

APRIL 24, 2025

FACILITY PLANNING COMMITTEE

MAGNOLIA ISD | MEETING NO. 5



WELCOME FROM YOUR SUPERINTENDENT



Jason Bullock
Superintendent



EDUCATIONAL PLANNER & FACILITATOR



Kevin Worthy

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MEET OUR EXPERTS & PARTNERS



AGENDA

WELCOME

Review Norms and Schedule

Parking Lot Questions

Facility Options | High Schools

Facility Upgrades

High School Equity Improvements

Natatorium Options

Demographic and Financial Bonding
Capacity Recap

Project Priority Worksheet Revisions

Propositions

Next Steps

Closing



NORMS & PROCESS OVERVIEW



GROUND RULES



Only one speaker at a time

Respect the person who is speaking

Listen with a desire to contribute and learn

Engage in the entire meeting



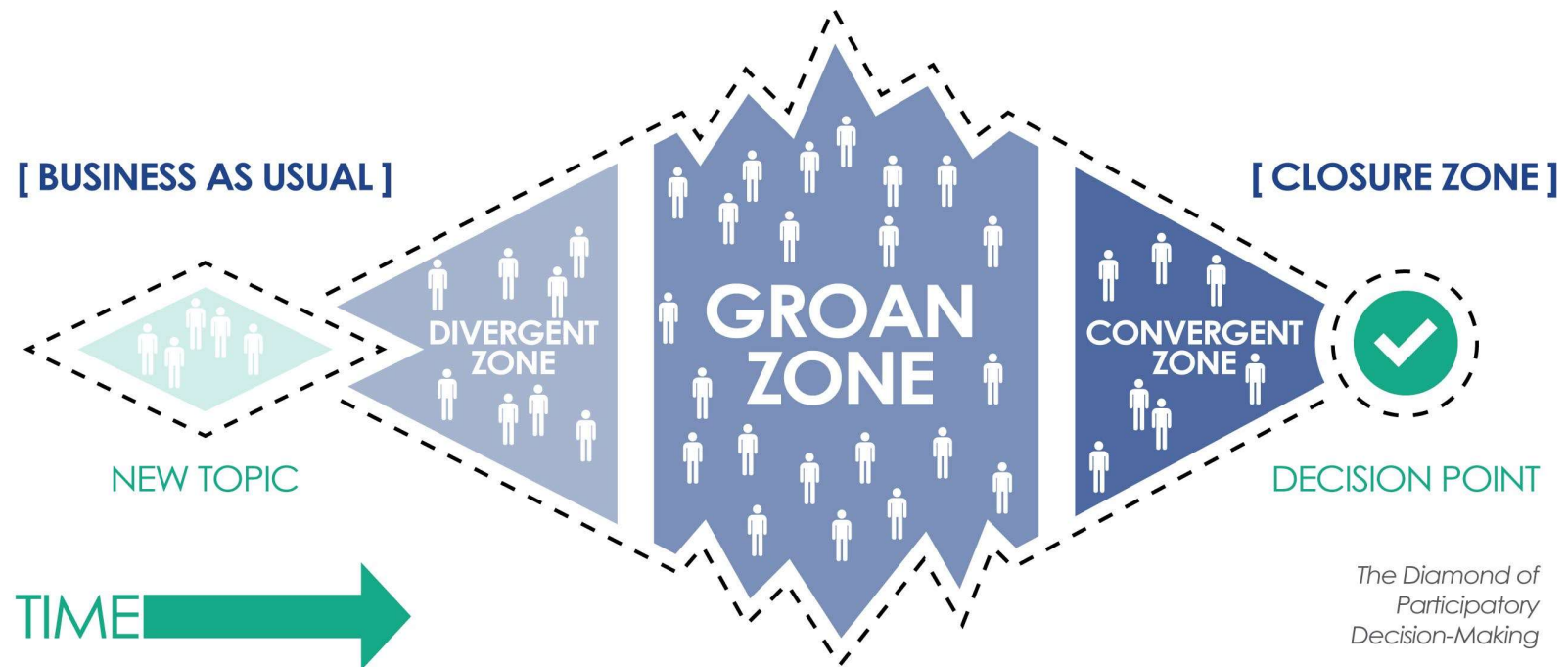
Q&A PROCESS

Each table will discuss the information presented and select one question to ask.

