

## CITY OF DENTON CITY COUNCIL MINUTES

May 7, 2018

After determining that a quorum was present, the City of Denton City Council and the Denton Independent School District Board of Trustees convened in a Joint Meeting on Monday, May 7, 2018 at 11:00 a.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Council Member Hudspeth, Council Member Briggs, Council Member Duff, Council Member Ryan, Council Member Gregory, Mayor Pro Tem Bagheri, and Mayor Watts.

ABSENT: None.

### **1. Work Session Reports**

A. ID 18-608 Call to order; announce quorum; introductions.

The Mayor called the meeting to order at 11:08 a.m.

Item C was considered first.

C. ID 18-610 Receive a report and hold a discussion on the Fast Growth School Coalition and its efforts and legislation.

Jaime Wilson, Superintendent of DISD, reviewed the information in the analysis of Fast Growth School Districts in Texas. FGD criteria included enrollment of at least 2500 students during the previous year, and enrollment growth of the last five years of at least 10%, or a net increase of 3,000 or more students. Wilson stated that from 2000 to 2014, approximately \$33.1 billion was invested into construction projects in Fast Growth Districts. He stated enhanced funding options for Texas schools could drive local economic growth in five primary ways: making Texas more competitive for business investment; preparing students to enter the workforce; making Texas more attractive for young families; strengthening local housing markets; and improving the overall quality of life.

He reviewed the rising enrollment versus the State aid for school debt. He reviewed the local economic impact. He stated that Denton ISD enrollment was over 27,559.

Council discussion included information on teacher salaries; economic impacts that affected the DISD's ability to keep property taxes down; whether local preference is given on construction projects.

B. ID 18-609 Receive a report and hold a discussion regarding the demographics and needs of students and families in the Denton Independent School District, with an emphasis on those within the City of Denton limits, and discussion of housing implications, including housing tax credit developments.

Jaime Wilson introduced the consultant, Rocky Gardner, who presented the demographic update. Gardner stated that Denton's unemployment rate was currently below 3%. In 2017, Denton ISD started more than 2,000 homes, with roughly 35% of that activity within the City of Denton. The City of Denton's average apartment yield was 0.15. The Bell and Paloma Creek Elementary zones accounted for more than 40% of the total district annual closings in 2017. Denton ISD could expect an increase of approximately 3,060 students during the next 5 years. 2022/23 enrollment projection was 32,514 students. DISD was projected to enroll more than 35,623 students for the 2027/28 school year.

- D. ID 18-611 Receive a report and hold a discussion regarding an update on Denton Independent School District plans for future construction, land purchases, bond programs, or facility changes.

Mario Zavala, Director of Communications for DISD, stated that the Denton ISD Board of Trustees voted unanimously to call a \$750.5 million Bond Election to be held on May 5, 2018. The proposition would have \$0 impact on the school district tax rate. Bond elections allowed communities to vote, determining whether to give the Board of Trustees authority to sell bonds to pay for items such as school construction, capital projects, technology, buses, and land acquisition. Bonds were not allowed to be used for general operation budgets or salaries.

Zavala stated that they did a demographic study and growth projections, a facility condition assessment, and an internal needs assessment. A 56-member citizen advisory committee was formed that included residents and taxpayers representing a diverse cross-section of the district. They held meetings over a 5-month period and split up into subcommittees that reviewed specific areas for facility and program needs. Over 100 projects were studied, debated and prioritized. The committee presented a recommendation to the Board of Trustees.

Zavala stated that Denton ISD was one of the fastest growing school districts in Texas, and was consistently one of the fastest growing in the DFW area each year. Since the 2013 bond, 3200 new students had enrolled. In the DFW area, Denton ISD was ranked 1st for most undeveloped vacant lots and ranked 4th for home closings. He stated that Denton High, Calhoun MS, Strickland MS, Newton Rayzor and Wilson Elementary were a combined 315 years old. 64% of the 2018 bond would address aging facilities through renovations or replacements. The current Denton High campus was 35 acres and Braswell High's campus was 109 acres. They were actively looking for land within the loop for the Denton High replacement. He stated that the results of the 2018 Bond Election would have no impact on the school district tax rate.

Zavala stated that the proposed bond package included construction of middle school #9, elementary school #25, transportation facilities; additions to fine arts and athletic facilities; replace Denton High, Newton Rayzor Elementary, Wilson Elementary; renovate Strickland; make capital improvements at 21 schools and facilities; renovate and update fine arts and athletic facilities; program additions at LaGrone ATC; renovate culinary spaces at GHS and RHS; renovate and expand CTE classrooms at RHS; build new Ag Center; add and replace security cameras at all schools; replace fiber; replace building control systems at 22 facilities; and add security features at Davis and Windle.

Zavala stated that 2007 and 2013 Bond projects that were about to be completed included the Guyer High School addition and the Support Services building. Future projects included the Union Park Elementary School in Little Elm. Completed projects included Rodriguez Middle School in Oak Point, and Bell Elementary and Braswell High School in Little Elm. Current land for future school sites in the city of Denton only included 37.5 acres in Cole Ranch for a middle school and 91.7 acres for a high school; 14.4 acres in Country Lakes for an elementary school; and 100 acres off of FM 428 for a high school.

