



City of Denton

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

Meeting Agenda

Special Citizens Bond Advisory Committee

Thursday, June 1, 2023

6:00 PM

Development Services Center

AMENDED on 5-30-2023

After determining that a quorum is present, the Special Citizens Bond Advisory Committee of the City of Denton, Texas will convene in a Regular Meeting on Thursday, June 1, 2023 at 6:00 p.m. in Training Rooms 1-5 at the Development Services Center, 401 N. Elm Street, Denton, Texas, at which the following items will be considered:

1. ITEMS FOR CONSIDERATION

- A. [CBAC23-006](#) Consider approval of the minutes for May 23, 2023.
- Attachments: [Draft Minutes](#)
- B. [CBAC23-007](#) Receive a report and hold a discussion regarding the scope and processes relating items to be addressed and discussed during the Meetings of the Special Citizens Bond Advisory Committee.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
- C. [CBAC23-008](#) Receive a report and hold a discussion regarding a demographics report and update.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation](#)
- D. [CBAC23-009](#) Receive a report and hold a discussion regarding the City of Denton Facilities Condition Assessment.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2- Presentation](#)
- E. [CBAC23-010](#) Receive a report and hold a discussion regarding proposed facilities: South Branch Library, Denton Active Adult Center (Senior Center), and Fire Stations 5 and 6.
- Attachments: [Exhibit 1 - Agenda Information Sheet](#)
[Exhibit 2 - Presentation South Branch Library](#)
[Exhibit 3 - Fact Sheet South Branch Library](#)
[Exhibit 4 - Presentation Active Adult Center](#)
[Exhibit 5 - Fact Sheet Active Adult Center](#)
[Exhibit 6 - Presentation Fire Stations](#)
[Exhibit 7 - Fact Sheet Fire Stations](#)

2. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Special Citizens Bond Advisory Committee or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting and under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

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 May 26, 2023, in advance of the 72-hour 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 48 HOURS 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

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Legislation Text

File #: CBAC23-006, **Version:** 1

AGENDA CAPTION

Consider approval of the minutes for May 23, 2023.

City of Denton Special Citizens Bond Advisory Committee

After determining that a quorum was present, the Special Citizens Bond Advisory Committee of the City of Denton, Texas convened in a Regular Meeting on Tuesday, May 23, 2023, at 6:00 p.m. in Training Rooms 1-5, at the Development Services Center, 401 N. Elm Street, Denton, Texas.

PRESENT: Chair Kevin Roden, Chair Pro Tem Suzanne Rumohr, and Members Kimberly Thaggard, Kristine Bray, Lauren Fischer, Linnie McAdams, Marie Trevino, Mendie White, Nanci Kimmey, Natalie Nicholson, Pati Haworth, Peggy Capps, Randy Robinson, Rob Houdek, Tamsyn Price, Tim Crouch, Aida Urquidez, Bertram Jennings, Brand Richter, Brian Danhof, Byron Woods, Clay Thurmond, David Shuck, Diana Leggett, Eva Poole, Frank King, Gary Henderson, Harry Eaddy, Jeff Bowerman, Jesse Davis, Jill Eckardt, John Cartwright, John Ryan, Julianne Remski.

ALSO PRESENT: City Manager Sara Hensley and Facilitator Dr. Lizzie Johnson.

ABSENT: Members Janet Shelton, Larry Lewis, Greg Johnson, and Keri McGovern.

1. ITEMS FOR CONSIDERATION

A. CBAC23-001 Welcome from City staff and introduction of Committee members, Consultant Transcend4 Strategies LLC, and support staff.

The item was presented, and discussion followed.

B. CBAC23-003 Receive a report and hold a discussion regarding the scope and charge of the Special Citizens Bond Advisory Committee as prescribed by the City of Denton Ordinance 23-721, including processes and goals of the committee.

The item was presented, and discussion followed.

C. CBAC23-004 Receive a report and hold a discussion regarding an overview of city finances related to the tax rate, assessed values, and bond ratings.

The item was presented, and discussion followed.

D. CBAC23-002 Receive a report and hold a discussion regarding an update on the 2014 and 2019 bond programs.

The item was presented, and discussion followed.

2. CONCLUDING ITEMS

Dr. Johnson urged the members to “tell the story” by informing fellow residents what was learned during the meeting. Feedback was gathered by the facilitator regarding the meeting from the committee members.

With no further business, the meeting was adjourned at 7:32 p.m.

Kevin Roden
Chair

Tammy Peal
Recording Secretary

MINUTES APPROVED ON: _____



City of Denton

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Legislation Text

File #: CBAC23-007, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding the scope and processes relating items to be addressed and discussed during the Meetings of the Special Citizens Bond Advisory Committee.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: City Manager's Office

CM: Sara Hensley

DATE: June 1, 2023

SUBJECT

Receive a report and hold a discussion regarding the scope and processes relating to items to be addressed and discussed during the meetings of the Special Citizens Bond Advisory Committee.

BACKGROUND

Facilitator Dr. Lizzy Johnson will present a brief overview of the objectives and activities of the second Special Citizens Bond Advisory Committee meeting, including:

- A review of the Committee's charge;
- A review of norms and processes for the meeting;
- The meeting schedule including presentations to be provided by City of Denton staff; and
- Suggested actions and reminders for the committee.

EXHIBITS

1. Agenda Information Sheet
2. Presentation

Respectfully submitted:
Cassey Ogden
Assistant City Manager

Prepared by:
Ryan Adams
Chief of Staff



Special Citizen's Bond Advisory Committee

June 1, 2023



AGENDA

- WELCOME
- COMMITTEE CHARGE
- NORMS & PROCESS REVIEW
- DEMOGRAPHICS
- FACILITY CONDITION ASSESSMENT
 - South Branch
 - Senior Center
 - Public Art
 - Fire Station 5 & 6
- CLOSING



TRANSCEND⁴

Collaboration | Communication | Critical Thinking | Creativity

Dr. Lizzy Johnson

Facilitator

lizzy@transcend4.com

940.595.0251

COMMITTEE CHARTER

ORDINANCE NO. 23-721

AN ORDINANCE OF THE CITY OF DENTON CREATING A SPECIAL CITIZENS BOND ADVISORY COMMITTEE FOR THE PROPOSED NOVEMBER 2023 BOND ELECTION; APPOINTING CHAIR, CHAIR PRO TEM, AND MEMBERS TO THE COMMITTEE; CREATING RULES FOR THE MEETINGS; ESTABLISHING A CHARGE FOR THE COMMITTEE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to ask the citizens of Denton to consider authorizing General Obligation bonds in the November 2023 election for the purpose of funding public improvements in the community over the next six years; and

WHEREAS, the City Council has determined it would be in the best interests of the citizens of Denton to create a Special Citizens Bond Advisory Committee to provide recommendations on the specific projects that may be financed with the General Obligation bonds; and

WHEREAS, the City Council has asked staff to develop a prioritized list of projects that address the City Council's goals and strategies as a point of departure for committee evaluation and consideration which is a similar process used by the Citizen Bond Advisory Committee in 2019; and

WHEREAS, the City Council's intent is to focus on existing facilities and infrastructure, the committee will also need to evaluate new facilities and infrastructure that may have synergistic relationships to the facilities, infrastructure, and areas being evaluated; and

WHEREAS, the City Council desires the Committee focus on and develop a six-year capital program that addresses current and future needs for:

- Quality of Life (Parks & Recreation)
- City Facilities including evaluating new facilities, infrastructure and existing facilities
- Public Safety Facilities
- Roadways
- Drainage
- Economic Development; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The recitations which are set forth above in this Ordinance are expressly incorporated by reference herewith, as if made a part of this Ordinance.

SECTION 2. A Special Citizens Bond Advisory Committee ("Committee") is hereby created and shall be composed of no more than forty (40) persons who reside within the City of Denton. Committee members may have dual membership on any other Board or Commission of the City, except no member shall be a member of the Planning and Zoning Board. The City Secretary shall verify the residency of each appointee.

SECTION 3. City Council shall appoint all Committee members. Nominations and appointments to the Committee shall be as follows:

- Each City Council member shall individually nominate four (4) Committee members.
- City Council shall nominate four (4) Committee members while the District 4 Council seat remains vacant.
- The Bond Oversight Committee shall nominate twelve (12) Committee members.
- City Council shall appoint the Committee chair (1 position) and chair pro tem (1 position)

SECTION 4. Fifteen (15) Committee members shall constitute a quorum. All meetings of the Committee will be posted in accordance with the Texas Open Meetings Act. The Committee shall perform its functions in accordance with this ordinance.

SECTION 5. The Committee shall make recommendations to the City Council on the capital projects, and the dollar amounts, to be considered by the public in the November 2023 election.

SECTION 6. The City Council requests the Committee consider inclusion of Parks, Recreation and Trails Master Plan improvements of an inclusive playground, trail development, aquatic improvements, and intergenerational facility / active adult center.

SECTION 7. The City Council requests the Committee consider inclusion of affordable housing and construction of a new City Hall with a public-private partnership.

SECTION 8. The City Council requests the Committee consider inclusion of the construction of South Branch Library, Animal Shelter expansion, and City Hall West renovation.

SECTION 9. The City Council requests the Committee consider inclusion of reconstructing Fire Station #5 and Fire Station #6.

SECTION 10. The City Council requests the Committee consider inclusion roadway improvements for quiet zones on Ruddell Street and Mingo Road.

SECTION 11. The City Council requests the Committee consider inclusion of drainage improvements for PEC 4 and the Oakland drainage and upstream detention improvements.

SECTION 12. The City Council requests the Committee consider inclusion of funding for public art as part of the recommended capital projects for the November 2023 election based on the City Council approved public art policy.

SECTION 13. The City Council requests the Committee recommend a 2023 bond program, not to exceed \$335 million in capital project costs. The City Council requests the Committee receive information from staff regarding the tax rate impact of a 6-year bond program.

SECTION 14. The Committee appointments will end, and the Committee shall be formally dissolved on August 21, 2023.

SECTION 15. This ordinance shall become effective immediately upon its passage and approval.

The motion to approve this ordinance was made by Vicki Byrd and seconded by Gerard Hudspeth, the ordinance was passed and approved by the following vote 4 - 2:

	Aye	Nay	Abstain	Absent
Gerard Hudspeth, Mayor:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vicki Byrd, District 1:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Beck, District 2:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jesse Davis, District 3:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT, District 4:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brandon Chase McGee, At Large Place 5:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Watts, At Large Place 6:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PASSED AND APPROVED this the 4th day of April, 2023.

Gerard Hudspeth
GERARD HUDSPETH, MAYOR

ATTEST:
ROSA RIOS, CITY SECRETARY

BY: [Signature]
Deputy City Secretary

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: [Signature]

HOUSEKEEPING

- All relevant materials and information will be distributed to you as handouts.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The City of Denton Leadership Team is here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will help yield optimum results for this committee and your community.

