



CITIZENS ADVISORY COMMITTEE

MEETING #1 | SEPTEMBER 26, 2023



WELCOME AND GOOD THINGS



NORMS/HOUSEKEEPING

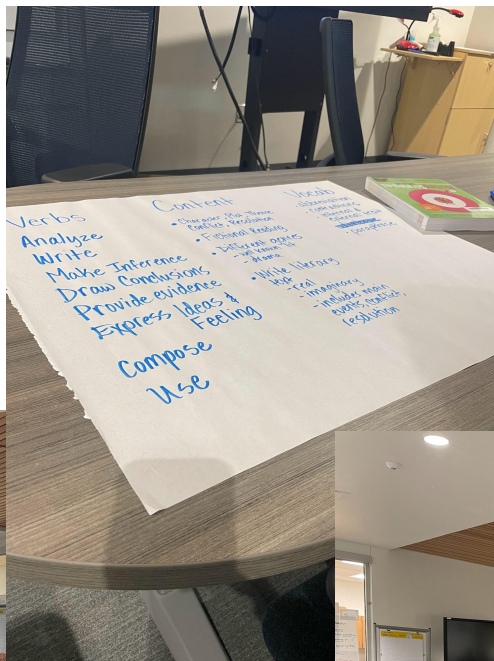
Feel free to meet your needs - restrooms, food/drink, stepping out for a phone call, etc.

Share your questions on the parking lot or electronic form.



WELCOME TO WILLIAMS

Jessica Marek, Principal
Williams Elementary School





INTRODUCTIONS

Committee
District Staff

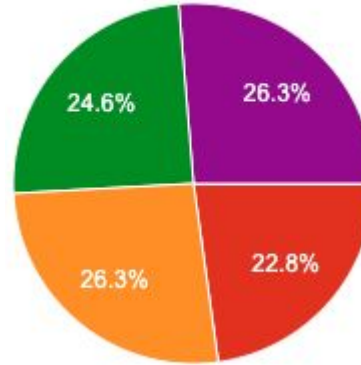


COMMITTEE MAKE-UP

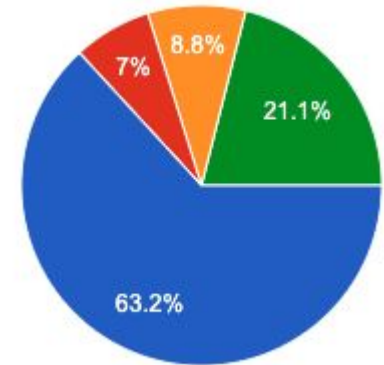
16% represent local businesses or organizations

33% represent educators

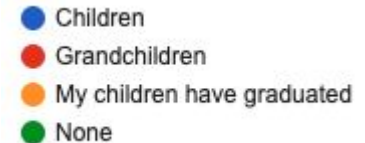
100% representation for campuses



Time in GISD



Student Affiliation





AGENDA

- Welcome & Introductions
- Vision, Mission, Goals, Beliefs, Learner Profile
- Strategic Direction
- District Overview
- Purpose and Charge of the Committee
- Bond History
- School Finance Overview
- Demographic Report
 - Zoning Timeline
- Closing

Next Meeting: Oct. 17 at Frost ES; Tentative Topics: Facilities Assessment + Bonding Capacity



Vision: Home of the most inspired students, served by the most empowered leaders.

Mission: Inspiring and empowering every learner to lead, grow, and serve.

WE BELIEVE PUBLIC EDUCATION IS THE FOUNDATION OF OUR COMMUNITY.

OUR ACTIONS SHOULD BE STUDENT-CENTERED. [relationships]

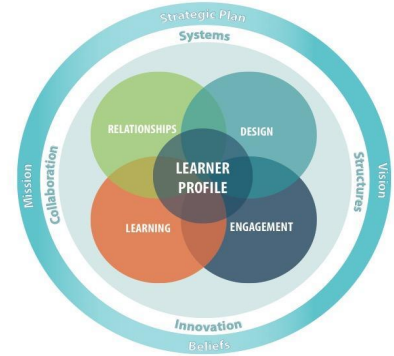
IT IS OUR RESPONSIBILITY TO PREPARE STUDENTS FOR THEIR FUTURE. [innovation]

DEVELOPING LEADERS IS VITAL TO OUR SUCCESS. [system + structure]

INSTRUCTION SHOULD BE DESIGNED BASED ON THE NEEDS OF THE LEARNERS. [learning]

COMMUNITY ENGAGEMENT ENHANCES EDUCATIONAL EXPERIENCES. [collaboration + engagement]

STRATEGIC FRAMEWORK





GISD STRATEGIC DIRECTION

[ADOPTED MARCH 2023]

4 Strategic Priority Areas:

Student Learning, Growth, and Progress

Student and Staff Well-Being

Staff Recruitment and Retention

Community and Connectivity

Access more information about our Strategic Direction at www.georgetownisd.org/strategicdirection



ABOUT GISD

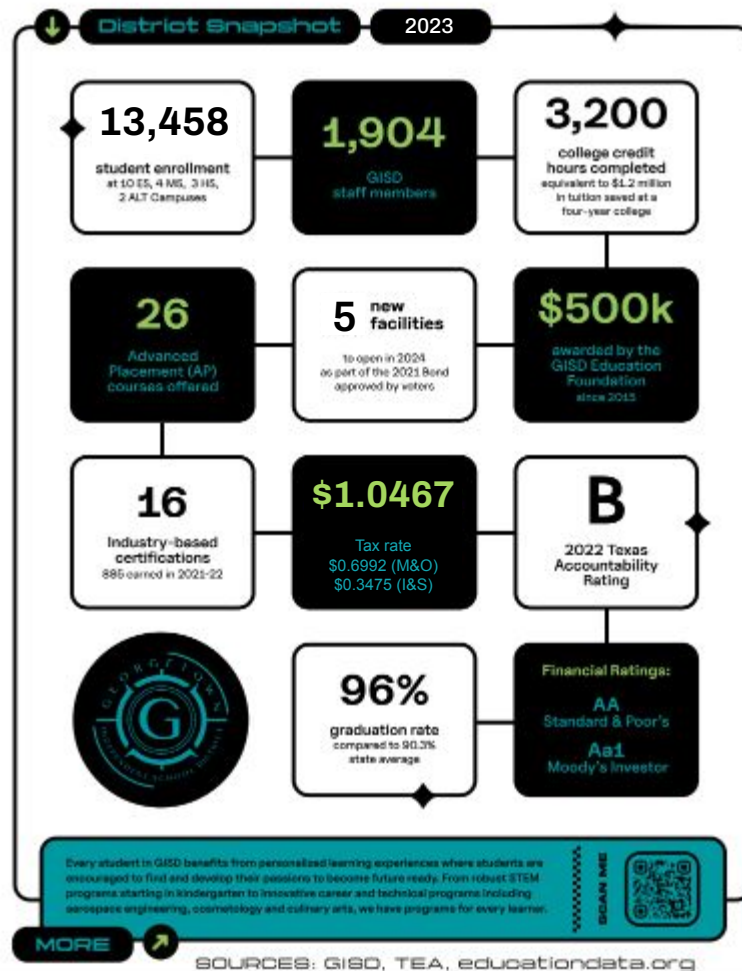
District Overview

The State of Georgetown ISD





DISTRICT SNAPSHOT





OUR CAMPUSES

TODAY:

10 Elementary Schools

4 Middle Schools

3 High Schools

2023



2024

ELEMENTARY

Carver Elementary School
4901 Scenic Lake Drive
Georgetown, TX 78626
512-943-5070

Cooper Elementary School
1921 NE Inner Loop
Georgetown, TX 78626
512-943-5080

Ford Elementary School
210 Woodlake Drive
Georgetown, TX 78633
512-943-5180

Frost Elementary School
711 Lakeway Drive
Georgetown, TX 78628
512-943-5020

McCoy Elementary School
401 Bellaire Drive
Georgetown, TX 78628
512-943-5030

Mitchell Elementary School
1601 Rockride Lane
Georgetown, TX 78626
512-943-1820

Purl Elementary School
1953 Maple Street
Georgetown, TX 78626
512-943-5080

Village Elementary School
400 Village Commons
Georgetown, TX 78633
512-943-5140

Williams Elementary School
4101 Southwestern Blvd.
Georgetown, TX 78626
512-943-5160

