



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda City Council

Tuesday, October 21, 2025

12:00 PM

Denton Development Services Center

Joint Special Called Meeting with Denton ISD Board of Directors

After determining that a quorum is present, the City Council of the City of Denton, Texas will convene in a Special Called Joint Meeting with the Denton Independent School District Board of Directors on Tuesday, October 21, 2025, at 12:00 p.m. at the Development Service Center, Training Rooms 1, 2, 3, 4, and 5, at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

REGISTRATION GUIDELINES FOR ADDRESSING THE CITY COUNCIL

Individuals may speak during this Council meeting under the following category:

Public Hearing Item(s):

Individuals are limited to four (4) minutes per public hearing item.

1. PUBLIC HEARINGS

- A. [ID 25-1864](#) Hold a public hearing pursuant to the requirements of Chapter 26 of the Texas Parks and Wildlife code, that (1) there are no feasible and prudent alternatives to the change in use of approximately 9.4 acres of City park land, located within South Lakes Park in the City of Denton, Denton County, Texas, from a park to a public school for the construction of Denton Independent School District recreation facilities and (2) finding that all reasonable planning has been done to minimize harm to the land as a park; and providing an effective date. (The Parks, Recreation and Beautification Board recommends approval with a vote of (5-0)).

Attachments: [Exhibit 1- Agenda Information Sheet](#)
 [Exhibit 2- Presentation](#)
 [Exhibit 3- Ordinance](#)
 [Exhibit 4- Chapter 26 Posting](#)
 [Exhibit 5- Land Plan](#)
 [Exhibit 6- Joint Use Agreement 2025](#)
 [Exhibit 7- Joint Use Agreement 2022](#)
 [Exhibit 8- Joint Use Agreement 1998](#)

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [ID 25-1964](#) Consider adoption of an ordinance of the City of Denton making a finding, pursuant to the requirements of Chapter 26 of the Texas Parks and Wildlife code, that (1) there are no feasible and prudent alternatives to the change in use of approximately 9.4 acres of City park land, located within South Lakes Park in the City of Denton,

Denton County, Texas, from a park to a public school for the construction of Denton Independent School District recreation facilities and (2) finding that all reasonable planning has been done to minimize harm to the land as a park; and providing an effective date. (The Parks, Recreation and Beautification Board recommends approval with a vote of (5-0).

Attachments: [Exhibit 1- Agenda Information Sheet](#)
 [Exhibit 2- Ordinance](#)

3. WORK SESSION

1. Work Session Reports

- A. [ID 25-1593](#) Receive a report and hold a discussion regarding City of Denton construction projects surrounding Denton ISD campuses.

[Estimated Presentation/Discussion Time: 30 minutes]

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)

- B. [ID 25-1594](#) Receive a report and hold a discussion regarding Denton ISD's upcoming tax election.

[Estimated Presentation/Discussion Time: 30 minutes]

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Presentation](#)

The City Council and Denton Independent School District Board of Directors reserve the right to adjourn into a Closed Meeting or Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda or to reconvene in a continuation of the Closed Meeting on the Closed Meeting items noted above, in accordance with the Texas Open Meetings Act, including, without limitations Sections 551.071-551.086 of the Texas Open Meetings Act.

C E R T I F I C A T E

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on October 15, 2025, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Christine Taylor, Assistant City Manager

DATE: October 21, 2025

SUBJECT

Hold a public hearing pursuant to the requirements of Chapter 26 of the Texas Parks and Wildlife code, that (1) there are no feasible and prudent alternatives to the change in use of approximately 9.4 acres of City park land, located within South Lakes Park in the City of Denton, Denton County, Texas, from a park to a public school for the construction of Denton Independent School District recreation facilities and (2) finding that all reasonable planning has been done to minimize harm to the land as a park; and providing an effective date. (Parks, Recreation and Beautification Board recommends approval with a vote of (5-0)).

BACKGROUND

Over the past few years, the City of Denton Parks and Recreation Department has been in ongoing discussions regarding the potential development of a neighborhood park on 3.433 acres of land at the former Calhoun Middle School site. This location has been identified as a high-priority area in the Parks and Recreation Land Plan due to its underserved status and growing community needs.

In a related initiative, the Denton Independent School District (DISD) proposed a land exchange involving 9.4 acres within South Lakes Park, which includes the existing track facility currently leased to DISD for school use. This proposal aligns with DISD's broader infrastructure goals, as reflected in the \$1.4 billion bond referendum approved on May 26, 2023. Among the projects funded by the bond is the renovation of the track adjacent to McMath Middle School, further supporting the district's commitment to enhancing educational and recreational facilities.

Since 1998, DISD has utilized this 9+ acres of South Lakes Park for student recreation space. DISD has built and maintained this area of the park since the construction of McMath Middle School.

State law as defined in Chapter 26, Protection of Public Parks and Recreational Lands, of the Texas Parks and Wildlife Code requires that:

- (a) a municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park unless the municipality, acting through its duly authorized governing body or officer, determines that:
 - (1) there is no feasible and prudent alternative to the use or taking of such land; and
 - (2) The program or project includes all reasonable planning to minimize harm to the land, as a park, resulting from the use or taking.
- (b) A finding may be made only after notice and a hearing as required by this chapter."

Postcards were sent out to all residents within 500' of all properties under discussion, promotion on social media and a post on Nextdoor.

RECOMMENDATION

After evaluating all available options, staff recommend proceeding with the proposed land exchange. This action is not expected to significantly affect current operations or programming at South Lakes Park. In contrast, acquiring the additional acreage near the former Calhoun Middle School site will enhance neighborhood access to park space and help meet the area's identified recreational needs.

ESTIMATED SCHEDULE OF PROJECT

Below is an outline of the total project calendar to date:

- Public Meeting #1: (Sept 25, 2025)
- Parks and Recreation Board: Consideration (Oct 6, 2025)
- Public Meeting #2: (Oct 9, 2025)
- City Council: Public Hearing (Oct 21, 2025)
- DISD: Public Hearing (Oct 21, 2025)
- Real Estate: Property Closing (Quarter 2 of 2025)

PRIOR ACTION/REVIEW

On October 6, 2025, the Parks, Recreation, and Beautification Board reviewed and recommended approval by a vote of (5-0).

FISCAL INFORMATION

Following a comprehensive review of all alternatives, staff recommend moving forward with the proposed land exchange. This action will not result in any significant disruption to existing operations or programming at South Lakes Park. Moreover, the acquisition of land near the former Calhoun Middle School site will expand park access for nearby residents and help address a critical need identified in the Parks and Recreation Land Plan.

EXHIBITS

Exhibit 1- Agenda Information Sheet

Exhibit 2- Presentation

Exhibit 3- Ordinance

Exhibit 4- Chapter 26 Posting

Exhibit 5- Land Plan

Exhibit 6- Joint Use Agreement 2025

Exhibit 7- Joint Use Agreement 2022

Exhibit 8- Joint Use Agreement 1998

Respectfully submitted:

Gary Packan, Director of Parks and Recreation

Prepared by:

Ziad Kharrat, Assistant Director, Parks and Recreation



South Lakes Park / Calhoun Middle School Land Exchange City of Denton and DISD

October 21, 2025

Purpose

- Receive direction regarding a potential land exchange between DISD & City of Denton of the following properties.

Ownership	Site	Land to be exchanged (acres)
City of Denton	South Lakes Park	9.400
Denton ISD	Calhoun Middle School - Track	2.273
Denton ISD	Calhoun Middle School - Courts	1.160

3.433

Chapter 26, Protection of Public Parks and Recreation Lands, Parks and Wildlife Code

- ✓ State law as defined in Chapter 26, Protection of Public Parks and Recreational Lands, of the Texas Parks and Wildlife Code requires that:
- ✓ (a) a municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park unless the municipality, acting through its duly authorized governing body or officer, determines that:
 - ✓ **There is no feasible and prudent alternative to the use or taking of such land;** and
 - ✓ The program or **project includes all reasonable planning to minimize harm to the land**, as a park, resulting from the use or taking.
- ✓ (b) a **finding may be made only after notice and a public hearing** as required by this chapter.
 - ✓ Project to provide the City notice 30 days before the date of public hearing.
 - ✓ Notice must be published once a week for three consecutive weeks within 1 but no more than 2 weeks before hearing.
 - ✓ **(Posted: 9/20/25, 9/27/25, 10/4/25 and 10/11/25)**

DISD – Former Calhoun Middle School

Parcel #1 – Open Space

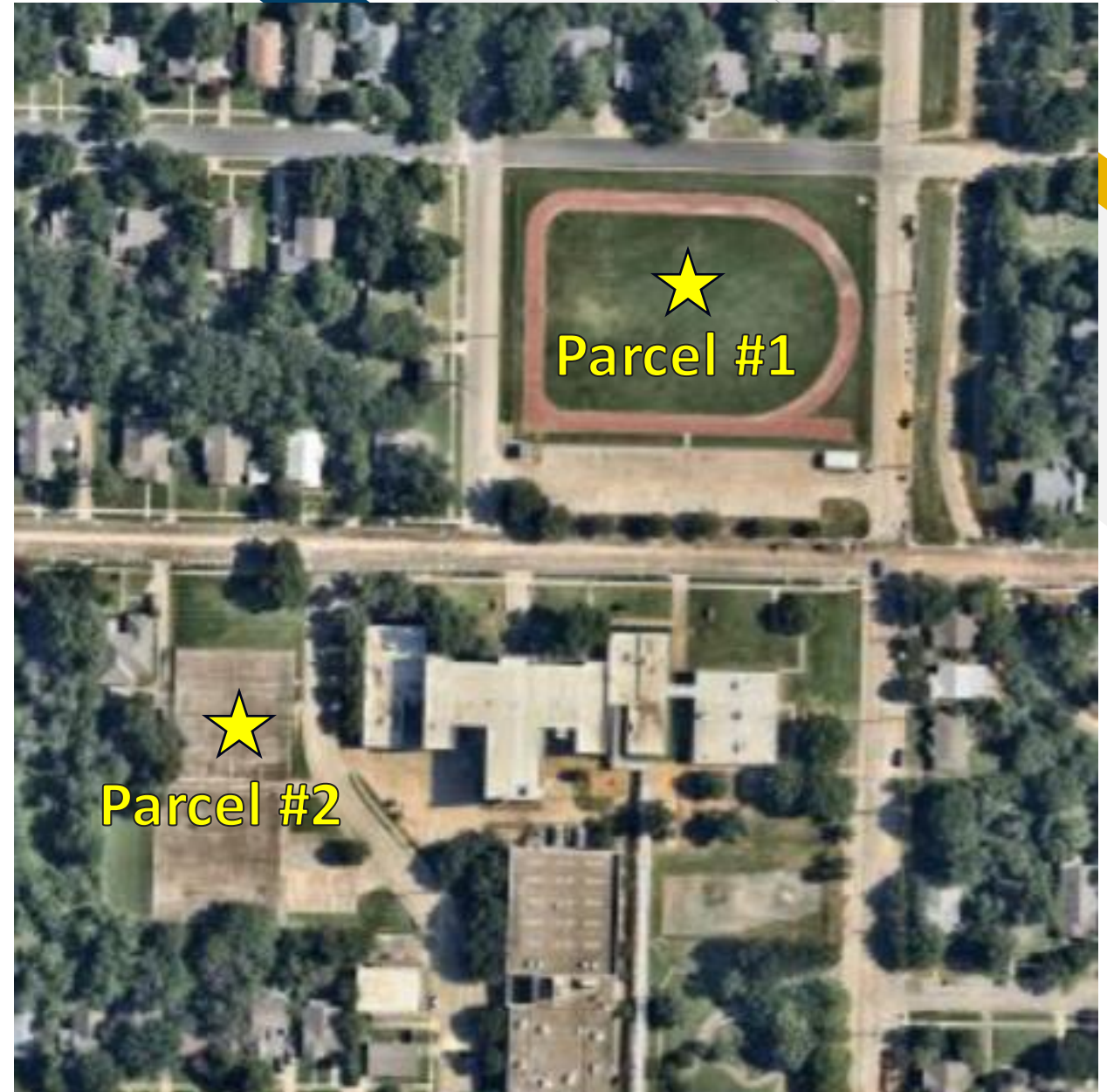
- 2.273 acres = \$1,584,000

Parcel #2 - Courts

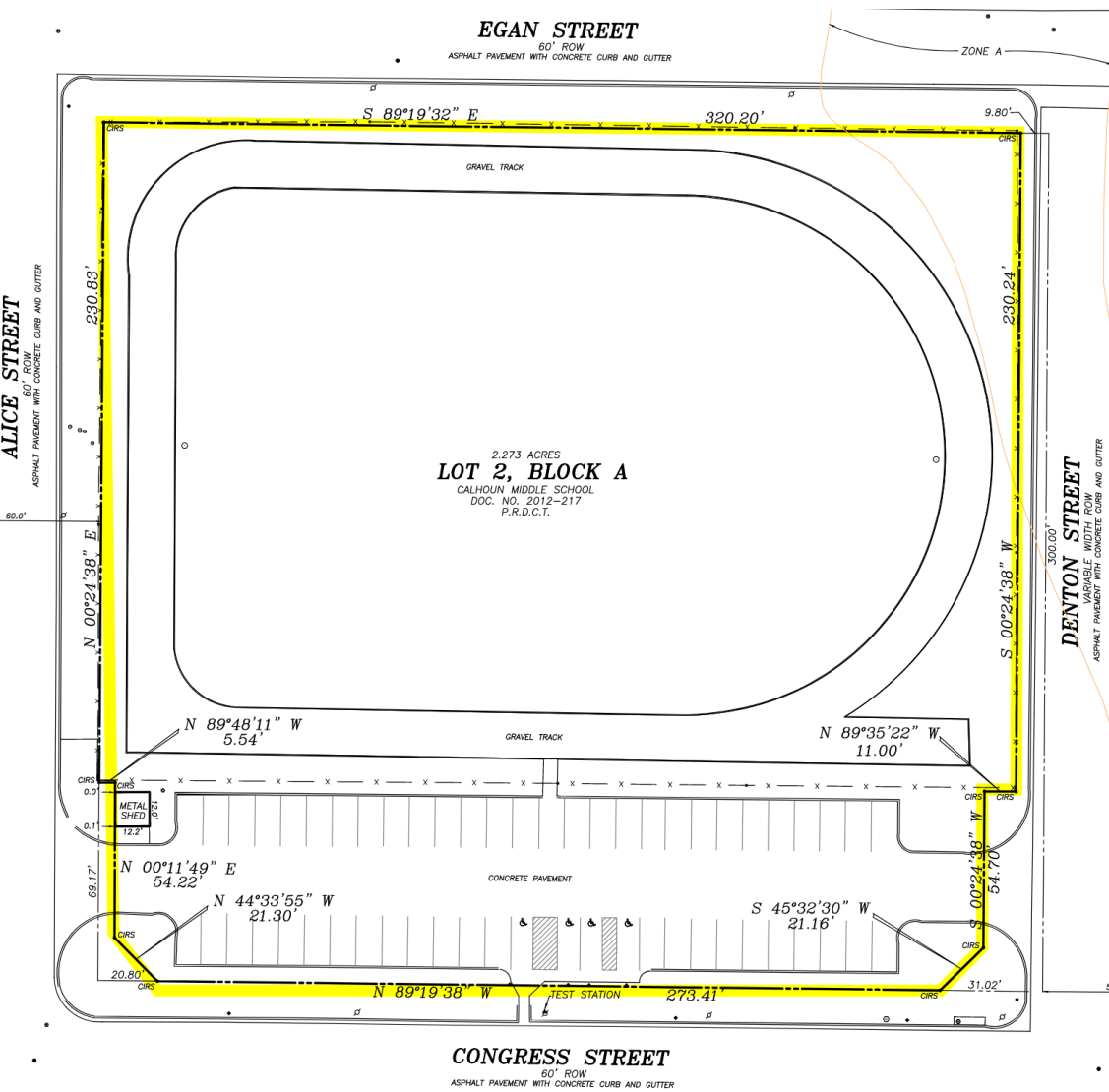
- 1.160 acres = \$985,000

Total Parcels

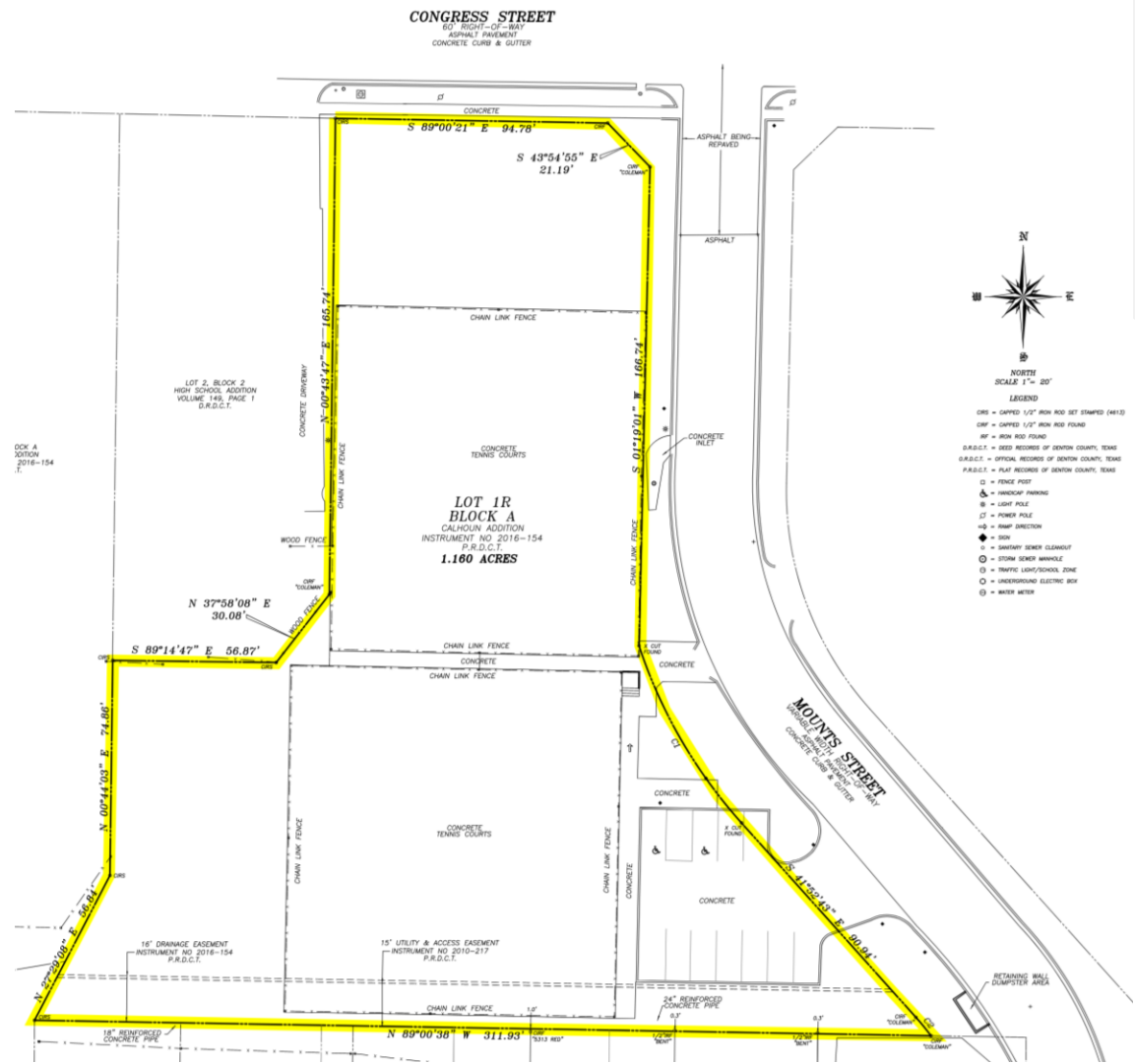
- 3.433 acres
- \$2,569,000 land appraisal



Parcel #1 – Open Space



Parcel #2 - Courts



City of Denton South Lakes Park

Parcel #1 – Open Space

- 9.4 acres
- \$1,740,000 land appraisal



Chapter 26 Land Exchange

Current conditions -

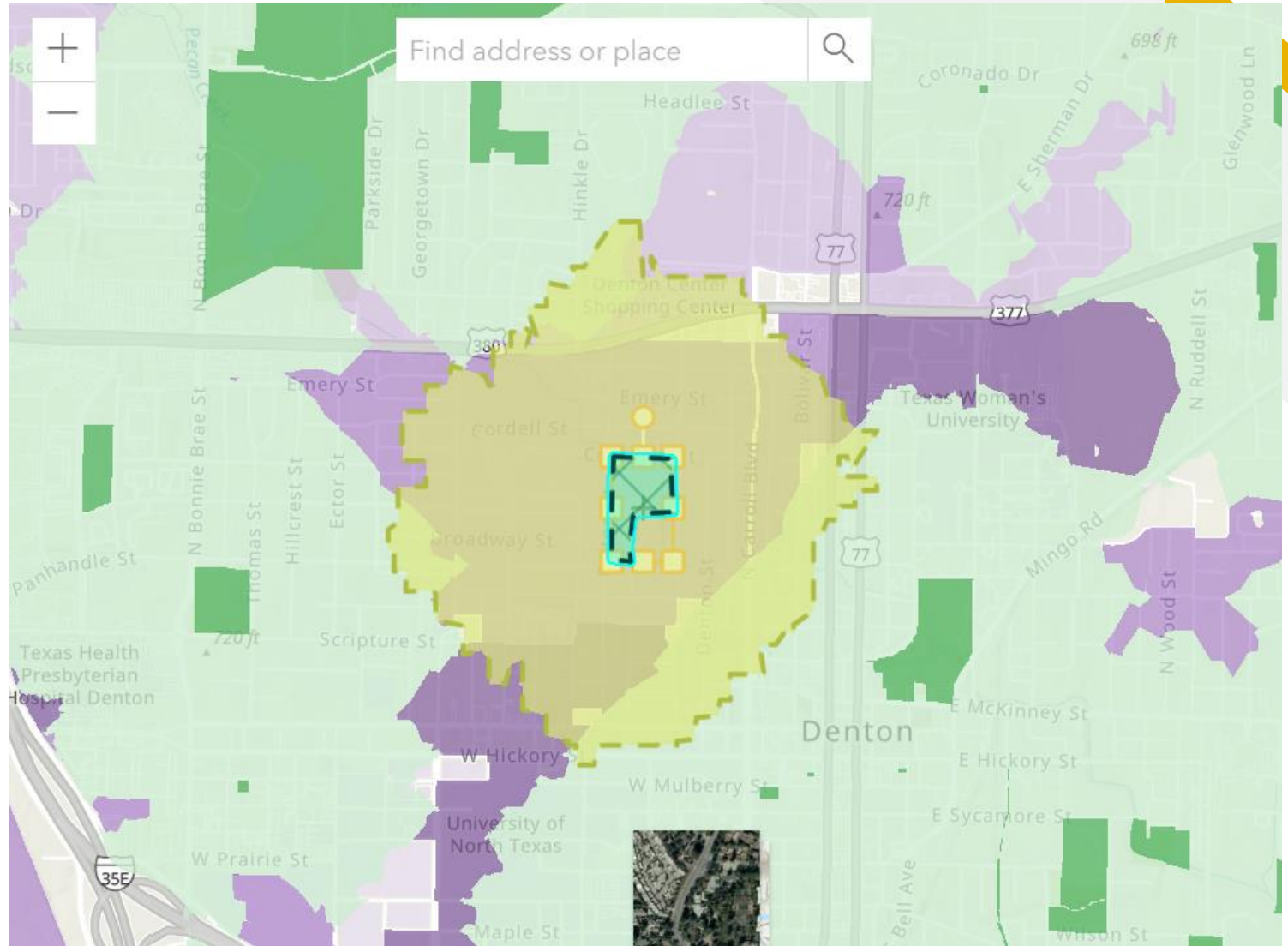
- DISD does not have enough land to build a track and open space for student recreation
 - Therefore, DISD has built, maintained, and leased 9+ acres in South Lakes Park for McMath Middle School recreational pursuits since 1998
 - Public can utilize the leased space outside of school operating hours
 - DISD has approved bond funding to improve the track and field turf

Proposed conditions –

- There is no feasible and prudent alternative to the use or taking land
 - Proximity of 9+ acres of land that is adjacent to McMath Middle School
 - Convenient for students
 - Would not require busing students to an off-campus location
 - Does not require purchase of additional land by DISD
 - DISD does not have any undeveloped land on campus to build a new track and field space
 - DISD will provide limited access to the track and field turf
 - Track will be available for rent to the public, but trails still provide fitness and accessibility for the community
 - Accessibility to open space will remain the same as the current lease
- Harm to land would be nonexistent as recreational facilities are being enhanced and improved

Value to Denton Park System

- High impact to Trust for Public Land, 10-Minute Walk Initiative
- This area is identified in the PARD Land Plan
- Increases access by 2.1% (57.4% to 59.5%)
- Adds a total of 3,210 residents within 10-Minute walk to a park



Benefits to City

- ✓ Provides immediate access to an inaccessible property for the public to utilize
- ✓ Future opportunity to provide an improved park space near the former middle school when funding is identified
- ✓ Access to open green space at South Lakes Park will remain unchanged
- ✓ Upgraded track and field turf will be available to the public for rent, and trails will still provide ability to exercise and accessibility for the community
- ✓ Continue to partner and collaborate with DISD for the benefit of the neighborhoods and students
- ✓ Supports efficient land use for both City and District.

