



New Braunfels Independent School District

2017 Facilities Planning Committee Meeting Minutes

DATE: February 16, 2017

LOCATION: NBISD Boardroom, 430 W. Mill St.

Present:

Michael Calta, Dana Castilleja, Joe Castilleja, Kimberley Dunbar, Kristen Fain, Jennifer Faulkner, Stephanie Ferguson, Brian Gibson, Shaun Gibson, Ashli Goodspeed, Elaine Lang, Bill Lewis, Shelly Malatek, Faride Nasser, George Ortiz, Wes Stamps, Jim Streety, Brad Wehring, and Bryan Woods.

Absent:

Heather Andrus, Sammy Cervantez, J Lee Deardorff, Leigh Ann Dees, Brandon Dietert, Keith Fontenot, Bryon Gardner, Gina Jones, Christie Lawson, Sandy Littlejohn, Courtney Lyons-Garcia, Brandon Mills, Elizabeth Mullins, Robin Nowotny, Jason Ragsdale, Valerie Rodriguez, Kathy Stockstill, Danielle Taylor and Molly Waldrip.

NBISD Staff and Board Members in Attendance: Jerry Clark, Vickie Pursch, Kathy Kenney, Sherry Harrison, Kara Bock, Steve Brown and David Heefner

Called to order at 6:05 p.m.

Members that were not present at the last meeting gave brief introductions of themselves.

Superintendent introduced the administrators in attendance. He spoke about the resources the FPC would be utilizing in the future as part of the process such as the Build-Out Study produced in April 2015 by Templeton Demographics.

The FPC will have discussion on the size of the campuses and configurations. NBISD will also provide financial data to allow the FPC to write and produce a long-range plan to present to the Board.

NBISD Build-out Study (April 2015)

- Definitions of Terms in Study
- 10-year Forecast By Campus – growth is evident around the district with the amount of new developments; NBISD uses conservative projects; have been on target to date; seeing 200-300 students a year; 3,517 students projected in the next 10 years (ending 2025)
- Current District Land Use Map – most developable area is outside of Loop 336 on west side of district
- Build-out Zones – based on geographic areas; map broken done by ES attendance zones; additional zones broken out by inside/outside Loop 337; Walnut Springs zone broken by east/west of IH-35; a total of 13 planning zones in NBISD; list includes single family, multi family, mobile home, commercial, institution industrial, infrastructure and vacant land
- Zone by Zone Build-out Conditions – each of the 13 planning zones have the same key; each slides includes projected student enrollment totals for this zone at build-out are by Elementary, Middle and High School; with current rezoning going in effect in August 2018, the new elementary zones may now be able to hold projected build-out
- NBISD District Totals – lists totals for all zones; includes total acres, total developed acres, current residential parcels; projected residential acres; total projected by grade levels, build out by grade

levels; based on following capacity of ES = 750 students, MS = 1,000 students, and HS 2,000 students; full build-out will require 11.35 ES schools, 4.61 MS schools, 3.13 HS

- Composite Zone Totals – District – breaks out totals by grade levels
- Composite Zone Totals East/West of IH-35 – show projects on each side of the interstate
- Composite Zone Totals Above Loop 337 – projected build-out by this area of district
- Existing vs. Build-out conditions – must stay focused on the blue side of chart that lists the Build-out conditions rather than Existing Conditions; current student yield is .48 (Elementary .23; MS .11; and HS .14); build-out shows 19,347 total students; using the yield as multiplier we will have 8,512 ES students, 4,603 MS students and 6,232 HS students; IMPORTANT NOTE: The “Total Current Students” is NBISD’s actual student enrollment, the yield as a multiplier factors in that all residential units at build-out could have homeschoolers and private school students

Questions and Answers:

- Request for more background on demographer: Templeton Demographics has been used in the past for NBISD’s demographics, the company is widely used across the state to provide demographics; NBISD is now taking this task in-house with the use of GuideK-12 to import the district’s specific data; NBISD will refine the yield numbers every time it is necessary to be as accurate as we can be; intend to show the FPC the plat data at a future meeting and the process for planning facilities in the future; NBISD still plans to use the demographer to check data.

Election of Chair and Vice Chair

NBISD sent out an email to the members to collect nominations for the FPC Chair and Vice Chair. The vote for the two positions was held during the meeting.

