



# 2023 Bond Election

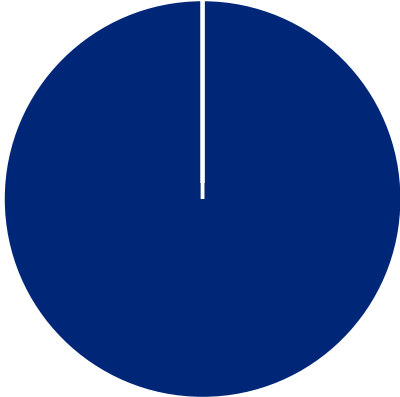
City Council Work Session  
January 24, 2023



# Agenda

- Update of 2012, 2014 and 2019 Bond Programs
- Potential November Bond Election Projects
- Cost Estimates
- Tax Rate Projection
- Timeline
- Next Steps

# 2012 Bond Program Update

Proposition	Proposition Amount	Total Program	Total Spent	Total Encumbered	Total Remaining	Program Spend Summary
Proposition 1: Street Improvements	\$ 20,400,000	\$ 21,810,786	\$ 21,810,786	\$ 0	\$ 0	<p>2012 BOND PROGRAM</p>  <p>Total Spent 100%</p>
<b>Total</b>	<b>\$ 20,400,000</b>	<b>\$ 21,810,786</b>	<b>\$ 21,810,786</b>	<b>\$ 0</b>	<b>\$ 0</b>	

- 2012 Bond Program is **complete**.

# 2014 Bond Program Update

Proposition	Proposition Amount	Total Program	Total Spent	Total Encumbered	Total Remaining	Program Spend Summary
Proposition 1: Street Improvements	\$ 61,710,000	\$ 82,518,079	\$ 56,064,367	\$ 13,915,485	\$ 12,538,227	<p>2014 Bond Program Budget</p> <p>A pie chart titled '2014 Bond Program Budget' showing the distribution of funds. The largest slice is dark blue, representing 'Spent' at 78%. Two smaller slices are orange and green, both representing 11% each, labeled 'Encumbered' and 'Remaining' respectively.</p>
Proposition 2: Public Safety Facilities	16,565,000	25,379,461	23,232,401	747,475	1,399,585	
Proposition 3: Stormwater Drainage & Flood Control Improvements	8,545,000	11,893,709	11,233,459	800	659,450	
Proposition 4: Park System Improvements	11,355,000	24,657,275	22,718,538	1,298,948	639,790	
<b>Total</b>	<b>\$ 98,175,000</b>	<b>\$ 144,448,525</b>	<b>\$ 113,248,766</b>	<b>\$ 15,962,707</b>	<b>\$ 15,237,052</b>	

- Total program includes issued COs and external funding in excess of the GO amount to complete.
- **Projected Bond Program completion is Q2 2023.**
- Any remaining underfunded projects will be reviewed with the Bond Oversight Committee and the Mobility Committee to close out the bond program.

# 2019 Bond Program Update

Proposition	Proposition Amount	Total Program	Total Spent	Total Encumbered	Total Remaining	Program Spend Summary
Proposition 1: Street Improvements*	\$ 154,000,000	\$ 154,000,000	\$ 24,081,976	\$ 16,027,956	\$ 113,890,067	<p>2019 Bond Program Budget</p> <p>The pie chart illustrates the 2019 Bond Program Budget distribution. It is divided into three segments: a large green segment representing 'Remaining' at 53%, a dark blue segment representing 'Spent' at 35%, and a smaller orange segment representing 'Encumbered' at 12%.</p>
Proposition 2: Public Safety Facilities	61,900,000	61,900,000	56,301,628	5,575,252	23,120	
Proposition 3: Park Land Acquisition**	5,000,000	5,000,000	2,646,980	-	2,353,020	
<b>Total</b>	<b>\$ 220,900,000</b>	<b>\$ 220,900,000</b>	<b>\$ 83,030,584</b>	<b>\$ 21,603,209</b>	<b>\$ 116,266,207</b>	

\* Proposition 1 Total Program includes voter-approved, but unissued, GO bonds.

Issuance is scheduled based on street construction cash flows.

\*\* Previous Council committed the remaining Park Land funding plus an additional \$1 million in CO issuance to acquire future land.

