



Facility Planning Committee

Meeting #2: May 20, 2025

Good Things



Meeting Norms

- Meeting Timing:
 - 5:30 PM - Doors open
 - 5:30 PM - 6:00 PM - Potential site location tours
 - 6:00 PM - Meeting begins with Information portion
- Committee members will strive to attend each meeting to gain information as understanding builds from one meeting to the next.
- To support a healthy collaborative environment, keep phones and other devices on silent.
- Take personal breaks as needed.
- Be a valued, respectful, contributing committee member.
- After each meeting, the district will communicate a summary of the committee's work. Feel free to share the post!



In Your Words at Meeting 1...

What it Means to be a Valued Committee Member:

- Openness
- Transparency
- Maintain quality of campuses and facilities
- Keeping the target in mind
- Having concise points – have an open lens
- Respecting various points of view
- Not take things personally
- Think about what's the best thing for the city, our children
- Active listening
- Be engaged with your group
- Valuing other's experiences
- Honest
- Focus – stay on task
- Effective communication
- Approaching things with logic over emotion
- Fiscal responsibility – value engineering
- Creativity in our solutions
- Be able to discern what real, actual opportunities are
- Be confident in the experience that we as stakeholders bring to the table
- Accept willingness to accept change
- Represent the will of the entire group



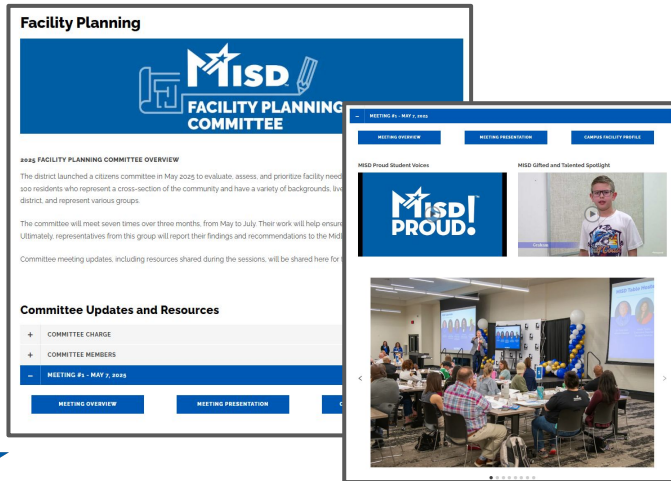
Tonight's Agenda

- Meeting #1 Recap & Follow Up
- School Finance 101
 - Bucket Table Activity
- Growth in MISD
 - Panel Discussion
 - "Chart Our Course" Table Activity
- Preview of Campus Needs
 - Panel Discussion
- Potential Project Categories



Meeting 1 Recap & Follow Up

Resources, meeting notes, photos, and videos are posted on the MISD website



Meeting 1 Recap & Follow Up

Thank you to our Table Leads:

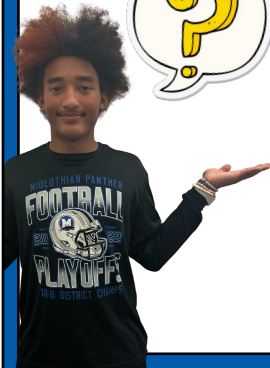
- | | |
|-----------------------|----------------------|
| 1. Kathryn Sandlin | 8. Carly Woolery |
| 2. Whitney Krupala | 9. Amanda Rodgers |
| 3. Kasey Cheshier | 10. Eduardo Gonzalez |
| 4. Amber Hill | 11. Gabriel Vargas |
| 5. Christopher Cravey | 12. Christie Clenney |
| 6. Jonathan Douglass | 13. Heather Weaver |
| 7. Kristin Ashford | |



Meeting 1 Recap & Follow Up

Thank you for engaging!

Many questions will be answered tonight and in future presentations.



You asked: What are the top priorities from last year's facility planning committee?



