



## **MISD Facilities & Growth Planning Committee**

### **Meeting 2 Notes**

Monday, August 1, 2016, 6:00 pm  
MISD Center for the Performing Arts

#### **1. Welcome**

Jeff Brogden, Associate Superintendent, Facilities & Bond Programs, welcomed everyone back to the second MISD Facilities & Growth Planning Committee meeting and welcomed those who were attending the meeting for the first time. Mr. Brogden recapped the first meeting, which included an overview of the committee process and charge, state of the district, Vision 2020, previous bond programs, and planning work completed thus far. He then gave an overview of the meeting's agenda.

#### **2. Select Chairpersons, Secretary**

Dr. Kim Cantu, Assistant Superintendent of Human Resources, reviewed the chairperson and secretary roles presented at the last meeting. She stated that several members of the committee had expressed interest in serving in a leadership role. Two people were selected to serve as the Committee Chairpersons: Debra Frizzell and Scott Albin. Debbie Van Cleave was selected as Secretary of the committee. VanDella Meniffee and Chad Crafton were selected as Subcommittee Chairs, and we'll be looking for additional Subcommittee Chairs as we form those groups in future meetings.

#### **3. Define Consensus**

Debra Frizzell and Scott Albin came forward to lead the committee in defining what consensus will mean for the group. Ms. Frizzell gave an overview of what consensus was, while Mr. Albin explained different levels of consensus. After small table discussion and deliberation from the committee, the committee decided that consensus would be 75 percent of the members.

#### **4. How School Finance Works**

Dr. Karen Wiesman, Associate Superintendent of Business & Finance, explained to the committee that school funding comes from federal, state, and local funds. She elaborated on what each source means. Dr. Wiesman also explained tax rates and the adopted 2016-17 budget for MISD.

**Question:** What is a comfortable amount to have in a fund balance?

**Answer:** Three-month's worth of operations.

Dr. Wiesman continued on to talk about funding through debt service, bonds, and funding feasibility. A financial advisor is hired to look into bond programs. She noted that Mansfield ISD has no Capital Appreciation Bonds (CABS), which have fluctuating interest rates. Dr. Wiesman stated that MISD is in a good place financially.

**Question:** When does the financial advisor come into the picture?

**Answer:** The advisor looks at the debt structure based on the dollar amount the committee decides meets the needs. He comes toward the middle to end of the process.

**Question:** How much of MISD's bond history has been paid off?

**Answer:** Everything from 2002 and previous.

**Question:** Wealth per student affects state funding?

**Answer:** It can. We aren't in danger of being in Chapter 41 (a TEA mandate requiring school districts that are property wealthy to share their wealth with school districts that are property poor) as long as students keep enrolling.

**Question:** What is the threshold to be a Chapter 41 district?

**Answer:** \$350,000 wealth per student. (Read more about Chapter 41 [here.](#))

**Question:** What were the projects for all the previous MISD bond elections?

**Answer:** There is a slide in the meeting 1 presentation that lists them all out.

The committee took a 10-minute break.

## 5. Demographic Projections

Mr. Brogden reconvened the meeting with an overview of the demographic report. The epicenter of growth continues to be east of State Highway 360 (SH 360). Sixty percent of new students will come as a result of new construction. Mr. Brogden also explained the enrollment projections for elementary, intermediate, middle, and high schools.

**Question:** Do the projections of apartment complexes include the properties and zonings along State Highway 360?

**Answer:** It was not known, but Mr. Brogden said he will look into it.

**Question:** Is every projection based on the moderate projection?

**Answer:** Yes.

Mr. Brogden further explained that SH 360 will bring a lot of growth with more retail centers, multi-family developments, etc. Members then got into small groups to discuss the district's growth needs and possible solutions.

**Question:** Is there a possibility of the City of Mansfield stopping multi-family developments?

**Answer:** Probably not because if an area is already zoned as a multi-family development, it is very hard and expensive to change it.

**Question:** When will the apartments along SH 360 be completed?

**Answer:** In the fall of 2018.

**Question:** How long does it take to design and build a school?

**Answer:** With prototype buildings, the entire building can be completed in 13-14 months. Custom-built schools can take anywhere from 26-54 months depending on the grade level.

Members then summarized what they discussed in their small groups with the following comments reported:

- Based on the demographic projections, it is apparent that a whole new set of schools – Elementary, Intermediate, Middle and High – need to be built in the southeast region of the district within the next five years.
- When looking at enrollment, future projections and the capacity of our current schools, it looks like that redrawing attendance lines and moving kids around will not address the growth. We have concerns what the growth will do to the class sizes. We need to address the growth so that it does not negatively impact learning.
- We could explore the possibility of redrawing attendance boundaries (which is complicated and travel must be considered) or adding onto existing schools (considering the required square foot ratio per student). However, we think that a whole new set of schools is most likely needed.
- Our goal should be to be innovative and explore ways we can be flexible as growth ebbs and flows. If you build it, they will come. We should also strive to be respectful to our taxpayers.
- The projection numbers speak for themselves. We need to address the growth and be innovative and creative.
- We need to do our due diligence to validate projections. For example, look at new snapshots of enrollment. We should also consider the district's philosophy on facilities including maximum student school sizes and 5A vs. 6A.
- We need to build new campuses to address the growth but we could also explore expanding existing campuses.

## 6. Closing & Questions

Homework for committee members include:

1. If you haven't already, complete the online Committee Member Questionnaire. (Email [growthplanning@misdmail.org](mailto:growthplanning@misdmail.org) if you have not received one.)
2. Visit and review [www.MISDPlanningCommittee.org](http://www.MISDPlanningCommittee.org) (the committee website).
3. Visit and review [www.MansfieldISDBond.org](http://www.MansfieldISDBond.org) (the Bond 2011 website).
4. Review the demographic slides or report for better understanding.

Members should remember to bring their assigned binder to each meeting.

The next meeting is Monday, August 15, 2016 at 6 p.m. in the cafeteria of Lake Ridge High School.