Discussion Teams

Charmaine Albritton
Juanita Medina
Sam Samaripa



Sean Donnelly
Jeshua Medrano
Marlin Thomas



Neomia Bailey
Martha Juarez
Keylan Morgan
Luis Montes



Eric Cepeda
Janie Guerrero
Jeremy Sheard
Jackie Williamson



Michelle Anderson
Shanetra Fowler
Dr. Jayme Mathias
Nathaniel Thayer



Citizens Facility Advisory Committee Update

May 29, 2025

Welcome



Joe Mendez

Chief Operations Officer,
Manor ISD

Email:
Joe.Mendez@manorisd.net

Welcome to the Citizens Facility Advisory Committee! We are excited to have you join us in this important work of advising the Manor ISD Board of Trustees on the future of our district's facilities.

Together, we will collaborate to ensure that our schools remain safe, effective, and well-equipped to support the success of all students. Your insights and contributions are invaluable as we work to shape the future of education in our community. Thank you for your dedication to this essential mission!

The committee was formed with members from various constituencies

Meeting Facilitators



Scott Leopold brings 17+ years of experience in K-12 facility planning. He has worked with over 100 school districts nationwide, leading data-driven projects that support long-term growth and successful bond programs.

Scott is known for using innovative digital tools—like dashboards and interactive maps—to make planning data clear and accessible. His expertise helps strengthen client engagement and enhances the overall planning process.



Anna Sullivan is a respected leader at HPM with deep experience in the Texas K-12 and higher education sectors. She's known for her strategic mindset, collaborative approach, and strong relationships across the state.

Her work includes projects with Belton ISD, HEB ISD, Round Rock ISD, Fort Worth ISD, and the U.S. Air Force Academy Falcon Stadium. Anna has served Texas Districts as: Architect, General Contractor, Program Manager, and Consultant.

Agenda

- Welcome and Introductions
- Agenda
- Chairperson and Secretary
- Review Committee Norms
- Review District Goals
- Review Meetings Schedule
- Enrollment & Demographics
- District Housing Overview
- ES: Maps
- Elementary Campus Utilization Overview
- ES: Forecasting Capacity and Utilization
- Utilization Decision Matrix
- Utilization Roadmaps
- *Table Team Discussion*
- Survey Results
- *Table Team Discussion*
- Other Needs
- Next Meeting / Committee Feedback

Chairperson and Secretary

Chairperson: Keylan Morgan (keylan.morgan@gmail.com)
Secretary: Michelle Anderson (michelle@beckreitcre.com)

C-FAC Members

Charmaine Albritton

Michelle Anderson

Neomia Bailey

Eric Cepeda

Sean Donnelly

Shanetra Fowler

Janie Guerrero

Martha Juarez

Dr. Jayme Mathias

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Marlin Thomas

Jackie Williamson

Committee Norms

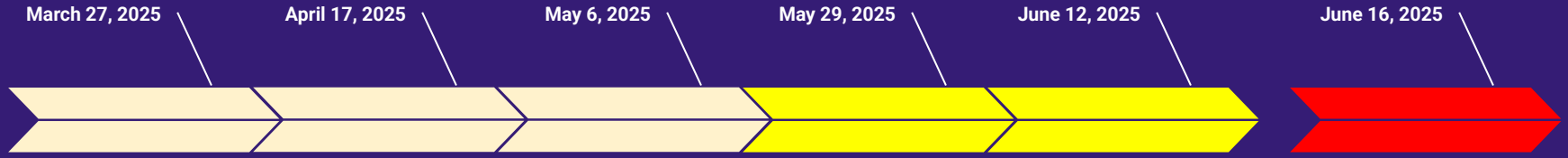
- Start and end on time, or finish early when possible.
- Suspend judgment and remain open-minded.
- Listen actively to understand, and engage with respect and civility.
- Show respect for both others and yourself.
- Maintain a forward-looking perspective, focusing on solutions and the future.
- Honor and value differing opinions.

MISD District Goals

The Citizens Facility Advisory Committee (C-FAC) plays an important role in advising the Board of Trustees on facility priorities that affect the learning experience and well-being of students, staff, and community. The committee should prioritize and concentrate on the following key areas to ensure that facility decisions align with the district's goals and the needs of students, staff, and the community:

- **Safety**: Ensure facilities are secure, well-maintained, and equipped with strong safety measures and accessible spaces.
- **Math and Reading**: Enhance learning environments to support effective teaching in core subjects, with up-to-date materials and technology.
- **CCMR**: Create facilities that support career readiness, vocational training, and partnerships with businesses, the military, and higher education.

Manor ISD - C-FAC Meeting Series



Citizens Facility Advisory Committee Meeting #1

- Committee Overview
- Roles and Norms
- District Goals
- Selection of Chairperson and Secretary
- Enrollment and Facility updates
- Review Survey Draft

Citizens Facility Advisory Committee Meeting #2

- Survey Results
- Deferred Maintenance and Life cycles update
- ES: SGE, PME, BTE, DES
- Other Needs
- Options: Explore, Evaluate, Refine

Citizens Facility Advisory Committee Meeting #3

- Survey Results - cont.
- MSHS, MHS, EC efficiencies
- MNTHS capacity
- Options: Explore, Evaluate, Refine

Citizens Facility Advisory Committee Meeting #4

- Survey Results - cont.
- SGE, PME Growth and Enrollment projections
- Options: Explore, Evaluate, Refine