Committee Meetings and Agendas

Meeting 1: Wednesday, May 7 (The Mile)

- Committee Charge & Process
- MISD Election Feedback
- State of the District
- Enrollment History & Projections

Meeting 2: Tuesday, May 20 (Longbranch Elementary)

- School Finance 101 & MISD Financial Overview
- Growth in MISD
- Facility, Campus & Department Needs

Facility Tour: Tuesday, May 27 (MISD Transportation)

Meeting 3: Tuesday, June 3 (Frank Seale Middle School)

- Bonding Capacity & Tax Rate Scenarios
- Potential Bond Projects

Meeting 4: Tuesday, June 17 (Midlothian High School)

- Total Project Budgets/Construction Costs
- Potential Bond Projects with Cost
- Committee Consensus
- Project Prioritization

Meeting 5: Tuesday, July 8 (Dieterich Middle School)

- Survey Results
- Prioritization Review
- Consensus Building

Meeting 6: Tuesday, July 15 (Board Room)

- Consensus Building (cont.)
- Finalize Recommendations
- Select Spokespersons

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School Finance 101 & MISD Financial Overview

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Fiscal Stewardship



\$111 Million

Saved through early Bond debt repayment



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Funding is Determined by the State

The State determines the amount of funding a District will receive and that **creates a ceiling**



The size of your funding bucket is set by the state

\$6,160

Basic Allotment
per student



Every District receives a base minimum per student



Funding to fill the bucket comes from local property taxes and the state

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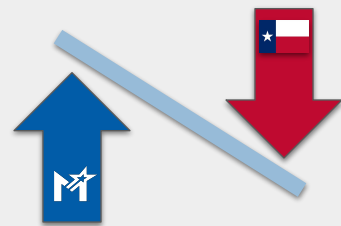


A Balancing Act

- Districts must tax at their maximum capacity to receive full state funding
- Increased property value does not equate to increased revenue, as these values are figured into the funding formula (local fund assignment)



Local Share vs State Share



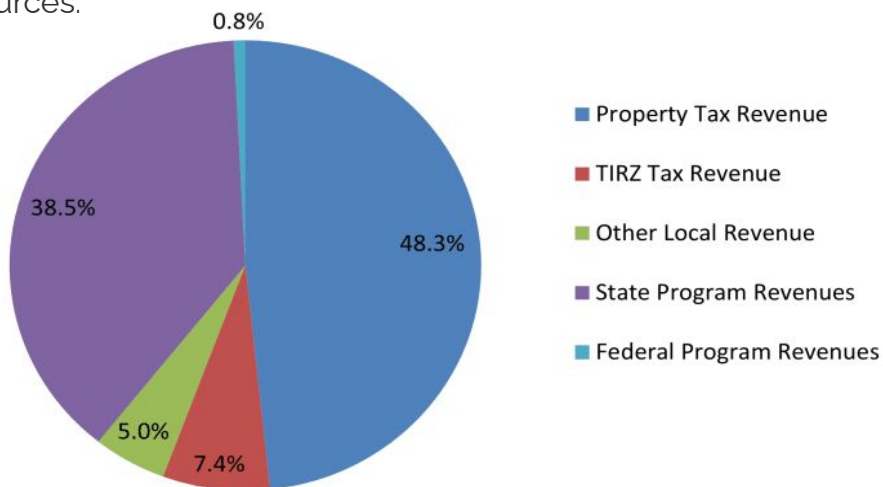
As **local** revenue **increases**,
state funding **decreases**

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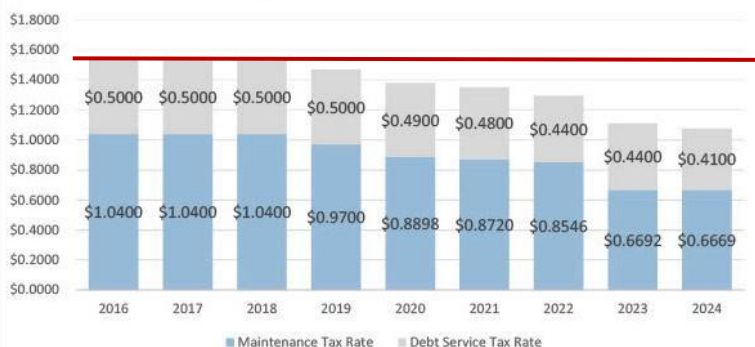
School Funding: The Big Picture

MISD's sources:



