



2021 Citizen's Bond Advisory Committee

Meeting #7

Thursday, June 17

Elgin Middle School

1351 N. Avenue C; Elgin, TX 78621

Committee Charge

To help Elgin ISD plan for the future, the Citizen's Bond Advisory Committee is charged with representing the entire community in the facility planning process; assisting the district in assessing and prioritizing current and long-term facility needs; evaluating growth and capacity, as well as building age, safety and condition; analyzing student and program equity; and considering educational delivery and programs. Taking its findings and considering the district's current financial position and funding methods, the Citizen's Bond Advisory Committee is ultimately charged with developing a recommendation that is fiscally sound and aligns with the district's mission, vision and goals and presenting its recommendation to the Elgin ISD Board of Trustees on how to proceed with a potential bond election.

Agenda

- | | |
|--|------|
| 1. Light Dinner | 5:00 |
| 2. Welcome (Dr. Jodi Duron, Superintendent) | 5:30 |
| 3. Address new questions and comments from previous meeting
(Dr. Jodi Duron, Superintendent) | 5:35 |
| 4. General reminders and considerations for decisions (Dr. Jodi Duron, Superintendent) | 5:45 |
| 5. Review committee charge and decision-making process (Anna Chenier, PBK) | 6:00 |
| 6. Six-table Bond Construction activity (Anna Chenier, PBK; all) | 6:10 |
| 7. Tables report developed bond packages to committee (all) | 6:40 |
| 8. Two-table Bond Construction activity (<i>if needed</i>) (Anna Chenier, PBK; all) | 6:50 |
| 9. Tables report developed bond packages to committee (all) | 7:20 |
| 10. Large group decision-making (<i>if needed</i>) (Anna Chenier, PBK; all) | 7:30 |
| 11. Offer questions, comments and feedback (all) | 7:45 |
| 12. Dismiss | 8:00 |

Handouts

1. Agenda
2. Presentation Slides



CITIZEN'S BOND ADVISORY COMMITTEE

**MEETING #7
DELIBERATION NIGHT!**

Thursday, June 17, 2021

5:30 PM – 8:00 PM

Elgin Middle School

QUESTIONS FROM MEETING #6



MEETING #6 QUESTIONS

Q: WHY NOT PAY FOR PRIORITY MAINTENANCE PROJECTS FROM M&O FUNDS?

A: Any renovations, remodels, and/or improvements to our schools that come from maintenance and operation funding takes funds from the same “bucket” of money that pays for the general operations of our school district. While Elgin ISD will continue to address priority maintenance projects from the maintenance budget, financing certain improvements through a bond frees up M&O money to hire more teachers, provide staff raises, fund student programs, etc.

Q: WILL THE NEW ADDITION AT ELGIN HIGH SCHOOL ACCOMMODATE ANCILLARY SPACES SUCH AS LOCKER ROOMS/DRESSING ROOMS, ETC.?

A: The exact spaces have not been programmed yet. However, ancillary spaces will be highly considered during the design process, as the need currently exists.



MEETING #6 QUESTIONS

Q: WHAT DISCIPLINES ARE ADDRESSED IN THE PRIORITY MAINTENANCE PROJECTS AT THE NON-ACADEMIC FACILITIES?

A: Administration: \$1,001,840

Structural-Foundation Repairs/
Improvements, Site Paving & Utilities,
Sound Reinforcement Upgrades

Child Nutrition: \$100,313

Fire Suppression System, Exhaust Hood

Technology Building: \$ 376,398

Roof Replacement, HVAC, Technology

Q: ELGIN ISD KNOWS THE NEEDS BETTER THAN ANYONE ELSE. CAN'T YOU JUST TELL US WHAT YOU NEED IN A PROPOSED BOND?

A: We do not want the CBAC to simply “rubber stamp” what Elgin ISD believes to be the best solution for our facilities needs. We believe it is important that you, as representatives of our community at large, have a voice in helping us determine the best path forward for our school district.



REMINDERS AND CONSIDERATIONS



REMINDERS AND CONSIDERATIONS

CONSIDERATIONS FOR THE CHILD DEVELOPMENT CENTER (CDC):

- Remove as a priority option for the bond package
- District Leadership believes this can be addressed with existing sources/resources
- Long-term sustainability of CDC
- Include Board of Trustees in this conversation



REMINDERS AND CONSIDERATIONS

NEW PROJECT CONSIDERATION: SCALED DOWN PRESS BOX/SCOREBOARD

- 2-story press box with open viewing deck below
- Allows for future expansion if/when need arises
- Benefits multiple extracurricular programs
- **Project Cost: \$7,236,000 (2021 Dollars)**