GROUND RULES



- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting

Q&A PROCESS

- Each table will discuss the information presented and select one question to ask. As time permits additional questions may be asked in the live forum.
- Unanswered questions or concerns will be placed on the 'parking lot' to be answered later via email or website post.

MEETING OVERVIEW

Meeting #1

Process, timeline, vision, end goal
Executive Resolution from City Council
City Finance 101
Review of projects since prior bond

Meeting #2

Demographic Report

Facility Condition Assessments

Meeting #3

Continue Facility Assessments

Facility Tours

Meeting #4

Continue Facility Assessments
Project Priority Worksheet

Meeting #5

Financial Advisor Presentation
Project Priority Worksheet and Mock Vote

Meeting #6

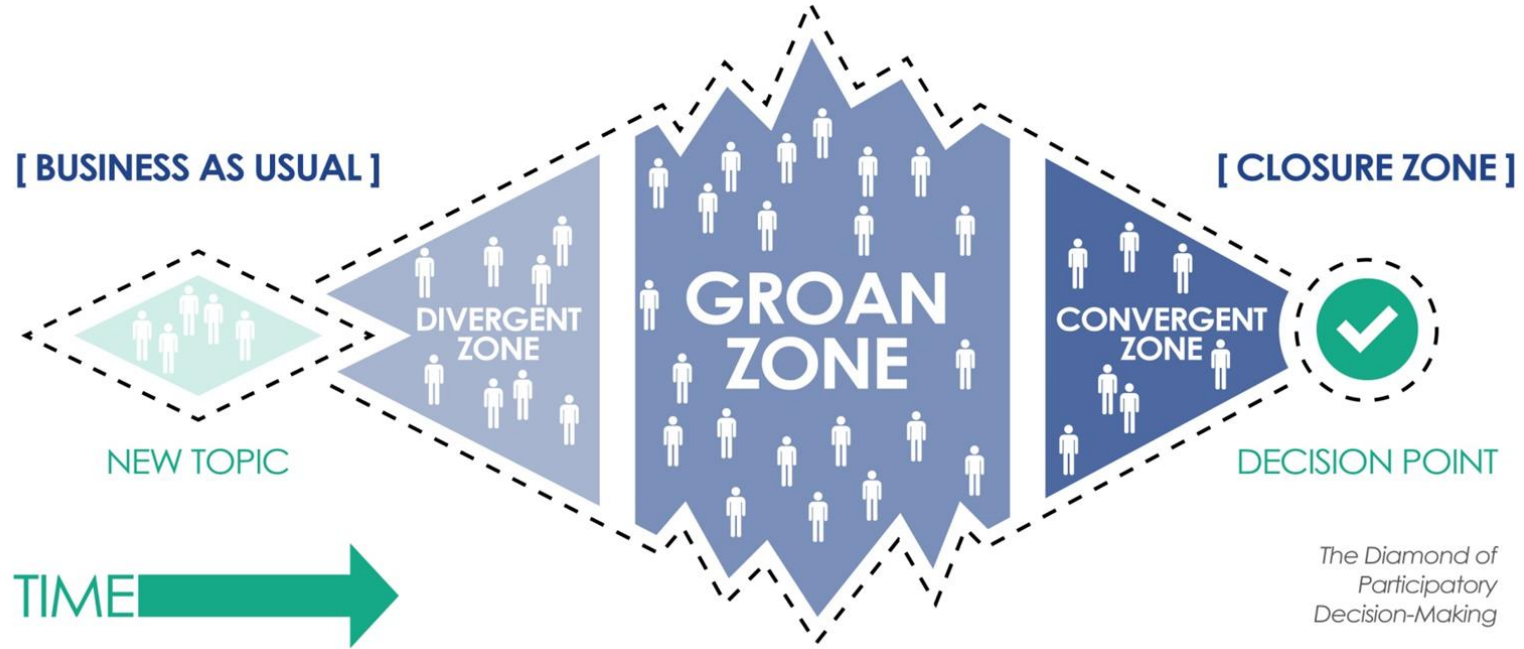
Bond Package Development with CoVoice
SWOT Analysis regarding potential bond

CONSENSUS & GRADIENTS OF AGREEMENT

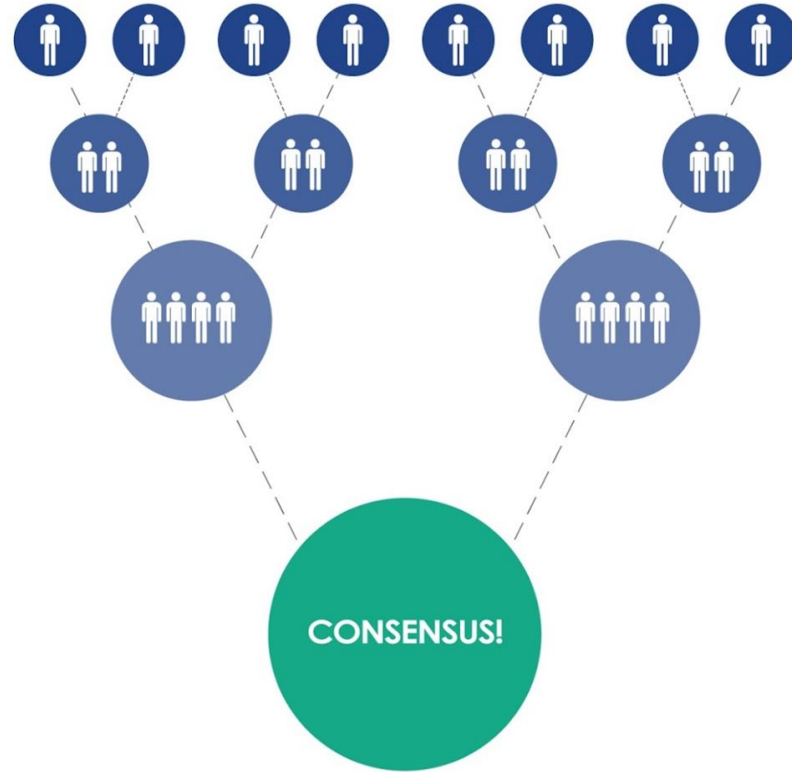
ENDORSEMENT	ENDORSEMENT WITH A MINOR POINT OF CONTENTION	AGREEMENT WITH RESERVATIONS	ABSTAIN	STAND ASIDE	FORMAL DISAGREEMENT, BUT WILLING TO GO WITH THE MAJORITY	FORMAL DISAGREEMENT, WITH REQUEST TO BE ABSOLVED OF RESPONSIBILITY	BLOCK
"I like it."	"Basically, I like it."	"I can live with it."	"I have no opinion."	"I don't like this, but I don't want to hold up the group."	"I want my disagreement noted in writing, but I'll support the decision."	"I don't want to stop anyone else, but I don't want to be involved in implementing it."	"I veto this proposal."

This scale makes it easier for participants to be honest. Using it, members can register less-than-whole hearted support without fearing that their statement will be interpreted as a veto.

DYNAMICS OF GROUP DECISION-MAKING



CONSENSUS BUILDING MODEL



TELLING THE STORY....



**Offer up any
Likes and
Wishes to
assist us in
improving
each meeting**

NEXT MEETING INFORMATION

Meeting 3

Wednesday, June 7th

5:30 pm Dinner

6pm-8pm Meeting

Development Services
Center





City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
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Legislation Text

File #: CBAC23-008, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding a demographics report and update.



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AGENDA INFORMATION SHEET

DEPARTMENT: City Manager's Office

CM: Sara Hensley

DATE: June 1, 2023

SUBJECT

Receive a report and hold a discussion regarding a demographics report and update.

BACKGROUND

Staff will present an overview of the future projected growth of the City of Denton and its impact on local development and the provision of City of Denton services.

EXHIBITS

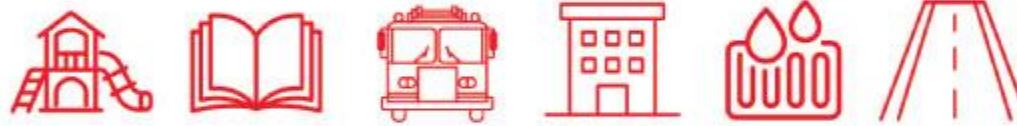
1. Agenda Information Sheet
2. Presentation

Respectfully submitted:
Cassey Ogden
Assistant City Manager

Prepared by:
Ryan Adams
Chief of Staff



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PROGRAM 2023

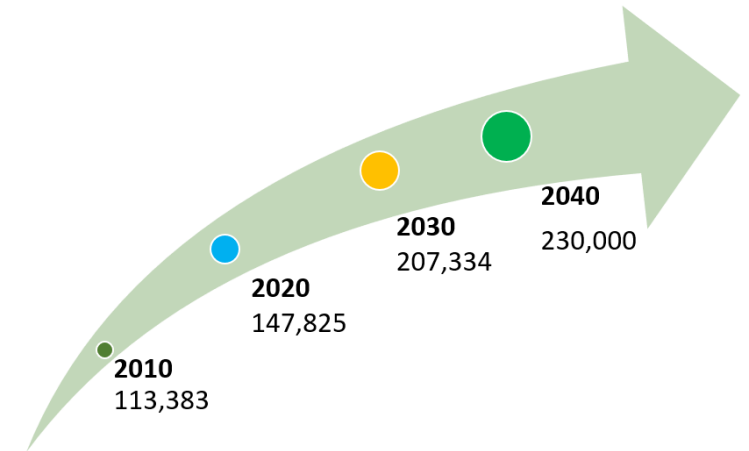


Demographic Report

Meeting # 2
June 1, 2023

Demographics

- **Population - 148,146** (2021 Census)
- **Denton Plan 2040 projects 230,000 by 2040**
- **98.8** Square Miles of landmass
- **168** Sq. Mi. of Extraterritorial Jurisdiction (ETJ)
- Northern intersection of I-35E and I-35W, the tip of the Golden Triangle connecting Dallas, Ft. Worth and Denton; running from Mexico to Minnesota.



Economic Characteristics

City	\$81,792 - Median Family Income \$29,538 - Per Capita Income
County	\$112,068 - Median Family Income \$43,172 - Per Capita Income
State	\$76,727 - Median Family Income \$32,267 - Per Capita Income

Source: U.S. Census Bureau, 2019 American Community Survey (ACS), 1-Year Estimate

Rapid Growth

- City population expected to grow by 80,000 in the next 20 years, up to 100,000 at the current growth rate*
- City of Denton recent population increase
 - 141,880 (2021) to 146,750 (2022)
 - 3.4% increase = 4,870 new residents this past year
 - 13 people per day
- Denton County recent population increase
 - 926,860 (2021) to 950,660 (2022)
 - 2.6% increase = 23,830 new residents this past year
 - 64 people per day
- Denton's student enrollment 56,000

Source: University of North Texas and Texas Woman's University 2022.

