Transfers (out)	(3,022,404)
Net Cash (Used) by Noncapital Financing Activities	(3,022,404)
<u>Cash Flows from Capital and Related Financing Activities</u>	
Capital purchases	(30,026,411)
Proceeds from sale of capital assets	307,916
Proceeds from bond issuance	42,748,107
Intergovernmental revenues from BICD	204,482
Bond issuance costs paid	(448,417)
Principal paid on debt	(3,663,158)
Interest paid on debt	(3,229,518)
Net Cash Provided (Used) by Capital and Related Financing Activities	5,893,001
<u>Cash Flows from Investing Activities</u>	
Interest on investments	2,068,107
Proceeds from sales and maturities of investments	404,116
Net Cash Provided by Investing Activities	2,472,223
Net Increase (Decrease) in Cash and Cash Equivalents	14,498,684
Beginning cash and cash equivalents	33,729,261
Ending Cash and Cash Equivalents	\$ 48,227,945

See Notes to Financial Statements.

City of Denison, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUND (Page 2 of 2)
For the Year Ended September 30, 2023

	<u>Utility Fund</u>
<u>Reconciliation of Operating Income</u>	
<u>to Net Cash Provided by Operating Activities</u>	
Operating Income	\$ 7,251,080
Adjustments to reconcile operating income to net cash provided:	
Depreciation	1,981,781
Changes in Operating Assets and Liabilities:	
(Increase) Decrease in:	
Accounts receivable	(401,479)
Inventory	3,793
Deferred Outflows of Resources:	
Pension contributions	(24,816)
Actual experience vs. assumption	(102,292)
Increase (Decrease) in:	
Accounts payable and accrued liabilities	36,222
Compensated absences	85,520
Net pension liability	2,469,883
Deferred Inflows of Resources:	
Pension investment returns	(2,154,942)
Difference in experience	11,114
Net Cash Provided by Operating Activities	\$ 9,155,864
 <u>Schedule of Non-Cash Capital and Related Financing Activities</u>	
Change in capital related accrued liabilities	\$ 11,242,823
Acquisition of right-to-use assets	814,446
Total	\$ 12,057,269

See Notes to Financial Statements.

City of Denison, Texas
STATEMENT OF NET POSITION
FIDUCIARY FUNDS
September 30, 2023

		Custodial Funds
<u>Assets</u>		
Cash and cash equivalents		\$ 75,552
	Total Assets	75,552
 <u>Net Position</u>		
Restricted for organizations and other governments		75,552
	Total Net Position	\$ 75,552

See Notes to Financial Statements.

City of Denison, Texas
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUND
For the Year Ended September 30, 2023

		<u>Custodial Funds</u>
<u>Additions</u>		
Contributions		\$ 28,803
	Total Additions	<u>28,803</u>
 <u>Deductions</u>		
Intergovernmental		41,479
	Total Deductions	<u>41,479</u>
	Change in Net Position	(12,676)
Beginning net position		88,228
	Ending Net Position	<u>\$ 75,552</u>

See Notes to Financial Statements.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Denison, Texas (the “City”) is governed by an elected mayor and a six-member council and provides the following services to the citizens of the City as authorized by its charter: public safety (police and fire), public works and transportation, parks and recreation, water and sewer utilities, and general administrative services.

The accounting policies of the City conform to generally accepted accounting principles (GAAP) applicable to government units. The following is a summary of the more significant accounting policies.

A. Description of Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

B. Reporting Entity

The City is an independent political subdivision of the State of Texas governed by an elected council and a mayor and is considered a primary government. For financial reporting purposes, management has considered all potential component units. Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The criteria used are as follows:

Financial Accountability – The primary government is deemed to be financially accountable if it appoints a voting majority of the organization’s governing body and (1) it is able to impose its will on that organization or (2) there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government. Additionally, the primary government may be financially accountable if an organization is fiscally dependent on the primary government and there is a potential for the organization to provide specific financial benefits or impose specific financial burdens on the primary government regardless of whether the organization has a separately elected governing board, a governing board appointed by a higher level of government or a jointly appointed board.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Discretely Presented Component Units

Business and Industrial Corporation of Denison

The Business and Industrial Corporation of Denison (the "BICD") is a nonprofit corporation established on April 1, 1996, for the economic development activities of the City. Although legally separate from the City, BICD is governed by a Board of Directors appointed by the City Council. BICD is a single-purpose, governmental activity funded by one-half percent sales tax levied on taxable sales within the City of Denison. The nature and significance of the relationship between the primary government and the corporation is such that exclusion would cause the City's financial statements to be misleading or incomplete. Records are maintained on an October 1st through September 30th fiscal year. BICD issues separate financial statements that are available from the BICD administrative offices located at 311 W. Woodard, Denison, Texas. In addition, the fiscal year 2023 financials were audited by a separate audit firm, McClanahan & Homes.

Denison Community Investment Corporation

The Denison Community Investment Corporation (the "DCIC") is a nonprofit corporation established on June 17, 1988, for the economic development activities of the City. Although legally separate from the City, DCIC is governed by a Board of Trustees appointed by the City Council. DCIC is a single-purpose, business-type activity. The nature and significance of the relationship between the primary government and the corporation is such that exclusion would cause the City's financial statements to be misleading or incomplete. Records are maintained on a calendar year basis, ending December 31, 2022. DCIC issues separate financial statements that are available from the DCIC administrative offices located at 123 W. Main, Denison, Texas.

Denison Public Library Endowment Fund

The Denison Public Library Endowment Fund (the "Fund") is a 501(c)(3) nonprofit corporation established on January 17, 1986, for the purpose of maintaining, development, and promoting the Denison Public Library. A Board of Trustees appointed by the City Council governs the Fund. The nature and significance of the relationship between the primary government and the corporation is such that exclusion would cause the City's financial statements to be misleading or incomplete. Records are maintained on an October 1st through September 30th fiscal year. The fund does not issue separate financial statements.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Blended Component Units

Tax Increment Reinvestment Zone

The City created the Tax Increment Financing Reinvestment Zone Fund (the "TIRZ") to encourage and accelerate planned development of a certain contiguous geographic area within its jurisdiction and extra-territorial jurisdiction. Of the five-member Board of Directors four are appointed by the Denison City Council and one member shall be appointed by the County Commissioners Court of Grayson. Any future debt obligations issued and backed by the TIRZ are to be repaid from property tax levies, based on the incremental increase in the real property values from the base year.

The TIRZ Board of Directors acts primarily in an advisory role to the City Council, who exercise the ultimate financial control over the recommendations of the TIRZ board, including its budget and expenditures. The financial information of the TIRZ is blended as a governmental fund into the primary government. Separate financial statements are not prepared.

Mr. and Mrs. Charles H. Jones Memorial Library Trust

The Mr. and Mrs. Charles H. Jones Memorial Library Trust (the "Trust") is a private foundation established on October 16, 1962, for the purpose of purchasing books and providing capital improvements for the Denison Public Library. The Denison Public Library is the sole recipient and beneficiary of the Trust. The Trust's accounting records are maintained by the Simmons Bank (Trustee) located at 2820 West FM 120, Denison, Texas. As the trust is managed by the City it has been reported as a blended component unit.

Joint Venture

Texoma Area Solid Waste Authority

Joint Ventures are legal entities or other organizations that result from a contractual arrangement that are owned, operated, or governed by two or more participants as a separate and specific activity subject to joint control. The participants retain either an ongoing financial interest or an ongoing financial responsibility. The City's only joint venture is described as follows:

Texoma Area Solid Waste Authority ("TASWA") was created by the City and other local governments in Cook and Grayson counties in May 2000 to develop and operate a municipal landfill for benefit of local governments and their constituents. The City's Mayor serves as one of five-member of TASWA's Board of Directors; however, the City has no significant influence over TASWA's administration or operation. Furthermore, the City does not hold an equity interest in TASWA.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Jointly-Governed Entity

Greater Texoma Utility Authority

Jointly-governed entities are legal entities that are jointly controlled, but the controlling parties do not retain an ongoing financial interest or responsibility. Greater Texoma Utility Authority (“GTUA”) was created to assist local governments with the financing and construction of water, sewer, and solid waste facilities. The City Council appoints three members of GTUA’s nine-member Board of Directors; however, the City has no significant influence over GTUA’s administration or operations.

GTUA operates the Dipping Springs Landfill under contract with the cities of Denison and Sherman. During the year, the City paid GTUA \$12,533 for landfill post-closure costs.

GTUA issues separate audited financial statements that are available from GTUA’s administrative offices located at 5100 Airport Drive, Denison, Texas.

C. Basis of Presentation – Government-Wide and Fund Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government’s enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As discussed earlier, the government has three discretely presented component units which are shown in separate columns in the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The fund financial statements provide information about the government’s funds, including its fiduciary funds and blended component units. Separate statements for each fund category; governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

The government reports the following major governmental funds:

Governmental Funds

Governmental funds are those funds through which most governmental functions are typically financed.

General Fund

The general fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government, public safety, public service, culture and recreation, and public works.

General Interest and Sinking Fund

The general bond fund is used to set aside funds for payment of debt services for the City.

Proprietary Fund Types

Proprietary funds are used to account for activities that are similar to those often found in the private sector. All assets, liabilities, equities, revenues, expenses, and transfers relating to the government's business activities are accounted for through proprietary funds. The measurement focus is on determination of net income, financial position, and cash flows. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues include charges for services. Operating expenses include costs of materials, contracts, personnel, and depreciation. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Proprietary fund types follow GAAP prescribed by the Governmental Accounting Standards Board (GASB). The proprietary fund types used by the City include enterprise funds.

The government reports the following major enterprise fund:

Utility Fund

This fund is used to account for the provision of water and sewer services to the residents of the City. Activities of the fund include administration, operations and maintenance of the water production and distribution system, water collection and treatment systems. The fund also accounts for the accumulation of resources for and the payment of long-term debt. All costs are financed through charges to utility customers.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Additionally, the City reports for the following fund types:

Debt Service Fund

The City accounts for the accumulation of financial resources for the payments of principal, interest and related costs on general long-term debt paid primarily from taxes levied by the City. The fund balance of the debt service fund is restricted exclusively for debt service expenditures.

Special Revenue Funds

The City accounts for resources restricted to, or designated for, specific purposes in a special revenue fund.

Fiduciary Funds

The police seizure fund accounts for assets seized by the police department in which the City holds in a custodial capacity. The sister city fund accounts for assets donated to a local nonprofit which the City holds in a custodial capacity.

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

D. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

Proprietary, pension and other postemployment benefit trust funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Custodial funds use the economic resources measurement focus but utilize the *accrual basis of accounting* for reporting its assets and liabilities.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

E. Assets, Liabilities, Deferred Outflows/Inflows, and Fund Equity or Net Position

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the City reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexSTAR, are reported using the pools' share price.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools

2. Fair Value

The City has applied Governmental Accounting Standards Board ("GASB") Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

3. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

City of Denison, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2023

Advances between funds are offset by a fund balance reserve account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

4. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Penalties are calculated after February 1 up to the date collected by the government at the rate of 6% for the first month and increased 1% per month up to a total of 12%. Interest is calculated after February 1 at the rate of 1% per month up to the date collected by the government. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

5. Inventories and Prepaid Items

The costs of governmental fund type inventories are recorded as expenditures when they are utilized rather than when purchased, (i.e., the consumption method). The inventories are reported at cost using the first-in/first-out method. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

6. Restricted Assets

Certain proceeds of governmental and enterprise fund cash and investments are classified as restricted assets on the statement of net position because their use is limited by applicable bond covenants, legal restrictions, or restrictions in place by outside parties.

7. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government, as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

<u>Asset Description</u>	<u>Estimated Useful Years</u>
Infrastructure	10-100
Buildings	50
Building Improvements	20-40
Vehicles	5-15
Machinery & Equipment	7-20

8. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows / inflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. The government only has two items that qualify for reporting in this category. They are the deferred pension contributions which are required to convert the fiscal year contributions to the calendar year 2023 and the deferred investment earnings which represent investment return over/under expectation. Both are reported in the government-wide statement of net position.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government records deferred inflows for the difference in expected and actual actuarial gains and losses of the pension liability. This item is only recorded on the full accrual basis. In addition, the government records a deferred inflow, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, fines and forfeitures and ambulance fees. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

City of Denison, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2023

9. Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

10. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

11. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (council) has by resolution authorized the finance director to assign fund balance. The council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In

City of Denison, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2023

other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment. The general fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the general fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund. A summary of the City's fund balance policy as adopted by the Council follows: The City shall maintain an unassigned fund balance between sixty and ninety days of general fund expenditures, and between sixty and ninety days of utility fund expenditures. The City will also contribute 5% of sales tax receipts to a "rainy-day" fund for general fund purposes, and 5% of utility sales to a "capital project" fund for business activity related capital needs. The City is currently in compliance with these policies.

12. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and the Denison Firemen's Relief and Retirement Fund and additions to/deductions from the Fiduciary Net Position have been determined on the same basis as they are reported by pension funds. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The City uses the General Fund and Utility Fund to liquidate pension liabilities.

13. Compensated Absences

The liability for compensated absences reported in the government-wide and proprietary fund statements consist of unpaid, accumulated vacation and sick leave balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive termination payments and other employees who are expected to become eligible in the future to receive such payments upon termination are included. Vested or accumulated vacation leave and compensated leave of government-wide and proprietary funds are recognized as an expense and liability of those funds as the benefits accrue to employees.

The maximum accrual of vacation leave is 240 hours for all non-civil service employees, civil service fire and police administration employees, and shift police civil service employees. Fire shift civil service employees may accrue vacation leave up to a maximum of 360 hours.

All civil service police and fire personnel accrue sick leave in accordance with Local Government Code 143. All non-civil service personnel who meet the definition of retirement

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

under the Texas Municipal Retirement System at time of separation will receive a lump sum payment of accrued, but unused sick leave not to exceed 720 hours.

It is the City's policy to liquidate compensated absences with future revenues rather than with currently available expendable resources. Accordingly, the City's governmental funds recognize accrued compensated absences when it is paid.

14. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. The long-term debt consists primarily of bonds payable and accrued compensated absences.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. In the governmental fund types, issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion due and payable from expendable available financial resources.

Long-term debt and other obligations, financed by proprietary funds, are reported as liabilities in the appropriate funds. For proprietary fund types, bond premiums, discounts and deferred charges are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

Assets acquired under the terms of leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, lease transactions are recorded as other financing sources and as capital outlay expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

15. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

16. Leases

Lessee: The City is a lessee for noncancellable leases of building and equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the full-accrual financial statements. The City recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor: The City is a lessor for a noncancellable lease. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds, are not due and payable in the current period and, therefore, are not reported in the funds.

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, “the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.”

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the general, general bond, special revenue, and utility funds. The City adopted budgets for all governmental special revenue funds with the exception of Community Development Operating, Mr. & Mrs. Jones Memorial Trust, and Opioid Remediation funds. The original budget is adopted by the City Council prior to the beginning of the year. The legal

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

level of control as defined by the City Charter is the division level for the general fund. For all other fund budgets, the legal level of control is the fund level. No funds can be transferred or added to a budgeted item without Council approval. Appropriations lapse at the end of the year. Several supplemental budget appropriations were made during the year.

A. Expenditures Exceeding Appropriations

As of September 30, 2023, expenditures exceeded appropriations at the legal level of control as follows:

Tax Increment Reinvestment Zone Fund:	
Total expenditures:	\$ 574,174
Denison Public Library fund:	
Total expenditures:	\$ 7,391
Fire Training fund:	
Public safety	\$ 3,814
Special Events fund:	
Public works	\$ 17,934
Fire Training:	
Public safety	\$ 3,814
Homeland Security Grant fund:	
Total expenditures	\$ 2,067
Canine fund:	
Transfers (out)	\$ 1,583
Police Training fund:	
Total expenditures	\$ 1,254
TASWA Reserve Fund:	
Total expenditures	\$ 103,873
Project Participation Fund:	
Capital outlay	8,914
Hotel Occupancy Tax Fund:	

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

Transfers (out) \$ 238,412

B. Deficit Fund Equity

The community development operating fund had a deficit fund balance of \$9,801 as of September 30, 2023. This deficit will be replenished in the subsequent periods.

IV. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As of September 30, 2023, the primary government had the following investments:

Investment Type	Value	Weighted Average Maturity (Years)
Certificates of deposit	\$ 807,438	0.25
External investment pools	35,754,827	0.08
Total value	\$ 36,562,265	
Portfolio weighted average maturity		0.08

As of September 30, 2023, the component units had the following investments:

Denison Business and Industrial Corporation

Investment Type	Value	Weighted Average Maturity (Years)
Certificates of deposit*	\$ 2,024,894	N/A
Total value	\$ 2,024,894	

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

As of September 30, 2023, the component units had the following investments:

Denison Community Investment Corporation

<u>Investment Type</u>	<u>Value</u>	<u>Weighted Average Maturity (Years)</u>
Certificates of deposit*	\$ 240,000	0.46
Total value	<u>\$ 240,000</u>	
Portfolio weighted average maturity		0.46

Denison Public Library Endowment Fund

<u>Investment Type</u>	<u>Value</u>	<u>Weighted Average Maturity (Years)</u>
Bonds	\$ 273,978	2.18
Stocks	373,786	0.00
Alternatives fund	7,985	0.00
Total value	<u>\$ 655,749</u>	
Portfolio weighted average maturity		0.85

*Note: As of December 31, 2022

Interest rate risk In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average of maturity not to exceed five years; structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations; monitoring credit ratings of portfolio position to assure compliance with rating requirements imposed by the Public Funds Investment Act; and invest operating funds primarily in short-term securities or similar government investment pools.

Credit risk The City's investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than "A" or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAAm, or equivalent, by at least one nationally recognized rating service.

Custodial credit risk – deposits In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

deposits. As of September 30, 2023, the market values of pledged securities and FDIC exceeded bank balances.

Custodial credit risk – investments For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that it will seek to safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the City's safekeeping account prior to the release of funds.

TexSTAR

TexSTAR has been established for governmental entities pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and the Public Funds Investment Act, Chapter 2256 of the Texas Government Code and operates in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940. TexSTAR's governing body is a five-member Board consisting of three representatives of participants and one member designated by each of the co-administrators. The Board holds legal title to all money, investments, and assets and has the authority to employ personnel, contract for services, and engage in other administrative activities necessary or convenient to accomplish the objectives of TexSTAR. Board oversight of TexSTAR is maintained through daily, weekly, and monthly reporting requirements. TexSTAR is rated AAAM by Standard & Poor's. The City's fair value position is stated at the value of the position upon withdrawal. There were no limitations or restrictions on withdrawals.

B. Fair Value Measurement

The primary government and discretely presented component units categorize its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using the net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The primary government and discretely presented component units' assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

The following table sets forth by level, within the fair value hierarchy, the component unit's fair value measurements at September 30, 2023:

	<u>Fair Value</u>	<u>Level 1 Inputs</u>	<u>Level 2 Inputs</u>	<u>Level 3 Inputs</u>
Bonds	\$ 273,978	\$ 273,978	\$ -	\$ -
Stocks	373,786	373,786	-	-
Alternatives	7,985	7,985	-	-
Total Assets at fair value	<u>\$ 655,749</u>	<u>\$ 655,749</u>	<u>\$ -</u>	<u>\$ -</u>

C. Receivables

1. The following comprise receivable balances of the primary government at year end:

	<u>General</u>	<u>General Interest & Sinking</u>	<u>Nonmajor Governmental Funds</u>	<u>Utility</u>	<u>Total</u>
Property taxes	\$ 624,993	\$ 95,587	\$ -	\$ -	\$ 720,580
Sales tax	1,418,210	-	-	-	1,418,210
Franchise taxes	56,302	-	-	-	56,302
Hotel taxes	-	-	69,611	-	69,611
Fines	932,835	-	-	-	932,835
Ambulance	1,562,839	-	-	-	1,562,839
Accounts	1,018,135	-	84,756	2,825,028	3,927,919
Grant receivable	1,587,038	-	-	-	1,587,038
Notes receivable - DDA	-	4,685,000	-	-	4,685,000
Allowance	(1,706,135)	(4,566)	(185)	(7,299)	(1,718,185)
	<u>\$ 5,494,217</u>	<u>\$ 4,776,021</u>	<u>\$ 154,182</u>	<u>\$ 2,817,729</u>	<u>\$ 13,242,149</u>

2. Receivables - BICD

The accounts receivable of the discretely presented component unit, BICD, represent amounts due from the grant receivable balance of \$918,881, in addition to the sales tax receivable allocated from the City of Denison upon receipt by the City of its payment from the State. At year end, the August and September sales tax payments were outstanding, amounting to \$20,300.

D. Notes Receivable

1. The City's discretely presented component unit, Denison Community Investment Corporation ("DCIC"), issues notes receivable to local businesses.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

As of December 31, 2022 (the most recently available date), the outstanding note receivable balances were as follows:

<u>Description</u>	<u>Interest Rate</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Refunds/ Collections</u>	<u>Ending Balance</u>	<u>Amounts Due within One Year</u>
RMJ Likarish - 331 W. Woodard	4.00%	\$ 77,262	\$ -	\$ (11,238)	\$ 66,024	\$ 11,696
Nitia, Inc	4.00%	34,686	-	(16,796)	17,890	17,480
Parker - Ivahoe Ale House	5.00%	123,957	-	-	123,957	2,807
Parker - Ivahoe Ale House (add'l loan)	5.00%	19,548	-	-	19,548	443
Gaytan Restaurants	4.00%	48,110	-	(14,257)	33,853	12,540
Sport City Café, LLC	4.00%	86,932	-	(12,509)	74,423	13,017
Bohemian Taco, LLC	4.00%	84,425	-	(7,044)	77,381	7,984
Railyard Incubator, LLC	5.00%	348,860	-	(34,364)	314,496	35,942
Likarish Enterprises, Inc.	4.00%	232,737	-	(21,455)	211,282	22,329
Split Window Production, LLC	4.00%	114,139	-	(10,296)	103,843	10,715
Silvia Rios	4.00%	97,955	-	(7,672)	90,283	9,437
Denison Chamber of Commerce	3.00%	-	20,000	(2,180)	17,820	3,506
Total Notes Receivable		<u>\$ 1,268,611</u>	<u>\$ 20,000</u>	<u>\$ (137,811)</u>	<u>\$ 1,150,800</u>	<u>\$ 147,896</u>

All notes issued by DCIC are fully secured by either real estate property or personal property, such as machinery and equipment which all have uniform commercial code filings with the state.

- The City entered into an agreement with a discretely presented component unit, the BICD. The City agreed to issue bonds to assist the BICD in the demolition of property. The BICD agreed to pay the full debt service of the \$4,600,000 Certificates of Obligation, Series 2022B. In addition, because the BICD needed a new sewer line constructed, and the City had not planned to start that project for another couple of years, the BICD agreed to pay the first three years of the \$250,000 Certificates of Obligation, Series 2022A, used to fund the sewer line replacement.

As of September 30, 2023, the City has a note receivable balance of \$4,685,000 in the government-wide statements, which represents the total principal due for the series 2022B issued Certificates of Obligation, for the use of the BICD demolition project. The principal balance less the amount of demolition and bond issuance costs paid through yearend has been reflected as a fully deferred receivable at the governmental fund level. As of September 30, 2023, the balance due from the BICD is \$3,719,51 and is reflected as a deferred inflow in the balance sheet for governmental funds. The difference between the note receivable and deferred inflow represents the net amount due to the BICD for demolition costs, plus earned interest on held accounts of \$46,968, amounting to a total of \$965,849 as of yearend.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

E. Grant Receivable

On November 16, 2015, the City entered into a public/private partnership agreement to develop and build a sports complex and related facilities, with the Texoma Health Foundation (THF). The City agreed to contribute approximately \$8 million to the project. THF is to contribute \$7,935,192 over 10 years starting in 2016. Payments are split equally in the amount of \$793,519. The payments commenced in January of 2016 and terminate in January of 2025. The City received the seventh payment of \$793,519 during the year, leaving a remaining receivable balance of \$1,587,038.

F. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases/ Reclassifications</u>	<u>Ending Balances</u>
Capital assets, not being depreciated:				
Land	\$ 5,219,380	\$ 25,000	\$ -	\$ 5,244,380
Construction in progress	12,597,693	2,559,466	(1,331,888)	13,825,271
Total capital assets not being depreciated	<u>17,817,073</u>	<u>2,584,466</u>	<u>(1,331,888)</u>	<u>19,069,651</u>
Capital assets, being depreciated:				
Buildings and improvements	30,787,590	196,641	1,331,888	32,316,119
Infrastructure	33,760,135	-	-	33,760,135
Right-to-use assets	1,416,428	1,952,085	(199,155)	3,169,358
Equipment	21,491,454	3,090,194	(857,262)	23,724,386
Total capital assets being depreciated	<u>87,455,607</u>	<u>5,238,920</u>	<u>275,471</u>	<u>92,969,998</u>
Less accumulated depreciation				
Buildings and improvements	(7,036,000)	(746,909)	-	(7,782,909)
Infrastructure	(16,735,908)	(464,958)	629,196	(16,571,670)
Right-to-use assets	(205,444)	(318,131)	74,569	(449,006)
Equipment	(10,942,784)	(1,219,235)	-	(12,162,019)
Total accumulated depreciation	<u>(34,920,136)</u>	<u>(2,749,233)</u>	<u>703,765</u>	<u>(36,965,604)</u>
Net capital assets being depreciated	52,535,471	2,489,687	979,236	56,004,394
Total Capital Assets	<u>\$ 70,352,544</u>	<u>\$ 5,074,153</u>	<u>\$ (352,652)</u>	<u>\$ 75,074,045</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Depreciation was charged to governmental functions as follows:

General government	\$ 468,274
Public safety	799,119
Public works	1,454,435
Community services	27,405
Total Governmental Activities Depreciation Expense	<u>\$ 2,749,233</u>

A summary of changes in business-type activities capital assets for the year end was as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases/ Reclassifications</u>	<u>Ending Balances</u>
Capital assets, not being depreciated:				
Land	\$ 543,719	\$ -	\$ -	\$ 543,719
Construction in progress	18,035,300	40,559,435	(9,623,841)	48,970,894
Total capital assets not being depreciated	<u>18,579,019</u>	<u>40,559,435</u>	<u>(9,623,841)</u>	<u>49,514,613</u>
Capital assets, being depreciated:				
Buildings and improvements	26,269,865	27,824	-	26,297,689
Infrastructure	43,081,960	-	9,545,603	52,627,563
Right-to-use assets	390,005	814,446	(216,008)	988,443
Machinery and equipment	17,591,569	681,975	(115,170)	18,158,374
Total capital assets being depreciated	<u>87,333,399</u>	<u>1,524,245</u>	<u>9,214,425</u>	<u>98,072,069</u>
Less accumulated depreciation				
Buildings and improvements	(9,650,358)	(549,743)	-	(10,200,101)
Infrastructure	(15,601,618)	(583,462)	153,826	(16,031,254)
Right-to-use assets	(53,922)	(154,604)	74,680	(133,846)
Machinery and equipment	(8,555,444)	(693,972)	-	(9,249,416)
Total accumulated depreciation	<u>(33,861,342)</u>	<u>(1,981,781)</u>	<u>228,506</u>	<u>(35,614,617)</u>
Net capital assets being depreciated	53,472,057	(457,536)	9,442,931	62,457,452
Total Capital Assets	<u>\$ 72,051,076</u>	<u>\$ 40,101,899</u>	<u>\$ (180,910)</u>	<u>\$ 111,972,065</u>

Depreciation was charged to business-type activities as follows:

Water	\$ 1,290,171
Sewer	691,610
Total Business-Type Activities Depreciation Expense	<u>\$ 1,981,781</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

A summary of changes in component unit activities capital assets for the year end was as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases/ Reclassifications</u>	<u>Ending Balances</u>
Capital assets, not being depreciated:				
Land	\$ 1,699,343	\$ 38,865	\$ (206,526)	\$ 1,531,682
Construction in progress	2,728,301	1,759,278	-	4,487,579
Total capital assets not being depreciated	<u>4,427,644</u>	<u>1,798,143</u>	<u>(206,526)</u>	<u>6,019,261</u>
Capital assets, being depreciated:				
Buildings and improvements	4,488,456	-	(4,243,975)	244,481
Infrastructure	186,608	-	-	186,608
Right to use assets	62,172	-	-	62,172
Machinery and equipment	29,741	-	-	29,741
Total capital assets being depreciated	<u>4,766,977</u>	<u>-</u>	<u>(4,243,975)</u>	<u>523,002</u>
Less accumulated depreciation				
Buildings and improvements	(1,914,825)	(106,978)	1,927,152	(94,651)
Infrastructure	(36,077)	(1,866)	-	(37,943)
Right to use assets	(15,543)	(15,543)	-	(31,086)
Machinery and equipment	(15,305)	(4,723)	-	(20,028)
Total accumulated depreciation	<u>(1,981,750)</u>	<u>(129,110)</u>	<u>1,927,152</u>	<u>(183,708)</u>
Net capital assets being depreciated	<u>2,785,227</u>	<u>(129,110)</u>	<u>(2,316,823)</u>	<u>339,294</u>
Total Capital Assets	<u>\$ 7,212,871</u>	<u>\$ 1,669,033</u>	<u>\$ (2,523,349)</u>	<u>\$ 6,358,555</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

G. Other Long-term Liabilities

Compensated absences represent the estimated liability for employees' accrued compensatory time and vacation leave for which employees are entitled to be paid upon termination. The following summarizes the changes in the compensated absences balances of the primary government during the year. In general, the City uses the general and utility funds to liquidate governmental and business-type activities compensated absences, respectively.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Governmental Activities:					
Compensated Absences	\$ 3,120,403	\$ 2,311,001	\$ (1,049,302)	\$ 4,382,102	\$ 1,534,400
Total Governmental Activities	<u>\$ 3,120,403</u>	<u>\$ 2,311,001</u>	<u>\$ (1,049,302)</u>	<u>\$ 4,382,102</u>	<u>\$ 1,534,400</u>
Other Long-term Liabilities Due in More than One Year				<u>\$ 2,847,702</u>	
Business-Type Activities:					
Compensated Absences	\$ 394,080	\$ 323,540	\$ (238,020)	\$ 479,600	\$ 283,022
Total Business-Type Activities	<u>\$ 394,080</u>	<u>\$ 323,540</u>	<u>\$ (238,020)</u>	<u>\$ 479,600</u>	<u>\$ 283,022</u>
Other Long-term Liabilities Due in More than One Year				<u>\$ 196,578</u>	

The following is a summary of changes in the City's discretely presented component unit's, Denison Business and Industrial Corporation, compensated absences for the year ended September 30, 2023. The liability for compensated absences is fully liquidated by the general fund.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Component Unit Activities:					
Compensated Absences	\$ 71,585	\$ 13,502	\$ (6,980)	\$ 78,107	\$ 7,811
Total Component Unit Activities	<u>\$ 71,585</u>	<u>\$ 13,502</u>	<u>\$ (6,980)</u>	<u>\$ 78,107</u>	<u>\$ 7,811</u>
Other Long-Term Liabilities Due in More Than One Year				<u>\$ 70,296</u>	

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Long-term Debt

The following is a summary of changes in the City's total governmental long-term liabilities for the year ended. In general, the City uses the debt service and general funds to liquidate governmental long-term liabilities.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due within One Year</u>
Governmental Activities:					
Bonds, notes and other payables:					
General obligation bonds	\$ 995,600	\$ -	\$ (323,000)	\$ 672,600	\$ 330,600
Certificates of obligation	33,793,716	1,140,000	(2,228,694)	32,705,022	2,356,351
Less deferred amounts:					
For issuance premiums	2,401,468	-	(160,872)	2,240,596	-
Note payable	709,000	-	(173,000)	536,000	175,000
	<u>37,899,784</u>	<u>1,140,000</u>	<u>(2,885,566)</u>	<u>36,154,218</u>	<u>2,861,951</u>
Other liabilities:					
Lease liabilities	6,396,833	2,827,118	(1,799,466)	7,424,485	1,775,392
Subscription liabilities	-	28,511	(9,925)	18,586	9,089
Total Governmental Activities	<u>\$ 44,296,617</u>	<u>\$ 3,995,629</u>	<u>\$ (4,694,957)</u>	<u>\$ 43,597,289</u>	<u>\$ 4,646,432</u>
Long-term liabilities due in more than one year				<u>\$ 38,950,857</u>	
Business-Type Activities:					
Bonds, notes and other payables:					
General obligation bonds	\$ 5,489,400	\$ -	\$ (837,000)	\$ 4,652,400	\$ 864,400
Certificates of obligation	62,626,289	39,520,000	(2,436,306)	99,709,983	3,503,649
Less deferred amounts:					
For issuance discount	(9,122)	-	1,303	(7,819)	-
For issuance premiums	6,393,329	3,228,107	(497,466)	9,123,970	-
	<u>74,499,896</u>	<u>42,748,107</u>	<u>(3,769,469)</u>	<u>113,478,534</u>	<u>4,368,049</u>
Other liabilities:					
Lease liabilities	625,196	728,912	(360,077)	994,031	242,054
Subscription liabilities	-	85,534	(29,775)	55,759	27,266
Total Business-Type Activities	<u>\$ 75,125,092</u>	<u>\$ 43,477,019</u>	<u>\$ (4,159,321)</u>	<u>\$ 114,528,324</u>	<u>\$ 4,637,369</u>
Long-term liabilities due in more than one year				<u>\$ 109,890,955</u>	

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. In addition, leases are secured by the underlying asset. In the event of default, the lender may demand immediate payment or take possession of the asset.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Long-term debt at year end was comprised of the following debt issues:

	<u>Governmental Activities</u>	<u>Business- Type Activities</u>	<u>Total</u>
General Obligation Bonds:			
\$3,442,800 General Obligation Refunding Bonds, Series 2013, due in installments through 2025, interest at 2.75%	\$ 672,600	\$ 212,400	\$ 885,000
\$3,060,000 General Obligation Refunding Bonds, Series 2019, due in installments through 2028, interest at 3% to 5%	-	1,685,000	1,685,000
\$4,045,000 General Obligation Refunding Bonds, Series 2020, due in installments through 2029, interest at 1.81%	-	2,755,000	2,755,000
Total General Obligation Bonds	<u>\$ 672,600</u>	<u>\$ 4,652,400</u>	<u>\$ 5,325,000</u>
Certificates of Obligation:			
\$6,665,000 Comb Tax and Revenue Certificates of Obligation, Series 2012, due in annual installments through 2028, interest at 3%	\$ -	\$ 2,345,000	\$ 2,345,000
\$6,335,000 Comb Tax and Revenue Certificates of Obligation, Series 2015, due in annual installments through 2035, interest at 3-4%	-	4,475,000	4,475,000
\$2,240,000 Comb Tax and Rev. Certificates of Obligation, Series 2013, due in annual installments through 2033, interest at 2.75%	1,290,000	-	1,290,000
\$7,475,000 Comb Tax and Rev. Certificates of Obligation, Series 2016B, due in annual installments through 2026, interest at 1.89%	2,400,000	-	2,400,000
\$1,725,000 Comb Tax and Rev. Certificates of Obligation, Series 2016A, due in annual installments through 2036, interest at 3-5%	-	1,290,000	1,290,000
\$2,855,000 Combination Tax & Limited Surplus Revenue Certificates of Obligation, Series 2017B, through 2027, int. at 2.16%	1,220,000	-	1,220,000
\$2,240,000 Comb Tax and Rev. Certificates of Obligation, Series 2017A, through 2037, interest at 3%	2,252,693	-	2,252,693
\$1,000,000 Comb Tax & Limited Surplus Rev. Certificates of Obligation, Series 2018A, due through 2028, interest at 2.89%	540,000	-	540,000
\$3,925,000 Combination Tax & Revenue Certificates of Obligation, Series 2017B, through 2037, interest at 3%	-	3,002,310	3,002,310
Subtotal	<u>\$ 7,702,693</u>	<u>\$ 11,112,310</u>	<u>\$ 18,815,003</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

	<u>Governmental Activities</u>	<u>Business- Type Activities</u>	<u>Total</u>
Certificates of Obligation (Continued):			
\$7,255,000 Comb Tax & Limited Surplus Rev. Certificates of Obligation, Series 2018, due through 2038, int. at 3.12% to 5.54%	-	5,940,000	5,940,000
\$5,255,000 Comb Tax & Limited Surplus Rev. Cert. of Obligation, Series 2019, due through 2039, interest at 3% to 4%	-	4,605,000	4,605,000
\$2,450,000 Comb Tax & Limited Surplus Revenue Certificates of Obligation, Series 2020A, due through 2030, interest at 1.86%	1,760,000	-	1,760,000
\$6,300,000 Comb Tax and Rev. Cert. of Obligation, Series 2020B, due in annual installments through 2040, interest at 3% to 5%	5,638,300	-	5,638,300
\$3,935,000 Comb Tax and Rev. Cert. of Obligation, Series 2020B, due in annual installments through 2040, interest at 3% to 5%	-	3,521,700	3,521,700
\$11,800,000 Comb. Tax & Rev. Cert. of Obligation, Series 2021B, due in annual installments through 2040, interest at 3% to 4.879%	-	9,710,000	9,710,000
\$15,940,000 Comb. Tax & Rev. Cert. of Obligation, Series 2021A, due in annual installments through 2040, interest at 2% to 5.372%	12,079,029	3,580,973	15,660,002
\$4,600,000 Comb Tax & Limited Surplus Rev. Cert. of Obligation, Series 2022B, due through 2042, interest at 2.84% to 4.86%	4,490,000	-	4,490,000
\$22,165,000 Comb Tax & Limited Surplus Rev. Cert. of Obligation, Series 2022A, due through 2042, interest at 3.5% to 5.0%	-	21,720,000	21,720,000
\$1,140,000 Comb Tax & Limited Surplus Rev. Cert. of Obligation Series 2022C, due through 2032, interest at 4.01%	1,035,000	-	1,035,000
\$39,250,000 Comb Tax & Limited Surplus Rev. Cert. of Obligation Series 2023, due through 2043, interest at 4% to 5%	-	39,520,000	39,520,000
Total Certificates of Obligation	<u>\$ 32,705,022</u>	<u>\$ 99,709,983</u>	<u>\$ 132,415,005</u>
Less deferred amounts:			
Discounts and premiums	\$ 2,240,596	\$ 9,116,151	\$ 11,356,747
Notes Payable:			
\$1,550,000 Section 108 HUD loan, due in annual installments through 2026, interest is variable	536,000	-	536,000
Total Notes Payable	<u>\$ 536,000</u>	<u>\$ -</u>	<u>\$ 536,000</u>
Lease liabilities	7,424,485	994,031	8,418,516
Subscription liabilities	18,586	55,759	74,345
Total Debt	<u>\$ 43,597,289</u>	<u>\$ 114,528,324</u>	<u>\$ 158,125,613</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

The annual requirements to amortize general obligation bonds outstanding at year ending were as follows:

General Obligation Bonds

Year ending September 30,	Governmental Activities		Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2024	\$ 330,600	\$ 23,541	\$ 864,400	\$ 122,672	\$ 1,195,000	\$ 146,213
2025	342,000	11,970	878,000	102,301	1,220,000	114,271
2026	-	-	785,000	82,206	785,000	82,206
2027	-	-	810,000	57,334	810,000	57,334
2028	-	-	835,000	31,327	835,000	31,327
2029	-	-	480,000	4,390	480,000	4,390
	<u>\$ 672,600</u>	<u>\$ 35,511</u>	<u>\$ 4,652,400</u>	<u>\$ 400,230</u>	<u>\$ 5,325,000</u>	<u>\$ 435,741</u>

The annual requirements to amortize certificates of obligations outstanding at year ending were as follows:

Combination Tax & Revenue Certificates of Obligation

Year ending September 30,	Governmental Activities		Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2024	\$ 2,356,351	\$ 983,905	\$ 3,503,649	\$ 4,626,548	\$ 5,860,000	\$ 5,610,453
2025	2,677,123	918,128	4,322,877	3,864,729	7,000,000	4,782,857
2026	2,752,992	847,078	4,507,009	3,683,929	7,260,001	4,531,007
2027	1,994,650	777,514	4,685,349	3,501,569	6,679,999	4,279,083
2028 - 2032	8,724,071	2,910,414	24,550,929	14,405,571	33,275,000	17,315,985
2033 - 2037	7,993,054	1,499,095	28,646,950	8,793,881	36,640,004	10,292,976
2038 - 2042	6,206,781	396,064	26,488,220	3,136,238	32,695,001	3,532,302
2043	-	-	3,005,000	63,856	3,005,000	63,856
	<u>\$ 32,705,022</u>	<u>\$ 8,332,198</u>	<u>\$ 99,709,983</u>	<u>\$ 42,076,321</u>	<u>\$ 132,415,005</u>	<u>\$ 50,408,519</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

The annual requirements to amortize lease liabilities outstanding at year ending were as follows:

Lease Liabilities

Year ending September 30,	Governmental Activities		Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2024	\$ 1,775,392	\$ 227,843	\$ 242,054	\$ 32,515	\$ 2,017,446	\$ 260,358
2025	1,503,876	178,309	233,407	24,282	1,737,283	202,591
2026	1,429,172	129,890	241,710	15,980	1,670,882	145,870
2027	1,103,225	84,017	174,923	1,408	1,278,148	85,425
2028	760,887	49,345	101,937	-	862,824	49,345
2029-2033	851,933	74,067	-	-	851,933	74,067
	<u>\$ 7,424,485</u>	<u>\$ 743,471</u>	<u>\$ 994,031</u>	<u>\$ 74,185</u>	<u>\$ 8,418,516</u>	<u>\$ 817,656</u>

The City entered into leases to finance the use of vehicles and office equipment. The property is classified as right to use asset with a total carrying value as of yearend for governmental activities and business-type activities of \$7,635,078 and \$982,563, respectively.

Subscription Liabilities

Year ending September 30,	Governmental Activities		Business-Type Activities		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2024	\$ 9,089	\$ 836	\$ 27,266	\$ 32,515	\$ 36,355	\$ 33,351
2025	9,497	427	28,493	24,282	37,990	24,709
	<u>\$ 18,586</u>	<u>\$ 1,263</u>	<u>\$ 55,759</u>	<u>\$ 56,797</u>	<u>\$ 74,345</u>	<u>\$ 58,060</u>

The City entered into a licensing software agreement. The property is classified as right-to-use asset with a total carrying value as of year end for governmental activities and business activities of \$19,007 and \$57,023, respectively.

The annual requirements to amortize notes payable outstanding at year ending were as follows:

Notes Payable

Year ending September 30,	Governmental Activities		Total
	Principal	Interest	
2024	\$ 175,000	\$ 14,776	\$ 189,776
2025	178,000	10,107	188,107
2026	183,000	5,234	188,234
	<u>\$ 536,000</u>	<u>\$ 30,117</u>	<u>\$ 566,117</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

The following is a summary of changes in the City's discretely presented component unit's, Denison Business and Industrial Corporation, long-term liabilities for the year ended September 30, 2023.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Amounts Due within One Year</u>
Component Unit Activities					
Notes payable	\$ 5,079,000	\$ -	\$ (239,000)	\$ 4,840,000	\$ 331,000
Lease liabilities	46,893	-	(15,418)	31,475	15,630
Total Component Unit Activities	<u>\$ 5,125,893</u>	<u>\$ -</u>	<u>\$ (254,418)</u>	<u>\$ 4,871,475</u>	<u>\$ 346,630</u>
Long-term liabilities due in more than one year				<u>\$ 4,524,845</u>	

Notes Payable

<u>Year ending September 30,</u>	<u>Component Unit Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 331,000	\$ 307,303	\$ 638,303
2025	344,000	296,371	640,371
2026	170,000	183,265	353,265
2027	180,000	177,155	357,155
Thereafter	3,815,000	1,506,545	5,321,545
	<u>\$ 4,840,000</u>	<u>\$ 2,470,639</u>	<u>\$ 7,310,639</u>

Lease Liabilities

<u>Year ending September 30,</u>	<u>Component Unit Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 15,630	\$ 332	\$ 15,962
2025	15,845	117	15,962
	<u>\$ 31,475</u>	<u>\$ 449</u>	<u>\$ 31,924</u>

In 2019, the BICD entered into a six-year lease agreement as lessee for the use of office space. An initial lease liability of \$62,172 was recorded. As of yearend, the value of the lease liability was \$31,475. BICD is required to make principal and interest payments of \$1,330. The interest rate was determined to be 1.364%. The property is classified as a right-to-use asset with a total carrying value of \$31,086.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Landfill Closure and Post-closure Care Costs

The Cities of Sherman and Denison contracted with the Greater Texoma Utility Authority (“GTUA”) for use of the Dripping Springs landfill. The City owns the permitted area but GTUA is responsible for the operation and maintenance. This landfill was considered full at September 30, 1993, for financial reporting purposes. State and Federal laws and regulations require the City of Denison to place a final cover on its Dripping Springs landfill site and to perform certain maintenance and monitoring functions at the site for up to thirty years after closure. The City is financially obligated for a portion of these costs related to gas and ground water monitoring. These costs were paid in full in the prior year.

H. Deferred Charges on Refunding

A deferred charge resulting from the issuance of the 2019 General Obligation Refunding Bonds has been recorded as a deferred outflow of resources and is being amortized to interest expense over the term of the refunded debt. The current year balance for business-type activities totaled \$23,370. Current year amortization for business-type activities was \$4,674.

I. Intergovernmental Payable

The following summarizes the intergovernmental payable balance due from the City to the Denison Business and Industrial Corporation as of the year ended September 30, 2023.

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due within One Year
Governmental Activities					
Intergovernmental payable	\$ 2,325,038	\$ -	\$ (1,359,189)	\$ 965,849	\$ 965,849
Total Governmental Activities	<u>\$ 2,325,038</u>	<u>\$ -</u>	<u>\$ (1,359,189)</u>	<u>\$ 965,849</u>	<u>\$ 965,849</u>

J. Interfund Transactions

Transfers between the primary government funds during the 2023 year were as follows:

<u>Transfer Out:</u>	<u>Transfer In:</u>			<u>Total</u>
	<u>General</u>	<u>General I&S</u>	<u>Nonmajor Govt</u>	
Utility fund	\$ 2,507,903	\$ 259,501	\$ 255,000	\$ 3,022,404
General	-	-	1,329,467	1,329,467
Nonmajor govt.	824,336	2,145,420	1,427	2,971,183
Total	<u>\$ 3,332,239</u>	<u>\$ 2,404,921</u>	<u>\$ 1,585,894</u>	<u>\$ 7,323,054</u>

During the year, transfers are primarily used to allocate administrative and overhead costs between funds.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

The compositions of interfund balances as of year end were as follows:

Due from other funds (Receiving Fund):	Due to other funds (Payable Fund):
	Nonmajor
General Fund	\$ 9,801
Utility Fund	66,213
Total	\$ 76,014

The purpose of interfund receivables and payables is to loan cash between funds. All due to/from balances are expected to be settled within the next year.

K. Restricted Fund Balance

The City records restricted fund balance on amounts with externally imposed restrictions (e.g., through debt covenants or by grantors) or restrictions imposed by law through constitutional provisions or enabling legislation. Total restricted fund balance for the governmental funds was \$18,160,697. Of which, \$210,260 is restricted by enabling legislation.

V. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets, errors and omissions; and natural disasters for which the City participates along with over 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

B. Contingent Liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

claim settlement trends, including frequency and amount of payouts, and other economic and social factors.

C. Arbitrage

The Tax Reform Act of 1986 instituted certain arbitrage consisting of complex regulations with respect to issuance of tax-exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed correctly, a substantial liability to the City could result. The City does anticipate that it will have an arbitrage liability and performs annual calculations to estimate this potential liability. The City will also engage an arbitrage consultant to perform the calculations in accordance with Internal Revenue Service's rules and regulations, if indicated.

