



# Long Range Facilities Planning Committee

September 21, 2023

# WELCOME FROM YOUR SUPERINTENDENT

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Dr. Joshua Garcia  
Superintendent



# TRANSCEND<sup>4</sup>

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Collaboration | Communication | Critical Thinking | Creativity

Charlotte Bachand  
Facilitator

[Charlotte@transcend4.com](mailto:Charlotte@transcend4.com)

281.380.7938

# AGENDA

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- WELCOME & INTRODUCTIONS
- CHARGE TO COMMITTEE
- NORMS & PROCESS OVERVIEW
- DECISION MAKING MODEL
- HISTORY OF FACILITY IMPROVEMENTS  
SINCE PRIOR BOND
- SCHOOL FINANCE 101
- CITY UPDATE
- CLOSING





# INTRODUCTIONS

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Name

Occupation

Connection to **KISD**

Best Vacation Ever



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# TABLE ACTIVITY

You are on vacation and are seated at a community table with others you don't know. During conversation everyone shares where they are from and a little about themselves.

It is during this conversation that someone at the table asks you....

What makes **KISD** such a great district?

What makes **KISD** so unique and special?

# WELCOME FROM THE BOARD OF TRUSTEES

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Drew Peterson, President  
KISD Board of Trustees



## CHARGE TO THE COMMITTEE

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The Kaufman ISD Long Range Facilities Planning Committee is charged by the Board of Trustees, in the spirit of ***Preparation, Purpose and Pride***, to:

- prioritize the needs of *ALL KISD students* and make decisions that will enable all students to receive an exceptional education in preparation for the future;
- represent the *expectations and values of the community*;
- consider projects that will provide a *safe and secure educational setting* for students and staff; and
- make recommendations that *enhance the district's capacity* to provide conditions for quality teaching and learning within the parameters of *fiscal capacity and responsibility*

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# HOUSEKEEPING

- All relevant materials and information will be distributed to you as handouts.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The KISD Leadership Team is here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will help yield optimum results for this committee and your community.

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# GROUND RULES

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- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting

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# Q&A PROCESS

- Each table will discuss the information presented and select one question to ask. Table facilitator will ask the question.
- Unanswered questions or concerns will be placed on the 'parking lot' to be answered later via email or website post.

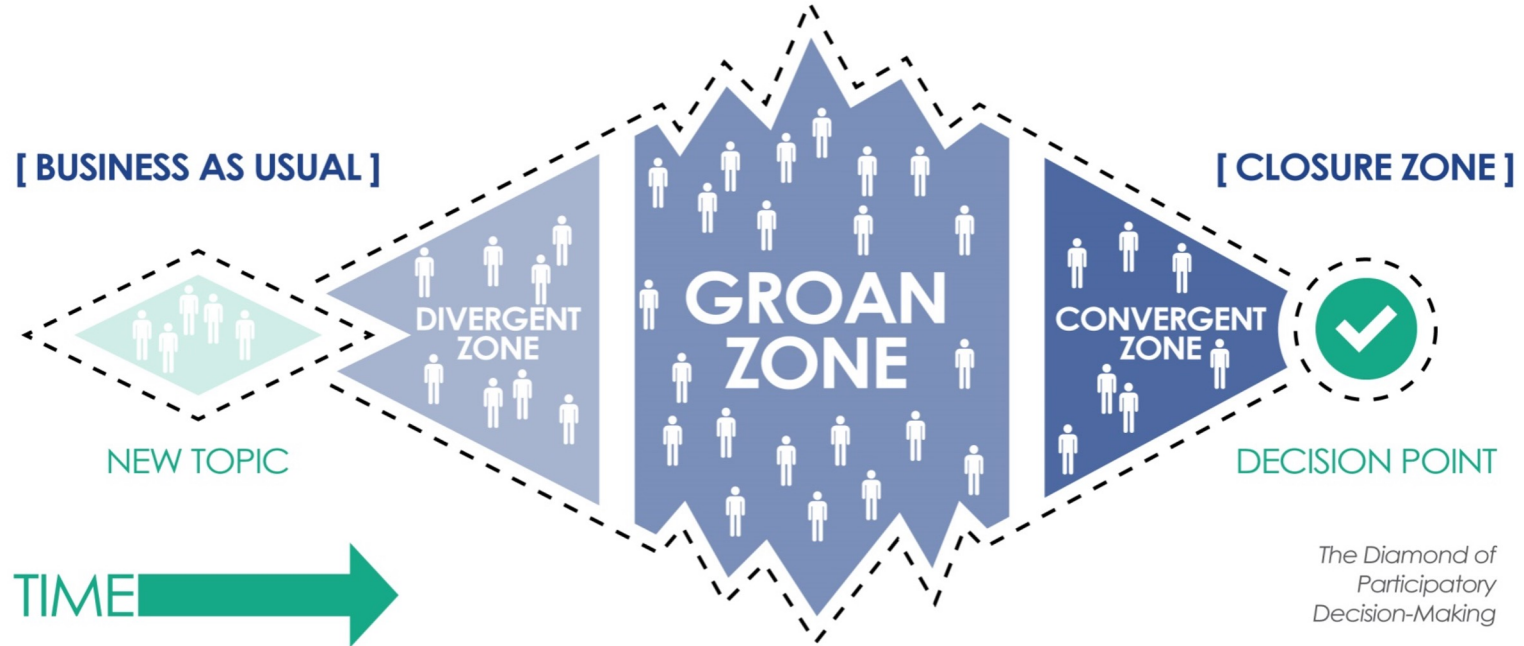
# CONSENSUS & GRADIENTS OF AGREEMENT

ENDORSEMENT	ENDORSEMENT WITH A MINOR POINT OF CONTENTION	AGREEMENT WITH RESERVATIONS	ABSTAIN	STAND ASIDE	FORMAL DISAGREEMENT, BUT WILLING TO GO WITH THE MAJORITY	FORMAL DISAGREEMENT, WITH REQUEST TO BE ABSOLVED OF RESPONSIBILITY	BLOCK
"I like it."	"Basically, I like it."	"I can live with it."	"I have no opinion."	"I don't like this, but I don't want to hold up the group."	"I want my disagreement noted in writing, but I'll support the decision."	"I don't want to stop anyone else, but I don't want to be involved in implementing it."	"I veto this proposal."