Wolf Ranch Elementary School
1201 Jay Wolf Drive
Georgetown, TX 78628
512-943-5050

SECONDARY

Benold Middle School
3407 Northwest Blvd.
Georgetown, TX 78626
512-943-5090

Forbes Middle School
1911 NE Inner Loop
Georgetown, TX 78626
512-943-5150

Tippit Middle School
1601 Leander Road
Georgetown, TX 78628
512-943-5040

Wagner Middle School
1621 Rockride Lane
Georgetown, TX 78626
512-943-1830

East View High School
4490 E. University Ave.
Georgetown, TX 78626
512-943-1800

Georgetown High School
2211 North Austin Ave.
Georgetown, TX 78626
512-943-5100

Richarte High School
2295 North Austin Ave.
Georgetown, TX 78626
512-943-5120

G.A.P.
502 Patriot Way
Georgetown, TX 78626
512-943-5196

S.T.E.P.
200 Wilco Way
Georgetown, TX 78626
512-943-3260



CAC

Purpose

Charges

Parameters



PURPOSE OF A CITIZENS ADVISORY COMMITTEE

The purpose of the CAC is to provide facility, infrastructure and equipment recommendations to the Board of Trustees after analyzing existing facilities, enrollment projections, financial data, community survey results and other data relevant in creating and maintaining learning environments that align with the district's mission, vision and goals.



CHARGES TO THE CAC

- Considers the district's current and future facility needs and includes recommended solutions for:
 - Aging facilities and conditions
 - Safety and security
 - New construction, renovations or additions to accommodate growth and capacity
 - Land acquisition
 - Evolving educational delivery and programs
- Considers the educational needs of all students
- Provides an adequate and appropriate learning environment that is aligned with the district's vision, mission and goals
- Is fiscally sound
- Represents the school district community and reflects community values
- Based on current, relevant data and best practices
- Adheres to law and policy that govern school construction and bond issue requirements
- To the extent possible, provides recommendations that reflect the support of registered voters as measured by a statistically valid community survey



PARAMETERS FOR THE CAC

- The Citizens Advisory Committee will be comprised of individuals from the community who represent the diverse and multifaceted interests of the district and will be aided by district staff and district consultants serving as information providers for the committee.
- The CAC should make recommendations that are based on current, relevant data and best practices, and adhere to law and policy that govern school construction and bond issue requirements.
- The Citizens Advisory Committee will have access to data and resources provided by Georgetown ISD in order to develop appropriate facility recommendations.
- Recommendations for renovating existing facilities and/or building new facilities will require a source of funding that is only available with a voter-supported bond issue.
- The CAC recommendation(s) should address immediate and future facility/equipment needs of the school district to the extent members feel are financially prudent.
- The CAC recognizes that the committee's role is to provide recommendations to the Board of Trustees of Georgetown ISD and that the Board of Trustees will determine the structure and content of any potential bond issue.
- The Citizens Advisory Committee agrees to communicate progress and submit information requests to the school district in a timely fashion and provide regular updates to Georgetown ISD and community stakeholders.
- The CAC will submit recommendations to Georgetown ISD early enough for the school district to study the recommendations and to legally call an election if a bond issue is appropriate.

PROCESS TIMELINE

Citizens
Advisory
Committee
Meetings

Sept. 2023 -
Jan. 2024

Community Survey

Dec. 2023 /Jan.
2024

Present
Committee
Recommendation
to Board

Feb. 2024

Board to
Discuss & Consider

Feb. 2024

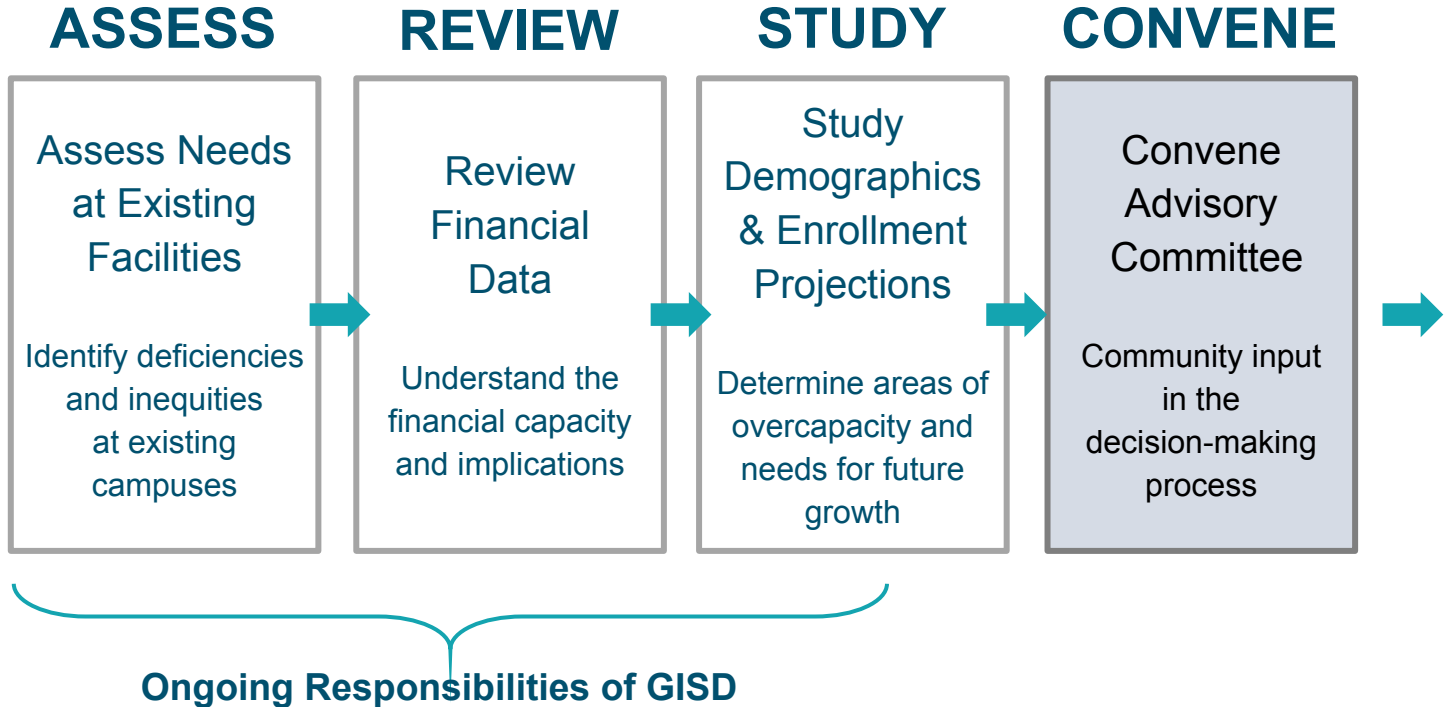
Deadline to call for
May 2024
Bond Election