D. Defined Benefit Pension Plans

Texas Municipal Retirement System

1. Plan Description

The City of Denison, Texas participates as one of 919 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available annual comprehensive financial report that can be obtained at www.tmrs.com.

All eligible employees of the city are required to participate in TMRS.

2. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

City of Denison, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2023

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

Plan provisions for the City were as follows:

	<u>Plan Year 2021</u>	<u>Plan Year 2022</u>
Employee deposit rate	7%	7%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age / years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating Transfers	100% Repeating Transfers
Annuity increase (to retirees)	30% of CPI	30% of CPI

Employees covered by benefit terms

At the December 31, 2022 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	208
Inactive employees entitled to but not yet receiving benefits	216
Active employees	<u>249</u>
Total	<u>673</u>

3. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

City of Denison, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2023

Employees for the City of Denison, Texas were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City of Denison, Texas were 11.34% and 10.65% in calendar years 2022 and 2023, respectively. The City's contributions to TMRS for the year ended September 30, 2023, were \$1,565,555, and were equal to the required contributions.

4. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2022, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions

The Total Pension Liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year
Investment Rate of Return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

City of Denison, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2023

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2023 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Public Equity	35.0%	7.7%
Core Fixed Income	6.0%	4.9%
Non-Core Fixed Income	20.0%	8.7%
Other Public/Private Markets	12.0%	8.1%
Real Estate	12.0%	5.8%
Hedge Funds	5.0%	6.9%
Private Equity	10.0%	11.8%
Total	100.0%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Changes in the Net Pension Liability (Asset)

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) – (b)
Balance at 12/31/21	\$ 73,735,098	\$ 76,424,138	\$ (2,689,040)
Changes for the year:			
Service cost	2,090,047	-	2,090,047
Interest	4,892,998	-	4,892,998
Difference between expected and actual experience	503,742	-	503,742
Changes of assumptions	-	-	-
Contributions – employer	-	1,554,862	(1,554,862)
Contributions – employee	-	958,737	(958,737)
Net investment income	-	(5,570,756)	5,570,756
Benefit payments, including refunds of emp. contributions	(4,582,511)	(4,582,511)	-
Administrative expense	-	(48,275)	48,275
Other changes	-	57,606	(57,606)
Net changes	2,904,276	(7,630,337)	10,534,613
Balance at 12/31/22	\$ 76,639,374	\$ 68,793,801	\$ 7,845,573

Sensitivity of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 17,623,529	\$ 7,845,573	\$ (211,597)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the internet at www.tmrs.com.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

5. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2023, the City recognized pension expense for this plan of \$2,321,553.

At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

		Deferred Outflows of Resources
Differences between expected and actual economic experience	\$	287,560
Difference between projected and investment earnings		4,737,300
Contributions subsequent to the measurement date		1,128,554
Total	\$	6,153,414

The City reported \$1,128,554 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2024. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:		
2023	\$	270,978
2024		1,321,626
2025		1,286,379
2026		2,145,877
2027		-
Thereafter		-
	\$	5,024,860

Denison Firemen's Relief and Retirement Fund

6. Plan Description

The Board of Trustees of the Fund is the administrator of the Fund, a single-employer defined benefit pension plan. The Fund is an independent entity for financial reporting purposes. The City of Denison, Texas is the only contributing employer. The members of the Fund also contribute to the Fund.

City of Denison, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2023

The Fund is established under the authority of the Texas Local Fire Fighters' Retirement Act ("TLFFRA"). The Fund is administered by a Board of Trustees which is made up of three members elected from and by the Fund members, two representatives of the City of Denison, Texas, and two citizen members.

The Fund covers current and former fire fighters of the City of Denison, Texas, as well as certain beneficiaries of current and former fire fighters. The Fund is open to new entrants. An actuarial valuation of the Fund is performed every two years.

7. **Benefits Provided**

Effective January 1, 2020, the City of Denison contributes 18 percent of each Fund member's total pay (including regular, longevity, overtime pay and pay received during a period of sick leave or vacation, but excluding lump sum distributions for unused sick leave or vacation). Fund members contribute to the fund at a rate of 13.25 percent of pay. Fund members receive a credit for service for the period during which they pay into, and keep on deposit in the fund, the contributions required by the Fund. Retirement, death, disability, and termination benefits are calculated based upon a member's average salary for the 24 consecutive months that produce the highest average.

All active fire fighters of the City of Denison, Texas are members of the Denison Firemen's Relief and Retirement Fund.

The City contributed 100% toward the required postemployment benefit cost for current and two preceding years.

Service Retirement Benefits

A member is eligible for service retirement benefits upon completion of 20 years of service and attainment of age 50. A member who retires under the service retirement provisions of the Fund will receive a monthly benefit equal to the sum of (a) and (b), below, where: (a) Equals 2.65 percent of the member's highest 24-month average salary, multiplied by the member's years of credited service not in excess of 20, and (b) Equals 3.00 percent of the member's highest 24-month average salary multiplied by the member's years of credited service in excess of 20.

The maximum service retirement benefit is \$5,150 per month.

Service retirement benefits are payable for the member's lifetime. In the event the member's death precedes that of his spouse, three-fourths of the member's pension will be continued to the member's spouse for the spouse's lifetime. Monthly benefits to a widowed spouse upon remarriage will continue subject to the other terms of the Fund.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Disability Benefits

An active member who becomes disabled before the date he qualifies for service retirement will receive a monthly disability benefit equal to 50 percent of the member's average monthly compensation. However, if a member is eligible for a service retirement benefit, he will receive the service retirement benefit to which he is entitled instead of the disability benefit. The maximum disability benefit is \$5,150 per month.

If a member begins drawing disability benefits prior to age 50, but after the date he has completed 20 years of service, monthly disability benefits will end at age 50. Starting at age 50, the member will receive the amount of monthly termination benefit, described below, which the member has accumulated as of the date his service is terminated due to disability.

Disability benefits are payable in the same form as service retirement benefits. However, disability benefits stop if the member recovers to the point that he no longer meets the definition of disability under the Fund.

Governmental Accounting Standards

In June 2012, the GASB issued GASB Statement No. 68, Accounting and Financial Reporting for Pensions, which amended GASB Statement No. 27 effective for fiscal years beginning after June 15, 2014. GASB 68 says that the total pension liability should be determined by (a) an actuarial valuation as of the measurement date or (b) the use of update procedures to roll forward to the measurement date from an actuarial valuation as of a date no more than 30 months and one day earlier than the employer's most recent fiscal year-end. For this report, the roll forward procedure is what we used to develop the December 31, 2022 total pension liability from the total pension liability in the December 31, 2021 actuarial valuation. Therefore, there are no differences between expected and actual experience for the Fund year ending December 31, 2022 since the theoretical actual demographic experience for that year was assumed to be the same as the expected experience.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

Employees covered by benefit terms

At the December 31, 2021 actuarial valuation, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	55
Inactive employees entitled to but not yet receiving benefits	8
Active employees	<u>50</u>
Total	<u>113</u>

8. Contributions

Beginning January 1, 2020, the City increased its rate to 18%. The City's contributions to the fund for the year ended September 30, 2023, were \$811,957, and were equal to the required contributions.

9. Net Pension Liability

The city's net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by the actuarial valuation as of December 31, 2021 and rolled forward to December 31, 2022.

Total pension liability	\$ 27,322,134
Plan fiduciary net position	<u>20,072,690</u>
City's net pension liability	<u>\$ 7,249,444</u>
Plan fiduciary net position as a percentage of the total pension liability	73.50%

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

Actuarial Assumptions

The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial methods and assumptions, applied to all periods included in the measurement:

Actuarial cost method	Entry Age Normal Actuarial cost method										
Amortization method	Open period, level percentage of pay										
Asset valuation method	The fair value of assets plus 20% of the unrecognized gains & losses from each of the past four years. The resulting value is further limited to be no less than 80% and no greater than 110% of the fair value of assets.										
Discount rate	7.50% per annum, compounded annually										
Compensation increases	2.75% general annual compensation increase plus 1.89% per year for pay increases due to promotion and longevity over a 30-year career										
Increases in total payroll	2.50% aggregate payroll growth										
Marital status											
a. Proportion married	Males: 100%, Females: 100%										
b. Difference in ages	Actual age difference are used for married members. Unmarried members are assumed to be married at retirement, Males are assumed to be two years older than their spouses.										
Contribution rates	Rates in effect are assumed to remain constant for future years										
Mortality rates	PubS-2010 (public safety) total dataset mortality tables for employees and for retirees (sex distinct), projected for mortality improvement generationally using the projection scale MP-2019.										
Termination rates	<table> <thead> <tr> <th><u>Age</u></th> <th><u>Termination Rate</u></th> </tr> </thead> <tbody> <tr> <td>25</td> <td>4.97%</td> </tr> <tr> <td>35</td> <td>2.49%</td> </tr> <tr> <td>45</td> <td>0.62%</td> </tr> <tr> <td>55</td> <td>0.00%</td> </tr> </tbody> </table>	<u>Age</u>	<u>Termination Rate</u>	25	4.97%	35	2.49%	45	0.62%	55	0.00%
<u>Age</u>	<u>Termination Rate</u>										
25	4.97%										
35	2.49%										
45	0.62%										
55	0.00%										

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Disability	Rates developed from 1985 Society of Actuaries Disability Table Study using Class 1 male rates with a 90-day elimination period. Specimen rates are:										
	<table border="0"> <thead> <tr> <th style="text-align: left;"><u>Age</u></th> <th style="text-align: left;"><u>Termination Rate</u></th> </tr> </thead> <tbody> <tr> <td>25</td> <td>0.111%</td> </tr> <tr> <td>35</td> <td>0.152%</td> </tr> <tr> <td>45</td> <td>0.335%</td> </tr> <tr> <td>55</td> <td>0.858%</td> </tr> </tbody> </table>	<u>Age</u>	<u>Termination Rate</u>	25	0.111%	35	0.152%	45	0.335%	55	0.858%
<u>Age</u>	<u>Termination Rate</u>										
25	0.111%										
35	0.152%										
45	0.335%										
55	0.858%										
Assumed death benefit to children	Each member is assumed to have two children. The first child is assumed to have been born when the member was age 25. The second child is assumed to be two years younger. It is also assumed that benefits will be paid when each child reaches the age of 18.										
Assumed contribution rates											
a. Members	13.25% of compensation										
b. City	18.00% of compensation										
Assumed form of payment	Members are assumed to receive a joint and 75% contingent service retirement benefit, which is the only form of service retirement benefit in the plan.										

Discount Rate

The discount rate used to measure the total pension liability was 7.5%. No projection of cash flows was used to determine the discount rate because the December 31, 2021 actuarial valuation showed that expected contributions would pay the normal cost and amortize the unfunded actuarial accrued liability (UAAL) in 11 years. Because of the 11-year amortization period of the UAAL, the pension plan's fiduciary net position is expected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments of 7.5% was applied to all periods of projected benefit payments as the discount rate to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of September 30, 2023 (see the discussion of the pension plan's investment policy) are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Cash and cash equivalents	0.7%	0.00%
Fixed income securities	2.2%	1.45%
Closed-end mutual funds	10.9%	1.45%
Equities	83.5%	5.95%
Real Estate	<u>2.7%</u>	<u>3.45%</u>
Total	100.0%	5.25%

Changes in the Net Pension Liability

	<u>Total Pension Liability (a)</u>	<u>Plan Fiduciary Net Position (b)</u>	<u>Net Pension Liability (a) – (b)</u>
Balance at 9/30/2022	\$ 26,725,580	\$ 24,957,398	\$ 1,768,182
Changes for the year:			
Service cost	535,217	-	535,217
Interest	1,972,877	-	1,972,877
Change in benefit provisions	-	-	-
Difference between expected and actual experience	-	-	-
Changes of assumptions	-	-	-
Contributions – employer	-	791,048	(791,048)
Contributions – employee	-	582,299	(582,299)
Net investment income	-	(4,299,891)	4,299,891
Benefit payments, including refunds of emp. contributions	(1,911,540)	(1,911,540)	-
Administrative expense	-	(46,624)	46,624
Other changes	-	-	-
Net changes	596,554	(4,884,708)	5,481,262
Balance at 9/30/2023	<u>\$ 27,322,134</u>	<u>\$ 20,072,690</u>	<u>\$ 7,249,444</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.50% as well as what the City's net pension liability would be if it were to be calculated using the discount rate that is 1-percentage point lower (6.50%) or 1-percentage point higher (8.50%) than the current rate:

1% Decrease 6.50%	Current Single Rate Assumption 7.50%	1% Increase 8.50%
\$ 10,652,631	\$ 7,249,444	\$ 4,430,425

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued financial report. That report may be obtained from the finance department of the City.

10. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2023, the City recognized pension expense for this plan of \$430,447.

At September 30, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Difference between projected and investment earnings	\$ 2,527,776	\$ -
Changes in actuarial assumptions	105,538	-
Differences between expected and actual economic experience	-	(123,802)
Contributions subsequent to the measurement date	591,811	-
Total	\$ 3,225,125	\$ (123,802)

The City reported \$591,811 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2024.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended September 30:	
2024	\$ (50,497)
2025	617,454
2026	683,262
2027	1,259,293
2028	-
Thereafter	-
	\$ 2,509,512

E. Deferred Compensation Plan

The City has established a deferred compensation plan (the 457 plan) in accordance with Internal Revenue Code, Section 457. The 457 plan, available to all employees, permits them to defer a portion of their salaries until future years. The benefits of the plan are not available to employees until termination, retirement, or unforeseeable emergency. Benefits are available to employee's beneficiaries in case of death.

All amounts of compensation deferred under the 457 plan, all property rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) solely the property and rights of the City (without being restricted to the provisions of benefits under the plan) subject only to the claims of the City's general creditors. Participants' rights under the plan are equal to those of the general creditors of the City in an amount equal to the fair market value of the deferred account for each participant.

It is the opinion of the City that the City has no liability for investment losses under the 457 plan, but does have the duty of due care that would be required of an ordinary prudent investor. The City believes that it is unlikely that it will use the 457 plan assets to satisfy the claims of general creditors in the future.

The City's deferred compensation plan is administered by a private corporation under contract with the City. Participant contributions totaled \$32,531 for the year ended September 30, 2023.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

F. Commitments and Contingencies

Texoma Area Solid Waste Authority

The City has an unconditional obligation to pay its proportionate share of TASWA's bond debt service and annual operating and maintenance expenditures. The City pays its proportionate share of this obligation to TASWA through tipping fees. The City's budgeted commitment to TASWA for fiscal year 2023 is \$1,030,000. Payments made by the City during the year totaled \$1,058,338.

Guarantee

The City has executed a guarantee to the Texas Commission on Environmental Quality ("TCEQ") on behalf of TASWA. In the event TASWA fails to perform any closure, post-closure, or corrective actions required by TCEQ, the City shall (i) perform such closure, post-closure, or corrective actions, (ii) pay a third party to perform such closure, post-closure or corrective actions, or (iii) establish a fully-funded trust pursuant to Texas law to remedy the failure at the TASWA facility.

If the City expends funds under this guarantee, the City would be unconditionally entitled to reimbursement from TASWA according to the terms of the Landfill Contract. Estimated costs guaranteed by the City are \$8,370,771 for closure and \$2,372,197 for post-closure. The landfill is estimated to be 22% full and has an estimated remaining useful life of 61.8 years. These estimates are evaluated annually and are subject to change due to inflation, changes in technology, or changes in regulation.

Greater Texoma Utility Authority

The City has entered into various contracts with the Greater Texoma Utility Authority ("Authority"), whereby the Authority provides water services to the City. As part of the contractual agreements, the Authority issues debt for the benefit of the City, the proceeds of which are used to finance construction of water and sewer facilities and infrastructure within the City. Although this debt is not that of the City, the City is contractually obligated for the repayment of principal and interest on the debt through a pledging of water revenues.

During the year ended September 30, 2023, the City paid \$291,049 to the Authority in accordance with these contracts. Future payments under these contracts average approximately \$289,987 per year for the next 7 years.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

A summary of the remaining debt service as of September 30, 2023 is as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 249,480	\$ 43,240	\$ 292,720
2025	255,960	38,021	293,981
2026	262,440	32,411	294,851
2027	268,920	26,424	295,344
2028	275,400	20,070	295,470
2029	281,880	13,358	295,238
2030	255,960	6,348	262,308
Total	\$ 1,850,040	\$ 179,872	\$ 2,029,912

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

Construction Commitments

The City has active construction projects as of September 30, 2023. At year end, the City's commitments with contractors are as follows:

Governmental Funds

Project	Project Budget Appropriation	Construction in Progress (Spent to Date)	Remaining Commitment
Lynn Vessels Construction	\$ 4,742,193	\$ 2,040,997	\$ 2,701,196
Huitt Zollars	596,690	336,421	260,269
Chris Lambka and Associates	235,200	174,048	61,152
Garver	104,961	22,060	82,901
CEC Engineering	51,322	41,538	9,784
Total Construction in Progress	<u>\$ 5,730,366</u>	<u>\$ 2,615,064</u>	<u>\$ 3,115,302</u>

Proprietary Funds

Project	Project Budget Appropriation	Construction in Progress (Spent to Date)	Remaining Commitment
Plummer & Associates	\$ 1,561,425	\$ 1,392,759	\$ 168,666
Plummer & Associates	5,228,412	997,551	4,230,861
Plummer & Associates	5,868,800	1,461,928	4,406,872
WesTech	80,615	-	80,615
Motorola	2,000,000	2,000,000	-
Archer Western	39,534,728	9,216,183	30,318,545
Birkhoff, Hendricks, Carter	2,500,000	2,317,211	182,789
Archer Western	2,892,826	1,959,721	933,105
Archer Western	6,369,000	5,940,372	428,628
SYB Construction	10,829,280	7,021,685	3,807,595
Plummer & Associates	985,983	453,141	532,842
Plummer & Associates	150,000	79,364	70,636
H&H	232,039	-	232,039
Plummer & Associates	375,879	295,326	80,553
HydroPro Solutions	177,985	142,177	35,808
Garver	52,936	-	52,936
Dickerson Construction Co.	290,961	290,961	-
RJN Group	452,625	-	452,625
DDM	9,385,992	4,423,122	4,962,870
Total Construction in Progress	<u>\$ 88,969,486</u>	<u>\$ 37,991,501</u>	<u>\$ 50,977,985</u>

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

G. Additional Water and Sewer Information

The following information is included at the request of the Texas Water Development Board for the year under audit.

Water Accountability Report:

Gallons Pumped	1,949,830,000
Gallons Billed	1,790,256,401
Other gallons processed *	221,750

*Emergency water main repairs, installation of water main, repair service main, replace water main, water leak, and fire hydrant flushing.

The City of Denison secures its water supply and sewer services from the Greater Texoma Utility Authority ("Authority"), a district authorized by the Texas Constitution, Article XVI, Section 59; created by the Texas Legislature, Article 8280-141; and authorized to act by the confirming vote of the majority of the qualified voters in each of the cities comprising the District. The District has police, taxation and eminent domain powers and is authorized to issue revenue and/or tax bonds upon approval by the Attorney General of the State of Texas and functions as a political subdivision of the State of Texas independent of the City. The District is governed by a 9-member board ("Board"). The Board has full power and discretion to establish its budget and to set rates for the services it provides by contracts with its member cities and customers. The Board is empowered by statute and contract, or otherwise permitted by law, to discontinue a facility or service in order to prevent an abuse or to enforce payment of an unpaid charge, fee or rental due to the Authority. Because of these factors, the Authority is not included in the City's basic financial statements.

The City does not have meters on all water pumping stations to be able to accurately measure the total number of gallons pumped. Therefore, the above numbers do not accurately reflect the actual gallons pumped versus the total gallons billed.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
 September 30, 2023

H. Tax Abatement Disclosures

The City of Denison negotiates tax abatement agreements on an individual basis. The City has four property tax abatement agreements with two separate entities, a sales tax abatement with one entity, and hotel tax abatements with one entity as of September 30, 2023:

<u>Purpose</u>	Abatement Type	Percentage of Taxes Abated during the Fiscal Year	Amount of Taxes Abated during the Fiscal Year
Hotel receives hotel tax abatements for constructing and operating a hotel and conference center facility within the City.	Hotel Tax	40%	170,243
Developer receives ad valorem tax rebate for constructing single family structures within the City.	Property Tax	100%	6,846
Property owner/developer receives rebate of ten times the amount of increased city property taxes assessed and paid.	Property Tax	100%	69,411
Developer receives ad valorem rebate for constructing multi family structures within the City.	Property Tax	100%	82,156
Entertainment venue receives ad valorem tax rebate for constructing and operating facility within the City.	Property Tax	100%	61,916
Travel Center venue receives ad valorem tax rebate for constructing and operating facility within the City.	Property Tax	100%	13,347
Entertainment venue receives sales tax rebate for constructing and operating facility within the City.	Sales Tax	100%	13,873
	Total		\$ 417,792

Each agreement was negotiated under the property redevelopment and tax abatement act codified in chapter 312 of the Texas tax code which authorizes allowing localities to abate property taxes when the entity meets certain guidelines and criteria adopted by the governing body. The Tax Code provides that a tax abatement agreement may provide for the exemption of the real property in each year covered by the agreement only to the extent its increase in value for that year exceeds its value for the year in which the agreement is executed. Accordingly, only the increase in value may be abated. Moreover, the taxing unit could abate from one percent (1%) to one hundred percent (100%) the property taxes paid on the increase. A tax abatement agreement cannot exceed ten years in length.

City of Denison, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2023

The City has not made any commitments as part of the agreements other than to reduce taxes. The City is not subject to any tax abatement agreements entered into by other governmental entities. The City has chosen to disclose information about its tax abatement agreements individually. It established a quantitative threshold of 100% percent of the total dollar amount of taxes abated during the year.

I. Related Party Transactions

Janet Gott is the City Mayor. Mrs. Gott is related to the owner of a landscaping company that was contracted to perform landscaping services for the City. The services provided totaled \$325,314 during the fiscal year ending September 30, 2023.

J. Restatement

The City restated beginning net position for governmental activities. The City did not carry forward the prior year GASB 87 lease adjustments. The tables below summarize the changes to net position/fund balances as a result of these corrections.

	Governmental Activities
Prior year ending net position/ fund balance, as reported	\$ 55,475,659
To correct capital assets	214,074
Restated beginning net position/fund balance	\$ 55,689,733

K. New Accounting Pronouncements

The City has adopted the provision of Governmental Accounting Standard Board (GASB) Statement No. 96, entitled subscription-based information technology arrangements (“SBITA”). Due to the implementation of GASB 96 in the current year, the City recorded right-to-use assets and subscription liabilities based on the present value of the payments for the related arrangements. The assets are included within capital assets, and depreciated straight-line over the term of the arrangement. The liabilities accrue interest at the implied rate estimated by the City, and are relieved with payments over the term of the arrangements.

L. Subsequent Events

There were no material events through March 15, 2024, the date the financial statements were available to be issued.



