

# Denton Independent School District

Town of Cross Roads Agreements

September 24, 2024

## **SUMMARY:**

This item requests approval of two separate agreements with the Town of Cross Roads related to the start of construction on our High School #5 and our ongoing partnership with this municipality for property in which we share joint interest.

A third agreement related to our future partnership with the Town of Cross Roads detailing our joint management of shared property will also be included to be discussed with counsel in closed session for potential action (as a separate action item).

## **BOARD VALUE:**

Growth & Management... In pursuit of excellence, we value demonstrating effective and efficient management of district resources and providing leadership and/or oversight to ensure District meets all fiscal, legal, and regulatory requirements.

## **PREVIOUS BOARD ACTION:**

The Board approved an initial MOU with the Town of Cross Roads on December 12, 2023, which outlined the responsibilities and a framework for these current agreements.

## **BACKGROUND INFORMATION:**

DISD acquired approximately 113 acres of land within the Town of Cross Roads upon which it plans to construct HS #5 and a second Advanced Technology Center. DISD also acquired approximately 32 additional acres north of the future HS property, and granted shared ownership interest with the Town in exchange for the release of encumbrances which were formerly attached to this property.

## **SIGNIFICANT ISSUES:**

The first of two agreements is a *PreDevelopment and Professional Services Agreement* which outlines the District's willingness to partner in half of the preliminary costs of the design and development of the 32 acres in which we will share joint ownership responsibilities with the Town. The costs associated with the responsibilities outlined in this document have already been encumbered by the Town, and as such, we have modified their original requests to reflect the financial level in which we are willing to participate (maximum \$115,000).

The second agreement is an *Interlocal Agreement for the Acquisition and Development of Property for the Construction of a High School and Career and Technical Education Center* outlining our intent to work collaboratively with the municipality. After multiple negotiations back and forth with the municipality and review by both of our attorneys, we are prepared to present this ILA for consideration and action.

## **FISCAL IMPLICATIONS**

The primary fiscal implication following approval of these two agreements will be payment of half of the costs for professional services related to design and development of our land shared with the Town (32 acres), as outlined in the *PreDevelopment* agreement. Currently, we have an invoice for this full amount totaling \$107,007.50 for which we will authorize payment from I&S funds following official approval of this agreement.

Additionally, we will pay both plan review and permitting costs for construction of HS#5 as we would for any other project – those costs will be included with the approval of the GMP and total probable cost for that construction project.

**BENEFIT OF ACTION:**

The approval of these two agreements will clear the way for us to move forward with plan and permit approval immediately – we have assurances that we will be able to begin moving dirt on our HS#5 project starting in October, which is essential to meet our planned opening date of Fall 2027 for this campus.

**SUPERINTENDENT’S RECOMMENDATION:**

It is recommended that the attached *PreDevelopment and Professional Services Agreement* and *Interlocal Agreement for the Acquisition and Development of Property for the Construction of a High School and Career and Technical Education Center* be approved as presented.

**STAFF PERSONS RESPONSIBLE:**

Jeremy Thompson, Deputy Superintendent

**ATTACHMENTS:**

- PreDevelopment and Professional Services Agreement
- Interlocal Agreement for the Acquisition and Development of Property for the Construction of a High School and Career and Technical Education Center
- Tenants in Common Agreement (included as a potential separate action item following additional discussion)

**APPROVAL:**

Signature of Staff Member Proposing Recommendation: \_\_\_\_\_

Signature of Divisional Assistant Superintendent: \_\_\_\_\_

Signature of Superintendent: \_\_\_\_\_