*This scale makes it easier for participants to be honest. Using it, members can register less-than-whole hearted support without fearing that their statement will be interpreted as a veto.*

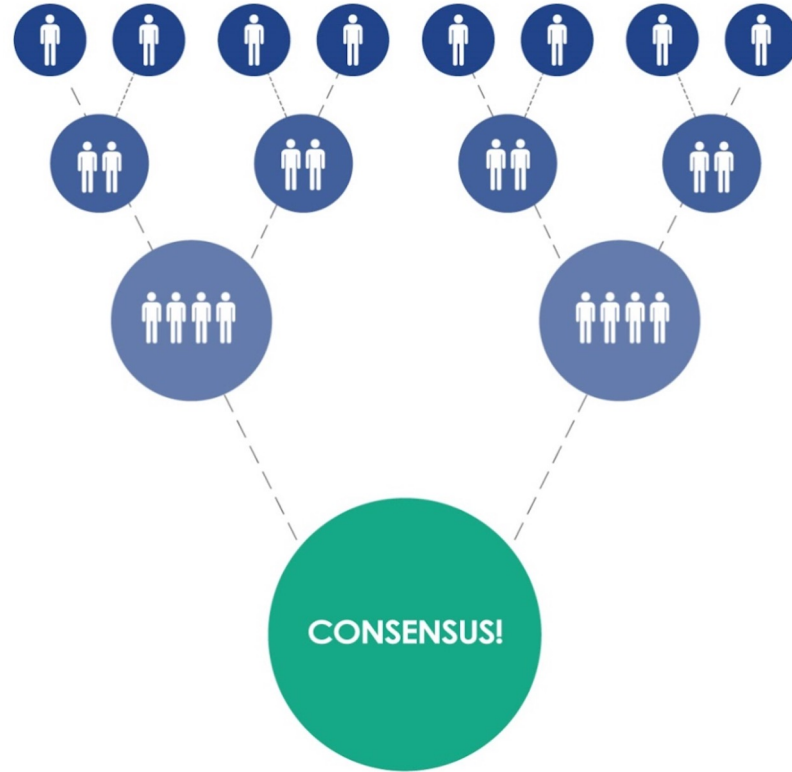


# DYNAMICS OF GROUP DECISION-MAKING



# CONSENSUS BUILDING MODEL

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# Meeting Overview

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## Meeting #1 - 9/21/23

Process, timeline, vision, end goal

Charge from Board of Trustees

Gradients of Decision Making Model

School Finance 101

Facility Update

City Update

## Meeting #2 - 10/26/23

Demographic Report

Facility Needs Assessment

## Meeting #3 - 10/28/23

Facilities Tour

## Meeting #4 - 11/9/23

Project Priority Presentation

## Meeting #5 - 11/30/23

Financial Advisor Presentation

Priority Worksheet and Mock Vote

## Meeting #6 - 1/11/24

Final Questions and Concerns addressed

Package Development with CoVoice

## Board Presentation - 1/16/23

Recommendation by Committee to BOT

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# History of Facility Improvements

Dr. Jeff Roberts, Ed. D., RTSBA  
Executive Director of Human Resources & District Operations

# 2014 Bond - New High School & Updates

On August 11, 2014, the KISD Board of Trustees voted unanimously to call a \$57.5 million bond election for November 4, 2014.

**Pre-Bond**



**Post-Bond**



# 2014 Bond - New High School & Updates

**Pre-Bond**



**Post-Bond**





# 2014 Bond - New High School & Updates

## Library Enhancements



## Dr. Blaylock Fine Arts Center



# Fund Balance Projects

**Softball - Turf Field**



**Replaced A/C Units & Roof Improvements**





# Fund Balance Projects

**Stadium Video Board (2022)**



**Track Resurfacing (2023-In Process)**



# Fund Balance Projects

## Safety & Security Upgrades



## Door Alarms



# Safety Grant Projects

## Security Needs

Our first priority in KISD is to ensure that each child returns home safely each day.

In order to facilitate the safest environment possible, updates to doors, locks, cameras, alarms, servers, lighting, phone systems, and entry access points are crucial.



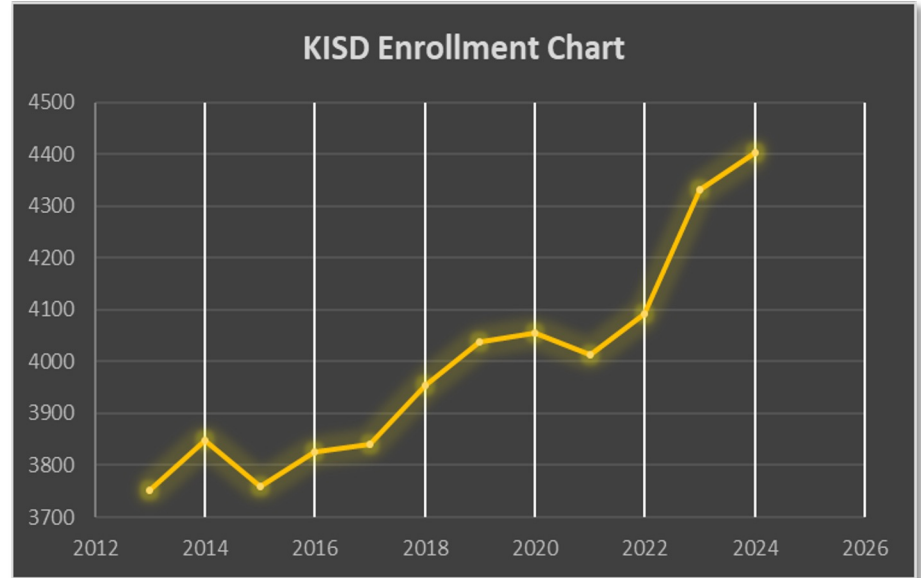
## HB 3 Requirements (1 Officer on Each Campus)



# Fast-Growth District

Kaufman ISD must work to meet the needs of ALL students.