**Estimated completion in 2026**

# 2023 Bond Program

## Program Goals & Potential Propositions

### Bond Program Goals

- Align projects with Council priorities
- Maintain / Improve Existing Infrastructure
- Enhance recreational and quality of life areas
- Allow for flexibility and partnership opportunities

### Potential Propositions

- Quality of Life
- Facilities
- Public Safety Facilities
- Roadways
- Drainage
- Economic Development

Drivers: Council Priorities, Master Plans, Condition Assessment, Growth

# Inclusive Playground

Quality of Life Proposition

KFA: Strengthen Community and Quality of Life

## Parks, Recreation & Trails Master Plan

- Project identified as a High Priority in the Master Plan
- Replace the larger playground structure
- 25,000 to 40,000 square feet
- Natural elements incorporated
- Merge with existing trees & shade
- Achieves goal of enhancing outdoor amenities in the park system.
- Cost estimate - \$3.5 million



*Like Concepts*



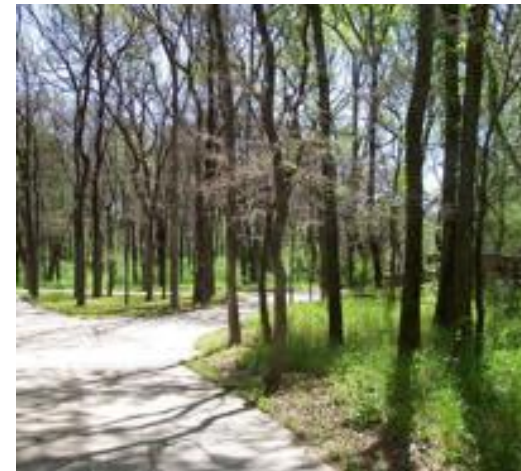
# Trail Development

Quality of Life Proposition

KFA: Strengthen Community and Quality of Life

## Parks, Recreation & Trails Master Plan

- Identified as a High Priority in the Master Plan
- Progress towards goal of 10-minute walk to a park
- Funding request for trail planning and construction
  - Pecan Creek Trail (8.03 miles)
  - Cooper Creek Trail (1+ miles)
  - Hickory Creek Trail (12-15 miles)
  - And other trail connectivity opportunities
- Cost estimate - \$15 million



# Aquatics

Quality of Life Proposition

KFA: Strengthen Community and Quality of Life

## Aquatics Master Plan (in progress)

- Water Works Park Improvements
  - Increase utilization and available amenities
  - Replace aging equipment
  - Cost estimate - \$15 million



*Like Concepts*

# Clear Creek Nature Center

Quality of Life Proposition

KFA: Strengthen Community and Quality of Life

## Clear Creek Master Plan

- Identified in the Clear Creek Master Plan
- Locate on property near Hartlee Field Road
- 20,000 square foot multi-use facility
- Indoor/outdoor classrooms, restrooms, office and learning gardens
- Trail expansion
- Partnership opportunity with UNT for the relocation of the Astronomy Center (5,500 sf plus parking, 2 acres)
- Cost estimate - \$10.4 million



Coppel's Biodiversity Education Center



Arlington's River Legacy Living Science Center

# City Hall West

Facilities Proposition

KFA: Enhance Infrastructure and Mobility

## Council Priority

- Built-in 1927, Completed in 1931, and vacant since 2016
- Historic Designations
  - Recorded Texas Historic Landmark
  - City of Denton Landmark
- CHW Steering Committee established in 2017. November 2018, staff presented final recommendations to City Council. City Council directed to proceed with minor changes.
- January 2022, the City contracted with Architexas for master planning services.
- November 1, 2022, work session – City Council gave staff direction to proceed with preserving the building.
- If project is part of bond program, programming will be addressed as part of City's budget process.
- Cost estimate - \$9.4 million



# Service Center

Facilities Proposition

KFA: Enhance Infrastructure and Mobility

## Prioritized in Condition Assessment

- Constructed in 1978
- Rated number one priority from Facility Condition Assessment
- Shared facility dedicated to field operations including:
  - Parks Maintenance
  - Streets & Drainage
  - Water & Wastewater
- Cost estimate - \$34.5 million



*Certificates of Obligation (CO) may be issued for reconstruction of existing facility, new facility construction requires General Obligation bonds (voter approval). Council may consider issuing COs for Service Center reconstruction at existing location.*

# South Branch Library

Facilities Proposition

KFA: Enhance Infrastructure and Mobility

## Library Master Plan

- Existing facility not large enough to meet programming needs
  - Goal of 1.0 square feet per capita
  - Existing facility 0.53 square feet per capita
- Proposed facility 40,000 square feet
- Relocating South Branch Library allows Fire Station No. 6 reconfiguration
- Cost estimate - \$43 million



# Linda McNatt Animal Care & Adoption Center Expansion

Facilities Proposition

KFA: Enhance Infrastructure and Mobility

## Growth driven

- Operating since 2015
- Capacity of 164 cats and 114 dogs
- Waitlist of 100+ animals
- 2022 intake – 4,745 animals (Denton County is approximately 15% of total intake)
- By 2030, animal intake projected to increase 38%.
- Proposed expansion includes:
  - Expand dog adoption and stray dog-holding kennels
  - Place exercise yards closer to animals
  - Add separate building(s) for Dog Isolation and Quarantine
- Cost estimate - \$13 million