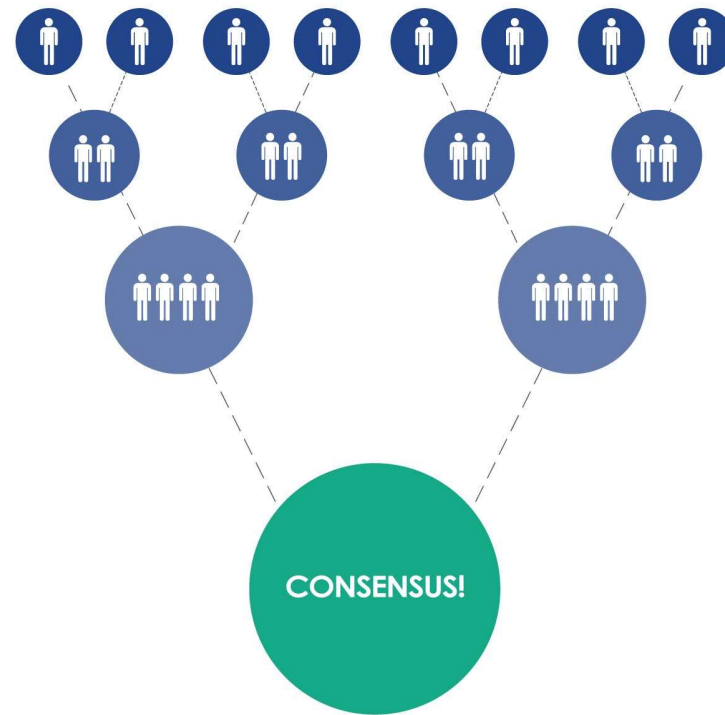
Unanswered questions or concerns will be placed on the 'parking lot' to be answered later via email.



DYNAMICS OF GROUP DECISION-MAKING



CONSENSUS BUILDING MODEL



MEETING OVERVIEW



MEETING OVERVIEW

Meeting #1 - February 13, 2025

Committee Introductions
State of the District
Prior Bond Updates
Charge from Board President

Meeting #2 - February 27, 2025

Review Process, Norms and Schedule
Demographic Report
Development Report

Meeting #3 - March 6, 2025

Facility Needs Assessment with Priorities
Capital Projects
Operations - Buses
Land Acquisition

Meeting #4 - March 27, 2025

Financial Bonding Capacity
Priority List with Cost
Table Discussion over Priority Worksheet

Meeting #5 - April 24, 2025

Comprehensive High Schools
Facility Upgrades | Priority Maintenance
Breakout Athletic Projects
Natatorium Options
Project Priority Worksheet Revisions
Propositions
Next Steps

Meeting #6 - May 6, 2025

Deliberation and Consensus with CoVoice
SWOT Analysis



FACILITY OPTIONS HIGH SCHOOL



Jason Bullock
Superintendent



HIGH SCHOOL FACILITY OPTIONS

OPTION 1: Add on to existing high schools - \$57,313,675.98 X 2

ADVANTAGES:

- No immediate purchase of land
- MISD would stay a 2 high school district
- Less expensive than new building

DISADVANTAGES:

- Would be short term solution
- Core spaces only designed for 2400
- Schools would stay 6A
- Would need to add on to both high schools
- Disruptions due to construction activities



HIGH SCHOOL FACILITY OPTIONS

OPTION 2: Build 9th Grade Centers - \$72,529,480 x 2

ADVANTAGES:

- MISD would stay a 2 high school district
- 9th graders are isolated

DISADVANTAGES:

- No room on current high school sites
- 9th graders are isolated
- Requires purchase of 2 new sites
- Requires construction of additional core spaces
- Requires construction of additional athletic and fine art spaces.
- Schools would stay 6A
- Missed opportunities for advanced academic courses.
- More expensive bussing for athletics, fine arts, NJROTC, CTE, etc.