- 2013 Enrollment: 3,752
- Current Enrollment: 4,403
- Functional Capacity of Campuses: 4,546



[DALLASNEWS.COM](https://dallasnews.com)

## Kaufman County Is the Fastest Growing County in the Country

The 800-square-mile county is seeing more than 30,000 new homes being built or in early development stages in its six biggest cities

By DallasNews.com • Published December 28, 2022 • Updated on [December 28, 2022](#)  
at 2:43 pm





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# Table Talk Q&A Process

# School Finance 101

## The Basics

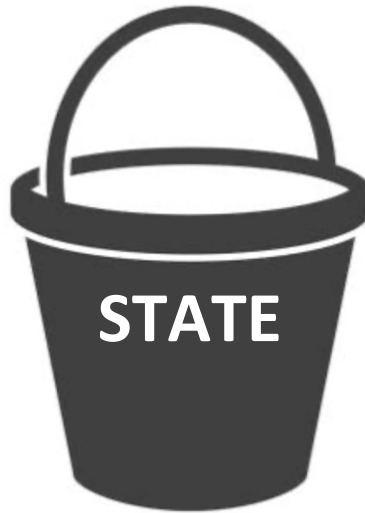
Grant Miller  
Chief Financial Officer



# Where does the **REVENUE** come from?



Local Property Taxes  
Athletic Gates  
Donations



Formula Funding  
State TRS Contribution  
State Grants



NSLP & SBP  
Title Funding  
Indirect Costs

# Local REVENUE



Local Property  
Taxes

Athletic Gates  
Donations

- Local Revenue is primarily comprised of Local Property Taxes.
- Property taxes are broken into two categories.
  - Maintenance and Operations
  - Interest and Sinking

## M&O Tax

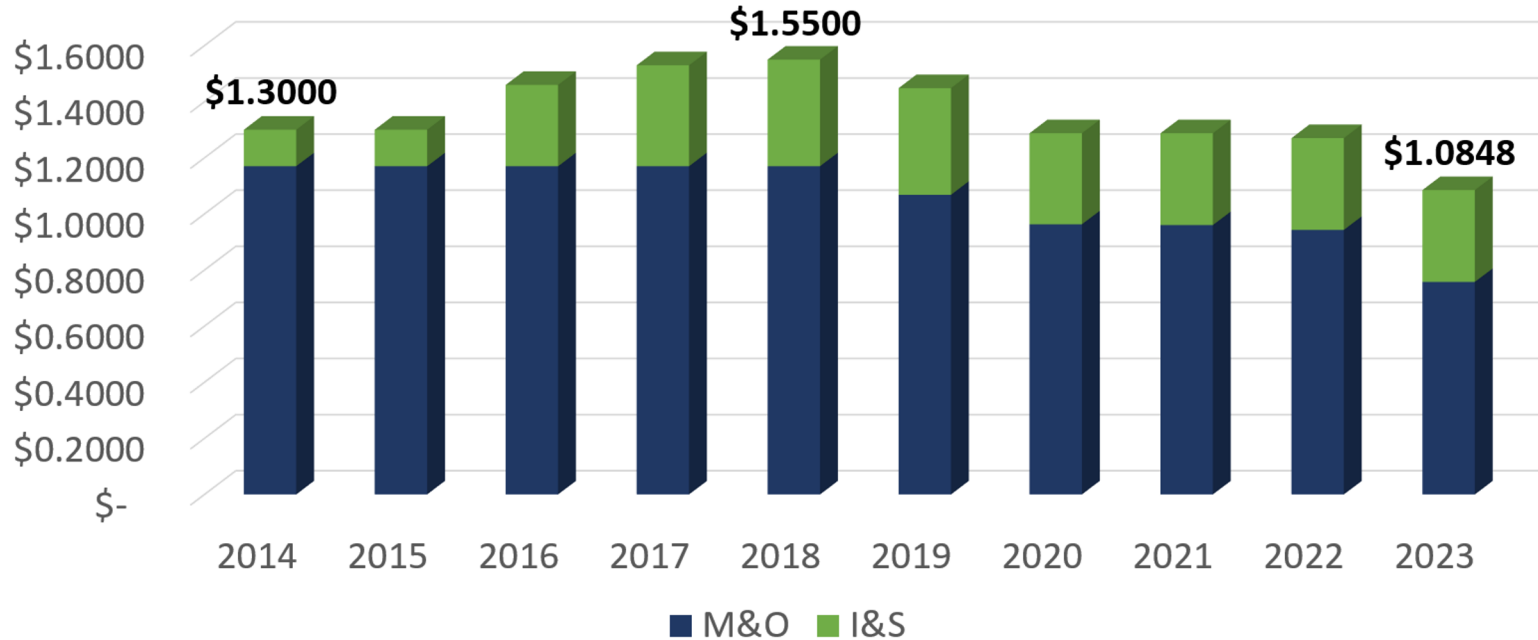
- Staff Salaries and Benefits
- Instructional Supplies
- Staff Development
- Maintenance / Utilities
- Transportation

