



Meeting 3 Agenda & Minutes

Meeting 3: Wednesday, November 3, 5:30 p.m., Montgomery High School

1. Meeting 2 Recap, Survey Results & Poll – Kris – 20 min
 - Permission to Post Names
 - Reviewed school finance key points
 - Reviewed key takeaways from meeting 2 small group discussion
 - Group voiced any additional comments
 1. How far behind we are on transportation needs (buses) and technology

Survey Results

MISD asked parents, staff, and some students various questions about the district, facilities, and a potential bond referendum. Survey results show that the large majority of parents and staff agree that the district should pursue a bond program for general facility improvements, athletics, fine arts, growth needs, transportation needs

Poll - the group participated in a text poll with two questions:

*Based on the information discussed thus far, do you believe the district legitimate needs? **97% said yes**

*If so, do you believe a bond election is warranted at this time to consider addressing these needs? **100% said yes**

2. Bonding Capacity & Tax Rate Scenarios – Lucas Janda (District's financial advisor) – 15 min
 - Bonding Capacity is based on Property Tax Base, I&S rate, Term, Repayment Structure, Competing Goals
 - MISD's revenues are in a great spot to support debt, MISD has a strong tax base (didn't decline during recessions or COVID)
 - Scenario 1: \$200,000,000 & no change to the I&S tax rate (sold over 3 years)
 - Scenario 2: \$300,000,000 & no change to the I&S tax rate (sold over 4 years)
 - Scenario 3: \$350,000,000 & 2-cent increase to I&S tax rate (sold over 4 years)
 - Texas voters will have the opportunity to decide if they want to increase the homestead exemption from \$25,000 to \$40,000. That will decrease taxable value enough that each of these tax rate scenarios would result in lower tax payment than the current payment
3. Quick Review of Building Total Bond Projects – 5 min
 - Project costs are made up of assessment costs, then escalated based on current and projected rates for the time it would take to complete the project, soft costs, furniture, equipment, etc
 - Construction escalation is increasing dramatically in the current market
4. Potential Projects & Cost Analysis – 15 min
 - Growth – New Facilities & Additions: \$161,596,506
 - New Elementary School: \$52,463,423

- Lake Creek High School Expansion: \$28,938,832
- New Central Career & Technology Facility: \$62,825,783
- New Ag Barn: \$9,368,468
- Land Acquisition: \$8,000,000
- Facility Upgrades & Improvements
 - Assessment Items: \$78,067,826
 - Elementary: \$28,591,377
 - Junior High: \$10,199,319
 - High Schools: \$32,559,880
 - Comparability: \$25,000,000
 - Athletics: \$5,099,309
- Auxiliary Facilities & Support Upgrades
 - Auxiliary & Support Facilities: \$23,299,989
 - Transportation & Maintenance Facility
 - Relocation of ESC
 - Temporary Buildings
 - New Buses: \$6,325,000
 - Technology, Safety & Security: \$24,222,304
 - Technology infrastructure/model classroom tech
 - Emergency radio coverage
 - & more
- Total: \$323,611,015
- **Questions about projects:**
 - Q: Do we need more new schools than just these?
A: the demographic report projects that we our immediate need is on the elementary level and the JH level will hit capacity later in the 10 year period
 - Q: would putting the CTE Center in the ESC mean a total tear down of the ESC?
A: Yes. The relocation of the ESC would go in an existing building.
 - Q: Are you considering the operations budget needed for all of this since it will wear out?
A: that is one of our goals from the strategic plan is to come out of this process with a capital improvement plan
 - Q: what was the money used for in the 2015 bond?
A: in addition to LCHS, Keenan ES, and Oak Hills, nearly every campus was touched by the 2015 bond, security improvements, **MISD will provide more information on these things so the task force is equipped** *(specifically bond history)
 - Only 4 facilities not touched in last bond:
 - Q: can we see an example of HS that have kept CTE programs on campus rather than a centralized location and see costs for that?
A: we can look at that and discuss it, it's of course an option
 - Q: will we get to see the itemized things for these costs?
A: absolutely, these are simply the preliminary thoughts for the task force to begin the process with

5. Project Rotations - 20 min each – 60 min

- Small group rotations to discuss projects in each category
- Gave feedback using red/green/yellow dot stickers (red = does not support, yellow = need more information, green = supports)
- covering 3 categories in this meeting, will cover 3 in the next
- The notes from each group discussion are at the end of this document

1. Growth

2. Aging Facilities: Secondary & ESC
3. CTE

6. The meeting conclude with a tour of MHS.

Growth Notes:

- Is elementary rezoning a temporary option? This would be difficult on families/the student.
- Work with developers to identify/save school sites
- Limit open enrollment; move any LCHS open enrollment to MHS?
- Need additional scope and cost breakdown for ES#7 and LCHS Expansion
- Athletics at LCHS are at capacity too – can the expansion include these spaces?
- Need to be securing land now
- We may be being short sided with this plan – should plan further/for more aggressive growth
- Consider land/facility for new ESC
- LCHS already over capacity – need expansion now
- Need to be doing all we can to get county to widen 2854 – serious safety issue
- Is the land next LCHS available for purchase?

Growth Voting:

	New Elementary			LCHS Expansion			Land Acquisition		
	Green	Yellow	Red	Green	Yellow	Red	Green	Yellow	Red
1	12	3	0	13	1	0	10	2	2
2	8	1	0	9	0	1	9	1	0
3	13	0	0	13	0	0	13	0	0
Total	33	4	0	35	1	1	32	3	2
	89.2%	10.8%	0%	94.6%	2.7%	2.7%	86.5%	8.1%	5.4%

CTE Notes:

- GPA
- Enrollment
- Cafeteria at the Central facility?
- Does it impact sports?
- Benefits:
 - Staffing quality
 - Certifications
- Need to know what programs will be at Central facility vs at each high school
- Ag barn is to share between schools?
- Consider adding ag barn at LCHS and improve the one at MHS
- Student attendance early AM and after school – realistic to get the time needed?
- Want #s/information to consider CTE at both high schools

- Course selection issues?
- Salaries for CTE teachers?

CTE Voting:

	Centralized CTE Facility			Ag Barn		
	Green	Yellow	Red	Green	Yellow	Red
1	8	1	1	7	3	0
2	12	3	0	1	13	1
3	9	5	0	4	9	0
Total	29	9	1	12	25	1
	74.4%	23%	2.6%	31.6%	65.8%	2.6%

Facility Upgrades: Secondary & ESC Notes:

- Is it normal to see maintenance items in a bond?
- What was previously done at MHS?