Valuation Trends — Year to Date FY 21/22
Including 2018 - 2021 Totals



*Values given in Millions

Sales Tax Collections Fiscal Years 2017/18 — 2021/22

Month	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
October	2,893,671	3,040,700	3,083,547	3,339,311	3,851,579
November	3,081,233	3,061,744	3,041,809	3,177,516	3,850,665
December	3,725,507	3,800,014	4,365,987	3,219,446	5,256,636
January	2,741,380	2,587,925	3,049,704	2,754,688	3,828,376
February	2,681,763	2,543,861	2,706,293	2,754,688	4,000,157
March	3,795,301	3,373,300	3,200,354	4,436,607	4,863,891
April	2,915,398	3,076,093	2,652,262	3,689,506	4,392,905
May	3,082,192	3,030,647	3,014,238	3,574,834	4,292,856
June	3,538,686	3,645,674	3,723,464	4,333,510	4,313,840
July	3,309,987	3,388,624	3,206,440	4,049,492	4,665,278
August	3,079,980	3,169,979	3,385,056	3,961,073	5,109,137
September	3,424,929	3,612,266	3,908,678	4,585,174	
TOTAL	\$38,270,027	\$38,330,826	\$39,337,832	\$45,404,856	\$48,426,320

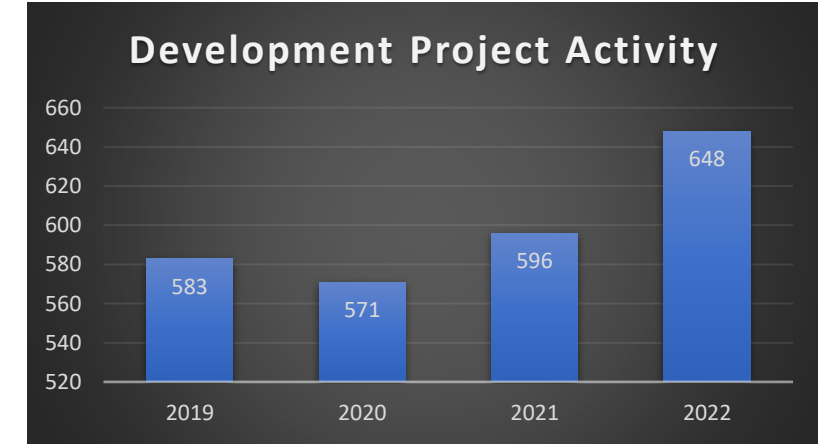
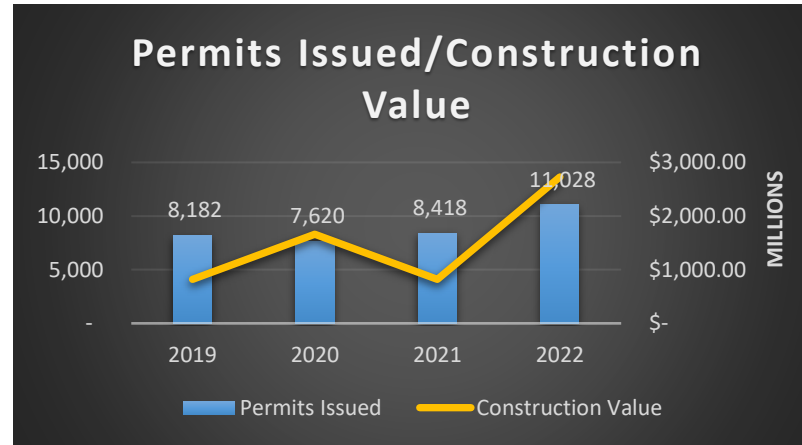
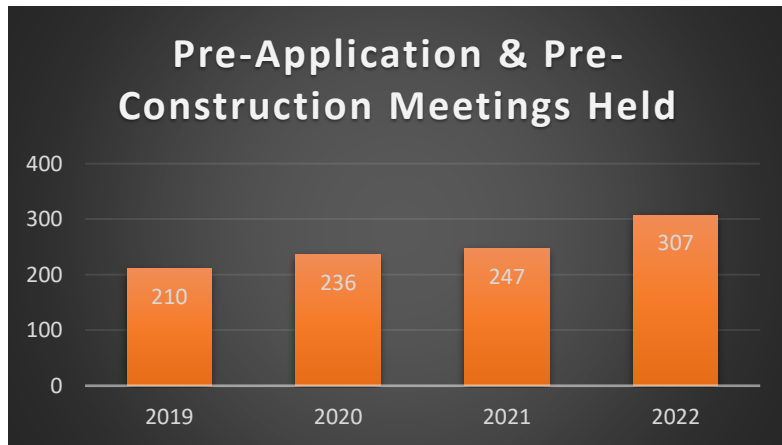
Source: Texas Comptroller, City Finance Department



Development Pressures

- Like most North Texas communities, Denton has grown significantly and is continuing to have an increase in submittals year after year.
- According to the Census Bureau data, from 2020 to 2021 Denton experienced the 14th largest numerical increase in population (5844) in the entire United States.
- Denton County ranks as the 4th in the Top 10 Counties for numeric growth in the United States from 2021 to 2022.

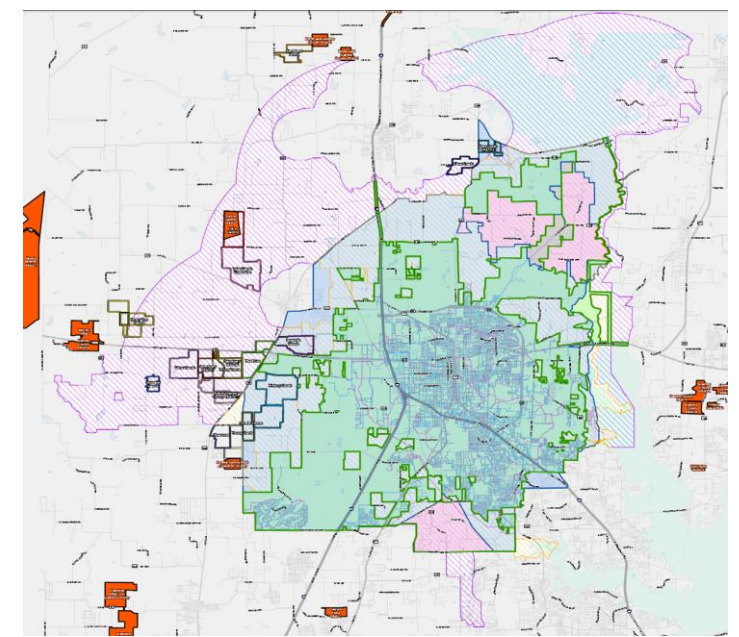
Source: U.S. Census Bureau "Growth in the Nation's Largest Counties Rebounds in 2022", published March 30, 2023



Municipal Utility Districts (MUD)

A MUD is a special district that functions as independent, limited government. MUDs utilize property tax revenues and user fees to build and maintain infrastructure operated by the MUD.

- 12 MUDs within the city's ETJ and 8-10 with immediate proximity to the city's ETJ.
- Background: lack of annexation rights area is ripe. **LIMITED AUTHORITY**
- Acres of "unplanned" growth:
 - 6,905 Acres (11 Sq. Mi. of the 168 Sq. Mi. of ETJ)
- Potential Number of Residential Units:
 - Approximately 122,000 potential homes
- Potential number of lane miles of roadway:
 - Unknown



Transportation Concerns

Number of Units	Vehicles per household	Trips per day
38,330	2	10
Totals	76,660	766,600

Solid Waste Considerations

Unit Count	Household Weekly	Annually
38,330	50 <small>Does not include bulk, yard waste, etc.</small>	50,000 Tons

Public Safety Concerns

Number of Acres / Unit Count	Calls per Year	Calls per Day
6900+ (11 Sq. Miles of Denton's ETJ -168 Sq. Miles)		
38,330 Units (multiplier .24)	9,200	25



Development Services

Scott McDonald

scott.mcdonald@cityofdenton.com



City of Denton

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

Legislation Text

File #: CBAC23-009, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding the City of Denton Facilities Condition Assessment.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: City Manager's Office

CM: Sara Hensley

DATE: June 1, 2023

SUBJECT

Receive a report and hold a discussion regarding the City of Denton Facilities Condition Assessment

BACKGROUND

Staff will present an overview of:

- The Facilities Condition Assessment
- The American Disabilities Assessment

EXHIBITS

1. Agenda Information Sheet
2. Presentation

Respectfully submitted:
Christine Taylor
Assistant City Manager

Prepared by:
Ryan Adams
Chief of Staff



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Facilities Condition Assessment

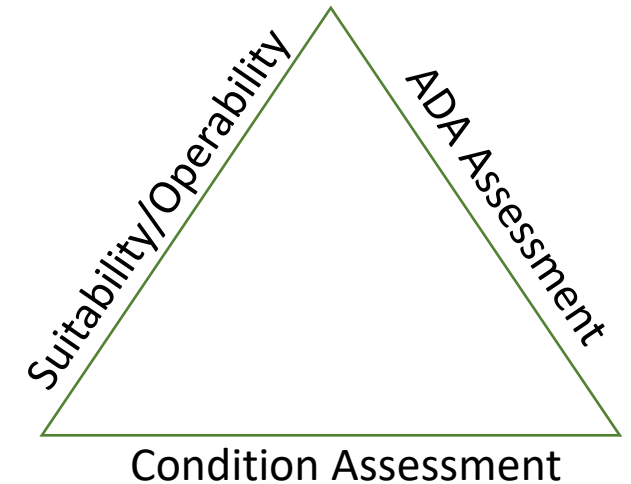
Meeting # 2

June 1, 2023

Condition Overview

1. FCA - The Facility Condition Index (FCI) Score was designated per facility based on projected maintenance needs in relation to the replacement value of the structure. Each building shows an increase in cost to maintain in current standing.
2. ADA - The recent ADA assessment provides a clear picture of deficiency related to Title II and III accessibility regulations to ensure fair and equitable access to all residents.
3. Suitability/Operability - The operational ability of the facility is another consideration. This segment analyzes how efficiently the space is being used and does it meet operational needs.

Compounded Result – Taking a holistic view of the facilities in their current structural condition, ADA compliance, and operational capacity.