Next Steps

- ✓ *Public Meeting #1: (Sept 25, 2025)*
- ✓ *Parks and Recreation Board: (Oct 6, 2025, recommended 5-0)*
- ✓ *Public Meeting #2: (Oct 9, 2025)*
 - City Council: Public Hearing (Oct 21, 2025)
 - DISD: Public Hearing (Oct 21, 2025)
 - City Council: Consideration of Inter Local Agreement (TBD)
 - Real Estate: Property Closing (Quarter 2 of 2026)



Questions?



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON MAKING A FINDING, PURSUANT TO THE REQUIREMENTS OF CHAPTER 26 OF THE TEXAS PARKS AND WILDLIFE CODE, THAT (1) THERE ARE NO FEASIBLE AND PRUDENT ALTERNATIVES TO THE CHANGE IN USE OF APPROXIMATELY 9.4 ACRES OF CITY PARK LAND, LOCATED WITHIN SOUTH LAKES PARK IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, FROM A PARK TO A PUBLIC SCHOOL FOR THE CONSTRUCTION OF DENTON INDEPENDENT SCHOOL DISTRICT RECREATION FACILITIES AND (2) FINDING THAT ALL REASONABLE PLANNING HAS BEEN DONE TO MINIMIZE HARM TO THE LAND AS A PARK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 26 of the Texas Parks of Wildlife Code provides that a municipality may not approve of any program or project that requires the use or taking of any public land designated and used as a park unless the municipality determines and finds that, after notice and hearing, 1) there is no feasible and prudent alternative to the use or taking of such land for the proposed project and 2) the program or project includes all reasonable planning to minimize harm to the park resulting from such use or taking; and

WHEREAS The City is the owner of 184.43 acres of land situated at 556 Hobson Ln, Denton, TX 76205 the description of which is set forth on Exhibit “A” hereto attached (the “City Tract”); and

WHEREAS, the City Tract currently operates as South Lakes Park and Recreation Facility, which is operated as public land designated for park and recreational area uses and is protected land under Chapter 26 of the Texas Park and Wildlife Code with 9.4 acres of such park being used by Denton Independent School District as recreation facilities for McMath Middle School; and

WHEREAS, Denton Independent School District (“DISD”) is the owner of 3.433 acres of land and building located at 1900 Jason Dr, Denton Texas 76205, the description of which is set forth on Exhibit “B” hereto attached (the “DISD Tract”); and

WHEREAS, City and DISD are governmental entities with the power of eminent domain; and

WHEREAS, on May 6, 2023, DISD voters approved a \$1.4 billion bond referendum which provides funding for the construction of recreation facilities at McMath Middle School; and

WHEREAS, based on the approved funding, DISD has conducted a study of potential sites within this attendance zone, and determined, based on community needs and extensive public input, that maintaining and improving the existing running track and green space at McMath Middle School will best serve the citizens of Denton in providing a lower cost alternative for construction of the improved recreation facilities and maintain existing access for students and community; and

WHEREAS, based on DISD review of potential sites for recreation facilities, DISD has identified the City Tract as the best solution and location for the new facilities; and

WHEREAS, DISD has requested to exchange approximately 9.4 acres of the City Tract for approximately 3.433 acres of the DISD Tract to accommodate the rebuilding of recreation facilities at McMath Middle School (“DISD Project”)

WHEREAS, City has requested to exchange approximately 3.433 acres of the DISD Tract for approximately 9.4 acres of the City Tract to accommodate the future development of a neighborhood park (“City Project” and collectively with the DISD Project the “Project”); and

WHEREAS, the City of Denton City Council finds that it is in the public’s best interest to approve the exchange for the overall enhancement of recreational access of the parcels for the community and gain a future neighborhood park without materially changing the current use of South Lakes Parks and Recreation Facility; and

WHEREAS, Chapter 26 of the Parks and Wildlife Code requires that anytime a public park is put to a use other than public park use, the governing body must make a finding, after notice and a public hearing, that there is no feasible and prudent alternative to the proposed change in use; and

WHEREAS, the City hosted community input meetings on September 25, 2025, and October 9, 2025, for the proposed property exchange; and

WHEREAS, the City provided notice in the Denton Record-Chronicle on September 20, 2025, September 27, 2025, October 4, 2025, and October 11, 2025 of a Public Hearing to be held on October 21, 2025 at a Joint meeting of the Denton Independent School District and City Council at the Denton Development Services Center to consider the park exchange between Denton Independent School District; and

WHEREAS, on October 21, 2025, the Denton Independent School District and City Council received testimony at a public hearing on the issues of feasible and prudent alternatives to the exchange of the park for the Project and that the Project includes all reasonable planning to minimize harm to the park resulting from the exchange; and

WHEREAS, the City Council find that there are no feasible and prudent alternatives to the non-park use or taking of the park and the park land exchange includes all reasonable planning to minimize harm to the park as a result of the Project; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. That the findings set forth in the recitals of this ordinance are found true and correct and are hereby adopted as the findings of the City Council.

SECTION 2. In accordance with Chapter 26, Texas Parks and Wildlife Code, the City Council finds that: (i) the DISD Project requires the use or taking of the 9.4 acres of the City Tract; (ii) there is no feasible and prudent alternative to the change in use of approximately 9.4 acres of City park land located within the City Tract from a public park use to public school use; (iii) and that the proposed land exchange with DISD includes all reasonable planning to minimize harm to the land, as a park, resulting from the public school use.

SECTION 3. The rights and benefits set forth in this ordinance may not be assigned without the express written consent of the City.

SECTION 4. This ordinance shall become effective immediately upon its passage and approval.

[Signatures to appear on the following page]

The motion to approve this ordinance was made by _____ and seconded by _____; the ordinance was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Marcella Lunn

PARCEL #1—OPEN SPACE

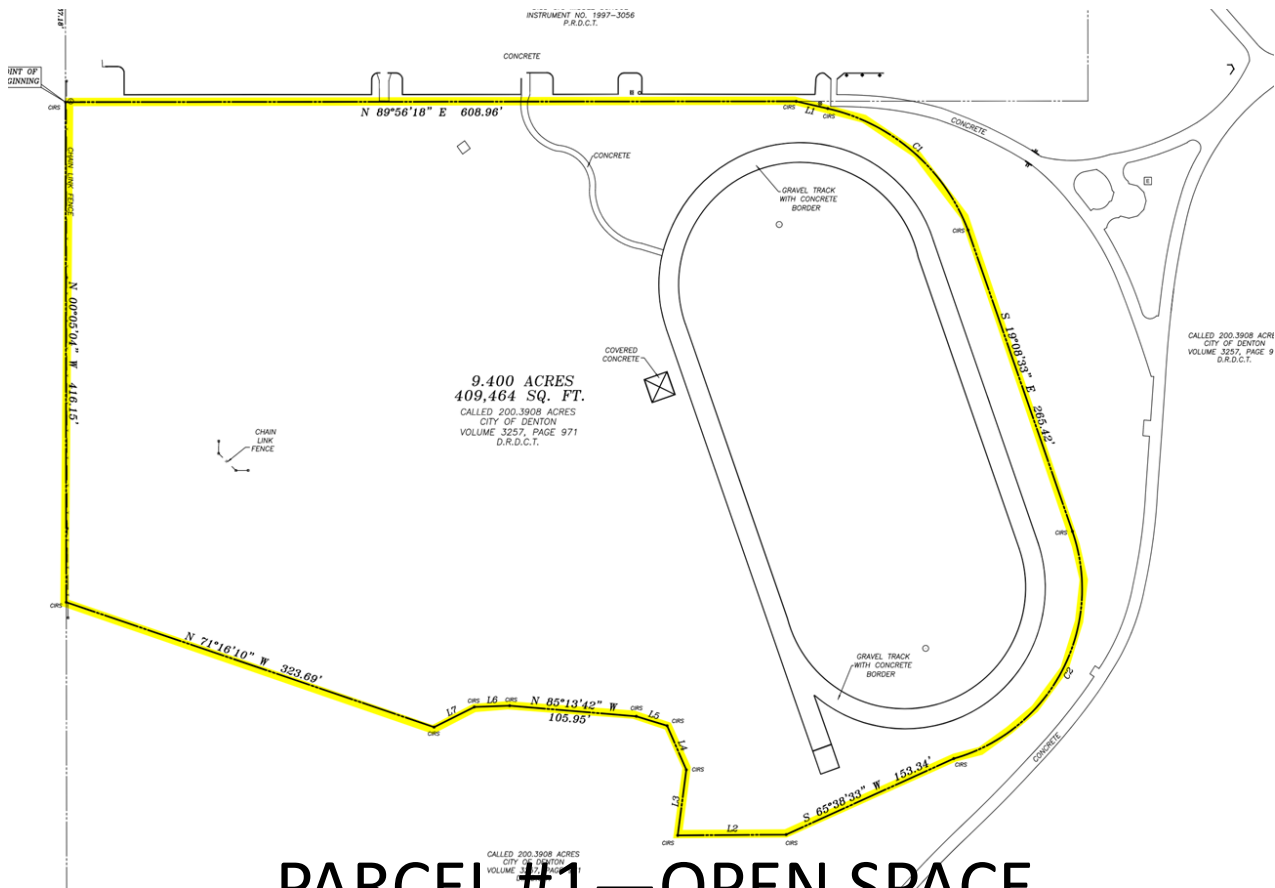


EXHIBIT B—DISD TRACTS

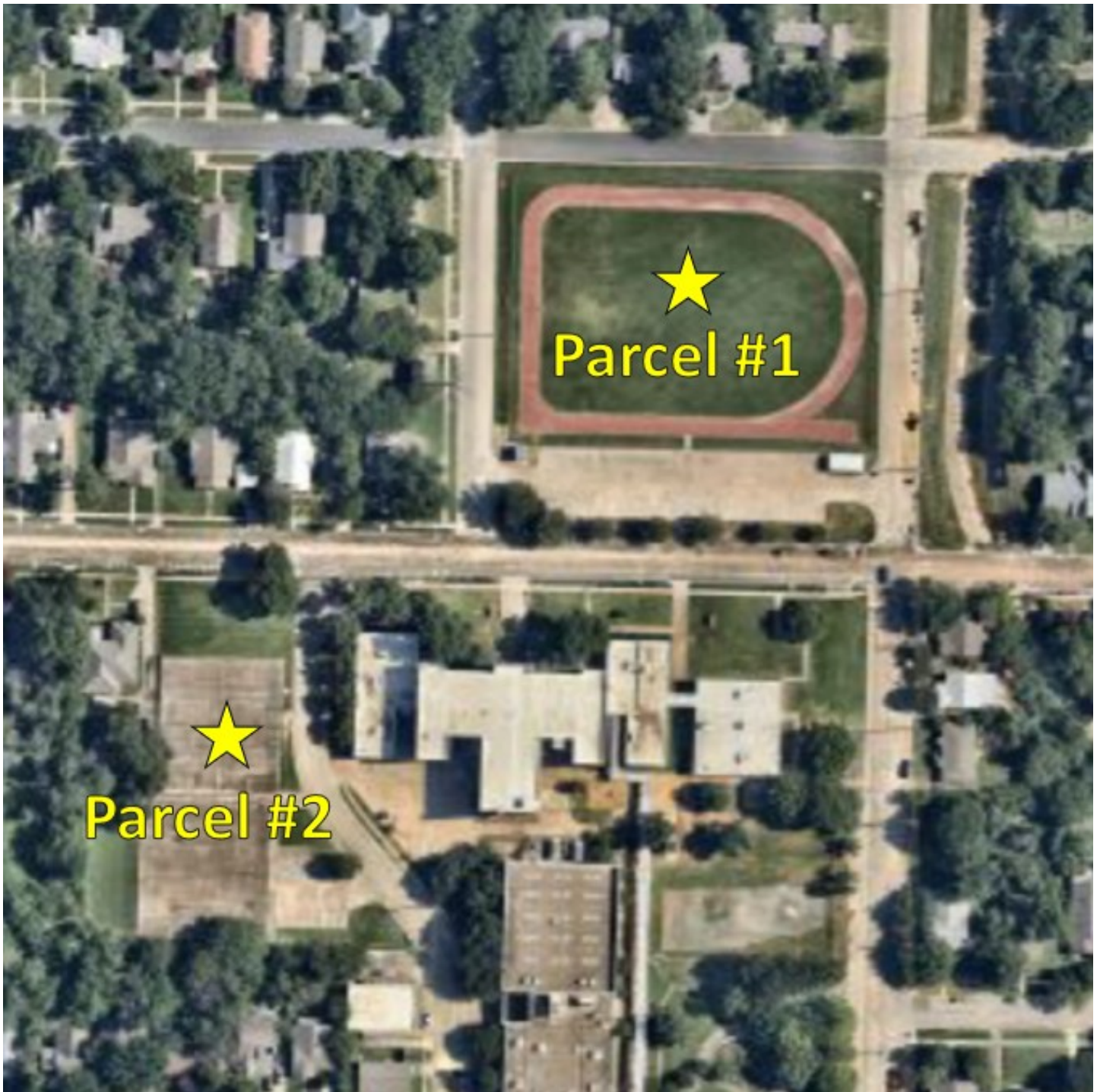
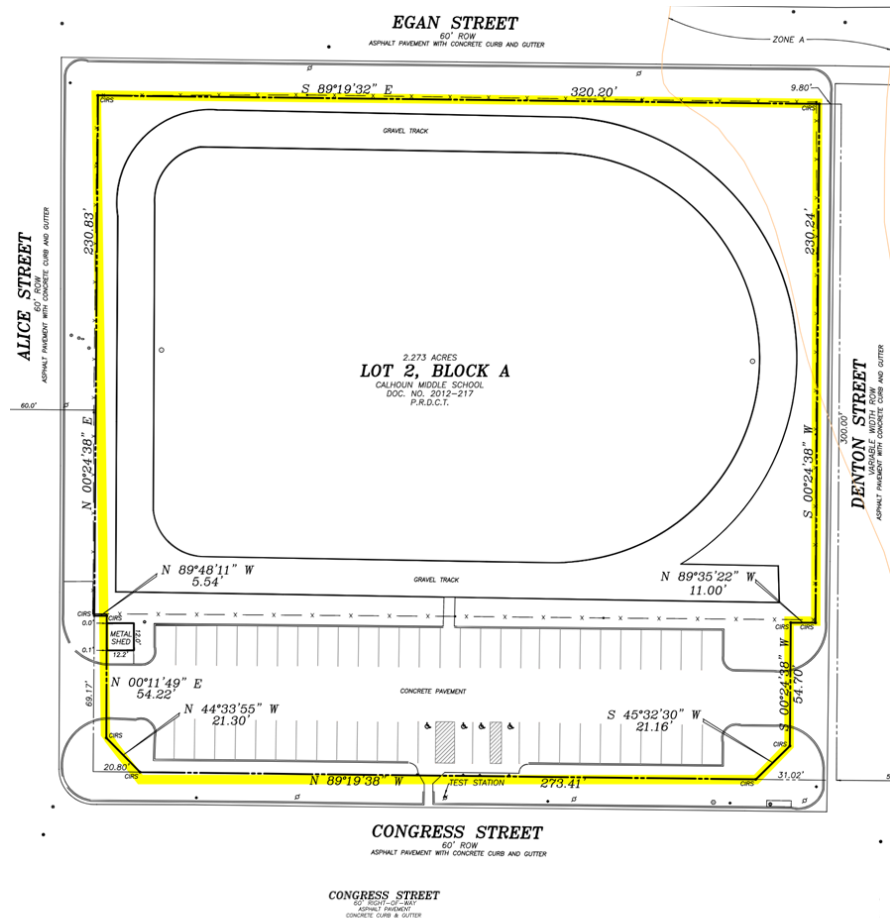
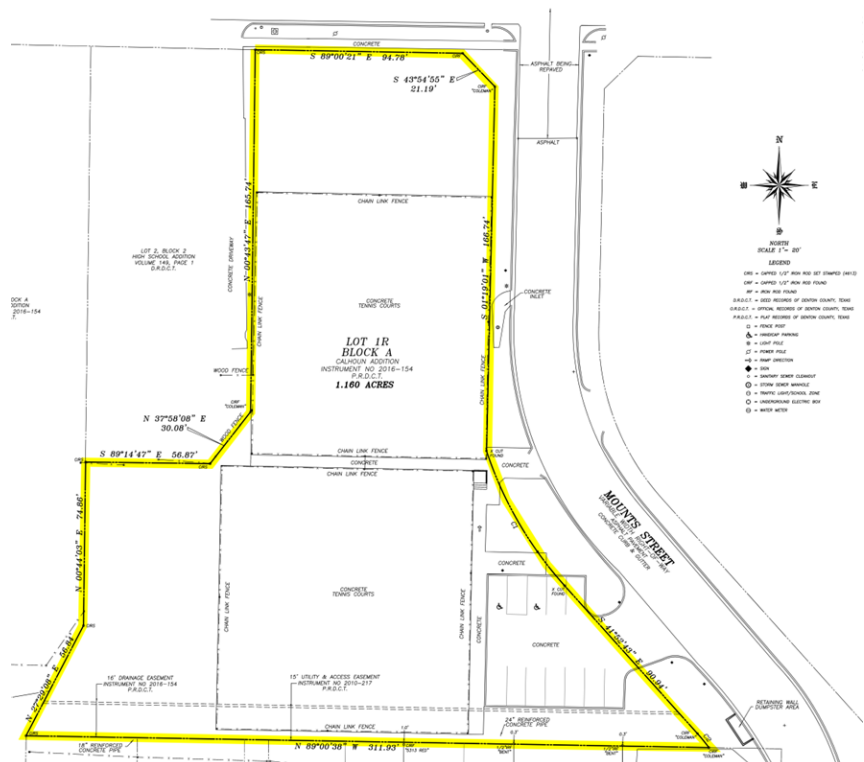


EXHIBIT B—DISD TRACTS

PARCEL #1 OPEN SPACE



PARCEL #2 COURTS



PARKS AND WILDLIFE CODE

TITLE 3. PARKS

CHAPTER 26. PROTECTION OF PUBLIC PARKS AND RECREATIONAL LANDS

Sec. 26.001. PROTECTED LAND; NOTICE OF TAKING. (a) A department, agency, political subdivision, county, or municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park, recreation area, scientific area, wildlife refuge, or historic site, unless the department, agency, political subdivision, county, or municipality, acting through its duly authorized governing body or officer, determines that:

(1) there is no feasible and prudent alternative to the use or taking of such land; and

(2) the program or project includes all reasonable planning to minimize harm to the land, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking.

(b) A finding required by Subsection (a) of this section may be made only after notice and a hearing as required by this chapter.

(c) The governing body or officer shall consider clearly enunciated local preferences, and the provisions of this chapter do not constitute a mandatory prohibition against the use of the area if the findings are made that justify the approval of a program or project.

Added by Acts 1983, 68th Leg., p. 1035, ch. 235, art. 6, Sec. 2(a), eff. Sept. 1, 1983.

Sec. 26.002. NOTICE OF HEARING. (a) When any program or project requires notice and a public hearing before approval, the notice must be given in writing to the person, organization, department, or agency that has supervision of the land proposed to be used or taken.

(b) The notice must state clearly the proposed program or project and the date and place for the public hearing. The notice must be given at least 30 days before the date for the public hearing.

(c) Notice must also be given to the public by publishing a notice similar to that specified in this section once a week for three consecutive weeks. The last days of publication must not be less than one week or more than two weeks before the date of the hearing. The notice must be published in a newspaper of general circulation, which paper must be published at least six days a week in the county where the land proposed to be used or taken is situated.

(d) If there is no newspaper that qualifies under Subsection (c) of this section, the notice must be published in a qualifying newspaper that is published in any county adjoining the county where the land is situated. If there is no qualifying newspaper published in any adjoining county, then the notice must be published in a qualifying newspaper published in the nearest county to the county where the land is situated. If there is no qualifying daily newspaper published therein, the notice must be published in any newspaper of general circulation published in the political subdivision affected. If no newspaper is published in the political subdivision, the notice must be published in a newspaper published in the political subdivision nearest the political subdivision affected.