Citizens Facility Advisory Committee Meeting #5

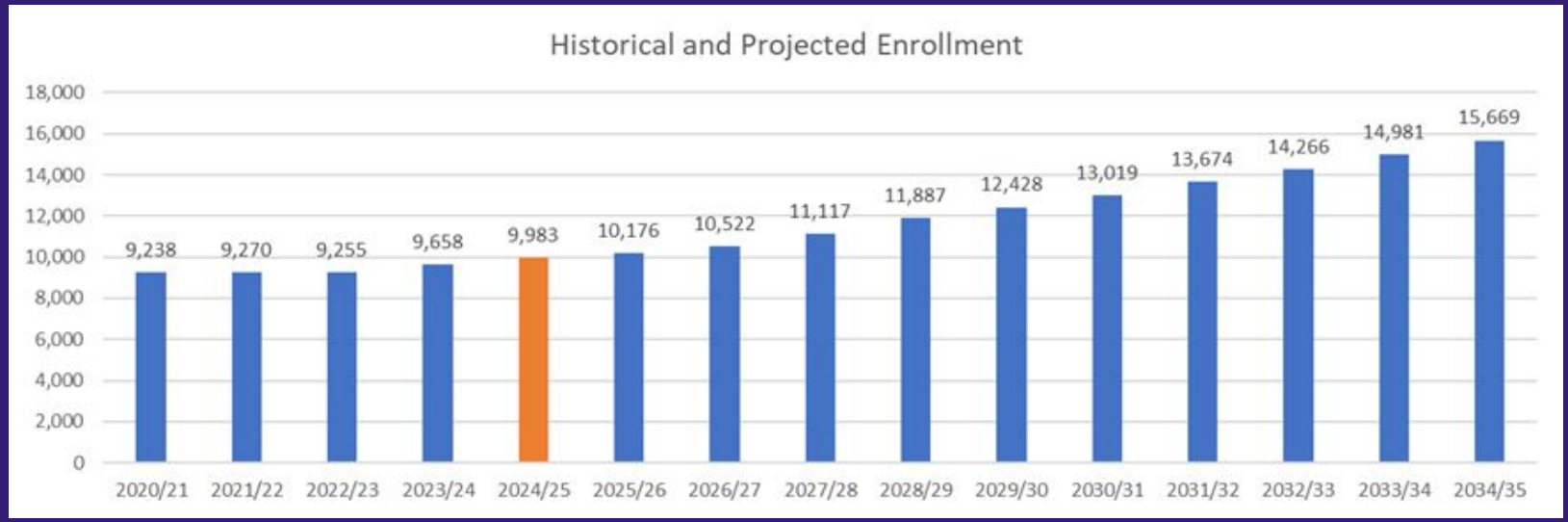
- Survey Results - cont.
- School capacities
- LRP: Growth and Enrollment projections
- Additions: New Builds, Expansions

CFAC - Advisory Presentation to MISD Board

- Manor ISD Citizens Facility Advisory Committee presentation and/or report to MISD Board of Trustees

Enrollment & Demographics

- Districtwide enrollment grew by 325 students between the 2023-24 and October of 2024-25 (growth: 3.37%).
- January 30, 2025 enrollment is 10,061 (growth from 2023-24: 403 Students | 4.17%)
- Enrollment is projected to continue to grow over the next 10 years.

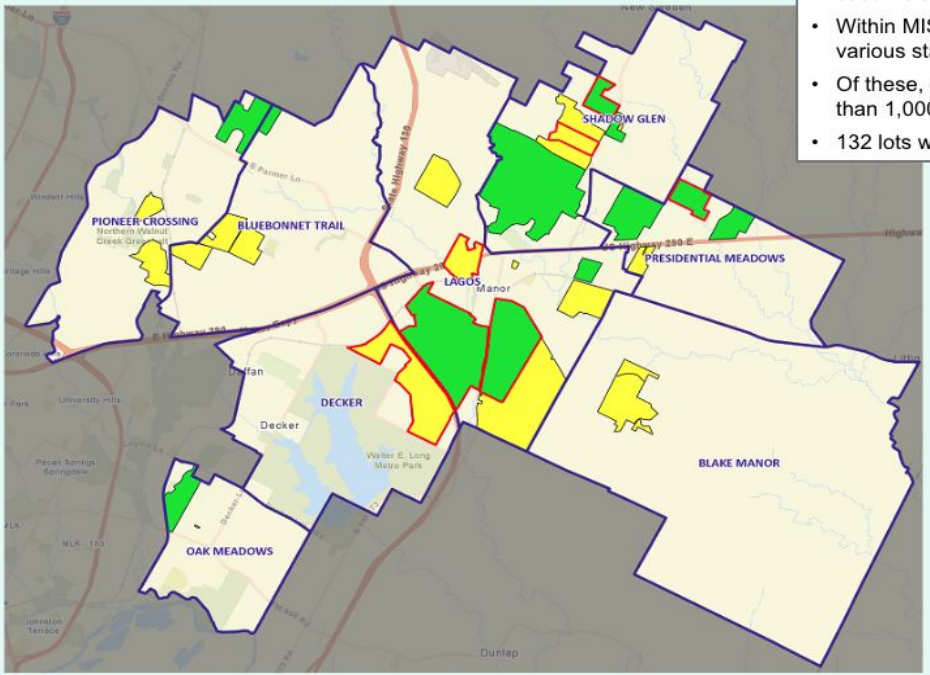


Source: Zonda

MISD Growth

District Housing Overview

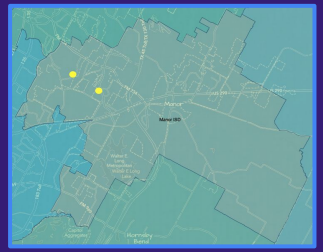
- The district has 11 actively building subdivisions
- Within MISD there are 23 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 1,000 lots within 7 subdivisions
- 132 lots were delivered in the 2nd quarter