Condition Assessment

- A Facilities Condition Assessment (FCA) was completed in 2022 to ensure an accurate resource allocation for maintenance needs.
- The FCA identified the infrastructure condition of occupied facilities and provided an action plan for repairs and improvements to ensure a safe operating space for employees and citizens, while also ensuring financial resources are applied appropriately.
- The assessment examined the following:

- Structure
- Façade
- Roofing
- Interiors
- Conveying
- Plumbing
- HVAC
- Fire Protection
- Electrical
- Fire Alarm & Electronics
- Equipment & Furnishings
- Special Construction and Demo
- Site Utilities
- Site Pavement
- Site Development
- Follow-up Studies



Condition Assessment - Immediate Needs

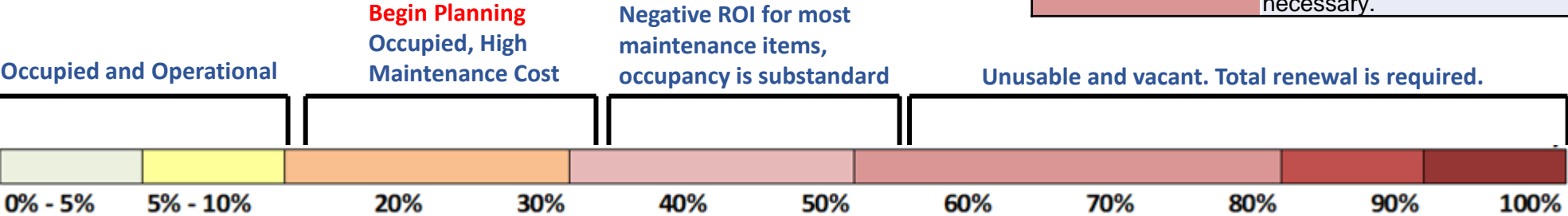
- A Facility Condition Index (FCI) Score was designated per facility based on projected maintenance needs/replacement value.
- The FCI score indicates the overall infrastructure condition, including at which point the City needs to begin planning for a renovation or new construction.

Facility	Current	3-Year	5-Year	10-Year
City Hall	6.30%	9.00%	11.10%	34.70%
Fire Station # 5	1.20%	2.60%	4.20%	60.40%
Fire Station # 6	4.20%	13.90%	21.80%	39.70%
Senior Center	0.40%	11.10%	19.80%	32.70%
South Branch Library	0.40%	2.70%	2.70%	24.60%
Animal Shelter	1.20%	3.10%	3.10%	12.50%
City Hall West				

*City Hall West was not assessed due to its current uninhabitable condition.

Facility Condition Index

0-5%	In new or well-maintained condition.
5-10%	Subjected to wear but in serviceable and functioning condition.
10-30%	Subjected to hard or long-term wear, nearing end of useful life.
30%	Has reached the end useful or serviceable life. Renewal necessary.



ADA Assessment

- On January 11, 2022, Council adopted an ADA Transition Plan to guide compliance for City of Denton sidewalks, facilities, parks, and trails to provide protentional solutions to improve accessibility, which will guide the planning and implementation of necessary program and facility modifications over the next 30 years.
- Title II: Ensures nondiscrimination on the basis of disability in State and local government services.
- Title III: Ensures nondiscrimination on the basis of disability by public accommodations and in commercial facilities.



Identified Discrepancies

Facility	High	Medium	Low
City Hall	5	79	23
City Hall West	12	4	2
Fire Station # 5 & #6	10	65	27
Active Adult Center (Senior Center)	27	114	10
South Branch Library	8	37	3
Animal Shelter	2	34	54
Total Title II and Title III Discrepancies	64	333	119

High

Level 1	Architectural barriers, physical paths inaccessible by disabled or wheelchair bound - Severally out of compliance
Level 2	Parking and exterior accessible routes – severely out of compliance; near a hospital, school, transit stop, govt. bldg., or another pedestrian attractor
Level 3	Parking and exterior accessible routes – severely out of compliance; NOT near a hospital, school, transit stop, govt. bldg., or another pedestrian attractor
Level 4	Parking and exterior accessible routes passible but hazardous – moderately out of compliance

Medium

Level 5	Access to goods and services issues - severely out of compliance
Level 6	Access to goods and services - moderately out of compliance
Level 7	Drinking fountains and public phones - moderately out of compliance
Level 8	Drinking fountains and public phones – moderately out of compliance

Low

Level 9	Restrooms – minimally out of compliance
Level 10	Not Applicable
Level 11	De minimis barrier; compliance can be handled by program modification, or does not need to be handled until a person with a disability is hired
Level 12	Not Applicable

Facilities Condition Assessment

Thomas Gramer
Director of Fleet & Facilities
Tom.Gramer@cityofdenton.com



City of Denton

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

Legislation Text

File #: CBAC23-010, **Version:** 1

AGENDA CAPTION

Receive a report and hold a discussion regarding proposed facilities: South Branch Library, Denton Active Adult Center (Senior Center), and Fire Stations 5 and 6.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: City Manager's Office

CM: Sara Hensley

DATE: June 1, 2023

SUBJECT

Receive a report and hold a discussion regarding proposed facilities: South Branch Library, Denton Active Adult Center (Senior Center), and Fire Stations 5 and 6.

BACKGROUND

Staff will present an overview of facilities proposed for the 2023 bond program, including an active adult center (senior center), South Branch Library, Fire Station 5, and Fire Station 6.

The overview will include information on current usage and conditions, including challenges associated with each facility.

EXHIBITS

1. Agenda Information Sheet
2. Presentation – South Branch Library
3. Fact Sheet – South Branch Library
4. Presentation – Active Adult Center (Senior Center)
5. Fact Sheet – Active Adult Center (Senior Center)
6. Presentation – Fire Stations 5 & 6
7. Fact Sheet – Fire Stations 5 & 6

Respectfully submitted:
Frank Dixon
Assistant City Manager

Prepared by:
Ryan Adams
Chief of Staff



BOND
PROGRAM 2023



South Branch Library

Meeting # 2
June 1, 2023

South Branch Library

- Branch service area
 - 29,935 households
 - 77,966 individuals
- Collection size
 - 71,775 items
- Staff
 - 12 FTEs

*Built in 1995-10,000 sq. ft.
Expanded in 2009-21,454 sq. ft.*



FY21/22 Performance



110,124 people visited



169,351 items checked out



387 classes and events with 5,483 attendees



7,554 public computer sessions and 9,545 wi-fi logins



23,214 questions answered

Video: <https://youtu.be/qts0SKQ-NIE>



Challenges

- Only one large meeting space
- Collection space is at capacity
- Storage
- Small youth area
- Reference staff workroom
- Lack of outdoor space
- Limited visibility and difficult entry
- Study room demand unfulfilled



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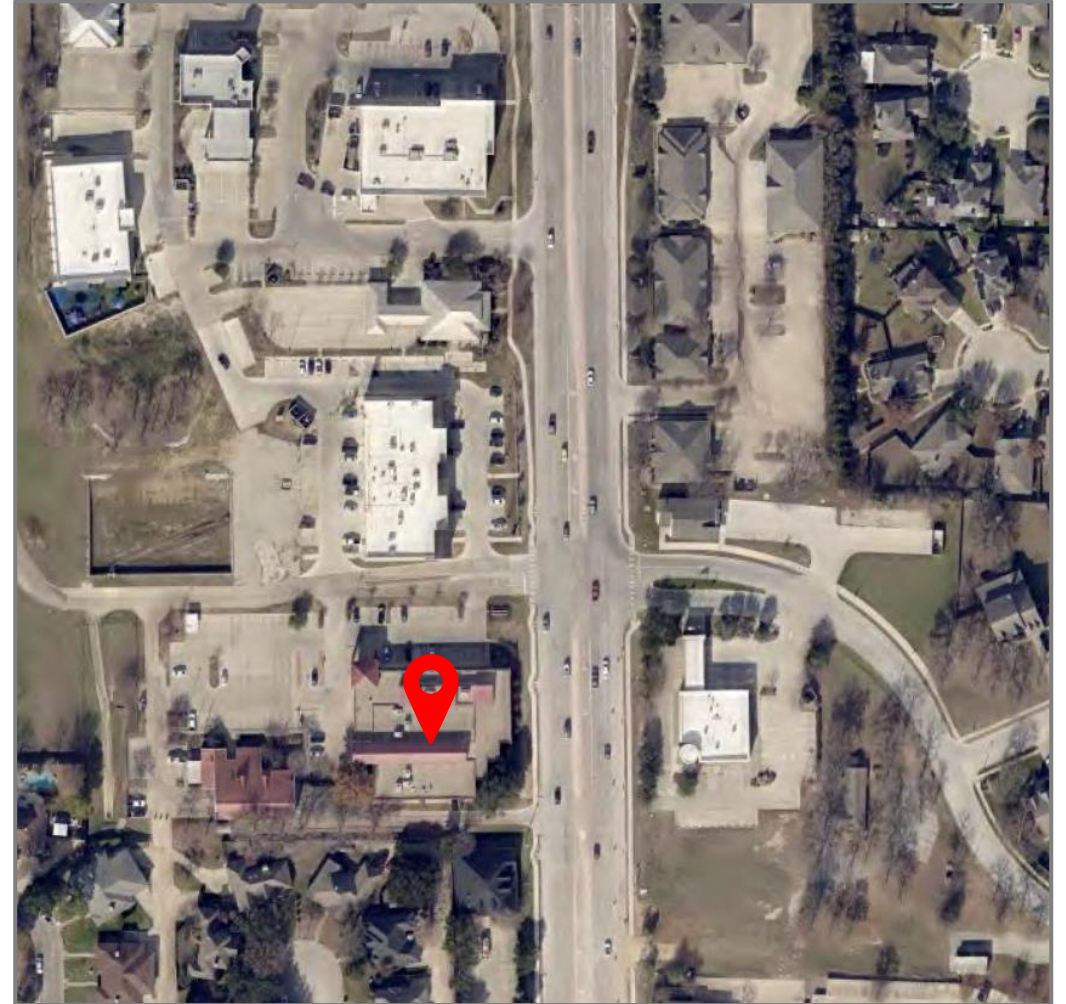
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Community Feedback

Library 2023-2028 Strategic Plan Survey (360 responses) indicated the following facility needs:

- More space
- More classes and events
- Expanded hours
- Makerspace
- Drive through window and book drop



Assessment – Facility Condition – South Branch Library

Facility Assessment

- Complete assessment of all city facilities (2022)
- Parking lot, all finishes, carpentry, total HVAC infrastructure, total plumbing, electrical, and safety reconditioning, flooring, ADA barriers, infrastructure assessments, major mechanical systems.
- Moderate investment needed, must begin planning
- In 10 years the building will need significant investment and will not be in ideal condition for visiting citizens.