Added by Acts 1983, 68th Leg., p. 1035, ch. 235, art. 6, Sec. 2(a), eff. Sept. 1, 1983.

Sec. 26.003. LIMITATIONS ON JUDICIAL REVIEW. A petition for the judicial review of the approval or disapproval of a program or project under this chapter must be filed within 30 days after the approval or disapproval is announced, or the review is barred.

Added by Acts 1983, 68th Leg., p. 1035, ch. 235, art. 6, Sec. 2(a), eff. Sept. 1, 1983.

Sec. 26.004. EXCLUDED LANDS. A department, agency, board, or political subdivision having control of the public land is not required to comply with this chapter if:

(1) the land is originally obtained and designated for another public use and is temporarily used as a park, recreation area, or

wildlife refuge pending its use for the originally designated purpose;

(2) the program or project that requires the use or taking of the land being used temporarily as a park, recreation area, or wildlife refuge is the same program or project for which the land was originally obtained and designated; and

(3) the land has not been designated by the department, agency, political subdivision, county, or municipality for use as a park, recreation area, or wildlife refuge before September 1, 1975.

Added by Acts 1983, 68th Leg., p. 1035, ch. 235, art. 6, Sec. 2(a), eff. Sept. 1, 1983.

UNITE, GROW,



Denton Parks and Recreation

CITY OF DENTON

Public Meeting

DEVELOPMENT
SERVICES
BUILDING

Thurs.
9/25
6PM

401
North
Elm

TOPIC:

CITY OF DENTON / DENTON ISD
LAND EXCHANGE AT SOUTH
LAKES PARK AND OLD
CALHOUN MIDDLE SCHOOL

LEARN MORE:

AND GIVE
STAFF YOUR
VALUABLE
INPUT!

PARКСNREC@CITYOFDENTON.COM

8/1/2025 • ADA/EOE/ADEA • TDD (800) 735-2989 • WWW.CITYOFDENTON.COM

Courtesy Notice of Public Meeting

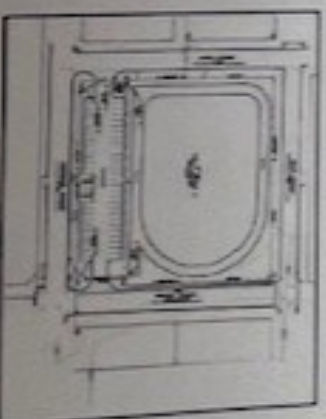
Meeting Date: October 9 at 6:00 PM

Location: Development Service Center

Address: 401 N. Elm St., Denton, TX 76201

This is a notice of an upcoming public meeting regarding a land swap between the City of Denton and Denton ISD. You are being notified because you are within 500 feet of the area.

City of Denton and Denton ISD are considering exchanging parcels of land where the Old Calhoun Track and Field and Tennis Courts are located, in exchange for land currently located within South Lakes Park, being used for McMath's Track and Field. This exchange would provide important parkland access in the center of Denton near old Calhoun Middle School and would provide Denton ISD with full control and ownership over McMath's Track and Field, which has upcoming improvements. For more information, Contact Parks and Recreation Staff at (940) 349-7275 or Ziad.Kharrat@cityofdenton.com.



UNITE, GROW,



Denton Parks and Recreation

CITY OF DENTON

Public Meeting

DEVELOPMENT
SERVICES
BUILDING

Thurs.
10/09
6PM

401
North
Elm

TOPIC:

CITY OF DENTON / DENTON ISD
LAND EXCHANGE AT SOUTH
LAKES PARK AND OLD
CALHOUN MIDDLE SCHOOL

LEARN MORE:

AND GIVE
STAFF YOUR
VALUABLE
INPUT!

PARКСNREC@CITYOFDENTON.COM

8/1/2025 • ADA/EOE/ADEA • TDD (800) 735-2989 • WWW.CITYOFDENTON.COM

Denton Record-Chronicle
2413 Fort Worth Dr
(940) 387-7755

I, Edmar Corachia, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:

Sep. 20, 2025

Sep. 27, 2025

Oct. 4, 2025

Oct. 11, 2025

Notice ID: ktvMhovrcDNGzPUZ242I

Notice Name: Chapter 26 TPWD Notice of Public Hearing

PUBLICATION FEE: \$162.96

I declare under penalty of perjury that the foregoing is true and correct.

Edmar Corachia

Agent

VERIFICATION

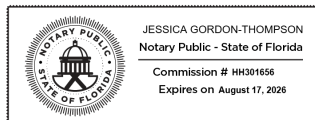
State of Florida
County of Orange

Signed or attested before me on this: 10/13/2025

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.



Chapter 26 Notification
Land exchange of DISD property
at Calhoun Middle School for
City Park land at South Lakes
Park.

In accordance with Chapter 26 of the Texas Parks and Wildlife Code, the City of Denton Parks and Recreation Department invites the public to consider the following at a public hearing:

1. The adoption of an Ordinance granting the exchange of 3.433 acres of DISD property for 9.400 acres of City Park land for the purpose of recreation facility improvements. DISD will be building a new outdoor track and the City anticipates developing a neighborhood park at a point in time to be determined.

The City Council of the City of Denton will hold a public hearing to consider the transaction on **Tuesday October 21, 2025, at 12:00 p.m.** in the Denton Development Services Center located at **401 N. Main Street, Denton, TX 76201.**

For more information, please contact Ziad Kharrat, Assistant Director of Park Planning & Operations at (940) 349-7464 or by email at ziad.kharrat@cityofdenton.com.

drc 09/20/2025, 09/27/2025,
10/04/2025, 10/11/2025

UNITE, GROW,

PLAY

Denton Parks and Rec

LAND PLAN



City of Denton Parks & Recreation LAND ACQUISITION FOR THE 10-MINUTE WALK STRATEGY

"The Trust for Public Land, the National Recreation and Park Association, and the Urban Land Institute are leading a nationwide movement to ensure there is a park within a 10-minute walk of every person, in every neighborhood, in every city across America."

Updated 5-28-2024

ADOPTION OF A 10-MINUTE WALK GOAL

2

The Trust for Public Land (TPL), the National Recreation and Park Association (NRPA), and the Urban Land Institute (ULI) are leading a nationwide movement to ensure there is a park within a 10-minute walk (1/2 mile) of every person, in every neighborhood, in every city across America. Over three hundred communities have come together to support the 10-Minute Walk to a Park Campaign to increase equitable park access and quality through local policy changes, master planning efforts, and increased funding. On February 26, 2019, City Council adopted the 10-Minute Walk to a Park Campaign, and former Mayor Watts signed the “Campaign Commitment”.

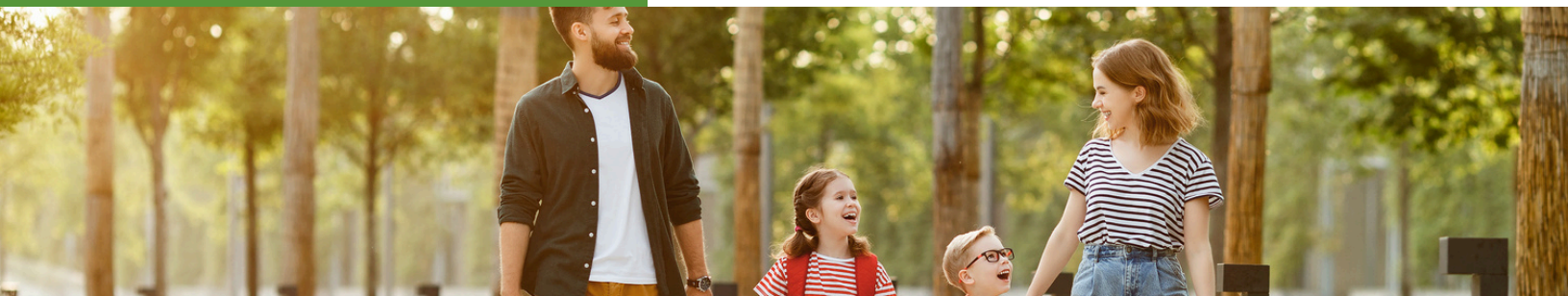
1. Develop Existing City Owned Parks
2. Co-operative Agreements
3. Partnerships
4. Development Ordinance
5. Lease
6. Easement
7. Conservation Easement
8. Purchase
9. Donation
10. Connectability via City Planning and Development

Parks provide and support the physical, social, environmental, mental, and economic health of communities and cities nationwide. One in three Americans do not have access to park land within a 10-minute walk (or half-mile) of their home. As of August 2023, according to The Trust for Public Land, Park Serve database (www.parkserve.org), 58% of Denton residents (82,325 people) have a park or trail within a 10-minute walk of where they live. This means that approximately 58,925 Denton residents do not have a park or trail within walking distance of their home. While this is an 18% increase from when the program launched in 2017, the U.S. national average of people with similar access to a park space within a 10-minute walk from their home is 55%.

The City of Denton Parks and Recreation Department has adopted the “10-Minute Walk” initiative as our goal to provide safe access to parks and open spaces and to help in identifying where public park spaces should be. This measuring tool is used when identifying current and future needs in the planning process of park land development. This initiative serves as the city’s baseline standard when visioning updated the Parks, Recreation and Trails System Master Plan, which was approved in 2022.

Parks and Recreation has developed a strategy to work towards achieving 100% park accessibility within Denton. This is an aspirational goal as 100% access may not be fully achievable in some areas of the city due to barriers that exists such as zoning, railroads, interstates, and waterways.

This document highlights the implementation strategy created by Parks and Recreation to achieve this Goal.



CITY-WIDE PLANNING

Denton 2040 Comprehensive Plan

Denton's natural environment is an essential element of the City that is important to the community as a whole. Environmental stewardship and sustainability is fundamentally tied to regional and global goals, which impact the quality of life of Denton residents and the health of the region. It is necessary for a plan of this scale to incorporate policies that address open space and natural resource protection into all land use decisions. As such, city staff has developed a framework of environmental policies that positively impacts the built environment and city functions, which supports the overarching vision for the Parks, Recreation and Trail System Master Plan.

As the population grows and land development expands over the time horizon of the Denton 2040 Plan, providing parks and open space and the conservation of natural resources is essential for maintaining the quality of life and character of Denton. The policies that follow address the provision of new parks and open space resources and resource conservation policies, which address the primary considerations of acquisition and are integrated into goals throughout the Comprehensive Plan. The policies are as follows:

- Create an integrated green infrastructure network that links parks and natural resources together through parks, trails, contiguous open space, and natural systems.
- Coordinate with regional partners to accomplish shared goals for holistic open space and recreation planning with ecosystem-wide conservation strategies.
- Provide of a variety of park types with adequate acreage to match population growth with varied community contexts.
- Create parks and recreational facilities and open spaces that incorporate elements of Denton's natural environment and preserve distinct environmentally-sensitive areas throughout the community.
- Prioritize strategies that integrate conservation objectives including protecting air quality, conserving ecosystems and habitat, protecting water bodies and water quality, conserving watersheds, and protecting the rural and agricultural character, where appropriate.
- Create an overarching vision to implement Denton's sustainability plan: Simply Sustainable: A Strategic Plan for Denton's Future (2020), including proactive policies for green building and solid waste recovery.
- Establish a robust system of parks, open space and recreational resources with a balance of park land uses that are vital for creating and sustaining memorable, livable neighborhoods and places to work.
- Additional information can be referenced in Chapter 5, page 5-1 of the Denton 2040 Comprehensive Plan.

DEPARTMENT PLANNING

Denton Parks, Recreation and Trails System Master Plan

The residents of Denton have shown that the parks, recreation, and trails system is extremely important to them through their continued support and involvement in the planning process. Their continued use of Denton's facilities show that maintaining and improving the system is necessary to preserve their quality of life. City residents understand that continued growth means an increased demand on the existing recreation system. How residents participate in recreational activities is also changing as user preferences evolve, new amenities are introduced, or unforeseen circumstances change user behaviors, such as the COVID-19 pandemic.

The Parks, Recreation and Trails System Master Plan provides recommendations for system improvements that are prioritized based on quantitative and qualitative data. The needs Assessment used a three part approach to determine future and current parks needs in Denton.

Standards Based Approach

The Standards Based Approach compares current and future population figures to acreage of parks within the City. With this analysis, access to and distribution of parks is also mapped throughout the City to identify gaps in park coverage. This approach compares the City facilities to national standards established by the National Recreation and Parks Association (NRPA). and in the future.

Demand Based Approach

The Demand Based Approach analyzes public input and facility use statistics to determine what facilities are most used within the City and what residents most desire. This analysis was completed through online surveys, public meetings, focus groups, and an assessment of facility usage data.

Resource Based Approach

The Resource Based Approach identifies current amenities and assesses potential locations for future park amenities. These opportunities typically include creating additional preserves for natural systems, taking advantage of underused land in floodplains, collaborating with schools and other local entities to identify parkland for possible multi-use agreements, repurposing vacant open spaces, and identifying future development areas.

Each of these three approaches provides important information regarding the current and possible future configuration of the parks system, but only when taken together to do they provide a complete picture of park system needs. The assessment and recommendations resulting from these analyses help the Parks and Recreation Department determine what types of recreation facilities, amenities, and parks are needed in Denton. Denton residents provided their input in the needs assessment process during public meetings and through online surveys. By including resident insight, the Needs Assessment clarifies which parkland, recreational facility, and trail needs the city should address now and in the future.

As information is gathered from the community through formal and informal methods, staff works to match the needs and desires with potential land requirements while also considering 10-Minute Walk goals. This overarching strategy provides staff the insight to help build the park system for today and in the future.

PROPERTY ASSESSMENT

While assessing potential park properties, many factor need to be consider. These key identifiers include, but are not limited to:

- 10-Minute Walk
- Cost of the land
- Location of the parcel within the city
- Connectability to other parcels of interest
- Characteristics of the property
- Historical significance
- Topography
- Expansion of existing city property
- Tree canopy
- Ability to preserve open space
- Land designation of upland or floodplain
- Connectivity to nature

Once considerations have been reviewed by staff, the team can begin the process of acquisition as determined. The Parks, Recreation and Trails System Master Plan outlines the goal for land acquisition in the matrix below. Land acquisition is a metric that is tracked and monitored by the City.

	2021 (DEVELOPED PARKS)	2021 (ALL PARKS)*	2040 (DEVELOPED PARKS)	2040 (ALL PARKS)**
Population	139,869	139,869	229,192	229,192
Acreage	1,035.41 acres	2,107.63 acres	1,035.41 acres	2,781.47 acres
Current LOS	8.15 acres per 1,000 population	15.35 acres per 1,000 population	5.07 acres per 1,000 population	12.14 acres per 1,000 population
Benchmark LOS (Low range)	9.9 acres per 1,000 population			
Acreage to acquire to meet Benchmark LOS	77.26 acre deficit	704.41 acre surplus	963.59 acre deficit	512.47 acre surplus
Benchmark LOS (High range)	17.5 acres per 1,000 population			
Acreage to acquire to meet Benchmark LOS	1,113.04 acre deficit	331.37 acre deficit	2,705.45 acre deficit	1,229.39 acre deficit

*Includes developed and undeveloped park acreage

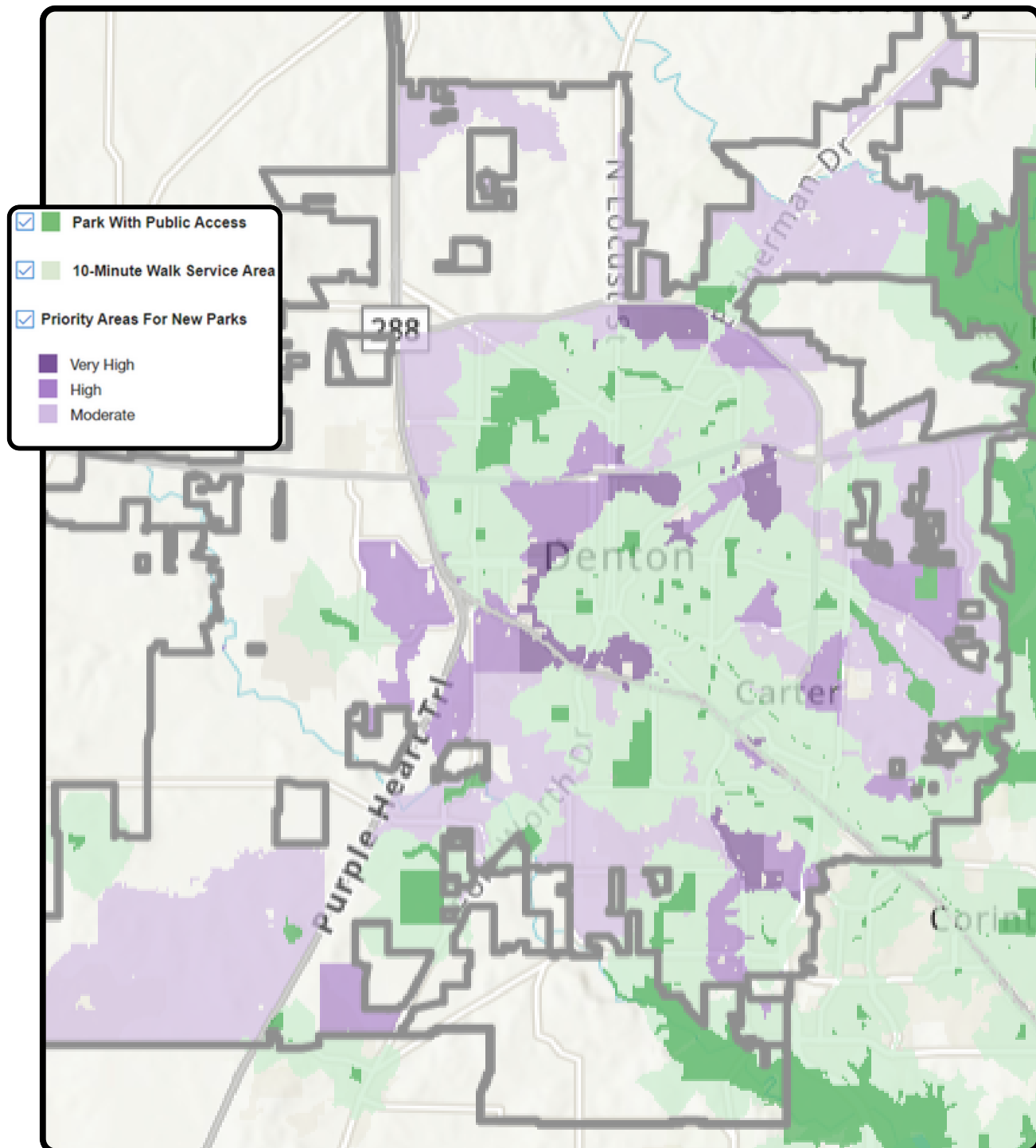
**Includes developed, undeveloped, and future park acreage

2022 Parks, Recreation & Trails System Master Plan

MAPPING PARKS FOR EQUALITY

While the 10-Minute Walk provides guidance to identify land throughout the community, it also helps set equality of where land needs to be located within the community.

Table 1: Screenshot of a live interactive map is available from www.parkserve.org.



DEVELOP EXISTING CITY OWNED PARKS

The easiest way to improve the 10-Minute Walk score is to develop existing park properties.

PRIORITY- IMMEDIATE IMPACT TO THE 10-MINUTE WALK

- Pecan Creek Linear Park (Master Plan completed)
- Villages of Carmel (TPWD approved to move forward with construction)
- Southwest Park (Master Plan completed, Opened with temporary trails)
- Hickory Creek Linear Park (Master Plan underway in Fall 2023)
 - Glenwood Meadows Park (Part of Hickory Creek Trail)
 - Country Club Terrace (Part of Hickory Creek Trail)
 - Burch Farm - 341 acres (Part of the Hickory Creek Trail and future park opportunities)
- Biddy Bye Park (Master Plan completed, Playground and Phase 2)
- Audra Oaks Park (Master Plan underway in Summer 2024)
- East Lakes Park (Master Plan planned in 2025)

SECONDARY

(FUTURE DEVELOPMENT BY OTHERS BUT PARK DESIGN OCCURRING)

- Cole Ranch Park System (Constructed by Development)
- Hunter Ranch Park System (Constructed by Development)

CAPITAL PLANNING

Acquiring land is the first step in the creation of a park. Developing it is the second step that requires capital funding to activate the open space.

City of Denton Strategic Planning - Park Metrics
cityofdenton.com

FY2022-2023



PARK ACRES ADDED

406.16 ACRES

CO-OPERATIVE AGREEMENTS

Denton Independent School District (DISD) and other educational providers.

The City of Denton Parks and Recreation Department will work directly with the Denton Independent School District and other potential partners to develop and execute cooperative agreements in order to allow the general public access to other public or private properties and open space.

PRIORITY

- DISD
 - Calhoun Middle School (2.5 acres)
 - LA Nelson Elementary School
 - Denton High School (Old)
 - Riney Elementary School - Improved access

SECONDARY

- University of North Texas
 - Cooper Creek Trail West – Discovery Park
 - Bradley Street Property – Vacant lot that could be a neighborhood park (could be temporary)



PARTNERSHIPS

These partnerships will be fostered to assist in the development of the community and expansion of the park system.

PRIORITY

- U.S. Army Corps of Engineers
 - Various parcels being considered
 - Pecan Creek Trail
 - Hickory Creek Trail
 - Laney Lakes Park
 - Paddling trails and access points
 - Infrastructure improvements
- Texas Parks and Wildlife Department
 - Various parcels and grant opportunities to expand green space
 - Greenbelt
 - Lake Ray Roberts
 - Paddling Trail with launch areas
 - Park development and Infrastructure improvements
- Texas Department of Transportation
 - Connectivity along, under and/or over state roadways
- Denton County
- Churches
- Non-Profit Agencies
- Railroads
- Denton County Transportation Authority
- Various City Departments
 - Old Shooting Range
- Hunter Ranch
- Cole Ranch



DEVELOPMENT ORDINANCE

Parks and Recreation utilizes the park land dedication and development ordinance to assist in planning and building parks, trails and more with the assistance of local developments. Parcels listed below made be dedicated to the City or an access easement may occur pending on the desired outcome of staff at the time. While flood plain can be valuable to the park system, staff needs to be diligent in considering land adjacent to residential and commercial properties.