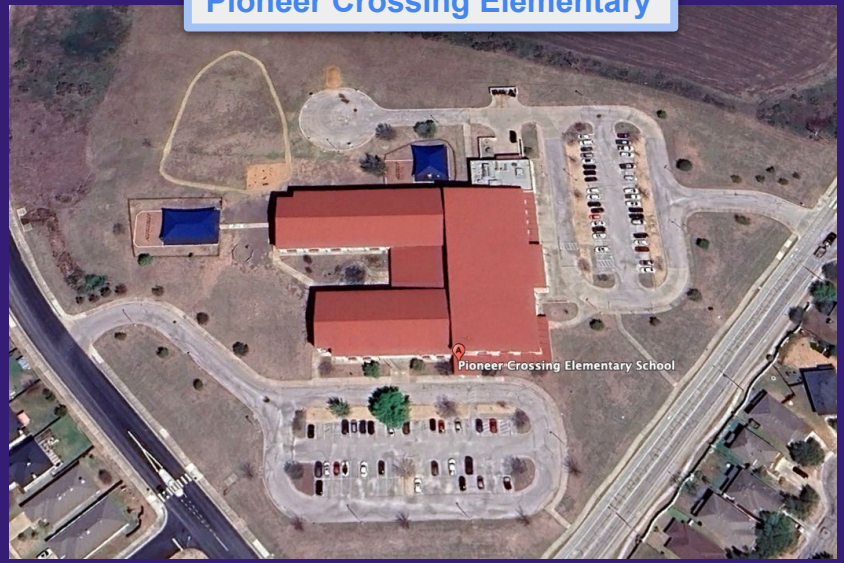
Groundwork Underway
Active
Future
Elementary Attendance Zones