HIGH SCHOOL FACILITY OPTIONS

OPTION 3: Build High School #3 - \$295,293,673

ADVANTAGES:

- Brings numbers down in all 3 schools
- Sense of community
- Shorter commute / smaller school zones
- All three schools stay 5A
- More opportunities for participation in co-curricular activities

DISADVANTAGES:

- Length of construction timeline
- Remodel current high schools / equity issues



HIGH SCHOOL FACILITY OPTIONS

HIGH SCHOOL #3

PROJECT DETAILS:

- Comprehensive HS Campus
- 2500 Student Capacity
- Co-curricular Spaces to accommodate 5A HS Programing
- Collaborative/Flexible Spaces

WHAT IS INCLUDED:

- Ag Barn
- Auditorium with a Fly loft
- Dedicated CTE Spaces
- Space programmed for Dance Cheer
- Fine Arts

TURF FIELDS AT:

- Football
- Baseball
- Softball
- 8 Lane Track
- Appropriately sized seating at Baseball and Softball
- Modern press box to accommodate current program at football
- Stadium seating for 8000



TABLE TALK



HIGH SCHOOL EQUITY IMPROVEMENTS



Charles Johnson
Principal



HIGH SCHOOL EQUITY IMPROVEMENTS

Student Usage

	Magnolia West HS	Magnolia HS
Football	264 athletes	300 athletes
Basketball (offseason)	74 athletes	78 athletes
Baseball	54 athletes	64 athletes
Softball	38 athletes	40 athletes
Tennis	50 athletes	37 athletes
Soccer (m/w)	122 athletes	87 athletes
Volleyball (offseason)	42 athletes	48 athletes
Swim/Dive	28 athletes	33 athletes
Track (m/w)	100 athletes	151 athletes
Band	160 athletes	140 athletes
Dance	32 athletes	38 athletes
Cheer	50 athletes	50 athletes
Color Guard	36 athletes	20 athletes
NROTC		160 athletes
	Total 1,050	1,246

Athletic periods are Monday - Friday, with several athletic practices Monday - Saturday.



HIGH SCHOOL EQUITY IMPROVEMENTS

Priority 3 - Covered Co-curricular multi-purpose facility

PROJECT DETAILS:

- Magnolia High School, Magnolia West High School and High School No. 3

PROJECTED COST:

- \$9,071,550

ADVANTAGES:

- Supports our commitment to provide parity of programming and student opportunities across campuses
- Maintains health, safety and wellbeing of students

PROJECTED START:

- Ongoing based on enrollment



HIGH SCHOOL EQUITY IMPROVEMENTS

Priority 3 - Upgraded Press Boxes

PROJECT DETAILS:

- Magnolia High School AND Magnolia West High School

PROJECTED COST:

- \$10,214,009

ADVANTAGES:

- Supports our commitment to provide parity of programming and student opportunities across campuses

PROJECTED START:

- Ongoing based on enrollment



HIGH SCHOOL EQUITY IMPROVEMENTS

Priority 3 - Upgraded Baseball/ Softball Seating

PROJECT DETAILS:

- Magnolia High School AND Magnolia West High School

PROJECTED COST:

- \$1,816,617

ADVANTAGES:

- Supports our commitment to provide parity of programming and student opportunities across campuses

PROJECTED START:

- Ongoing based on enrollment



HIGH SCHOOL EQUITY IMPROVEMENTS

Priority 3 - Provide Lighting at Tennis Courts

PROJECT DETAILS:

- Magnolia High School AND Magnolia West High School

PROJECTED COST:

- \$780,334

ADVANTAGES:

- Supports our commitment to provide parity of programming and student opportunities across campuses
- Maintains health, safety and wellbeing of students

PROJECTED START:

- Ongoing based on enrollment



HIGH SCHOOL EQUITY IMPROVEMENTS

Priority 3 - Upgrade Baseball / Softball Playing Surface to Turf

PROJECT DETAILS:

- Magnolia High School AND Magnolia West High School

PROJECTED COST:

- \$8,246,120

ADVANTAGES:

- Supports our commitment to provide parity of programming and student opportunities across campuses
- Maintains health, safety and wellbeing of students

PROJECTED START:

