

Denton Independent School District  
2018/2023 Bond Progress Committee Minutes

Wednesday, November 29, 2023

Location: Cheek Middle School

Committee Members Present:

- |                         |                        |
|-------------------------|------------------------|
| • Dean Anthony          | • Kathy Lawson         |
| • Becca Burris          | • Efren Olvera         |
| • Happy Carrico         | • Todd Price           |
| • Kari Conner           | • Rod Reeves           |
| • Suzanne Danhof        | • Brian Roberson       |
| • Andrew Evans          | • Shawn Self           |
| • Larry Fisher          | • Alana Presley Taylor |
| • Chrissy Mallouf       | • Amy Terrell          |
| • Andrew Morris         | • Mike Vance           |
| • Nancy Murphy-Chadwick | • Crystal Wright       |

DISD Staff Present: Crystle Abbott, Paul Andress, Brandon Boyter, Kathleen Carmona, Colby Cervantes, Anna Cutler, Mary Davis, Courtney Dunning, Vicki Garcia, Barbara Hoyle, Sandra Nulty, Robert Pierce, Deron Robinson, Simpson, Emily Smith, Kim Stevenson, Jennifer Stewart, Phil Thomas, Jeremy Thompson, Reece Waddell, Jamie Wilson, Wally Younger, Julia Zwahr

Other Attendees:

Erin Bossart – Corgan Architects  
Keith Cummins – Corgan Architects  
Matt Nicholson – Corgan Architects  
Susan Smith – Corgan Architects  
Tony Schmitz – Pfluger Architects  
Rocky Gardiner - Zonda

Dr. Jaime Wilson, Superintendent, welcomed everyone to Cheek Middle School. There's no better way to understand the vastness of the size of our school system, to see the growth, than to drive through all of it to get here and to really understand where our families come from when they talk about traffic issues. Through safety and proximity with schools it's really a challenge and it's one of those things that we must work hard on as a team.

Kathy Lawson was asked to come up to give just a little bit of appreciation. She has served as our bond chair, does things in our board meetings, presentations and she has served this group as well as served our community. We really appreciate you.

Dr. Wilson introduced Dr. Beth Kelly, principal at Cheek Middle School.

Dr. Beth Kelly, Principal at Cheek Middle School, welcomed everyone to Cheek. Dr. Kelly said it's very inspiring for our staff and students and community to have this beautiful facility. She feels very fortunate that we have people who are very focused on the future of our community, the future of our

Denton Independent School District  
2018/2023 Bond Progress Committee Minutes

Wednesday, November 29, 2023

Location: Cheek Middle School

students and their needs. We prioritize our kids having the best and most equitable learning environments possible. The investment that we're making in our district is not just based on growth, it's based on the needs of every student that we serve. Thank you for everything that you've done to encourage our community to understand the value of having a facility like this for students. We have about 740 students currently. I anticipate next year that the number is going to jump dramatically because 8th graders who were at Rodriguez and Navo had the option of remaining there, so next year we'll have a larger 8th grade group. I want to welcome you here and thank you for all the work that you've done to make this possible.

Dr. Jaime Wilson, Superintendent, Thanked Dr. Kelly. You can see the common thread through committee whenever we work on this. It wasn't just about addressing growth. Growth, of course, was being done, but also making sure that we have replacement school or renovating facilities and those things across the district as well and. Everyone, whether we were building a new school or renovating a school, they recognize the commitment our community makes, so thank you.

Nancy Murphy-Chadwick, committee co-chair, welcomed everyone and informed the committee that herself and Dean Anthony are co-chairs of the committee. Nancy recognized LaQuita Harmon for stepping up and helping present at the September 26, 2023, board meeting. Nancy then called for the minutes for the September 13, 2023, meeting to be approved. Motion by Crystal Wright and seconded by Rod Reeves to approve the minutes.

Dr. Jaime Wilson called the meeting to order at 12:20 pm.

Dr. Jaime Wilson, Superintendent, welcomed Rocky Gardiner here to take us through the growth report. We do this twice a year with this committee, and quarterly with the board. This is the 3rd Quarter growth as of the end of September.

Rocky Gardiner, Zonda, where we are at right now of 32,905 for enrollment with a projection of 362 student growth.

Strong economy means strong housing growth with unemployment rates below 5%. Once interest rates started to climb, the housing market flattened out because people just couldn't get into homes. Builders start to work off their inventory, then starts to fall below closings. We can see that is going back up over 43,000 and closing over 50,000, so that's the most closings that we have seen in a very long time.