Zonda Education

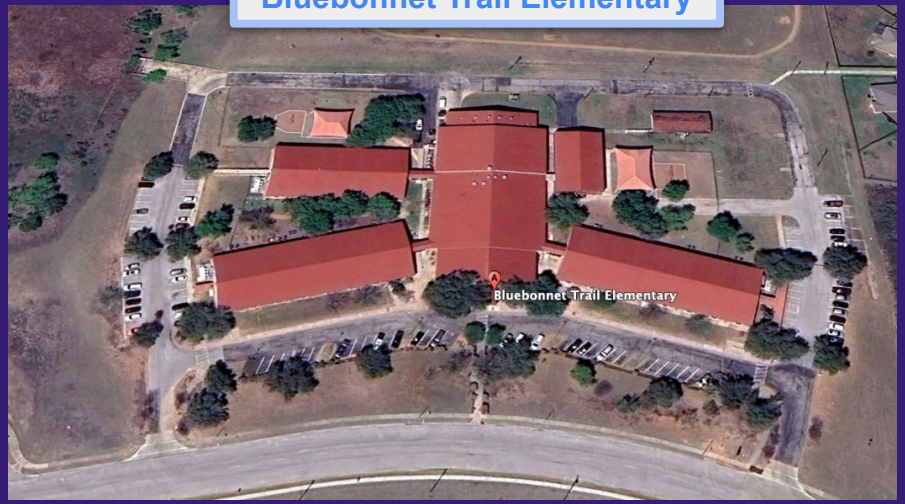
Manor ISD Elementary Schools



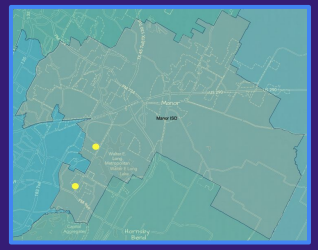
Pioneer Crossing Elementary



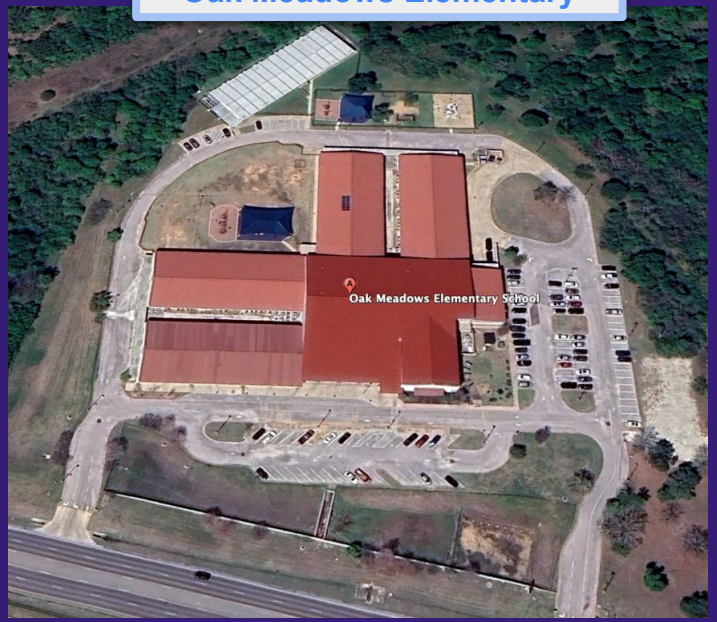
Bluebonnet Trail Elementary



Manor ISD Elementary Schools



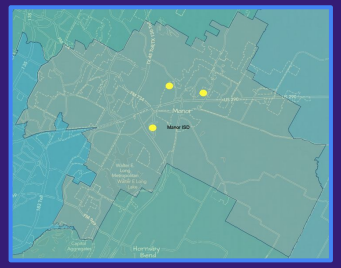
Oak Meadows Elementary



Decker Elementary School



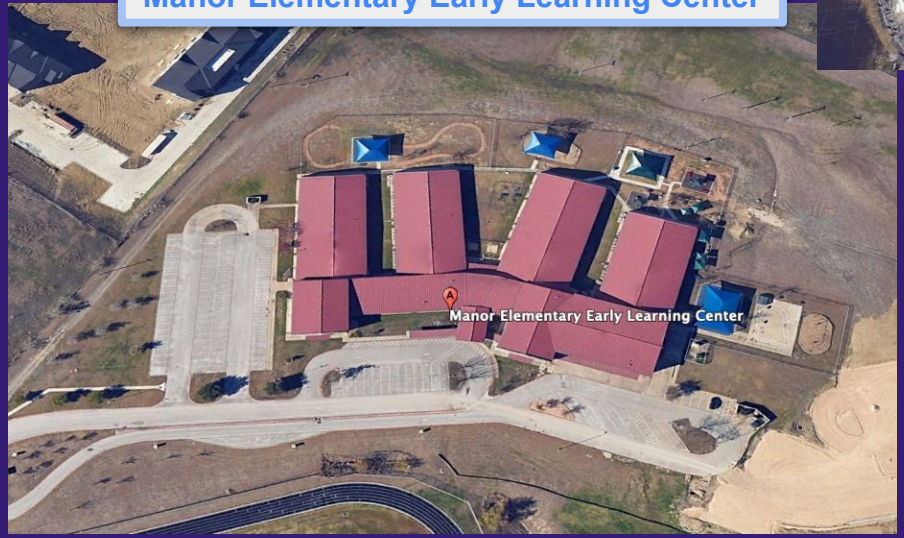
Manor ISD Elementary Schools



Manor Rise Academy



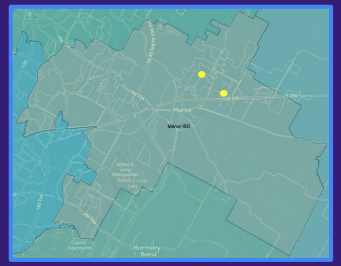
Manor Elementary Early Learning Center



Wildhorse Elementary School



Manor ISD Elementary Schools



ShadowGlen Elementary School



Presidential Meadows Elementary



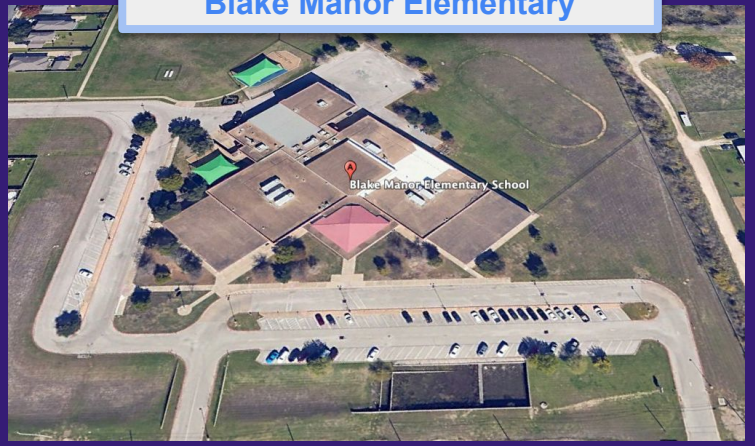
Manor ISD Elementary Schools



Lagos Elementary School



Blake Manor Elementary



MISD Elementary Campus Utilization Overview

MISD Campus Utilization Rates

Campus	Capacity (Administration (Shared with Board in Nov 2023))	Enrollment (as of: 04/25/25)	Current Capacity Utilization Rate	Demographer Projected Enrollment (SY: 2025-26)	Projected 2025-26 Capacity Utilization Rate
Blake Manor Elementary	800	605	76%	585	73%
Bluebonnet Trail Elementary	750	599	80%	603	80%
Decker Elementary (75,000 sq/ft +*)	550	368	67%	374	68%
Lagos Elementary	700	670	96%	670	96%
Manor Early Childhood Center (77,000 sq/ft +*)	700	0	0%	0	0%
Oak Meadows Elementary (81,000 sq/ft + *)	670	487	73%	470	70%
Pioneer Crossing Elementary	650	529	81%	563	87%
Presidential Meadows Elementary (84,800 sq/ft +*)	775	601	78%	685	88%
Shadow Glen Elementary	670	651	97%	635	95%
Decker Middle	850	632	74%	606	71%
Manor Middle (136,870 sq/ft +*)	850	575	68%	510	60%
New Tech Middle	750	742	99%	743	99%
Manor Excel Academy (6 Buildings)	300	0	0%	0	0%
New Tech High School (91,000 sq/feet + *)	660	609	92%	641	97%
Manor High School (273,875 sq/feet + *)	1,400	879	63%	615	44%
Senior High School (245,520 sq/feet + *)	2,000	865	43%	1758	88%
--> Combining MSHS and MECH sq footage to one building 2025-26					
Manor Rise Academy [new 50% 2023-24]	850	514	60%	631	74%
Manor Early College High School [~85,000/sq-feet]	800	608	76%	0	0%
Wildhorse Elementary [MEA/MAP/CDC]	720	156	22%	148	21%
TOTALS:		10,090		10,237	