REQUIRED SUPPLEMENTARY INFORMATION

City of Denison, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL FUND (Page 1 of 2)

For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Property tax	\$ 13,596,153	\$ 12,022,503	\$ 12,873,662	\$ 851,159
Sales tax	7,560,000	7,560,000	8,140,375	580,375
Franchise and local taxes	1,659,000	1,659,000	1,680,440	21,440
License and permits	988,025	933,428	967,994	34,566
Intergovernmental	500,000	500,000	601,320	101,320
Charges for services	9,442,462	9,442,462	10,097,231	654,769
Fines and forfeitures	415,000	415,000	413,067	(1,933)
Investment income	25,700	25,700	384,146	358,446
Contributions and donations	-	-	150,000	150,000
Other revenue	300,000	300,000	278,270	(21,730)
Total Revenues	34,486,340	32,858,093	35,586,505	2,728,412
Expenditures				
Current:				
General government				
City manager and admin.	6,887,056	7,550,569	5,074,504	2,476,065
Finance	615,881	676,649	675,951	698
Human resources	392,313	392,313	375,588	16,725
Information technology	1,349,259	1,349,868	1,228,623	121,245
Main street	411,727	460,662	463,608	(2,946)
Community engagement	151,701	151,701	128,941	22,760
Total	9,807,937	10,581,762	7,947,215	2,634,547
Public safety				
Fire	7,018,682	7,485,034	7,410,008	75,026
Police	6,215,591	6,473,525	5,784,809	688,716
Dispatch	1,151,346	1,168,633	1,015,890	152,743
Total	14,385,619	15,127,192	14,210,707	916,485
Community services				
Municipal court	256,238	256,238	256,956	(718)
City marshal	132,538	142,502	125,630	16,872
Animal control	327,662	352,775	333,377	19,398
Cemetery	504,483	504,483	330,562	173,921
Code enforcement	490,283	522,533	491,671	30,862
Building inspections	501,187	514,796	476,145	38,651
Marketing and tourism	419,388	419,388	423,818	(4,430)
Parks and recreation	3,264,608	3,413,326	3,209,929	203,397
Library	891,039	891,039	871,423	19,616
Total	6,787,426	7,017,080	6,519,511	497,569

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
GENERAL FUND (Page 2 of 2)
For the Year Ended September 30, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Public works				
Demolition/mowing	93,172	89,682	81,453	8,229
Garage	1,612,237	2,036,790	2,002,765	34,025
Streets	1,267,189	1,370,754	1,296,311	74,443
Solid waste	2,677,391	2,743,007	2,725,433	17,574
Planning	561,312	561,312	563,791	(2,479)
Building maintenance	283,091	342,335	335,443	6,892
Total	<u>6,494,392</u>	<u>7,143,880</u>	<u>7,005,196</u>	<u>138,684</u>
Capital outlay	-	2,081,629	2,081,629	-
Debt Service:				
Principal	1,229,882	1,936,041	1,809,391	126,650
Interest and fiscal charges	200,653	293,352	237,590	55,762
Total Expenditures	<u>38,905,909</u>	<u>44,180,936</u>	<u>39,811,239</u>	<u>4,369,697</u>
Revenues Over (Under) Expenditures	<u>(4,419,569)</u>	<u>(11,322,843)</u>	<u>(4,224,734)</u>	<u>7,098,109</u>
<u>Other Financing Sources (Uses)</u>				
Transfers in	3,402,580	3,287,437	3,332,239	44,802
Transfers (out)	(1,215,000)	(1,332,508)	(1,329,467)	3,041
Proceeds from sale of assets	250,000	250,000	274,859	24,859
Lease liabilities	1,813,000	2,855,629	2,827,118	(28,511)
Subscription liabilities	-	28,511	28,511	-
Total Other Financing Sources (Uses)	<u>4,250,580</u>	<u>5,089,069</u>	<u>5,133,260</u>	<u>44,191</u>
Net Change in Fund Balance	<u>\$ (168,989)</u>	<u>\$ (6,233,774)</u>	908,526	<u>\$ 7,142,300</u>
Beginning fund balance			11,535,360	
Ending Fund Balance			<u>\$ 12,443,886</u>	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Denison, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS TEXAS MUNICIPAL RETIREMENT SYSTEM

Years Ended

	12/31/2014	12/31/2015	12/31/2016	12/31/2017
Total pension liability				
Service cost	\$ 1,385,094	\$ 1,471,283	\$ 1,570,742	\$ 1,592,801
Interest	3,806,514	3,948,676	4,004,811	4,138,491
Differences between expected and actual experience	(534,097)	(575,637)	(190,121)	(401,576)
Changes of assumptions	-	1,069,012	-	-
Benefit payments, including refunds of participant contributions	(2,391,085)	(2,948,365)	(3,136,017)	(3,695,995)
Net change in total pension liability	2,266,426	2,964,969	2,249,415	1,633,721
Total pension liability - beginning	54,881,770	57,148,196	60,113,165	62,362,580
Total pension liability - ending (a)	57,148,196	60,113,165	62,362,580	63,996,301
Plan fiduciary net position				
Contributions - employer	\$ 1,253,742	\$ 1,241,360	\$ 1,194,194	\$ 1,307,587
Contributions - members	688,330	699,659	708,453	718,866
Net investment income	2,965,830	80,166	3,605,230	7,715,846
Benefit payments, including refunds of participant contributions	(2,391,085)	(2,948,365)	(3,136,017)	(3,695,995)
Administrative expenses	(30,966)	(48,830)	(40,721)	(39,994)
Other	(2,546)	(2,412)	(2,194)	(2,027)
Net change in plan fiduciary net position	2,483,305	(978,422)	2,328,945	6,004,283
Plan fiduciary net position - beginning	51,847,184	54,330,489	53,352,067	55,681,012
Plan fiduciary net position - ending (b)	\$ 54,330,489	\$ 53,352,067	\$ 55,681,012	\$ 61,685,295
Fund's net pension liability - ending (a) - (b)	\$ 2,817,707	\$ 6,761,098	\$ 6,681,568	\$ 2,311,006
Plan fiduciary net position as a percentage of the total pension liability	95.07%	88.75%	89.29%	96.39%
Covered payroll	\$ 9,833,286	\$ 9,995,129	\$ 10,120,762	\$ 10,269,508
Fund's net pension liability as a percentage of covered payroll	28.65%	67.64%	66.02%	22.50%

Notes to schedule:

1) This schedule is presented to illustrate the requirement to show information for ten calendar years. However, until a full ten-year trend is compiled, only available information is shown.

	<u>12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>	<u>12/31/2021</u>	<u>12/31/2022</u> ¹
\$	1,698,110	\$ 1,804,742	\$ 1,825,942	\$ 1,933,217	\$ 2,090,047
	4,259,941	4,420,063	4,591,717	4,740,786	4,892,998
	15,566	(82,160)	(180,883)	(98,600)	503,742
	-	283,838	-	-	-
	(3,470,248)	(3,839,260)	(3,948,842)	(4,215,132)	(4,582,511)
	<u>2,503,369</u>	<u>2,587,223</u>	<u>2,287,934</u>	<u>2,360,271</u>	<u>2,904,276</u>
	<u>63,996,301</u>	<u>66,499,670</u>	<u>69,086,893</u>	<u>71,374,827</u>	<u>73,735,098</u>
	<u>66,499,670</u>	<u>69,086,893</u>	<u>71,374,827</u>	<u>73,735,098</u>	<u>76,639,374</u>
\$	1,410,223	\$ 1,437,441	\$ 1,481,217	\$ 1,484,339	\$ 1,554,862
	775,143	827,133	852,675	892,646	958,737
	(1,846,896)	9,040,300	5,000,171	9,023,310	(5,570,756)
	(3,470,248)	(3,839,260)	(3,948,842)	(4,215,132)	(4,582,511)
	(35,711)	(51,117)	(32,382)	(41,789)	(48,275)
	(1,866)	(1,535)	(1,263)	286	57,606
	<u>(3,169,355)</u>	<u>7,412,962</u>	<u>3,351,576</u>	<u>7,143,660</u>	<u>(7,630,337)</u>
	<u>61,685,295</u>	<u>58,515,940</u>	<u>65,928,902</u>	<u>69,280,478</u>	<u>76,424,138</u>
\$	<u>58,515,940</u>	<u>\$ 65,928,902</u>	<u>\$ 69,280,478</u>	<u>\$ 76,424,138</u>	<u>\$ 68,793,801</u>
\$	<u>7,983,730</u>	<u>\$ 3,157,991</u>	<u>\$ 2,094,349</u>	<u>\$ (2,689,040)</u>	<u>\$ 7,845,573</u>
	87.99%	95.43%	97.07%	103.65%	89.76%
\$	11,005,252	\$ 11,749,623	\$ 12,181,068	\$ 12,752,091	\$ 13,696,244
	72.54%	26.88%	17.19%	-21.09%	57.28%

City of Denison, Texas

SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN TEXAS MUNICIPAL RETIREMENT SYSTEM

Years Ended:

	<u>9/30/2015</u>	<u>9/30/2016</u>	<u>9/30/2017</u>	<u>9/30/2018</u>
Actuarially determined employer contributions	\$ 1,256,647	\$ 1,197,073	\$ 1,276,138	\$ 1,366,662
Contributions in relation to the actuarially determined contribution	\$ 1,256,647	\$ 1,197,073	\$ 1,276,138	\$ 1,366,662
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Annual covered payroll	<u>\$ 10,050,835</u>	<u>\$ 10,014,944</u>	<u>\$ 10,309,965</u>	<u>\$ 10,729,319</u>
Employer contributions as a percentage of covered payroll	12.50%	11.95%	12.38%	12.74%

1) This schedule is presented to illustrate the requirement to show information for ten fiscal years. However, until a full ten-year trend is compiled, only available information is shown.

NOTES TO SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Valuation Date:

Notes Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	23 years
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.5%
Salary Increases	3.50% to 11.50% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 - 2018

Mortality Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.
Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational

Other Information:

Notes There were no benefit changes during the year.

<u>9/30/2019</u>	<u>9/30/2020</u>	<u>9/30/2021</u>	<u>9/30/2022</u>	<u>9/30/2023</u> ¹
\$ 1,431,847	\$ 1,436,872	\$ 1,467,563	\$ 1,531,841	\$ 1,565,555
\$ 1,431,847	\$ 1,436,872	\$ 1,467,563	\$ 1,531,841	\$ 1,565,555
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 11,631,121</u>	<u>\$ 11,813,936</u>	<u>\$ 12,460,598</u>	<u>\$ 13,414,008</u>	<u>\$ 14,450,375</u>
12.31%	12.16%	11.78%	11.42%	10.83%

City of Denison, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS DENISON FIREMEN'S RELIEF AND RETIREMENT FUND

Years Ended:

	<u>12/31/2014</u>	<u>12/31/2015</u>	<u>12/31/2016</u>	<u>12/31/2017</u>
Total pension liability				
Service cost	\$ 519,493	\$ 540,273	\$ 561,884	\$ 584,359
Interest	1,570,247	1,636,517	1,691,849	1,754,603
Changes in benefit terms	-	-	-	-
Differences between expected and actual experience	-	(322,524)	-	(246,506)
Changes of assumptions	-	249,916	-	(750,691)
Benefit payments, including refunds of participant contributions	(1,212,961)	(1,318,961)	(1,504,730)	(1,428,216)
Net change in total pension liability	<u>876,779</u>	<u>785,221</u>	<u>749,003</u>	<u>(86,451)</u>
Total pension liability - beginning	<u>20,358,784</u>	<u>21,235,563</u>	<u>22,020,784</u>	<u>22,769,787</u>
Total pension liability - ending (a)	<u>21,235,563</u>	<u>22,020,784</u>	<u>22,769,787</u>	<u>22,683,336</u>
Plan fiduciary net position				
Contributions - employer	\$ 487,188	\$ 493,062	\$ 500,182	\$ 501,647
Contributions - members	389,748	398,318	400,158	401,067
Net investment income	1,368,721	(1,053,804)	1,139,415	2,568,080
Benefit payments, including refunds of participant contributions	(1,212,961)	(1,318,961)	(1,504,730)	(1,428,216)
Administrative expenses	(21,105)	(26,839)	(28,393)	(38,876)
Other	-	(2,003)	-	-
Net change in plan fiduciary net position	<u>1,011,591</u>	<u>(1,510,227)</u>	<u>506,632</u>	<u>2,003,702</u>
Plan fiduciary net position - beginning	<u>15,713,372</u>	<u>16,724,963</u>	<u>15,214,736</u>	<u>15,721,368</u>
Plan fiduciary net position - ending (b)	<u>\$ 16,724,963</u>	<u>\$ 15,214,736</u>	<u>\$ 15,721,368</u>	<u>\$ 17,725,070</u>
Fund's net pension liability - ending (a) - (b)	<u>\$ 4,510,600</u>	<u>\$ 6,806,048</u>	<u>\$ 7,048,419</u>	<u>\$ 4,958,266</u>

Plan fiduciary net position as a percentage of the total pension liability	78.76%	69.09%	69.04%	78.14%
Covered payroll	\$ 3,247,920	\$ 3,287,080	\$ 3,334,547	\$ 3,344,313
Fund's net position as a percentage of covered payroll	138.88%	207.05%	211.38%	148.26%

Notes to schedule:

1) This schedule is presented to illustrate the requirement to show information for ten calendar years. However, until a full ten-year trend is compiled, only available information is shown.

	<u>12/31/2018</u>	<u>12/31/2019</u>	<u>12/31/2020</u>	<u>12/31/2021</u>	<u>12/31/2022</u> ¹
\$	487,429	\$ 504,489	\$ 484,543	\$ 497,868	\$ 535,217
	1,679,321	1,713,480	1,857,246	1,907,746	1,972,877
	-	-	1,227,295	-	-
	-	(693,239)	-	203,053	-
	-	966,083	-	27,219	-
	(1,559,639)	(1,897,085)	(1,665,468)	(1,698,097)	(1,911,540)
	<u>607,111</u>	<u>593,728</u>	<u>1,903,616</u>	<u>937,789</u>	<u>596,554</u>
	<u>22,683,336</u>	<u>23,290,447</u>	<u>23,884,175</u>	<u>25,787,791</u>	<u>26,725,580</u>
	<u>23,290,447</u>	<u>23,884,175</u>	<u>25,787,791</u>	<u>26,725,580</u>	<u>27,322,134</u>
\$	504,819	\$ 529,465	\$ 674,130	\$ 655,168	\$ 791,048
	404,045	423,572	496,234	482,276	582,299
	(461,618)	4,623,990	1,367,729	4,492,329	(4,299,891)
	(1,559,639)	(1,897,085)	(1,665,468)	(1,698,097)	(1,911,540)
	(24,075)	(43,403)	(17,749)	(54,295)	(46,624)
	-	-	-	-	-
	<u>(1,136,468)</u>	<u>3,636,539</u>	<u>854,876</u>	<u>3,877,381</u>	<u>(4,884,708)</u>
	<u>17,725,070</u>	<u>16,588,602</u>	<u>20,225,141</u>	<u>21,080,017</u>	<u>24,957,398</u>
\$	<u>16,588,602</u>	<u>\$ 20,225,141</u>	<u>\$ 21,080,017</u>	<u>\$ 24,957,398</u>	<u>\$ 20,072,690</u>
\$	<u>6,701,845</u>	<u>\$ 3,659,034</u>	<u>\$ 4,707,774</u>	<u>\$ 1,768,182</u>	<u>\$ 7,249,444</u>
	71.22%	84.68%	81.74%	93.38%	73.47%
\$	3,365,460	\$ 3,529,767	\$ 3,745,167	\$ 3,639,819	\$ 4,394,711
	199.14%	103.66%	125.70%	48.58%	164.96%

City of Denison, Texas

SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN DENISON FIREMEN'S RELIEF AND RETIREMENT FUND

Years Ended:

	<u>9/30/2015</u>	<u>9/30/2016</u>	<u>9/30/2017</u>	<u>9/30/2018</u>
Actuarially determined employer contributions	\$ 495,712	\$ 498,662	\$ 504,920	\$ 500,846
Contributions in relation to the actuarially determined contribution	\$ 495,712	\$ 498,662	\$ 504,920	\$ 500,846
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Annual covered payroll	<u>\$ 3,304,750</u>	<u>\$ 3,324,413</u>	<u>\$ 3,366,133</u>	<u>\$ 3,338,973</u>
Employer contributions as a percentage of covered payroll	15.00%	15.00%	15.00%	15.00%

1) This schedule is presented to illustrate the requirement to show information for ten fiscal years. However, until a full ten-year trend is compiled, only available information is shown.

NOTES TO SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Valuation Date:

Notes Actuarially determined contribution rates are determined by the contacted contribution rates.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Open
Remaining Amortization Period	11 years
Asset Valuation Method	5 Year smoothed market; 20% market value corridor
Inflation	
Salary Increases	2.5% per year, plus promotion, step and longevity increases that vary by service
Investment Rate of Return	7.5%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation.
Mortality	PubS-2010 (public safety) total dataset mortality tables for employees and for retirees (sex distinct), projected for mortality improvement generationally using the projection scale MP-2019.

Other Information:

Notes There were no benefit changes during the year.

<u>9/30/2019</u>	<u>9/30/2020</u>	<u>9/30/2021</u>	<u>9/30/2022</u>	<u>9/30/2023</u> ¹
\$ 513,916	\$ 604,020	\$ 674,130	\$ 655,168	\$ 811,957
<u>\$ 513,916</u>	<u>\$ 604,020</u>	<u>\$ 674,130</u>	<u>\$ 655,168</u>	<u>\$ 811,957</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 3,426,107</u>	<u>\$ 3,355,667</u>	<u>\$ 3,645,825</u>	<u>\$ 4,016,952</u>	<u>\$ 4,541,487</u>
15.00%	18.00%	18.49%	16.31%	17.88%



***OTHER SUPPLEMENTARY INFORMATION
COMBINING STATEMENTS AND
INDIVIDUAL FUND SCHEDULES***

City of Denison, Texas
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2023

	Tax Increment Reinvestment Zone	General Bond	Street Improvements	Cemetery Pre-pay O&C
<u>Assets</u>				
Cash and cash equivalents	\$ 1,392,087	\$ 2,417,997	\$ 5,794,080	\$ -
Restricted assets - cash	-	89,224	2,271,747	158,072
Receivables, net	-	-	-	1,933
Interest in net position of recipient organization	-	-	-	-
Total Assets	\$ 1,392,087	\$ 2,507,221	\$ 8,065,827	\$ 160,005
<u>Liabilities</u>				
Accounts payable and accrued liabilities	\$ -	\$ 720,161	\$ 533,219	\$ 143,733
Due to other funds	66,213	-	-	-
Total Liabilities	66,213	720,161	533,219	143,733
<u>Fund Balances</u>				
Restricted for:				
Debt service	-	1,787,060	-	-
Capital projects	-	-	7,532,608	-
Municipal court	-	-	-	-
Public safety	-	-	-	-
Community services	-	-	-	-
Federal relief grants	-	-	-	-
Committed to:				
Parks	-	-	-	-
General government	-	-	-	16,272
Capital projects	1,325,874	-	-	-
Assigned to:				
Capital projects	-	-	-	-
Unassigned	-	-	-	-
Total (Deficit)Fund Balances	1,325,874	1,787,060	7,532,608	16,272
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 1,392,087	\$ 2,507,221	\$ 8,065,827	\$ 160,005

<u>Special Events</u>	<u>Parks & Recreation</u>	<u>TASWA Reserve</u>	<u>Community Development Operating</u>	<u>Denison Public Library</u>	<u>Mr. & Mrs. Jones Memorial Trust</u>
\$ 16,576	\$ 1,044,797	\$ 1,239,024	\$ -	\$ -	\$ -
-	-	-	-	171,238	-
-	82,638	-	-	-	-
-	-	-	-	-	212,107
<u>\$ 16,576</u>	<u>\$ 1,127,435</u>	<u>\$ 1,239,024</u>	<u>\$ -</u>	<u>\$ 171,238</u>	<u>\$ 212,107</u>
\$ 1,665	\$ 9,383	\$ -	\$ -	\$ 572	\$ -
-	-	-	9,801	-	-
<u>1,665</u>	<u>9,383</u>	<u>-</u>	<u>9,801</u>	<u>572</u>	<u>-</u>
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	1,239,024	-	170,666	-
-	-	-	-	-	-
-	1,118,052	-	-	-	-
14,911	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	212,107
-	-	-	(9,801)	-	-
<u>14,911</u>	<u>1,118,052</u>	<u>1,239,024</u>	<u>(9,801)</u>	<u>170,666</u>	<u>212,107</u>
<u>\$ 16,576</u>	<u>\$ 1,127,435</u>	<u>\$ 1,239,024</u>	<u>\$ -</u>	<u>\$ 171,238</u>	<u>\$ 212,107</u>

City of Denison, Texas
COMBINING BALANCE SHEET (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2023

	<u>Project Participation</u>	<u>Federal Foreitures</u>	<u>Fire Equipment</u>	<u>Fire Training</u>
Assets				
Cash and cash equivalents	\$ -	\$ -	\$ -	\$ -
Restricted assets - cash	965,895	53,398	-	4,032
Receivables, net	-	-	-	-
Interest in net position of recipient organization	-	-	-	-
Total Assets	<u>\$ 965,895</u>	<u>\$ 53,398</u>	<u>\$ -</u>	<u>\$ 4,032</u>
Liabilities				
Accounts payable and accrued liabilities	\$ 46	\$ -	\$ -	\$ -
Due to other funds	-	-	-	-
Total Liabilities	<u>46</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances				
Restricted for:				
Debt service	-	-	-	-
Capital projects	965,849	-	-	-
Municipal court	-	-	-	-
Public safety	-	53,398	-	4,032
Community services	-	-	-	-
Federal relief grants	-	-	-	-
Committed to:				
Parks	-	-	-	-
General government	-	-	-	-
Capital projects	-	-	-	-
Assigned to:				
Capital projects	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	<u>965,849</u>	<u>53,398</u>	<u>-</u>	<u>4,032</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 965,895</u>	<u>\$ 53,398</u>	<u>\$ -</u>	<u>\$ 4,032</u>

<u>Canine</u>	<u>Homeland Security Grant</u>	<u>Police Equipment</u>	<u>THF Park</u>	<u>Retiree Medical</u>	<u>Park Dedication</u>
\$ 2,909	\$ -	\$ -	\$ 67	\$ 221	\$ 57,590
-	-	20,349	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 2,909</u>	<u>\$ -</u>	<u>\$ 20,349</u>	<u>\$ 67</u>	<u>\$ 221</u>	<u>\$ 57,590</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
2,909	-	20,349	-	-	-
-	-	-	-	221	57,590
-	-	-	-	-	-
-	-	-	67	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>2,909</u>	<u>-</u>	<u>20,349</u>	<u>67</u>	<u>221</u>	<u>57,590</u>
<u>\$ 2,909</u>	<u>\$ -</u>	<u>\$ 20,349</u>	<u>\$ 67</u>	<u>\$ 221</u>	<u>\$ 57,590</u>

City of Denison, Texas
COMBINING BALANCE SHEET (CONTINUED)
NONMAJOR GOVERNMENTAL FUNDS
September 30, 2023

	Law Enforcement Forfeitures	Police Training	Municipal Court Security	Municipal Court Technology
Assets				
Cash and cash equivalents	\$ -	\$ -	\$ 29,441	\$ 31,108
Restricted assets - cash	29,123	2,070	-	-
Receivables, net	-	-	-	-
Interest in net position of recipient organization	-	-	-	-
Total Assets	\$ 29,123	\$ 2,070	\$ 29,441	\$ 31,108
Liabilities				
Accounts payable and accrued liabilities	\$ -	\$ -	\$ -	\$ 21
Due to other funds	-	-	-	-
Total Liabilities	-	-	-	21
Fund Balances				
Restricted for:				
Debt service	-	-	-	-
Capital improvements	-	-	-	-
Municipal court	-	-	29,441	31,087
Public safety	29,123	2,070	-	-
Community services	-	-	-	-
Federal relief grants	-	-	-	-
Committed to:				
Parks	-	-	-	-
General government	-	-	-	-
Capital projects	-	-	-	-
Assigned to:				
Capital projects	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	29,123	2,070	29,441	31,087
Total Liabilities, Deferred Inflows of Resources, and Fund Balances				
	\$ 29,123	\$ 2,070	\$ 29,441	\$ 31,108