10 Year Tax History

Midlothian ISD Tax Rate History

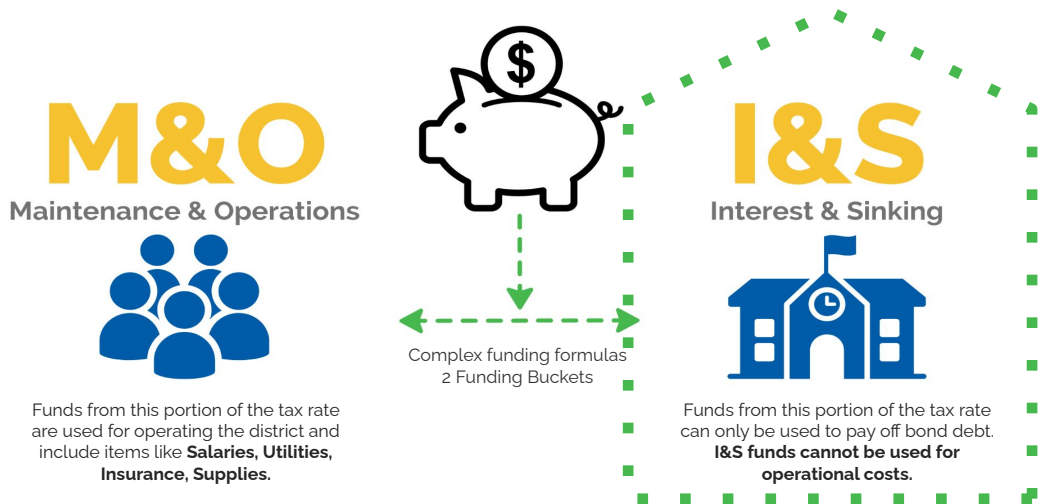


State Compression has lowered school district tax rates.

As local property values go up and MISD collects more local revenue, the State reduces funding.



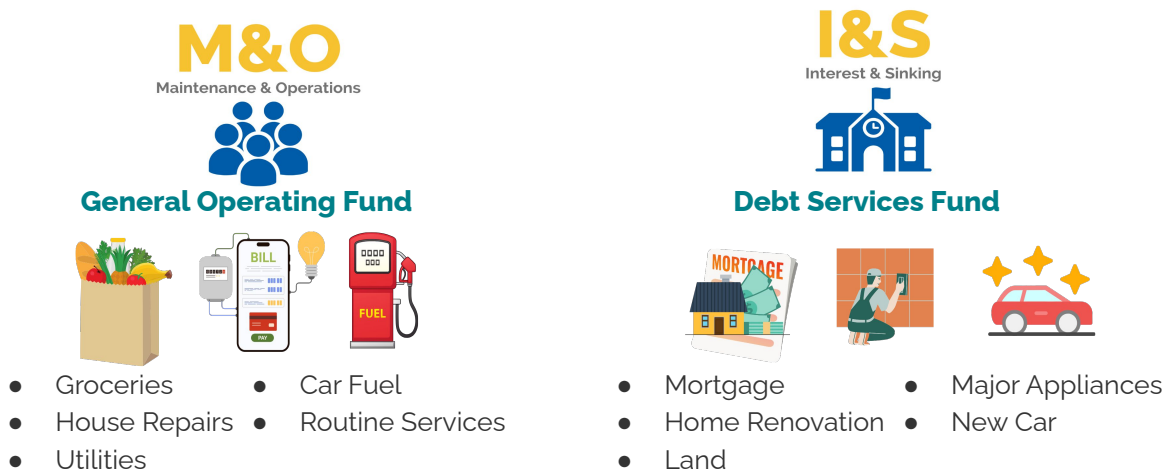
Total Tax Rate is Made Up of Two Parts



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For the Average Citizen, This is Similar to...



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Interest & Sinking Constraints



The annual district budget is passed by the Board of Trustees.

83% of the District's M&O Budget supports personnel salaries and related costs.



I&S funds can only be used to repay debt.

By law, I&S funds cannot be used for operations, salaries, or other day-to-day expenses.

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What's in the Bucket?

Each table has **two buckets**:

- M&O (Maintenance & Operations)
- I&S (Interest & Sinking)

And a **set of coins**, representing items that you may find in a school district budget.

Work as a group to determine which "bucket" of money **could** be used to pay for each item.



Remember, the M&O budget has many constraints, which is why a school district may decide to use I&S funds to pay for big ticket or expensive items.

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What's in the Bucket?

Work as a group to determine which "bucket" of money **could** be used to pay for each item.



What's in the Bucket?

Answer Key

				M&O	I&S	I&S	M&O
I&S	M&O	I&S	I&S	M&O	I&S	M&O	M&O
I&S	M&O	I&S	M&O	I&S	M&O	I&S	M&O
M&O	I&S	M&O	M&O	M&O	I&S	M&O	I&S



What CAN be in the bucket?