Press Box: 3,216 SF x \$1,600/ SF = \$5,145,600

Deck: 1,608 SF x \$1,300/ SF = \$2,090,400
= \$7,236,000*

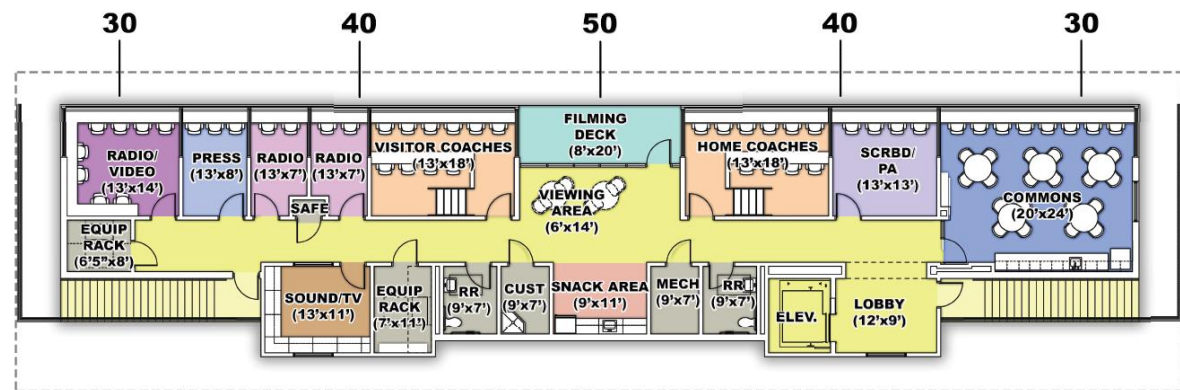
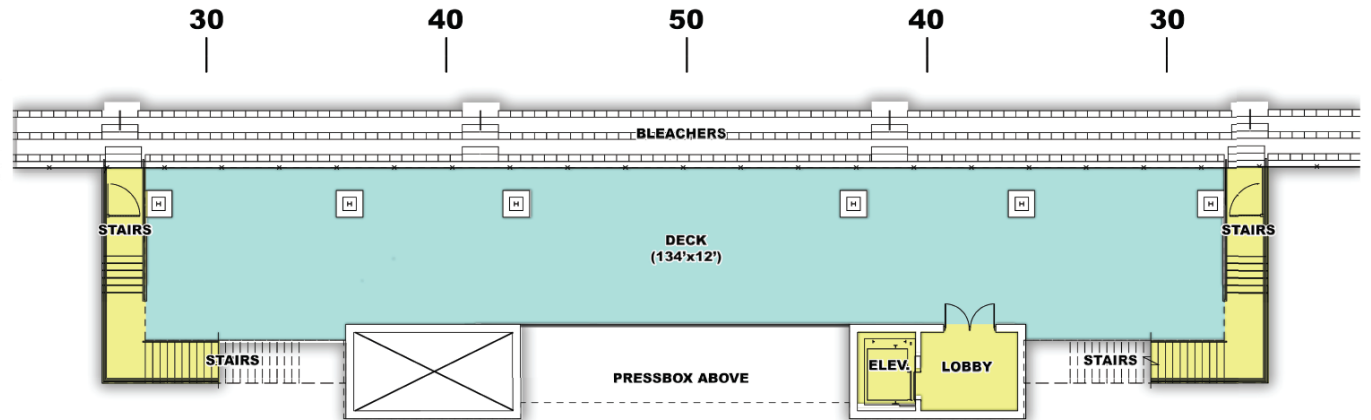
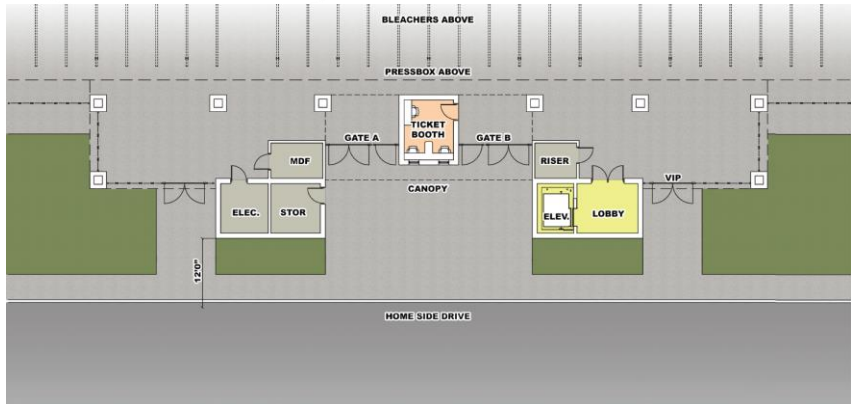


**NEW
PROJECT FOR
CONSIDERATION!**



REMINDERS AND CONSIDERATIONS

CONCEPTUAL IMAGERY: SCALED DOWN PRESS BOX



REMINDERS AND CONSIDERATIONS

ELEMENTARY SCHOOL CAPACITY AND GROWTH

Enrollment exceeds (or soon will exceed) capacity at multiple campuses.