## I&S Tax

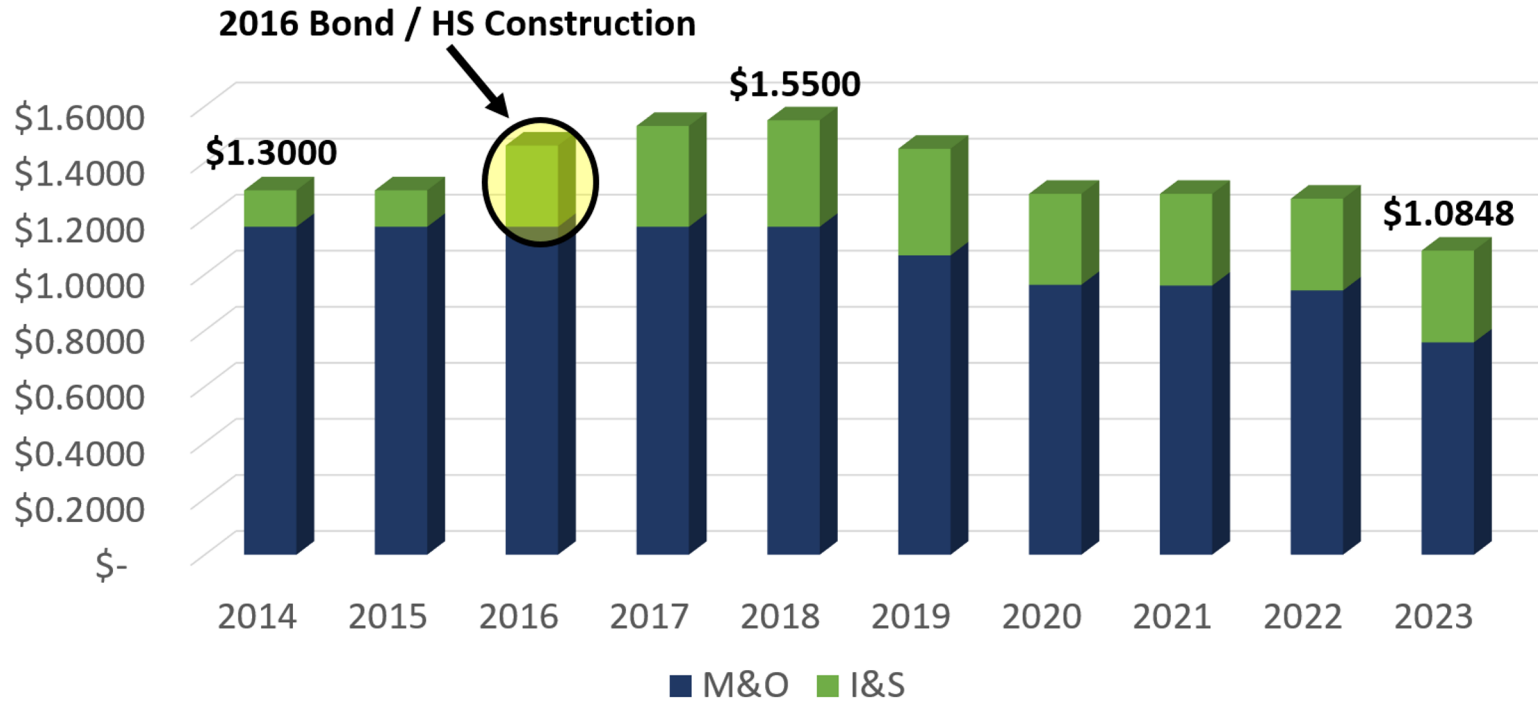
- Debt Payment
- New Construction
- Major Renovations
- Infrastructure
- **NOT** for Operational Costs