Maintenance &

 Teachers	 Administrators	 Custodians	 Police Officers	 Librarians	 Bus Drivers	 Substitute Teachers	 Office Staff
 Employee Benefits	 Routine Maintenance	 Mowing	 Utilities	 Insurance	 Legal Fees	 Portable Buildings	 Student Programs
 Extra-Curricular Programs	 Fuel	 Food Services	 Cleaning Supplies	 Software	 Books	 Classroom Supplies	 Office Supplies
 Field Trips	 Background Check Fees	 Professional Development	 Information Systems	 Internet	 Curriculum		

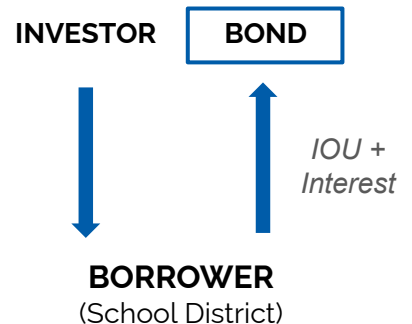
What CAN be in the bucket?

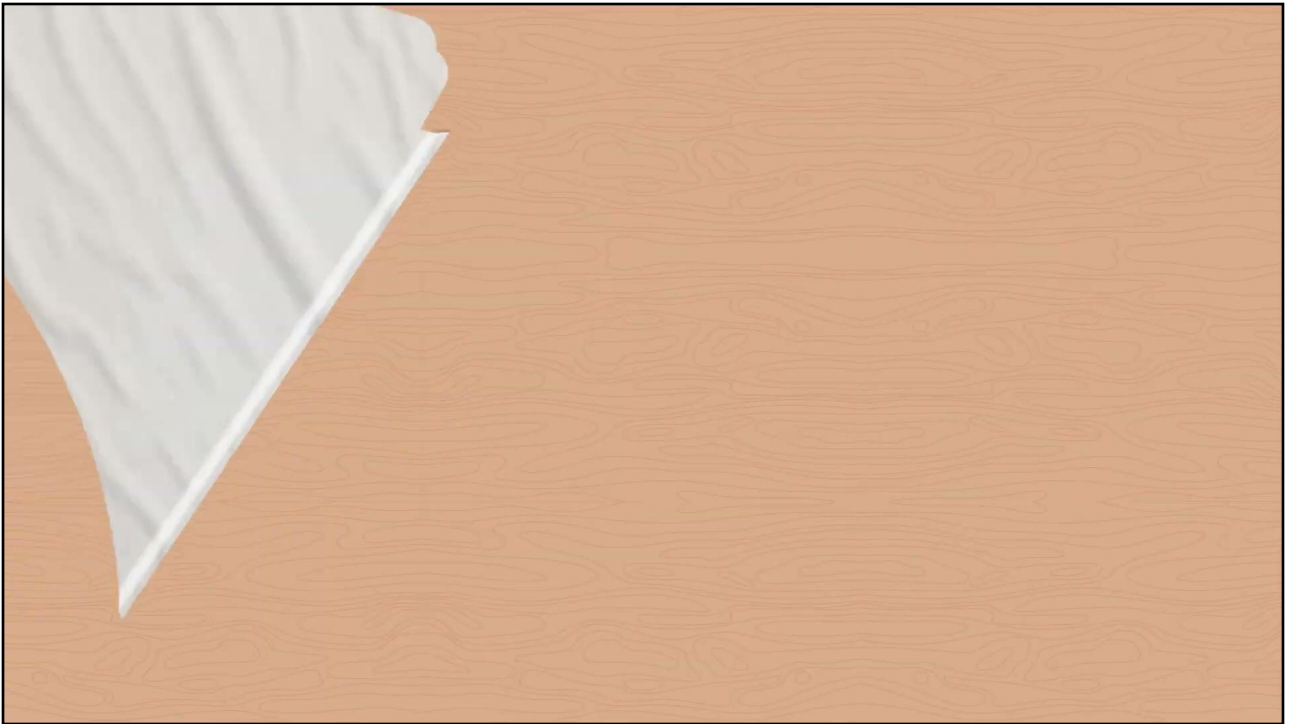
Interest & Sinking



What is a Bond?

- A bond is a debt investment in which an investor loans money to a school district, with interest, for a defined period of time. Essentially, it's similar to a family taking out a mortgage for the purchase of their home.
- School districts issue bonds to pay for "big ticket" capital needs: New facilities, renovations, land, technology, etc.