- Ongoing based on enrollment



TABLE TALK



NATATORIUM OPTIONS



Charles Johnson
Principal



NATATORIUM OPTIONS

Existing Natatorium Usage

- Used year-round
- Estimated 365 people use the pool daily.
- Magnolia Aquatic Club (MAC) 205 Athletes 38% growth 2022-2025
- 2 1/2 day competitions held 6 times a year with an estimated attendance of 1600 people
- 1 day competitions held 3 times a year with an estimated attendance of 1000 people waiting list to join program
- MAC Swim Academy 240
- Masters Swim Program 10 Athletes
- Magnolia Swim League, Jump Start 60 athletes
- Non-MISD programs:
 - Big Cat Diving (US Diving Program) 30 athletes
 - Infant Swim and rescue (seasonal) 20 infants ages 1-3



NATATORIUM OPTIONS

OPTION 1: Second District Natatorium

PROJECT DETAILS:

- Athletics

PROJECTED COST:

- \$24,428,298.66

ADVANTAGES:

- Supports our commitment to establish neighborhood schools that ensure safety, optimize transportation.
- Supports our commitment to provide parity of programming and student opportunities across campuses

PROJECTED START:

- Ongoing based on enrollment



NATATORIUM OPTIONS

OPTION 2: Practice Pool at Current Natatorium

PROJECT DETAILS:

- Outdoor 8x25 lanes with 3x25 warm up lanes

PROJECTED COST:

- \$11,707,024

ADVANTAGES:

- Alleviates the demand at the current facility.

DISADVANTAGES:

- Lack parity at other campuses

PROJECTED START:

- Ongoing based on enrollment



NATATORIUM OPTIONS

OPTION 3: Practice Pool MWHs & HS No. 3

PROJECT DETAILS:

- High School No. 3 AND Magnolia West High School
- Athletics
- Outdoor 8x25 lanes with 3x25 warm up lanes

PROJECTED COST:

- \$21,726,945

ADVANTAGES:

- Supports our commitment to establish neighborhood schools that ensure safety, optimize transportation.
- Supports our commitment to provide parity of programming and student opportunities across campus
- Alleviates the demand at the current facility.

PROJECTED START:

