



COMMUNITY TASK FORCE BOND 2022



← Paving Our Path →

Recommendations to the Board of Trustees
January 18, 2022

Agenda

- Overview of the Task Force
- Key Information Items
- Recommendations
- Next Steps

Task Force Representatives

- Linda Chilcoat
- Kyler Smith
- MaryAnn Coleman
- Shannan Reid
- Ali Eichenberg
- Cline Piotrowski
- Jim Hostetler

A group of approximately ten people are captured in mid-air, jumping or dancing in a large, empty arena or stadium. The background shows rows of empty seats and a high ceiling with some lights. The entire image is overlaid with a semi-transparent red filter. The text "Task Force Overview" is centered in white.

Task Force Overview

Task Force Membership

- Nearly 60 citizens were invited to join this Task Force and 54 accepted the invitation.
- Task Force Members were nominated to ensure the **entire MISD community** was represented.
 - Parents & Non-Parents
 - Campus & District Staff
 - Community & Business
 - Mix of Backgrounds & Geographic Representation
- Including varying perspectives from the entire community is very important to the process.

Members

Deanna Bingham-Soape
Pati Burns
Tyler Bussell
Justin Champion
Linda Chilcoat
Mary Ann Coleman
Julie Craig
Ali Eichenberg
Alice Fisher

Jennifer Griffin
Jay Grimes
Jim Hostetler
Robin Holcomb
Emily Holiday
Natalie Kelly
Tracey Kerr
Phil Knutson
Brad Kocian

Rob Matchett
Robert McKee
Jessica McKinley
Nicole Meador
Eric Moons
Bobby Morris
Wade Nelson
Billy Norman

Members

Michael Ogorchock
Heather Orr
Tiffany Ortiz
Chiara Ott
Tessa Peterson
Pamela Petty
Cline Piotrowski
Joseph Piotrowski
Bo Poole
Mia Zahn

Shannan Reid
Dana Ritchie
Nate Robb
Angela Shiflett
Kyler Smith
Amy Stanley
Chantee Sullivan
Ken Thomet
Shannon Torcoletti
Calvin Waida

Gabi Whitlock
Kevin Wieghat
Kelly Williams
Gretchen Williamson
Eddie Winn
Jessie Yeager
Mia Zahn
Christian Zimmerman

Community Bond Task Force Charge

To help the district plan for the future, the Community Bond Task Force was charged to:

- **Represent the entire community** in the facility planning process
- Assist the district in **assessing and prioritizing** the District's current and long-term facility needs, including, but not limited to:
 - District growth and capacity
 - Building age, safety and condition
 - Facility and program comparability
 - Evolving educational delivery and programs

Community Bond Task Force Charge

- Consider the **educational needs of all students** and align recommendations with the district's mission, vision and goals
- Consider the district's current financial position and funding methods to develop a recommendation that is **fiscally sound**
- Report their findings to the Montgomery ISD Board of Trustees that will include **recommendations on how to proceed with the call of a bond election**

Task Force Meetings

| Meeting | Date | Time | Location |
|-----------|--------------------|------|--------------------------------------|
| Meeting 1 | Wednesday, Oct. 6 | 5:30 | MISD Education Support Center |
| Meeting 2 | Wednesday, Oct. 20 | 5:30 | Lake Creek HS |
| Meeting 3 | Wednesday, Nov. 3 | 5:30 | Montgomery HS |
| Meeting 4 | Wednesday, Nov. 17 | 5:30 | Keenan ES |
| Meeting 5 | Wednesday, Dec. 1 | 5:30 | Lincoln ES |
| Meeting 6 | Wednesday, Dec. 15 | 5:30 | Montgomery JH |



Paving our Path: Bond 2022



936-276-2000



Staff



Parents



Students



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Community Task Force

[Meeting 1 Presentation](#)

[Meeting 1 Minutes](#)

[Meeting 2 Presentation](#)

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[Meeting 3 Presentation](#)

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[Meeting 4 Presentation](#)

[Meeting 4 Minutes](#)

[Meeting 5 Presentation](#)

[Meeting 5 Minutes](#)

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COMMUNITY TASK FORCE

All meetings are on Wednesday evenings from 5:30-7:30 p.m.