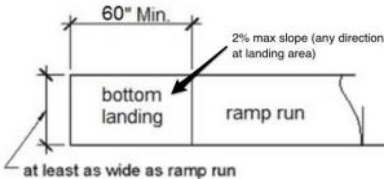
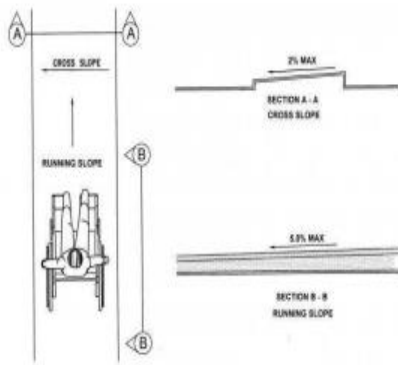
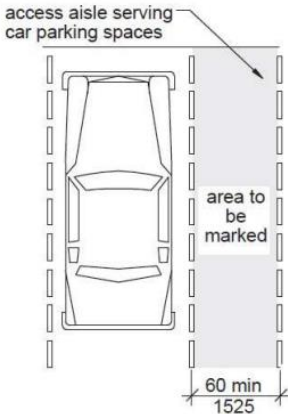
Facility Condition Index	Current	3-Year	5-Year	10-Year
South Branch Library	0.40%	2.70%	2.70%	24.60%

0-5%	In new or well-maintained condition.
5-10%	Subjected to wear but in serviceable and functioning condition.
10-30%	Subjected to hard or long-term wear, nearing end of useful life.
30%	Has reached the end useful or serviceable life. Renewal necessary.

Assessment - ADA

- The ADA Assessment identified 48 barriers at City Hall, of that, 8 barriers fall within the high priority category.

Item	Number of Barriers
High Priority	8
Medium Priority	37
Low Priority	3
Total Items	48



High Priority Barriers:		
<ul style="list-style-type: none"> Parking 	High Priority 4	The access aisle is not a minimum 5 feet wide. Moderately out of compliance.
<ul style="list-style-type: none"> Parking 	High Priority 4	The access aisle is not a minimum 8 feet to the centerline of the stripe. Moderately out of compliance.
<ul style="list-style-type: none"> Path of Travel (3) 	High Priority 4	The change in level where the gutter meets the curb ramp is greater than 1/4 inch. Moderately out of compliance.
<ul style="list-style-type: none"> Path of Travel 	High Priority 4	The accessible route on the site has running slopes greater than 5 percent and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). Moderately out of compliance.
<ul style="list-style-type: none"> Path of Travel 	High Priority 4	The ramps exceed the maximum running slope (direction of travel) allowable of 8.33 percent. Moderately out of compliance.
<ul style="list-style-type: none"> Path of Travel 	High Priority 4	The landing at the bottom of the ramp has a slope greater than 2 percent. Moderately out of compliance.

South Branch Library

Jennifer Bekker

Jennifer.Bekker@cityofdenton.com



1995 - South Branch built - 10,000 sq. ft.

2009 - South Branch expanded - 21,454 total sq. ft.

Library Hours of Operation

- 61 hrs/wk - South Branch
- 64 hrs/wk - Emily Fowler Central Library
- 67 hrs/wk - North Branch

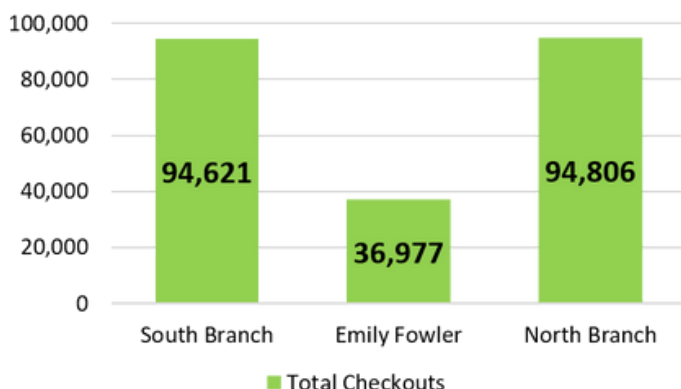
Library Facility Sizes

- 21,450 sq. ft. - South Branch
- 22,876 sq. ft. - Emily Fowler Central Library
- 33,504 sq. ft. - North Branch

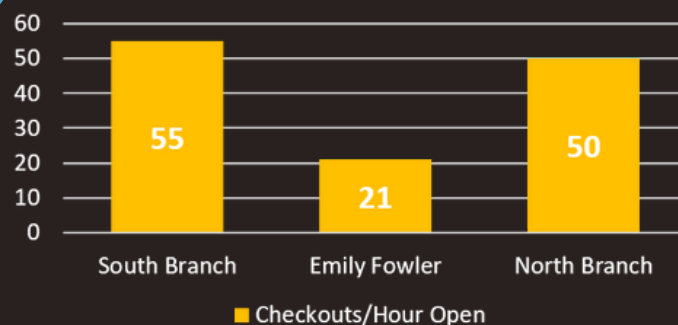
South Branch Facility Challenges

- Only one large meeting space for voting, programs, and community group use.
- Early voting and election day meeting room use moves Story Times and other programs into collection area 5-12 weeks annually.
- Collection space is at capacity.
- Library must rent an offsite storage unit as the 2.5 storage closets are inadequate.
- Small youth interactive play area does not meet community demand.
- Staff workroom built for three staff members now used by seven staff members.
- No outdoor space for programming or event overflow is available.
- Limited street visibility and difficult entry from Teasley Ln. hinder accessibility.
- Requests for study rooms are regularly turned away due to lack of availability.

Total Checkouts by Branch
Oct. 2022 – Apr. 2023



Average Hourly Checkouts by Branch
Oct. 2022 – Apr. 2023



Denton Population Growth & Library Facilities

As Denton's rapid growth continues, library facilities have not expanded since 2009. Space for shelving to house collections, public meeting rooms, a makerspace, study and small groups, cozy reading, and children's interactive play is needed to adequately serve the growing community.

Year	Denton Public Library Facilities Opened/Expanded	Population	Sq. Ft. of Library Space	Square Feet Per Capita
1994	Emily Fowler Library is only building	71,734	22,876 sq. ft.	.31
1995	10,000 sq. ft. South Branch opens	72,761	32,876 sq. ft.	.45
2003	33,500 sq. ft. North Branch opens	96,983	66,376 sq. ft.	.68
2009	South Branch expands to 21,454 sq. ft.	123,116	77,830 sq. ft.	.63
2020	-	139,869	77,830 sq. ft.	.56
2022	-	148,146	77,830 sq. ft.	.53



South Branch Statistics FY21/22

- An average of 65 study room uses weekly
- 186 community reservations for the meeting room
- 126 volunteers donated 555 hours of their time
- 23,214 reference questions, general questions, or computer assistance instances responded to by library staff.

Citizen Comments from Library 2023-2028 Strategic Plan Survey (360 responses)

- "I would like to see the South Branch have a Makerspace area like North Branch's Forge."
- "drive-thru book drop at South Branch"
- "Drive through hold pick-up at SOUTH-BRANCH library!! Library visits for a large family with working parents would be much more feasible."
- "Denton south branch is amazing! Expanded child activities like scavenger hunts have been great. Would love to see more of these things to get the kids excited to visit the library. All other resources are great."
- 74 requests for more library classes and events, which South Branch cannot consider without more space.
- 16 requests for more or expanded age- or function-specific spaces like meeting rooms, classrooms, cozy reading areas, children's play areas, etc.

FY21/22

South Branch Programs

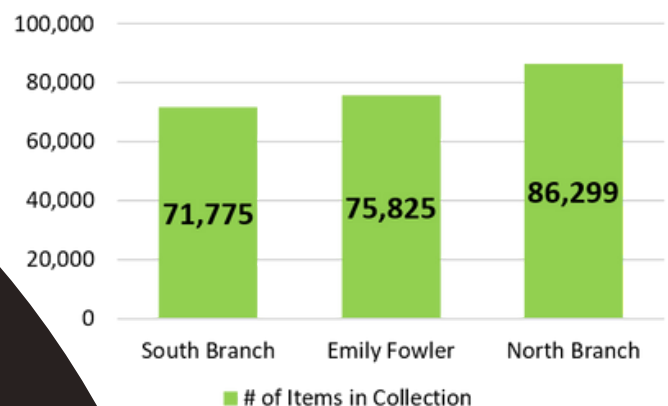
387 Classes & Events

5,483 Attendees

South Branch events have the highest attendance of all branches



of Items in Collection by Branch





BOND
PROGRAM 2023



Active Adult Center

Meeting #2
June 1, 2023

Denton Senior Center

- Service area
 - City-wide service area
 - 59,256 projected visits for FY 22-23
- Staff
 - 3 full-time employees
 - 1 part-time
 - 7,510 seasonal employee hours



Built - 1977
5,700 sf

Expanded - 1990
16,400 sf

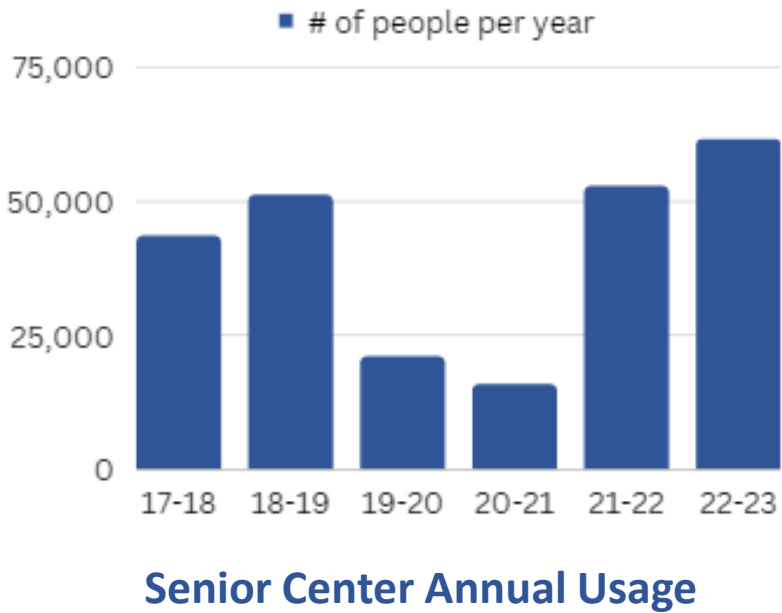
Expanded – 2010
19,430 sf



Future Demand

Denton is Aging and Growing

- Projected 2.3% increase in 50+ population over next 5 years
- All Boomers will have reached retirement age (65) by 2030
- The oldest Millennials will be 50 by 2030
- Desires and needs of the Adult 50+ community are changing



Assessment – Operations

Current Challenges

- Building is a physical barrier
 - Looks & feels old, disjointed
 - Does not serve new user groups
- Outgrown program spaces
 - Woodshop
 - Art room
 - Fitness gym/exercise classes
- Parking, accessibility, and navigation especially during the summer months when the Civic Center Pool is open
- Two Senior Centers located within a mile