Demographer's Report

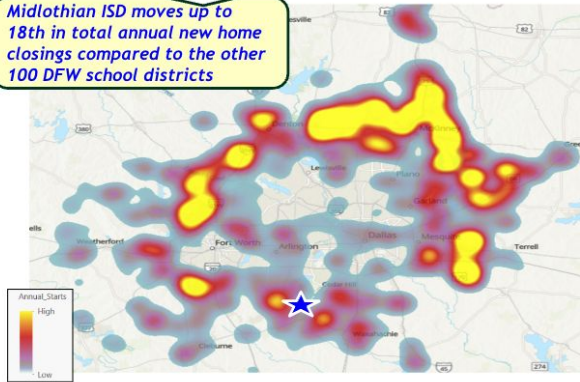
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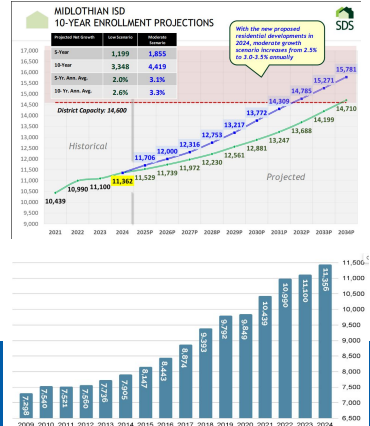
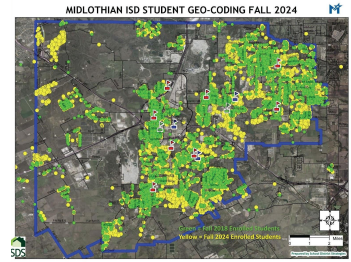
Slides Shared at Meeting #1

NEW HOME CONSTRUCTION BY DFW SCHOOL DISTRICT 4Q23-3Q24

Midlothian ISD moves up to 18th in total annual new home closings compared to the other 100 DFW school districts

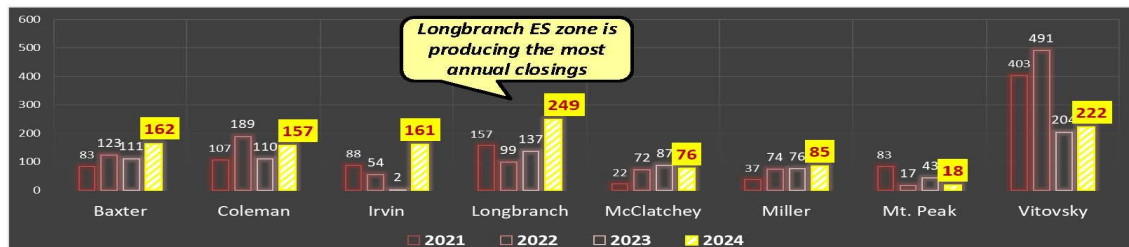
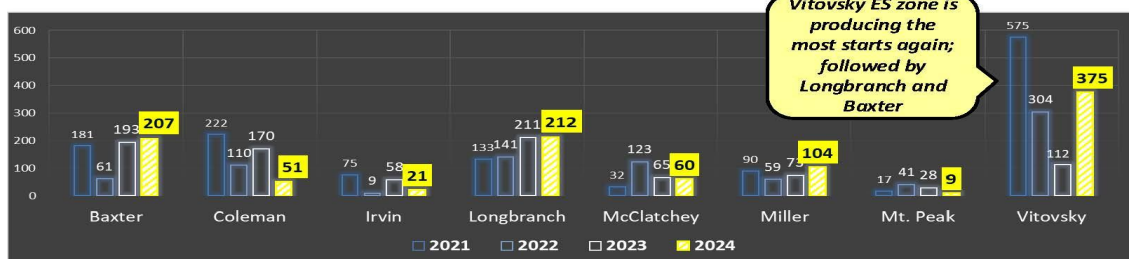


Rank	District	Annual Starts	Annual Closings
1	Northwest	3,294	3,854
2	Prosper	2,664	3,012
3	Denton	2,871	3,004
4	McKinney	2,752	2,930
5	Princeton	3,393	2,840
6	Eagle Mtn.-Saginaw	1,780	2,258
7	Forney	2,048	2,124
8	Crowley	1,626	1,689
9	Celina	1,844	1,448
10	Melissa	1,217	1,441
11	Royce City	1,132	1,380
12	Dallas	1,049	1,323
13	Aubrey	1,337	1,282
14	Crandall	1,752	1,175
15	Community	1,742	1,147
16	Anna	1,499	1,116
17	Frisco	1,337	1,022
18	Midlothian	1,079	1,013
19	Mansfield	1,159	986
20	Garland	875	900
21	Argyle	853	843
22	Rockwall	1,061	830
23	Lewisville	242	719
24	Waxahachie	758	669
25	Ft. Worth	703	623