- Bidby Bye Park – Developer will construct Phase 1 during infrastructure development
- Eagle Creek Park (Under development as of August 2023)
- Townsend Property – 11.56 acres (Acquired in September 2023)
- Kings Row – 5-6 acres
- Deerwood / Silverdome Property 3-4 acres
- Northpointe Trail / Hercules to Discovery Park – Acreage to be determined
- Cyrene (Development Agreement executed)
- Legends Ranch – Approximately 100 acres of floodplain to be dedicated in phases that would be added to the Hickory Creek Trail (consider easement or acquisition)
- Denton 195 – 130 acres east of I-35 and south of Corbin (Pending)
- Canopy Trails – 80 acres part of the Pecan Creek Trail. Project currently stalled, developer is selling off parcels. Staff stays in contact with the developer.
- Stella Property – Located along Pecan Creek Trail and will combine with the Townsend Property to form a neighborhood park.
- Hickory Creek area – 25 acres



58%

POPULATION WITHIN A
10 MINUTE WALK TO A PARK



LEASE

A lease should be negotiated with entities when possible that provides a long-term solution at a reduced cost of purchasing the land.

- Hartlee Field Property (Wastewater Property)
 - Administration from Utilities has provided the ability to use over 200 acres of the parcel for public use. Some space is needed for a future treatment plant asset. (Acquired)
- Pecan Creek Property – Over 220 acres of land north and east of the Pecan Creek Treatment facility and landfill along Pecan Creek. (Acquired)
- Texas Parks and Wildlife - As the City of Denton leases land from the United State Army Corps of Engineers (USACE), the city then subleases a portion of this land to the Texas Parks and Wildlife (TPWD) for the operation of the Greenbelt and parks around the perimeter of Lake Ray Roberts State Park.

PARK LAND IN THE CITY

Parks and Recreation has leased land from other city departments that was underutilized to use for park space.

EASEMENT

An easement is an affordable option to PARD as it provides public access without the need to purchase land while still providing rights to the land holders.

- Utility easements in cooperation with Denton Municipal Electric, Sewer, Water and TMPA for trail development throughout the city.
- Denton County Property - An easement is needed to provide a concrete trail to connect Carl Young Sr. Park to Woodrow Park as part of the Pecan Creek Trail. (Staff has been working with Denton County for a few years.)
- Hunter Ranch Parks and Trails – Property to be owned, but built and maintained by the development but the City will have an access easement placed over all trails and park spaces.
- Cole Ranch Parks and Trails – Property to be owned, built and maintained by the development but the City will have an access easement placed over all trails and park spaces.
- Cedar Street Park – Attained an access easement to existing greenspace to serve as a public park space (Acquired).
- Hills of Denton Trail – A trail from FM428 west to Bonnie Brae, just north of Long Road. A donation or dedication is being pursued:
 - Stuart Ridge, Beaver Creek and Stark Farms trails
- Kings Row easement – A trail from FM428 southeast to Mingo (Acquired).
- Atmos Gas - Pecan Creek Trail easement.
- Stella Property – Access easement located along Pecan Creek Trail and will combine with the Townsend Property to form a neighborhood park/ trail.
- DenTex - Access easement to combine property with Sagebrook Park.



74.2
Miles of Trails



CONSERVATION EASEMENT

A Conservation Easement is a designated land area, that which had an exercise of rights otherwise held by a landowner for conservation purposes. It is an interest in real property established by an agreement between a landowner and municipality. This form of land preservation provides the landowners a financial savings via state and federal taxes while still using the land for a purpose that is consistent with the partnering agency. As with other real property interests, the granting of a conservation easement is recorded in the local land records and becomes a part of the chain of title for the property. The conservation easement could impact resale value as it is maintained with the current and any future property owners.

- Hunter Ranch Pilot Knob – A conservation easement was acquired in cooperation with Hunter Ranch in 2020.
- Silver Dome Property – This parcel would preserve a large cropping of Post Oak trees to be preserved in perpetuity.
- Consideration should be considered on each parcel attained through the development process whether an access easement would be satisfactory over city ownership.

TEXAS LAND TRUST

Conservation easements remain with land despite a transition in ownership. This ensures a landowner's wishes are upheld into perpetuity, and the conservation value of working land is preserved.

PURCHASE

Today with a prospering economy, land is raising in price and being utilized for residential and commercial development. It is important that PARD identifies land opportunities today for future residents before land becomes too costly to purchase for parks and recreational facilities.

In addition, attainment of the Parks, Recreation and Trails System Master Plan (2022) goal of acquiring 1,850 acres of future open space would be accomplished. Based on the assumptions below, it is projected that the City of Denton would purchase between 705 and 1,255 acres of land for future park space. By acquiring this land, the City would substantially complete its goal of the 10-Minute Walk.

- East Lake Park – Mills property (Acquired)
- Clear Creek Natural Heritage Center - Davidson property (Acquired)
- Laney Lakes Park (Acquired)
- South Denton Property – 46 acres (Under Negotiations)
- Northeast Property – 6 acres
- Hercules Church – 3 acres (Under Negotiations)
- Hills of Denton – Need a future city/neighborhood parks (100+ acres) in this area.
- ETJ1 and ETJ2 - Begin to explore property in the ETJ1 and ETJ2 for future open space preservation. As a new TXDOT road is planned that will run east and west, seek to acquired land for future generations while still affordable. (200-600 acres)
- Clear Creek – Land to complete a visioned Clear Creek Trail that could be both on the north and south sides of the creek. Land on the north side of Clear Creek could be purchased to preserve the floodplain and future public access. Development in the upland may have to occur in order for some of this land to be considered for sale. (50-100 acres)
- Carter Property / Historic Airport Hangers and Runway – Purchase land to preserve the hangers and runway for public access and programming. (50 acres)
- Carter Property North – Acquire land on the north side of the Carter Property in the floodplain that can be used for open space, trails and preservation farming. (250 acres)
- Miscellaneous lots for neighborhood parks and beautification nodes – (50-75 acres)
- South Denton property adjacent to an existing parcel that would preserve a large grove of trees (70+/- acres)

DONATION

Whenever feasible, it is preferred to development partnerships in which land can be donated to Parks & Recreation. This will allow resources to be focused directly on park development and maintenance.

- Rayzor Property near the Airport - This small parcel, 3.79 acres has been added to the airport property. (Acquired)
- Welch Property - 55+ acres (Pending TXDOT ROW acquisition)
-

GIFT OF LAND

Land can be donated to the City as a benefit to the property owner. This land dedication could consider naming opportunities as part of the park naming ordinance.



FY2022-2023



PARK ACRES ADDED

406.16 ACRES



CONNECTABILITY VIA CITY PLANNING AND DEVELOPMENT

Trails will be planned, designed, and constructed at various times based on Capital improvement funding availability. Some of these trails already have right-of-way while others will require more planning efforts. The thoroughfares provide a significantly easier way to connect parks proactively once land has been developed.

- Carroll Trail (Park and Transportation Development)
- Pecan Creek Trail (Partnership with City Departments and USACE)
- Bonnie Brae Trail (City Capital Improvement)
- Mayhill Trail (City Capital Improvement)
- Hickory Creek Trail (Partnership with City Departments and USACE)
- Hickory Creek Road Trail (City Capital Improvement)
- Cooper Creek Trail East (Environmental Services, City Capital Improvement, USACE)
- Hunter Ranch
- Cole Ranch

WORKING TOGETHER

It is critically important that Parks and Recreation staff are aware of planning activities throughout the organization to capitalize on opportunities that may arise during normal course of city business.

REVIEW AND SUPPORT

Parks and Recreation works with numerous departments across the City of Denton to acquire land for future generations to enjoy. The significance of land acquisition is outlined within the Denton 2040 Plan and Parks, Recreation and Trails System Master Plan.

The following departments have reviewed the efforts outlined within the Land Plan

- Parks and Recreation
- City Attorney's Office
- Development Services - Administration
- Development Services - Transportation
- Development Services - Real Estate
- Engineering and Capital Improvements
- Environmental Services
- Water Utilities
- Denton Municipal Electric

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF DENTON, TEXAS, AND
DENTON INDEPENDENT SCHOOL DISTRICT FOR THE JOINT USE OF SELECT
FACILITIES AND TRANSPORTATION SERVICES.**

THIS AGREEMENT is made and entered into by and between the City of Denton, a Texas home rule municipal corporation (hereinafter “City”) and Denton Independent School District (hereinafter “DISD”), a duly organized political subdivision of the State of Texas engaged in providing services to the citizens of Denton, Texas, each acting by, through, and under the authority of their respective governing bodies and officials. DISD and the City are referred to individually as “Party” and are collectively referred to herein as “Parties.” This Agreement is for the purpose of:

1. Providing for the Joint use of:
 - a. McMath Middle School Gold & Blue Gymnasium & Cafeteria (DISD owned facility)
 - b. Borman Elementary School Gymnasium & Cafeteria (DISD owned facility)
 - c. Strickland Middle School Small Gymnasium & Cafeteria (DISD owned facility)
 - d. Evers Elementary School Gymnasium & Cafeteria (DISD owned facility)
 - e. Newton Rayzor Elementary School Gymnasium & Cafeteria (DISD owned facility)
 - f. Calhoun Middle School small and large Gymnasium, Cafeteria, Track, and Turf field (DISD owned facility)
 - g. South Lakes Park Football, Track, Tennis Courts, and Softball Fields (COD owned facility)
 - h. Any other DISD owned facility that may be requested by the City or substituted through coordination with DISD should the need arise.
2. DISD Transportation services for City Summer Camp programs

WHEREAS, DISD and the City are mutually interested in an adequate program of educational and leisure-related activities which can best serve the citizens of Denton; and

WHEREAS, the Parties have agreed that this Agreement would serve a public benefit and be beneficial to carry out the performance of governmental functions for the promotion and protection of the health and welfare of citizens within the Denton community, and full cooperation between the City and DISD is necessary to achieve the best service; and

NOW THEREFORE, the Parties, for the mutual consideration stated herein, agree and understand, as follows:

All matters and recitations stated in the preamble to this Agreement are true and correct and are hereby incorporated by reference into the provisions of this Agreement for all purposes.

In consideration for the joint use of facilities, DISD and City agree as follows:

Access

1. For each Denton ISD facility, Denton ISD will provide a set of keys to the City for access to the agreed upon areas. And where able, Denton ISD will provide an office and storage room for use by the City.
2. During the school year, City will have access to the McMath MS Gold Gymnasium outside of regular school time hours except during scheduled school events and programs. Additional schools/facilities may be requested through coordination with DISD and will be provided by DISD when requested by City subject to availability.
3. City agrees to provide adequate staff that must have completed a criminal background check, in accordance with City and DISD policy, and picture identification badges to supervise the conduct of program patrons at all times during City activities, and to make reasonable efforts to stop or prevent disruptive, ill-mannered or destructive behavior by patrons in Denton ISD facilities. However, this supervision shall not constitute an indemnification of damages caused by third party patrons, nor shall it be construed as a contractual obligation to responsibility for claims by DISD or third parties arising out of an alleged failure of the City to reasonably supervise.

The Parties shall cooperate with one another to prevent ill-mannered or destructive behavior from occurring on either Party's property by providing, upon request, to the other party any known names and addresses of those who participated in destructive behavior and taking reasonable action at the time of the occurrence of the incident to prevent the activity from occurring or reoccurring.

4. DISD will provide the City with a list of primary contacts for the supervisor for each facility. The City will provide each Denton ISD facility contact a list and criminal background checks of all employees scheduled to work in the facility. City employees will sign in and out at the front desk, or other appropriate locale, noting the City employee's name, time of entry and time of exit during school hours. City will ensure all employees maintain picture identification badges that work in the facility and will be required to wear the identification badges in a manner that the badges are visible to all at all times the employee is on DISD property.
5. DISD is authorized to utilize the football field, softball diamond, tennis courts and track in South Lakes Park, adjacent to the McMath building. DISD agrees to provide staff to supervise the conduct of students during school activities, and to make reasonable efforts to stop or prevent disruptive, ill-mannered or destructive behavior by students. However, this supervision shall not constitute an indemnification of damages caused by third parties, nor shall it be construed as a contractual obligation to assume responsibility for claims arising out of an alleged failure of the DISD to reasonably supervise. City will have access to these outdoor facilities when there are no regularly scheduled school activities. The tennis courts will be available for unstructured use after school hours. The school district

will maintain the athletic fields and the area on the east side of the campus down to the vegetation line of the creek.

Scheduling

6. DISD will provide on an annual basis, a schedule of school-sponsored activities and maintenance occurring in each facility which would conflict with the City hours of operation in the facility. In the event that a regularly programmed space is unavailable for scheduled City activities, DISD, within reason, will make a comparable and equivalent substitute facility available.
7. The City will provide on a quarterly basis to each facility contact, a schedule of City programs and activities occurring in each facility.
8. The Parties will provide 30 days' notice of any substantial changes to their schedule. The Parties will make every effort not to disrupt scheduled activities of either party.

Initial Costs

9. DISD shall maintain a point of contact/driver for transportation services at each facility, and the City shall reimburse DISD for each work hour at a rate of \$30.00 per hour.
10. The City of Denton agrees to pay Denton ISD \$4.00 per mile. Denton ISD will bill the City of Denton for mileage once per month, with payment to be made within 30 days of and the City shall reimburse DISD for each work hour at a rate of \$30.00 per hour.
11. All costs for regular custodial services for each facility will be absorbed by the facility owner, except as specifically provided otherwise herein. Additional custodial services requested by either party will be invoiced at the rate of \$25 per hour on a quarterly basis. Facility fees will be paid for by the City as listed below.

McMath = TOTAL Rental Utility Cost/Hour (Electricity + Water + Sewer): \$30

Borman = TOTAL Rental Utility Cost/Hour (Electricity + Water + Sewer): \$30

Strickland = TOTAL Rental Utility Cost/Hour (Electricity + Water + Sewer): \$30

Evers = TOTAL Rental Utility Cost/Hour (Electricity + Water + Sewer): \$30

Newton Rayzor = TOTAL Rental Utility Cost/Hour (Electricity + Water + Sewer): \$30

Calhoun = TOTAL Rental Utility Cost/Hour (Electricity + Water + Sewer): \$30

Cost Increases

12. Costs increases beginning with the 2026 renewal term will be based on the Consumer Price Index for transportation and staffing costs but shall in no year included in the five (5) year term exceed 3 percent (3%).

Campus Adjustments and Additional Expenditures

13. The City may modify or add additional facilities when needed. Additional schools/facilities may be requested through coordination with DISD and will be provided by DISD when requested by City subject to availability. Any adjustments in the use of DISD facilities and additional expenditures shall not exceed the total amount authorized by Council.

Equipment

14. The City will provide its own sports equipment, which will be stored in the designated storage room. School-owned equipment will be provided upon prior request, including, but not limited to, volleyball standards, scoreboard controls, basketball raising and lowering mechanism and bleacher control devices. City shall be responsible for any damage caused by City staff to DISD equipment provided to the City.

Signage

15. With permission from the DISD supervisor of the facility, the City shall be allowed to use brochure racks or bulletin boards to display information on Parks and Recreation's activities. The City will be allowed to display additional informational signage, as long as the City uses materials approved by DISD prior to placement of the signage.

Maintenance

16. DISD will provide adequate clean-up of school sponsored activities in DISD facilities and restrooms, which includes removing trash, sweeping and mopping floors and restocking paper supplies in the restrooms prior to City use. The City, at its sole cost, will on each day in which the City has used the facilities, provide trash bags and remove trash from the facility and restrooms, sweep the facility, and shall mop the floors each week at the end of the day Saturday.
17. City staff shall report any broken items and equipment or maintenance concerns to the facility supervisor immediately.

Warranties

18. The facilities, including all portions thereof and all equipment provided by either Party for use, are provided "As Is." Neither Party makes any representations, warranties, or guarantees, express or implied, including, without limitation, the warranty of merchantability and the warranty of fitness for a particular purpose, relating to the facilities or to either Party's use thereof.

Each party agrees to be responsible for any damages caused by the party's direct use of the other's Party's facilities or equipment, less depreciation. However, this responsibility shall not extend to damages caused in whole or in part by ordinary wear.

Consideration

19. DISD City enter into this agreement on consideration of the mutual promises and duties set forth herein, and upon the right to jointly use facilities owned by each. By execution of this agreement, the parties stipulate to the adequacy of consideration therefor.

Liability and Immunity

20. This Agreement is not intended to extend the liability of the parties beyond that provided by law. Neither City nor DISD waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising by third parties. The parties to this Agreement agree that the exchanges and permitted uses described in this Agreement constitute payments in amounts that fairly compensate the other party for the services and functions performed under this Agreement.

In the performance of their respective duties hereunder, the Parties hereto and their respective employees and agents, are at all times acting and performing as independent contractors of each other. No Party will have the authority to act for or bind another Party in any respect or to incur or assume any obligation or liability, or responsibility on behalf of or in the name of another Party hereto. DISD agrees and understands that DISD, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of the City. The City agrees and understands that the City, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, or representatives of DISD.

DISD shall be responsible for the acts, negligence, and/or omissions of all DISD, its employees, agents, subcontractors, and/or contract laborers and for all other persons doing work under a contract or agreement with the DISD.

The City shall be responsible for the acts, negligence, and/or omissions of all City employees, agents, subcontractors, and/or contract laborers and for all other persons doing work under a contract or agreement with the City.

Term and Termination

21. The initial terms of this Agreement is from the date of execution until December 31, 2025. Thereafter, the agreement shall automatically renew for successive one-year periods, for five (5) years, unless terminated by delivering written notice of non-renewal at least sixty (60) days prior to the end of that term. Notice shall be effective upon actual receipt (or upon posting of certified mail), if directed to the attention of the following individuals:

City Manager
City of Denton
215 E. McKinney
76201

Superintendent
Denton ISD
1307 N. Locust
76201

With Copies to:

Director
City of Denton
Parks and Recreation
601 E Hickory St
Denton, Texas 76205

Executive Director
Denton ISD
Operations
230 North Mayhill Road
Denton, Texas 76208

Supersede

22. This Agreement supersedes the letter agreement dated September 10, 1998, relating to joint use of the McMath facilities, but is not intended to supersede any other written agreement between the parties, except to the extent of a conflict.

Severability

23. If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Contract are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated, unless doing so would undermine the purposes of the Agreement.

Governing Law

24. This Agreement is entered into subject to the City Charter and Ordinances of the City of Denton as they may be amended from time to time and is subject to and is to be construed, governed, and enforced under all applicable State of Texas and Federal law. DISD enters into this Agreement subject to its policy and applicable laws of the State of Texas and the United States. Situs of this Agreement is agreed to be Denton County, Texas, for all purposes including performance and execution.

EXECUTED in duplicate originals and dated below.

CITY OF DENTON, TEXAS
Sara Hensley, City Manager

By: DocuSigned by:
Sara Hensley
5236DB296270423...

DATE: 6/16/2025

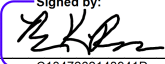
DS
CT

DENTON INDEPENDENT SCHOOL DISTRICT
Dr. Susannah O'Bara, Superintendent

By: Signed by:
Dr. Susannah O'Bara
5F3910B5622C49A...

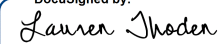
DATE: 6/10/2025

Barbara Burns, Board President

By:  Signed by:
C1347262143941D...

DATE: 6/16/2025

A TEST:
LAUREN THODEN, CITY SECRETARY

BY:  DocuSigned by:
D09D09CAD33D487...

DATE: 6/16/2025

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: 

DATE: April 29, 2025

ORDINANCE NO. 22-1821

AN ORDINANCE OF THE CITY OF DENTON AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF DENTON, TEXAS AND DENTON INDEPENDENT SCHOOL DISTRICT FOR THE JOINT USE OF THE MCMATH MIDDLE SCHOOL GOLD GYM AND FOR USE OF THE SOUTH LAKES PARK FOOTBALL, TRACK, TENNIS, AND SOFTBALL FIELDS

WHEREAS, Denton ISD and the City mutually desire to be subject to the provisions of Texas Government Code Chapter 791, the Interlocal Cooperation Act, which provides authorization for a local government to contract with one or more local governments or other state agencies to perform governmental functions and services under the terms of the Act; and

WHEREAS, Denton ISD and the City are mutually interested in an adequate program of educational and leisure related activities which can best serve the citizens of Denton; and

WHEREAS, the agreement between the City of Denton and Denton Independent School District is regarding the joint use of the McMath Middle School Gold Gym, South Lakes Park football, track, tennis, softball fields; and

WHEREAS, the Parties have agreed this Agreement would serve a public benefit and be beneficial to carry out the performance of governmental functions for the promotion and protection of the health and welfare of citizens within the Denton community, and full cooperation between the City and Denton ISD is necessary to achieve the best service with the least possible expenditure of public funds; and

WHEREAS, the City's Parks and Recreation Department desires access to the McMath Middle School Gold Gym after school hours for activities and Denton ISD desires use of the building site and adjacent football, track and softball fields at South Lakes Park; and

WHEREAS, City staff has reviewed the Interlocal Agreement between the City and Denton ISD and is of the opinion it should be approved; and

WHEREAS, the City of Denton City Council finds it is in the public interest to approve the Interlocal Agreement; NOW THEREFORE,

THE COUNCIL OF THE CITY DENTON HEREBY ORDAINS:

SECTION 1. The City of Denton City Council finds that the recitations contained in the preamble of this ordinance are incorporated herein.

SECTION 2. The City Manager, or designee, is further authorized to execute on behalf of the City the Interlocal Agreement with Denton ISD, a copy of which is attached hereto as Exhibit "A" and made a part hereof for all purposes.

SECTION 3. The City Manager, or designee, is further authorized to carry out all duties and obligations to be performed by the City under the Agreement.

SECTION 4. This ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by Brian Beck and seconded by Chris Watts; the ordinance was passed and approved by the following vote [5 - 0]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Vicki Byrd, District 1:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Brian Beck District 2:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jesse Davis, District 3:	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
Alison Maguire, District 4:	<u> </u>	<u> </u>	<u>✓</u>	<u> </u>
Brandon Chase McGee, At Large Place 5:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Chris Watts, At Large Place 6:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

PASSED AND APPROVED this the 27th day of September, 2021.


GERARD HUDSPETH, MAYOR

ATTEST:
ROSA RIOS, CITY SECRETARY

BY: 

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY


BY: _____



**INTERLOCAL AGREEMENT BETWEEN THE CITY OF DENTON, TEXAS AND
DENTON INDEPENDENT SCHOOL DISTRICT FOR THE JOINT USE OF THE
MCMATH MIDDLE SCHOOL GOLD GYM AND FOR USE OF THE SOUTH
LAKES PARK FOOTBALL, TRACK, TENNIS AND SOFTBALL FIELDS**

THIS AGREEMENT is made and entered into by and between the City of Denton, a Texas home rule municipal corporation (hereinafter "City") and Denton Independent School District (hereinafter "DISD"), a duly organized political subdivision of the State of Texas engaged in providing services to the citizens of Denton, Texas, each acting by, through, and under the authority of their respective governing bodies and officials. DISD and the City are referred to individually as "Party" and are collectively referred to herein as "Parties." This Agreement is for the purpose of providing for joint use of the McMath Middle School Gold Gym and for joint use of the South Lakes Park football, track, tennis, softball fields.