- E. ID 18-613 Receive a report and hold a discussion regarding a recent assessment of the City of Denton's Aquatics Division and Facilities and the joint agreement between the City of Denton and Denton Independent School District for shared use of the Natatorium.

Laura Behrens, Assistant Director of Parks and Recreation, presented an overview of the aquatics facility. The facility included the Natatorium which had an indoor pool, a leisure pool, and a competition pool. Water Works Park included an outdoor pool, slides, Lazy River, wave pool, children's area, and concessions and cabanas. She stated that the City had another facility, the Civic Center pool, which was not part of the Joint Use Agreement. She stated that PROS Consulting was contracted to conduct an assessment to analyze current aquatic facilities and operations.

Behrens presented key findings from the analysis which covered five areas. Staffing levels were appropriate; however, there was a lack of administrative and marketing support. The allocation of full-time staff for the Civic Pool needed to be re-evaluated. The joint use agreement was evaluated and it lacked detail delineating roles, responsibilities, authority and cost sharing. They recommended that the Natatorium Committee established by the agreement needed to start meeting. Classification of services and cost recovery goals included Essential Service – tax supported; Important – subsidized by taxes and fees; Value Added – users fees; and establish cost recovery goals and develop strategies to achieve them. Opportunities to look at included Efficiency / Effectiveness -technology, Revenue Generation – marketing, flexibility in pricing strategies; and Policy and Procedures – pricing and outside food policy, task-time and cost of services analysis.

Next steps included resuming regular meetings of the Natatorium Committee. The Committee should be made up of two City of Denton staff members, two DISD staff members, and one citizen that was jointly appointed by the City and DISD. The Committee meeting on a regular basis would improve communications between organizations, review of joint use agreement, and review and update policies and procedures.

The recommendation also included developing and implementing technology upgrades; using a work order management system for maintenance; and performing a full-time task analysis of City Aquatics staff, review with Natatorium Committee, and use that method for cost allocation going forward. The recommendation included developing a classification of services model and set cost recovery goals for the facilities and programs and provide regular reporting and analyzing the success of the programs; performing a full cost of service analysis (including direct, indirect, administrative and overhead costs) across all functional lines of service to more accurately allocate costs; providing updated data and metrics as the Water Works Park begins the first full season with the wave pool and concession stand; consider allowing DISD employees to receive the discounted

rates; exploring advertising and naming ventures as an additional source of revenue; exploring the potential to expand DISD programming and curriculum into the Natatorium. Upon initial review of the assessment, staff has already begun to implement a number of items that were recommended to begin the process of improving customer experience, safety, cost recovery and infrastructure.

Discussion followed regarding developing additional programs where free days or discounted days were earned; looking for incentive packages in other communities to get additional attendance; other missed marketing opportunities; additional partnership opportunities between the City and DISD; forming a planning committee to discuss integration of Learn to Swim programs in PE classes; seasonal recruitment for employment; and expanding water safety presentations in elementary schools.

- F. ID 18-614 Receive a report and hold a discussion regarding school safety, the School Resource Officer (SRO) program and Memorandum of Understanding, the Hero's Helping program, and any programs or services between the Denton Police Department and Denton Independent School District.

Lee Howell, Chief of Police, stated that the mission of the School Resource Officer program was the reduction and prevention of school related crime committed by juveniles and young adults. This program was supported by a Memorandum of Understanding between the City and the DISD. To accomplish the program, the Denton Police Department has assigned a police officer to each of the three DISD high school campuses and each of the three DISD middle school campuses within the city limits. These School Resources Officers were deployed to the campuses on a full-time basis to provide a police presence and to help maintain a safe, secure, and orderly learning environment for students and staff.

The MOU was reviewed and approved annually, and outlined the mission, goals, and the financial aspects of the SRO program. Beginning July 1, 2018, DISD has agreed to increase the reimbursement to the City and provide for fifty percent of the annual salary and benefits of the School Resource Officers assigned to all six of the middle and high school campuses within the city limits.

Howell stated that the Denton ISD had started a project called "A Hero's Helping" on Mondays, offering a free meal to uniformed law enforcement officers, fire, and military personnel in any of the school district's cafeterias. The program was intended to provide opportunities for students and staff to build relationships with first responders and provide an extra sense of security.

- G. ID 18-802 Discuss and set future meeting dates, times, and locations.

## **2. Concluding Items**

- A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the City Council or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or

salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Council Member Briggs requested a breakdown of DISD students that were Denton residents, data on homeless students, and information as to what campuses were doing to support their students who might be food deprived.

With no further business, the meeting was adjourned at 1:45 p.m.

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CHRIS WATTS  
MAYOR  
CITY OF DENTON, TEXAS

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JANE RICHARDSON  
ASSISTANT CITY SECRETARY  
CITY OF DENTON, TEXAS