Requested Amenities*

- Walking track
- Access to green space/trails
- Larger creative/maker spaces
- Multipurpose soundproofed facility
- Dedicated event space
- Dedicated gym/exercise room
- Adequate parking and accessibility
- Room for growth
- Desire for lap swim / aquatic space

Potential Opportunities

- Two senior centers within one 1-mile
- ALH Senior Center (7,600 sf) rebuilt in 2021 Provides an opportunity to disburse services and expand community reach
- Supports the growth of the city
- Develop synergy with South Library

*Based on feedback from Master Plan, focus group, members survey, senior advisory committee, staff, and various community engagement activities



Current Spaces

- Lobby
- Library
- Craft Store
- Fitness Room
- Multi-purpose Room
- Orange Room
- Blue Room
- Green Room
- Woodshop
- Craft Room
- Conference Room
- Kitchen
- Game Room

Video:

<https://youtu.be/VJOLiyjIAU0>



Current Conditions



EXTERIOR:

Dated appearance, disjointed

Quakertown Park addition by subtraction, Great park setting

Focus group feedback (#1) was the limited parking and parking in the summer during pool operations

ADA challenges throughout facility



MULTIPURPOSE ROOM/GYM:

Lack of storage for event tables, chairs and equipment

Event space must also serve as group exercise room and music rehearsal space

No dedicated gym space for programs



WOODSHOP/CLASSROOMS:

Safety standards allow 6 in at a time, not sufficient for current user base

Lack of storage and workspace

Need additional programmable space

Assessment – ADA

- ADA Transition Plan adopted in 2022
- ADA Assessment identified 151 barriers at the Senior Center
- (27) barriers fall within the high priority category.

Barriers	Number of Barriers
High Priority	27
Medium Priority	114
Low Priority	10
Total Items	151

High Priority Barriers:		
• Parking (16)	High Priority 4	The parking stall/access aisle contains abrupt edges and surface irregularities over a 1/4 inch vertical. Moderately out of compliance.
• Parking (2)	High Priority 4	The cross slope (short/narrow dimension) of the access aisle exceeds 2 percent. Moderately out of compliance.
• Parking	High Priority 4	The accessible parking stall is not wide enough. Moderately out of compliance.
• Path of Travel (3)	High Priority 2	The accessible route on the site has running slopes greater than 5 percent and has not been constructed as a ramp. Severely out of compliance.
• Path of Travel (2)	High Priority 4	The top of the curb ramp does not have a level landing that is a minimum of 36 inches in length. Moderately out of compliance.
• Path of Travel	High Priority 4	The walkway contains abrupt vertical edges and/or variations over 1/4 inch. Moderately out of compliance.
• Multipurpose Room	High Priority 4	The ramp has cross slopes greater than 2 percent. Moderately out of compliance.
• Multipurpose Room	High Priority 4	The top landing of the ramp does not meet minimum size requirements. Moderately out of compliance.

Assessment – Facility Condition

Facility Assessment

- Complete assessment of all city facilities (2023)
- Parking lot, finishes, flooring, PA/sound system, ADA barriers, infrastructure, wall cracks, shifting floor, major mechanical systems
- Significant investment in 5 years
- End of life span in 10 years

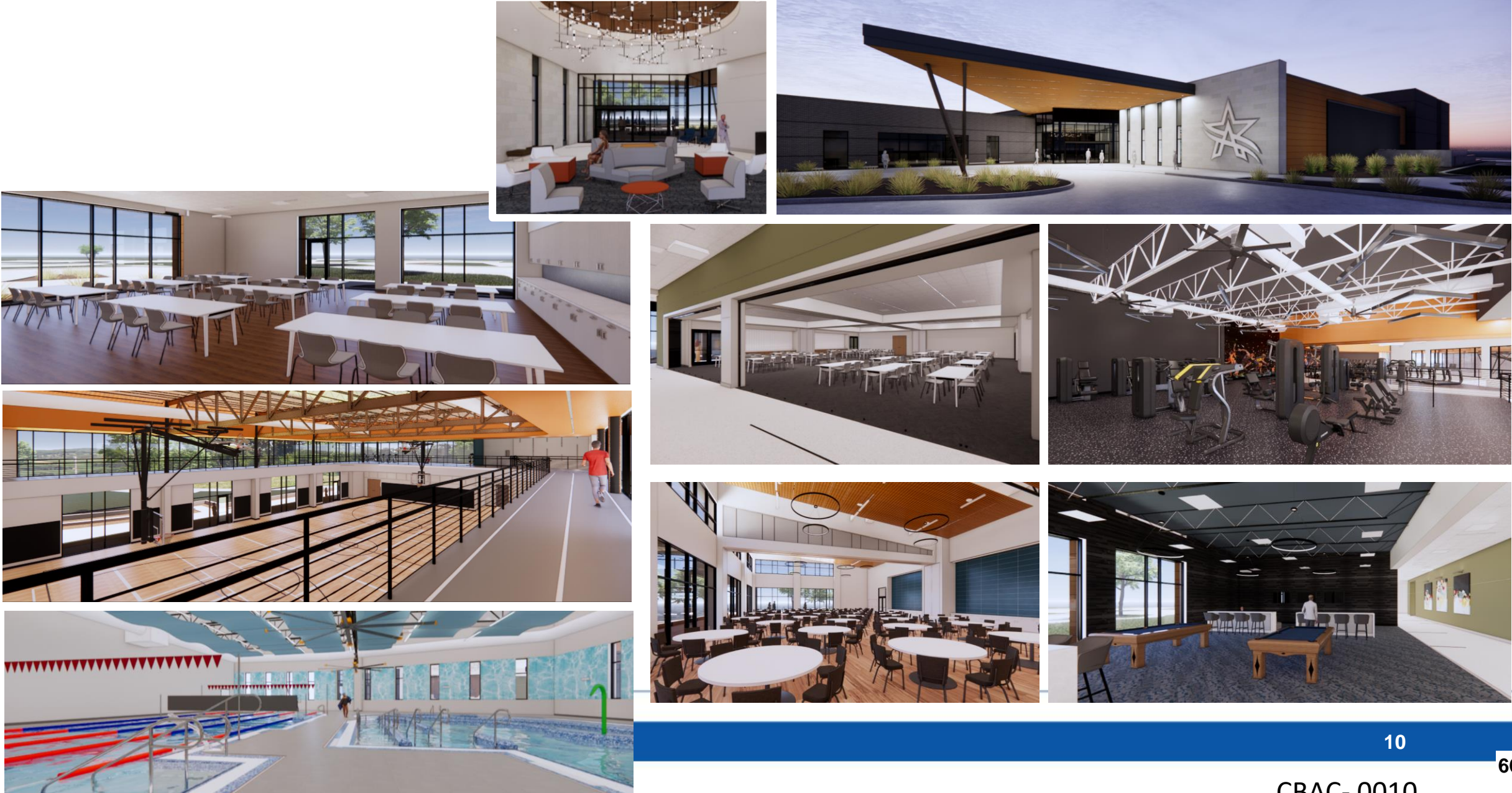
Facility Condition Index	Current	3-Year	5-Year	10-Year
Senior Center	0.40%	11.10%	19.80%	32.70%

0-5%	In new or well-maintained condition.
5-10%	Subjected to wear but in serviceable and functioning condition.
10-30%	Subjected to hard or long-term wear, nearing end of useful life.
30%	Has reached the end useful or serviceable life. Renewal necessary.

DFW Active Adult Centers



DFW Active Adult Centers



Questions?



Active Adult Center

Gary Packan

Gary.Packan@cityofdenton.com



- **1977** - DENTON SENIOR CENTER BUILT - 5,700 SQ. FT.
- **1990** - EXPANSION I - 16,400 SQ. FT.
- **2010** - EXPANSION II - 19,430 SQ. FT.

IMPACT AREAS

Community
Nutrition
Physical
Volunteerism
Rentals

Social
Creative
Mental
Well-being

CURRENT BUILDING CHALLENGES

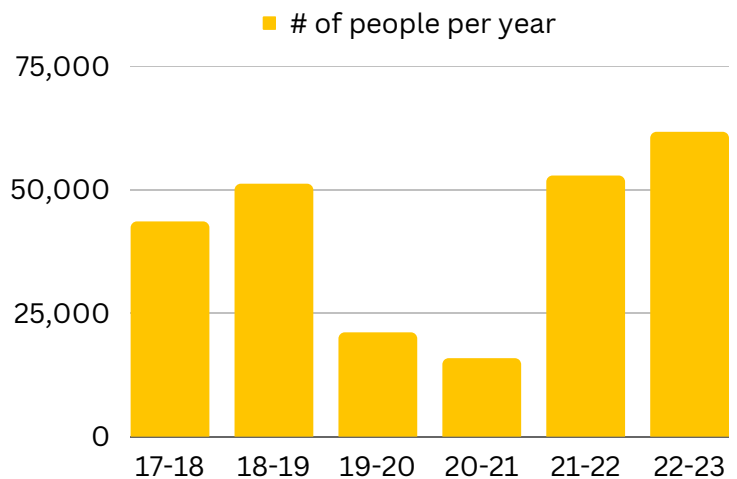
- Lack of parking
- Lack of dedicated gym space
- Need larger Woodshop and Art Room
- Space limitations restrict programming
- No tech space for learning or playing
- ADA identified building issues
- **2022 Facility Condition Index indicates nearing end of useful life within 3-5 years, replacement essential in 10 years.**

2022 FACILITY CONDITION INDEX

3-Year	11.1%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
5-Year	19.8%	
10-Year	32.7%	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The Denton Senior Center provides the 50+ Denton community members with a fitness room, multipurpose room, woodshop & art room, two small classrooms, and social space.

ANNUAL USAGE



**THIS PROJECT MEETS
OBJECTIVES IN:**

➔ **ADA Transition Plan**
Facility Condition Assessment
Parks, Recreation and Trails Master Plan

POPULATION GROWTH & TRENDS

SILENT GEN.

AGE 78 - 93



ATTRIBUTES:

- Traditional & frugal
- Many widowed
- Uncomfortable with tech
- Many don't drive
- Enjoy leisurely passive activities
 - Cards
 - Bingo
 - Crafting
 - Light fitness

BABY BOOMER

AGE 59 - 77



ATTRIBUTES:

- Focused & disciplined
- Dislikes "senior" label
- Caretakers for parents and grandkids
- Values volunteerism
- Fairly comfortable with tech
- Enjoys active and educational activities
 - Physical fitness
 - Lifelong learning
 - Music and Dance
 - Crafting & DIY
 - Social experiences

GEN. X

AGE 43-58



ATTRIBUTES:

- Independent & working
- Values work-life balance
- Need resources for aging parents
- Tech-savvy and creators
- Enjoys active and social activities
 - Physical fitness
 - Athletic leagues
 - Outdoor/ Adventure activities
 - Creative hobbies - music, art, cooking

DENTON IS AGING AND GROWING

2.3%

increase in 50+ population over next 5 years

SENIOR CENTER

ACTIVE ADULT CENTER

STATISTICALLY SPEAKING

- All Boomers will have reached retirement age (65) by 2030.
- The oldest Millennials will be 50 by 2030, ushering in the next generation.