	Capacity w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Elgin	1009	646	691	719	734	741	754	787	828	894	972
Neidig	812	586	639	689	799	930	1074	1233	1417	1616	1812
Washington	792	806	895	938	978	991	1003	1028	1059	1113	1179



REMINDERS AND CONSIDERATIONS

INTERMEDIATE SCHOOL CAPACITY AND GROWTH

When enrollment exceeds capacity at the Intermediate School, 5th grade students will move back to Elementary Schools to best use available capacity and not build a new school.

	Cap. w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Intermediate	713	688	692	780	936	1052	1183	1258	1310	1361	1432
Middle	990	756	730	790	821	956	1166	1300	1452	1536	1591

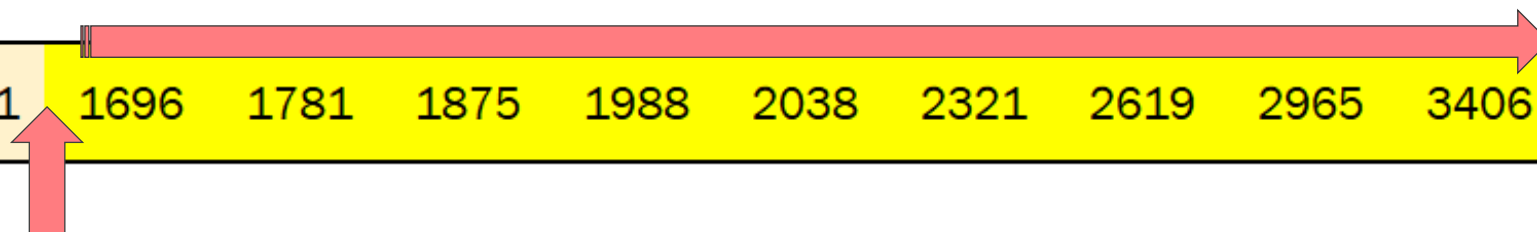


REMINDERS AND CONSIDERATIONS

HIGH SCHOOL CAPACITY AND GROWTH

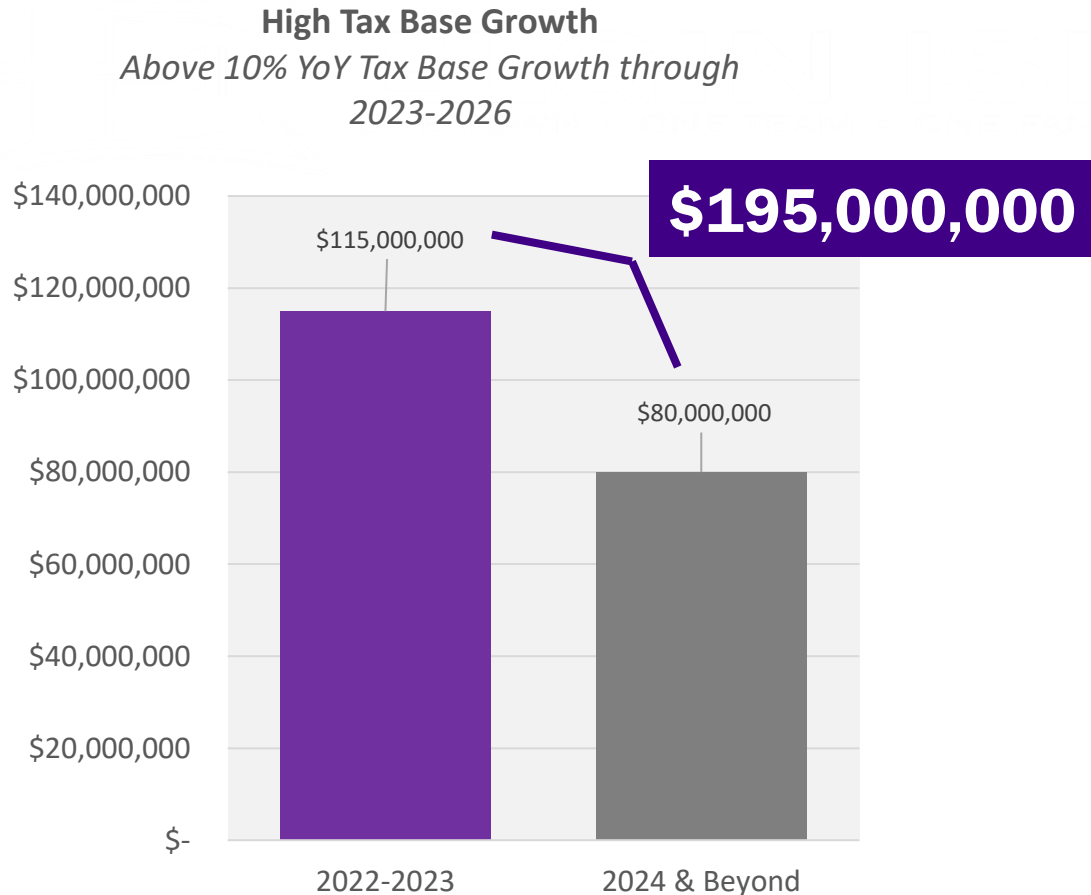
- Current Enrollment Exceeds Capacity
- Additional Classrooms, Core Spaces, and Support Facilities Needed to Accommodate Student Enrollment and CTE Program Expansion