WHEREAS, DISD and the City mutually desire to be subject to the provisions of Texas Government Code Chapter 791, the Interlocal Cooperation Act, which provides authorization for a local government to contract with one or more local governments or other state agencies to perform governmental functions and services under the terms of the Act; and

WHEREAS, DISD and the City are mutually interested in an adequate program of educational and leisure related activities which can best serve the citizens of Denton; and

WHEREAS, the Parties have agreed that this Agreement would serve a public benefit and be beneficial to carry out the performance of governmental functions for the promotion and protection of the health and welfare of citizens within the Denton community, and full cooperation between the City and DISD is necessary to achieve the best service with the least possible expenditure of public funds; and

WHEREAS, the City's Parks and Recreation Department desires access to the McMath Middle School Gold Gym after school hours for activities and DISD desires use of the building site and adjacent football, track and softball fields at South Lakes Park.

NOW THEREFORE, the Parties, for the mutual consideration stated herein, agree and understand, as follows:

All matters and recitations stated in the preamble to this Agreement are true and correct and are hereby incorporated by reference into the provisions of this Agreement for all purposes.

Access

1. Denton ISD will provide an office and storage room for use by the City and will provide a set of keys for this area, as well as for a facility known to the parties at the time of formation as the "Gold gym" and the janitorial closet to perform required cleaning / maintenance. DISD will also retain a set of keys. City employees will also have access to the Gold gym office and storage room during all regular school operating hours. City employees must have identification badges to have access to the building.
2. City will have access to the Gold gym every evening between the hours of 6:00 p.m. and 10:15 p.m., except during scheduled school events and programs. Additionally, City will have access to the gym beginning thirty (30) minutes after the regular school day is over when there are no regularly scheduled activities, and on Saturdays between the hours of 7:00 a.m. and 10:00 p.m., and on Sundays between the hours of 12:00 p.m. and 10:00 p.m. and all other non-school days, unless a school activity has been previously scheduled. During the summer months, after school recesses concluding the spring semester, the City will have access to the gym between the hours of 7:00 a.m. and 10:00 p.m. weekdays. Weekend hours will remain the same. All activities will be concluded by 10:15 p.m., and the building will be cleaned and vacated by 10:45 p.m., whereupon the City will lock the gym upon departure with the keys provided.

City agrees to provide adequate staff that must have completed a criminal background check, in accordance with City and DISD policy, and picture identification badges to supervise the conduct of gymnasium patrons at all times during these activities, and to make reasonable efforts to stop or prevent disruptive, ill-mannered or destructive behavior by patrons in the gymnasium. However, this supervision shall not constitute an indemnification of damages caused by third party patrons, nor shall it be construed as a contractual obligation to assume responsibility for claims by DISD or third parties arising out of an alleged failure of the City to reasonably supervise.

The Parties shall cooperate with one another to prevent ill-mannered or destructive behavior from occurring on either Party's property by providing, upon request, to the other party any known names and addresses of those who participated in destructive behavior and taking reasonable action at the time of the occurrence of the incident to prevent the activity from occurring or reoccurring.

3. The City will provide the McMath Middle School Principal a list and criminal background checks of all employees scheduled to work in the facility once a month. City employees will sign in and out at the front desk, or other appropriate

locale, noting the City employee's name, time of entry and time of exit during school hours. City will ensure all employees maintain picture identification badges that work in the facility, and will be required to wear the identification badges in a manner that the badges are visible to all at all times the employee is on DISD property. Might it be wise management for City Employees to sign out even when it is after regular school hours?

Scheduling

4. DISD will provide on an annual basis, a schedule of school-sponsored activities and maintenance occurring in the Gold gym which would conflict with the city hours of operation in the facility. In the event that the Gold gym is unavailable for scheduled City activities, DISD, within reason, will make comparable and equivalent substitute facilities available.
5. The Parties will provide a 30 days' notice of any substantial changes to their schedule. The Parties will make every effort not to disrupt scheduled activities of either party.

Costs

6. All costs for utilities and regular custodial services will be absorbed by DISD, except as specifically provided otherwise herein. Should the City request custodial services, DISD will invoice \$25 per hour on a quarterly basis.

Equipment

7. The City will provide its own sports equipment, which will be stored in the designated storage room. School-owned equipment will be provided upon prior request, including, but not limited to, volleyball standards, scoreboard controls, basketball raising and lowering mechanism and bleacher control devices. City shall be responsible for any damage to DISD property provided to the City.

Signage

8. The City shall be allowed to use the brochure rack in the Gold gym to display information on Parks and Recreation's activities. The City will be allowed to display additional informational signage, as long as the City uses materials approved by DISD prior to placement of the signage.

Maintenance

9. DISD will provide adequate clean-up of school sponsored activities in the Gold gym and restrooms, which includes removing trash, sweeping and mopping floors and restocking paper supplies in the restrooms. The City, at its sole cost, will on each day in which the City has used the facilities provide trash bags and remove trash from the Gold gym and restrooms, and sweep the gym, and shall mop the floors of the Gold gym each week at the end of the day Saturday.

Access to Outdoor Facilities

10. DISD is authorized to utilize the football field, softball diamond, tennis courts and track in South Lakes Park, adjacent to the McMath building. DISD agrees to provide staff to supervise the conduct of students during school activities, and to make reasonable efforts to stop or prevent disruptive, ill-mannered or destructive behavior by students. However, this supervision shall not constitute an indemnification of damages caused by third parties, nor shall it be construed as a contractual obligation to assume responsibility for claims arising out of an alleged failure of the DISD to reasonably supervise. City will have access to these outdoor facilities when there are no regularly scheduled school activities. The tennis courts will be available for unstructured use after school hours. The school district will maintain the athletic fields and the area on the east side of the campus down to the vegetation line of the creek.

Warranties

11. The facilities, including all portions thereof and all equipment provided by either Party for use, are provided "As Is." Neither Party makes any representations, warranties, or guarantees, express or implied, including, without limitation, the warranty of merchantability and the warranty of fitness for a particular purpose, relating to the facilities or to either Party's use thereof.

Each party agrees to be responsible for any damages caused by the party's direct use of the other's Party's facilities or equipment, less depreciation. However, this responsibility shall not extend to damages caused in whole or in part by ordinary wear.

Consideration

12. DISD and City enter into this agreement on consideration of the mutual promises and duties set forth herein, and upon the right to jointly use facilities owned by

each. By execution of this agreement, the parties stipulate to the to the adequacy of consideration therefor.

Liability and Immunity

13. This Agreement is not intended to extend the liability of the parties beyond that provided by law. Neither Denton nor DISD waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising by third parties. The parties to this Agreement agree that the exchanges and permitted uses described in this Agreement constitute payments in amounts that fairly compensate the other party for the services and functions performed under this Agreement.

In the performance of their respective duties hereunder, the Parties hereto and their respective employees and agents, are at all times acting and performing as independent contractors of each other. No Party will have the authority to act for or bind another Party in any respect or to incur or assume any obligation or liability, or responsibility on behalf of or in the name of another Party hereto. DISD agrees and understands that DISD, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of the City. The City agrees and understands that the City, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, or representatives of DISD.

DISD shall be responsible for the acts, negligence, and/or omissions of all DISD, its employees, agents, subcontractors, and/or contract laborers and for all other persons doing work under a contract or agreement with the DISD.

The City shall be responsible for the acts, negligence, and/or omissions of all City employees, agents, subcontractors, and/or contract laborers and for all other persons doing work under a contract or agreement with the City.

Term and Termination

14. The initial terms of this Agreement is from the date of execution until the first day of the 2022-2023 school year. Thereafter, the agreement shall automatically renew for successive one-year periods, unless terminated by delivering written notice of non-renewal at least sixty (60) days prior to the end of that term. Notice shall be effective upon actual receipt (or upon posting of certified mail), if directed to the attention of the following individuals:

City Manager
City of Denton
215 E. McKinney
76201

Superintendent
Denton ISD
1307 N. Locust
76201

With Copies to:

Director
City of Denton
Parks and Recreation
601 E Hickory St
Denton, Texas 76205

Executive Director
Denton ISD
Operations
230 North Mayhill Road
Denton, Texas 76208

Supersede

15. This Agreement supersedes the letter agreement dated September 10, 1998, relating to joint use of the McMath facilities, but is not intended to supersede any other written agreement between the parties, except to the extent of a conflict.

Severability

16. If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Contract are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated, unless doing so would undermine the purposes of the Agreement.

Governing Law

17. This Agreement is entered into subject to the City Charter and Ordinances of the City of Denton as they may be amended from time to time and is subject to and is to be construed, governed, and enforced under all applicable State of Texas and Federal law. DISD enters into this Agreement subject to its policy and applicable laws of the State of Texas and the United States. Situs of this Agreement is agreed to be Denton County, Texas, for all purposes including performance and execution.

EXECUTED in duplicate originals this the 26 day of July 2022.

DENTON INDEPENDENT SCHOOL DISTRICT

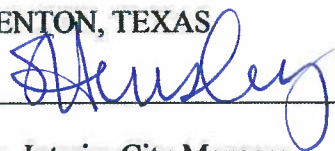
By: 
Dr. James K. Wilson, Superintendent

7-26-22
Date

By: Mia B. Price
Mia Price, Board President

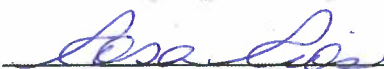
7-26-22
Date

CITY OF DENTON, TEXAS

By: 
Sara Hensley, Interim City Manager

9/28/22
Date

Attest: Rosa Rios, City Secretary

By: 

9/28/22
Date

Approved As To Legal Form:

Mack Reinwand, City Attorney

By: Amanda Brown

9-16-22
Date



Denton Independent School District

Dean W. Anthony, Ph.D.
Director of Elementary Education
1307 North Locust
Denton, Texas 76201
(940) 387-6151

September 10, 1998

Mr. Ed Hodney, Director
Parks and Recreation Department
City of Denton
321 E. McKinney
Denton, TX 76201

Dear Ed:

This letter is intended to serve as a interim letter of agreement regarding the relationship between the City of Denton and the Denton Independent School District concerning the use of McMath Middle School for the 1998-99 school year.

General

1. The existing joint use agreement between the City of Denton and the Denton Independent School District will remain in place and covers general conditions on a city and district-wide basis. This letter of agreement specifically refers to the extended use of McMath Middle School.
2. This agreement will stay in effect for the 1998-99 school year. Either party will give 30 days notice if there is a substantial schedule revision.

Access

3. In the gold gym Denton I.S.D. has provided an office and storage room reserved exclusively for use by the City of Denton . The city will be provided a set of keys for these areas as well as the gold gym. The school district will also retain a set of keys. City of Denton employees will have access to the gold gym office and storage room during all regular school operating hours.
4. Access - The City of Denton will have access to the gym every evening at approximately 6:00 p.m. except for the evenings when volleyball and basketball games are scheduled (see attached schedule). The city will have access to the gym immediately after school when there are no regularly scheduled activities. The city will have access on Saturdays, Sundays and all other non-school days unless a school activity has been previously scheduled. All activities will be concluded by 10:30 p.m.

5. City of Denton will provide a list of all employees scheduled to work in the facility. If possible, city employees will sign in and out at the front desk. The district will provide picture identification cards for city employees scheduled to work in the facility.
6. City of Denton may reserve other rooms, as available, in the building following guidelines in the joint use agreement.

Scheduling

7. Denton I.S.D. will provide, on an annual basis, a schedule of school-sponsored activities and maintenance occurring in the gold gym which would conflict with city hours of operation in the facility. Hours of operation for City of Denton activities are:

School Year Schedule

Monday - Friday	6:00 p.m. - 9:00 p.m.
Saturday	9:30 a.m. - 6:30 p.m.

Summer Schedule

Monday - Friday	7:00 a.m. - 9:00 p.m.
Saturday	9:30 a.m. - 6:30 p.m.

8. Both the Denton I.S.D. and City of Denton will provide 30 days notice of any substantial changes to either schedule. Both agencies will make every effort not to disrupt scheduled activities of the other agency.
9. Denton I.S.D. will schedule any maintenance (i.e. resurfacing of gym floors) to avoid any disruption of City of Denton programs.

Costs

10. The only costs charged to the city will be a \$21.50 fee for opening and closing the school on non-school days. All costs for utilities and regular custodial services will be absorbed by Denton I.S.D. The City of Denton will provide for telephone and computer services. The city will be responsible for any damages incurred during city-sponsored activities. Whenever possible, the district will schedule district custodial and security staff to coincide with opening and closing times requested by the city to avoid unnecessary charges. If any charges are required, the district will invoice the city quarterly for any charges related to opening and closing the building.

Equipment

11. The city will provide its own sports equipment, which will be stored in the designated store room. School-owned equipment may be available upon request including volleyball standards, scoreboard controls, public address system and bleacher control devices.

Outdoor Areas

12. The city will have access to the football and baseball fields when there are no regularly scheduled school activities. The tennis courts will be available for unstructured use after school hours. The school district will maintain the athletic fields and the area on the east side of the campus down to the creek.

Emergency Contacts

City of Denton

Teresa Milam, Leisure Services Manager - Phone 349-8289, Pager 381-3817

Janet Simpson, Supt. of Leisure Services - Phone 349-8274, Pager 381-3816

Denton I.S.D.

Robert Ramsay, Principal - Phone 382-7409

Paul Andress, Director of Maintenance - Phone 387-4031, Mobile 391-2665

We are looking forward to a cordial and productive relationship with the City of Denton as we pursue this joint project.

Sincerely,



Dean W. Anthony

Approved:


Ed Hodney, Director
Parks and Recreation Department

9.10.98
Date



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

ACM: Christine Taylor, Assistant City Manager

DATE: October 21, 2025

SUBJECT

Consider adoption of an ordinance of the City of Denton making a finding, pursuant to the requirements of Chapter 26 of the Texas Parks and Wildlife code, that (1) there are no feasible and prudent alternatives to the change in use of approximately 9.4 acres of City park land, located within South Lakes Park in the City of Denton, Denton County, Texas, from a park to a public school for the construction of Denton Independent School District recreation facilities and (2) finding that all reasonable planning has been done to minimize harm to the land as a park; and providing an effective date. (The Parks, Recreation and Beautification Board recommends approval with a vote of (5-0))

BACKGROUND

Over the past few years, the City of Denton Parks and Recreation Department has been in ongoing discussions regarding the potential development of a neighborhood park on 3.433 acres of land at the former Calhoun Middle School site. This location has been identified as a high-priority area in the Parks and Recreation Land Plan due to its underserved status and growing community needs.

In a related initiative, the Denton Independent School District (DISD) proposed a land exchange involving 9.4 acres within South Lakes Park, which includes the existing track facility currently leased to DISD for school use. This proposal aligns with DISD's broader infrastructure goals, as reflected in the \$1.4 billion bond referendum approved on May 26, 2023. Among the projects funded by the bond is the renovation of the track adjacent to McMath Middle School, further supporting the district's commitment to enhancing educational and recreational facilities.

Since 1998, DISD has utilized this 9+ acres of South Lakes Park for student recreation space. DISD has built and maintained this area of the park since the construction of McMath Middle School.

State law as defined in Chapter 26, Protection of Public Parks and Recreational Lands, of the Texas Parks and Wildlife Code requires that:

- (a) a municipality of this state may not approve any program or project that requires the use or taking of any public land designated and used prior to the arrangement of the program or project as a park unless the municipality, acting through its duly authorized governing body or officer, determines that:
 - (1) there is no feasible and prudent alternative to the use or taking of such land; and
 - (2) The program or project includes all reasonable planning to minimize harm to the land, as a park, resulting from the use or taking.
- (b) A finding may be made only after notice and a hearing as required by this chapter."

Postcards were sent out to all residents within 500' of all properties under discussion, promotion on social media and a post on Nextdoor.

RECOMMENDATION

After evaluating all available options, staff recommends proceeding with the proposed land exchange. This action is not expected to significantly affect current operations or programming at South Lakes Park. In contrast, acquiring the additional acreage near the former Calhoun Middle School site will enhance neighborhood access to park space and help meet the area's identified recreational needs.

ESTIMATED SCHEDULE OF PROJECT

Below is an outline of the total project calendar to date:

- Public Meeting #1: (Sept 25, 2025)
- Parks and Recreation Board: Consideration (Oct 6, 2025)
- Public Meeting #2: (Oct 9, 2025)
- City Council: Public Hearing (Oct 21, 2025)
- DISD: Public Hearing (Oct 21, 2025)
- Real Estate: Property Closing (Quarter 2 of 2025)

PRIOR ACTION/REVIEW

On October 6, 2025, the Parks, Recreation, and Beautification Board reviewed and recommended approval by a vote of (5-0).

FISCAL INFORMATION

Following a comprehensive review of all alternatives, staff recommend moving forward with the proposed land exchange. This action will not result in any significant disruption to existing operations or programming at South Lakes Park. Moreover, the acquisition of land near the former Calhoun Middle School site will expand park access for nearby residents and help address a critical need identified in the Parks and Recreation Land Plan.

EXHIBITS

Exhibit 1- Agenda Information Sheet
Exhibit 2- Ordinance

Respectfully submitted:
Gary Packan, Director of Parks and Recreation

Prepared by:
Ziad Kharrat, Assistant Director, Parks and Recreation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON MAKING A FINDING, PURSUANT TO THE REQUIREMENTS OF CHAPTER 26 OF THE TEXAS PARKS AND WILDLIFE CODE, THAT (1) THERE ARE NO FEASIBLE AND PRUDENT ALTERNATIVES TO THE CHANGE IN USE OF APPROXIMATELY 9.4 ACRES OF CITY PARK LAND, LOCATED WITHIN SOUTH LAKES PARK IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, FROM A PARK TO A PUBLIC SCHOOL FOR THE CONSTRUCTION OF DENTON INDEPENDENT SCHOOL DISTRICT RECREATION FACILITIES AND (2) FINDING THAT ALL REASONABLE PLANNING HAS BEEN DONE TO MINIMIZE HARM TO THE LAND AS A PARK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 26 of the Texas Parks of Wildlife Code provides that a municipality may not approve of any program or project that requires the use or taking of any public land designated and used as a park unless the municipality determines and finds that, after notice and hearing, 1) there is no feasible and prudent alternative to the use or taking of such land for the proposed project and 2) the program or project includes all reasonable planning to minimize harm to the park resulting from such use or taking; and

WHEREAS The City is the owner of 184.43 acres of land situated at 556 Hobson Ln, Denton, TX 76205 the description of which is set forth on Exhibit “A” hereto attached (the “City Tract”); and

WHEREAS, the City Tract currently operates as South Lakes Park and Recreation Facility, which is operated as public land designated for park and recreational area uses and is protected land under Chapter 26 of the Texas Park and Wildlife Code with 9.4 acres of such park being used by Denton Independent School District as recreation facilities for McMath Middle School; and

WHEREAS, Denton Independent School District (“DISD”) is the owner of 3.433 acres of land and building located at 1900 Jason Dr, Denton Texas 76205, the description of which is set forth on Exhibit “B” hereto attached (the “DISD Tract”); and

WHEREAS, City and DISD are governmental entities with the power of eminent domain; and

WHEREAS, on May 6, 2023, DISD voters approved a \$1.4 billion bond referendum which provides funding for the construction of recreation facilities at McMath Middle School; and

WHEREAS, based on the approved funding, DISD has conducted a study of potential sites within this attendance zone, and determined, based on community needs and extensive public input, that maintaining and improving the existing running track and green space at McMath Middle School will best serve the citizens of Denton in providing a lower cost alternative for construction of the improved recreation facilities and maintain existing access for students and community; and

WHEREAS, based on DISD review of potential sites for recreation facilities, DISD has identified the City Tract as the best solution and location for the new facilities; and

WHEREAS, DISD has requested to exchange approximately 9.4 acres of the City Tract for approximately 3.433 acres of the DISD Tract to accommodate the rebuilding of recreation facilities at McMath Middle School (“DISD Project”)

WHEREAS, City has requested to exchange approximately 3.433 acres of the DISD Tract for approximately 9.4 acres of the City Tract to accommodate the future development of a neighborhood park (“City Project” and collectively with the DISD Project the “Project”); and

WHEREAS, the City of Denton City Council finds that it is in the public’s best interest to approve the exchange for the overall enhancement of recreational access of the parcels for the community and gain a future neighborhood park without materially changing the current use of South Lakes Parks and Recreation Facility; and

WHEREAS, Chapter 26 of the Parks and Wildlife Code requires that anytime a public park is put to a use other than public park use, the governing body must make a finding, after notice and a public hearing, that there is no feasible and prudent alternative to the proposed change in use; and

WHEREAS, the City hosted community input meetings on September 25, 2025, and October 9, 2025, for the proposed property exchange; and

WHEREAS, the City provided notice in the Denton Record-Chronicle on September 20, 2025, September 27, 2025, October 4, 2025, and October 11, 2025 of a Public Hearing to be held on October 21, 2025 at a Joint meeting of the Denton Independent School District and City Council at the Denton Development Services Center to consider the park exchange between Denton Independent School District; and

WHEREAS, on October 21, 2025, the Denton Independent School District and City Council received testimony at a public hearing on the issues of feasible and prudent alternatives to the exchange of the park for the Project and that the Project includes all reasonable planning to minimize harm to the park resulting from the exchange; and

WHEREAS, the City Council find that there are no feasible and prudent alternatives to the non-park use or taking of the park and the park land exchange includes all reasonable planning to minimize harm to the park as a result of the Project; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. That the findings set forth in the recitals of this ordinance are found true and correct and are hereby adopted as the findings of the City Council.

SECTION 2. In accordance with Chapter 26, Texas Parks and Wildlife Code, the City Council finds that: (i) the DISD Project requires the use or taking of the 9.4 acres of the City Tract; (ii) there is no feasible and prudent alternative to the change in use of approximately 9.4 acres of City park land located within the City Tract from a public park use to public school use; (iii) and that the proposed land exchange with DISD includes all reasonable planning to minimize harm to the land, as a park, resulting from the public school use.

SECTION 3. The rights and benefits set forth in this ordinance may not be assigned without the express written consent of the City.

SECTION 4. This ordinance shall become effective immediately upon its passage and approval.