Feb. 16, 2024



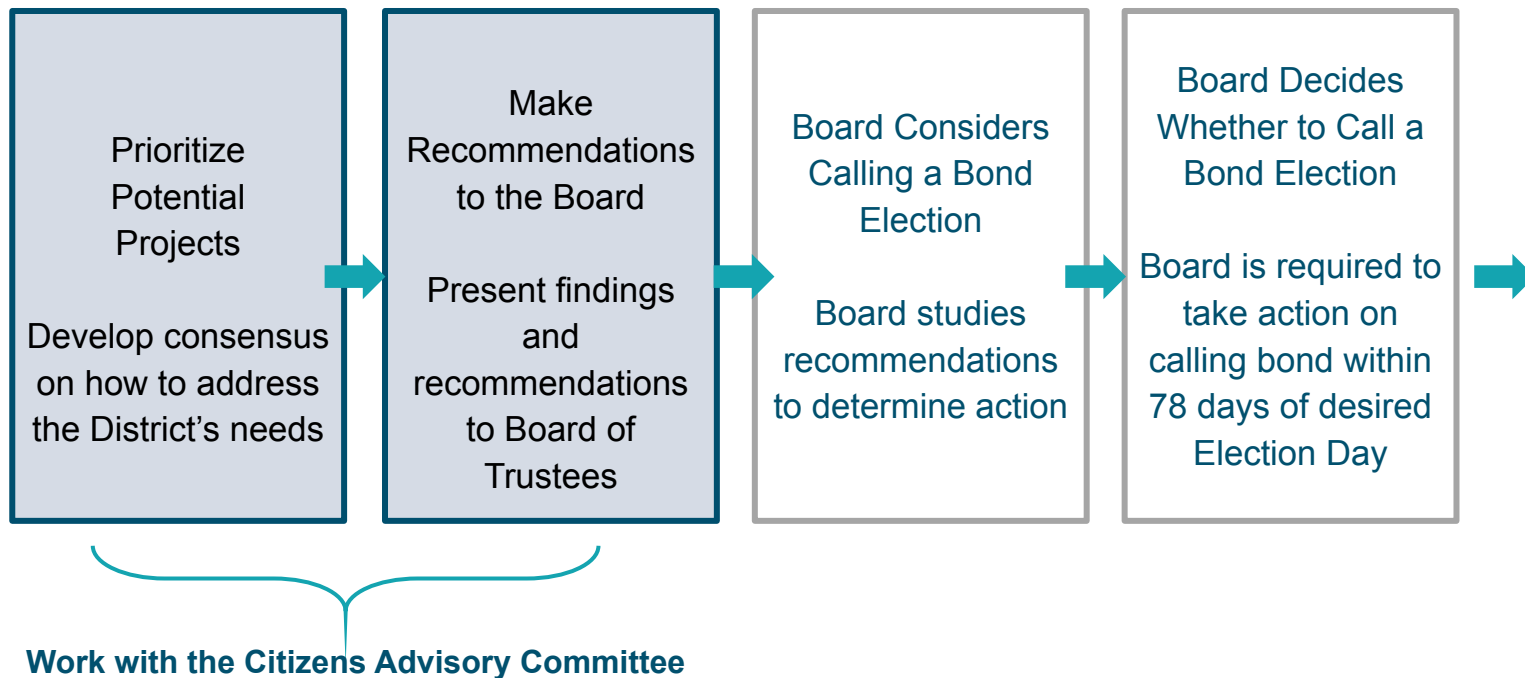


BOND PLANNING PROCESS - CAC





BOND PLANNING PROCESS





AFTER A BOND IS CALLED

EDUCATE

District Educates
Voters on the
Proposal

It's the school district's
role to communicate
facts about the bond

VOTE

Voters Consider
Proposition(s)

School bond
propositions must be
held with the general
elections in May or
November

APPROVE

Voters Approve
Bond Election

A majority of voters
voting in favor of the
proposition(s) gives
the Board authority to
sell bonds

District Sells Bonds
to Investors

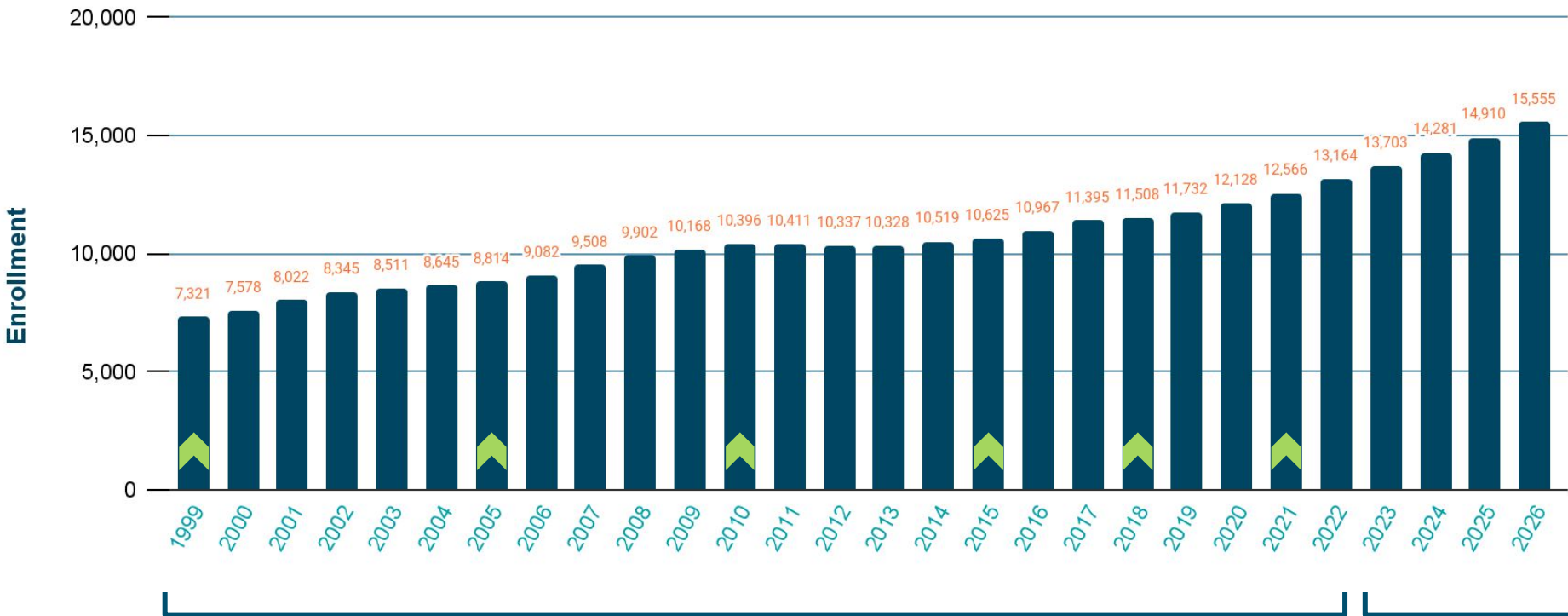
District issues bond
sales in increments
over time to match the
schedule of project
design and
construction

Shared Responsibility



BOND HISTORY

Enrollment & Bond History



Source for enrollment numbers: TEA Snapshot through 2022

 = Bond Election Year

Enrollment numbers
for 2023 forward are
projections



WHAT PASSED

PROPOSITION A

\$333,420,000

- Construction of elementary schools; No. 11 in 2022 [\[open in summer 2024\]](#)
- Construction of elementary school No. 12
- Construction of a new middle school as replacement for Benold MS [\[open in summer 2024\]](#)
- Construction of Future-Ready Learning Complex that would provide a home for advanced career & technical education programs, Richarte High School, Bridges (program for 18+), early learning childcare center, and the district's Health & Wellness Center [\[open in summer 2024\]](#)
- Upgraded safety and security infrastructure/equipment
- Ag barns at East View [\[open fall 2023\]](#)
- Ag Barn at Georgetown High School [\[spring 2024\]](#)
- HVAC and roof upgrades and repairs
- New buses and maintenance vehicles
- Land acquisition, design for High School #3
- Redesign of Benold to become the new Frost Elementary

● = Finished or ready by Summer 2024

PROPOSITION B

\$16.5 million

- Technology infrastructure and fiber expansion to support connectivity, including network switch replacement and WiFi access points
- Replace/update aging or failing data center equipment and battery backup system
- Replace aging or broken equipment used for safety and security systems
- Add/replace student and staff devices to accommodate for enrollment growth and lifecycle replacement

● = In progress

GEORGETOWN ISD
BOND 2021



SCHOOL FINANCE OVERVIEW



PROPERTY TAX RATE

Your current school taxes involve two figures:

- **Maintenance & Operations** (M&O) tax rate provides for the day-to-day operation of the district and funds items such as salaries and benefits, utilities, transportation, supplies, etc.
- **Interest & Sinking** (I&S) tax rate provides funds for payments on the debt that finances district facilities.