October 6 @ MISD Education Support Center

October 20 @ Lake Creek High School

November 3 @ Montgomery High School

November 17 @ Keenan Elementary School

December 1 @ Lincoln Elementary School

December 15 @ Montgomery Junior High School



A blue-tinted photograph of a marching band. In the foreground, a person with long curly hair is seen from the side, wearing a jacket and playing a drum. Behind them, other band members are visible, some wearing masks and hoods, also playing drums. The background is dark, suggesting an outdoor night setting.

Key Information Items

Key Information Items

- Demographic Study
- MISD Strategic Plan
- Facility Assessment
- Construction Costs and Inflation
- District Tax and Financial Information
- District Strategic Plan and CTE Opportunities for Students

A blue-tinted photograph of a marching band. In the foreground, a person with long curly hair is seen from the side, wearing a jacket and playing a drum. Behind them, other band members are visible, some wearing masks and hoods, also playing drums. The background is dark, suggesting an outdoor setting at night or in low light. The overall mood is focused and active.

Demographic Study

Demographic Study

- Conducted by Population and Survey Analysts (PASA) in **early 2021**
- Presented to MISD Board of Trustees in April 2021
- Provided **enrollment projections** through October 2030
- 3 Growth Scenarios (Low, Moderate, High)
 - Moderate – **9,235 (Oct. 2021)** to 13,420 (Oct. 2030)
- 3 of 6 Elementary schools **over max capacity** by 2025
- LCHS **over max capacity** by 2025 ***

Projected Resident Elementary Students



| Elementary School | Max Capacity | Projected Resident EE-5th Grade Students | | | | | | | | | | | Net Transfers 2020-21 |
|-------------------|--------------|------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----------------------|
| | | Jan. 2021 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | |
| Keenan | 900 | 718 | 784 | 825 | 865 | 924 | 1,001 | 1,091 | 1,198 | 1,296 | 1,397 | 1,502 | 25 |
| Lincoln | 525 | 411 | 453 | 488 | 500 | 532 | 551 | 563 | 580 | 593 | 600 | 607 | -25 |
| Lone Star | 900 | 717 | 758 | 764 | 766 | 780 | 798 | 800 | 804 | 799 | 796 | 801 | -11 |
| Madeley Ranch | 900 | 762 | 800 | 803 | 824 | 849 | 874 | 897 | 914 | 918 | 913 | 910 | -27 |
| Montgomery | 900 | 458 | 525 | 555 | 575 | 615 | 659 | 710 | 770 | 833 | 914 | 995 | 77 |
| Stewart Creek | 900 | 696 | 744 | 781 | 811 | 870 | 943 | 1,018 | 1,098 | 1,173 | 1,248 | 1,318 | -39 |
| Total | 5,025 | 3,762 | 4,064 | 4,216 | 4,341 | 4,570 | 4,826 | 5,079 | 5,364 | 5,612 | 5,868 | 6,133 | 0 |

Orange highlights = years when Students exceed Practical Capacity by > 100%

Yellow highlights = years when Students exceed Practical Capacity by >120%

Projected Resident Junior High Students



| Junior High School | Max Capacity | Projected Resident 6th-8th Grade Students | | | | | | | | | | | Net Transfers 2020-21 |
|--------------------|--------------|-------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----------------------|
| | | Jan. 2021 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | |
| Montgomery | 1,400 | 1,105 | 1,053 | 1,071 | 1,118 | 1,168 | 1,214 | 1,251 | 1,319 | 1,391 | 1,479 | 1,589 | -21 |
| Oak Hills | 1,400 | 1,075 | 1,096 | 1,130 | 1,193 | 1,233 | 1,249 | 1,294 | 1,384 | 1,509 | 1,616 | 1,771 | 21 |
| Total | 2,800 | 2,180 | 2,149 | 2,201 | 2,311 | 2,401 | 2,463 | 2,545 | 2,703 | 2,900 | 3,095 | 3,360 | 0 |

Orange highlights = years when Students exceed Practical Capacity by > 100%

Yellow highlights = years when Students exceed Practical Capacity by >120%

Projected Resident High School Students



| High School | Max Capacity | Projected Resident 9th-12th Grade Students | | | | | | | | | | | Net Transfers 2020-21 |
|-------------|--------------|--------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-----------------------|
| | | Jan. 2021 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | |
| Lake Creek | 1,600 | 1,435 | 1,454 | 1,499 | 1,520 | 1,562 | 1,636 | 1,721 | 1,797 | 1,875 | 1,977 | 2,085 | 28 |
| Montgomery | 2,700 | 1,547 | 1,568 | 1,561 | 1,518 | 1,486 | 1,481 | 1,547 | 1,603 | 1,696 | 1,775 | 1,842 | -28 |
| Total | 4,300 | 2,982 | 3,022 | 3,060 | 3,038 | 3,048 | 3,117 | 3,268 | 3,400 | 3,571 | 3,752 | 3,927 | 0 |