[Signatures to appear on the following page]

The motion to approve this ordinance was made by _____ and seconded by _____; the ordinance was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: Marcella Lunn

PARCEL #1—OPEN SPACE

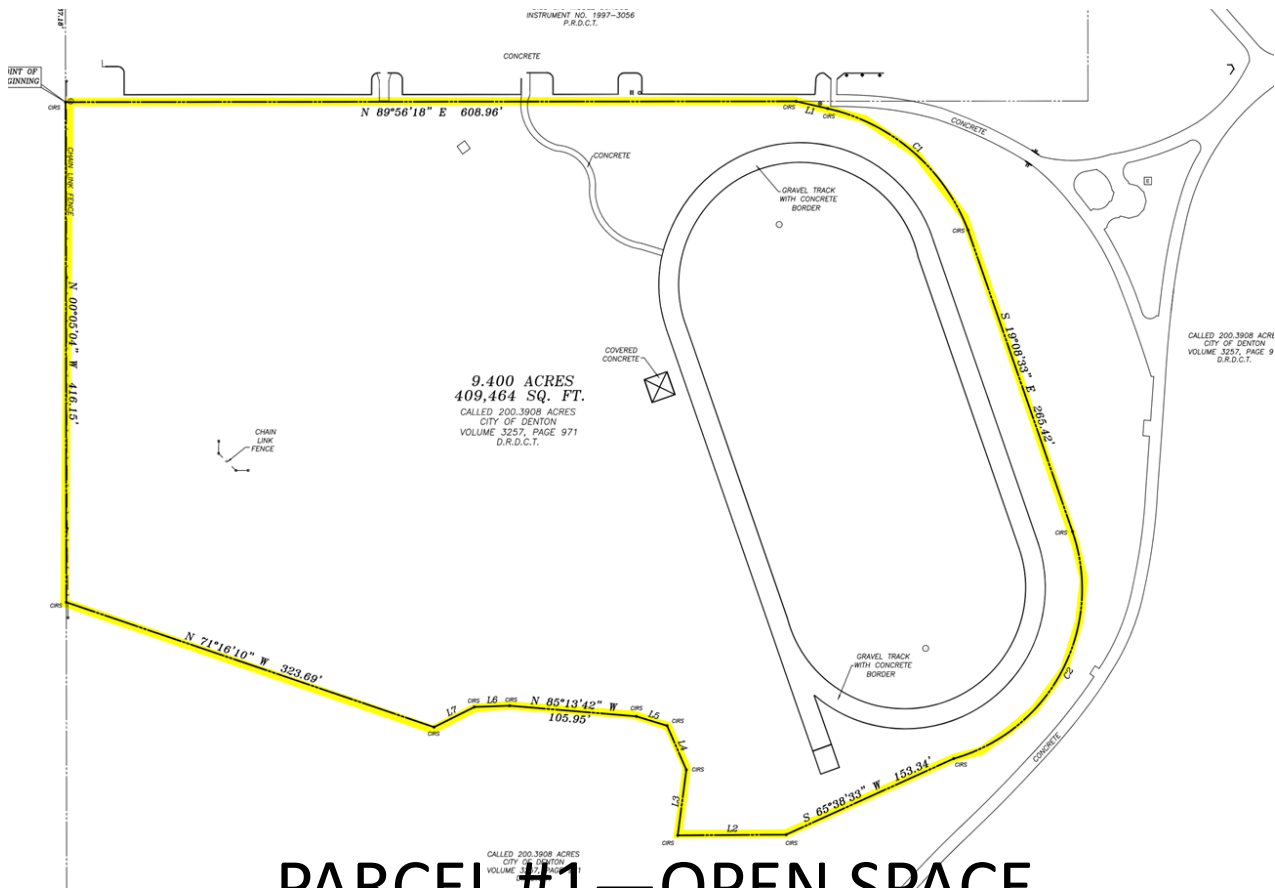
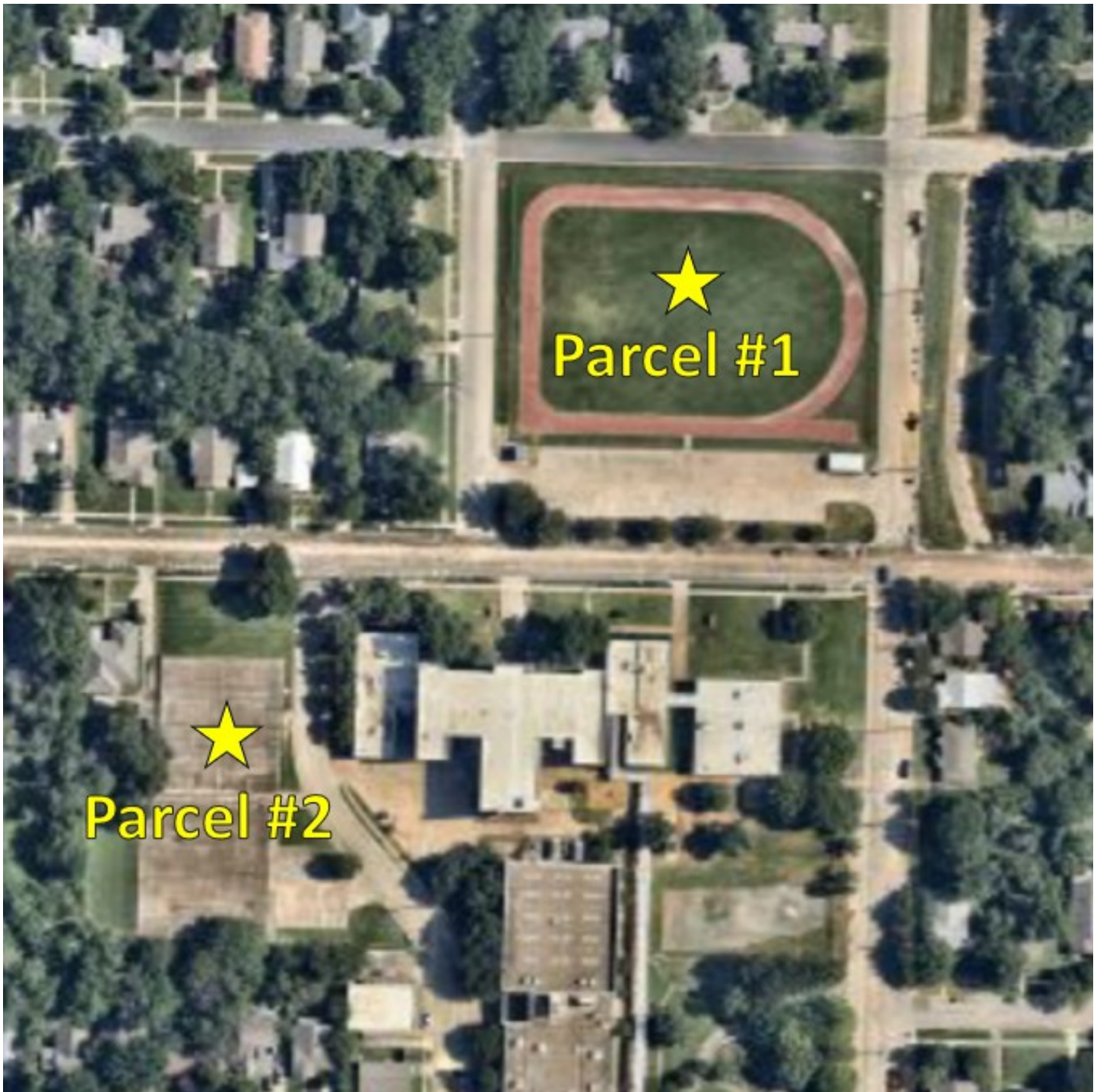
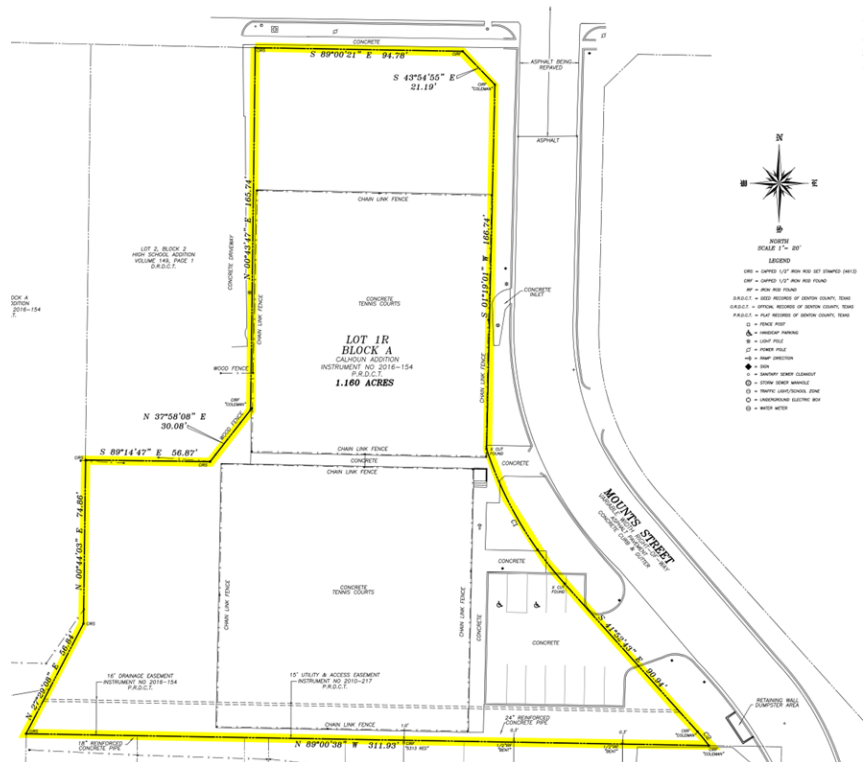
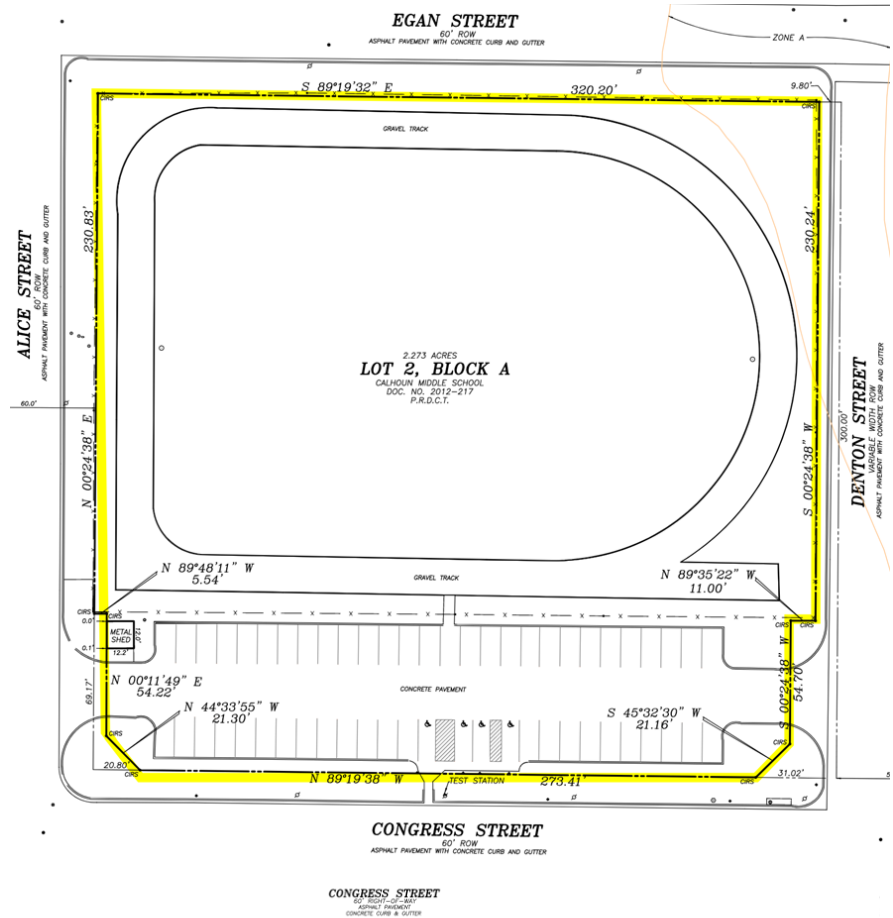


EXHIBIT B—DISD TRACTS



PARCEL #1

OPEN SPACE





City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Capital Projects

ACM: Frank Dixon

DATE: October 21, 2025

SUBJECT

Receive a report and hold a discussion regarding City of Denton construction projects surrounding Denton ISD campuses.

BACKGROUND

The purpose of this work session is to provide City Council and Denton Independent School Board of Directors with construction project updates surrounding Denton ISD campuses.

EXHIBITS

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – Presentation

Respectfully submitted:
Seth Garcia, PMP
Director of Capital Projects
940-349-8938



Capital Projects Update

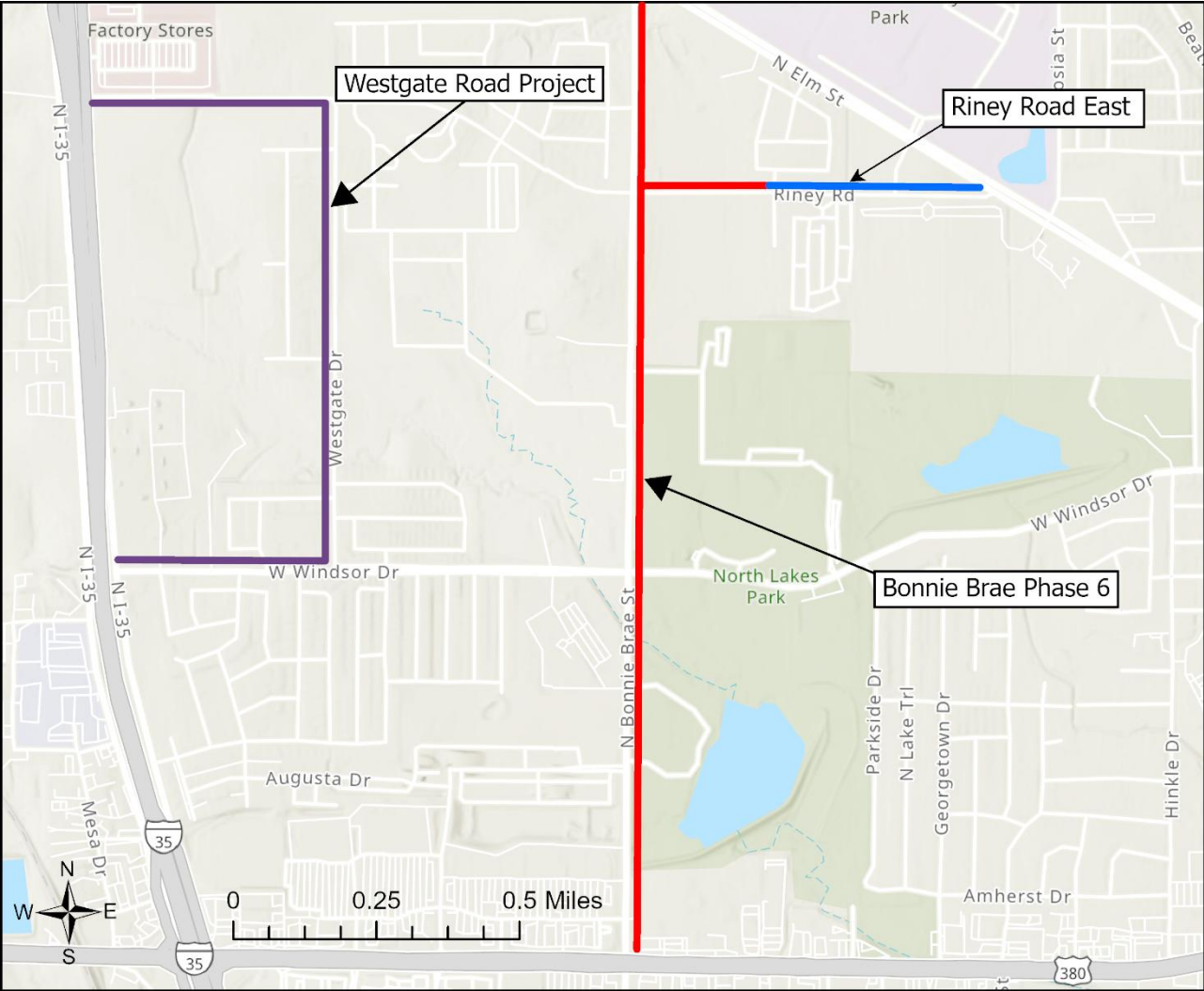
Seth Garcia

Director of Capital Projects

October 21, 2025

ID 25-1593

Overview Of Bonnie Brae Area



Legend

Bonnie Brae Phase 6

Riney Road East

Westgate Road Project

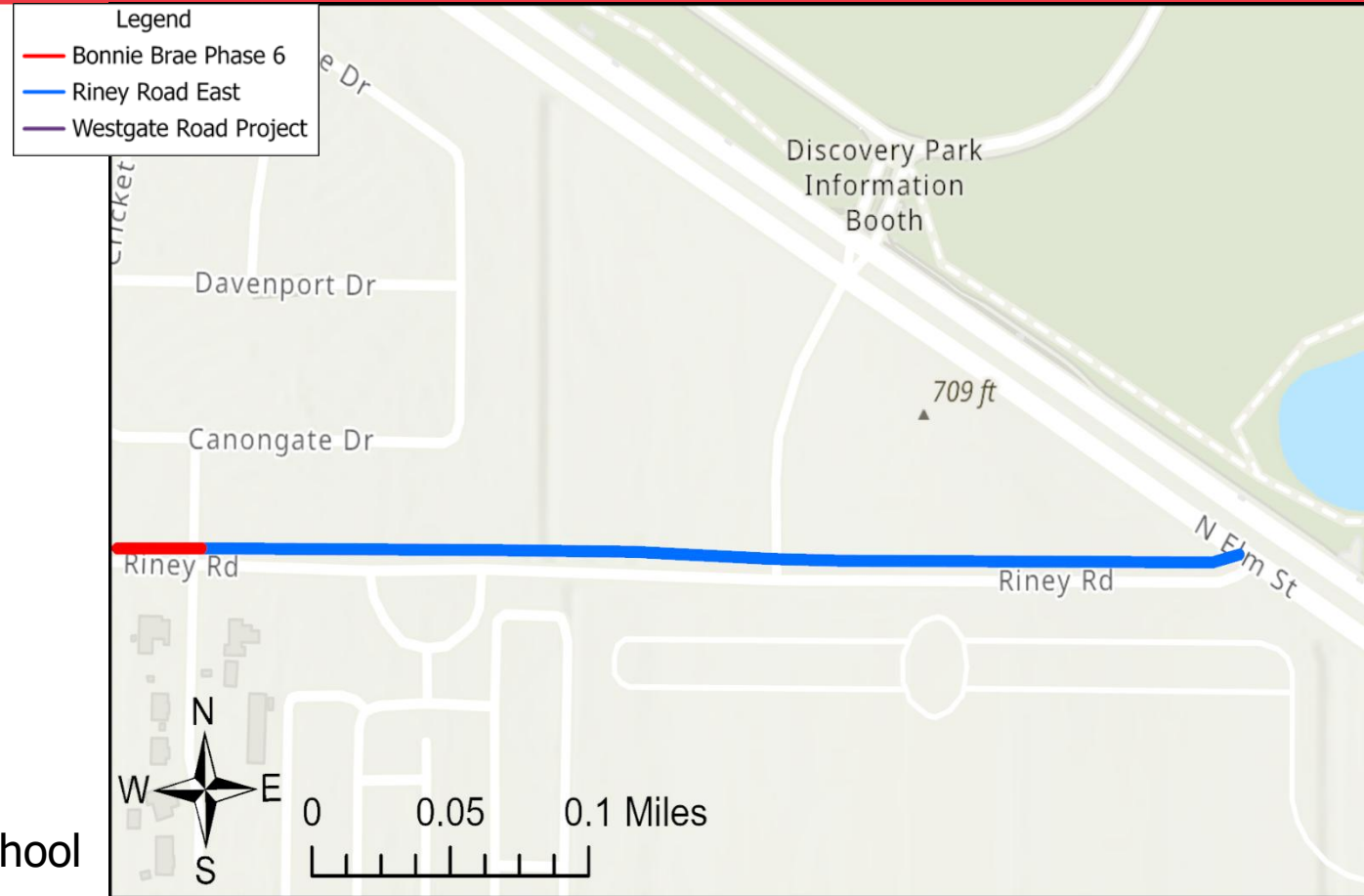
Bonnie Brae Phase 6 - US 380 to US 77

- Project Scope:
 - Roadway Widening
 - Pedestrian Facilities
 - Utility Installation
 - Traffic Signals and Lighting
- Project Schedule:
 - Current Phase – Construction
 - Construction Start –Q1 2025
 - Construction Complete –Q2 2027
- DISD Coordination:
 - ILA for Improvements to Riney Road - COMPLETED
 - Construction Coordination with Opening of Reeves Elementary
 - Water Service provided in April 2025
 - Traffic Control and Paving complete August 2025



Riney Road East – West of Hardaway Road to US 77

- Project Scope:
 - Roadway Widening
 - Pedestrian Facilities
 - Utility Relocations
 - Park Trails
- Project Schedule:
 - Current Phase – Bid/Award
 - Construction Start – Q1 2026
 - Construction Complete – Q4 2026
- DISD Coordination:
 - Trail System to align with Reeves Elementary School
 - Reviewing traffic crossings to ensure student safety