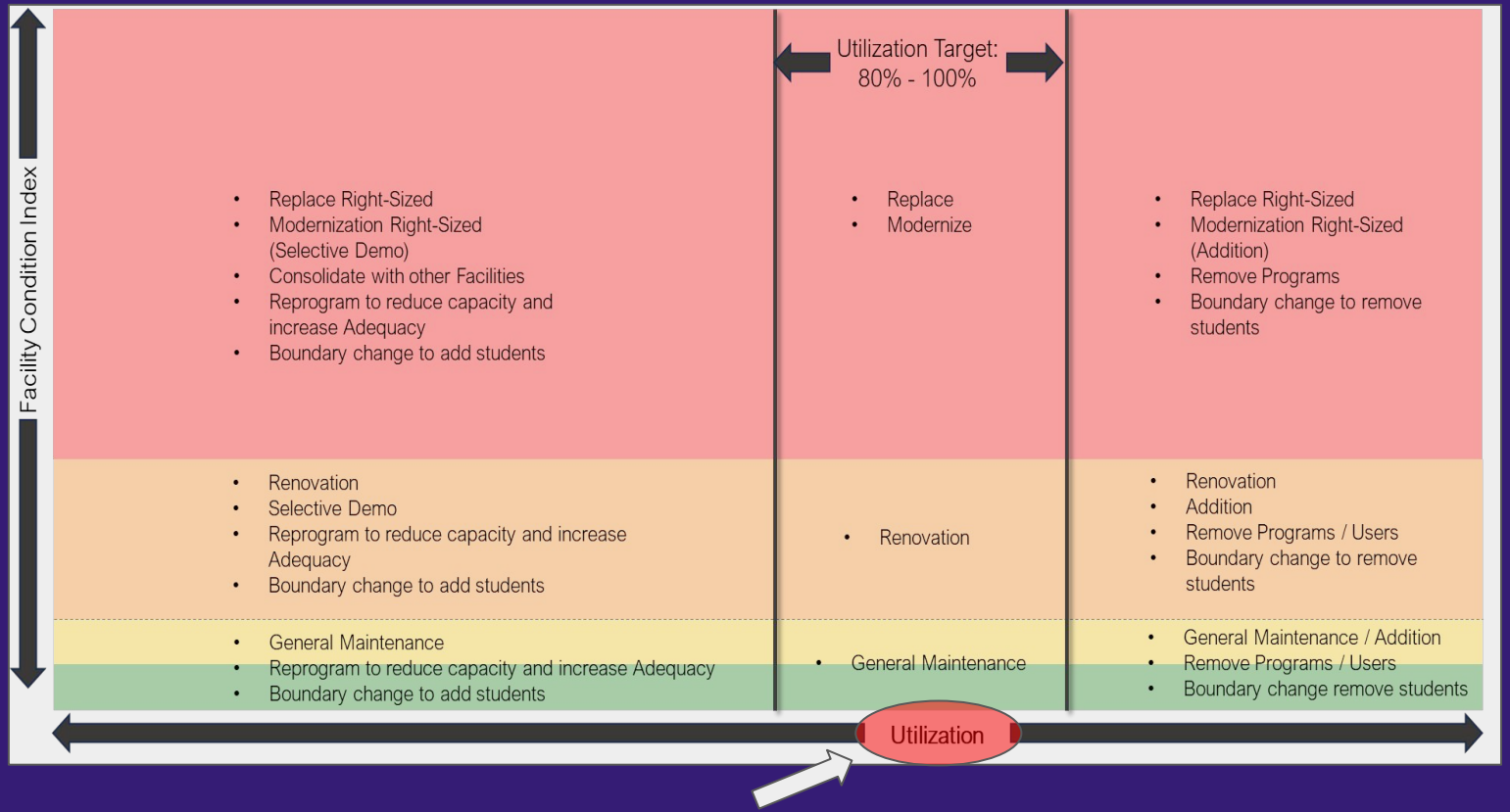
As of
April 25, 2025

Forecasting Capacity & Utilization Elementary

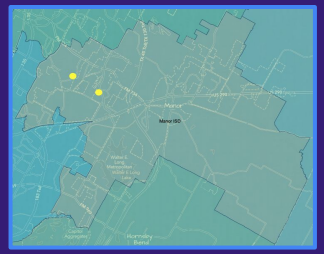
		Fall	Projected Enrollment										Projected Utilization									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
BLAKE MANOR ELEMENTARY	800	572	585	571	576	577	603	633	657	727	801	878	73%	71%	72%	72%	75%	79%	82%	91%	100%	110%
BLUEBONNET TRAIL ELEMENTARY	750	556	603	650	700	773	851	914	969	1,023	1,059	1,096	80%	87%	93%	103%	113%	122%	129%	136%	141%	146%
DECKER ELEMENTARY	550	366	374	378	417	439	484	537	591	645	690	714	68%	69%	76%	80%	88%	98%	107%	117%	125%	130%
LAGOS ELEMENTARY	700	636	670	698	822	931	1,067	1,254	1,449	1,662	1,774	1,882	96%	100%	117%	133%	152%	179%	207%	237%	253%	269%
OAK MEADOWS ELEMENTARY	670	480	470	479	505	529	553	575	589	601	594	589	70%	71%	75%	79%	83%	86%	88%	90%	89%	88%
PIONEER CROSSING ELEMENTARY	650	508	563	550	557	587	593	624	649	671	685	698	87%	85%	86%	90%	91%	96%	100%	103%	105%	107%
PRESIDENTIAL MEADOWS ELEMENT	775	571	623	680	760	822	838	868	889	905	916	932	80%	88%	98%	106%	108%	112%	115%	117%	118%	120%
SHADOW GLEN ELEMENTARY	670	641	635	662	745	824	913	960	987	1,019	1,034	1,048	95%	99%	111%	123%	136%	143%	147%	152%	154%	156%
WILDHORSE ELEMENTARY*	720	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
NEW K-8 CAMPUS (KG - 5th)	550	258	365	392	409	410	402	402	402	402	402	402	66%	71%	74%	75%	73%	73%	73%	73%	73%	73%
ELEMENTARY TOTALS	**7,539**	**4,588**	**4,889**	**5,061**	**5,491**	**5,893**	**6,305**	**6,768**	**7,182**	**7,656**	**7,955**	**8,238**	**65%**	**67%**	**73%**	**78%**	**84%**	**90%**	**95%**	**102%**	**106%**	**109%**

- Enrollment is projected to exceed capacity at Lagos and ShadowGlen by the 2027-28 School year.
- Opening Wildhorse and moving MEA/MAP/CDC or rezone areas to DES
- Expanding SGE and/or PME as well as preparing for future Elementary School in Northeast
- 120% Utilization Triggers boundary changes or new campuses (Considerations: Overall Capacity, Boundaries, New Campus, grade configuration, consolidation, and use of portables)

Utilization Decision Matrix



Pioneer Crossing and Bluebonnet Trail Utilization Roadmap



- Pioneer Crossing's current utilization rate is 81%, with projected enrollment growth of 91% over the next 5 years and 107% over the next 10 years.
- Bluebonnet Trail's current utilization rate is 80%, with projected enrollment growth of 113% over the next 5 years and 146% over the next 10 years.