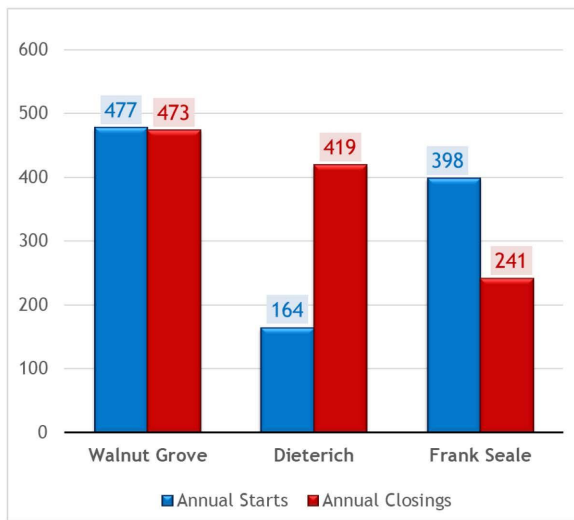
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MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY ELEMENTARY ATTENDANCE ZONE





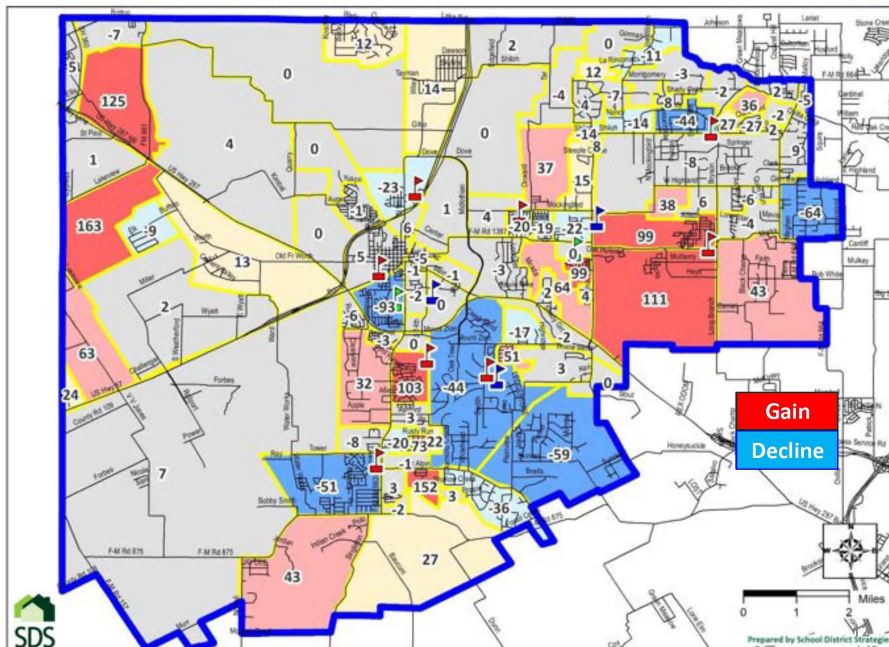
MIDLOTHIAN ISD NEW HOME CONSTRUCTION ACTIVITY BY MIDDLE SCHOOL ATTENDANCE ZONE: 1Q24-4Q24



- Walnut Grove attendance zone produces the most new home construction during 2024 with 477 starts and 473 closings
- Dieterich zone sees increasing activity over the past four quarters with 419 closings
- Starts in the Frank Seale zone are increasing again (398 total starts in 2024)