TOP DESIRES

More Program Space
Green Space Gymnasium
Transportation
Parking Group Exercise
Walking Track Space
Modern Look



BOND
PROGRAM 2023



Fire Stations 5 & 6

Meeting # 2

June 1, 2023

Fire Station 5

2230 West Windsor

35 years old (1988)

8,033 sq. ft. (living/support: 4,044 – bays: 4,000)

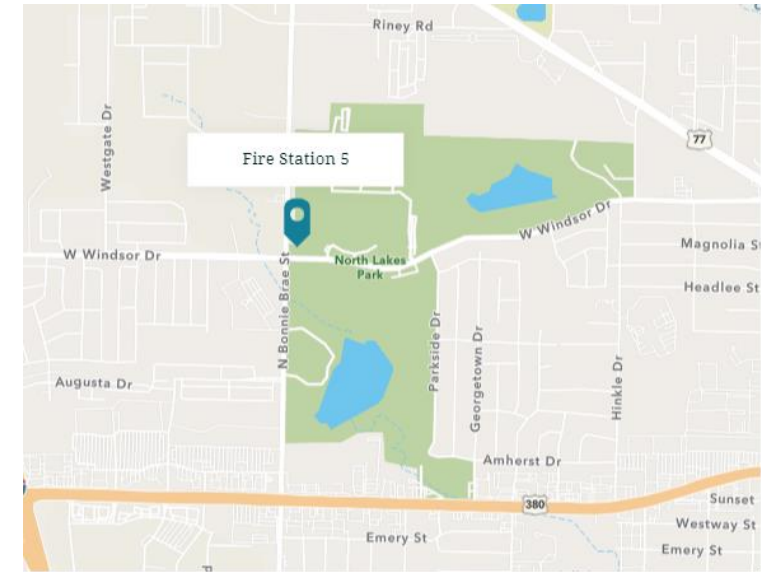
6 personnel per shift

Houses a Quint, Ambulance, Brush Truck and Hazardous Materials Unit

2022 Total Unit Responses – 6,273

Average responses per day – 17

Response studies identifies this as choice site



Fire Station 6

3232 Teasley Lane

32 years old (1991)

5,995 sq. ft. (living/support: 3,596 – bays: 2,400)

5 personnel per shift

Houses an Engine and Ambulance

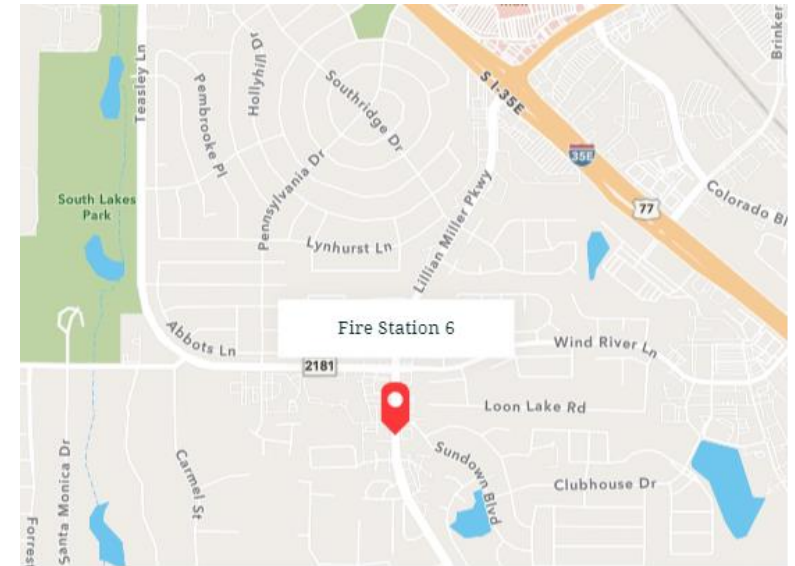
2022 Total Unit Responses – 4,925

Average responses per day – 13.5

Response studies identify the current location as a choice site

Video:

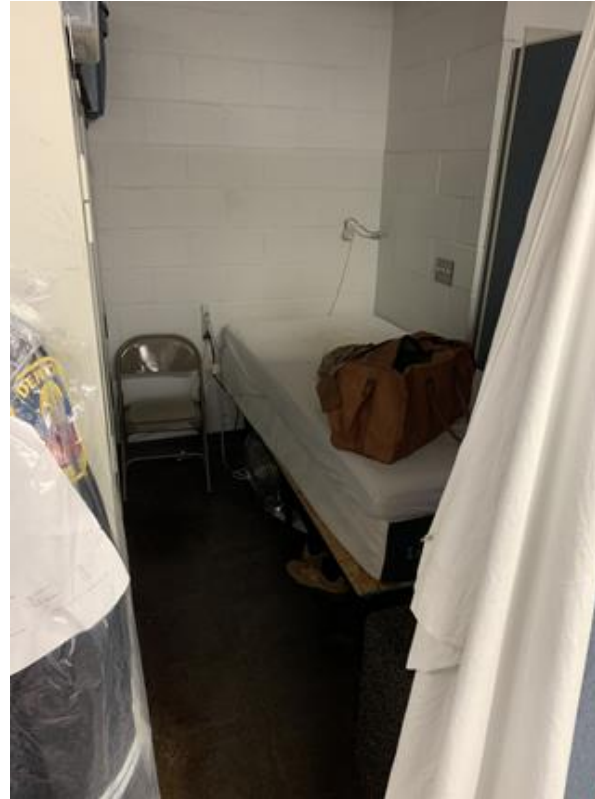
<https://youtu.be/hp4Ru-WQUXY>



Station Deficiencies

Inadequate Employee Amenities

Barrack Style Sleeping and Hygiene areas



Station Deficiencies

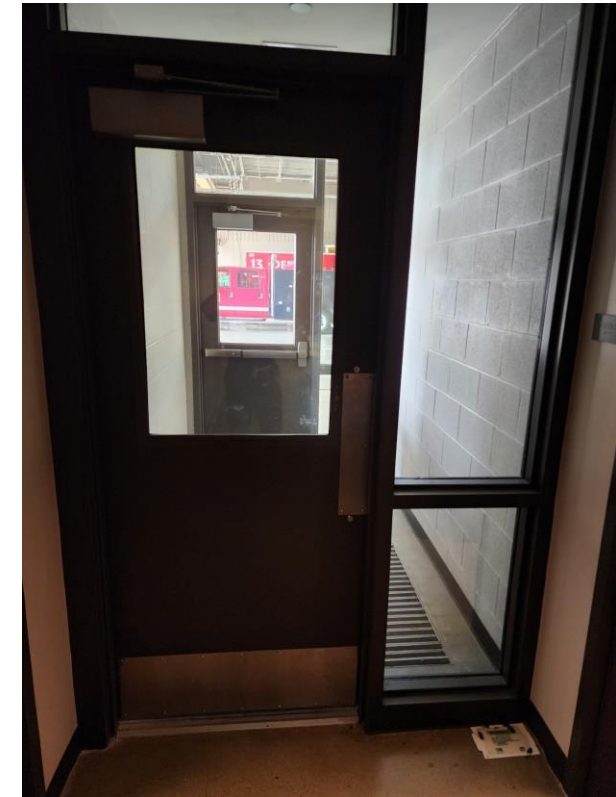
Lack of carcinogen and biohazard reduction zones (hot/warm/cold)**

** Accreditation Recommendations

Station 5 & 6 Design



Current Design



Station Deficiencies

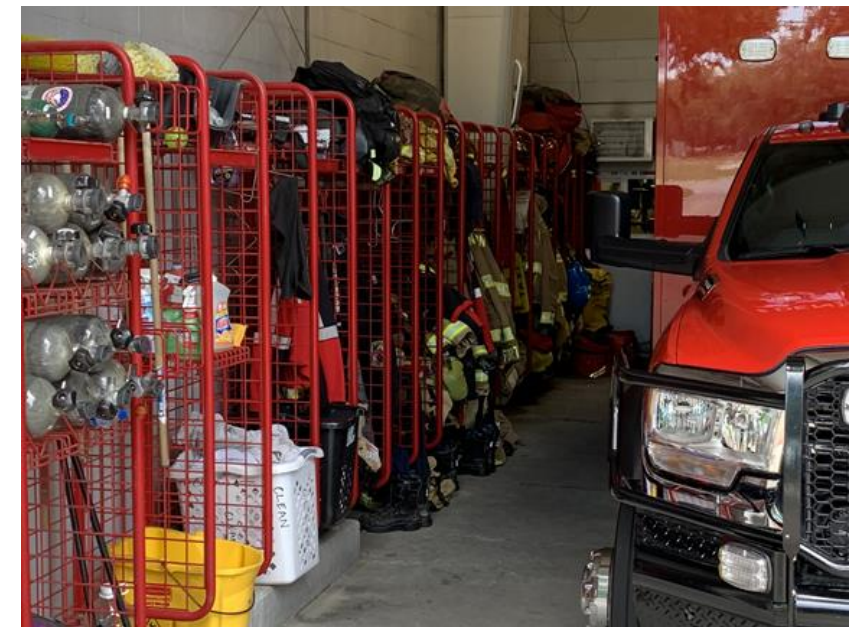
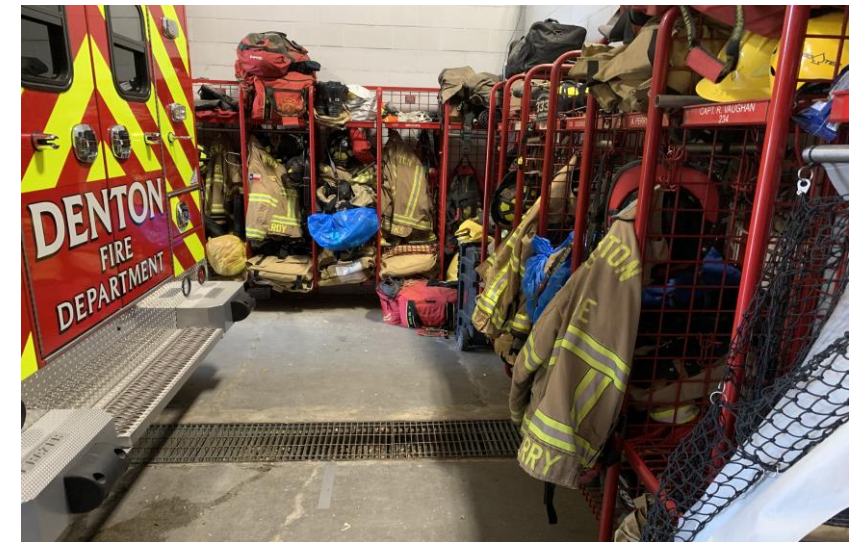
PPE Storage**

