



Meeting #2  
Tuesday, May 20, 2025

## Welcome and Good Things

Superintendent Dr. Belding welcomed the committee and asked Becki Krsnak, Executive Director of Curriculum and Instruction, to lead the group in "Good Things." Committee members shared information about sports teams still in playoffs, former MISD students still participating in college baseball playoffs, students who are excelling in the classroom, Destination Imagination teams, SRO badges, and committee members thanked all the teachers, administrators, and leaders who helped make this a successful school year. Dr. Belding then reminded the committee about the meeting norms, what it means to be a valued committee member, gave an overview of the evening's agenda, shared how all of the meeting resources are available on the website to be fully transparent with the community, and provided a brief recap of Meeting #1.

## School Finance 101 & MISD Financial Overview

Dr. Rebecca Metzger, assistant superintendent of business and operations, presented information about the district's finances and how public school finances work. She highlighted the 22 consecutive years that MISD has received a Superior rating on the Schools FIRST (Financial Integrity Rating System of Texas). She also explained that the district has saved \$111 million by refunding bonds. She explained state funding formulas, including the state's basic allotment, which is \$6,160 per student. This amount has not been increased by the state since 2019. Additional funding is provided for students in special programs. She explained that the money to fill the district's "bucket" for the Maintenance & Operations comes from local property taxes and state funding. She described it as a "balancing act," meaning that state funding goes down when local property taxes go up.

Committee members asked questions, helping to understand how Midlothian ISD's budget could be affected by the current legislative session. Dr. Metzger showed sources of revenue, explained TIRZ (Tax Increment Reinvestment Zone), the district's 10-year tax history, showing the total tax rate has lowered every year since 2019. In addition, the debt service tax rate has decreased as well. She demonstrated the difference between the Maintenance and Operations (M&O) and Interest and Sinking (I&S) tax rates. Committee members worked in groups to identify which fund - M&O or I&S - would or could be used for various school district expenditures.

## Growth in MISD

Dr. Belding shared slides from a recent demographic report. The report included information about increasing student enrollment at elementary campuses, new construction activity throughout the district, 10-year enrollment projections, and individual school capacity related to projected growth. Committee members worked in groups to draft questions about growth within MISD. They also completed a worksheet called "Chart Our Course" to better understand growth and how it will impact schools in MISD.

## Growth in MISD: Panel Discussion

The panel of experts introduced included Demographer Brent Alexander with School District Strategies, the Midlothian City Manager Chris Dick, a representative from the Economic Development Council, Joseph Schaefer, and Realtor Jamie Wickliffe with Century 21 Judge Fite, J.S. Wickliffe & Co.

- Demographer Brent Alexander discussed the thousands of homes being built in Midlothian ISD and how COVID impacted the housing market and student enrollment projections. He confirmed that the largest growth in MISD is among families with school-aged children. He answered questions about the build-out projections, explaining that the district could potentially need three to four high schools when the community is completely built out.
- City Manager Chris Dick spoke about where some of the most significant growth is, including the west side of the city limits. He said even the larger home builders are now renting some of their new homes. Mr. Dick explained that the Municipal Utility Districts (MUDs) are outside city limits and therefore the city has no control over the MUDs, but the growth in those areas does impact city infrastructure. He also shared a map that shows development

within the city limits. He explained how long it takes to plan for infrastructure and roads.

- Joseph Schaefer, with the Economic Development Council, spoke about what they share with companies looking to move into the area. He said they tout the strong workforce and the strong school system.
- Realtor Jamie Wickliffe spoke about the popularity of this area and how the opportunity to purchase large tracts of land has decreased over the years due to growth. She shared an example of 100 acres that the city and school district purchased together in the mid-1990s for \$5,000 an acre, and today that land houses the stadium, hospital, and Navarro College. The attractiveness of this area is the quality of the school district. She explained that the majority of people who move to MISD are families with school-aged children, but there are a number of grandparents who move here to be closer to their grandchildren.

## Preview of MISD Facility Needs: Panel Discussion

Jose Martinez, the executive director of maintenance and operations, spoke about current facility challenges. He talked about roofing issues and the cost of repairing and replacing roofs. He explained the life cycle of various parts and equipment, even things like door hardware. One challenge at Longbranch Elementary School is the cast-iron sewer systems. He also spoke about ways to increase efficiencies and save money with utilities. Mr. Martinez said his priority is always taking care of classroom needs first. Finally, he shared that 300+ HVAC units within MISD use R22 (refrigerant) that will soon no longer be available.

Chris Cravey, the associate principal of Midlothian High School, spoke about the structure of the maintenance team at MHS and some of the challenges of the original part of the building.

## Closing

Dr. Belding previewed the different categories of projects that may be considered by the committee and then committee members ranked the categories as part of their Exit Ticket.