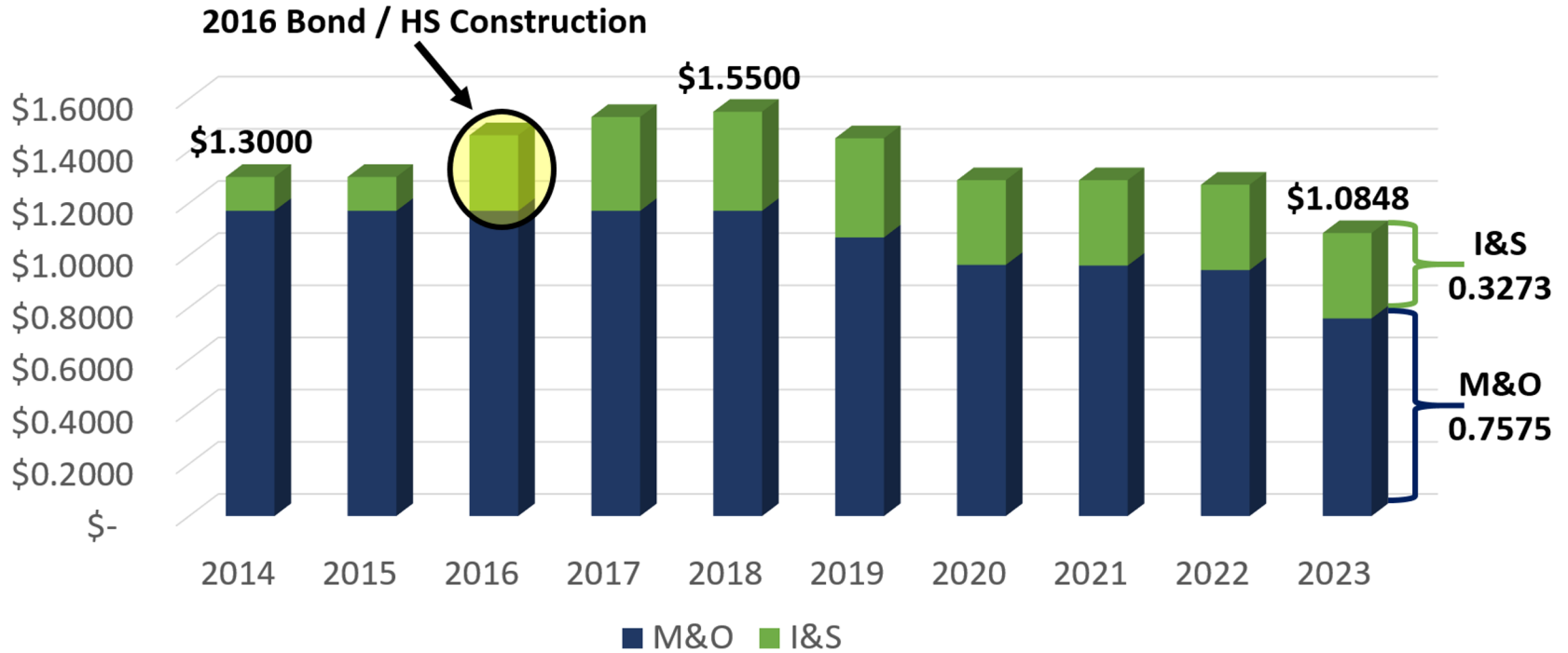
# Kaufman ISD Historical Tax Rates



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# Local REVENUE



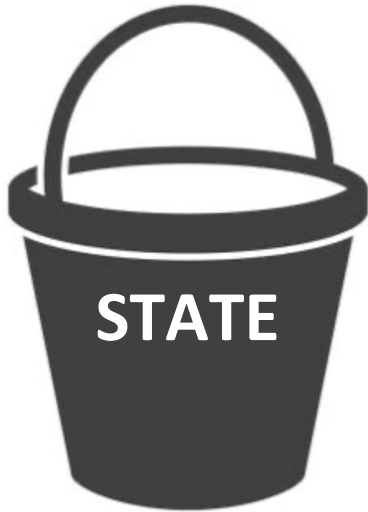
Local Property  
Taxes

Athletic Gates  
Donations

## I&S - Bond Funding

- 1) FIRST Requires Voter Approval
  - 2) KISD Board of Trustees approves issuance of bonds.
  - 3) Bonds are sold based on timing of the identified projects.
- *Taxes are “frozen” for taxpayers who are age 65 & over or disabled persons under the Homestead Exemption application.*

# State REVENUE



## Formula Funding

State TRS Contribution

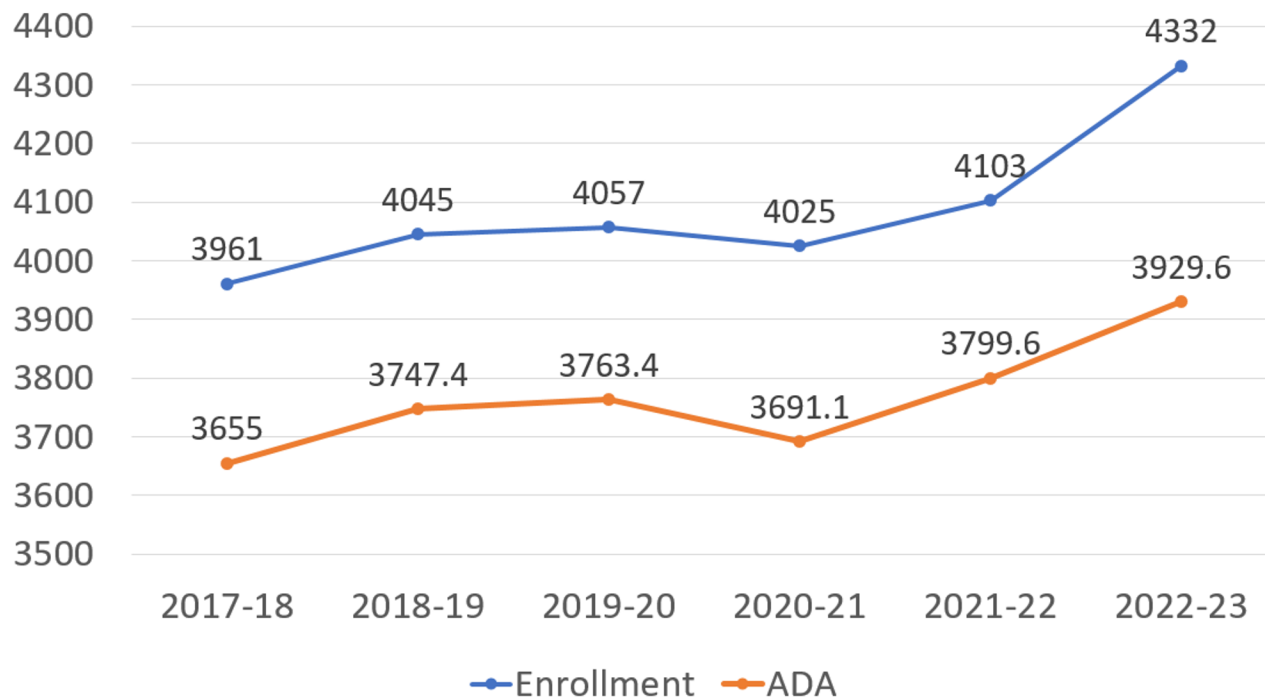
State Grants

- State Revenue is primarily comprised of Formula Funding.

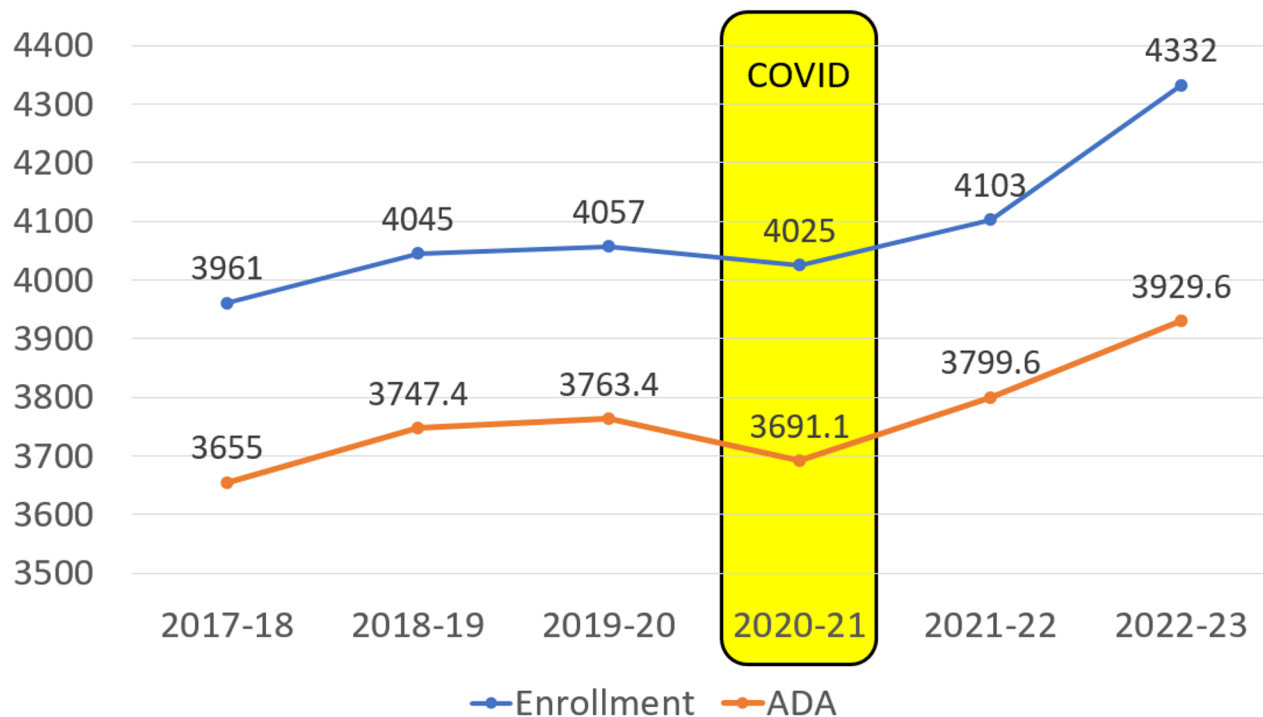
So... WHAT is the Formula?