Orange highlights = years when Students exceed Practical Capacity by > 100%

Yellow highlights = years when Students exceed Practical Capacity by >120%

Demographic Study Key Takeaways

- Growth appears to be **occurring faster than projected**
 - 9,235 (Projected) – 9,359 (Actual as of 10/20/2021)
 - 9,398 as of Friday, January 14, 2021
- Capacity Concerns:
 - Keenan Elementary – 784 (Projected) – 865 (Actual as of 1/10/2022)
 - LCHS – 1,454 (Projected) – 1,611 (Actual as of 1/4/2022)
 - OHJH – 1,096 (Projected) – 1,162 (Actual as of 1/4/2022)

A blue-tinted photograph of a marching band. In the foreground, a person with long curly hair is seen from the side, wearing a light-colored jacket and playing a drum. Behind them, other band members are visible, some wearing masks and hoods, also playing drums. The background is dark, suggesting an outdoor setting at night or in low light. The overall mood is focused and active.

Facility Assessment

Facility Assessment

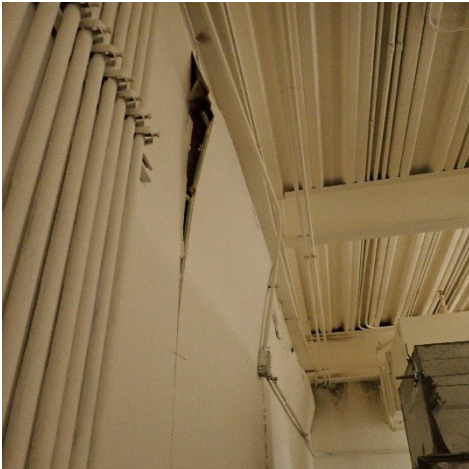
- In addition to the demographic study, MISD conducted a facility assessment in **May 2021**.
- Assessment prepared by Huckabee Architects & multiple engineering firms.
- The assessment outlines the **current physical conditions** of the facilities as ascertained from **visual observations** of each campus/building.
- The goal of the assessment was to observe the condition of each campus and **provide recommendations for improvement**.

Facility Assessment Components

The firms assessed the current condition of each building based on the following categories:

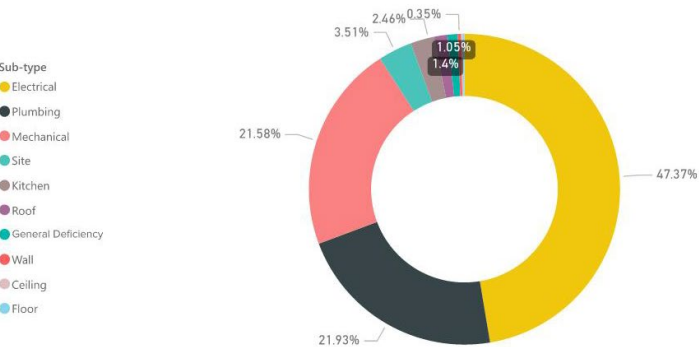
- **Exterior and interior** (facades, flooring, paneling, windows, etc.)
- Mechanical, electrical, plumbing, and technology infrastructure (**MEPT**)
- **Civil** (paving, foundations, parking, sidewalks, etc.)
- **Accessibility/Code** (ADA and code compliance, safety)
- **Roof** (repair or replacement)
- **Food Service** (kitchens, food service lines, equipment)

Campus Example: Montgomery High School

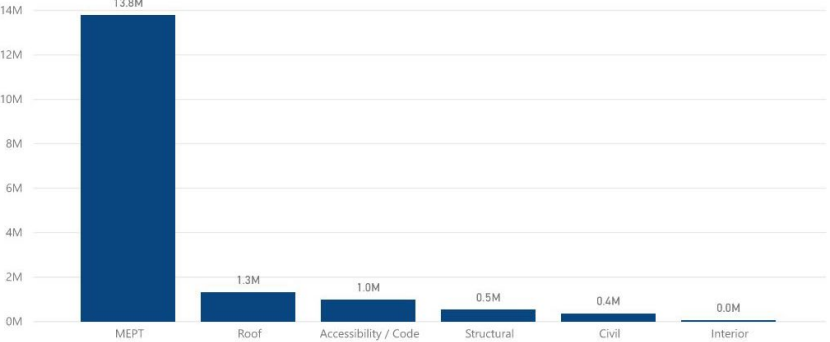


| | | |
|---------------------|------------------|------------------------------------|
| 19M Campus Total | \$41.88 \$/SF | 445,008 Facility Square Footage |
|---------------------|------------------|------------------------------------|