<u>Truancy & Prevention Diversion</u>	<u>Municipal Jury</u>	<u>Improvement Fund</u>	<u>Hotel Occupancy Tax</u>	<u>Federal Relief</u>	<u>Opiod Remediation</u>	<u>Nonmajor Governemntal Funds</u>
\$ 37,110	\$ 741	\$ 4,377	\$ 493,628	\$ 2,617,671	\$ 67,946	\$ 15,247,370
-	-	-	-	-	-	3,765,148
-	-	-	69,611	-	-	154,182
-	-	-	-	-	-	212,107
<u>\$ 37,110</u>	<u>\$ 741</u>	<u>\$ 4,377</u>	<u>\$ 563,239</u>	<u>\$ 2,617,671</u>	<u>\$ 67,946</u>	<u>\$ 19,378,807</u>
\$ -	\$ -	\$ -	\$ 33,232	\$ 22,400	\$ -	\$ 1,464,432
-	-	-	-	-	-	76,014
-	-	-	33,232	22,400	-	1,540,446
-	-	-	-	-	-	1,787,060
-	-	-	-	-	-	8,498,457
37,110	741	-	-	-	-	98,379
-	-	-	-	-	-	111,881
-	-	-	530,007	-	-	1,997,508
-	-	-	-	2,595,271	67,946	2,663,217
-	-	-	-	-	-	1,118,119
-	-	-	-	-	-	31,183
-	-	4,377	-	-	-	1,330,251
-	-	-	-	-	-	212,107
-	-	-	-	-	-	(9,801)
<u>37,110</u>	<u>741</u>	<u>4,377</u>	<u>530,007</u>	<u>2,595,271</u>	<u>67,946</u>	<u>17,838,361</u>
<u>\$ 37,110</u>	<u>\$ 741</u>	<u>\$ 4,377</u>	<u>\$ 563,239</u>	<u>\$ 2,617,671</u>	<u>\$ 67,946</u>	<u>\$ 19,378,807</u>

City of Denison, Texas
COMBINING STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023

	Tax Increment Reinvestment Zone	General Bond	Street Improvements	Cemetery Pre-pay O&C
Revenues				
Property tax	\$ 1,858,775	\$ -	\$ -	\$ -
Franchise and local taxes	-	-	-	-
Intergovernmental	-	824,386	-	-
Charges for services	-	-	-	8,752
Fines and forfeitures	-	-	-	-
Investment income	58,048	155,798	326,581	5,253
Contributions and donations	-	-	-	-
Other revenue	-	-	-	-
Total Revenues	1,916,823	980,184	326,581	14,005
Expenditures				
Current:				
General government	-	-	-	-
Public safety	-	-	-	-
Community services	-	-	-	-
Public works	-	-	-	-
Capital outlay	568,869	2,332,278	767,307	-
Debt Service:				
Principal	132,265	-	-	-
Interest and fiscal charges	12,200	40,575	-	-
Total Expenditures	713,334	2,372,853	767,307	-
Revenues Over (Under) Expenditures	1,203,489	(1,392,669)	(440,726)	14,005
Other Financing Sources (Uses)				
Transfers in	-	357	995,000	-
Transfers (out)	(529,556)	(1,616,221)	(62,030)	(8,752)
Bond issuance	-	1,140,000	-	-
Total Other Financing Sources (Uses)	(529,556)	(475,864)	932,970	(8,752)
Net Change in Fund Balances	673,933	(1,868,533)	492,244	5,253
Beginning fund balances	651,941	3,655,593	7,040,364	11,019
Ending (Deficit) Fund Balances	\$ 1,325,874	\$ 1,787,060	\$ 7,532,608	\$ 16,272

<u>Special Events</u>	<u>Parks & Recreation</u>	<u>TASWA Reserve</u>	<u>Community Development Operating</u>	<u>Denison Public Library</u>	<u>Mr. & Mrs. Jones Memorial Trust</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	526,650	4,649	-
-	612,454	-	30,000	-	-
-	-	-	-	-	-
-	36,035	34,857	-	5,887	-
-	554	-	-	-	-
202,620	48,936	-	192,306	-	-
<u>202,620</u>	<u>697,979</u>	<u>34,857</u>	<u>748,956</u>	<u>10,536</u>	<u>-</u>
156,706	-	61,502	528,648	78,441	-
-	-	-	-	-	-
-	77,428	-	-	-	-
19,934	-	-	-	-	-
-	-	-	-	-	-
-	-	-	173,000	-	-
-	-	-	19,306	-	(9,662)
<u>176,640</u>	<u>77,428</u>	<u>61,502</u>	<u>720,954</u>	<u>78,441</u>	<u>(9,662)</u>
<u>25,980</u>	<u>620,551</u>	<u>(26,645)</u>	<u>28,002</u>	<u>(67,905)</u>	<u>9,662</u>
-	-	557,952	-	-	-
-	(232,629)	(90,813)	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>(232,629)</u>	<u>467,139</u>	<u>-</u>	<u>-</u>	<u>-</u>
25,980	387,922	440,494	28,002	(67,905)	9,662
(11,069)	730,130	798,530	(37,803)	238,571	202,445
<u>\$ 14,911</u>	<u>\$ 1,118,052</u>	<u>\$ 1,239,024</u>	<u>\$ (9,801)</u>	<u>\$ 170,666</u>	<u>\$ 212,107</u>

City of Denison, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (CONTINUED)

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2023

	<u>Project Participation</u>	<u>Federal Foreitures</u>	<u>Fire Equipment</u>	<u>Fire Training</u>
Revenues				
Property tax	\$ -	\$ -	\$ -	\$ -
Franchise and local taxes	-	-	-	-
Intergovernmental	-	-	921	3,800
Charges for services	-	-	-	-
Fines and forfeitures	-	-	-	-
Investment income	40,782	1,014	-	125
Contributions and donations	-	-	-	-
Other revenue	-	-	-	-
Total Revenues	<u>40,782</u>	<u>1,014</u>	<u>921</u>	<u>3,925</u>
Expenditures				
Current:				
General government	-	-	-	-
Public safety	-	2,319	-	5,814
Community services	-	-	-	-
Public works	-	-	-	-
Capital outlay	1,399,971	-	-	-
Debt Service:				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total Expenditures	<u>1,399,971</u>	<u>2,319</u>	<u>-</u>	<u>5,814</u>
Revenues Over (Under) Expenditures	<u>(1,359,189)</u>	<u>(1,305)</u>	<u>921</u>	<u>(1,889)</u>
Other Financing Sources (Uses)				
Transfers in	-	-	1,070	-
Transfers (out)	-	-	-	(1,070)
Bond issuance	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>1,070</u>	<u>(1,070)</u>
Net Change in Fund Balances	<u>(1,359,189)</u>	<u>(1,305)</u>	<u>1,991</u>	<u>(2,959)</u>
Beginning fund balances	2,325,038	54,703	(1,991)	6,991
Ending Fund Balances	<u>\$ 965,849</u>	<u>\$ 53,398</u>	<u>\$ -</u>	<u>\$ 4,032</u>

<u>Canine</u>	<u>Homeland Security Grant</u>	<u>Police Equipment</u>	<u>THF Park</u>	<u>Retiree Medical</u>	<u>Park Dedication</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	19,192	-	-	-
-	-	-	-	-	-
93	38	156	2	221	1,859
-	-	-	-	-	-
1,981	-	-	-	-	-
<u>2,074</u>	<u>38</u>	<u>19,348</u>	<u>2</u>	<u>221</u>	<u>1,859</u>
-	-	-	-	-	-
1,833	2,067	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>1,833</u>	<u>2,067</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>241</u>	<u>(2,029)</u>	<u>19,348</u>	<u>2</u>	<u>221</u>	<u>1,859</u>
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
241	(2,029)	19,348	2	221	1,859
2,668	2,029	1,001	65	-	55,731
<u>\$ 2,909</u>	<u>\$ -</u>	<u>\$ 20,349</u>	<u>\$ 67</u>	<u>\$ 221</u>	<u>\$ 57,590</u>

City of Denison, Texas

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (CONTINUED)

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended September 30, 2023

	Law Enforcement Forfeitures	Police Training	Municipal Court Security	Municipal Court Technology
Revenues				
Property tax	\$ -	\$ -	\$ -	\$ -
Franchise and local taxes	-	-	-	-
Intergovernmental	16,432	-	-	-
Charges for services	-	-	-	-
Fines and forfeitures	-	-	11,047	9,167
Investment income	912	120	994	966
Contributions and donations	-	-	-	-
Other revenue	-	4,707	-	-
Total Revenues	<u>17,344</u>	<u>4,827</u>	<u>12,041</u>	<u>10,133</u>
Expenditures				
Current:				
General government	-	-	-	-
Public safety	26,523	2,757	-	-
Community services	-	-	629	9,288
Public works	-	-	-	-
Capital outlay	-	-	-	-
Debt Service:				
Principal	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total Expenditures	<u>26,523</u>	<u>2,757</u>	<u>629</u>	<u>9,288</u>
Revenues Over (Under) Expenditures	<u>(9,179)</u>	<u>2,070</u>	<u>11,412</u>	<u>845</u>
Other Financing Sources (Uses)				
Transfers in	-	-	-	-
Transfers (out)	-	-	(4,500)	-
Bond issuance	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(4,500)</u>	<u>-</u>
Net Change in Fund Balances	<u>(9,179)</u>	<u>2,070</u>	<u>6,912</u>	<u>845</u>
Beginning fund balances	38,302	-	22,529	30,242
Ending Fund Balances	<u>\$ 29,123</u>	<u>\$ 2,070</u>	<u>\$ 29,441</u>	<u>\$ 31,087</u>

<u>Truancy & Prevention Diversion</u>	<u>Municipal Jury</u>	<u>Improvement Fund</u>	<u>Hotel Occupancy Tax</u>	<u>Federal Relief</u>	<u>Opioid Remediation</u>	<u>Total Nonmajor Governmental Funds</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,858,775
-	-	-	1,077,288	-	-	1,077,288
-	-	-	-	-	-	1,396,030
-	-	-	-	-	-	651,206
10,978	219	-	-	-	-	31,411
1,096	22	141	16,646	98,081	1,889	787,616
-	-	-	-	-	-	554
-	-	-	-	-	66,057	516,607
<u>12,074</u>	<u>241</u>	<u>141</u>	<u>1,093,934</u>	<u>98,081</u>	<u>67,946</u>	<u>6,319,487</u>
-	-	-	-	978,505	-	1,803,802
-	-	-	194,830	-	-	236,143
-	-	-	-	171,345	-	258,690
-	-	-	-	488,083	-	508,017
-	-	-	-	-	-	5,068,425
-	-	-	-	-	-	305,265
-	-	-	-	-	-	62,419
<u>-</u>	<u>-</u>	<u>-</u>	<u>194,830</u>	<u>1,637,933</u>	<u>-</u>	<u>8,242,761</u>
<u>12,074</u>	<u>241</u>	<u>141</u>	<u>899,104</u>	<u>(1,539,852)</u>	<u>67,946</u>	<u>(1,923,274)</u>
-	-	-	31,515	-	-	1,585,894
-	-	-	(425,612)	-	-	(2,971,183)
-	-	-	-	-	-	1,140,000
<u>-</u>	<u>-</u>	<u>-</u>	<u>(394,097)</u>	<u>-</u>	<u>-</u>	<u>(245,289)</u>
<u>12,074</u>	<u>241</u>	<u>141</u>	<u>505,007</u>	<u>(1,539,852)</u>	<u>67,946</u>	<u>(2,168,563)</u>
<u>25,036</u>	<u>500</u>	<u>4,236</u>	<u>25,000</u>	<u>4,135,123</u>	<u>-</u>	<u>20,006,924</u>
<u>\$ 37,110</u>	<u>\$ 741</u>	<u>\$ 4,377</u>	<u>\$ 530,007</u>	<u>\$ 2,595,271</u>	<u>\$ 67,946</u>	<u>\$ 17,838,361</u>

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TAX INCREMENT REINVESTMENT ZONE
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Property tax	\$ 2,096,746	\$ 1,858,775	\$ (237,971)
Investment income	4,815	58,048	53,233
Total Revenues	2,101,561	1,916,823	(184,738)
<u>Expenditures</u>			
Capital outlay	-	568,869	(568,869)
Debt Service:			
Principal	132,265	132,265	-
Interest and fiscal charges	12,000	12,200	(200)
Total Expenditures	144,265	713,334	(569,069) *
Revenues Over (Under) Expenditures	1,957,296	1,203,489	(753,807)
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	(524,451)	(529,556)	(5,105) *
Total Other Financing Sources (Uses)	(524,451)	(529,556)	(5,105)
Net Change in Fund Balances	\$ 1,432,845	673,933	\$ (758,912)
Beginning fund balances		651,941	
Ending Fund Balances		\$ 1,325,874	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
GENERAL BOND FUND
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Intergovernmental	\$ 793,519	\$ 824,386	\$ 30,867
Investment income	4,000	155,798	151,798
Total Revenues	797,519	980,184	182,665
<u>Expenditures</u>			
Capital outlay	3,314,301	2,332,278	982,023
Debt Service:			
Interest and fiscal charges	153,405	40,575	112,830
Total Expenditures	3,467,706	2,372,853	1,094,853
Revenues Over (Under) Expenditures	(2,670,187)	(1,392,669)	1,277,518
<u>Other Financing Sources (Uses)</u>			
Transfers in	-	357	357
Transfers (out)	(1,616,221)	(1,616,221)	-
Bond issuance	-	1,140,000	1,140,000
Total Other Financing Sources (Uses)	(1,616,221)	(475,864)	1,140,357
Net Change in Fund Balances	\$ (4,286,408)	(1,868,533)	\$ 2,417,875
Beginning fund balances		3,655,593	
Ending Fund Balances		\$ 1,787,060	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
CEMETERY PRE-PAY O&C
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Charges for services	\$ 12,000	\$ 8,752	\$ (3,248)
Investment income	550	5,253	4,703
Total Revenues	<u>12,550</u>	<u>14,005</u>	<u>1,455</u>
Revenues Over (Under) Expenditures	<u>12,550</u>	<u>14,005</u>	<u>1,455</u>
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	(12,000)	(8,752)	3,248
Total Other Financing Sources (Uses)	<u>(12,000)</u>	<u>(8,752)</u>	<u>3,248</u>
Net Change in Fund Balances	<u>\$ 550</u>	<u>5,253</u>	<u>\$ 4,703</u>
Beginning fund balances		<u>11,019</u>	
Ending Fund Balances		<u>\$ 16,272</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
STREET IMPROVEMENT
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Investment income	\$ 5,000	\$ 326,581	\$ 321,581
Total Revenues	<u>5,000</u>	<u>326,581</u>	<u>321,581</u>
<u>Expenditures</u>			
Capital outlay	7,980,973	767,307	7,213,666
Total Expenditures	<u>7,980,973</u>	<u>767,307</u>	<u>7,213,666</u>
Revenues Over (Under) Expenditures	<u>(7,975,973)</u>	<u>(440,726)</u>	<u>7,535,247</u>
<u>Other Financing Sources (Uses)</u>			
Transfers in	945,000	995,000	50,000
Transfers (out)	-	(62,030)	(62,030)
Total Other Financing Sources (Uses)	<u>945,000</u>	<u>932,970</u>	<u>(12,030)</u>
Net Change in Fund Balances	<u>\$ (7,030,973)</u>	<u>492,244</u>	<u>\$ 7,523,217</u>
Beginning fund balances		<u>7,040,364</u>	
Ending Fund Balances		<u>\$ 7,532,608</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
DENISON PUBLIC LIBRARY
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Intergovernmental	\$ 91,500	\$ 4,649	\$ (86,851)
Investment income	1,000	5,887	4,887
Total Revenues	92,500	10,536	(81,964)
<u>Expenditures</u>			
Current:			
General government	21,050	78,441	(57,391) *
Total Expenditures	21,050	78,441	(57,391)
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	(50,000)	-	50,000
Total Other Financing Sources (Uses)	(50,000)	-	50,000
Net Change in Fund Balances	\$ 21,450	(67,905)	\$ (89,355)
Beginning fund balances		238,571	
Ending Fund Balances		\$ 170,666	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FEDERAL FORFEITURES
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Investment income	\$ 50	\$ 1,014	\$ 964
Total Revenues	50	1,014	964
 <u>Expenditures</u>			
Current:			
Public safety	19,053	2,319	16,734
Total Expenditures	19,053	2,319	16,734
Revenues Over (Under) Expenditures	(19,003)	(1,305)	17,698
Net Change in Fund Balances	\$ (19,003)	(1,305)	\$ 17,698
Beginning fund balances		54,703	
Ending Fund Balances		\$ 53,398	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FIRE EQUIPMENT
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Intergovernmental	\$ 1,000	\$ 921	\$ (79)
Investment income	10	-	(10)
Total Revenues	1,010	921	(89)
 <u>Expenditures</u>			
Current:			
Public safety	2,500	-	2,500
Total Expenditures	2,500	-	2,500
Revenues Over (Under) Expenditures	(1,490)	921	2,411
 <u>Other Financing Sources (Uses)</u>			
Transfers in	-	1,070	1,070
Total Other Financing Sources (Uses)	-	1,070	1,070
Net Change in Fund Balances	\$ (1,490)	1,991	\$ 3,481
Beginning fund balances		(1,991)	
Ending Fund Balances		\$ -	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
PARKS & RECREATION
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Charges for services	\$ 560,000	\$ 612,454	\$ 52,454
Investment income	2,300	36,035	33,735
Contributions	-	554	554
Other revenue	13,000	48,936	35,936
Total Revenues	<u>575,300</u>	<u>697,979</u>	<u>122,679</u>
<u>Expenditures</u>			
Current:			
Culture and recreation	543,000	77,428	465,572
Total Expenditures	<u>543,000</u>	<u>77,428</u>	<u>465,572</u>
Revenues Over (Under) Expenditures	<u>32,300</u>	<u>620,551</u>	<u>588,251</u>
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	-	(232,629)	(232,629)
Total Other Financing Sources (Uses)	<u>-</u>	<u>(232,629)</u>	<u>(232,629)</u>
Net Change in Fund Balances	<u>\$ 32,300</u>	<u>387,922</u>	<u>\$ 355,622</u>
Beginning fund balances		730,130	
Ending Fund Balances		<u>\$ 1,118,052</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
LAW ENFORCEMENT FORFEITURES
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Fines and forfeitures	\$ 35,000	\$ -	\$ (35,000)
Intergovernmental	-	16,432	16,432
Investment income	200	912	712
Total Revenues	<u>35,200</u>	<u>17,344</u>	<u>(17,856)</u>
<u>Expenditures</u>			
Current:			
Public safety	33,750	26,523	7,227
Total Expenditures	<u>33,750</u>	<u>26,523</u>	<u>7,227</u>
Net Change in Fund Balances	<u>\$ 1,450</u>	<u>(9,179)</u>	<u>\$ (10,629)</u>
Beginning fund balances		<u>38,302</u>	
Ending Fund Balances		<u>\$ 29,123</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
SPECIAL EVENTS
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Other income	\$ 194,000	\$ 202,620	\$ 8,620
Total Revenues	194,005	202,620	8,615
 <u>Expenditures</u>			
Current:			
General government	192,000	156,706	35,294
Public works	2,000	19,934	(17,934) *
Total Expenditures	194,000	176,640	35,294
Revenues Over (Under) Expenditures	5	25,980	43,909
Net Change in Fund Balances	\$ 5	25,980	\$ 43,909
Beginning fund balances		(11,069)	
Ending Fund Balances		\$ 14,911	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
MUNICIPAL COURT SECURITY
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Fines and forfeitures	\$ 10,000	\$ 11,047	\$ 1,047
Investment income	80	994	914
Total Revenues	<u>10,080</u>	<u>12,041</u>	<u>1,961</u>
<u>Expenditures</u>			
Current:			
Public service	4,500	629	3,871
Total Expenditures	<u>4,500</u>	<u>629</u>	<u>3,871</u>
Revenues Over (Under) Expenditures	<u>5,580</u>	<u>11,412</u>	<u>5,832</u>
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	(15,000)	(4,500)	10,500
Total Other Financing Sources (Uses)	<u>(15,000)</u>	<u>(4,500)</u>	<u>10,500</u>
Net Change in Fund Balances	<u>\$ (9,420)</u>	<u>6,912</u>	<u>\$ 16,332</u>
Beginning fund balances		<u>22,529</u>	
Ending Fund Balances		<u>\$ 29,441</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
MUNICIPAL COURT TECHNOLOGY
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Fines and forfeitures	\$ 9,000	\$ 9,167	\$ 167
Investment income	25	966	941
Total Revenues	<u>9,025</u>	<u>10,133</u>	<u>1,108</u>
<u>Expenditures</u>			
Current:			
Public service	26,000	9,288	16,712
Total Expenditures	<u>26,000</u>	<u>9,288</u>	<u>16,712</u>
Revenues Over (Under) Expenditures	<u>(16,975)</u>	<u>845</u>	<u>17,820</u>
Net Change in Fund Balances	<u>\$ (16,975)</u>	<u>845</u>	<u>\$ 17,820</u>
Beginning fund balances		30,242	
Ending Fund Balances		<u>\$ 31,087</u>	

Notes to Other Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FIRE TRAINING
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Intergovernmental	\$ 1,050	\$ 3,800	\$ 2,750
Investment income	25	125	100
Total Revenues	1,075	3,925	2,850
 <u>Expenditures</u>			
Current:			
Public safety	2,000	5,814	(3,814) *
Total Expenditures	2,000	5,814	(3,814)
Revenues Over (Under) Expenditures	(925)	(1,889)	(964)
Net Change in Fund Balances	\$ (925)	(2,959)	\$ (2,034)
Beginning fund balances		6,991	
Ending Fund Balances		\$ 4,032	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
HOMELAND SECURITY GRANT
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Investment income	\$ 7	\$ 38	\$ 31
Total Revenues	7	38	31
 <u>Expenditures</u>			
Current:			
Public safety	-	2,067	(2,067)
Total Expenditures	-	2,067	(2,067) *
Revenues Over (Under) Expenditures	7	(2,029)	(2,036)
Net Change in Fund Balances	\$ 7	(2,029)	\$ (2,036)
Beginning fund balances		2,029	
Ending Fund Balances		\$ -	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
RETIREE MEDICAL
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Donations and fundraisers	\$ 1,600,000	\$ -	\$ (1,600,000)
Investment income	-	221	221
Total Revenues	<u>1,600,000</u>	<u>221</u>	<u>(1,599,779)</u>
<u>Expenditures</u>			
Current:			
General government	1,600,000	-	1,600,000
Total Expenditures	<u>1,600,000</u>	<u>-</u>	<u>1,600,000</u>
Net Change in Fund Balances	<u>\$ -</u>	<u>221</u>	<u>\$ 221</u>
Beginning fund balances		-	
Ending Fund Balances		<u>\$ 221</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
CANINE
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Other revenue	\$ -	\$ 1,981	\$ 1,981
Investment income	2	93	91
Total Revenues	2	2,074	2,072
 <u>Expenditures</u>			
Current:			
Public safety	250	1,833	(1,583)
Total Expenditures	250	1,833	(1,583) *
Net Change in Fund Balances	\$ (248)	241	\$ 489
Beginning fund balances		2,668	
Ending Fund Balances		\$ 2,909	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
POLICE TRAINING
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Investment income	\$ 3	\$ 120	\$ 117
Other revenue	1,500	4,707	3,207
Total Revenues	1,503	4,827	3,324
 <u>Expenditures</u>			
Current:			
Public safety	1,503	2,757	(1,254) *
Total Expenditures	1,503	2,757	(1,254)
Revenues Over (Under) Expenditures	-	2,070	2,070
Net Change in Fund Balances	\$ -	2,070	\$ 2,070
Beginning fund balances		-	
Ending Fund Balances		\$ 2,070	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
POLICE EQUIPMENT
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Intergovernmental	\$ 1,000	\$ 19,192	\$ 18,192
Investment income	5	156	151
Total Revenues	<u>1,005</u>	<u>19,348</u>	<u>18,343</u>
<u>Expenditures</u>			
Current:			
Public safety	1,500	-	1,500
Total Expenditures	<u>1,500</u>	<u>-</u>	<u>1,500</u>
Revenues Over (Under) Expenditures	<u>(495)</u>	<u>19,348</u>	<u>19,843</u>
Net Change in Fund Balances	<u>\$ (495)</u>	<u>19,348</u>	<u>\$ 19,843</u>
Beginning fund balances		1,001	
Ending Fund Balances		<u>\$ 20,349</u>	

