



New Braunfels Independent School District

2017 Facilities Planning Committee Meeting Minutes

DATE: January 26, 2017

LOCATION: NBISD Boardroom, 430 W. Mill St.

Present: Heather Andrus, Michael Calta, Dana Castilleja, Sammy Cervantez, Leigh Ann Dees, Brandon Dietert, Kimberley Dunbar, Stephanie Ferguson, Keith Fontenot, Brian Gibson, Shaun Gibson, Ashli Goodspeed, Gina Jones, Christie Lawson, Bill Lewis, Sandy Littlejohn, Courtney Lyons-Garcia, Shelly Malatek, Elizabeth Mullins, Faride Nasser, George Ortiz, Jason Ragsdale, Wes Stamps, Jim Streety, Danielle Taylor, Molly Waldrip and Brad Wehring.

Absent: Joe Castilleja, J Lee Deardorff, Kristen Fain, Jennifer Faulkner, Bryon Gardner, Elaine Lang, Brandon Mills, Robin Nowotny, Valerie Rodriguez, Kathy Stockstill, and Bryan Woods.

NBISD Staff in Attendance: Randy Moczygemba, Victoria Pursch, Kathy Kenney, Steve Brown and Rebecca Villarreal.

Called to order at 6:04 p.m.

Superintendent Moczygemba welcomed everyone and thanked everyone for volunteering to serve on the committee. He informed the group that we did not form this committee to plan a bond, instead he would like the committee to develop a long-range facilities plan.

During a short icebreaker, each of the FPC members introduced themselves along with the NBISD administrators that were in attendance.

The superintendent presented the following draft of the Committee Charge: "Develop a comprehensive plan for projected build-out of NBISD based on strategic targets."

When will NBISD need to build a new high school?

NBISD will need to open a new high school once the high school enrollment target of 3,000 students is achieved in order to maintain the same level of programs and to be able to financially operate both campuses. It would take approximately 3 years to open a new high school, if we started today. The bond election process would take up to 12 months and then construction would be at least 18 months, if we added onto the existing NBMS. Based on enrollment projections, it would be 2022 before we need to start the process to build a second high school.

Other future discussion topics:

- Future size of the campuses (i.e., 1,000 at elementary, 1,500 at middle school, 3,000 at high school)?
- What programs are we willing to do without in order to have smaller campuses (i.e., art teachers at elementary, orchestra, middle school athletics)?
- Do we want to provide more opportunities for students to participate in athletics and extracurricular activities with smaller secondary campuses?

Components of the Comprehensive Plan

New Construction – building more campuses

Renovation – we have some campuses that are aging

Land for Future Campuses – need for more land to accommodate projected enrollment

Campus Configurations – discuss how big to make campuses and if future high school be a traditional or magnet campus

Campus Considerations

Campus size/enrollment – benefits, funding implications
Curriculum content – what to add, continue and/or bring back
High School configurations – critical to talk to the students

Collaboration will be needed to get to our goal. FPC will need to work with the groups to develop the Comprehensive Plan: parents & community; district staff & Board; and Students (High School).

Strategic Targets

When do we open schools? How can we afford to open them?

Factors to consider:

- Enrollment
- Bonding Capacity
- Tax impact

Result: Ability to meet construction needs – when they happened with whatever tax rate is acceptable to this community

Facility Age Chart

Moczygemba displayed the age chart and discussed the need for facility equity between our aging facilities and newer facilities. The chart displayed the year the school was built and when and how it was renovated. It also included the square footage and acreage of each site. He suggested we could go on field trips to view the facilities, especially for those that have not seen all of our campuses. He will leave it up to the FPC to decide if field trips are desired as part of the committee experience.

He spoke briefly about the traffic issue at the intersection near Walnut Springs, County Line and Memorial Elementary. He conceded that we have not been able to find a solution to fix that situation.

The NBISD Education Center is more than 100 years old. NBISD recently purchased the former Wells Fargo Building and Seele Plaza on Walnut Avenue to serve as a future administration building to accommodate the growth of staff and support the future growth.

We also need to add the Legend Pond elementary site and the other piece of property owned by NBISD that is located behind Westpointe Village to the facility chart.

Ten-Year Forecast from Demographers Report (Completed in 2010)

Only one slide from the report was included in the presentation, but the entire report will be posted online for easy reference.

5-year growth = 1,482
2021-22 enrollment = 10,700
10-year growth = 3,517
2024-25 = 12,003

Build-out Study:

21,382 developed acres
Current residential parcels 16,037 not including multifamily (apartments)
8,283 students at that point in time
Vacant developable acres 12,674

New resident homes at build out 20,849
Full build out – ES 8,512; MS 4,603; HS 6,232 = Total 19,347
Total Campuses needed at build out – ES 11.35; MS 4.61; HS 3.13 = Total 19.09 campuses

Major task is to figure out community expectation with regards to campus size and configuration (2 high schools of 3,000 or 3 high schools with 2,000 students). Committee needs to take in to consideration program growth. Current High school can only hold 2,200 students at full capacity. What can we afford to support?

Note: These numbers are for reference. Administration needs the committee to develop their own numbers for NBISD to follow.

Build-out Study: Composite Zone Totals- District

Zone 8 will have 4,912 students which equates to 2.35 ES; 1.21 MS; and .97 HS for that one zone at build-out

Some members inquired about K-8th grade campuses. Superintendent told the FPC members that have data to share to please bring that date to share with committee. The FPC members are encouraged to bring their ideas and information to share with the committee.

Existing vs. Build-out Conditions

Current student yield per house is .48 which means that every house that comes online has ½ of a student (.23 ES; .11 MS; and .14 HS students)

Summary

Strong housing marketing
Build-out would be 30 years
Goal is to plan at least 10 years out with this committee

Additional Information

Selection of a Committee Chair and Vice Chair will need to be held soon. Below are the brief job descriptions of the positions.

Committee Chair - will be responsible for organizing the meeting agenda with the help of the Superintendent and administrative staff. The Chair will call the meetings to order and proceed over the meetings. The NBISD staff will provide administrative support for the committee.

Vice Chair - will assume the duties of the Chair in his/her absence. The Vice Chair will also have input on the agenda and planning of the committee.

Organization of Future Meetings

- Length – want to keep only during allotted time; need input on length of the meeting;
- Date & time or Doodle Poll – is there a certain day of the week or of the month that works well; does doodle poll work for everyone; consensus was yes; and 6-8 p.m. was also the consensus of the group.
- Frequency - How many meetings a month? Once a month or more often? Suggestion from a committee member is to break out into groups with one large monthly group meeting and then have subgroups come to intermediate meetings or when the group needs to go on a field trips on off weeks

Delivery of Data and Documents

NBISD will post the handouts, power points, minutes, etc. online – if paper copies are needed please let us know.

Chairman suggestions – Joe Castilleja was nominated by Jim Streety and Brian Gibson nominated himself. One committee felt that a district employee such as Mr. Gibson would be a conflict of interest. Gibson later withdrew his nomination.

We will need a bio on those interested in the serving. The committee also suggested on voting for an assistant or vice chair.

FPC also sees a need for a subcommittee on high schools. Sandy Littlejohn offered to chair that committee or help.

NBISD will send the bios to the committee and vote during or before the next meeting

Adjourned at 8:19 p.m.

Minutes prepared by: Rebecca Villarreal, NBISD Director of Communications