Number Of Deficiencies

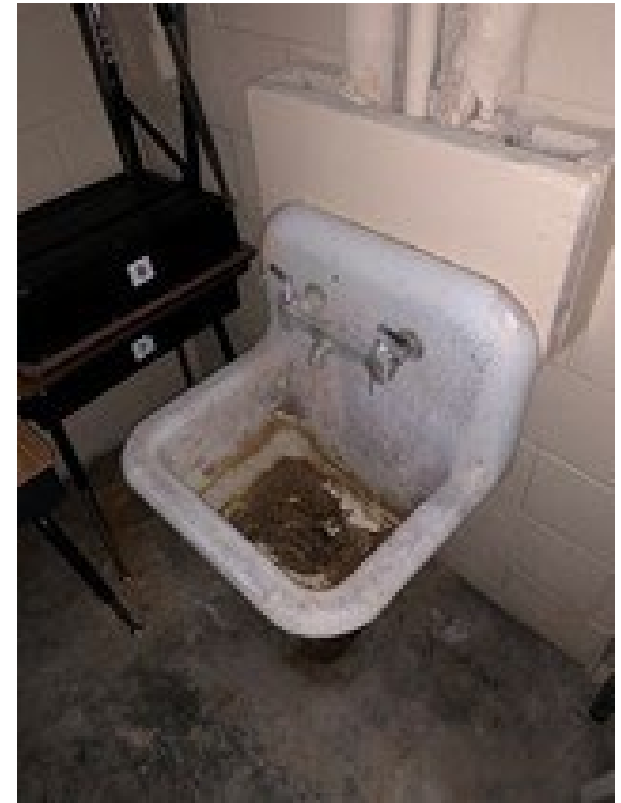


Cost by Deficiency Type



Facility Assessment

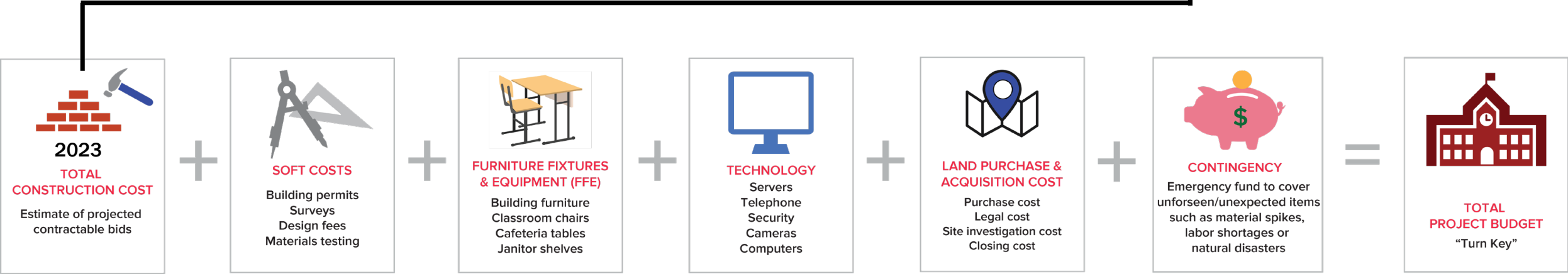
- The Facility Assessment found nearly \$70 million worth of repairs (in 2021 costs), improvements, and necessary changes for code compliance across the district.





Construction Costs and District Financial Information

Building a Total Bond Project Budget



M&O vs. I&S

Each year, a school district adopts two tax rates, which determine the total tax rate:



Maintenance & Operations
(M&O – aka general fund)



Interest & Sinking
(I&S – aka debt service)

Maintenance & Operations (M&O) Tax Rate

Funds the day-to-day maintenance and operations of the district:

- Salaries (for teachers and other staff)
- Bus repairs, maintenance and fuel
- School supplies and materials
- Utilities (electricity, water, etc.)