3-YEAR NET GROWTH BY PLANNING AREA FALL 2021-2024

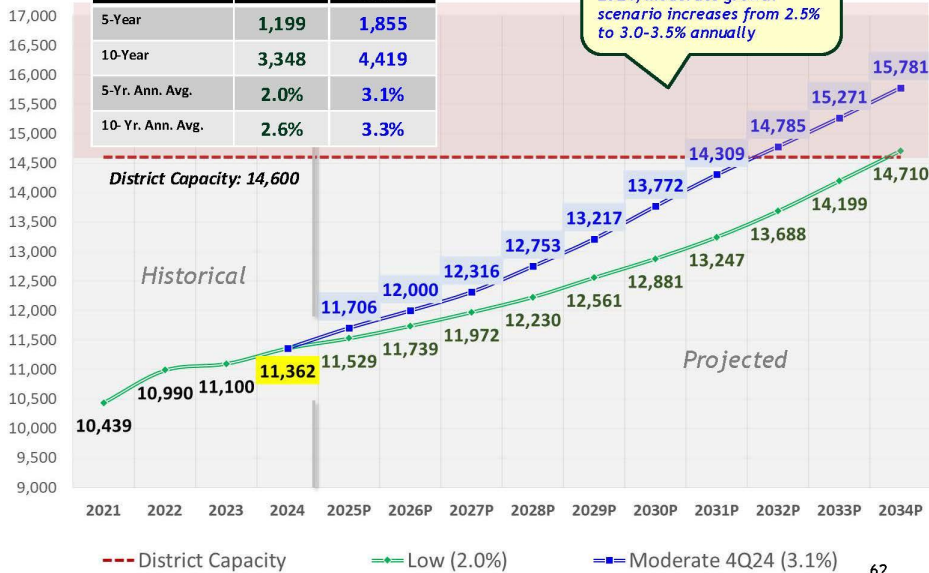


MIDLOTHIAN ISD 10-YEAR ENROLLMENT PROJECTIONS



Projected Net Growth	Low Scenario	Moderate Scenario
5-Year	1,199	1,855
10-Year	3,348	4,419
5-Yr. Ann. Avg.	2.0%	3.1%
10-Yr. Ann. Avg.	2.6%	3.3%

With the new proposed residential developments in 2024, moderate growth scenario increases from 2.5% to 3.0-3.5% annually



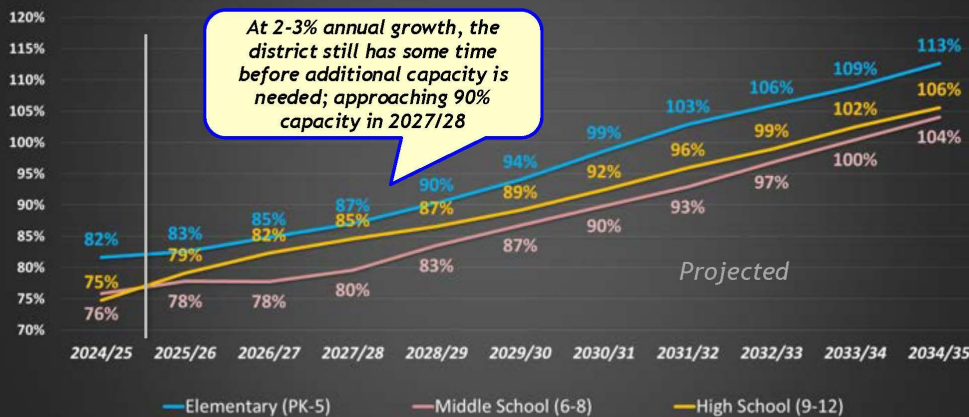
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MIDLOTHIAN ISD ATTENDANCE LEVEL CAPACITY VS. GROWTH PROJECTIONS

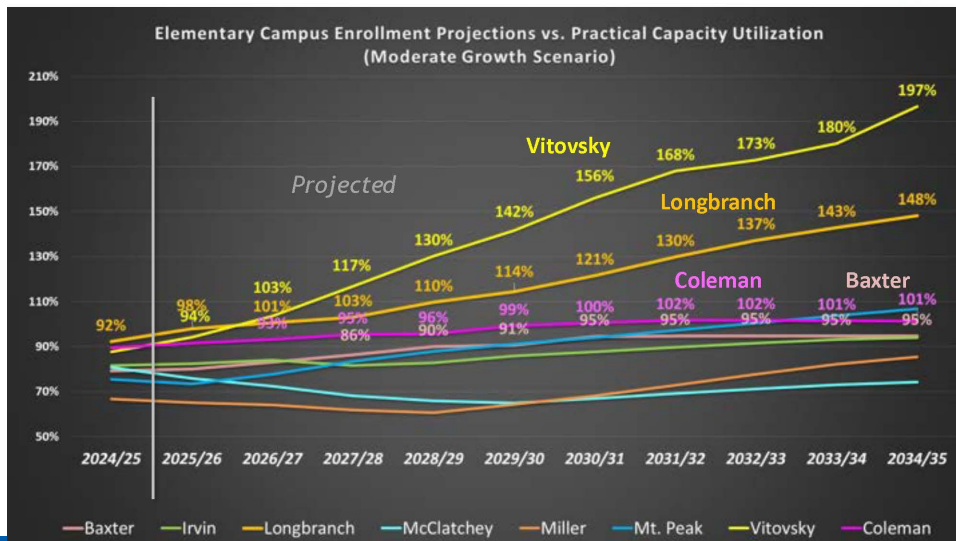


Attendance Level Enrollment Projections vs. Capacity Utilization (Moderate Growth Scenario)





MIDLOTHIAN ISD ELEMENTARY CAMPUS CAPACITY VS. GROWTH PROJECTIONS



Growth in MISD

Our Panel of Experts



Brent Alexander
School District Strategies



Chris Dick
City Manager



Joseph Schaefer
Economic Development



Jamie Wickliffe
CENTURY 21 Judge Fite
J.S. Wickliffe & Co.