		Fall	Projected Enrollment										Projected Utilization									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
PIONEER CROSSING ELEMENTARY	650	508	563	550	557	587	593	624	649	671	685	698	87%	85%	86%	90%	91%	96%	100%	103%	105%	107%
BLUEBONNET TRAIL ELEMENTARY	750	556	603	650	700	773	851	914	969	1,023	1,059	1,096	80%	87%	93%	103%	113%	122%	129%	136%	141%	146%

Bluebonnet Trail

Utilization Options

Bluebonnet Trail currently operates at 80% utilization, with enrollment projected to grow by 113% in five years and 146% in ten years. To address near-term capacity needs, temporary portable classrooms could be added as the campus approaches full capacity within the next five years. If growth continues, a permanent building addition will be needed to support long-term enrollment and ensure adequate learning space.



Boundary Adjustments



Temporary Portables



Renovate Right-Size Modernize

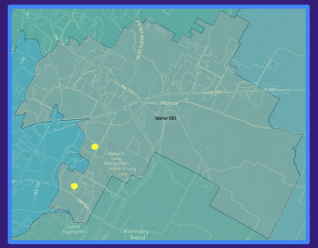


Addition



New Campus

Oak Meadows and Decker Elementary Utilization Roadmap



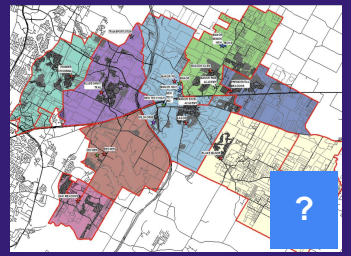
- Oak Meadows current utilization rate is 73%, with projected enrollment growth of 83% over the next 5 years and 88% over the next 10 years.
- Decker Elementary current utilization rate is 67%, with projected enrollment growth of 88% over the next 5 years and 130% over the next 10 years.

		Fall	Projected Enrollment										Projected Utilization									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
OAK MEADOWS ELEMENTARY	670	480	470	479	505	529	553	575	589	601	594	589	70%	71%	75%	79%	83%	86%	88%	90%	89%	88%
DECKER ELEMENTARY	550	366	374	378	417	439	484	537	591	645	690	714	68%	69%	76%	80%	88%	98%	107%	117%	125%	130%

Decker Elementary

Utilization Options

Decker Elementary is currently operating at 67% utilization, with projected enrollment growth of 88% over the next five years and 130% over the next ten years. While the campus can accommodate short-term growth, long-term capacity will become a concern. Strategies to address this include adjusting attendance boundaries to balance enrollment, adding temporary portables as an interim solution, and considering a permanent wing addition if growth continues as projected.



Boundary Adjustments



Temporary Portables



Renovate
Right-Size
Modernize



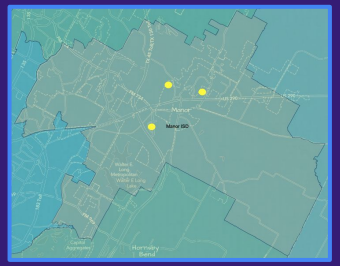
Addition



New Campus

MEELC, MRA, AND WES

Utilization Roadmap



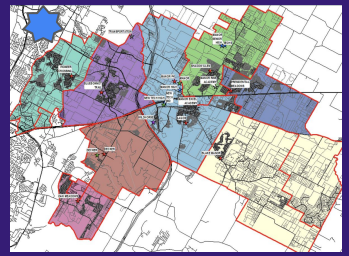
- MEELC is currently unoccupied.
- MRA (K-8) is entering the final phase of its incremental launch of grade levels. Y1: K-2nd and 6th, Y2: 3rd and 7th Y3: 4th, 5th, and 8th.

  MRA's current utilization rate is 60%, with projected enrollment growth to 73% over the next 5 years and 73% over the next 10 years.
- The Wildhorse Campus currently hosts three programs: Manor Excel Academy, Manor Alternative Placement, and the Child Development Center (CDC). Manor ISD intends to open the WES Campus as an Elementary campus between 2028 - 2030.

		Fall	Projected Enrollment										Projected Utilization									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
NEW K-8 CAMPUS (KG - 5th)	550	258	365	392	409	410	402	402	402	402	402	402	66%	71%	74%	75%	73%	73%	73%	73%	73%	73%
WILDHORSE ELEMENTARY*	720	0	0	0	0	0	0	0	0	0	0	0	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Wildhorse Campus Utilization Options

The Wildhorse Campus currently houses three programs: Manor Excel Academy, Manor Alternative Placement, and the Child Development Center (CDC). Manor ISD plans to transition this site into a K–5 elementary campus between 2028 and 2030. As enrollment continues to grow, especially at nearby Lagos Elementary, opening Wildhorse as a full elementary campus will help relieve capacity pressures and provide needed space to support long-term growth in the area.



Boundary Adjustments



Temporary Portables



Renovate
Right-Size
Modernize



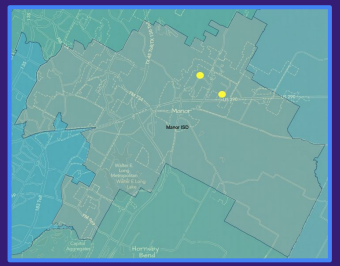
Addition



New Campus

- WES opens as a K-5 campus

ShadowGlen and Presidential Meadows Utilization Roadmap



- ShadowGlen's current utilization rate is 97%, with projected enrollment growth to 136% over the next 5 years and 156% over the next 10 years.
- Presidential Meadows current utilization rate is 78%, with projected enrollment growth to 108% over the next 5 years and 120% over the next 10 years.