**For the average citizen
this is similar to:**

- ✓ House repairs
- ✓ Car fuel
- ✓ Routine services
- ✓ Groceries
- ✓ Cleaning Supplies
- ✓ Utilities

Interest & Sinking (I&S) Tax Rate

Funds debt repayment for “big ticket” items:

- New building construction
- Existing building renovations
- Land purchases
- Program-specific equipment
- Technology
- School buses

**For the average citizen
this is similar to:**

- ✓ New home purchase
- ✓ House renovations
- ✓ Land for a home
- ✓ New appliances
- ✓ New home computer
- ✓ New car

Local Tax Effort



The Annual District Budget is passed by the School Board of Trustees.
80% of the District's M&O budget supports personnel salaries and related costs.

Subject to Recapture



I&S funds may only be used to repay debt.

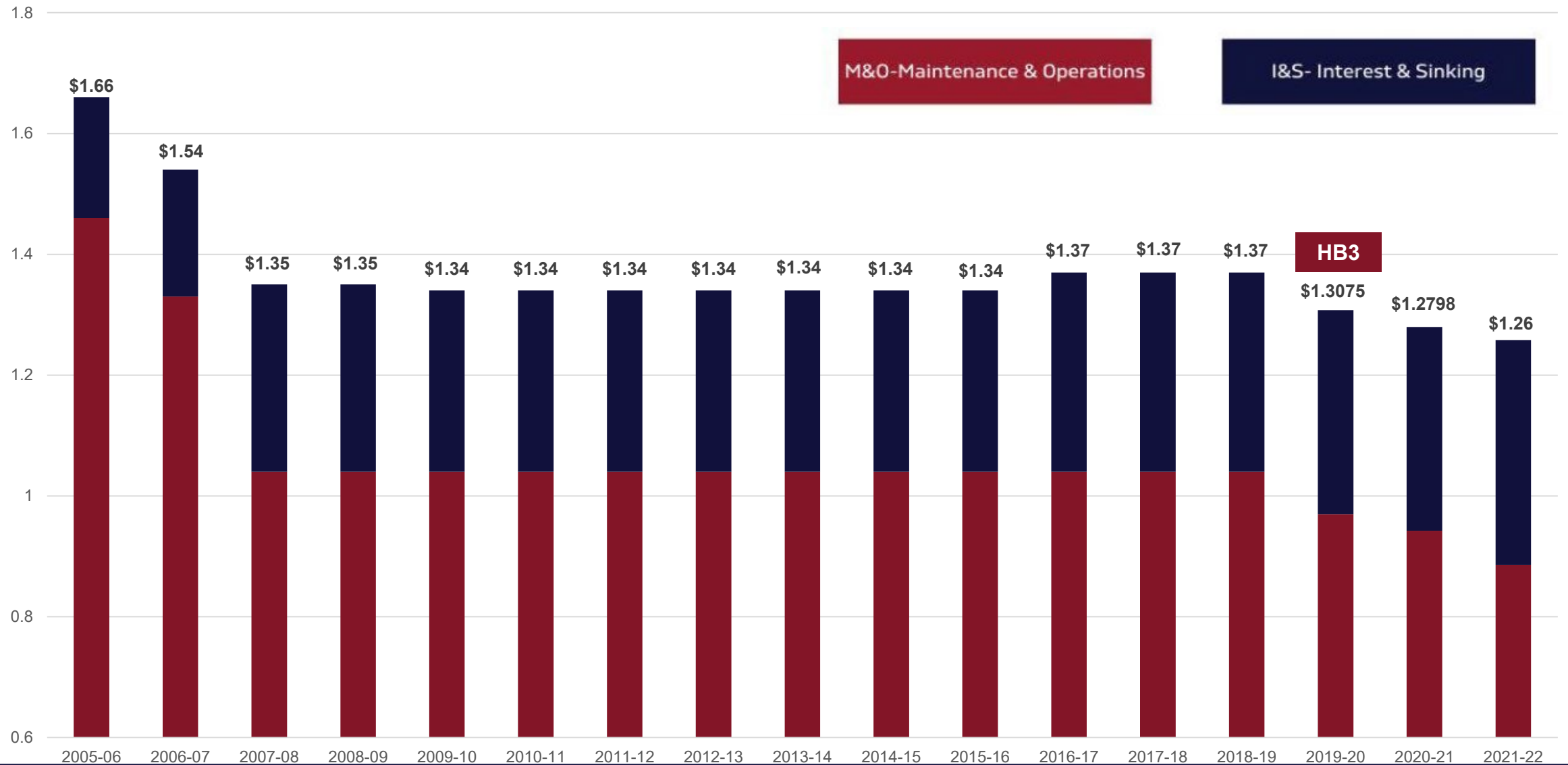
They cannot be used for salaries, utilities or other day-to-day expenses.