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Brainstorm and create a list of questions for the panel.

Use the index cards provided to write your most-pressing questions.

Scan here!



View Demographer
Report



Panel Discussion: Growth in MISD

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Chart Our Course!

Working in your group, discuss the growth in Midlothian ISD and complete the worksheet provided.



Preview of Campus Needs and Potential Project Categories

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Preview of Campus Needs

Our Panel of Experts



Jose Martinez
Executive Director
of Maintenance and Operations



Chris Cravey
Midlothian High School
Associate Principal

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Prepare for the Panel Discussion & Tour Next Week



1 Use the index cards provided to write your most-pressing questions about campus needs.

2 Scan to RSVP for the bus tour next week.

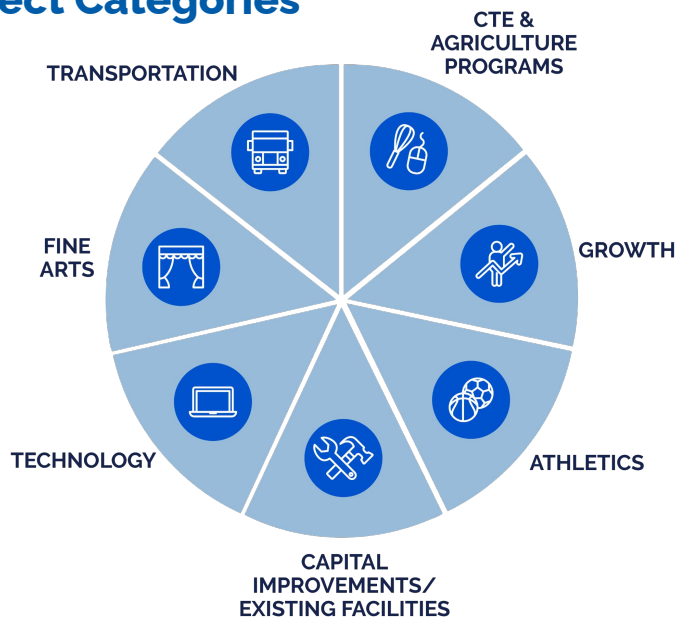


Panel Discussion: Preview of Campus Needs

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Preview of Project Categories



Exit Ticket

1. What's one thing you learned tonight?
2. What's one thing you want to know more about?
3. What's one question you still have?
4. Rank the potential *categories* of projects.
5. Suggest three projects you'd like the committee to consider.



- Scan to complete your Exit Ticket.
- Click "Agree" to Accept Cookies.
- No need to enter your name!

REMINDER: Please leave your name tag on your table at the end of the meeting.

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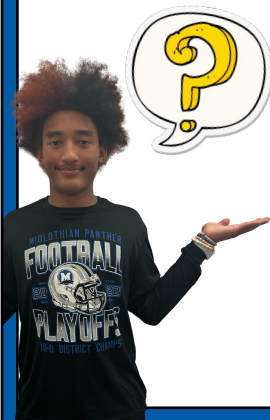
Exit Ticket Help

4. These are general categories of potential bond projects. Rank them in priority order. 1=highest priority

Use the up and down arrows to move. Don't forget to submit

A screenshot of a mobile app interface. At the top, it says '4. These are general categories of potential bond projects. Rank them in priority order. 1=highest priority'. Below that, it says 'Use the up and down arrows to move. Don't forget to submit'. There is a list of categories: 'Growth', 'Fine Arts', 'CTE & Agriculture Programs', and 'Transportation'. Each category has a light blue background and a small up/down arrow icon. At the bottom, there is a navigation bar with icons for 'Home', 'History', 'Registration', and 'Log in'.

1. Tap the category.
2. The up/down arrows will appear.
3. Use the arrows to move the category.
4. Click SUBMIT.



BUS TOUR: Tuesday, May 27

**Meet & Park at Transportation Department
Depart at 6 p.m.**

Meeting #3: Tuesday, June 3

**Frank Seale Middle School
6 p.m.**



Meeting #3 Focus:
Bonding Capacity
Potential Bond Projects