Notes to Other Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TRUANCY PREVENTION & DIVERSION
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Fines and forfeitures	\$ 10,000	\$ 10,978	\$ 978
Investment income	80	1,096	1,016
Total Revenues	<u>10,080</u>	<u>12,074</u>	<u>1,994</u>
Revenues Over (Under) Expenditures	<u>10,080</u>	<u>12,074</u>	<u>1,994</u>
Net Change in Fund Balances	<u>\$ 10,080</u>	<u>12,074</u>	<u>\$ 1,994</u>
Beginning fund balances		<u>25,036</u>	
Ending Fund Balances		<u>\$ 37,110</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
MUNICIPAL JURY
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Fines and forfeitures	\$ 150	\$ 219	\$ 69
Investment income	2	22	20
Total Revenues	152	241	89
Revenues Over (Under) Expenditures	152	241	89
Net Change in Fund Balances	\$ 152	241	\$ 89
Beginning fund balances		500	
Ending Fund Balances		\$ 741	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
THE PARK
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Other income	\$ 100	\$ -	\$ (100)
Investment income	-	2	2
Total Revenues	<u>100</u>	<u>2</u>	<u>(98)</u>
<u>Expenditures</u>			
Current:			
General government	100	-	100
Total Expenditures	<u>100</u>	<u>-</u>	<u>100</u>
Revenues Over (Under) Expenditures	<u>-</u>	<u>2</u>	<u>2</u>
Net Change in Fund Balances	<u>\$ -</u>	<u>2</u>	<u>\$ 2</u>
Beginning fund balances		<u>65</u>	
Ending Fund Balances		<u>\$ 67</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
TASWA RESERVE
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Investment income	\$ 2,500	\$ 34,857	\$ 32,357
Total Revenues	2,500	34,857	32,357
<u>Expenditures</u>			
Current:			
General government	130,115	61,502	(68,613) *
Total Expenditures	130,115	61,502	(68,613)
Revenues Over (Under) Expenditures	(127,615)	(26,645)	(36,256)
<u>Other Financing Sources (Uses)</u>			
Transfers in	475,000	557,952	82,952
Transfers (out)	(253,091)	(90,813)	162,278
Total Other Financing Sources (Uses)	221,909	467,139	245,230
Net Change in Fund Balances	\$ 94,294	440,494	\$ 208,974
Beginning fund balances		798,530	
Ending Fund Balances		\$ 1,239,024	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
PARK DEDICATION
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Other income	\$ 75,000	\$ -	\$ (75,000)
Investment income	400	1,859	1,459
Total Revenues	75,400	1,859	(73,541)
Net Change in Fund Balances	\$ 75,400	1,859	\$ (73,541)
Beginning fund balances		55,731	
Ending Fund Balances		\$ 57,590	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
IMPROVEMENT FUND
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Investment income	\$ 15	\$ 141	\$ 126
Total Revenues	15	141	126
Net Change in Fund Balances	\$ 15	141	\$ 126
Beginning fund balances		4,236	
Ending Fund Balances		\$ 4,377	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
FEDERAL RELIEF
For the Year Ended September 30, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
<u>Revenues</u>			
Investment income	\$ 100	\$ 98,081	\$ 97,981
Total Revenues	<u>100</u>	<u>98,081</u>	<u>97,981</u>
<u>Expenditures</u>			
Current:			
General government	1,391,057	978,505	412,552
Community services	735,820	171,345	564,475
Public works	747,588	488,083	259,505
Total Expenditures	<u>2,874,465</u>	<u>1,637,933</u>	<u>1,236,532</u>
Net Change in Fund Balances	<u>\$ (2,874,365)</u>	<u>(1,539,852)</u>	<u>\$ 1,334,513</u>
Beginning fund balances		4,135,123	
Ending Fund Balances		<u>\$ 2,595,271</u>	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
PROJECT PARTICIPATION
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Investment income	\$ -	\$ 40,782	\$ 40,782
Other revenue	1,000	-	(1,000)
Total Revenues	1,000	40,782	39,782
<u>Expenditures</u>			
Capital outlay	1,391,057	1,399,971	(8,914) *
Total Expenditures	1,391,057	1,399,971	(8,914)
Revenues Over (Under) Expenditures	(1,390,057)	(1,359,189)	30,868
<u>Other Financing Sources (Uses)</u>			
Transfers (out)	560,582	-	(560,582)
Total Other Financing Sources (Uses)	560,582	-	(560,582)
Net Change in Fund Balances	\$ (829,475)	(1,359,189)	\$ (529,714)
Beginning fund balances		2,325,038	
Ending Fund Balances		\$ 965,849	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - BUDGET AND ACTUAL
HOTEL OCCUPANCY TAX FUND
For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Franchise and local taxes	\$ 625,000	\$ 1,077,288	\$ 452,288
Investment income	300	16,646	16,346
Total Revenues	625,300	1,093,934	468,634
<u>Expenditures</u>			
Current			
Public safety	365,000	194,830	170,170
Total Expenditures	365,000	194,830	170,170
Revenues Over (Under) Expenditures	260,300	899,104	638,804
<u>Other Financing Sources (Uses)</u>			
Transfers in	-	31,515	31,515
Transfers (out)	(187,200)	(425,612)	(238,412) *
Total Other Financing Sources (Uses)	(187,200)	(394,097)	(206,897)
Net Change in Fund Balances	\$ 73,100	505,007	\$ 431,907
Beginning fund balances		25,000	
Ending Fund Balances		\$ 530,007	

Notes to Other Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles.

* Expenditures exceeded appropriations at the legal level of control.

City of Denison, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

GENERAL INTEREST & SINKING FUND

For the Year Ended September 30, 2023

	Original & Final Budget	Actual	Variance with Final Budget Positive (Negative)
<u>Revenues</u>			
Property tax	\$ 1,773,844	\$ 1,834,511	\$ 60,667
Intergovernmental	-	356,100	356,100
Investment income	2,000	85,627	83,627
Total Revenues	1,775,844	2,276,238	500,394
<u>Expenditures</u>			
Debt Service:			
Principal	3,180,702	2,419,429	761,273
Interest and fiscal charges	1,089,914	1,117,209	(27,295)
Total Expenditures	4,270,616	3,536,638	733,978
Revenues Over (Under) Expenditures	(2,494,772)	(1,260,400)	1,234,372
<u>Other Financing Sources (Uses)</u>			
Transfers in	1,674,070	2,404,921	730,851
Total Other Financing Sources (Uses)	1,674,070	2,404,921	730,851
Net Change in Fund Balance	\$ (820,702)	1,144,521	\$ 1,965,223
Beginning fund balance		986,458	
Ending Fund Balance		\$ 2,130,979	

Notes to Supplementary Information

- Annual budgets are adopted on a basis consistent with generally accepted accounting principles

City of Denison, Texas
COMBINING STATEMENT OF NET POSITION
FIDUCIARY FUNDS
September 30, 2023

	Custodial Funds		Total
	Police Seizure	Sister City	
<u>Assets</u>			
Cash and cash equivalents	\$ 75,415	\$ 137	\$ 75,552
Total Assets	75,415	137	75,552
<u>Net Position</u>			
Restricted for organizations and other governments	75,415	137	75,552
Total Liabilities	\$ 75,415	\$ 137	\$ 75,552

City of Denison, Texas

COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION FIDUCIARY FUNDS

For the Year Ended September 30, 2023

		Custodial Funds		Total
		Police Seizure	Sister City	
<u>Additions</u>				
Contributions		\$ 19,743	\$ 9,060	\$ 28,803
Total Additions		19,743	9,060	28,803
 <u>Deductions</u>				
Intergovernmental		16,833	24,646	41,479
Total Deductions		16,833	24,646	41,479
Change in Net Position		2,910	(15,586)	(12,676)
Beginning net position		72,505	15,723	88,228
Ending Net Position		\$ 75,415	\$ 137	\$ 75,552



City of Denison, Texas
COMBINING SCHEDULE OF NET POSITION
DISCRETELY PRESENTED COMPONENT UNITS
September 30, 2023

	Denison Business and Industrial Corporation	Denison Community Investment Corporation*	Denison Public Library Endowment Fund	Total
<u>Assets</u>				
Cash and cash equivalents	\$ 6,263,803	\$ 313,183	\$ 42,264	\$ 6,619,250
Investments	2,024,894	240,000	-	2,264,894
Restricted assets - cash	-	18,531	-	18,531
Retricted assets - investments	-	-	655,749	655,749
Receivables, net	511,167	5,448	-	516,615
Intergovernmental receivable	965,849	-	-	965,849
Notes receivable, current	-	147,896	-	147,896
Total Current Assets	9,765,713	725,058	698,013	11,188,784
Note receivable, noncurrent	-	1,002,904	-	1,002,904
Capital assets:				
Non-depreciable	6,019,261	-	-	6,019,261
Net depreciable capital assets	339,294	-	-	339,294
Total Noncurrent Assets	6,358,555	1,002,904	-	7,361,459
Total Assets	16,124,268	1,727,962	698,013	18,550,243
<u>Liabilities</u>				
Accounts payable and accrued liabilities	42,192	-	-	42,192
Escrow payable	-	18,530	-	18,530
Accrued interest payable	303,969	-	-	303,969
Compensated absences - current	7,811	-	-	7,811
Debt due within one year	346,630	-	-	346,630
	700,602	18,530	-	719,132
Noncurrent liabilities:				
Compensated absences - noncurrent	70,296	-	-	70,296
Debt due in more than one year	4,524,845	-	-	4,524,845
	4,595,141	-	-	4,595,141
Total Liabilities	5,295,743	18,530	-	5,314,273
<u>Net Position</u>				
Net investment in capital assets	1,183,111	-	-	1,183,111
Restricted				
Debt service	13,222	-	-	13,222
Unrestricted	9,632,192	1,709,432	698,013	12,039,637
Total Net Position	\$ 10,828,525	\$ 1,709,432	\$ 698,013	\$ 13,235,970

*Note: As of December 31, 2022

City of Denison, Texas
COMBINING SCHEDULE OF ACTIVITIES
DISCRETELY PRESENTED COMPONENT UNITS
For the Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Component Units				
Governmental Activities				
Business and Industrial	\$ 1,331,931	\$ 361,759	\$ 186,790	\$ -
Public Library Endowment Fund	54,868	-	10,224	-
Total Governmental Activities	1,386,799	361,759	197,014	-
Business-Type Activities				
Community Investment	14,784	-	-	-
Total Business-Type Activities	14,784	-	-	-
Total Component Units	\$ 1,401,583	\$ 361,759	\$ 197,014	\$ -

General Revenues:

Sales taxes
Investment income (losses)
Gain (loss) on sale of assets
Other revenues

Total General Revenues**Change in Net Position**

Beginning Net Position

Ending Net Position

*Note: For the year ended December 31, 2022

Net (Expense) Revenue and Changes in Net Position

Denison Business and Industrial Corporation	Denison Community Investment Corporation*	Denison Public Library Endowment Fund	Total
\$ (783,382)	\$ -	\$ -	\$ (783,382)
-	-	(44,644)	(44,644)
<u>(783,382)</u>	<u>-</u>	<u>(44,644)</u>	<u>(828,026)</u>
-	(14,784)	-	(14,784)
-	(14,784)	-	(14,784)
<u>\$ (783,382)</u>	<u>\$ (14,784)</u>	<u>\$ (44,644)</u>	<u>\$ (842,810)</u>
2,713,519	-	-	2,713,519
310,665	942	72,726	384,333
(1,284,914)	-	-	(1,284,914)
1,274	43,345	55	44,674
<u>1,740,544</u>	<u>44,287</u>	<u>72,781</u>	<u>1,857,612</u>
957,162	29,503	28,137	1,014,802
9,871,363	1,679,929	669,876	12,221,168
<u>\$ 10,828,525</u>	<u>\$ 1,709,432</u>	<u>\$ 698,013</u>	<u>\$ 13,235,970</u>



STATISTICAL SECTION

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
Financial Trends	151
<i>These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.</i>	
Revenue Capacity	154
<i>These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.</i>	
Debt Capacity	161
<i>These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.</i>	
Demographic and Economic Information	166
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</i>	
Operating Information	168
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.</i>	



City of Denison, Texas

NET POSITION BY COMPONENT

Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Governmental activities										
Net investment in capital assets	\$ 44,569,881	\$ 42,830,735	\$ 40,778,772	\$ 38,828,612	\$ 37,535,804	\$ 37,495,796	\$ 37,132,818	\$ 35,036,127	\$ 26,366,449	\$ 26,183,653
Restricted	7,587,649	10,233,014	7,155,833	1,305,137	1,645,398	773,847	501,914	481,114	315,807	284,879
Unrestricted	8,472,403	2,625,984	(529,620)	(1,912,786)	(3,251,881)	(51,283)	(364,665)	1,024,406	2,058,721	1,251,676
Total governmental activities net position	\$ 60,629,933	\$ 55,689,733	\$ 47,404,985	\$ 38,220,963	\$ 35,929,321	\$ 38,218,360	\$ 37,270,067	\$ 36,541,647	\$ 28,740,977	\$ 27,720,208
Business-type activities										
Net investment in capital assets	\$ 28,828,601	\$ 23,173,107	\$ 19,181,636	\$ 21,327,908	\$ 18,465,710	\$ 18,227,222	\$ 17,982,620	\$ 17,690,856	\$ 17,614,946	\$ 17,361,833
Restricted	-	591,281	-	-	-	-	-	-	-	-
Unrestricted	4,842,514	6,855,817	8,338,628	4,777,839	5,973,273	3,693,557	3,285,060	3,199,098	3,399,905	3,361,574
Total business-type activities net position	\$ 33,671,115	\$ 30,620,205	\$ 27,520,264	\$ 26,105,747	\$ 24,438,983	\$ 21,920,779	\$ 21,267,680	\$ 20,889,954	\$ 21,014,851	\$ 20,723,407
Primary government net government net position	\$ 94,301,048	\$ 86,309,938	\$ 74,925,249	\$ 64,326,710	\$ 60,368,304	\$ 60,139,139	\$ 58,537,747	\$ 57,431,601	\$ 49,755,828	\$ 48,443,615

Source: Audited city financials

City of Denison, Texas
CHANGES IN NET POSITION
 Last Ten Fiscal Years (Unaudited)
 (accrual basis of accounting)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Expenses										
Governmental activities:										
General government	\$ 9,116,744	\$ 6,417,612	\$ 4,690,211	\$ 4,979,074	\$ 5,675,190	\$ 5,592,849	\$ 6,217,065	\$ 5,243,230	\$ 4,368,406	\$ 4,435,657
Public safety	17,421,835	13,218,099	11,977,539	11,807,727	12,903,441	11,341,795	11,552,027	10,918,408	9,790,527	10,211,949
Community services	6,748,665	6,815,721	6,532,744	6,396,781	5,776,713	4,055,461	4,288,512	4,124,284	3,708,493	3,536,025
Public works	7,400,109	6,227,422	6,101,920	6,849,224	6,804,281	6,324,708	6,157,746	4,953,880	5,524,477	6,092,200
Interest on long-term debt	1,174,944	1,061,659	1,030,163	651,586	506,897	538,988	489,753	305,847	239,722	208,340
Total governmental activities expenses	41,862,297	33,740,513	30,332,577	30,684,392	31,666,522	27,853,801	28,705,103	25,545,649	23,631,625	24,484,171
Business-type activities:										
Water and sewer	15,167,342	12,062,253	10,834,046	10,164,849	10,545,353	9,771,531	9,557,924	9,456,049	9,350,407	8,633,070
Total business-type activities expenses	15,167,342	12,062,253	10,834,046	10,164,849	10,545,353	9,771,531	9,557,924	9,456,049	9,350,407	8,633,070
Total primary government expenses	\$ 57,029,639	\$ 45,802,766	\$ 41,166,623	\$ 40,849,241	\$ 42,211,875	\$ 37,625,332	\$ 38,263,027	\$ 35,001,698	\$ 32,982,032	\$ 33,117,241
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 250,721	\$ 241,737	\$ 310,850	\$ 1,231,546	\$ 1,418,334	\$ 1,243,624	\$ 1,214,347	\$ 901,405	\$ 1,038,224	\$ 1,288,598
Public safety	2,994,313	1,356,310	1,200,216	910,917	1,829,812	2,353,054	1,860,847	2,237,545	2,230,118	1,503,310
Community services	2,239,177	2,453,643	2,118,081	1,652,774	1,688,766	1,446,762	1,405,039	1,170,975	1,084,003	1,100,612
Public works	7,103,629	6,157,608	5,821,317	5,654,494	5,410,774	5,394,334	5,178,881	4,948,606	4,882,630	4,709,727
Operating grants and contributions	1,525,739	949,989	912,461	1,668,713	449,370	819,419	224,280	1,199,819	533,356	789,741
Capital grants and contributions	19,192	3,913,306	5,260,875	-	-	-	272,525	-	-	-
Total governmental activities program revenues	14,132,771	15,072,593	15,623,800	11,118,444	10,797,056	11,257,193	10,155,919	10,458,350	9,768,331	9,391,988
Business-type activities:										
Charges for services:										
Water and sewer	18,968,067	16,903,891	14,518,795	13,736,756	12,783,394	12,555,348	11,925,469	11,035,471	10,874,750	9,890,510
Operating grants and contributions	204,482	-	-	25,375	-	-	-	-	-	-
Total business-type activities program revenues	19,172,549	16,903,891	14,518,795	13,762,131	12,783,394	12,555,348	11,925,469	11,035,471	10,874,750	9,890,510
Total primary government program revenues	\$ 33,305,320	\$ 31,976,484	\$ 30,142,595	\$ 24,880,575	\$ 23,580,450	\$ 23,812,541	\$ 22,081,388	\$ 21,493,821	\$ 20,643,081	\$ 19,282,498

Source: Audited city financials

City of Denison, Texas

CHANGES IN NET POSITION (Continued)

Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	2023	2023	2021	2020	2019	2018	2017	2016	2015	2014
Net (Expenses) Revenue										
Governmental activities	\$ (27,729,526)	\$ (18,667,920)	\$ (14,708,777)	\$ (19,565,948)	\$ (20,869,466)	\$ (16,596,608)	\$ (18,549,184)	\$ (15,087,299)	\$ (13,863,294)	\$ (15,092,183)
Business-type activities	4,005,207	4,841,638	3,684,749	3,597,282	2,238,041	2,783,817	2,367,545	1,579,422	1,524,343	1,257,440
Total primary government net expense	<u>\$ (23,724,319)</u>	<u>\$ (13,826,282)</u>	<u>\$ (11,024,028)</u>	<u>\$ (15,968,666)</u>	<u>\$ (18,631,425)</u>	<u>\$ (13,812,791)</u>	<u>\$ (16,181,639)</u>	<u>\$ (13,507,877)</u>	<u>\$ (12,338,951)</u>	<u>\$ (13,834,743)</u>
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Property taxes	\$ 16,696,399	\$ 13,263,057	\$ 12,248,777	\$ 11,069,151	\$ 10,049,035	\$ 8,861,579	\$ 8,507,756	\$ 7,669,631	\$ 7,170,676	\$ 6,793,411
Sales taxes	8,140,375	7,924,179	6,437,969	6,112,237	5,710,960	5,591,271	5,148,801	4,717,022	4,417,481	4,154,796
Franchise and local taxes	2,757,728	2,419,078	2,032,350	1,760,562	1,974,020	1,936,874	1,788,815	1,837,245	1,861,481	1,965,979
Other revenues	795,431	1,013,301	712,483	719,271	624,662	735,762	859,401	625,210	32,325	375,221
Investment earnings	1,257,389	147,480	95,150	126,053	216,726	163,508	105,995	45,826	143,629	33,241
Gain on sale of capital assets	-	-	-	-	-	-	50,000	-	-	-
Transfers	3,022,404	1,971,499	2,304,170	2,070,316	5,024	1,539,284	2,023,317	1,687,361	1,258,471	1,225,000
Total governmental activities	<u>32,669,726</u>	<u>26,738,594</u>	<u>23,830,899</u>	<u>21,857,590</u>	<u>18,580,427</u>	<u>18,828,278</u>	<u>18,484,085</u>	<u>16,582,295</u>	<u>14,884,063</u>	<u>14,547,648</u>
Business-type activities:										
Investment earnings	2,068,107	229,802	33,938	139,798	285,187	108,868	33,498	28,985	25,572	13,976
Gain (Loss) on sale of capital assets	-	-	-	-	-	-	-	(45,943)	-	-
Transfers	(3,022,404)	(1,971,499)	(2,304,170)	(2,070,316)	(5,024)	(1,539,284)	(2,023,317)	(1,687,361)	(1,258,471)	(1,225,000)
Total business-type activities	<u>(954,297)</u>	<u>(1,741,697)</u>	<u>(2,270,232)</u>	<u>(1,930,518)</u>	<u>280,163</u>	<u>(1,430,416)</u>	<u>(1,989,819)</u>	<u>(1,704,319)</u>	<u>(1,232,899)</u>	<u>(1,211,024)</u>
Total primary government	<u>\$ 31,715,429</u>	<u>\$ 24,996,897</u>	<u>\$ 21,560,667</u>	<u>\$ 19,927,072</u>	<u>\$ 18,860,590</u>	<u>\$ 17,397,862</u>	<u>\$ 16,494,266</u>	<u>\$ 14,877,976</u>	<u>\$ 13,651,164</u>	<u>\$ 13,336,624</u>
Change in Net Position										
Governmental activities	\$ 4,940,200	\$ 8,070,674	\$ 9,122,122	\$ 2,291,642	\$ (2,289,039)	\$ 2,231,670	\$ (65,099)	\$ 1,494,996	\$ 1,020,769	\$ (544,535)
Business-type activities	3,050,910	3,099,941	1,414,517	1,666,764	2,518,204	1,353,401	377,726	(124,897)	291,444	46,416
Total primary government	<u>\$ 7,991,110</u>	<u>\$ 11,170,615</u>	<u>\$ 10,536,639</u>	<u>\$ 3,958,406</u>	<u>\$ 229,165</u>	<u>\$ 3,585,071</u>	<u>\$ 312,627</u>	<u>\$ 1,370,099</u>	<u>\$ 1,312,213</u>	<u>\$ (498,119)</u>

Note: City of Denison Texas first applied GASB Statement No.34 in fiscal year 2002.
Source: Audited city financials

City of Denison, Texas
GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Property Tax	Franchise Tax	Sales Tax	Hotel/Motel Tax	Bingo and Mixed Beverage Tax	Total
2014	\$ 6,793,411	\$ 1,475,585	\$ 4,154,796	\$ 435,366	\$ 55,028	\$ 12,914,186
2015	\$ 7,192,805	\$ 1,441,300	\$ 4,417,481	\$ 368,846	\$ 51,335	\$ 13,471,767
2016	\$ 7,471,696	\$ 1,383,876	\$ 4,562,899	\$ 409,558	\$ 43,811	\$ 13,871,840
2017	\$ 8,507,756	\$ 1,371,528	\$ 5,148,801	\$ 371,452	\$ 45,835	\$ 15,445,372
2018	\$ 8,616,569	\$ 1,457,997	\$ 5,553,586	\$ 477,341	\$ 48,112	\$ 16,153,605
2019	\$ 9,507,352	\$ 1,458,202	\$ 6,330,200	\$ 422,336	\$ 54,922	\$ 17,773,011
2020	\$ 10,844,770	\$ 1,580,769	\$ 6,112,237	\$ 356,235	\$ 63,095	\$ 18,957,106
2021	\$ 11,896,581	\$ 1,567,922	\$ 6,571,066	\$ 501,901	\$ 73,292	\$ 20,610,762
2022	\$ 12,671,887	\$ 1,697,506	\$ 7,277,734	\$ 668,781	\$ 84,439	\$ 22,400,347
2023	\$ 16,566,948	\$ 1,594,218	\$ 8,140,375	\$ 1,077,288	\$ 86,222	\$ 27,465,051