	Capacity w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
High School	1418	1551	1696	1781	1875	1988	2038	2321	2619	2965	3406



REMINDERS AND CONSIDERATIONS

NO TAX RATE INCREASE BOND AMOUNT



- Elgin ISD can levy up to \$195,000,000 in bond debt without raising the tax rate for Elgin ISD taxpayers
- Any bond package under that amount will also generate no tax rate increase
- The Citizens Bond Advisory Committee is charged with identifying which projects will be included in a bond package recommendation that does not exceed \$195,000,000



**HOW WILL WE
MAKE DECISIONS?**



COMMITTEE CHARGE:

Represent the entire community in the facility planning process. Assist the district in assessing and prioritizing current and long-term facility needs. Evaluate growth and capacity, as well as building age, safety and condition. Analyze student and program equity. Consider educational delivery and programs.

The Citizen's Bond Advisory Committee is ultimately charged with developing a bond recommendation that is fiscally sound and aligns with the district's mission, vision and goals.

DECISION MAKING PROCESS

STEP 1: 7-TABLE DELIBERATIONS

Tables will discuss which bond projects to include in a table recommendation. Choices will be entered into the table's matrix and shown on the table monitor. Goal is consensus at the table.

STEP 2: TABLE REPORTS & TALLYING

Facilitator will go through the list of projects, and tables will indicate how they voted on each by raising the Green paper for YES and the Red paper for NO.

Depending on the vote, projects will be adopted into the recommendation, identified for additional discussion, or eliminated from consideration.



DECISION MAKING PROCESS

TABLE VOTES	RESULT
7 YES / 0 NO	Project immediately accepted into recommendation
6 YES / 1 NO	Project immediately accepted into recommendation
5 YES / 2 NO	Project immediately accepted into recommendation
4 YES / 3 NO	Project identified for additional discussion
3 YES / 4 NO	Project identified for additional discussion
2 YES / 5 NO	Project eliminated and will no longer be considered
1 YES / 6 NO	Project eliminated and will no longer be considered
0 YES / 7 NO	Project eliminated and will no longer be considered



DECISION MAKING PROCESS

STEP 3: 2-TABLE DELIBERATIONS

Tables will combine to revisit any projects that did not get eliminated or have universal approval. Tables will revote on projects. Goal is consensus at the table.

STEP 4: TABLE REPORTS & TALLYING

Facilitator will go through the list of projects up for further consideration, and tables will indicate how they voted on each by raising the Green paper for YES and the Red paper for NO.

Projects with support from both tables will be adopted into the recommendation. Projects with a 1-1 split will move on to large group individual voting.



DECISION MAKING PROCESS

STEP 5: LARGE GROUP DISCUSSION & VOTING

Individuals will have the opportunity to defend their reasoning for including or not including projects. After each discussion, a vote by hand will be taken for the project in question.

Projects with a two-thirds supermajority of support (66%) will be adopted into the recommendation.

**GOAL IS COMMITTEE CONSENSUS ON
PROJECTS INCLUDED IN A
2021 BOND RECOMMENDATION**



GUIDING QUESTIONS

- 1. How will your proposed bond package address anticipated growth in Elgin ISD?**
- 2. How will your proposed bond package address immediate priority maintenance needs in Elgin ISD?**
- 3. How will your proposed bond package position Elgin ISD for the future?**
- 4. What is the cost if the projects in your proposed bond package are not approved by voters?**

Can your proposed bond package be supported by the Elgin ISD community at large?



**LET'S
DELIBERATE!**



**QUESTIONS?
COMMENTS?
FEEDBACK?**





THANK YOU!

MEETING #8

Thursday, June 24, 2021

6:00 PM – 7:30 PM

Elgin Middle School