- It can be a little tricky
- Comprised of...
  - Basic Allotment \$6160 / Average Daily Attendance
  - District Characteristics
  - Student Characteristics
  - Other Funding (Transportation Mileage, etc.)
  - And a Balancing Act

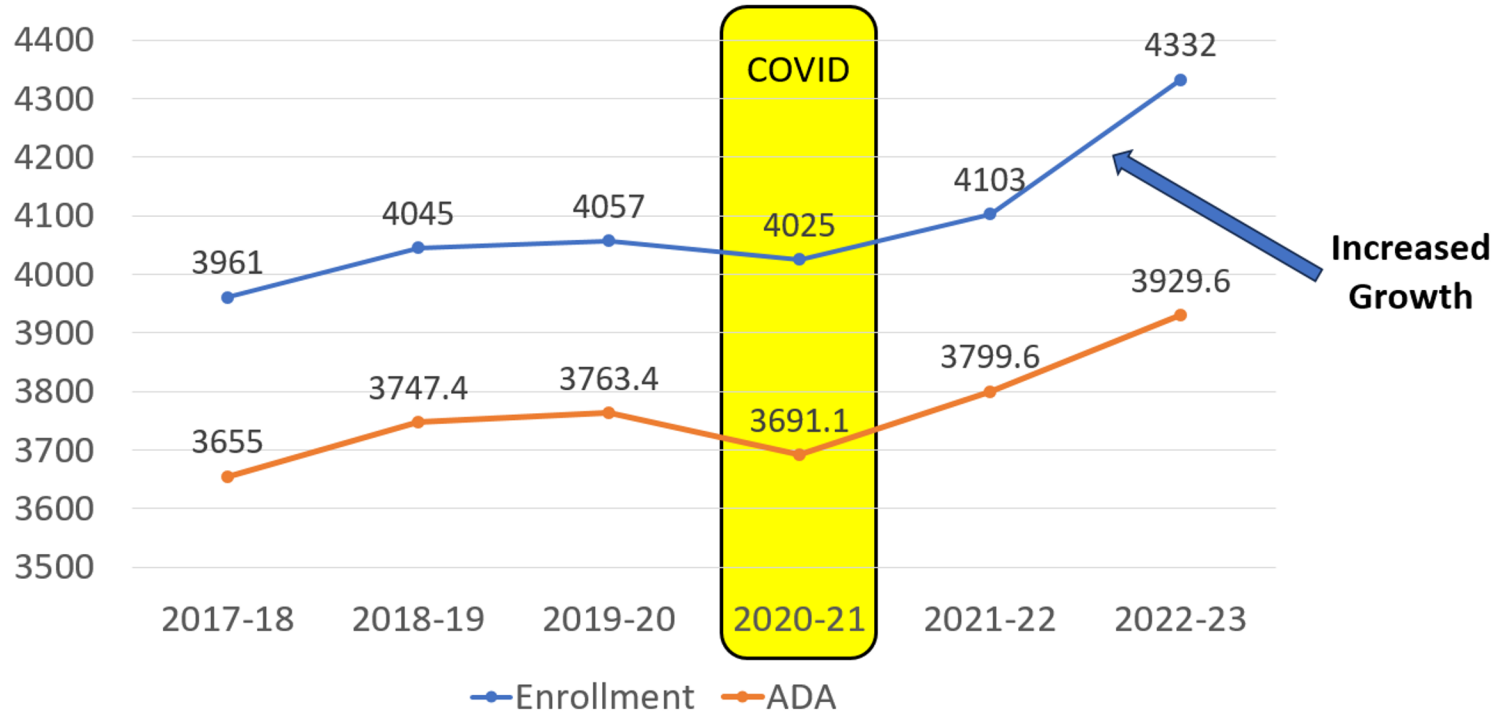
# Basic Allotment and Average Daily Attendance



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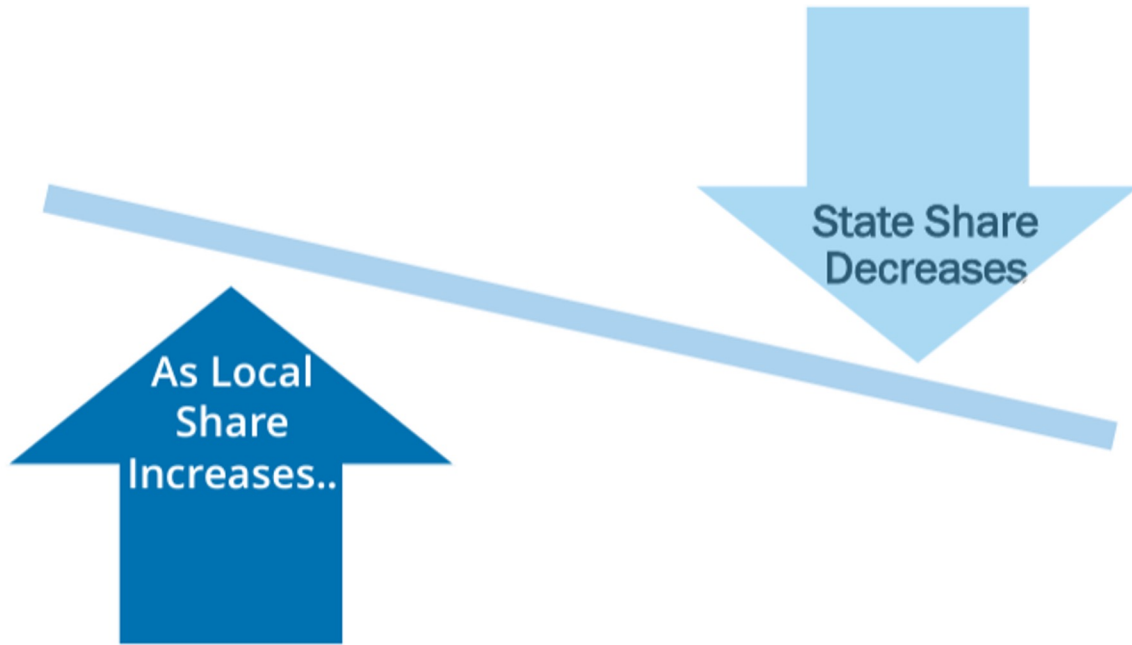


