



New Braunfels Independent School District

2017 Facilities Planning Committee Meeting Minutes

DATE: January 9, 2018

LOCATION: NBISD Boardroom, 430 W. Mill St.

Present:

Leigh Ann Dees, Jennifer Faulkner, Keith Fontenot, Bryon Gardner, Brian Gibson, Ashli Goodspeed, Gina Jones, Elaine Lang, Sandra Littlejohn, Courtney Lyons-Garcia, George Ortiz, Wes Stamps and Brad Wehring

Absent:

Heather Andrus, Joe Castilleja, J Lee Deardorff, Brandon Dietert, Kimberley Dunbar, Kristen Fain, Shaun Gibson, Shelly Malatek, Elizabeth Mullins, Faride Nasser, Jason Ragsdale, Valerie Rodriguez, Jim Streety, Danielle Taylor, Molly Waldrip and Bryan Woods

NBISD Staff and Board Members in Attendance: Kathy Kenney, Vickie Pursch, Steve Brown, Keith Smith, Sherry Harrison, Duane Trujillo, Michael Calta, Jerry Clark, Rebecca Villarreal, Kara Bock, Leah Droddy, Dave Heefner, Randy Moczygemba and Jeff Lightsey

Called to order at 6:01 p.m.

The Superintendent did the following to open the meeting:

- Gave a brief overview of the information shared at the last meeting;
- Presented a short PowerPoint with the following information

Facility Committee Priorities as of 12/12/17

- Eliminate NGC building (demolish building)
- Address older elementary schools
 - Carl Schurz, Seele, Lamar
- Portable buildings should only be temporary
- Consider expanding Support Facilities
- Consider Bond Election in 2018

Bond Election Guidelines

- Bond elections typically address projects needed within the next five years
- Bond elections should balance capacity and facility needs with tax rate impact
- Bond projects need to be designed to fit within the scope of comprehensive plans for full build out of NBISD
- A goal of any bond project should be to leave all possible options open for future decision makers

Projected Capacity Needs

- NBMS will reach capacity by 2021
- ORMS will not reach capacity prior to 2024
- NGC will not reach capacity any time soon
- NBHS will reach capacity (10-12) by 2026
- NBHS will not reach 3,000 enrollment (9-12) prior to 2027

Proposal for 2018 Bond Election

- NBMS is the only campus projected to have need for additional capacity within the next five years (projected 2021-22)

- Several options have been presented for accommodating capacity needs at NBMS
- What other priorities could/should be addressed in a possible 2018 bond election

Combining Priorities into a Bond Proposal (One idea)

- Construct a new middle school with a capacity of 1,500 on district owned land on Walnut adjacent to Klein Road Elementary
 - Projected Cost: \$53,010,000
- Relocate NGC to NBMS
 - Projected Cost: minimal
- Demolition of Ninth Grade Center Building
 - Projected Cost: \$1,000,000

Combining Priorities into a Bond proposal continued

- Construct a 900 capacity elementary school at NGC site to replace Carl Schurz and Seele Elementary Campuses
 - Projected Cost: \$24,500,000
- Carl Schurz Elementary Utilized for School of Choice and DAEP and additional space for Support Services
 - Projected Cost: minimal
- DAEP Building: (San Antonio St.) Placed on Market
 - Projected Cost: \$350,000 (to move fiber connectivity)

Combining Priorities into a Bond proposal continued

Total Projected Bond Proposal - \$90,000,000

- New Middle School - \$53,010,000
- Demo NGC - \$1,000,000
- New Elementary = \$24,500,000
- Relocate Fiber = \$350,000
- Additional Capital Needs = \$11,140,000

Tax Implications of Bond Proposal

- Total Projected Bond Proposal: \$90 million
- Current I& S tax rate: \$0.32

YEAR	RATE/ \$100 VALUATION	INCREASE OVER CURRENT RATE
2019	\$0.35525	\$0.02975
2020	\$0.37500	\$0.04950
2021	\$0.37677	\$0.05127
2022	\$0.36824	\$0.04274
2023	\$0.36101	\$0.03551
2024	\$0.34045	\$0.01495
2025	\$0.33741	\$0.021191
2026	\$0.33508	\$0.00958