		Fall	Projected Enrollment										Projected Utilization									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
SHADOW GLEN ELEMENTARY	670	641	635	662	745	824	913	960	987	1,019	1,034	1,048	95%	99%	111%	123%	136%	143%	147%	152%	154%	156%
PRESIDENTIAL MEADOWS ELEMENT	775	571	623	680	760	822	838	868	889	905	916	932	80%	88%	98%	106%	108%	112%	115%	117%	118%	120%

ShadowGlen

Utilization Options

☑ **ShadowGlen Elementary is currently operating at 97% utilization, with enrollment projected to grow to 136% over the next five years and 156% over the next ten years. With limited available capacity, the campus will soon face significant overcrowding. To address this, Manor ISD should consider adding a new wing to ShadowGlen. This strategy would help alleviate capacity challenges not only at ShadowGlen but also at nearby Presidential Meadows Elementary.**



Boundary Adjustments



Temporary Portables



Renovate
Right-Size
Modernize



Addition



New Campus

Presidential Meadows

Utilization Options

Presidential Meadows Elementary is currently operating at 78% utilization, with projected enrollment growth to 108% over the next five years and 120% over the next ten years. As enrollment increases, the campus is expected to face capacity challenges. To address this, Manor ISD should consider adding a wing to the existing campus. This strategy would help manage future growth and relieve pressure on both Presidential Meadows and neighboring ShadowGlen Elementary.



Boundary Adjustments



Temporary Portables



Renovate
Right-Size
Modernize

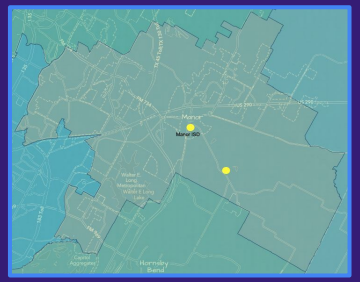


Addition



New Campus

Lagos and Blake Manor Utilization Roadmap



- Lagos Elementary current utilization rate is 96%, with projected enrollment growth to 152% over the next 5 years and 269% over the next 10 years.
- Blake Manor's current utilization rate is 73%, with projected enrollment growth to 79% over the next 5 years and 110% over the next 10 years.

		Fall	Projected Enrollment										Projected Utilization									
Campus	Capacity	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
LAGOS ELEMENTARY	700	636	670	698	822	931	1,067	1,254	1,449	1,662	1,774	1,882	96%	100%	117%	133%	152%	179%	207%	237%	253%	269%
BLAKE MANOR ELEMENTARY	800	572	585	571	576	577	603	633	657	727	801	878	73%	71%	72%	72%	75%	79%	82%	91%	100%	110%

Lagos

Utilization Options

☑ **Lagos Elementary is currently operating at 96% utilization, with enrollment projected to grow to 152% over the next five years and 269% over the next ten years. With such significant growth anticipated, the campus will quickly exceed its capacity. To address this, Manor ISD should prioritize opening the neighboring Wildhorse campus as a K–5 elementary school . This strategy will be essential to accommodate future enrollment and maintain a quality learning environment.**



Boundary Adjustments



Temporary Portables



Renovate
Right-Size
Modernize



Addition



New Campus

- WES Opens

Blake Manor

Utilization Options

Blake Manor Elementary is currently operating at 73% utilization, with projected enrollment growth to 79% over the next five years and 110% over the next ten years. While immediate capacity concerns are limited, the campus is expected to face space constraints as enrollment rises. A proactive strategy would include adding temporary portables as needed and closely monitoring enrollment trends and neighborhood development to respond quickly to future growth.



Boundary Adjustments



Temporary Portables



Renovate
Right-Size
Modernize



Addition



New Campus

Table Team Discussion

Ideas to Address Future-Ready School Alignment and Logistic Planning

Temporary Solutions:

- Add portable classrooms at Blake Manor and Decker Elementary as interim capacity relief during early growth phases.

Campus Expansions:

- Plan and construct permanent building additions (wings) at ShadowGlen, Presidential Meadows, and Decker Elementary to meet long-term enrollment demands.

New Campus Development:

- Open Wildhorse Campus as a K–5 elementary school between 2028–2030 to relieve overcrowding at Lagos Elementary.

Enrollment Management:

- Implement boundary adjustments to balance student populations and optimize facility use across campuses.

Ongoing Monitoring:

- Continuously track enrollment trends and neighborhood growth to inform timely facility planning and capacity management.

Manor ISD Facility Planning Survey

SURVEY #1:

Manor ISD is growing and with that growth comes the opportunity to plan for the future of our schools. As we evaluate facility needs across the district, we want to hear directly from you.

Your feedback will help guide our Facility Planning Committee as they consider recommending updates to existing campuses and future construction projects to the Manor ISD Board of Trustees. Whether you're a parent, staff member, student, or community member, your voice plays a critical role in shaping the learning environments of today and tomorrow.