M&O	\$0.6992
I&S	\$0.3475
Total Tax Rate*	\$1.0467

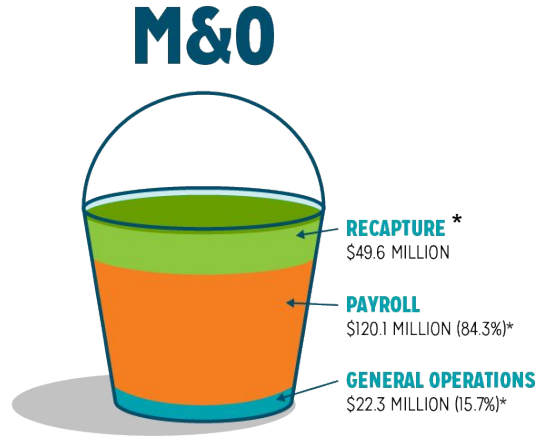
** The above tax rate was approved at the September 2023 board meeting and is 16.69 cents lower than last year.*



SCHOOL FUNDING

FOR SCHOOL DISTRICTS, THIS INCLUDES:

Staff Salaries
Utilities
Supplies
Repairs
Fuel



* Georgetown ISD is classified as a Chapter 49 or "property wealthy " district and will be required to send recapture dollars back to the State. This amount will change when actual tax collections are updated.



All funds generated by a bond election remain in Georgetown and cannot be recaptured by the State.

FOR SCHOOL DISTRICTS, THIS INCLUDES:
Principal and interest payments on the bonds approved by voters for district facilities

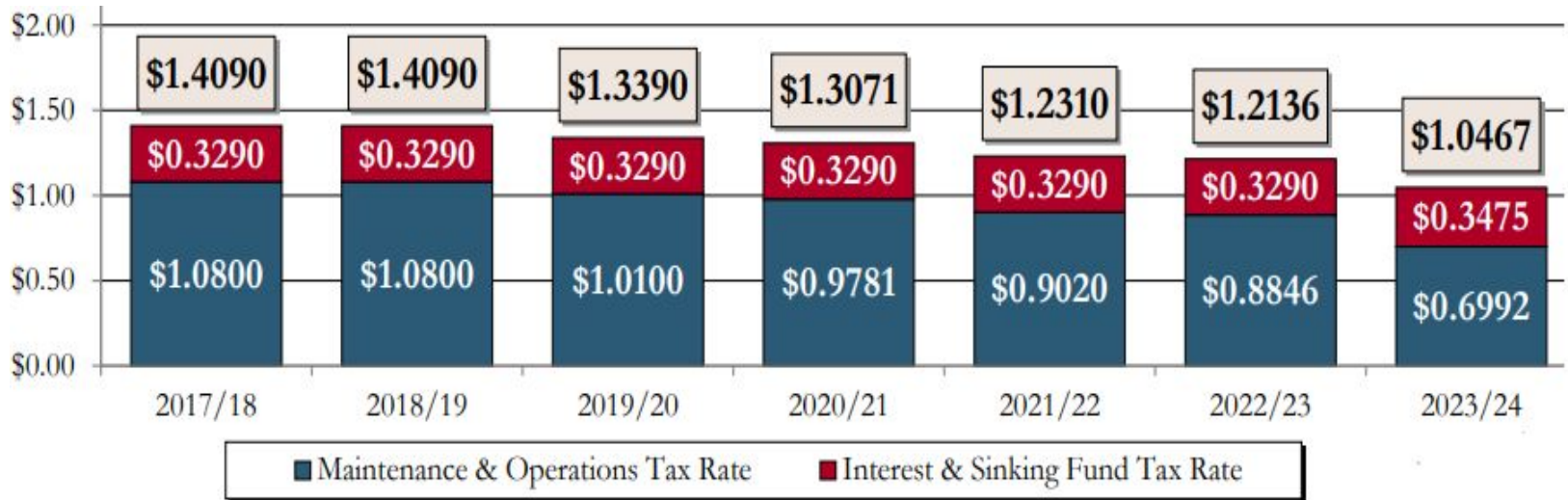


TAX RATE IMPACT ON AVERAGE HOMEOWNER IN GISD

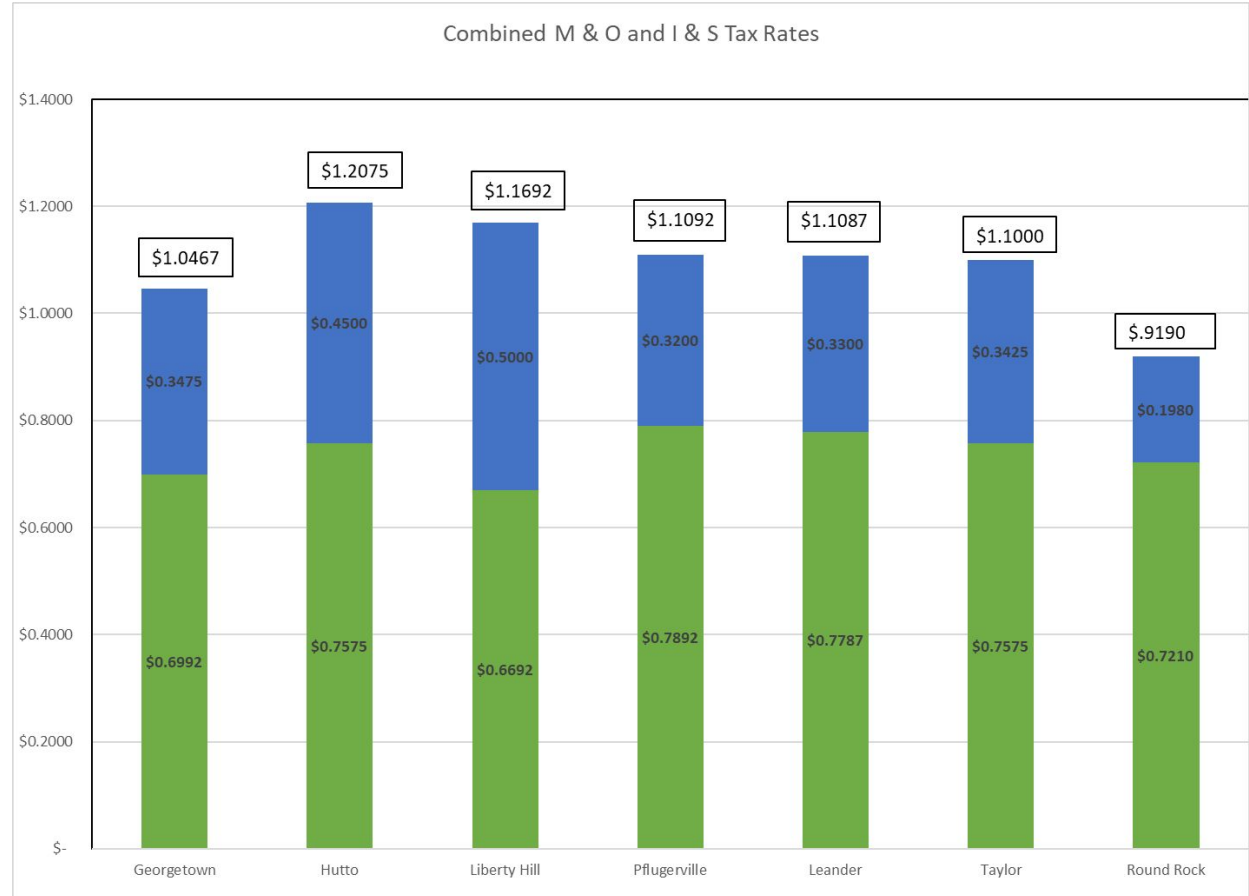
	Tax Year 2022	Tax Year 2023	Change from Prior Year	% Change
Market Value	\$ 565,861	\$ 516,113	\$ (49,748)	-9%
Homestead Exemption	\$ 40,000	\$ 100,000	\$ 60,000	150%
Assessed Value	\$ 358,037	\$ 332,424	\$ (25,613)	-7%
Total Tax Rate	\$ 1.213600	\$ 1.046700	\$ (0.1669)	-13.8%
No-New-Revenue Tax Rate		1.046713		
Estimated Taxes	\$ 4,345	\$ 3,479	\$ (866)	-19.9%