# Fire Stations

Public Safety Proposition

KFA: Support Healthy & Safe Communities

## Prioritized in Condition Assessment

- Council priority of constructing public safety facilities
- Station No. 5 was built in 1998
  - 8,033 square feet
- Station No. 6 was built in 1991
  - 5,991 square feet
- Total cost - \$25.3 million
- Cost Estimate - \$12.65 million per station



# Oakland Drainage & Upstream Detention

Drainage Proposition

KFA: Enhance Infrastructure and Mobility

## Stormwater Master Plan (in progress)

- Identified as high priority projects for drainage system
- Works to address flooding in Downtown
- Drainage System Improvements
- Roadway reconstruction
- 21 Properties in area would be removed from the floodplain
  - Represents 25.5 acres
- Cost estimate - \$31.1 million



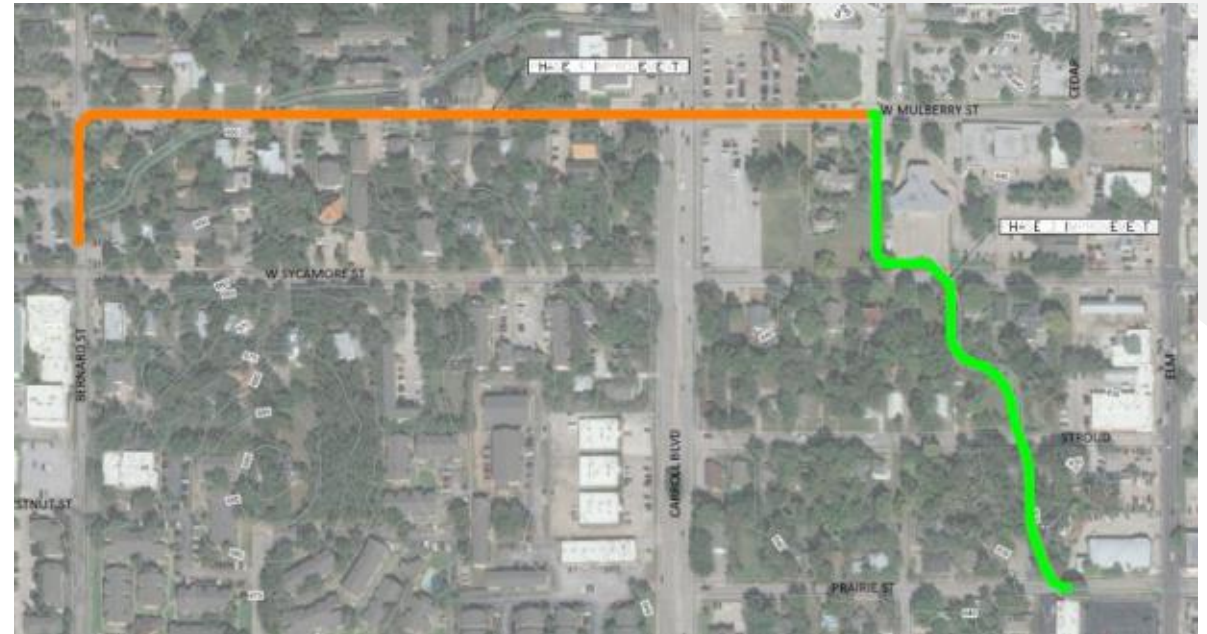
# PEC 4 Phases 3 & 4

Drainage Proposition

KFA: Enhance Infrastructure and Mobility

## Stormwater Master Plan (in progress)

- Pecan Creek Tributary (PEC) Improvements from Prairie Street to Bernard Street including:
  - Installing box culverts for improved drainage
  - Water/Wastewater relocations
  - Roadway improvements
- Properties in area are removed from floodplain
- Requires coordination with Denton County and UNT
- Cost estimate - \$25.4M



# Ruddell/Mingo

Roadway Proposition

KFA: Enhance Infrastructure and Mobility

## 2014 Bond Program

- Roadway and Sidewalk Improvements
- Drainage Improvements
- Includes Quiet Zones, as proposed by Bond Oversight Committee
- Coordination with TWU
- Cost estimate - \$38 million



# Affordable Housing

Economic Development Proposition

KFA: Foster Economic Opportunity & Affordability

## Affordable Housing Toolkit

Provide funding for the creation, rehabilitation, and retention of affordable rental and ownership housing.