Source: Audited city financials

City of Denison, Texas
FUND BALANCES OF GOVERNMENTAL FUNDS
 Last Ten Fiscal Years (Unaudited)
 (modified accrual basis of accounting)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
General Fund										
Nonspendable	\$ 98,168	\$ 145,090	\$ 468,408	\$ 252,330	\$ 327,573	\$ 88,498	\$ 109,918	\$ 113,434	\$ 86,063	\$ 111,432
Restricted	873,216	2,420,594	1,100,000	-	-	-	-	-	-	26,461
Committed	109,433	109,433	206,162	474,294	386,981	751,725	1,706,012	1,706,012	1,781,095	1,358,671
Unassigned	11,363,069	8,860,243	7,852,604	5,884,269	6,251,513	6,857,817	6,187,054	5,743,218	6,168,066	5,590,148
Total general fund	\$ 12,443,886	\$ 11,535,360	\$ 9,627,174	\$ 6,610,893	\$ 6,966,067	\$ 7,698,040	\$ 8,002,984	\$ 7,562,664	\$ 8,035,224	\$ 7,086,712
All Other Governmental Funds										
Restricted	\$ 17,287,481	\$ 19,444,409	\$ 24,114,680	\$ 10,245,490	\$ 1,645,398	\$ 2,385,232	\$ 13,890,862	\$ 10,853,153	\$ 1,848,023	\$ 3,365,871
Committed	2,479,553	1,397,391	1,229,356	848,620	935,347	877,138	728,932	674,417	514,828	399,939
Assigned	212,107	202,445	269,715	238,796	235,516	245,622	247,863	277,204	220,142	250,138
Unassigned	(9,801)	(50,863)	(8,421)	(755)	(75,058)	(260,195)	(2,127)	(21,824)	(16,858)	(11,919)
Total all other governmental funds	\$ 19,969,340	\$ 20,993,382	\$ 25,605,330	\$ 11,332,151	\$ 2,741,203	\$ 3,247,797	\$ 14,865,530	\$ 11,782,950	\$ 2,566,135	\$ 4,004,029

Source: Audited city financials

City of Denison, Texas

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

Last Ten Fiscal Years (Unaudited)
(modified accrual basis of accounting)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Revenues										
Taxes	\$ 27,465,051	\$ 23,621,868	\$ 20,701,674	\$ 18,890,254	\$ 17,686,489	\$ 16,324,904	\$ 15,470,740	\$ 14,225,726	\$ 13,479,894	\$ 12,897,439
Licenses, permits, and fees	967,994	1,200,857	884,066	767,573	607,804	523,420	512,456	304,911	261,607	280,531
Operating contributions	150,554	164,160	-	1,334,468	797,349	25,900	224,280	406,300	79,525	72,329
Capital contributions	-	-	-	-	445,540	1,587,038	793,519	793,519	-	-
Intergovernmental	2,353,450	5,242,697	6,497,050	-	-	-	-	-	453,831	717,412
Charges for services	10,748,437	8,409,915	8,076,671	8,637,896	9,560,848	9,321,868	8,889,643	8,448,748	8,448,544	8,458,972
Fines and forfeitures	444,478	436,013	475,924	316,459	400,547	601,428	456,094	568,599	543,089	520,751
Investment earnings	1,257,389	152,395	95,150	126,053	216,726	163,508	105,995	45,826	32,325	33,241
Other revenues	794,877	861,086	961,836	803,623	624,662	735,762	859,401	774,822	543,241	774,833
Total Revenues	44,182,230	40,088,991	37,692,371	30,876,326	30,339,965	29,283,828	27,312,128	25,568,451	23,842,056	23,755,508
Expenditures										
Current:										
General government	9,751,017	8,463,973	4,607,099	4,260,806	5,256,116	5,496,424	5,545,323	4,686,707	4,156,486	4,844,552
Public safety	14,446,850	12,685,967	11,344,112	11,350,803	11,618,750	10,467,072	10,597,386	10,023,933	9,643,623	9,506,635
Community services	6,778,201	6,523,281	6,283,141	6,252,363	6,468,070	3,974,436	6,765,751	4,152,743	6,292,975	6,379,924
Public works	7,513,213	7,583,127	5,596,970	6,231,492	6,382,160	5,740,187	5,751,542	5,420,051	2,317,968	2,677,186
Capital outlay	7,150,054	12,174,572	5,730,452	3,013,046	2,399,460	16,041,273	1,930,282	744,496	3,318,030	2,790,311
Debt Service:										
Principal retirement	4,534,085	3,859,021	3,078,280	2,733,212	2,656,495	2,387,944	1,787,351	1,159,923	1,094,496	955,440
Interest and fiscal changes	1,417,218	1,303,933	733,247	507,397	531,477	550,687	395,015	258,196	281,184	257,640
Bond issuance costs	-	100,000	161,203	174,909	-	30,194	139,812	53,508	-	-
Total Expenditures	51,590,638	52,693,874	37,534,504	34,524,028	35,312,528	44,688,217	32,912,462	26,499,557	27,104,762	27,411,688
Excess of Revenues Over (Under) Expenditures	(7,408,408)	(12,604,883)	157,867	(3,647,702)	(4,972,563)	(15,404,389)	(5,600,334)	(931,106)	(3,262,706)	(3,656,180)
Other financing sources (uses)										
Bond issuance	1,140,000	4,600,000	12,295,000	8,750,000	-	1,000,000	7,350,000	7,475,000	-	1,435,000
Payments on refunding bonds	-	-	-	-	-	-	-	-	-	-
Net bond premium and discounts	-	-	1,366,013	1,024,909	-	-	117,671	-	-	-
Lease issuance	2,827,118	3,150,511	1,100,000	-	1,887,500	790,378	-	463,000	1,600,000	582,000
Subscription issuance	28,511	-	-	-	-	-	-	-	-	-
Proceeds from sale of capital assets	274,859	167,621	104,973	-	-	-	50,000	50,000	-	-
Transfers, net	3,022,404	1,982,989	2,304,170	2,070,316	1,846,493	2,019,378	1,645,934	1,687,361	1,258,471	1,225,000
Total Other Financing Sources (Uses)	7,292,892	9,901,121	17,170,156	11,845,225	3,733,993	3,809,756	9,163,605	9,675,361	2,858,471	3,242,000
Net change in fund balances	\$ (115,516)	\$ (2,703,762)	\$ 17,328,023	\$ 8,197,523	\$ (1,238,570)	\$ (11,594,633)	\$ 3,563,271	\$ 8,744,255	\$ (404,235)	\$ (414,180)
Debt service as percentage of noncapital expenditures	13.6%	12.7%	12.0%	9.4%	10.2%	10.3%	7.8%	5.8%	5.8%	4.9%

Source: Audited city financials

City of Denison, Texas

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY

Last Ten Fiscal Years (Unaudited)

Fiscal Year Ended Sept. 30	Real & Non Real Property			Less: Productivity Loss & Homestead Cap	Total Assessed Value	Total Direct Tax Rate	Actual Taxable Value	Taxable Value as a Percentage of Assessed Value
	Residential Property	Commercial Property	Personal Property					
2014	\$ 531,789,823	\$ 536,927,831	\$ 303,858,382	(19,543,229)	\$ 1,353,032,807	0.653377	\$ 1,052,058,806	77.76%
2015	\$ 544,960,592	\$ 633,865,861	\$ 311,895,598	(24,957,931)	\$ 1,465,764,120	0.653377	\$ 1,107,802,263	75.58%
2016	\$ 568,909,108	\$ 684,004,866	\$ 334,436,044	(26,132,144)	\$ 1,561,217,874	0.653377	\$ 1,181,434,177	75.67%
2017	\$ 644,858,864	\$ 712,430,939	\$ 321,533,002	(49,001,553)	\$ 1,629,821,252	0.643377	\$ 1,325,736,786	81.34%
2018	\$ 708,301,353	\$ 773,117,625	\$ 311,424,971	(47,844,376)	\$ 1,744,999,573	0.633377	\$ 1,429,444,394	81.92%
2019	\$ 823,905,532	\$ 829,016,556	\$ 318,085,182	(64,664,017)	\$ 1,906,343,253	0.633377	\$ 1,573,456,675	82.54%
2020	\$ 1,126,702,143	\$ 853,672,408	\$ 225,156,269	(85,085,553)	\$ 2,120,445,267	0.652034	\$ 1,755,957,532	82.81%
2021	\$ 1,340,477,872	\$ 912,838,829	\$ 249,517,819	(54,067,910)	\$ 2,448,766,610	0.652034	\$ 2,075,252,425	84.75%
2022	\$ 1,816,597,289	\$ 1,067,090,454	\$ 328,905,930	(198,934,492)	\$ 3,013,659,181	0.652034	\$ 2,591,719,375	86.00%
2023	\$ 2,181,599,617	\$ 1,194,217,025	\$ 360,756,024	(235,704,359)	\$ 3,500,868,307	0.652034	\$ 2,973,223,377	84.93%

Source: Grayson County Appraisal District - Certified Grand Totals Reports As of Certification

Notes: Property is reassessed at least every three years.

Tax rates are per \$100 of assessed value.

Residential: includes single family, vacant lots, acreage, farm and ranch, and minerals

Commercial: includes real property, industrial and utilities

City of Denison, Texas
DIRECT AND OVERLAPPING PROPERTY TAX RATES
Last Ten Fiscal Years (Unaudited)

Fiscal Year Ended Sept. 30	City Direct Rates			Overlapping Rates		
	Operating/ General Rate	General Obligation Debt Service	Total Direct	Denison Independent School District	Grayson County	Grayson County Junior College
2014	0.581121	0.072256	0.653377	1.499200	0.490900	0.181610
2015	0.569980	0.083397	0.653377	1.499200	0.490900	0.181500
2016	0.575883	0.077494	0.653377	1.499200	0.490900	0.181400
2017	0.578521	0.064856	0.643377	1.499200	0.473719	0.181300
2018	0.530791	0.102586	0.633377	1.499200	0.460366	0.181200
2019	0.521438	0.111939	0.633377	1.499200	0.441810	0.177334
2020	0.556902	0.095132	0.652034	1.397550	0.416429	0.171752
2021	0.544451	0.107583	0.652034	1.322230	0.376700	0.171067
2022	0.554667	0.097367	0.652034	1.289500	0.339000	0.168053
2023	0.576537	0.075497	0.652034	1.162500	0.305100	0.145991

Source: Grayson County Appraisal District - Tax Rates

Notes: Overlapping rates are those of local and county governments that apply to property owners within the City of Denison.

City of Denison, Texas
PRINCIPAL PROPERTY TAX PAYERS
Current Fiscal Year and Nine Years Ago (Unaudited)

Taxpayer	Type of Business	2023			2014		
		Taxable Assessed Value	Rank	Percentage of Taxable Value	Taxable Assessed *Value	Rank	Percentage of Taxable Value
UHS of Texoma Inc. (Texoma Medical Center)	Medical Facility	\$ 202,199,779	1	6.80%	\$ 78,111,257	1	7.42%
Universal Health Services	Medical Facility	\$ 55,124,475	2	1.85%	\$ 25,500,000	2	2.42%
Ruiz Food Products, Inc.	Food Processing	\$ 36,353,331	3	1.22%	\$ 12,371,301	8	1.18%
Grayson Properties LP	Housing Development	\$ 26,000,000	4	0.87%	\$ 14,213,009	7	1.35%
Ruiz Food Products, Inc.	Food Processing	\$ 24,251,565	5	0.82%	\$ -	n/a	0.00%
Spectrum Brands INC	Manufacturing	\$ 22,359,997	6	0.75%	\$ 21,959,056	3	2.09%
Union Pacific Railroad Co	Railroad	\$ 21,914,773	7	0.74%	\$ 20,755,190	4	1.97%
Oncor Electric Delivery Co LLC	Electric Provider	\$ 20,540,250	8	0.69%	\$ 12,125,239	9	1.15%
MFT RGV1 LLC	Housing Development	\$ 18,244,690	9	0.61%	\$ -	n/a	0.00%
Denison Walker Properties LLC	Housing Development	\$ 17,000,000	10	0.57%	\$ -	n/a	0.00%
Caterpillar Global Mining	Manufacturing	\$ -	n/a	0.00%	\$ 17,263,200	5	1.64%
Covenant Denison Holdings LLC	Housing Development	\$ -	n/a	0.00%	\$ 14,511,522	6	1.38%
Wal-Mart Stores Inc #03521	Large Retailer	\$ -	n/a	0.00%	\$ 8,983,049	10	0.85%
Top Ten Taxpayers Total:		\$ 443,988,860		14.93%	\$ 225,792,823		21.46%
City-Wide Total Taxable Value:		\$ 2,973,223,377			\$ 1,052,058,806		

Source: Grayson Central Appraisal District - Top Ten Taxpayers

City of Denison, Texas
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years (Unaudited)

Fiscal Year Ended Sept. 30	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2014	\$ 6,691,394	\$ 6,548,938	97.87%	\$ 130,760	\$ 6,679,697	99.83%
2015	\$ 7,055,238	\$ 6,927,406	98.19%	\$ 116,495	\$ 7,043,901	99.84%
2016	\$ 7,501,037	\$ 7,381,352	98.40%	\$ 106,919	\$ 7,488,271	99.83%
2017	\$ 8,309,353	\$ 8,164,388	98.26%	\$ 127,085	\$ 8,291,473	99.78%
2018	\$ 8,688,391	\$ 8,542,962	98.33%	\$ 123,287	\$ 8,666,249	99.75%
2019	\$ 9,520,567	\$ 9,349,717	98.21%	\$ 142,872	\$ 9,492,589	99.71%
2020	\$ 10,811,380	\$ 10,579,942	97.86%	\$ 193,999	\$ 10,773,941	99.65%
2021	\$ 11,779,085	\$ 11,544,648	98.01%	\$ 181,202	\$ 11,725,850	99.55%
2022	\$ 12,737,290	\$ 12,494,778	98.10%	\$ 127,841	\$ 12,622,619	99.10%
2023	\$ 15,924,647	\$ 15,573,481	97.79%	\$ -	\$ 15,573,481	97.79%

Source: Grayson County Tax Assessor and Collector:
Recap & Standings Report.
Tax Roll & Levy Annual Report.

City of Denison, Texas

RATIOS OF OUTSTANDING DEBT BY TYPE

Last Ten Fiscal Years (Unaudited)

Fiscal Year	Governmental Activities					Business-Type Activities							Total Primary Government	Percentage of Personal Income	Per Capita*
	Certificates of Obligation	General Obligation Bonds	Lease Liabilities	Notes Payable	Tax Notes	Issuance Premiums	Certificates of Obligation	General Obligation Bonds	Lease Liabilities	Issuance Discount	Issuance Premiums				
2014	\$ 2,473,620	\$ 5,041,618	\$ 970,311	\$ -	\$ 1,435,000	\$ -	\$ 17,924,299	\$ 1,021,100	\$ 17,756	\$ -	\$ -	\$ -	\$ 28,883,705	6%	\$ 1,271
2015	\$ 2,373,290	\$ 4,481,172	\$ 2,264,737	\$ -	\$ 1,240,000	\$ -	\$ 23,369,865	\$ 1,006,391	\$ 9,110	\$ -	\$ -	\$ -	\$ 34,744,565	7%	\$ 1,517
2016	\$ 9,747,960	\$ 3,905,726	\$ 2,376,817	\$ -	\$ 1,040,000	\$ -	\$ 23,896,855	\$ 991,682	\$ -	\$ -	\$ -	\$ -	\$ 41,959,040	9%	\$ 1,790
2017	\$ 14,707,290	\$ 3,209,084	\$ 2,004,263	\$ 1,550,000	\$ 840,000	\$ 379,873	\$ 26,767,548	\$ 897,773	\$ -	\$ (34,527)	\$ (31,507)	\$ (31,507)	\$ 50,289,797	10%	\$ 2,126
2018	\$ 14,369,982	\$ 2,556,200	\$ 2,455,635	\$ 1,389,000	\$ 635,000	\$ 341,245	\$ 31,090,022	\$ 748,800	\$ 353,968	\$ (31,506)	\$ 1,455,795	\$ 1,455,795	\$ 55,364,141	9%	\$ 2,271
2019	\$ 13,096,383	\$ 2,082,400	\$ 3,813,038	\$ 1,220,000	\$ 425,000	\$ 302,617	\$ 31,573,621	\$ 3,457,600	\$ 305,632	\$ (13,032)	\$ 2,088,699	\$ 2,088,699	\$ 58,351,958	10%	\$ 2,323
2020	\$ 20,540,641	\$ 1,702,400	\$ 3,145,568	\$ 1,050,000	\$ 215,000	\$ 1,288,898	\$ 29,844,363	\$ 7,127,600	\$ 256,652	\$ (11,729)	\$ 2,505,124	\$ 2,505,124	\$ 67,664,517	11%	\$ 2,722
2021	\$ 31,075,175	\$ 1,307,200	\$ 4,741,284	\$ 880,000	\$ -	\$ 2,562,340	\$ 42,284,830	\$ 6,312,800	\$ 488,818	\$ (10,426)	\$ 4,314,297	\$ 4,314,297	\$ 93,956,318	15%	\$ 3,838
2022	\$ 33,793,716	\$ 995,600	\$ 6,396,833	\$ 709,000	\$ -	\$ 2,401,468	\$ 62,626,289	\$ 5,489,400	\$ 625,196	\$ (9,122)	\$ 6,393,329	\$ 6,393,329	\$ 119,421,709	19%	\$ 4,743
2023	\$ 34,990,000	\$ 995,600	\$ 6,118,133	\$ 536,000	\$ -	\$ -	\$ 102,090,000	\$ 5,484,400	\$ 325,364	\$ -	\$ -	\$ -	\$ 150,539,497	24%	\$ 5,617

Sources: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

City of Denison, Texas
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Estimated Population	Assessed Value	Gross Bonded Debt	Less Debt Service Funds	Net Bonded Debt	% of Net Bonded Debt to Assessed Value	Net Bonded Debt per Capita
2014	22,722	\$ 1,353,032,807	\$ 25,715,000	\$ 6,139	\$ 25,708,861	1.90%	\$ 1,131
2015	22,907	\$ 1,465,764,120	\$ 30,285,000	\$ 108,000	\$ 30,177,000	2.06%	\$ 1,317
2016	23,447	\$ 1,561,217,874	\$ 39,167,644	\$ 207,881	\$ 38,959,763	2.50%	\$ 1,662
2017	23,654	\$ 1,629,821,252	\$ 46,801,568	\$ 224,608	\$ 46,576,960	2.86%	\$ 1,969
2018	24,380	\$ 1,744,999,573	\$ 49,741,249	\$ 280,132	\$ 49,461,117	2.83%	\$ 2,029
2019	25,118	\$ 1,906,343,253	\$ 50,937,621	\$ 628,365	\$ 50,309,256	2.64%	\$ 2,003
2020	24,860	\$ 2,120,445,267	\$ 60,718,902	\$ 962,085	\$ 59,756,817	2.82%	\$ 2,404
2021	24,479	\$ 2,448,766,610	\$ 80,960,000	\$ 1,409,597	\$ 79,550,403	3.25%	\$ 3,250
2022	25,179	\$ 3,013,659,181	\$ 102,900,000	\$ 986,455	\$ 101,913,545	3.38%	\$ 4,048
2023	26,800	\$ 3,500,868,307	\$ 143,560,000	\$ 1,867,737	\$ 141,692,263	4.05%	\$ 5,287

Sources: Assessed Value obtained from the Grayson County Appraisal District

Gross Bonded Debt obtained from the Schedule of Bonds Payable and Total Bonds for Fiscal Year.

Debt Service Figures Obtained from Financial Statements.

City of Denison, Texas

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

As of September 30, 2023 (Unaudited)

Governmental Subdivision	Gross Bonded Debt	Percentage of Debt Applicable to Area	City Share of Overlapping Debt
Denison Independent School District	\$ 206,600,000	75.13%	\$ 155,218,580
Grayson County	\$ 43,125,000	15.02%	\$ 6,477,375
Grayson County JCD	\$ 16,610,000	15.02%	\$ 2,494,822
Pottsboro Independent School District	\$ 63,262,000	4.99%	\$ 3,156,774
Sherman Independent School District	\$ 413,235,000	0.54%	\$ 2,231,469
	<u>\$ 742,832,000</u>		<u>\$ 169,579,020</u>
City of Denison			<u>\$ 42,639,733</u>
Total Direct and Overlapping Debt			<u>\$ 212,218,753</u>
Ratio of overlapping bonded debt to taxable assessed valuation (valued at 100% of market value)			6.06%
Per capita overlapping bonded debt			\$ 8,428

Source: "Texas Municipal Report" as of September 30, 2023, prepared by the Municipal Advisory Council.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Denison. This process recognizes that, when considering the City of Denison's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using the taxable assessed property values. Applicable percentages were estimated by determining the portion of the overlapping government's taxable assessed value that is within the City of Denison's boundaries and dividing it by the overlapping government's total taxable assessed value.

City of Denison, Texas
LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years (Unaudited)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Tax Rate Limit	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50	\$ 2.50
Current Tax Rate	0.653377	0.653377	0.653377	0.643377	0.633377	0.633377	0.652034	0.652034	0.652034	0.652034
Available Tax Rate	\$ 1.84662	\$ 1.84662	\$ 1.84662	\$ 1.85662	\$ 1.86662	\$ 1.86662	\$ 1.84797	\$ 1.84797	\$ 1.84797	\$ 1.84797

Note: There is no direct debt limitation in the City Charter or under state law. The City operates under a Home Rule Charter (Article XI, Section 5, Texas Constitution), that limits the maximum tax rate, for all city purposes, to \$2.50 per \$100 assessed valuation. Administratively, the Attorney General of the State of Texas will permit allocation of \$1.50 of the \$2.50 maximum tax rate for general obligation debt service.