100% of the Funds Stay Local

Current Tax Rate

$$\begin{array}{rcccl} \text{M\&O} & & \text{I\&S} & & \text{TOTAL} \\ \text{TAX RATE} & & \text{TAX RATE} & & \text{TAX RATE} \\ \hline \$0.8857 & + & \$0.3743 & = & \$1.26 \\ & & & & \text{per \$100 of} \\ & & & & \text{property value} \end{array}$$

Montgomery ISD Tax Rate History



A blue-tinted photograph of a marching band. In the foreground, a student with long curly hair is seen from the side, wearing a jacket and playing a drum. Behind them, other students are also playing drums, some wearing hoods and masks. The background is dark and out of focus.

District Strategic Plan and CTE Opportunities for Students

The Strategic Plan Journey



Bond-Related Strategies and Initiatives

The Strategic Plan helped MISD identify a series of key goals and strategies to achieve them. One set of goals focused on CTE opportunities for students.

Goal 1 – Academics

"Provide educational facilities that support a full range of CTE courses addressing college, career and military readiness expectations"

"Broaden paths for CTE Programs, including guidance/education for parents and students in choosing these paths at both the junior high and high school level"

Career and Technical Education (CTE)

- Career and technical education programs offer a sequence of courses that provides students with **coherent and rigorous** content.
- CTE content is aligned with challenging academic standards and relevant technical knowledge and skills needed to prepare for **further education and careers** in current or emerging professions.
- About 36% of students not going to college after graduation

Ultimate Findings

Based on the information studied, the Task Force found that these three things were the main drivers of need:

- Growth
- Facility Upgrades
- Career and Technical Education (CTE) Opportunities

That led the Task Force to unanimously support a recommendation of a \$326,907,090 bond election for district facility improvements, new schools, a central CTE center, and more.

A group of young people are dancing in a large, modern hall with rows of empty seats in the background. The scene is illuminated with a strong red light, creating a vibrant and energetic atmosphere. The dancers are in various dynamic poses, suggesting a lively social event or performance.

Recommendations

Final Consensus

When considering each individual project, the Task Force determined that 2/3 (66%) consensus was required for a project to be included in the total bond package.

Once the total bond package was determined, the Task Force unanimously agreed they could support recommending this bond package to the Board of Trustees.

Growth Projects

Construct New Elementary #7

\$43,492,119

- Alleviate overcrowding of elementary schools
- Designed for 900 student capacity (similar to Keenan ES)

Construct Addition to Lake Creek High School

\$27,882,715

- Provides additional 900 student capacity
- Provides additional classrooms and science labs

Land Purchase

\$15,000,000

- Provides funding to purchase land for ES #7, JH #3, & Centralized CTE / Ag Science Center

Design & Pre-Construction Services for Junior High #3

\$6,000,000

- Provides for design and other related services for future JH #3

Growth Projects

New Buses

\$6,325,000

- Provides additional buses to accommodate growth
- Replaces buses that have exceeded useful life

Technology Devices

\$5,400,000

- Provides class set of devices for grades PK - 5
- Provides individual technology for grades 6-12

Facility Upgrade Projects

District-wide Facility Upgrades

\$75,000,000

- Upgrades to all MISD campuses / departments
- HVAC, Roofing, ADA, Lighting, Plumbing

Infrastructure to Enhance Classroom Technology

\$21,008,364

- Classroom technology improvements to every classroom in MISD
- Network cabling, wifi, etc.