- Ongoing based on enrollment



TABLE TALK



DEMOGRAPHIC AND FINANCIAL BONDING CAPACITY RECAP

MAGNOLIA ISD





Ten Year Forecast by Campus

Campus	Capacity	ENROLLMENT PROJECTIONS											
		2023/24	Fall 2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Audobon Elementary	900	0	509	597	727	885	1,054	1,278	1,501	1,722	1,929	2,143	2,347
Bear Branch Elementary	900	571	489	469	445	439	452	465	473	480	485	487	485
Cedric Smith Elementary	900	768	739	769	800	814	836	852	852	854	846	834	832
J L Lyon Elementary	900	736	760	780	775	789	822	862	885	900	902	904	902
Magnolia Elementary	900	694	504	514	552	579	605	634	659	684	698	698	683
Magnolia Parkway Elementary	900	856	674	710	735	753	795	838	884	947	1,016	1,084	1,154
Nichols Sawmill Elementary	900	551	670	679	698	715	745	765	780	785	777	770	758
Tom R Ellisor Elementary	900	494	569	588	605	621	610	619	630	630	627	620	613
Williams Elementary	900	867	808	841	905	956	1,028	1,103	1,175	1,239	1,301	1,369	1,438
ELEMENTARY TOTALS		5,537	5,722	5,947	6,242	6,551	6,947	7,416	7,839	8,241	8,581	8,909	9,212
Elementary Absolute Growth		183	185	225	295	309	396	469	423	402	340	328	303
Elementary Percent Growth		3.42%	3.34%	3.93%	4.96%	4.95%	6.04%	6.75%	5.70%	5.13%	4.13%	3.82%	3.40%
Bear Branch 5th/6th Center	1,200	1,020	1,081	764	781	769	787	774	770	798	805	830	838
Magnolia Parkway 5th/6th Center	1,200	0	0	802	886	932	975	1,016	1,121	1,248	1,427	1,588	1,719
Magnolia 5th/6th Center	1,200	1,094	1,154	820	831	782	816	803	793	817	821	844	851
5th/6th GRADE TOTAL		2,114	2,235	2,386	2,498	2,483	2,578	2,593	2,684	2,863	3,053	3,262	3,408
5th/6th Grade Absolute Growth		123	121	151	112	-15	95	15	91	179	190	209	146
5th/6th Grade Percent Growth		6.18%	5.72%	6.76%	4.69%	-0.60%	3.83%	0.58%	3.51%	6.67%	6.64%	6.85%	4.48%
Bear Branch Junior High	1,200	1,059	1,120	774	829	862	866	849	871	855	851	883	890
Magnolia Parkway Junior High	1,200	0	0	694	750	901	975	1,023	1,073	1,098	1,205	1,354	1,540
Magnolia Junior High	1,200	1,059	1,123	875	926	941	925	875	914	897	887	913	918
JUNIOR HIGH SCHOOL TOTAL		2,118	2,243	2,343	2,505	2,704	2,766	2,747	2,858	2,850	2,943	3,150	3,348
Junior High Absolute Growth		-92	125	100	162	199	62	-19	111	-8	93	207	198
Junior High Percent Growth		-4.16%	5.90%	4.46%	6.91%	7.94%	2.29%	-0.69%	4.04%	-0.28%	3.26%	7.03%	6.29%
Magnolia HS	2,500	2,262	2,292	2,268	2,219	2,236	2,293	2,427	2,527	2,625	2,700	2,698	2,784
Magnolia West HS	2,500	2,335	2,369	2,420	2,539	2,681	2,855	3,093	3,175	3,273	3,369	3,350	3,487
Alpha Academy	100	84	67	84	78	76	80	78	78	79	78	78	78
HIGH SCHOOL TOTALS		4,681	4,728	4,772	4,836	4,993	5,228	5,598	5,780	5,977	6,147	6,126	6,349
High School Absolute Growth		166	47	44	64	157	234	371	182	197	171	-21	223
High School Percent Growth		3.68%	1.00%	0.93%	1.35%	3.25%	4.69%	7.09%	3.25%	3.40%	2.86%	-0.34%	3.64%
Project Restore (JJAEP)		3	1	1	1	1	1	1	1	1	1	1	1
DISTRICT TOTALS		14,453	14,929	15,449	16,082	16,732	17,520	18,355	19,162	19,932	20,725	21,448	22,318
District Absolute Growth		376	476	520	633	650	787	836	807	770	794	723	870
District Percent Growth		2.67%	3.29%	3.48%	4.10%	4.04%	4.70%	4.77%	4.40%	4.02%	3.98%	3.49%	4.06%

Tax Rate Components



Baseline for Bond Election Capacity

- If the goal is no change in the tax rate, up to **\$650 million** could be called in November 2025
- 30-year max term
- Conservative property value growth
 - MISD property values have grown no less than 3% since 1994
- Tax collection rate remains strong
- Savings account is maintained to offset economic slowdown

MISD Property Tax Rates

2024/25

\$0.9595

2023/24

\$0.9638

2022/23

\$1.1472

2021/22

\$1.1872

2020/21

\$1.2744

2019/20

\$1.3095

2018/19

\$1.3795

REVISIONS TO PRIORITY WORKSHEET

PARKING LOT QUESTIONS





TABLE TALK

MOCK VOTE | MAGNOLIA ISD



PROPOSITIONS



PROPOSITION A	PROPOSITION B	PROPOSITION C
High School #3	High School Multipurpose Facilities	Natatorium
Elementary School #10	High School Press Box Expansion	
Elementary School #11	High School Baseball/Softball Bleacher Expansion	
Facility Upgrades	High School Baseball/Softball Turf	
Buses		
Land Acquisition		
Safety and Security		



NEXT STEPS



Denise Meyers



TIMELINES

April 24, 2025 | Meeting #5

May 6, 2025 | Meeting #6 Committee develops final bond package

May 12, 2025 | Committee presentation and recommendation to the Magnolia ISD Board of Trustees

August 18, 2025 | Last day to call a bond and order the bond on the ballot

August 19, 2025 - November 4, 2025 | Work of the district to present bond facts and the committee to advocate on behalf of the district

November 4, 2025 | General Election Day





A group of approximately 12 women are posing for a photo outdoors. They are holding various signs, including one that says "2024 GRANT AWARDS" and another with the "me" logo. Some women are holding megaphones, and one is holding a pom-pom. They are all smiling and appear to be celebrating. The image has a red overlay.

NEXT STEPS

MEETING NO. 6 | MAY 6, 2025

Magnolia Event Center

5:30 PM Dinner | 6:00 PM Meeting