City of Denison, Texas
PLEDGED-REVENUE COVERAGE
Last Ten Fiscal Years (Unaudited)

Water and Sewer Revenue Bonds

Fiscal Year	Total Revenues ^a	Less: Operating Expenses ^b	Net Available Revenue ^c	Debt Service		Times Coverage
				Principal	Interest	
2014	\$ 9,890,510	\$ 6,965,274	\$ 2,925,236	\$ 1,060,000	\$ 675,713	1.69
2015	\$ 10,874,750	\$ 7,746,416	\$ 3,128,334	\$ 976,000	\$ 615,713	1.97
2016	\$ 11,035,471	\$ 7,521,650	\$ 3,513,821	\$ 1,111,000	\$ 941,888	1.71
2017	\$ 11,925,469	\$ 7,535,900	\$ 4,389,569	\$ 1,370,000	\$ 796,903	2.03
2018	\$ 12,555,348	\$ 8,744,362	\$ 3,810,986	\$ 1,580,819	\$ 1,002,773	1.48
2019	\$ 12,555,811	\$ 7,351,257	\$ 5,204,554	\$ 1,807,250	\$ 1,199,012	1.73
2020	\$ 13,791,147	\$ 7,707,087	\$ 6,084,060	\$ 2,053,900	\$ 1,341,347	1.79
2021	\$ 14,507,497	\$ 7,868,881	\$ 6,638,616	\$ 2,382,400	\$ 1,246,767	1.83
2022	\$ 16,939,915	\$ 8,541,625	\$ 8,398,290	\$ 2,698,700	\$ 1,741,110	1.89
2023	\$ 19,098,382	\$ 11,378,579	\$ 7,719,803	\$ 3,362,000	\$ 2,739,334	1.27

Notes: a Total Revenues does not include non-operating revenues.
b Operating Expenses only, no transfers or depreciation.
c Includes Principal and Interest

City of Denison, Texas
DEMOGRAPHIC AND ECONOMIC STATISTICS
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Estimated Population ¹	Personal Income	Per Capita Income ²	Median Age ³	Grade School Enrollment ⁴ (DISD figures only)	Unemployment Rate ⁵
2014	22,722	\$ 507,473,148	\$ 22,334	41.8	2,215	5.70%
2015	22,907	\$ 473,716,760	\$ 20,680	41.8	2,600	4.10%
2016	23,447	\$ 492,036,702	\$ 20,985	39.5	2,555	3.60%
2017	23,654	\$ 528,288,436	\$ 22,334	41.8	2,610	3.00%
2018	24,380	\$ 614,229,720	\$ 25,194	39.5	2,675	3.50%
2019	25,118	\$ 633,802,494	\$ 25,233	39.5	2,660	2.90%
2020	24,860	\$ 625,825,640	\$ 25,174	39.5	3,250	3.90%
2021	24,479	\$ 617,678,607	\$ 25,233	39.5	3,250	3.80%
2022	25,179	\$ 650,021,064	\$ 25,816	40.7	4,674	4.00%
2023	26,800	\$ 847,121,200	\$ 31,609	40.1	4,868	4.30%

Sources:

- 1 Estimated based on demographic data obtained from the Denison Development Alliance and/or US Census Bureau
- 2 Estimated based on demographic data obtained from the Denison Development Alliance and/or US Census Bureau
- 3 Estimated based on demographic data obtained from the Denison Development Alliance and/or US Census Bureau
- 4 Denison ISD Human Resources Department.
- 5 U.S. Department of Labor: <http://www.bls.gov/lau/#tables> (Unemployment Rates for Metropolitan Areas> Sherman Denison Statistical Area)

City of Denison, Texas

PRINCIPAL EMPLOYERS

Current Fiscal Year and Nine Years Ago (Unaudited)

Name of Employer	Location	Product	2023			2014		
			No. of Employees	Rank	Percentage of Total City Employment	No. of Employees	Rank	Percentage of Total City Employment
Texoma Medical Center	5016 US Hwy 75 S	Health Care Services	4,000	1	14.93%	1,375	1	6.05%
Ruiz Foods	2410 Texoma Drive	El Monterey Frozen Foods	1,100	2	4.10%	850	3	3.74%
Walmart	4636 US Hwy 75 S	Large Retailer	900	3	3.36%	n/a	n/a	n/a
CIGNA	4636 US Hwy 75 S	Insurance Claims Processing	800	4	2.99%	1,000	2	4.40%
Denison Independent School District	1201 S Rusk	Education - Public Schools	722	5	2.69%	624	4	2.75%
Spectrum Brands - Kwikset	2600 TX-91	Manufacturing	320	6	1.19%	n/a	n/a	n/a
Grayson College	6101 Grayson Dr	Education - College	312	7	1.16%	230	8	1.01%
City of Denison	300 W Main St	Government Agency	303	8	1.13%	310	7	1.36%
Caterpillar Inc	6101 Grayson Dr	Manufacturing	250	9	0.93%	417	5	1.84%
Champion Cooler Corporation	1724 S Scullin Ave	Manufacturing	220	10	0.82%	220	9	0.97%
Novo 1 Contact Center	2415 S Austin Ave	Customer Sales & Service	n/a	n/a	n/a	408	6	1.80%
Denison Industries	22 Fielder Dr	Aluminum Castings	n/a	n/a	n/a	210	10	0.92%
Total Employment Above:			8,927		33.31%	5,644		24.84%
Total Estimated Population:			26,800			22,722		

Source: Denison Development Alliance (DDA) website.

City of Denison, Texas
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
 Last Ten Fiscal Years (Unaudited)

Function / Program	Full-time Equivalent Employees for Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General government	25	26	27	27	30	31	31	46	43	50
Cemetery	6	5	5	5	5	4	4	5	5	5
Library	17	12	12	12	14	14	14	10	11	11
Municipal Court	3	3	3	4	4	4	4	5	3	3
Police & Communications	56	58	60	57	58	60	60	65	72	72
Fire (& EMS)	35	31	62	59	61	61	61	56	60	63
Emergency Medical Services	28	31	-	-	0	0	0	0	0	0
Animal Control	2	2	2	2	2	2	3	3	3	3
Public Works	58	51	44	44	43	43	43	35	40	41
Parks and Recreation	15	17	28	28	32	34	34	19	21	22
Water and Sewer Systems	51	55	63	58	56	58	58	68	72	75
	295	292	306	296	305	311	312	312	330	345

Source: Employee Services Division

Notes: An FTE is determined by converting the hours worked by all employees (both full-time & part-time) under that function/program into the hours equivalent to a full-time worker. An FTE is considered to 2,080 hours (8 hr per day x 5 work days x 52 weeks) for the fiscal year.

City of Denison, Texas
OPERATING INDICATORS BY FUNCTIONS/PROGRAM
 Last Ten Fiscal Years (Unaudited)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Function/Program										
Public Safety										
Municipal Court										
Number of cases filed	9,035	5,455	5,852	5,248	3,748	3,567	2,779	3,906	4,637	5,030
Police										
Physical Arrests	2,215	1,873	1,994	1,809	1,197	848	802	1,411	1,591	1,645
Traffic Violations	9,053	8,978	9,595	8,101	6,752	6,672	7,788	12,801	10,633	11,870
Fire										
Number of Incidents/Responses ¹	3,992	5,150	4,931	5,413	5,557	5,386	5,048	6,040	5,083	4,887
Animal Control										
Number of calls	2,826	3,224	3,612	2,609	2,537	3,208	2,670	2,256	2,317	2,300
Public Works										
Streets maintained (miles)	172.1	172.6	173.2	173.2	174.7	175.3	175.3	175.3	184.5	194.3
Water and Wastewater										
New connections	22	38	92	161	177	184	236	200	395	265
Annual gallons of water pumped*	1,645,984	1,660,087	1,641,722	1,476,599	1,687,602	1,590,020	1,595,928	1,819,915	1,904,940	1,949,830
Miles of water mains maintained	217.1	219.1	219.1	221.2	223.5	223.9	228.8	228.8	261.9	268.9

Source: City Departments

Notes: 1. FY2009 is first year that fire engines were sent out with ambulance runs.

Beginning with FY2015 totals include both fire and medical responses.

*in thousands

Indicators are not available for the general government function

City of Denison, Texas

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM

Last Ten Fiscal Years (Unaudited)

Function/Program	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Public Safety										
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol Units	12	13	13	13	13	15	15	15	15	15
Fire										
Stations	3	3	3	3	3	3	3	3	3	3
Public Works										
Streets (miles)	172.1	172.6	173.2	173.2	174.7	175.3	175.3	175.3	184.5	194.3
Parks and Recreation										
Parks (acreage)	348.2	348.2	338.1	338.1	400	565.6	565.6	587.7	587.7	587.7
Number of playgrounds	14	14	12	13	16	16	16	16	16	16
Water and Wastewater										
Water main (miles)	217.1	219.1	219.1	221.2	223.5	223.9	228.8	228.8	261.9	268.9
Sewer mains (miles)	198.6	200.0	200.1	200.6	201.9	202.3	205.7	205.7	206.8	211.6
Storm drainage (miles)	11.2	11.8	11.8	12.1	13.1	13.7	13.7	13.7	14.5	14.5

Source: City departments

CONTINUING DISCLOSURE
(Unaudited)

City of Denison, Texas
VALUATION, EXEMPTIONS, AND GENERAL OBLIGATION DEBT
September 30, 2023 (Unaudited)

2022 Tax Year Market Valuation	\$	3,736,572,666
Less:		
Productivity Loss	\$	56,872,740
Homestead Cap	\$	178,831,619
Exemption DP - Disabled	\$	5,856,151
Exemption OV65 - Over 65	\$	34,820,566
Exemption DV - Disabled Veterans	\$	40,811,920
Exemption EX - Exempt Property	\$	351,506,085
Exemption FR	\$	88,084,343
Exemption AB	\$	4,257,785
Exemption PC	\$	295,996
Exemption PPV	\$	18,040
Exemption SO	\$	1,994,044
		\$ 763,349,289
2022 Tax Year Taxable Assessed Valuation	\$	2,973,223,377
General Obligation Debt Payable from Ad Valorem Taxes	\$	137,735,000
Less: Self-supporting Debt (<i>Combination Tax & Revenue Certificates of Obligation</i>)	\$	111,102,400
Net General Obligation Debt Payable from Ad Valorem Taxes	\$	26,632,600
General Obligation Interest and Sinking Fund as of September 30, 2023	\$	1,867,737
Ratio General Obligation Tax Debt to Taxable Assessed Valuation		0.90%
2023 Estimated Population		26,800
Per Capita Taxable Assessed Valuation	\$	110,941
Per Capita Net General Obligation Debt Payable from Ad Valorem Taxes	\$	5,139

Source: Grayson County Appraisal District - Certified Roll (As of Certification)

City of Denison, Texas
TAXABLE ASSESSED VALUATIONS BY CATEGORY
 Last Ten Fiscal Years (Unaudited)

Category	2023		2022		2021		2020		2019	
	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total
Real-Residential Single-Family	\$ 1,815,160,243	56.50%	\$ 1,522,844,203	47.40%	\$ 1,133,893,145	45.30%	\$ 980,421,588	44.45%	\$ 857,100,275	43.49%
Real-Residential Mobile Home	\$ 13,968,723	0.43%	\$ 11,527,025	0.36%	\$ 7,519,041	0.30%	\$ 8,712,362	0.40%	\$ 5,494,764	0.28%
Real-Other Improvements	\$ 4,485,452	0.14%	\$ 3,724,816	0.12%	\$ 2,691,682	0.11%	\$ 1,962,181	0.09%	\$ 1,720,187	0.09%
Real-Residential, Multi-Family	\$ 171,456,350	5.34%	\$ 132,057,722	4.11%	\$ 92,301,122	3.69%	\$ 47,629,635	2.16%	\$ 40,188,925	2.04%
Real-Vacant Lots/Tracts	\$ 87,670,711	2.73%	\$ 78,749,757	2.45%	\$ 54,203,712	2.17%	\$ 43,440,787	1.97%	\$ 37,310,013	1.89%
Real-Acreage Farm and Ranch	\$ 57,260,461	1.78%	\$ 45,486,631	1.42%	\$ 29,575,726	1.18%	\$ 28,809,461	1.31%	\$ 22,723,871	1.15%
Real-Undeveloped Land	\$ 31,791,739	0.99%	\$ 22,207,135	0.69%	\$ 20,293,444	0.81%	\$ 15,726,129	0.71%	\$ 13,524,591	0.69%
Real-Commercial	\$ 705,341,878	21.96%	\$ 635,489,645	19.78%	\$ 528,720,010	21.12%	\$ 463,682,675	21.02%	\$ 425,900,291	21.61%
Real-Industrial	\$ 53,811,889	1.68%	\$ 53,403,968	1.66%	\$ 52,307,766	2.09%	\$ 51,634,507	2.34%	\$ 47,668,977	2.42%
Real and Intangible Personal, Utilities	\$ 67,706,196	2.11%	\$ 57,715,021	1.80%	\$ 50,926,474	2.03%	\$ 44,394,936	2.01%	\$ 42,870,428	2.18%
Tangible Personal, Commercial	\$ 165,279,649	5.14%	\$ 133,916,391	4.17%	\$ 124,502,423	4.97%	\$ 118,580,027	5.38%	\$ 108,174,038	5.49%
Tangible Commercial, Industrial	\$ 178,543,183	5.56%	\$ 186,565,429	5.81%	\$ 156,382,156	6.25%	\$ 175,380,263	7.95%	\$ 158,207,243	8.03%
Tangible Personal, Mobile Homes	\$ 693,935	0.02%	\$ 679,317	0.02%	\$ 395,099	0.02%	\$ 410,071	0.02%	\$ 449,928	0.02%
Tangible Personal, Other	\$ 355,781,910	11.07%	\$ 319,978,541	9.96%	\$ 241,513,652	9.65%	\$ 217,191,078	9.85%	\$ 207,200,656	10.51%
Real Property, Inventory	\$ 27,620,347	0.86%	\$ 8,248,072	0.26%	\$ 7,609,068	0.30%	\$ 7,555,120	0.34%	\$ 2,473,083	0.13%
Total Appraised Value	3,736,572,666	116.31%	3,212,593,673	100.00%	2,502,834,520	100.00%	2,205,530,820	100.00%	1,971,007,270	100.00%
Less: Total Exemptions/Reductions	235,704,359		198,934,492		54,067,910		85,085,553		64,664,017	
Taxable Assessed Value	\$ 3,500,868,307		\$ 3,013,659,181		\$ 2,448,766,610		\$ 2,120,445,267		\$ 1,906,343,253	

City of Denison, Texas
TAXABLE ASSESSED VALUATIONS BY CATEGORY (continued)
 Last Ten Fiscal Years (Unaudited)

Category	2018			2017			2016			2015			2014		
	Amount	% of Total	% of Total	Amount	% of Total	% of Total	Amount	% of Total	% of Total	Amount	% of Total	% of Total	Amount	% of Total	% of Total
Real-Residential Single-Family	\$ 734,358,391	40.96%	39.76%	\$ 667,525,220	37.00%	37.00%	\$ 587,302,253	37.00%	37.00%	\$ 566,235,637	37.98%	37.98%	\$ 559,623,842	40.77%	40.77%
Real-Residential Mobile Home	\$ 6,280,213	0.35%	0.26%	\$ 4,401,753	0.26%	0.25%	\$ 4,029,401	0.25%	0.25%	\$ 3,982,701	0.27%	0.27%	\$ 3,886,979	0.28%	0.28%
Real-Other Improvements	\$ 1,540,512	0.09%	0.09%	\$ 1,466,787	0.09%	0.08%	\$ 1,336,417	0.08%	0.08%	\$ 1,514,841	0.10%	0.10%	\$ 1,458,822	0.11%	0.11%
Real-Residential, Multi-Family	\$ 35,344,836	1.97%	1.82%	\$ 30,576,020	1.82%	1.89%	\$ 30,076,264	1.89%	1.89%	\$ 31,909,976	2.14%	2.14%	\$ 29,691,769	2.16%	2.16%
Real-Vacant Lots/Tracts	\$ 33,165,813	1.85%	2.01%	\$ 33,787,863	2.01%	1.78%	\$ 28,284,957	1.78%	1.78%	\$ 28,829,301	1.93%	1.93%	\$ 30,121,292	2.19%	2.19%
Real-Acreage Farm and Ranch	\$ 22,095,042	1.23%	1.26%	\$ 21,078,706	1.26%	1.35%	\$ 21,390,265	1.35%	1.35%	\$ 21,688,398	1.45%	1.45%	\$ 15,379,772	1.12%	1.12%
Real-Undeveloped Land	\$ 12,479,957	0.70%	0.63%	\$ 10,539,000	0.63%	0.61%	\$ 9,711,330	0.61%	0.61%	\$ 8,950,434	0.60%	0.60%	\$ 6,625,957	0.48%	0.48%
Real-Commercial	\$ 381,817,579	21.30%	21.07%	\$ 353,777,915	21.07%	21.20%	\$ 336,482,483	21.20%	21.20%	\$ 312,816,944	20.98%	20.98%	\$ 305,451,398	22.25%	22.25%
Real-Industrial	\$ 51,460,502	2.87%	3.20%	\$ 53,673,514	3.20%	3.33%	\$ 52,798,639	3.33%	3.33%	\$ 38,837,036	2.61%	2.61%	\$ 37,498,437	2.73%	2.73%
Real and Intangible Personal, Utilities	\$ 39,250,234	2.19%	2.92%	\$ 49,086,040	2.92%	3.03%	\$ 48,097,814	3.03%	3.03%	\$ 44,869,875	3.01%	3.01%	\$ 44,544,120	3.25%	3.25%
Tangible Personal, Commercial	\$ 99,966,693	5.58%	5.90%	\$ 98,977,449	5.90%	5.89%	\$ 93,540,112	5.89%	5.89%	\$ 94,281,026	6.32%	6.32%	\$ 92,536,831	6.74%	6.74%
Tangible Commercial, Industrial	\$ 163,816,357	9.14%	9.95%	\$ 167,041,409	9.95%	11.74%	\$ 186,369,686	11.74%	11.74%	\$ 165,902,052	11.13%	11.13%	\$ 160,374,293	11.68%	11.68%
Tangible Personal, Mobile Homes	\$ 452,794	0.03%	0.03%	\$ 429,433	0.03%	0.03%	\$ 423,919	0.03%	0.03%	\$ 413,726	0.03%	0.03%	\$ 424,896	0.03%	0.03%
Tangible Personal, Other	\$ 205,980,645	11.49%	11.02%	\$ 184,973,399	11.02%	11.74%	\$ 186,363,033	11.74%	11.74%	\$ 169,408,224	11.36%	11.36%	\$ 83,953,423	6.12%	6.12%
Real Property, Inventory	\$ 4,834,381	0.27%	0.09%	\$ 1,488,297	0.09%	0.07%	\$ 1,143,445	0.07%	0.07%	\$ 1,081,880	0.07%	0.07%	\$ 1,004,205	0.07%	0.07%
Total Appraised Value	1,792,843,949	100.00%	100.00%	1,678,822,805	100.00%	100.00%	1,587,350,018	100.00%	100.00%	1,490,722,051	100.00%	100.00%	1,372,576,036	100.00%	100.00%
Less: Total Exemptions/Reductions	47,844,376			49,001,553			26,132,144			24,957,931			19,543,229		
Taxable Assessed Value	\$ 1,744,999,573			\$ 1,629,821,252			\$ 1,561,217,874			\$ 1,465,764,120			\$ 1,353,032,807		

Source: Grayson County Central Appraisal District certified taxable assessed values

City of Denison, Texas
VALUATION AND GENERAL OBLIGATION DEBT HISTORY
Last Ten Fiscal Years (Unaudited)

Fiscal Year Ended 9/30	Estimated Population	Certified Assessed Valuation	Taxable Assessed Valuation Per Capita	Net G.O. Tax Debt Outstanding at End of Year*	Ratio of Net G.O. Tax Debt to Taxable Assessed Valuation	Net G.O. Tax Debt Per Capita
2014	22,722	\$ 1,353,032,807	\$ 59,547	\$ 5,435,000	0.40%	\$ 239
2015	22,907	\$ 1,465,764,120	\$ 63,988	\$ 4,925,000	0.34%	\$ 215
2016	23,447	\$ 1,561,217,874	\$ 66,585	\$ 4,400,000	0.28%	\$ 188
2017	23,654	\$ 1,629,821,252	\$ 68,903	\$ 3,860,000	0.24%	\$ 163
2018	24,380	\$ 1,744,999,573	\$ 71,575	\$ 3,305,000	0.19%	\$ 136
2019	25,118	\$ 1,906,343,253	\$ 75,896	\$ 5,540,000	0.29%	\$ 221
2020	24,860	\$ 2,120,445,267	\$ 85,295	\$ 8,825,000	0.42%	\$ 355
2021	24,479	\$ 2,448,766,610	\$ 100,035	\$ 7,605,000	0.31%	\$ 311
2022	25,179	\$ 3,013,659,181	\$ 119,689	\$ 6,480,000	0.22%	\$ 257
2023	26,800	\$ 3,500,868,307	\$ 130,629	\$ 6,480,000	0.19%	\$ 242

Sources: Certified Assessed Valuation obtained from the Grayson County Appraisal District

Notes: * Does not include self-supporting debt

City of Denison, Texas
TAX RATE LEVY AND COLLECTION HISTORY
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Tax Rate	General Fund	Interest and Sinking Fund	Total Tax Levy	Current Tax Collections	% of Levy Collected	% of Total Tax Collections to Tax Levy
2014	\$ 0.653377	\$ 0.581121	\$ 0.072256	\$ 6,691,394	\$ 6,679,697	97.87%	99.83%
2015	\$ 0.653377	\$ 0.569980	\$ 0.083397	\$ 7,055,238	\$ 7,043,901	98.19%	99.84%
2016	\$ 0.653377	\$ 0.575883	\$ 0.077494	\$ 7,501,037	\$ 7,488,271	98.41%	99.83%
2017	\$ 0.643377	\$ 0.578521	\$ 0.064856	\$ 8,309,353	\$ 8,291,473	99.78%	99.78%
2018	\$ 0.633377	\$ 0.530791	\$ 0.102586	\$ 8,688,391	\$ 8,666,249	99.75%	99.75%
2019	\$ 0.633377	\$ 0.521438	\$ 0.111939	\$ 9,520,567	\$ 9,492,589	99.71%	99.71%
2020	\$ 0.652034	\$ 0.556902	\$ 0.095132	\$ 10,811,380	\$ 10,773,941	99.65%	99.65%
2021	\$ 0.652034	\$ 0.554667	\$ 0.097367	\$ 11,779,085	\$ 11,725,850	99.55%	99.55%
2022	\$ 0.652034	\$ 0.554667	\$ 0.097367	\$ 12,737,290	\$ 12,622,619	99.10%	99.10%
2023	\$ 0.652034	\$ 0.576537	\$ 0.075497	\$ 15,924,647	\$ 15,573,481	97.79%	97.79%

Source: Grayson County Tax Assessor & Collector Recap & Standings Report

City of Denison, Texas
INTEREST AND SINKING FUND BUDGET PROJECTION
September 30, 2023 (Unaudited)

Tax Supported Debt Service Requirements, Fiscal Year Ending September 30, 2023	\$	3,430,414
Tax Supported Other Fees & Payments	\$	33,920
Interest and Sinking Fund, September 30, 2023	\$	986,455
Budgeted Interest and Sinking Fund Tax Levy	\$	4,270,616
Budgeted Interest for Interest and Sinking Fund	\$	75,000
		<u>5,332,071</u>
Estimated Balance, September 30, 2023	\$	<u><u>1,867,737</u></u>

City of Denison, Texas
MUNICIPAL SALES TAX HISTORY
Last Ten Fiscal Years (Unaudited)

Fiscal Year	Economic Development	City of Denison	Total Collected	% of Ad Valorem Tax Levy	Equivalent of Ad Valorem Tax Rate	Per Capita
2014	\$ 1,383,599	\$ 4,154,796	\$ 5,538,395	82.77%	\$ 0.540793	\$ 244
2015	\$ 1,483,577	\$ 4,450,730	\$ 5,934,307	84.11%	\$ 0.549569	\$ 259
2016	\$ 1,561,591	\$ 4,684,773	\$ 6,246,364	83.27%	\$ 0.483293	\$ 266
2017	\$ 1,719,068	\$ 5,157,204	\$ 6,876,272	82.75%	\$ 0.532416	\$ 291
2018	\$ 1,860,856	\$ 5,582,867	\$ 7,443,723	85.67%	\$ 0.542642	\$ 305
2019	\$ 1,903,653	\$ 5,710,960	\$ 7,614,613	79.98%	\$ 0.506579	\$ 303
2020	\$ 2,037,412	\$ 6,112,237	\$ 8,149,650	75.38%	\$ 0.491505	\$ 328
2021	\$ 2,190,355	\$ 6,571,066	\$ 8,761,421	74.41%	\$ 0.485177	\$ 358
2022	\$ 2,425,911	\$ 7,277,734	\$ 9,703,645	76.18%	\$ 0.496739	\$ 385
2023	\$ 2,750,375	\$ 8,251,124	\$ 11,001,499	69.08%	\$ 0.450456	\$ 411

City of Denison, Texas
CASH AND INVESTMENTS FOR PRIMARY GOVERNMENT
September 30, 2023 (Unaudited)

<u>Type of Investment</u>			
Cash on Hand	0.01%	\$	6,625
Savings and Checking Accounts	53.88%	\$	44,394,381
Money Market Accounts	1.74%	\$	1,434,244
Governmental Pool Accounts	43.39%	\$	35,754,827
Certificates of Deposit	<u>0.98%</u>	<u>\$</u>	<u>806,126</u>
	<u>100.00%</u>	<u>\$</u>	<u>82,396,203</u>







BROOKSWATSON & CO.
CERTIFIED PUBLIC ACCOUNTANTS

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council
City of Denison, Texas:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Denison, Texas as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise City of Denison, Texas basic financial statements, and have issued our report thereon dated March 15, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Denison, Texas' internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Denison, Texas internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Denison, Texas' internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. However, as described in the accompanying schedule of findings and responses, we did identify certain deficiencies in internal control that we consider to be a material weaknesses.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that

a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and responses as item 2022-001 to be a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Denison, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Respectfully,



BrooksWatson & Co., PLLC
14950 Heathrow Forest Pkwy | Ste 530
Houston, TX 77032
March 15, 2024