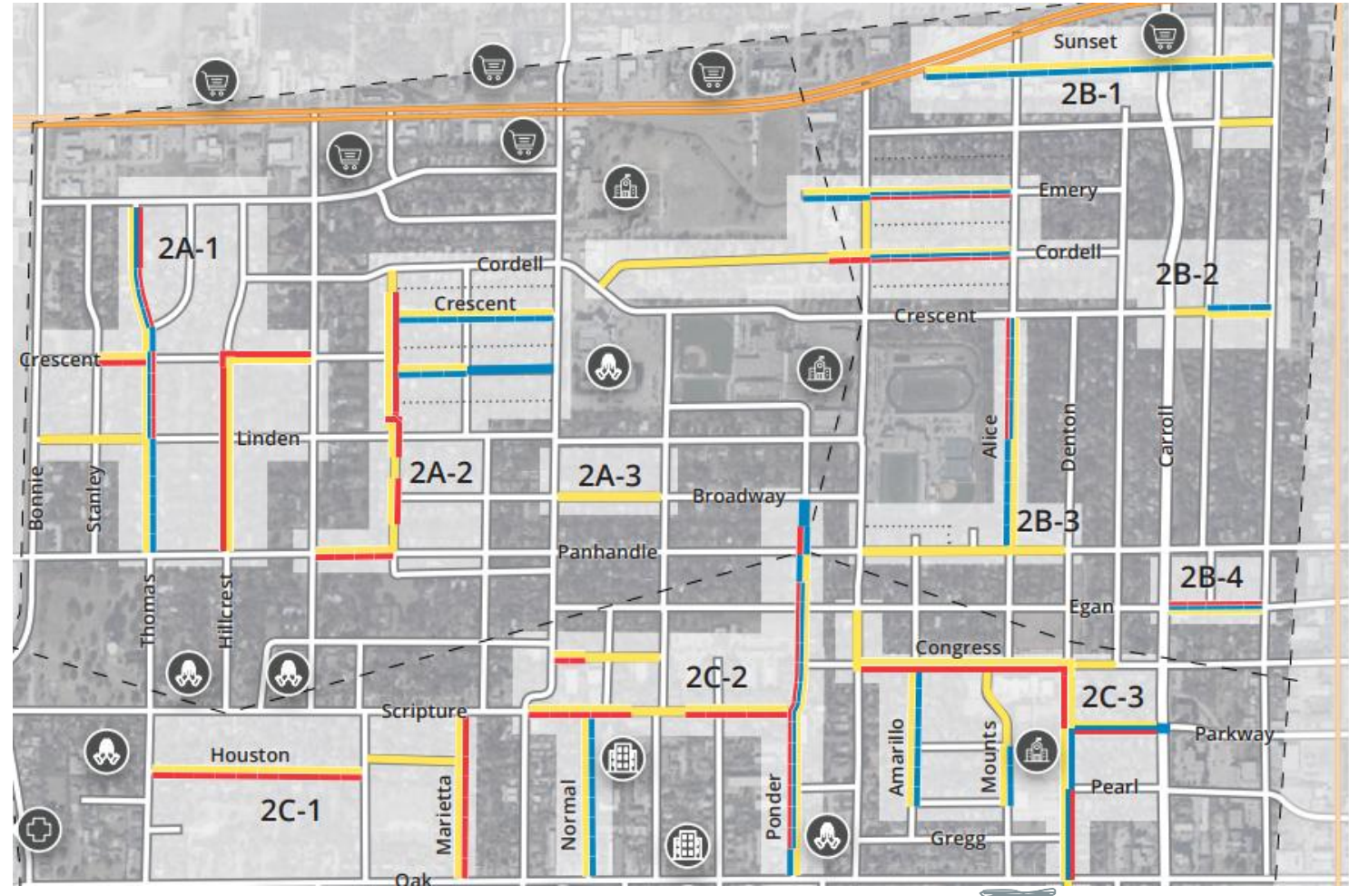
Westgate Road Project including Windsor Drive

- Project Scope:
 - Roadway Widening
 - Pedestrian Facilities
 - Utility Installation
 - Drainage Installation
- Project Status:
 - 90% Design N/S phase
 - Construction – E/W phase
 - Construction Start – Q2 2025
 - Construction Complete – Q4 2027
- DISD Coordination:
 - Connection to Bronco Way in Fall 2025
 - Renaming existing E/W Westgate to Bronco Way when completed



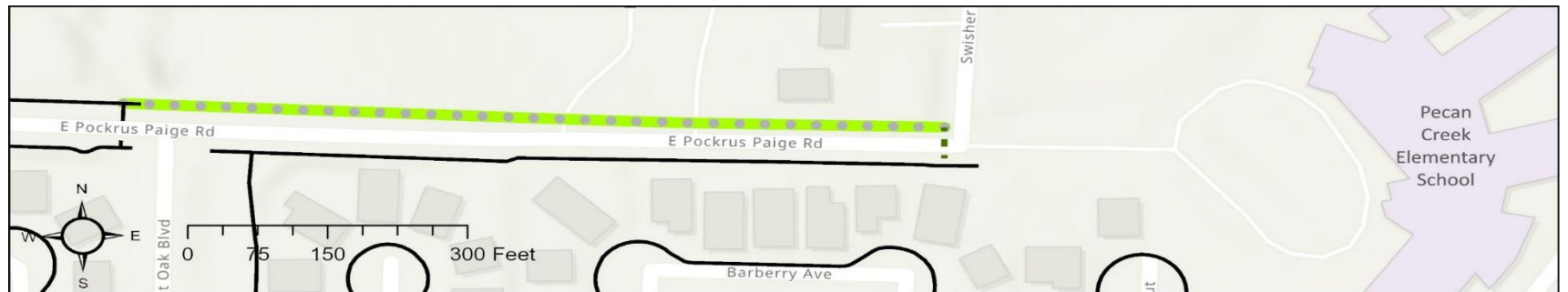
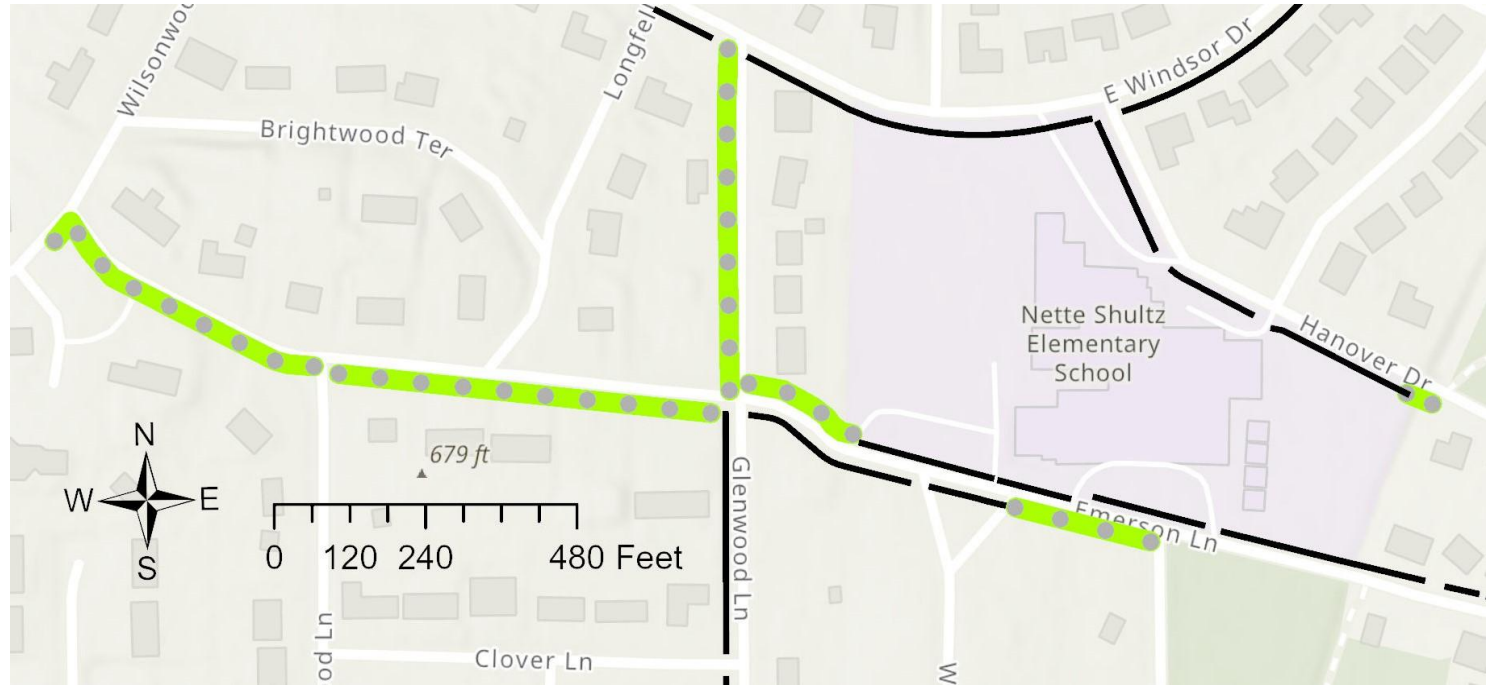
Neighborhood 2 & 6

- Project Scope:
 - Roadway Reconstruction
 - Pedestrian Facilities
 - Utility Replacements
- Project Schedule:
 - Construction Phase – Current
 - Construction Start – Q4 2023
 - Construction Complete – Q4 2026
- DISD Coordination:
 - Impacts to Newton Rayzor Elementary Bus Routes and School Traffic during construction on Cordell and Alice.
 - Communication of street closures/utility work on Congress, Mounts, and Denton street for Old Calhoun Site.



Safe Routes to Schools – Pecan Creek/Nette Shultz

- Project Scope:
 - 5-foot sidewalks near Pecan Creek and Nette Shultz Elementary Schools
- Project Schedule:
 - Current Phase – Construction
 - Construction Start – May 2025
 - Construction Complete – Q4 2026
- DISD Coordination:
 - Working with contractor to prioritize school segments during summer.



Safe Routes to Schools – Ginnings/Alexander

- Project Scope:
 - 5-foot sidewalks near Ginnings and Alexander Elementary Schools
- Project Schedule:
 - Current Phase – Construction
 - Construction Start – May 2025
 - Construction Complete – Q4 2026
- DISD Coordination:
 - Working with contractor to prioritize school segments during summer.



Questions?

Seth Garcia, PMP

Director of Capital Projects

(940) 349-8938



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: City Manager's Office

CM/DCM/ACM: Sara Hensley

DATE: October 21, 2025

SUBJECT

Receive a report and hold a discussion regarding Denton ISD's upcoming tax election.

DISCUSSION

Denton ISD staff will present information on the district's upcoming tax election.

EXHIBITS

1. Agenda Information Sheet
2. Presentation

Respectfully submitted:
Kristi Fogle
Chief of Staff



PROP A
2025

MEET OUR **DISTRICT LEADERSHIP**



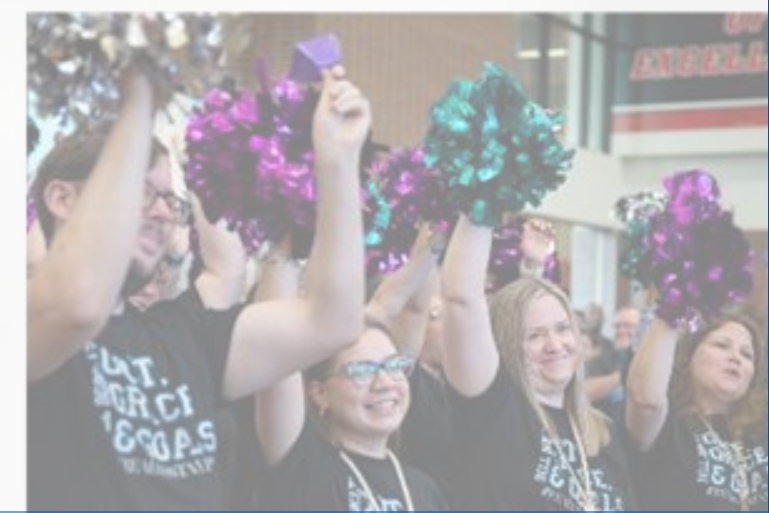
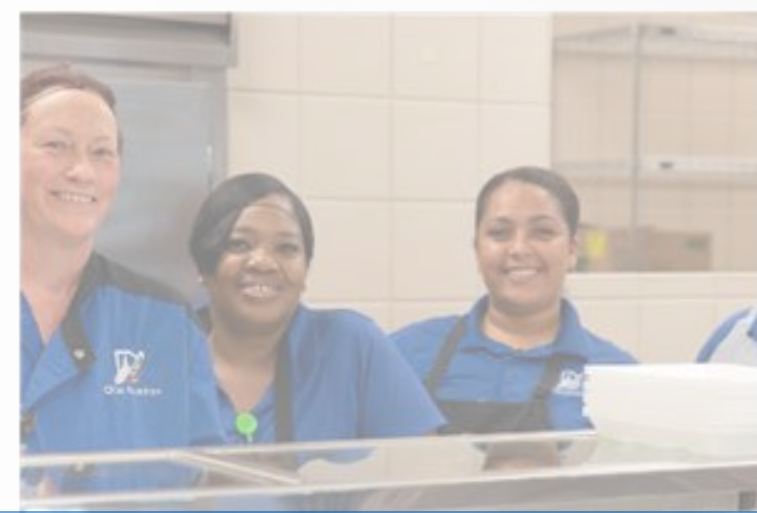
Dr. Susannah O'Bara
Superintendent



Dr. Jeremy Thompson
Deputy Superintendent



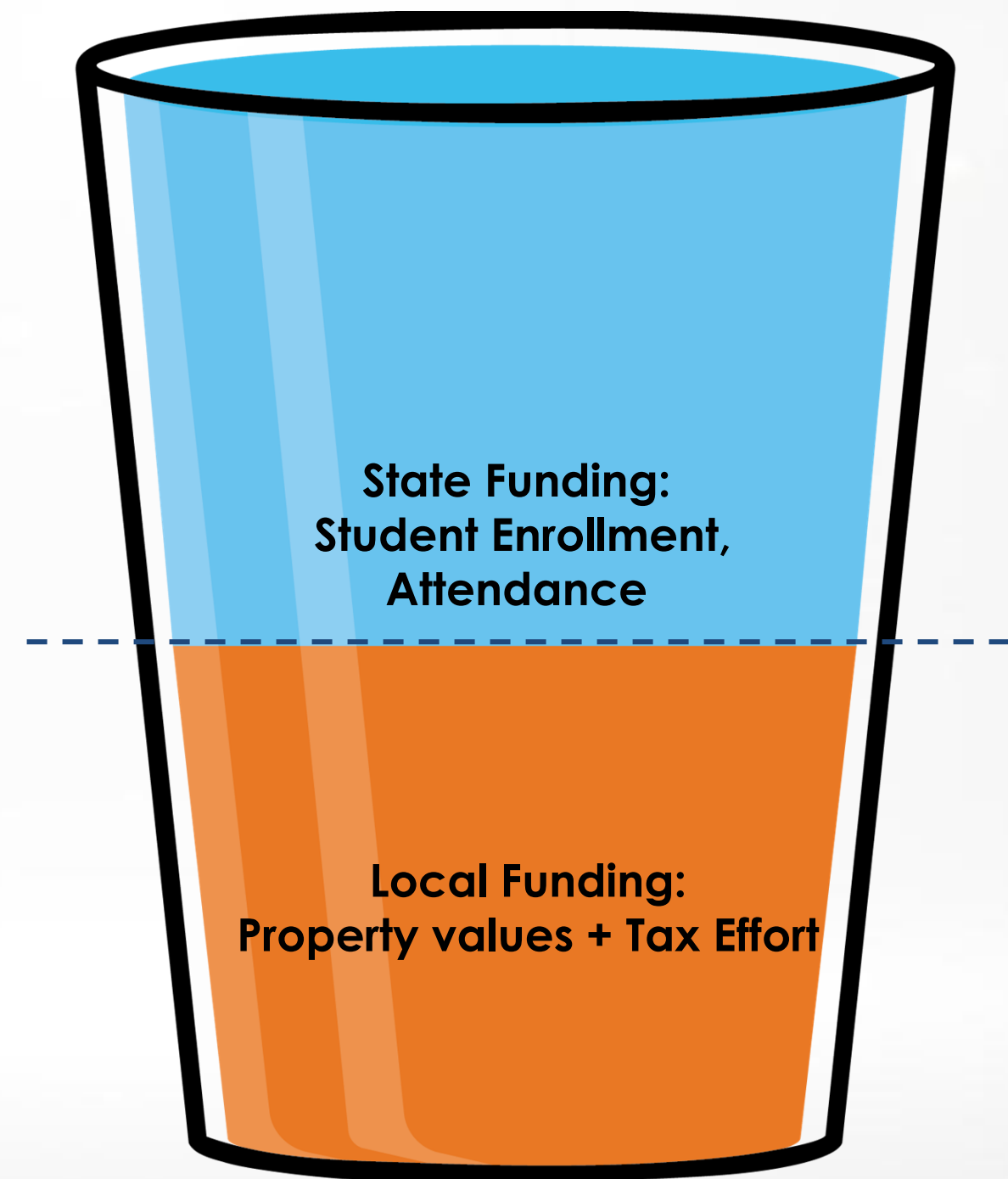
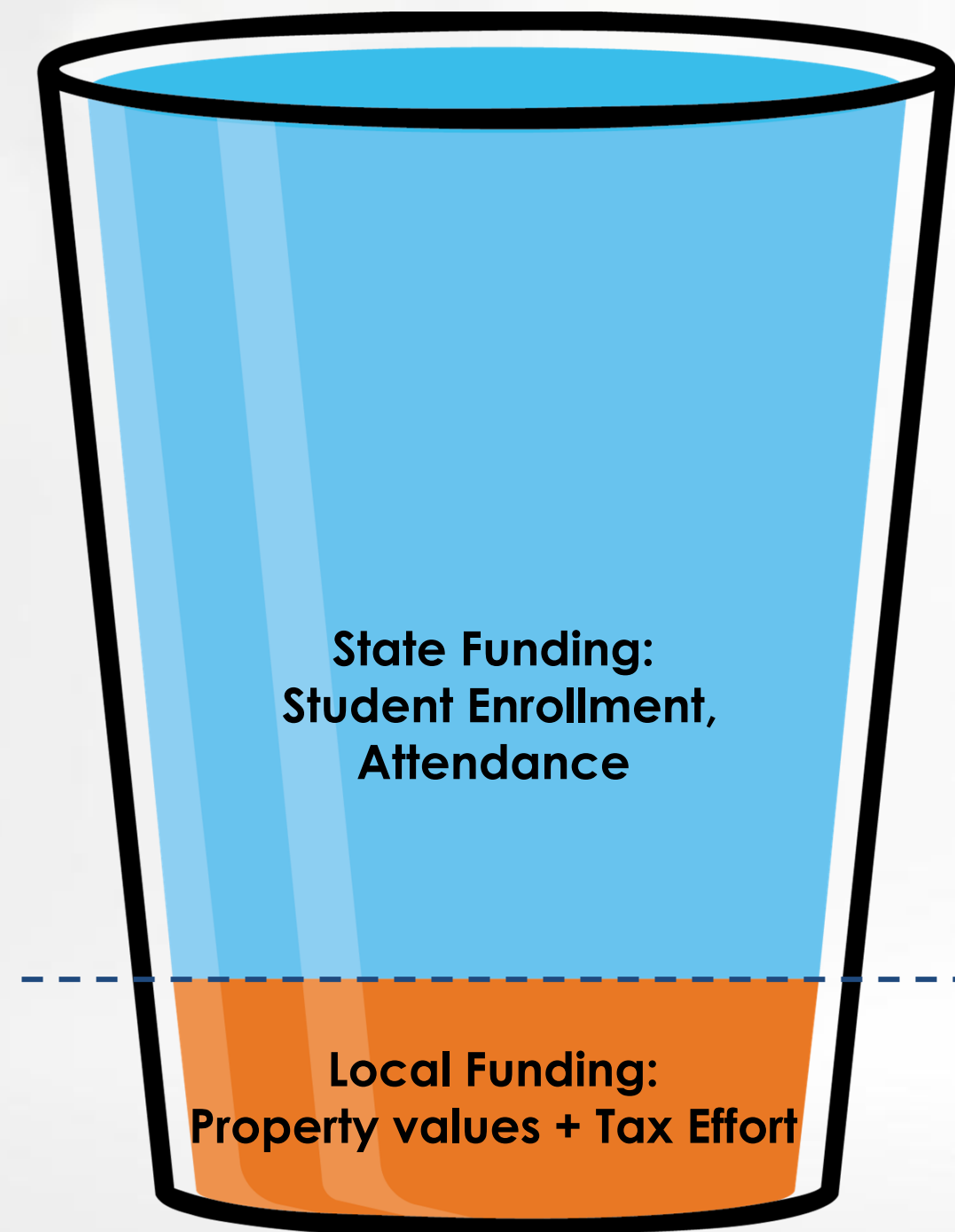
Dr. Deron Robinson
General Counsel



This Presentation is for Information Only



How Does Tax Burden Increase the Bucket?



TWO “BUCKETS” OF STATE FUNDING

Maintenance & Operations



Day to Day Operations

- Teacher Salaries
- Classroom Supplies
- Utilities
- Transportation

Interest & Sinking



Debt Service

- Capital Expenditures Land
- Construction/Renovations
- Technology
- New Buses



DENTON COUNTY DISTRICTS 2024 MAINTENANCE AND OPERATIONS TAX RATES

District	MCR Tier 1	Tier 2	Total M&O
Celina ISD	0.6169	0.1700	0.7869
Ponder ISD	0.6192	0.1700	0.7892
Pilot Point ISD	0.6169	0.1406	0.7575
Aubrey ISD	0.6169	0.1383	0.7552
Krum ISD	0.6169	0.1383	0.7552
Lake Dallas ISD	0.6169	0.1383	0.7552
Little Elm ISD	0.6169	0.1383	0.7552
Sanger ISD	0.6169	0.1300	0.7469
Argyle ISD	0.6169	0.0930	0.7099
Denton ISD	0.6169	0.0600	0.6769

Source: Texas Education Agency and Texas Comptroller of Public
Accounts
MCR – Maximum Compressed Rate

PEER DISTRICTS
2024 MAINTENANCE
AND OPERATIONS
TAX RATES

District	Enrollment	MCR Tier 1	Tier 2	Total M&O
Birdville ISD	20,000 to 30,000	0.6169	0.1700	0.7869
Mansfield ISD	More than 30,000	0.6169	0.1700	0.7869
Plano ISD	More than 30,000	0.6351	0.1700	0.8051
Arlington ISD	More than 30,000	0.6428	0.1700	0.8128
Carrollton-Farmers Branch ISD	20,000 to 30,000	0.6169	0.1383	0.7552
Frisco ISD	More than 30,000	0.6169	0.1383	0.7552
Keller ISD	More than 30,000	0.6169	0.1383	0.7552
McKinney ISD	20,000 to 30,000	0.6169	0.1383	0.7552
Prosper ISD	20,000 to 30,000	0.6169	0.1383	0.7552
Lewisville ISD	More than 30,000	0.6169	0.1300	0.7469
Irving ISD	More than 30,000	0.6169	0.1010	0.7179
Denton ISD	More than 30,000	0.6169	0.0600	0.6769
Garland ISD	More than 30,000	0.6169	0.0500	0.6669
Northwest ISD	20,000 to 30,000	0.6169	0.0500	0.6669
Hurst-Euless-Bedford ISD	20,000 to 30,000	0.6226	0.0500	0.6726

Source: Texas Education Agency and Texas Comptroller of Public Accounts
MCR – Maximum Compressed Rate

Financial Challenges:

- Lack of increased public school funding since 2019
- Loss of School Health and Related Services (SHARS)
- Underfunded transportation
- Underfunded safety and security: House Bill 3, 88(R)
- Underfunded special education
- Denton Central Appraisal District cost increase
- Utilities cost increase
- Property casualty insurance cost increase
- Employee compensation increase

**WHERE DENTON ISD
STANDS**

\$32,801,418+

TOTAL BUDGET IMPACT

PERSONNEL CHANGES 2024-2025

Description	FTE	Change
Elementary	9.5	\$924,339
Middle	1	\$71,000
High School	(11)	(\$781,000)
Non-Classroom	(104)	(\$5,094,458)
Total	(104.5)	(\$4,880,119)

PERSONNEL CHANGES 2025-2026

Description	FTE	Change
Elementary	(40)	(\$2,439,755)
Middle	(15.5)	(\$1,100,500)
High School	(29)	(\$2,059,000)
Non-Classroom	(60)	(\$2,566,800)
Total	(144.5)	(\$8,166,055)

WHERE DENTON ISD STANDS

2025-2026 Updated Budget Outlook	Adopted Budget
Revenue	\$325,564,812
Expenditures	(\$345,129,269)
House Bill 2 Revenue	\$19,273,517
House Bill 2 Mandated Expenditures	(\$11,921,428)
Excluded Staff	(\$3,060,000)

25-26 Deficit Budget: (\$15,272,368)

WHAT HAS **CHANGED**

Due to state funding not keeping pace with inflation, Denton ISD has had to reduce, absorb, and eliminate important resources for students. This impacts student learning, teacher and support staff, safety and security resources, and student programs and enrichment.