The full growth report is listed on the Denton ISD website under the Construction department, Project Resources. [www.dentonisd.org/construction](http://www.dentonisd.org/construction)

Denton Independent School District  
2018/2023 Bond Progress Committee Minutes

Wednesday, November 29, 2023

Location: Cheek Middle School

Key takeaways:

- Denton ISD added nearly 362 students this fall as the housing market continues to have record high closings in the region.
- Based on current trends, Denton ISD could close more than 3,200 homes by the end of 2023, the most annual closings the district has ever experienced
- The district has 58 active subdivisions with lots available to build on and 31 future subdivisions with lots in various stages of development.
- Groundwork is underway on roughly 2,540 lots across the district.
- The district is forecasted to enroll more than 36,800 students in 2028/29, and almost 41,600 students in 2033/34

Sarah Simpson, Director of Budget and Bonds, went over the financials of the remaining balances of the 2018 bond and the 2023 bond budgets that have begun with a side by side comparison. The 2018 Bond financials focus on Newton Rayzor Elementary and Calhoun Middle School budgets. The 2023 Bond financials focus on Hill Elementary and Martinez Elementary School budgets. More details on all projects are listed on the Denton ISD website. [www.dentonisd.org/construction](http://www.dentonisd.org/construction)

Dr. Jaime Wilson, A committee member asked if we they will see the interest earnings on the bond funds that were invested. To answer that Dr. Wilson agreed that every 6 months an interest earnings will be shown. No monies earned will be spent prior to bond committee discussion.

Robert Pierce, Chief Technology Officer, for the start of the 2023 bond he has broken it down into three different departments and what technology has implemented or completed. More details on technology projects are listed on the Denton ISD website. [www.dentonisd.org/construction](http://www.dentonisd.org/construction)

- Network Infrastructure
  - Network Equipment Overhaul – Started
  - Near-Zero Blind Spot Surveillance – First pass complete
  - Wireless Network Refresh – Complete
- Systems Infrastructure
  - Data Center Refresh – December
  - Smoke/vape Detection Sensors at Secondaries – Summer 2024
- Technology Services
  - Gym A/V
  - New PA
  - Computer Lab Refresh at LaGrone
  - Adkins Winter Storm Recovery

Denton Independent School District  
2018/2023 Bond Progress Committee Minutes

Wednesday, November 29, 2023

Location: Cheek Middle School

Brandon Boyter, Executive Director of Construction & Growth, presented information regarding the renovations underway to Newton Rayzor Elementary, Calhoun Middle School Replacement, Hill Elementary and Martinez Elementary. Brandon also gave an update on future upcoming projects that are about to start construction or are in the planning and design phases. Information on the projects is on the Denton ISD website to view. [www.dentonisd.org/construction](http://www.dentonisd.org/construction)

**Calhoun Middle School project**

**Tasks completed previous 90 days:**

- Texture, Paint & Tile in progress
- Existing Roof Repairs
- Concrete Building and Steel Structure in New Buildings
- New Track Surface
- Concrete Parking and Utilities
- Permanent Power and Conditioned Air Installed

**Upcoming tasks:**

- Ceilings, Paint and Tile to be installed
- Millwork, Fixtures and Flooring under construction
- Kitchen and Cafeteria complete
- HVAC and controls under construction
- New Track and Turf Field installed
- Sidewalks and Landscaping under construction

**Newton Rayzor Elementary School project**

**Tasks completed previous 90 days:**

- Site Drives and Parking
- Steel Structure and Roof
- Walls, Windows and Brick under construction
- Storm Shelter
- Permanent Power and Conditioned Air Installed

**Upcoming tasks:**

- Kitchen equipment
- Millwork, Fixtures, Ceilings and Final Paint coat
- Flooring to be complete
- HVAC complete, Balancing in progress
- Landscaping in progress

Denton Independent School District  
2018/2023 Bond Progress Committee Minutes

Wednesday, November 29, 2023

Location: Cheek Middle School

**Martinez Elementary School project**

**Tasks completed previous 90 days:**

- Utilities under slab
- Technology site utilities
- Slab on grade by
- Geothermal well fields completed
- Paving around site (Parking lots and fire lanes)
- Columns/beams Area ¼

**Upcoming tasks:**

- CMU walls for gym will be installed mid-December
- Steel structure for the main building
- Joist and decking for gym.
- Prefab panels will be installed by mid-February.
- Framing/sheathing/waterproofing walls in courtyard will begin at the end of February.
- Roofing will begin February.

**Hill Elementary School project**

**Tasks completed previous 90 days:**

- Piers for building pad
- Geothermal well fields
- Technology site utilities
- Utilities under slab
- ICF walls
- Paving around building
- Steel structure going up. Erecting columns/beams Area ¼.

**Upcoming tasks:**

- CMU walls for gym
- Prefab panels to begin installation first week of December completion for all areas by February.
- Framing/sheathing/water proofing in courtyard will begin first week of February.
- Installation of courtyard storefront to begin first of February.
- Metal panel system install on South, East, North & West elevation complete by first of January.
- Roofing installation will begin February
- Interior framing area classrooms/admin first of February.

The next meeting will be held at Newton Rayzor Elementary School on February 28<sup>th</sup>, 2024, Noon.

Dean Anthony will be presenting before the Board of Trustees on December 12, 2023.

Meeting ended at 1:10 pm.

Respectfully submitted, the Denton ISD, Construction, Planning, & Growth Team