Insufficient space, exposure to vehicle exhaust and UV rays

- UV damaged gear in past 7 years- \$40,000
- NFPA 1851 non compliant

Ineffective exhaust ventilation in apparatus bays**

** Accreditation Recommendations



Station Deficiencies

- Inadequate apparatus bay heaters
 - Current forced air that is lost upon single time opening door(s)
 - New design standard is radiant tube heaters (heats the mass)
- Current emergency generators unable to meet power demands
 - Only powers radios, bay heaters, computers, phones and small percentage of electrical outlets
- Inadequate parking (employee and visitor) and station security

Station Deficiencies

- Existing Horizontal Doors increase response times
(DFD 2020 Strategic Plan)

Station 5 & 6 Bay Doors



New doors open in <7 seconds



Station Deficiencies

Station 5

- Traffic stack from Denton High School on Bonnie Brae impacting apparatus response



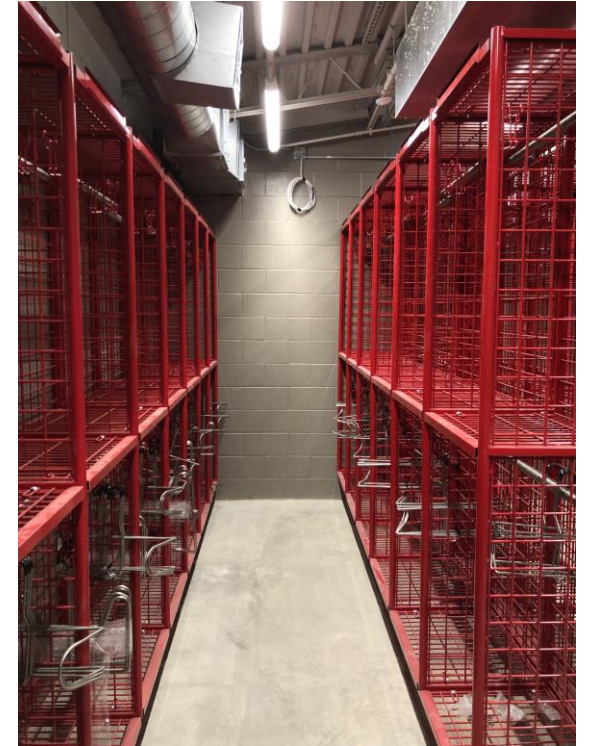
Station 6

- Limited visibility for Traffic and Emergency Apparatus entering Teasley
- Absence of Drive Through bays for Apparatus (Requires Backing)



National Fire Protection Association Standards related to Fire Station Design

- NFPA 1500 Standard on Fire Department Occupational Safety, Health, and Wellness Program
- NFPA 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments
- NFPA 1851 Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting



Assessment – Facility Condition – Fire 5&6

Facility Assessment

- Complete assessment of all city facilities (2022)
- Parking lot, finishes, flooring,, ADA barriers, infrastructure, wall cracks, shifting floor, major mechanical systems, electrical, backup power, living quarters and dining area.
- Significant investment needed immediately in Fire 6. Fire 5 needs attention to meet respectable condition for a fire hall.
- Fire 6 is behind the curve, must plan and execute immediately to avoid closure.

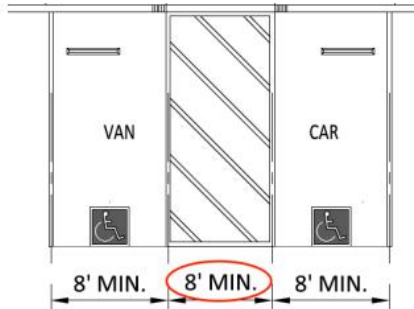
Facility Condition Index	Current	3-Year	5-Year	10-Year
Fire 5	1.20%	2.60%	4.20%	60.40%
Facility Condition Index	Current	3-Year	5-Year	10-Year
Fire 6	4.20%	13.90%	21.80%	39.70%

0-5%	In new or well-maintained condition.
5-10%	Subjected to wear but in serviceable and functioning condition.
10-30%	Subjected to hard or long-term wear, nearing end of useful life.
30%	Has reached the end useful or serviceable life. Renewal necessary.

Fire 5 & 6

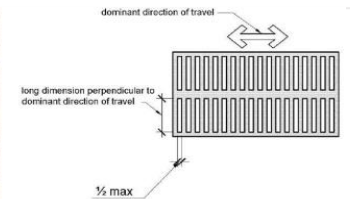
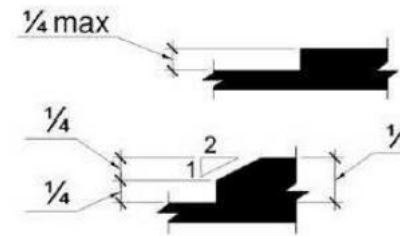
- The ADA Assessment identified 103 barriers at Fire 5 & 6, of that, 10 barriers fall within the high priority category.

Item	Number of Barriers
High Priority	10
Medium Priority	65
Low Priority	27
Total Items	103



High Priority Barriers:

• Parking	High Priority 3	There are no van accessible parking stalls. Severely out of compliance.
• Parking	High Priority 2	The access aisle is not located on an accessible route of travel to the accessible building entrance. Severely out of compliance.
• Parking	High Priority 4	The access aisle is not a minimum 8 feet to the centerline of the stripe. Moderately out of compliance.
• Parking	High Priority 2	The access aisle contains a built-up curb ramp. Severely out of compliance.
• Parking	High Priority 2	The cross slope (short dimension) of the access aisle exceeds 2 percent. Severely out of compliance.
• Path of Travel (2)	High Priority 4	The concrete expansion joint is spaced greater than 1/2 inch. Moderately out of compliance.
• Path of Travel	High Priority 4	The walkway contains abrupt vertical edges and/or variations over 1/4 inch. Moderately out of compliance.
• Engine bay	High Priority 4	The grate openings are greater than 1/2 inch and are parallel to the direction of travel. Moderately out of compliance.



Fire Stations 5 & 6

Kenneth Hedges

Kenneth.hedges@cityofdenton.com



1988- Station 5 - 2230 W Windsor

Facility Stats

- 8,033 sq. ft. - Living/support: 4,044 - Bays 4,000
- 6 Personnel per shift
- Houses Quint, Medic, Brush, HazMat



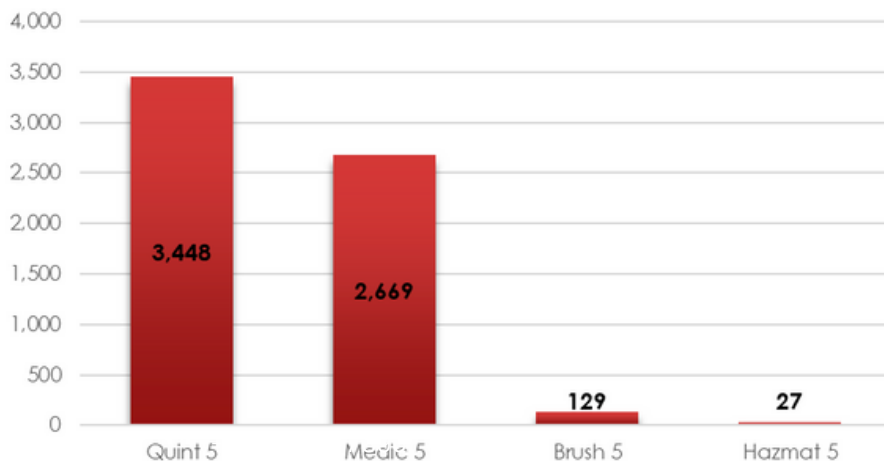
Station 5 Challenges

- Lack of private sleeping/dressing/restroom/showering area
- **Lack of cancer reduction zones (hot/warm/cold)***
- **No dedicated storage for personal protective gear***
- **Ineffective ventilation and heaters in apparatus bays***
- Lack of emergency generator to fully power the fire station
- Slow-opening horizontal bay doors
- No secured employee parking
- Rodent remediation 2013 and 2023
- Impacted by new Denton High School traffic

* denotes CFAI Accreditation Recommendation



Station 5 Calls for Service 2022



2022 Total Unit Responses
6,273

Average of 17
responses per day



BOND
PROGRAM 2023



1991- Station 6 - 3232 Teasley Ln

Facility Stats

- 5,995 sq. ft. - Living/support: 3596 - Bays 2,400
- 5 Personnel per shift
- Houses Engine, Medic



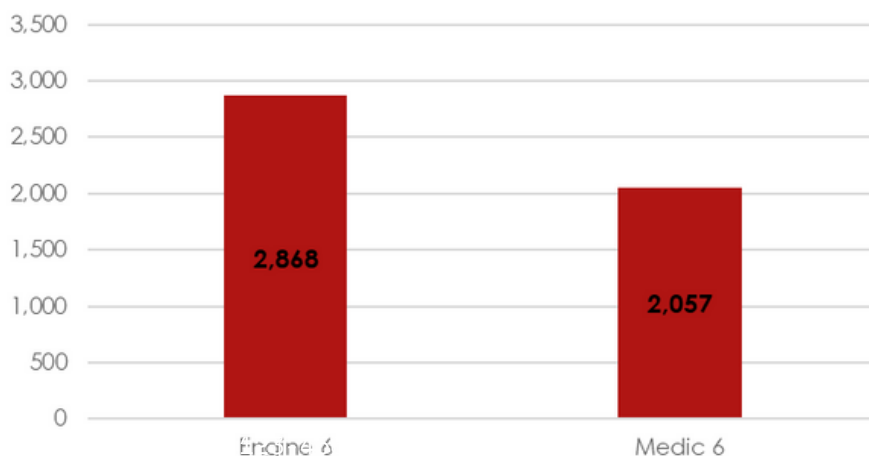
Station 6 Challenges

- Lack of private sleeping/dressing/restroom/showering area
- **Lack of cancer reduction zones (hot/warm/cold)***
- **No dedicated storage for personal protective gear***
- **Ineffective ventilation and heaters in apparatus bays***
- Lack of emergency generator to fully power the fire station
- Slow-opening horizontal bay doors
- No secured employee parking
- Rodent remediation 2013
- Blind response exit
- Back-in required to park apparatus

* denotes CFAI Accreditation Recommendation



Station 6 Calls for Service 2022



2022 Total Unit Responses
4,925

Average of 13.5
responses per day