1

Teacher and
Staff Resources

2

House Bill 3
Safety Mandates

3

Student Programs

1925 ADVISORY COMMITTEE



Over the course of five meetings, the 1925 Advisory Committee, consisting of parents, staff, and community members, studied Denton ISD's financial outlook, staffing formulas, and program funding needs for the 2025–26 budget.



On June 10, 2025, the committee recommended that the Board of Trustees call for a Voter Approval Tax Rate Election. The Board voted to place the proposition before voters in the November 4, 2025 election.

PROP A FUNDING

Budget Deficit (with HB2 Implementation)	(15,272,368)
Prop A Revenue	26,914,422
Updated Budget with Prop A	11,642,054

Teacher & Staff
Support

1

Safety & Security

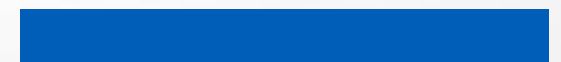
2

Student Programs &
Enrichment

3

POSSIBLE REVENUE USE OF **PROP A**

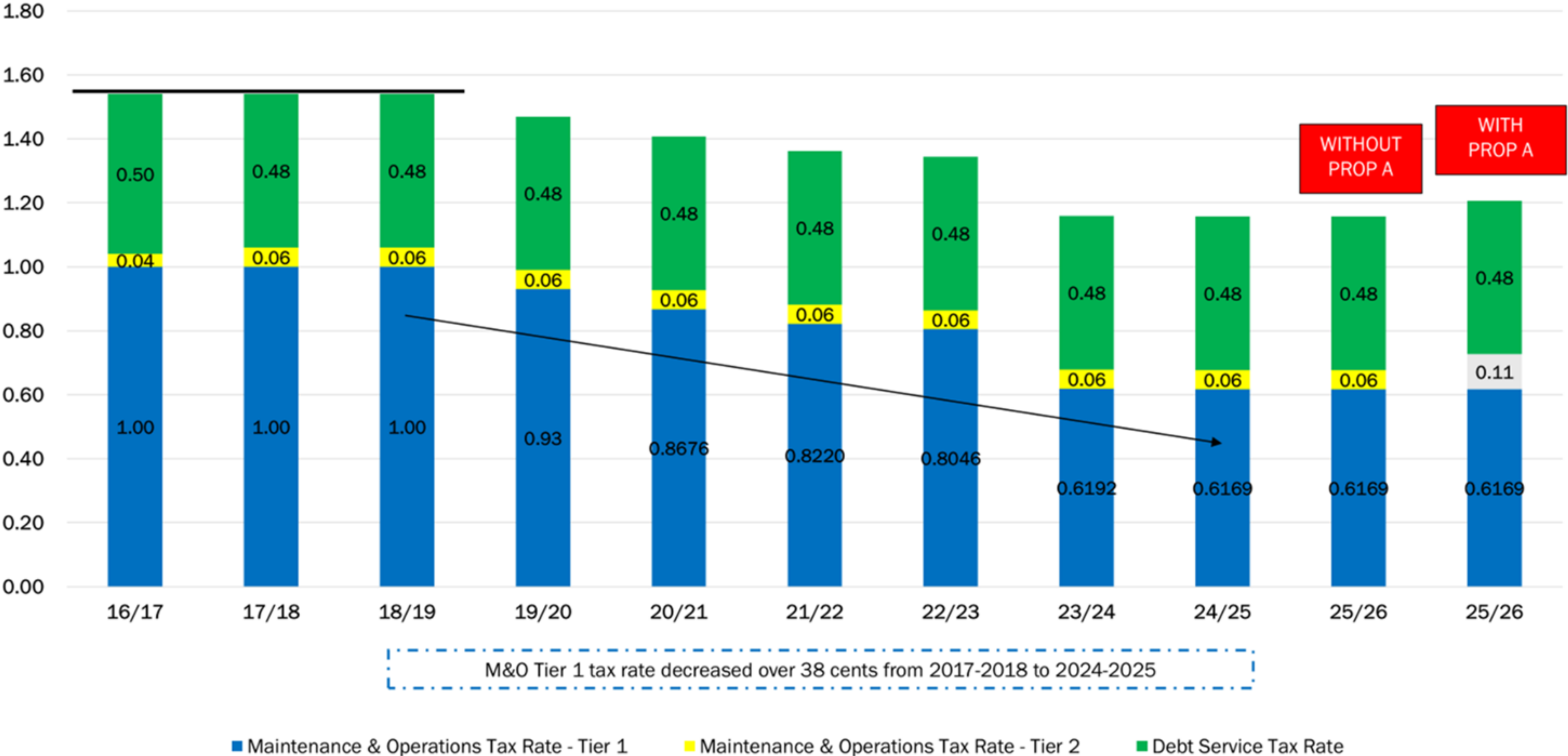
A Prop A Election, often called a Tax Ratification Election, would allow the District to access additional local revenue which may be used to support teachers and staff, safety and security, and student programs and enrichment.



DENTON ISD STARTING SALARY FOR TEACHERS VS. NEIGHBORING DISTRICTS

District	0 Year
Arlington ISD	\$66,100
Hurst-Euless-Bedford ISD	\$65,000
Mansfield ISD	\$64,700
Birdville ISD	\$64,325
Eagle Mountain-Saginaw ISD	\$63,800
Northwest ISD	\$63,750
Irving ISD	\$63,618
McKinney ISD	\$63,500
Plano ISD	\$63,000
Richardson ISD	\$63,000
Lewisville ISD	\$62,525
Prosper ISD	\$62,250
Carrollton-Farmers Branch ISD	\$62,000
Frisco ISD	\$62,000
Allen ISD	\$61,600
Garland ISD	\$61,500
Keller ISD	\$60,800
Denton ISD	\$60,500

Denton Independent School District
Schedule of Tax Rates



TAX COMPARISON BASED ON **AVERAGE TAXABLE VALUE**

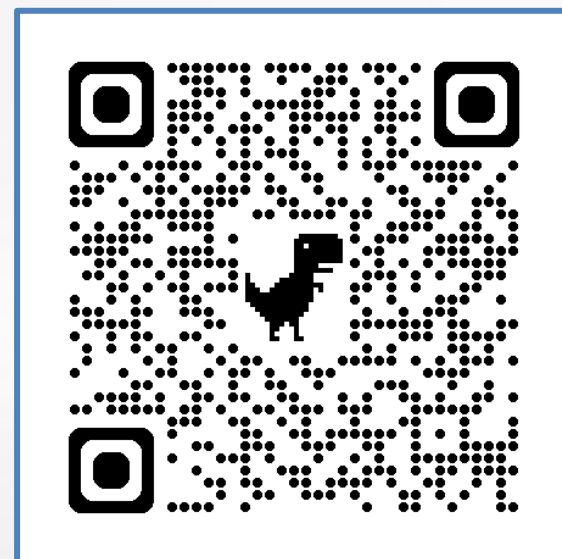
(as certified by Denton County Appraisal District – July 2025)

	TAX YEAR 2024 CERTIFIED VALUES	TAX YEAR 2025 PROP A
AVERAGE TAXABLE VALUE OF HOME (includes Homestead Exemption)	328,494.00	297,989.00
TAX RATE	1.1569	1.2069
TAXES DUE ON AVERAGE RESIDENCE	3,788.78	3,596.43
DECREASE IN TAXES, OVER 2024-2025		(192.35)

RESOURCES

Deadline	Date
Last Day to Register to Vote	Monday, October 6
First Day of Early Voting	Monday, October 20
Last Day to Apply for a Mail Ballot	Friday, October 24
Last Day of Early Voting	Friday, October 31
Last Day to Receive Ballot by Mail	Tuesday, November 4
Election Day	Tuesday, November 4

DENTON COUNTY
ELECTIONS ADMINISTRATION



<https://www.votedenton.gov>

DENTON CENTRAL
APPRAISAL DISTRICT



www.dentoncad.com/exemptions

QUESTIONS?



<https://www.dentonisd.org/propa>

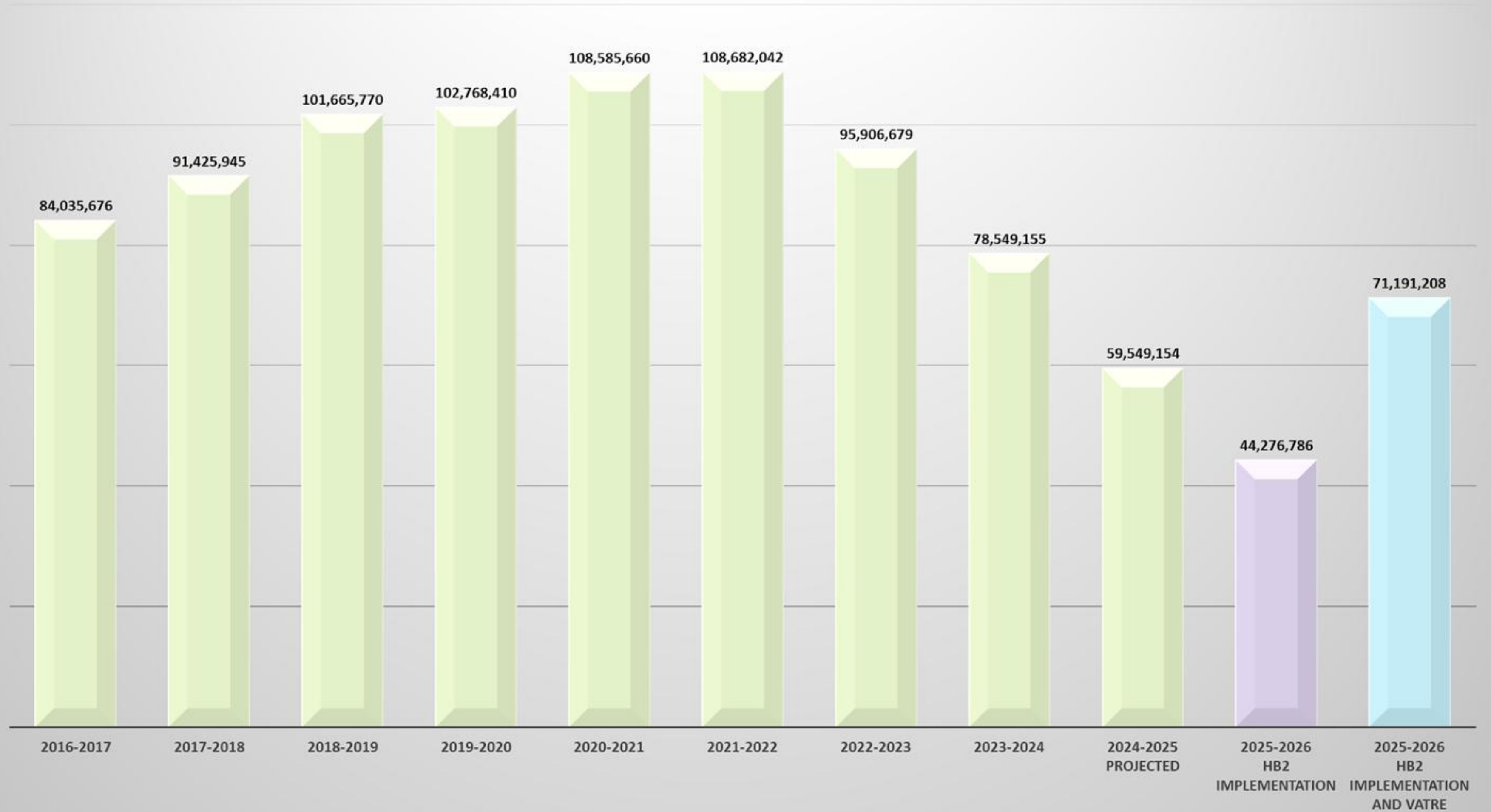
2025-2026 UPDATED BUDGET OULOOK	Adopted Budget
Revenue	325,564,812
Expenditures	(345,129,269)
Adopted Deficit	(19,564,457)

House Bill 2 New Funding	19,273,517
Compensation Plan - Teachers	(9,458,561)
Compensation Plan - Support Staff	(1,214,159)
Payroll Costs Associated with Mandated Raises	(1,248,708)
Discretionary	7,352,089

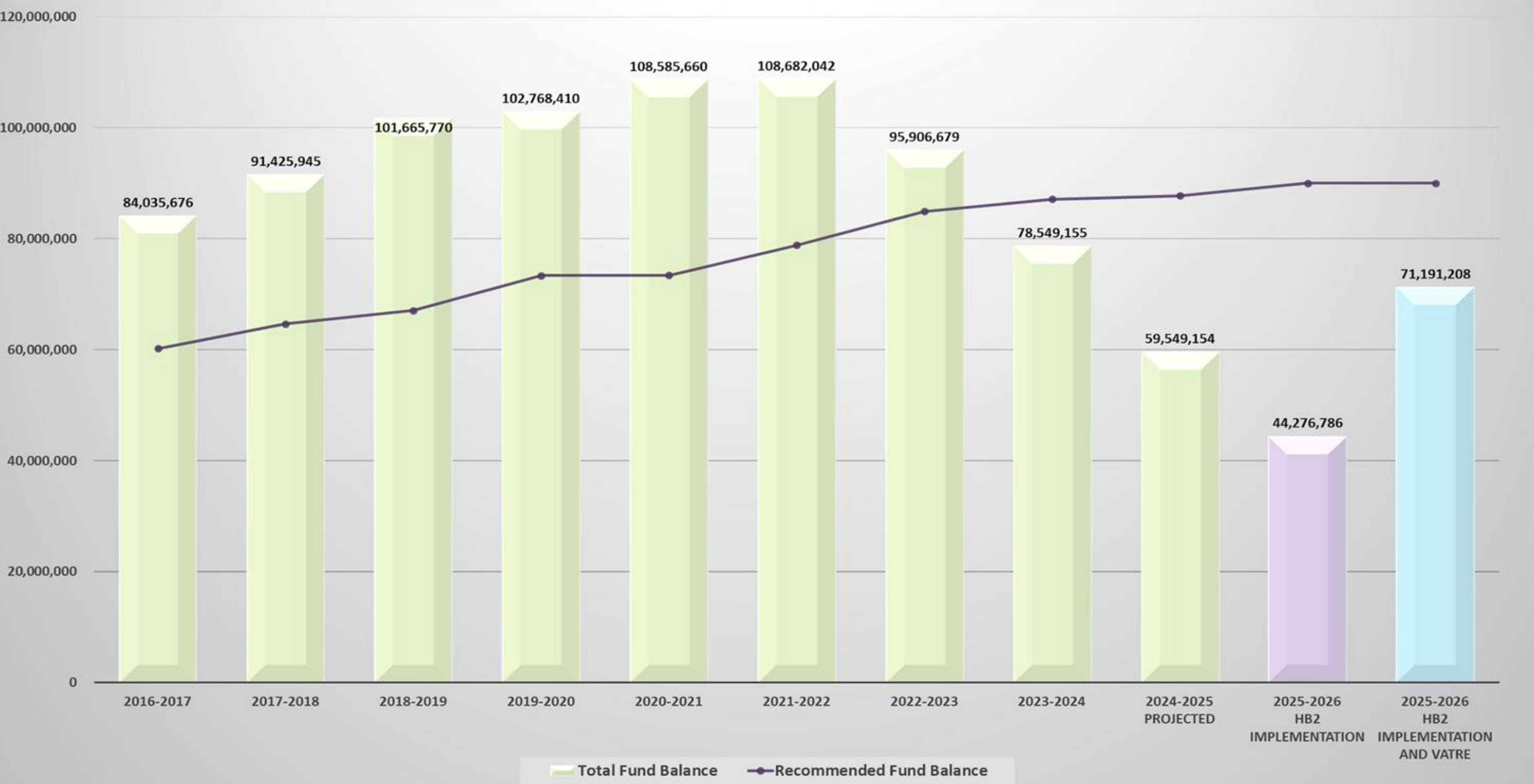
Compensation Plan - All Others (includes payroll costs)	(3,060,000)
Discretionary	4,292,089
Updated Deficit	(15,272,368)

M&O Tier I Rate	0.61690
M&O Tier II Rate	0.06000
Debt Rate	0.48000
Total Rate	1.15690

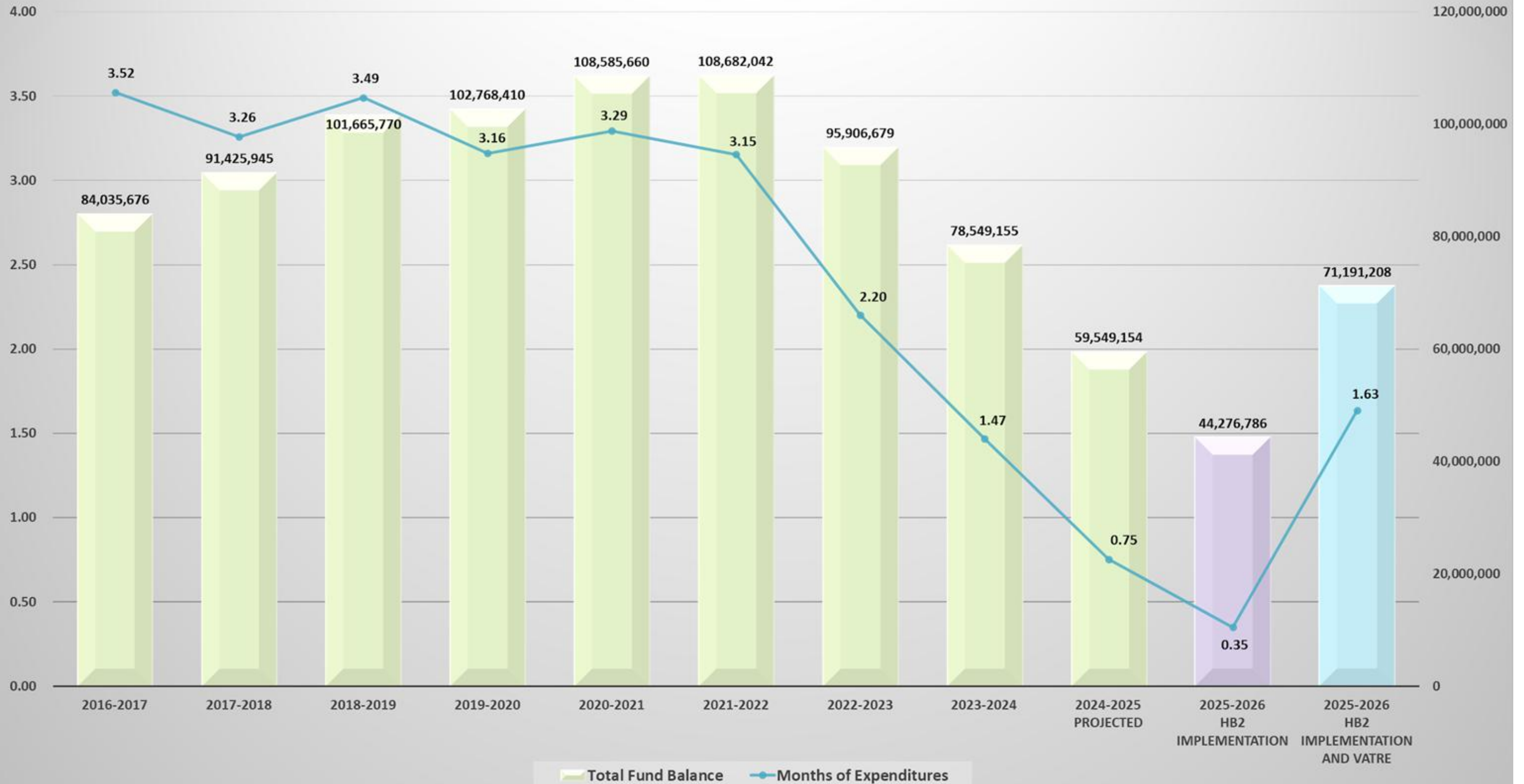
Summary of Fund Balance



Denton Independent School District
Summary of Fund Balance



Denton Independent School District Summary of Fund Balance



2024 Tax Rate:	1.1569												
2024 Market Value	\$ 200,000	\$ 300,000	\$ 400,000	\$ 500,000	\$ 600,000	\$ 700,000	\$ 800,000	\$ 900,000	\$1,000,000	\$1,065,520	\$1,100,000	\$ 40,000	
Homestead Exemption	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		
2024 Taxable Value	\$ 100,000	\$ 200,000	\$ 300,000	\$ 400,000	\$ 500,000	\$ 600,000	\$ 700,000	\$ 800,000	\$ 900,000	\$ 965,520	\$1,000,000	\$ 40,000	
Estimated Tax	\$ 1,156.90	\$ 2,313.80	\$ 3,470.70	\$ 4,627.60	\$ 5,784.50	\$ 6,941.40	\$ 8,098.30	\$ 9,255.20	\$10,412.10	\$11,170.10	\$11,569.00	\$ 462.76	
2025 Tax Rate:	1.2069												
2025 Market Value	\$ 200,000	\$ 300,000	\$ 400,000	\$ 500,000	\$ 600,000	\$ 700,000	\$ 800,000	\$ 900,000	\$1,000,000	\$1,065,520	\$1,100,000	\$ 40,000	
Homestead Exemption	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000	\$ 140,000		
2025 Taxable Value	\$ 60,000	\$ 160,000	\$ 260,000	\$ 360,000	\$ 460,000	\$ 560,000	\$ 660,000	\$ 760,000	\$ 860,000	\$ 925,520	\$ 960,000	\$ 40,000	
Estimated Tax	\$ 724.14	\$ 1,931.04	\$ 3,137.94	\$ 4,344.84	\$ 5,551.74	\$ 6,758.64	\$ 7,965.54	\$ 9,172.44	\$10,379.34	\$11,170.10	\$11,586.24	\$ 482.76	
TAX IMPACT 24 to 25	\$ (432.76)	\$ (382.76)	\$ (332.76)	\$ (282.76)	\$ (232.76)	\$ (182.76)	\$ (132.76)	\$ (82.76)	\$ (32.76)	\$ -	\$ 17.24	\$ 20.00	