GISD TAX RATE HISTORY



TAX RATE COMPARISON WITH NEIGHBOR DISTRICTS

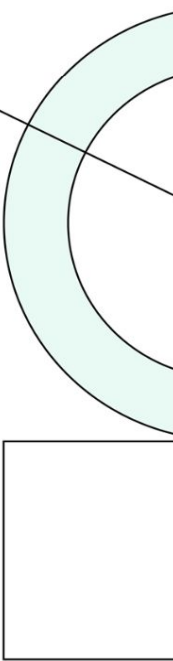
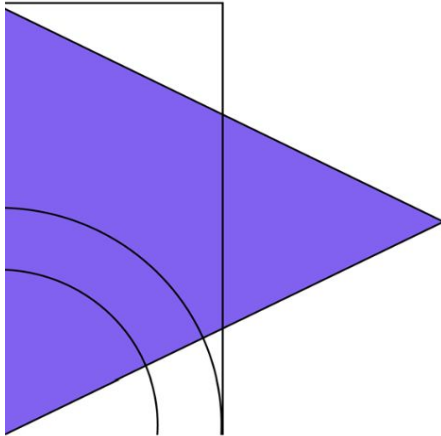




Georgetown Independent School District

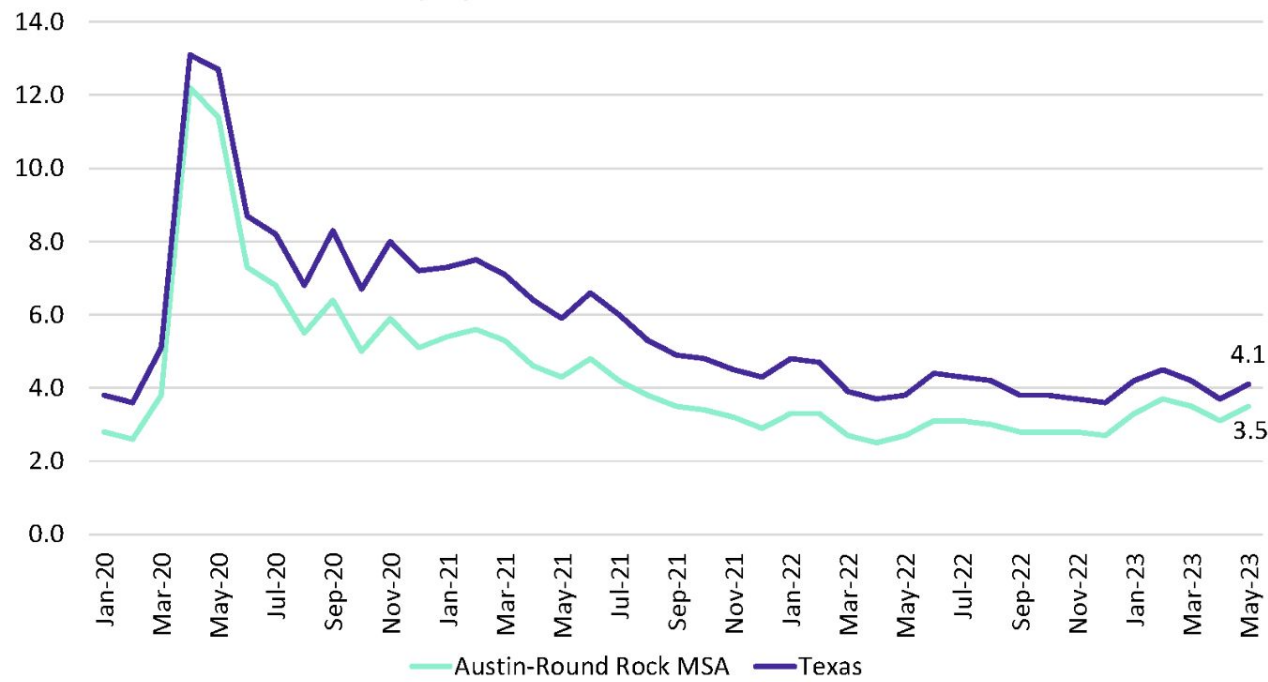
2Q23

Demographic Report



Local Economic Conditions

Unemployment Rates, Jan. 2020 - Mar. 2023



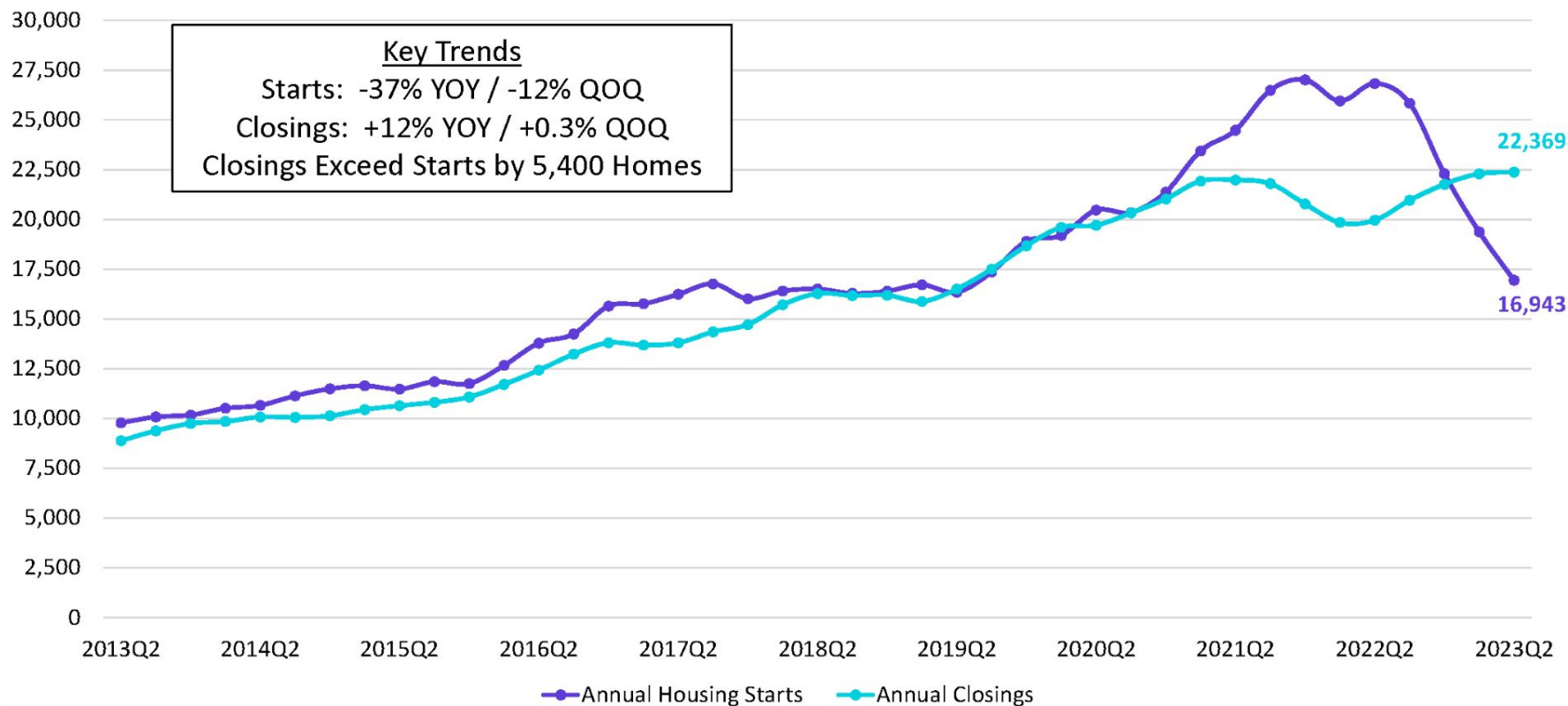
Unemployment Rate, Year-Over-Year





Austin New Home Closings

Annual Housing Starts vs. Annual Closings



Source: Zonda



Austin New Home Ranking Report

ISD Ranked by Annual Closings – 2Q23

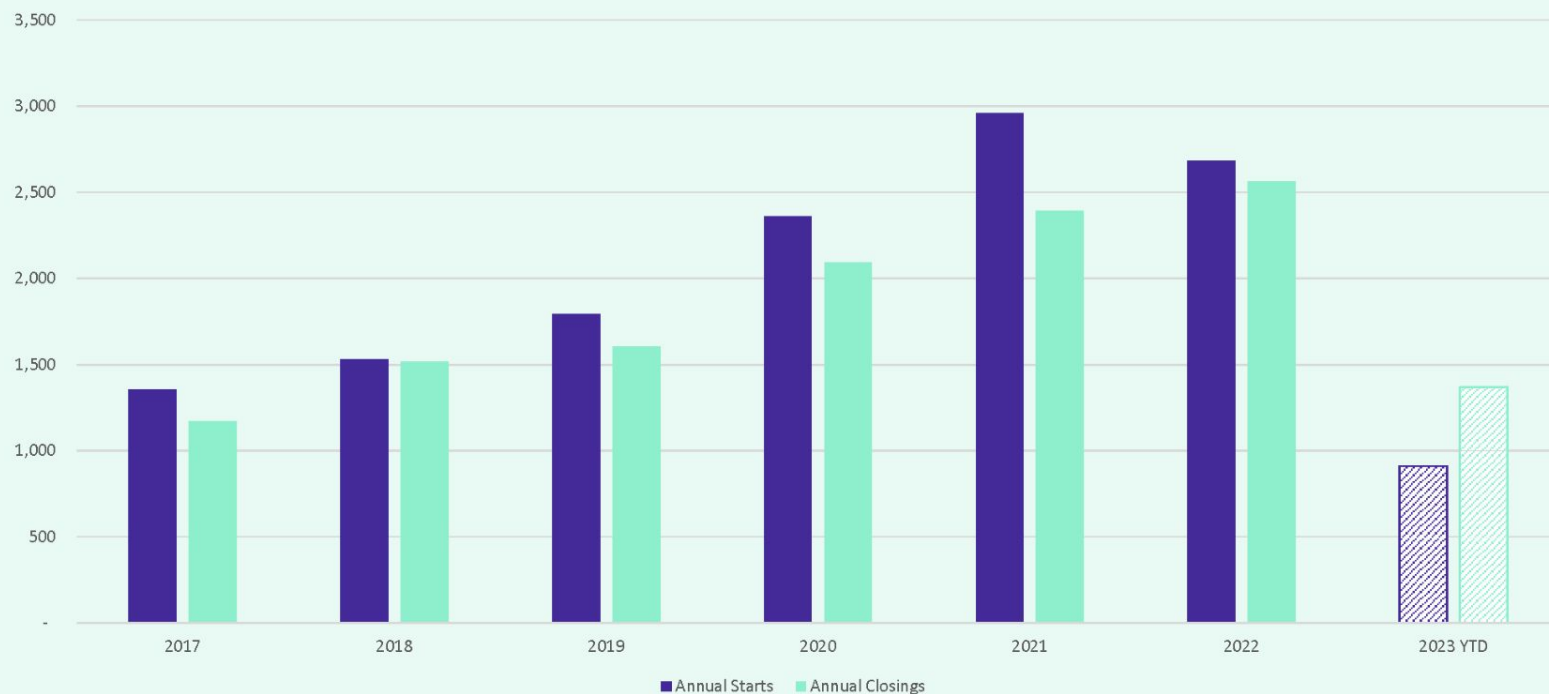
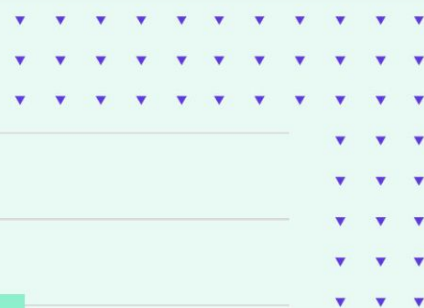
Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	GEORGETOWN ISD	1,731	2,718	1,378	3,516	16,331
2	HAYS CISD	2,430	2,614	2,374	6,344	39,485
3	LEANDER ISD	1,374	2,174	1,150	2,503	5,266
4	LIBERTY HILL ISD	1,358	2,083	1,071	3,421	8,371
5	HUTTO ISD	1,347	1,690	795	1,439	10,610
6	AUSTIN ISD	1,942	1,614	2,844	1,290	9,689
7	MANOR ISD	1,072	1,394	858	1,387	15,272
8	JARRELL ISD	700	1,095	374	2,064	9,353
9	PFLUGERVILLE ISD	597	1,048	444	630	6,228
10	DEL VALLE ISD	692	929	640	2,295	20,967
11	SAN MARCOS CISD	618	912	461	1,040	7,244
12	DRIPPING SPRINGS ISD	504	845	495	1,150	7,332
13	ROUND ROCK ISD	389	790	358	1,068	5,231
14	BASTROP ISD	606	746	521	2,650	15,597