Motion to approve Joe Castilleja as Chair was made by acclamation

1st - Michael Calta

2nd – George Ortiz

Elected by majority vote.

Two candidates sent in self-nomination for the Vice Chair position. The candidates are Michael Calta and Courtney Lyons-Garcia. Mr. Calta was in attendance and shared his bio with those in attendance. Mrs. Lyons-Garcia was not able to attend, however, her bio was shared to the group for consideration.

Motion to elect tonight by ballot:

1st – Brian Gibson

2nd - Kimberley Dunbar

Votes Cast:

12 for Michael Calta

7 for Courtney Lyons-Garcia

Brainstorming Activity

What does this community want (number of schools and enrollment size) when we have 6,200 high school students at build-out?

Group broke out into four groups:

Group 1 – Joe Castilleja, Stephanie Ferguson, Jennifer Faulkner and Brad Wehring

Group 2 – Brian Gibson, Elaine Lang, George Ortiz, Michael Calta and Ashlie Goodspeed

Group 3 – Brian Woods, Shelly Malatek, Dana Castilleja, Faride Nasser and Bill Lewis

Group 4 – Jim Streety, Wes Stamps, Kristen Fain, Kimberly Dunbar and Shaun Gibson

Instructions: Think major ideas. 20 minutes to brainstorm. Spokesperson will present each group’s ideas.

Questions & Answers:

Q: How many acres do we have so we can position facilities such as a competition stadium in a central location for use by more than one high school?

A: That is what we want you to come up with and brainstorm about. NBISD has several properties around the district that are suitable sites. There is a map that can be shared with the group.

Q: How long does it take to build a high school?

A: Approximately 3 years

Q: Once the high school is built in the existing place of the NBMS, where will those middle school kids go?

A: You are going to tell us that.

Other comments from the Superintendent:

The bigger the school, the more money you have to develop and add programs.

85% of district costs goes towards salaries like any other ISD in the state

Past ideas included some current sites being used for a different level of school (County Line and Walnut Springs combining to build a middle school, but site was not large enough and the drainage was a challenge)

Group 1 Ideas:

Go on a field trip maybe on a Saturday.

On our own go see the school at pick-up and drop-off times.

We need more data

Magnet programs within the school to give more opportunities

Creative alternatives that other districts are experiencing

Need a better feel for current inventory

What kind of bond would be looking at? When eligible?

We will need to pay if we want quality education. We were the first community to have tax referendum.

Group 2 Ideas:

Discussed what was the right size

Want academic achievement, programs such as career and sports

How attached is alumni to old high school?

Need to look at building new state-of-the-art school

How will charter schools effect projections?

Pros/cons of having one or two athletics complexes

Convert the current high school into a Ninth grade center or middle school

Group 3 Ideas:

Tax impact on 2/3 high school

What is our bond payoff?

Students = opportunities

Safety is important

Unified programs and where to put it

Population data points – when we will be able to do something or miss it completely?

Group 4 Ideas:

Keep Ninth Grade Center as long as possible

2 high schools at 3000

Centralized sports (?)

Cost savings to build new schools if we build centralized sports facilities, won't need to buy such a large site for school.

70 acres by Klein for Middle School site
80 acres behind Westpointe HEB
15 acres at Legend Pond – perfect size for elementary

Comments from Superintendent:

Need to stay focused on plan for high school and middle school since that is the capacity issue that is the most pressing. We will discuss elementary schools later in the process.

Also need to stay focused on what is best for kids and on academic quality.

Bonding capacity will also be discussed at a later date. In 2025 we will pay of a considerable amount of our indebtedness. Population growth and new business will continue to give us more tax revenue without increasing tax rate.

Portables will also be discussed at some point. They depreciate rapidly and very few are being used in the district for instruction. They are not normally used as classrooms for the students. They are not a good financial decision, but sometimes they are a necessity.

We will send out available dates for March through the Doodle poll. The time will remain from 6-8 p.m.

Chair Castilleja suggested 5:30-7:30 p.m. and keep at 2 hours. That will allow us to go to 8 p.m., if needed.

Upcoming polls will include the option of 5:30 p.m. start and 6 p.m. start times.

Adjourned at 8:19 p.m.

Minutes prepared by: Rebecca Villarreal, NBISD Director of Communications