# Basic Allotment and Average Daily Attendance





# A Balancing Act... State and Local Share



# Federal REVENUE

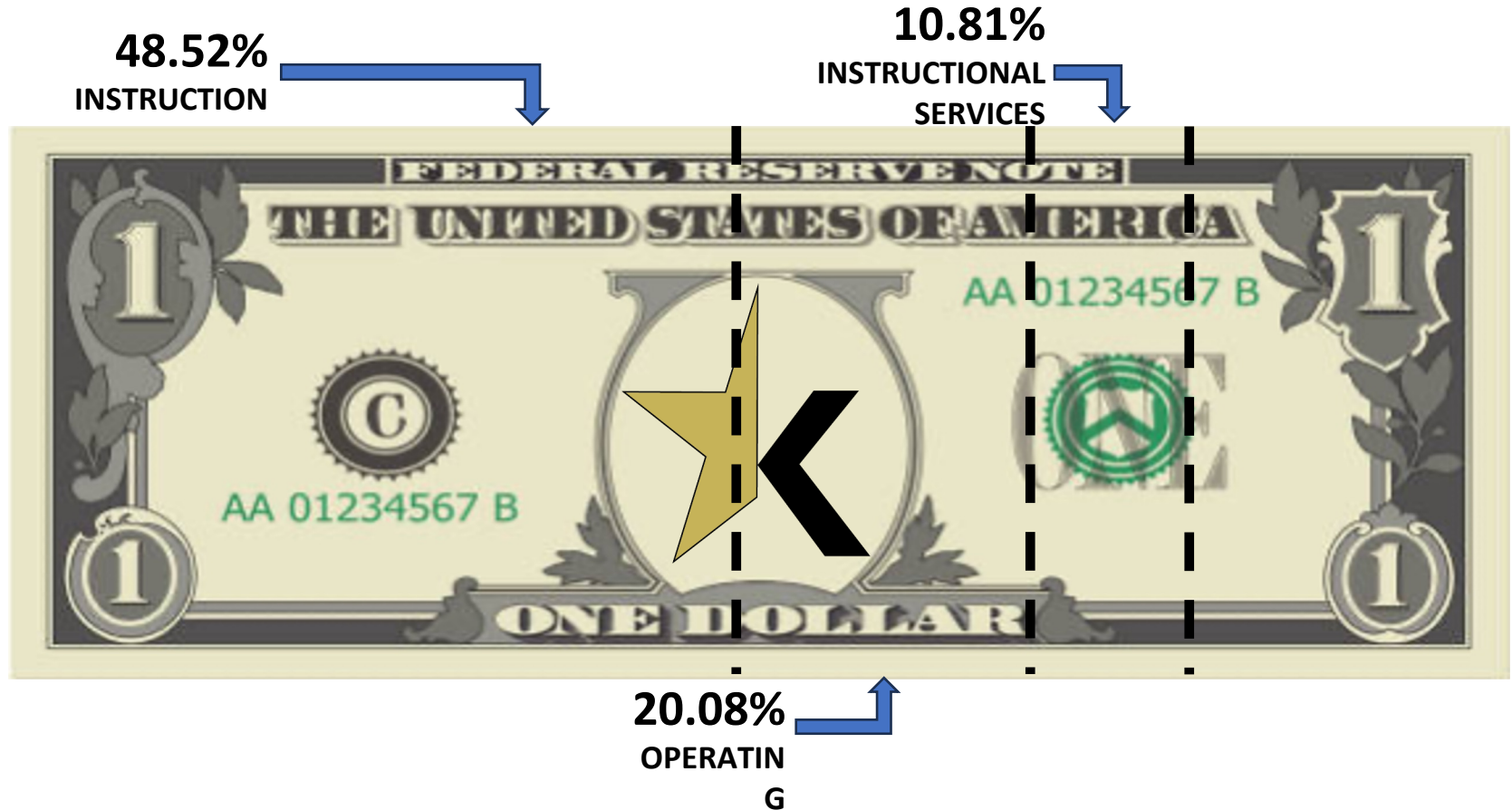


NSLP & SBP  
Title Funding  
Indirect Costs

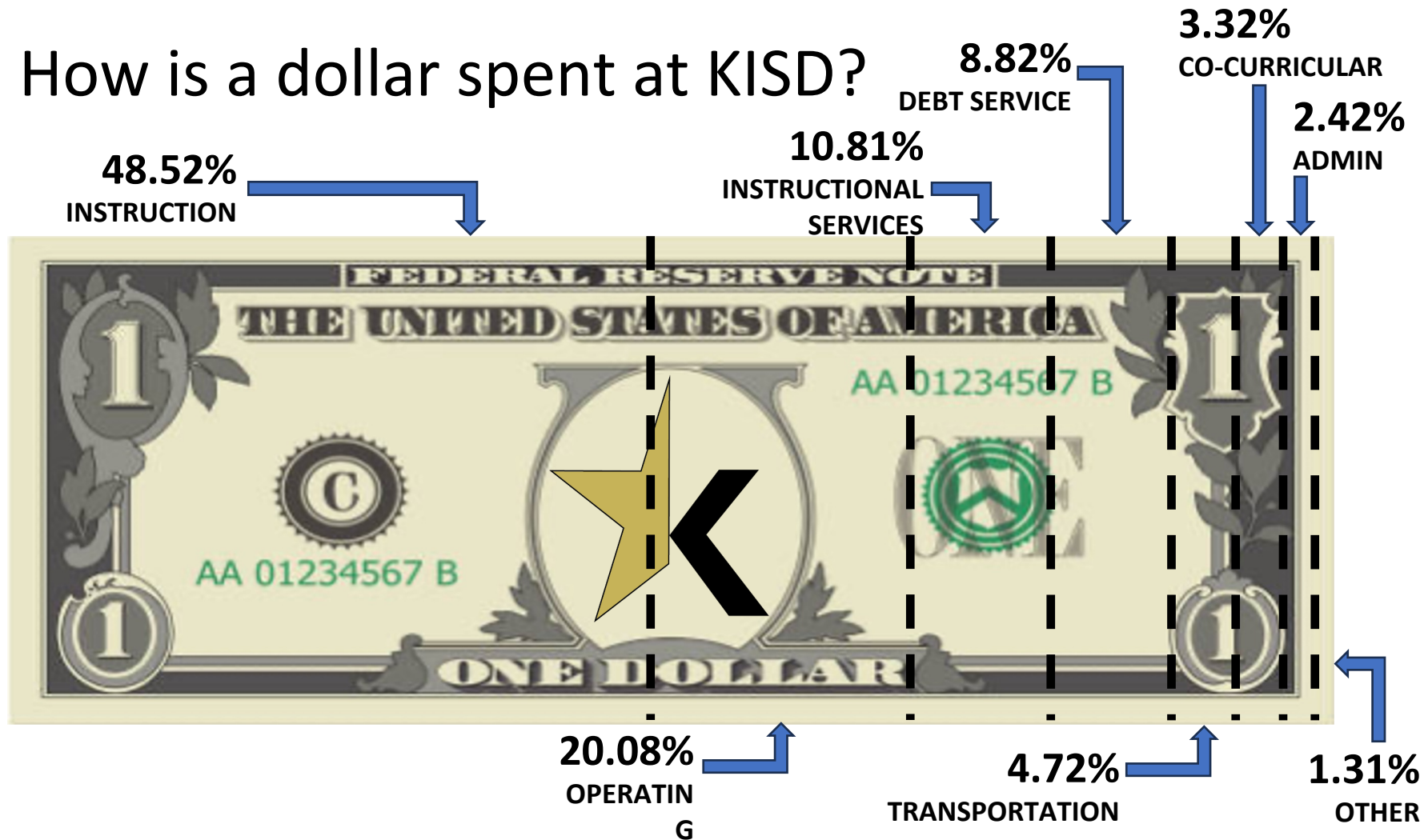
- Federal Revenue can come from a variety of areas.
- One of the primary areas of federal funding comes through our food service program.
  - The National School Lunch Program (NSLP) is a federally assisted meal program.



# How is a dollar spent at KISD?



# How is a dollar spent at KISD?



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# Table Talk Q&A Process

Mike Holder  
Kaufman City Manager





# RECENTLY-COMPLETED DEVELOPMENTS

- Developments completed in 2023



#1	Georgetown at Kings Fort Ph. 1A & 1B	50' lots	125	Complete
#2	Prairie Creek Estates Ph. 3	70' lots	63	Complete
#3	Belmont	Duplexes	10	Complete
#4	Juniper Pointe Apartments	MF units	72	Complete

TOTAL:  
197 SF lots;  
82 MF/dup. units

# ACTIVE DEVELOPMENTS

- Developments where construction is ongoing or imminent (expected to begin by early 2024)



#1	Georgetown at Kings Fort Ph. 2A & 2B	50' – 65' lots	166	Q4 '23 – 2025
#2	Enclave at Kings Fort	50' & 55' lots	215	Q4 '24 – 2026
#3	Freeman Farms	50' & 60' lots	123	Q4 '24 – 2026
#4	The Rivers at Five Points	MF units	180	Q4 '24 – 2025
#5	Highland Meadows	50' lots	435	Q4 '24 – 2028

**TOTAL:**  
939 SF lots;  
180 MF units