15	LAKE TRAVIS ISD	348	567	501	1,170	3,885
16	ELGIN ISD	568	486	372	649	8,737
17	LAGO VISTA ISD	80	228	102	377	3,101
18	TAYLOR ISD	121	199	62	220	1,101
19	LOCKHART ISD	393	126	326	870	19,430
20	SMITHVILLE ISD	3	46	2	48	471

* Based on additional research by Zonda Education

** Totals **DO NOT** include age-restricted communities



District New Home Starts and Closings



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	280	385	412	482	886	727	334
2Q	349	448	413	529	665	1,153	576
3Q	399	433	483	660	722	511	
4Q	329	264	484	690	687	291	
Total	1,357	1,530	1,792	2,361	2,960	2,682	910

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	285	323	344	465	663	573	675
2Q	265	409	391	436	571	626	694
3Q	347	394	418	580	579	658	
4Q	276	390	453	612	577	706	
Total	1,173	1,516	1,606	2,093	2,390	2,563	1,369



District Housing Overview by Elementary Zone

Elementary	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Futures
CARVER	12	0	84	19	10	34	28	47
COOPER	68	7	172	56	10	31	66	669
FORD	227	36	299	103	96	181	548	1,525
FROST	0	0	0	0	0	0	10	1,158
MCCOY	5	0	34	9	11	17	13	466
MITCHELL	120	22	238	68	35	67	230	696
PURL	6	0	11	3	1	4	4	0
VILLAGE	2	0	6	0	1	2	6	546
WILLIAMS	245	68	499	91	102	181	351	2,480
WOLF RANCH	861	404	1,032	248	501	756	1,941	8,267
Grand Total	1,731	576	2,718	694	830	1,378	3,516	16,331

