

DALLAS SCHOOL DISTRICT NO. 2

LRFP/FINANCE JOINT COMMITTEE MEETING MINUTES

Thursday, November 13, 2025 at 5:30 p.m.
Dallas School District Board Room

Present: Tyler Ferrari, Rob Oglivie, Christy Perry, Jeffrey Hernandez, Emma Jackson, Austin Markee, Ed Dressel, Robert Spivey, Wendy Latta, Lydia Hodge, Stephen Burroughs, Tyler Lalack, Trista Girt, Tami Larson, Sara LeRoy

Absent: Kelli McGuire, Michael McCollum, Bob Archer

Guest: Charlie Mitchell, Director of Economic & Community Development, City of Dallas

Called to order at 5:30 p.m. by Vice-Chair Emma Jackson

1.0 Welcome and Introductions

2.0 **Approval of the November 13, 2025 Agenda:** Motion by Robert Spivey, seconded by Ed Dressel. The motion passed unanimously.

3.0 **Approval of October 16, 2025 Minutes:** Motion by Lydia Hodge, seconded by Robert Spivey. The motion passed unanimously.

4.0 Guest Report – City of Dallas

A representative from the City of Dallas presented data and projections to help understand current and future housing development, population changes, and potential impacts on school enrollment.

Key Points

1. Current & Upcoming Housing Development

- **Multifamily projects:** Over **700 apartment units** are in various stages of planning or construction; only one project is fully complete.
- **Single-family subdivisions:** About **385 new lots** are in the pipeline. Combined with multifamily, roughly **1,000 new dwelling units** may be built over the next **1–3 years**.
- Most projects are **market-rate**; only **Polk CDC** developments are targeted as affordable housing.
- Demographic details of incoming residents are **unknown**; the city recommends inviting real estate professionals who may have better insight.

2. Buildable Land Capacity

- The 2019 Housing Needs Analysis identified around **680 acres** of vacant buildable land within the UGB.
- At full buildout, the city could support about **4,000–4,500 new dwellings**.
- Some land may support **higher density** if zoning changes are requested and approved.
- Southwest areas are buildable but costly due to topography and lack of infrastructure; most future growth is expected on the **north side**.

3. Trends in Building Activity

- Building permits increased sharply around **2018** and have remained steady.

- Construction valuations have risen mainly due to rising costs, not volume.

4. County & City Population Trends (PSU data)

- Polk County's overall population is growing, but **slowing** compared to earlier projections.
- **Aging population:** The number of residents **65+** is increasing significantly and will represent roughly **22% of the population by 2050**.
- **Low fertility rates** and **increasing life expectancy** mean **natural population growth is flat or negative**.
- Net population gains will come mostly from **people moving into the area**.

5. School-Age Population Outlook

- The 5–19 age cohorts are **not growing** at the same pace as the general population.
- Several 5-year projection windows show **negative growth** in these age groups.
- This suggests:
 - Dallas will grow, but **not with children**.
 - School-aged population will remain **flat**, while older adult populations increase.
 - Enrollment declines are consistent with the broader demographic patterns.

6. Additional Notes

- Apartment bedroom/bathroom mix varies, but detailed unit breakdowns weren't available in the presentation.
- Most new multifamily units are market-rate, with rents likely starting around **\$1,200+** for smaller units.
- City does not regulate affordability but does regulate **density**.
- Annexations and infrastructure improvements will shape where development can occur.

5.0 Staff Reports

5.1 Elementary Building Capacity

A preliminary review of elementary school building capacity was conducted by evaluating how classroom spaces are currently utilized compared to historical use. Although enrollment has declined since earlier years, nearly all available spaces remain in use due to growing needs for specialized programs—particularly special education, behavior support, and small-group instruction. These specialized programs now occupy significantly more classrooms than a decade ago, reducing functional capacity even when student numbers are lower.

Initial estimates suggest some schools could reclaim a small number of classrooms for general education if enrollment increased, but only through reconfiguring special-use spaces. As the district considers long-term planning—including potential school consolidation—it will need deeper analysis of how many classrooms could realistically be converted, how building layouts affect flexibility, and how specialized student needs impact capacity. Additional work will include on-site tours, updated facility assessments, cost estimates for renovations or new construction, and continued review of enrollment trends.

5.2 Enrollment Study Information

The committee reviewed a recent OPB article highlighting Oregon’s statewide decline in public school enrollment and compared it with the district’s 2018 enrollment study. The 2018 study—completed before the pandemic using census data, historical enrollment, permit activity, and birth rates—outlined high, medium, and low growth scenarios. Despite significant statewide shifts since 2020, current district-wide enrollment, including charter schools, still aligns with the study’s low-growth projection.

The previous study cost about \$7,000, and a new study is expected to cost closer to \$10,000. An updated enrollment projection is required as part of the district’s long-range facilities planning process. While the same consultant could be used again, alternative providers such as PSU are available. Future studies will need to separate district and charter school enrollment to better support building-level capacity planning.

6.0 Discussion

The discussion centers on the district’s need for accurate, updated enrollment data to guide future planning and decision-making. Participants note challenges in tracking student movement, including transfers using alternative addresses and incomplete information on homeschool registrations. While transfer-in and transfer-out data is available through board and enrollment reports, it remains imperfect.

Given these data limitations and the age of the existing enrollment projection study, the group agrees that a new, updated enrollment projection is necessary—particularly to support upcoming long-range facility planning and informed board decisions. The consensus is that recommending the commissioning of a new enrollment study should be added to the board’s agenda.

Regarding current bond projects, the group clarified that they generally do not add student capacity. Most bond-funded work involves repairs, maintenance, and upgrades. The only potential new facility under consideration is a gym, which would expand PE space rather than classroom capacity. The high school CTE remodel provides some functional capacity improvements, but increasing enrollment was not part of the original bond planning.

7.0 Public Comment

There was no public comment.

8.0 Reports/Recommendations to Board

The committee discussed preparing a report for the upcoming school board meeting scheduled for the week of Thanksgiving. Key topics centered on the need for an updated enrollment study, which would inform long-range facility planning and future bond decisions. The group agreed that recommending a new enrollment study to the board is appropriate, given the outdated nature of the existing data and the study’s importance as a prerequisite for both the long-range facilities plan and any upcoming bond measures.

Additional items for potential inclusion in the board report include:

- Current progress on facility and demographic data gathering
- Consideration of building-specific capacity constraints (e.g., auditorium limits)
- A summary of city development information
- The limited usefulness of previous outreach to realtors for demographic insight

The group agreed that more data is still needed before making further recommendations. Several members volunteered to assemble and deliver the board report in the chair's absence.

9.0 Future Agenda Items

The committee discussed plans for the December meeting, agreeing that it will focus on school capacity and the district's facilities assessment. The meeting will begin at LaCreole Middle School, where capacity recommendations will be presented along with a tour of the building. The facilities assessment report from Bob is expected to be ready and will also be reviewed.

To support future discussions, staff will start an email thread asking committee members to submit questions. These questions will help structure upcoming agendas and guide preparation for future meetings.

10.0 Adjourn: 7:01 p.m. Vice-Chair Emma Jackson

Proposed 2025-26 Proposed Meeting Schedule

December 18, 2025

January 15, 2026

February 19, 2026

March 19, 2026