# FUTURE DEVELOPMENTS (PART 1 of 2)

- Developments that have some entitlement (or in process), but where construction is not imminent



#1	Five Points Townhomes	TH lots	93	2025 – 2026
#2	Five Points Single-Family Build-to-Rent	BTR units	110	2026 – 2027
#3	Five Points Multi-Family Ph. 2	MF units	150	2027 – 2028
#4	Five Points Single-Family	50' & 60' lots	134	2028 – 2030
#5	Villas at Kings Fort	MF units	240	2025 – 2026
#6	The Trails	60' – 80' lots	250	2025 – 2028

TOTAL (this page):  
477 SF/TH lots;  
500 MF/TH units

# FUTURE DEVELOPMENTS (PART 2 of 2)

- Developments that have some entitlement or working through process, but in which construction is not imminent



#7	South Pointe Multi-Family	MF units	265	Unknown
#8	South Pointe Townhomes	TH units	87	Unknown
#9	Center Point	MF units	85	Unknown
#10	Windsor Park 2 / Kings Creek Ranch	50' – 70' lots	447	Unknown
#11	Kings Fort Multi-Family Ph. 2	MF units	162	Unknown
#12	Kings Fort Multi-Family Ph. 3	MF units	72+	Unknown

TOTAL (both pages):  
1,011 SF/TH lots;  
1,084 MF units

# GRAND TOTALS

Current Population	8,500
1,950 active/future SF/TH lots	5,850
1,264 active/future MF units	2,528
TOTAL Estimated Population in next 7-10 years	16,878+



# TELLING THE STORY....



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**Offer up any  
“Likes and  
Wishes”  
to assist us in  
improving each  
meeting**

# NEXT MEETING INFORMATION



Meeting 2 - 10/26/23  
Nash Elementary

5:30 pm Dinner  
6pm-8pm Meeting