 Highest activity in the category

 Second highest activity in the category

 Third highest activity in the category

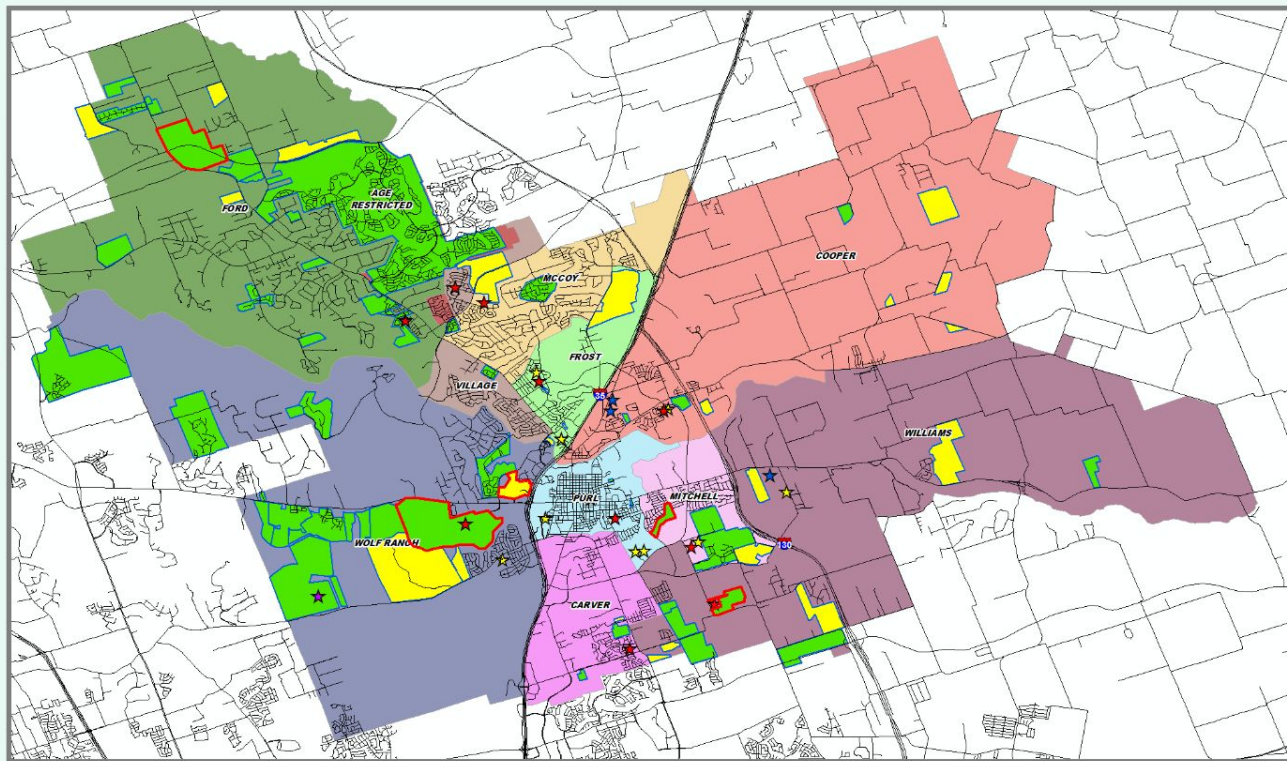


District Housing Overview

- The district has 53 actively building subdivisions
- Within GISD there are 29 future subdivisions
- Of these, groundwork is underway on 1,321 lots within 5 subdivisions

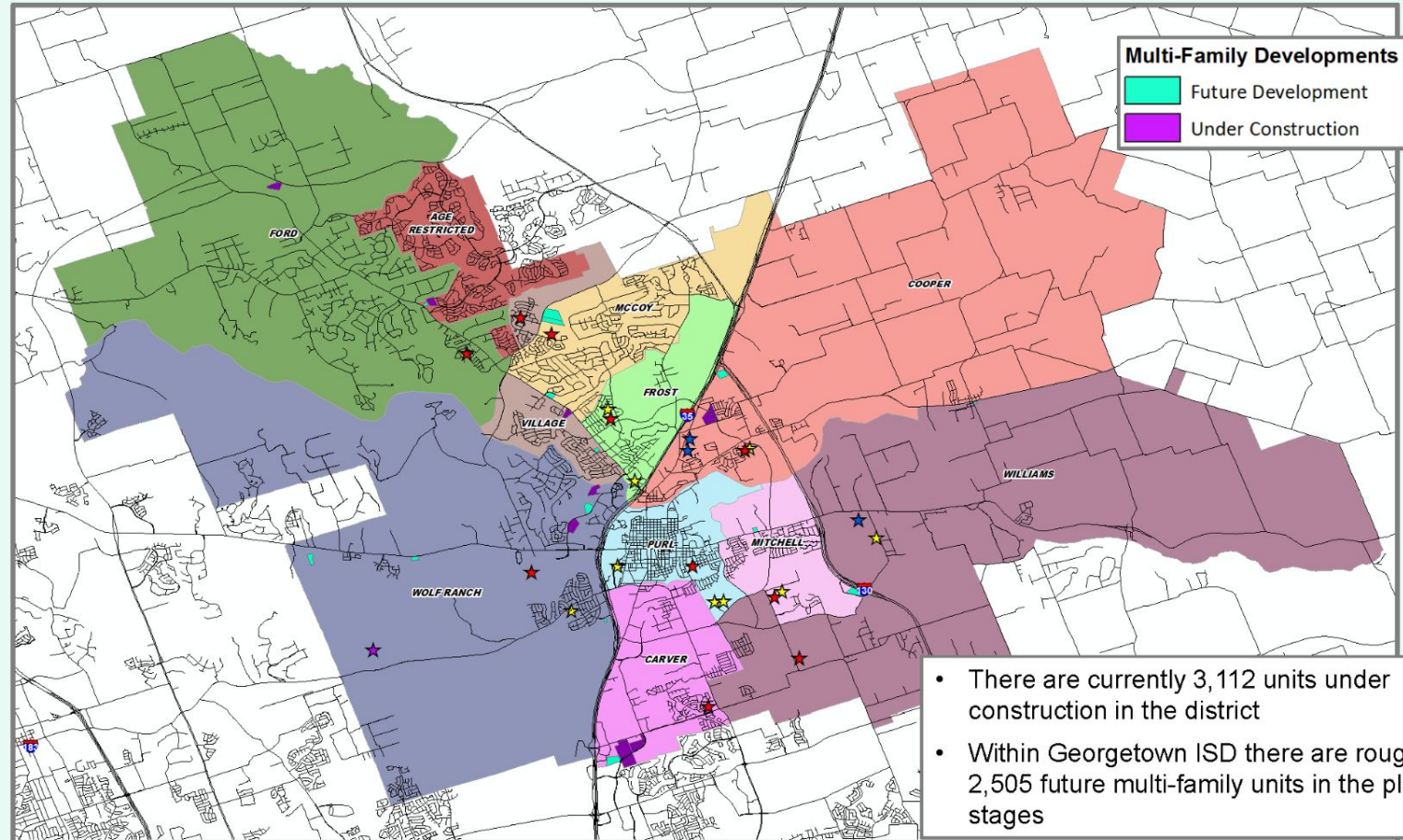
Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



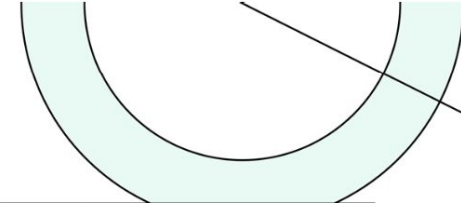


Multi-Family Housing Overview





Ten Year Forecast by Grade Level



Year (OCT)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	61	329	775	769	837	779	827	902	892	902	913	1,006	937	940	890	11,759		
2019/20	56	336	825	840	814	862	825	875	957	949	949	1,013	997	927	935	12,160	401	3.4%
2020/21	44	261	787	829	801	809	839	807	874	940	952	1,005	976	1,002	940	11,866	-294	-2.4%
2021/22	49	321	822	894	883	871	873	918	881	949	992	1,124	1,013	982	1,046	12,618	752	6.3%
2022/23	67	363	882	904	961	948	927	934	978	946	981	1,142	1,072	1,038	1,021	13,164	546	4.3%
2023/24	67	363	943	968	967	1,008	995	996	1,002	1,047	1,003	1,135	1,072	1,083	1,054	13,703	539	4.1%
2024/25	67	363	997	1,036	1,032	1,012	1,060	1,057	1,073	1,072	1,112	1,149	1,069	1,083	1,099	14,281	578	4.2%
2025/26	67	363	1,044	1,091	1,101	1,088	1,059	1,123	1,156	1,137	1,137	1,270	1,096	1,079	1,099	14,910	629	4.4%
2026/27	67	363	1,083	1,134	1,153	1,156	1,138	1,108	1,219	1,225	1,195	1,298	1,216	1,105	1,095	15,555	645	4.3%
2027/28	67	363	1,114	1,180	1,211	1,218	1,222	1,211	1,186	1,290	1,287	1,363	1,241	1,222	1,121	16,296	741	4.8%
2028/29	67	363	1,154	1,215	1,249	1,274	1,282	1,295	1,295	1,258	1,355	1,464	1,302	1,247	1,238	17,058	762	4.7%
2029/30	67	363	1,193	1,256	1,285	1,312	1,337	1,348	1,401	1,375	1,322	1,539	1,405	1,307	1,263	17,773	715	4.2%
2030/31	67	363	1,260	1,303	1,328	1,354	1,367	1,408	1,460	1,485	1,444	1,503	1,479	1,407	1,323	18,551	778	4.4%
2031/32	67	363	1,317	1,368	1,383	1,388	1,405	1,432	1,523	1,548	1,559	1,637	1,444	1,479	1,423	19,336	785	4.2%
2032/33	67	363	1,366	1,422	1,440	1,448	1,441	1,474	1,549	1,613	1,625	1,765	1,578	1,444	1,495	20,090	754	3.9%