- Land/Property Acquisition
- Infrastructure
- Expanding Capacity and Resources
- Housing Assistance Projects
- Cost estimate - \$10 million



# City Hall (Public Private Partnership)

Economic Development Proposition

KFA: Foster Economic Opportunity & Affordability

## Council Priority

- Constructed in 1967
- 35,062 square feet
- Last renovation completed in 1997
- Opportunity for private partnership for mixed use component
- Cost estimate - \$70 million



# Estimated Costs

	Cost Estimate	Other Funding	2023 Funding
Aquatics	\$ 15,000,000		\$ 15,000,000
Inclusive Playground	\$ 3,450,000		\$ 3,450,000
Nature Center	\$ 10,415,925		\$ 10,415,925
Trail Development	\$ 15,000,000		\$ 15,000,000
<b>Quality of Life Proposition Subtotal</b>	<b>\$ 43,865,925</b>		<b>\$ 43,865,925</b>
City Hall West	\$ 9,450,000	\$ 460,000	\$ 8,990,000
Animal Services Expansion	\$ 13,000,000		\$ 13,000,000
South Branch Library	\$ 43,000,000		\$ 43,000,000
Service Center	\$ 34,500,000	\$ 12,792,146	\$ 21,707,854
<b>Facilities Proposition Subtotal</b>	<b>\$ 99,950,000</b>		<b>\$ 86,697,854</b>
Fire Station #6	\$ 12,650,000		\$ 12,650,000
Fire Station #5	\$ 12,650,000		\$ 12,650,000
<b>Public Safety Facilities Subtotal</b>	<b>\$ 25,300,000</b>		<b>\$ 25,300,000</b>
Ruddell / Mingo	\$ 38,000,000		\$ 38,000,000
<b>Roadways Proposition Subtotal</b>	<b>\$ 38,000,000</b>		<b>\$ 38,000,000</b>
Oakland Drainage Improvements	\$ 31,100,000		\$ 31,100,000
PEC Phases 3 & 4	\$ 25,400,000	\$ 1,500,000	\$ 23,900,000
<b>Drainage Proposition Subtotal</b>	<b>\$ 56,500,000</b>		<b>\$ 55,000,000</b>
Affordable Housing	\$ 10,000,000		\$ 10,000,000
City Hall	\$ 70,000,000		\$ 70,000,000
<b>Economic Development Proposition Subtotal</b>	<b>\$ 80,000,000</b>		<b>\$ 80,000,000</b>
<b>Total</b>	<b>\$ 343,615,925</b>	<b>\$ 14,752,146</b>	<b>\$ 328,863,779</b>

## Additional consideration:

- If proposition fails, project cannot be re-introduced for three years.

# Tax Rate Projection

Debt Tax Rate	\$250 million	\$300 million	\$330 million
2023	0.20448	0.20448	0.20448
2024	0.21797	0.21797	0.21797
2025	0.25397	0.25870	0.26154
2026	0.27435	0.28324	0.28858
2027	0.28625	0.29873	0.30622
2028	<b>0.28843</b>	<b>0.30399</b>	<b>0.31333</b>
2029	0.25933	0.27399	0.28278
2030	0.24049	0.25425	0.26250
Rate Increase	<b>0.084</b>	<b>0.100</b>	<b>0.109</b>
Excluding Planned Issuance	<b>0.057</b>	<b>0.069</b>	<b>0.077</b>

## Debt Forecast Assumptions:

- 6% assessed value growth.
- 20-year term bonds.
- 5-year issuance timeline.
- 5.5% interest rate.
- \$1.5 million use of reserves.
- CIP Budget planned CO issuance (\$87.5 million).

# Direction

- Seeking City Council direction on holding a November 2023 Bond Program
- Seeking City Council feedback on the proposed projects and propositions:
  - Quality of Life
  - City Facilities
  - Public Safety Facilities
  - Roadways
  - Drainage
  - Economic Development
- Seeking City Council feedback on including a proposition for public art – Resolution No. R2013-021
  - Consider placing a standalone proposition for public art of 2-4% of capital improvement projects (excluding streets and drainage)

# Tentative Bond Election Timeline

- January: City Council Work Session
- March: City Council Work Sessions; Initiate committee meetings
- April – June: Committee meetings
- July: Final Report to City Council; Establish bond propositions
- August: City Council calls November election
  - A November 2023 bond election would need to be called between August 9th –21st.
- October: Early voting begins
- November: Election day – Tuesday, November 7, 2023

# Next Steps

- Establish new bond committee
- Develop a city-wide public education campaign
  - The City can only provide factual information related to a bond election. **City resources cannot be used to influence or attempt to influence the outcome of the election.**
  - Fact sheets for each project/proposition
  - Dedicated informational webpage developed

# Questions