Safety & Security

\$5,059,754

- Upgrades to security cameras, intrusion alarms, fencing
- Additional security equipment

Transportation Facility Renovations

\$8,622,248

- Replaces fueling station at the Liberty Center & provides facility improvements at both Transportation centers

Facility Upgrade Projects

Comparability Improvements

\$15,000,000

- Makes MISD campuses / programs comparable
- Playground equipment & shade structures, furniture, fine arts improvements

Athletic Complex Renovations & Expansion

\$8,514,045

- Renovates existing press box, elevator, artificial turf
- Additional seating capacity, restrooms/concession stands & locker rooms

MHS Athletic Renovations

\$1,284,436

- Resurfacing of tennis courts & lighting upgrades at Auxiliary stadium

Cover Batting Cages at LCHS

\$743,759

- Covers existing batting cages at LCHS

Install Artificial Turf for Baseball/Softball Fields

\$4,371,418

- Provides artificial turf at MHS/LCHS baseball/softball competition fields

Career & Technical Education (CTE) Projects

Centralized CTE Center

\$61,611,905

- Provides centralized center for CTE
- Expands CTE offerings (automotive, cosmetology, and more)
- Appropriate lab / shop spaces

Centralized Ag-Science Center

\$21,314,167

- Animal pens, show arena
- Instructional spaces for Vet Tech classes

Task Force Bond Recommendation

In compliance with state law, the bond package may be split into three propositions:

- **Prop A:** School Facilities, Land and Buses: \$312,993,045
 - **Prop B:** Athletic Complex – \$8,514,045
 - **Prop C:** Technology Devices – \$5,400,000
-
- **Total Recommendation:** \$326,907,090



Questions?

Estimated Tax Impact

A \$326,907,090 bond election would result in an estimated \$0.007 I&S tax rate increase.



That equates to an increase of \$22.29 per year on a \$350,000 home.

A blue-tinted photograph of a marching band. In the foreground, a person with long curly hair is seen from the side, wearing a light-colored jacket and playing a snare drum. Behind them, other band members are visible, some wearing masks and hooded sweatshirts, also playing drums. The drums have "YAMAHA" and "MARCHING" visible on them. The background is dark and out of focus.

Next Steps

Key Election Dates

- Deadline for Board to Call the Election: Friday, February 18, 2022
- Deadline to Register to Vote: Thursday, April 7, 2022
- Early Voting: April 25 – May 3, 2022
- Election Day: Saturday, May 7, 2022

A group of young people are dancing in a large, empty hall with rows of seats in the background. The entire image is overlaid with a semi-transparent red filter. The text "Thank you!" is centered in the middle of the image in a white, bold, sans-serif font.

Thank you!

Web Resources

- Paving our Path Bond 2022 Info:
<https://www.misd.org/cms/one.aspx?portalId=70144917&pageId=70847181>
- Community Task Force Info:
<https://www.misd.org/cms/One.aspx?portalId=70144917&pageId=70847208>
- MISD Strategic Plan: https://cdn5-ss5.sharpschool.com/UserFiles/Servers/Server_70144833/File/Departments/Communications/Strategic%20Plan%20Updated%20Nov%202021.pdf
- MISD Strategic Plan Progress:
<https://www.misd.org/cms/one.aspx?portalId=70144917&pageId=70804210>
- MISD Demographic Report and Facility Assessment:
https://www.misd.org/departments/finance/financial_transparency

Task Force Bond Recommendation

| Project | Percentage | Include? | Cost |
|---------------------------------|------------|----------|--------------|
| LCHS Expansion | 96.4% | YES | \$27,882,715 |
| New Elementary #7 | 89.2% | YES | \$43,492,119 |
| Central CTE Facility | 86.5% | YES | \$61,611,905 |
| New Buses | 100% | YES | \$6,325,000 |
| Transportation Facility | 100% | YES | \$8,622,248 |
| Technology Infrastructure | 100% | YES | \$21,008,364 |
| Safety & Security | 100% | YES | \$5,059,754 |
| District-Wide Facility Upgrades | 97% | YES | \$75,000,000 |
| Comparability | 92% | YES | \$15,000,000 |
| Land Purchase | 100% | YES | \$15,000,000 |
| Technology Devices | 86% | YES | \$5,400,000 |

Task Force Bond Recommendation

| Project | Percentage | Include? | Cost |
|--------------------------------------|------------|----------|---------------|
| Central Ag Science Center* | 57% | YES | \$21,314,617 |
| JH #3 – Design Only | 70% | YES | \$6,000,000 |
| MISD Athletic Complex Renovation | 88% | YES | \$1,826,643 |
| MISD Athletic Complex Expansion | 66% | YES | \$6,687,402 |
| MHS Athletic Renovations | 92% | YES | \$1,284,436 |
| Turf for BB/SB Fields | 68% | YES | \$4,371,418 |
| Cover Existing Batting Cages at LCHS | 79% | YES | \$743,759 |
| TOTAL COST | | | \$326,907,090 |