Yellow box = largest grade per year
Green box = second largest grade per year



Ten Year Forecast by Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Carver Elementary	890	728	736	746	760	769	767	772	778	786	795	808
Cooper Elementary	693	652	685	670	657	639	634	643	655	658	656	654
Ford Elementary	836	527	555	586	601	620	655	695	720	748	778	814
Frost Elementary	552	320	319	326	342	366	386	398	406	418	426	440
McCoey Elementary	808	523	504	491	508	517	534	543	531	527	523	519
Mitchell Elementary	792	715	749	814	836	860	928	942	938	942	939	945
Purl Elementary	869	559	541	530	522	495	487	490	489	489	486	483
Village Elementary	633	457	447	450	462	463	464	460	460	466	475	484
Williams Elementary	850	658	754	832	904	964	1,062	1,166	1,272	1,393	1,526	1,672
Wolf Ranch Elementary	850	847	1,017	1,179	1,344	1,509	1,669	1,790	1,912	2,023	2,119	2,202
ELEMENTARY SCHOOL TOTALS	7,773	5,986	6,307	6,624	6,936	7,202	7,586	7,899	8,161	8,450	8,723	9,021
Elementary Absolute Change		355	321	317	312	266	384	313	262	289	273	298
Elementary Percent Change		6.30%	5.36%	5.03%	4.71%	3.84%	5.33%	4.13%	3.32%	3.54%	3.23%	3.42%

Yellow box = over capacity
Green box = within 10% of capacity



Ten Year Forecast by Campus

		Fall	ENROLLMENT HISTORY									
Campus	Capacity	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Benold Middle School	974	664	694	718	749	757	769	799	848	885	914	912
Forbes Middle School	974	671	674	717	727	742	710	687	663	668	691	712
Tippit Middle School	808	628	660	735	807	890	967	1,051	1,142	1,262	1,368	1,443
Wagner Middle School	950	936	1,018	1,081	1,141	1,244	1,311	1,365	1,439	1,568	1,651	1,714
MIDDLE SCHOOL TOTALS	3,706	2,899	3,046	3,251	3,424	3,633	3,757	3,902	4,092	4,383	4,624	4,781
Middle School Absolute Change		86	147	205	173	209	124	145	190	291	241	157
Middle School Percent Change		3.06%	5.07%	6.73%	5.32%	6.10%	3.41%	3.86%	4.87%	7.11%	5.50%	3.40%
East View High School	2,000	2,079	2,155	2,223	2,381	2,536	2,683	2,933	3,142	3,330	3,611	3,868
Georgetown High School	2,250	2,016	2,011	1,999	1,985	2,000	2,086	2,140	2,194	2,204	2,194	2,236
Richarte High School	250	113	113	113	113	113	113	113	113	113	113	113
HIGH SCHOOL TOTALS	4,500	4,208	4,279	4,335	4,479	4,649	4,882	5,186	5,449	5,647	5,918	6,217
High School Absolute Change		76	71	56	144	170	233	304	263	198	271	299
High School Percent Change		1.84%	1.69%	1.31%	3.32%	3.80%	5.01%	6.23%	5.07%	3.63%	4.80%	5.05%
Georgetown Alternative Program	80	38	38	38	38	38	38	38	38	38	38	38
Williamson County Detention Ctr.		6	6	6	6	6	6	6	6	6	6	6
Williamson County JJAEP		27	27	27	27	27	27	27	27	27	27	27
ALTERNATIVE CAMPUS TOTALS		71	71	71	71	71	71	71	71	71	71	71
DISTRICT TOTALS		13,164	13,703	14,281	14,910	15,555	16,296	17,058	17,773	18,551	19,336	20,090
District Absolute Change		546	539	578	629	645	741	762	715	778	785	754
District Percent Change		4.33%	4.09%	4.22%	4.40%	4.33%	4.76%	4.68%	4.19%	4.38%	4.23%	3.90%

Yellow box = over capacity
Green box = within 10% of capacity

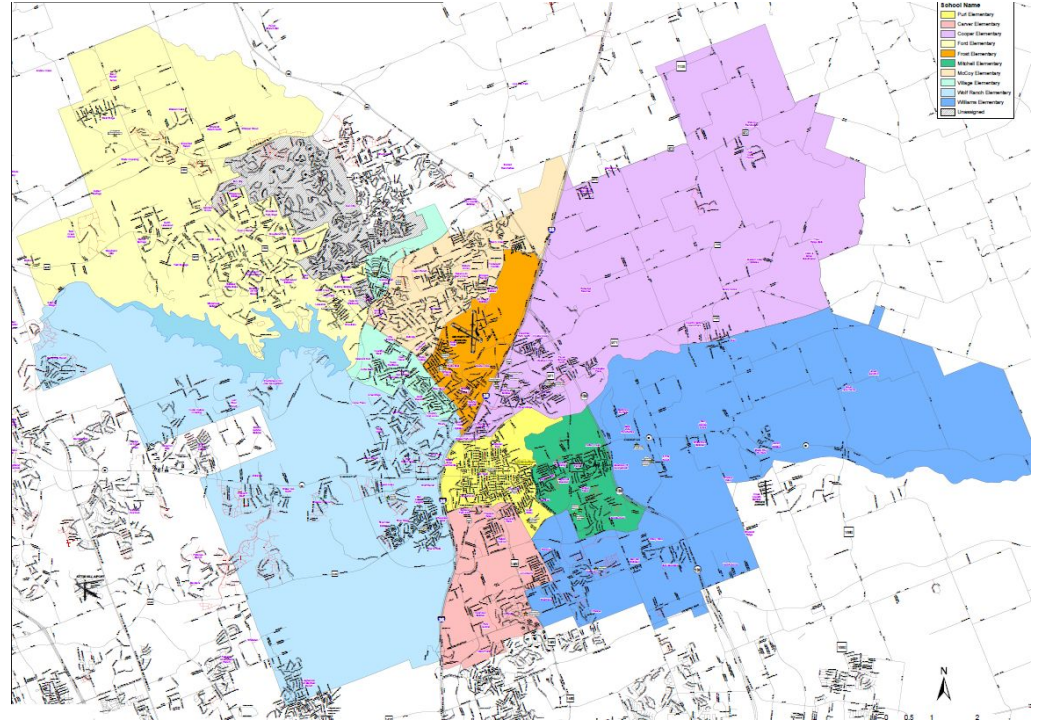


REMARKS ABOUT ATTENDANCE ZONES

October
2023
through
January
2024

- Current Zones
- Establish New Zones
 - 2 new campuses open in 2024
- Relief for existing campuses
- Community input meetings
- School board approval

www.georgetownisd.org/zones





LOOKING AHEAD

Next Meeting:

October 17 at 6 pm

Frost Elementary School



QUESTIONS



https://bit.ly/2023_CAC_1

Use this form to submit questions.
District staff will work on responses to bring back to you at the next meeting.



BONDS ARE PART OF OUR HISTORY & PART OF THE SCHOOL FINANCE SYSTEM

1919

Georgetown ISD held a school bond election in the amount of \$100,000 to build the district's first high school.

July 4, 1919

A citizen of Louisville, Kentucky, living in a modest cottage, has painted his home red, white and blue. It is the home of Abram L. Frank and he has been declared "100 percent patriotic."

In discussing the painting of his home Mr. Frank said: "That little house of mine was painted red, white and blue because I wanted to celebrate our victory in the world war. My wife did not approve the scheme because of the attention it attracts, but patriotism won her over."

*

Mothers of Georgetown,

Yesteryears

BARBARA YELVERTON

on July 24 there will be held in the GISD an election of vast importance to you. It is on the question of authorizing the issuance of \$100,000 in bonds for the construction of a high school building and equipping same. Much depends upon this question and while it seems that the authorization will be made by an outstanding majority, eternal vigilance is the price of success and we urge you to assist in making a probability a certainty and assist in placing within the reach of the childhood of the communi-

ty the opportunity for education that they are justly entitled to. Insist on every voter supporting the proposal.

*

Through adoption of its legislature, Texas today [June 28] became the ninth state to ratify the proposed amendment extending suffrage to women.

July 1 & 4, 1976

Bicentennial Bash plans — Friday — Fair; Saturday — pumper races, BBQ, dance; Sunday — All Faith Worship. Ongoing — Puppet Show, fire engine rides, 1920 Pie Throwing, wheelbarrow races, horseshoes, carnival, Music Man and fireworks.



THANK YOU

www.georgetownisd.org