The NBISD Debt Service Cash Flow Summary – Preliminary page depicted the current debt through 2040 and projected tax rate through 2026. ([See PowerPoint to view entire summary](#))

Committee Priorities Met by Proposal

- Eliminate NGC Building
- Address Older Elementary Schools

- Carl Schurz eliminated as elementary
- Seele eliminated as elementary
- Creates opportunity for renovations for Lamar
- Allows Acreage for Expansion of Support Facilities
- No Portables
- Can all be accommodated in 2018 Election

Other Benefits of this Proposal

- Address capacity needs within the next 5 years
- Tax rate increase \$.05 or less over 6 years
- Fits very well within discussions of comprehensive plan
- Does not eliminate any other options as discussed by the previous 3 Facilities Committees

NBMS SOLUTIONS: #1

- Utilize Science Classrooms – 2021-2023
- Float Teachers – indefinitely
- Or utilize portables – indefinitely
- Does not eliminate Ninth Grade Center Campus
- No Bond Election
- No Tax Increase

NBMS SOLUTIONS: #2

- Construct Additional Classroom Wing at NBMS to take capacity to 1,850
 - Will provide capacity until NBMS campus is needed for a High School campus
- Projected Cost = \$29,640,000
- Does not eliminate NGC Campus
- Requires a bond election
- Would potentially increase I&S Tax Rate by 7/10 of a cent

NBMS SOLUTIONS: #3

- Construct a new Middle School with a capacity of 1,500 on district owned land on Walnut adjacent to Klein Road ES
 - Will provide capacity for the current NBMS attendance zone through full district build-out
- Projected Cost = \$53,010,000
- Requires a bond election
- Would potentially increase I&S Tax Rate by 3.5 cents
- NBMS Campus could become the NGC Campus

NBMS SOLUTIONS: #4

- Complete construction of NBMS to become a 3,200 student capacity high school
- Move current NBMS to current NBHS
- Eliminates NGC Campus
- Projected Cost = \$142,650,000
- Requires a bond election
- Would potentially increase I&S Tax Rate by 10 cents
- There are potential options to reduce the cost

Questions to be determined

- Capacity and number of middle schools at full build-out to accommodate 4,500 students
 - 3 – 1,500 capacity
 - 4 – 1,200 capacity

- Capacity and number of high schools at full build-out to accommodate 6,400 students
 - 2 – 3,200 capacity
 - 3 – 2,200 capacity

The group then discussed the date to call a bond election. They went over the pros and cons of May 2018 versus November 2018.

Admin then asked what else they needed moving forward:

- They want more video or photos of the middle school designs from the architects
- They want a timeline on what they need to do and how
- They want to know if they (the FPC) are ready to propose a bond, what are the next steps (vote, written recommendation, etc.)

The committee then began a group discussion and developed the following talking points:

2019 – Start construction of a new middle school

2021 – New middle school opens, 9th Grade Center moves to NBMS, demolition of 9th Grade Center

2022 – Start Construction of a new elementary school

2023/2024 – New elementary opens, move Lamar students to Seele, SOC & DAEP moves to Carl Schurz

Any concerns with a proposal to build a new middle school for 1,500? Most are built for 1,200-1,500 students.

How are we going to present the proposal?

- A 1,500 student middle school will meet the needs at maximum build-out.
- 9th Grade Center land will be used for critically needed facilities.
- If we don't build and stay at 9th Grade Center, we will possibly need portables (at current NBMS).
- Stepping stone as we move to building out NBMS to a high school in the near future as part of the phases.
- A new elementary facility
- A comprehensive plan looking at a variety of needs
- Using existing building for relocations

New elementary to combine Carl Schurz and Seele

- No concerns with this as it will add value
- A much-needed, newer school within walking distance of downtown

New middle school

- Programs equal to the current middle school
- It will just be a little larger with a student capacity of 1,500

Need the following:

Advantages/disadvantages of a May 2018 versus a November 2018 bond election

Timeline wanted

Time frame for a May election

Adjourned at 8:16 p.m.

Minutes prepared by: Rebecca Villarreal, NBISD Director of Communications