Table Team Discussion

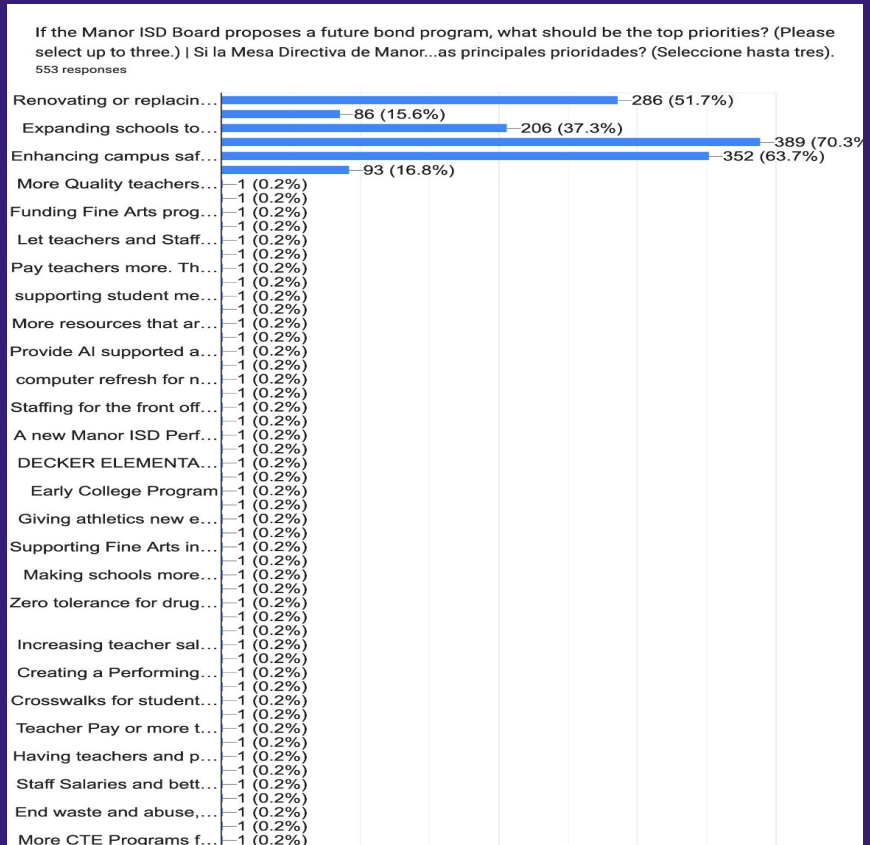


Review Survey Results

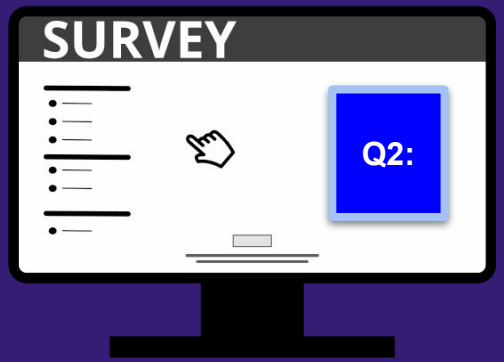
553 responses

Survey Results



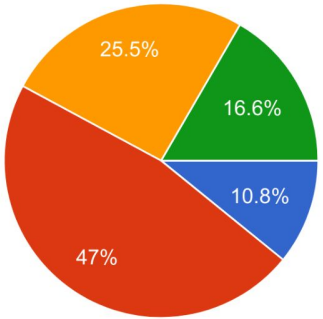


Survey Results



How would you describe the current condition and maintenance of facilities at Manor ISD? | ¿Cómo describiría la condición actual y el mantenimiento de las instalaciones en Manor ISD?

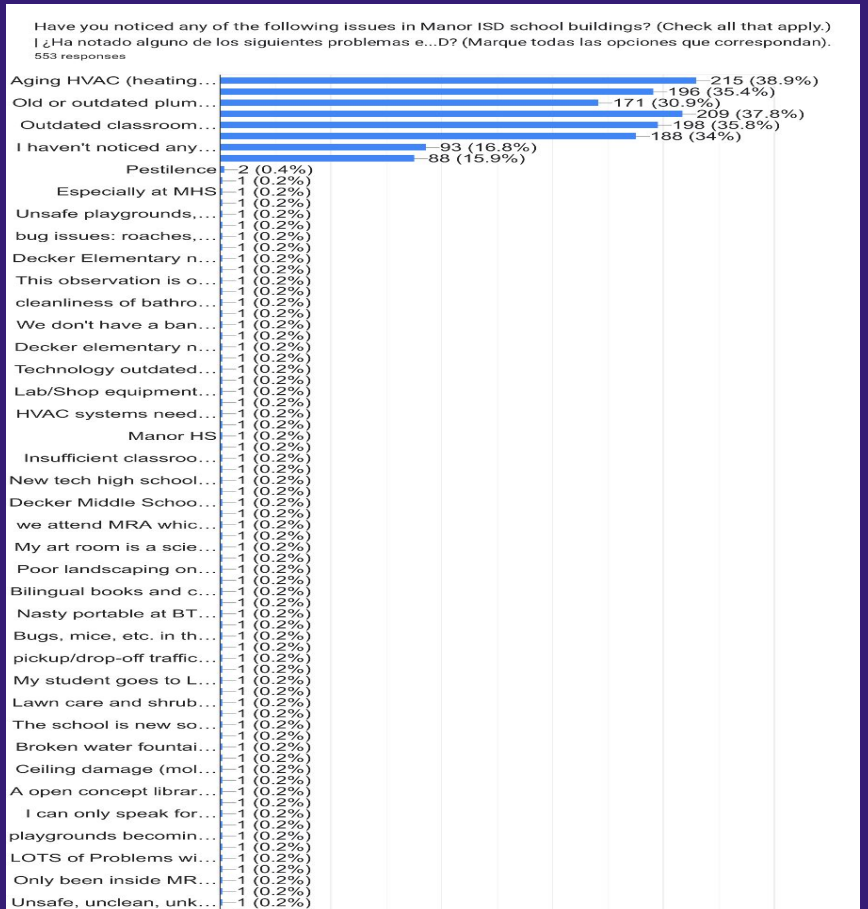
553 responses



- Very well maintained | Muy bien mantenido
- Adequately maintained | Mantenido adecuadamente
- Poorly maintained | Mal mantenido
- I'm not sure | No estoy seguro

Survey Results



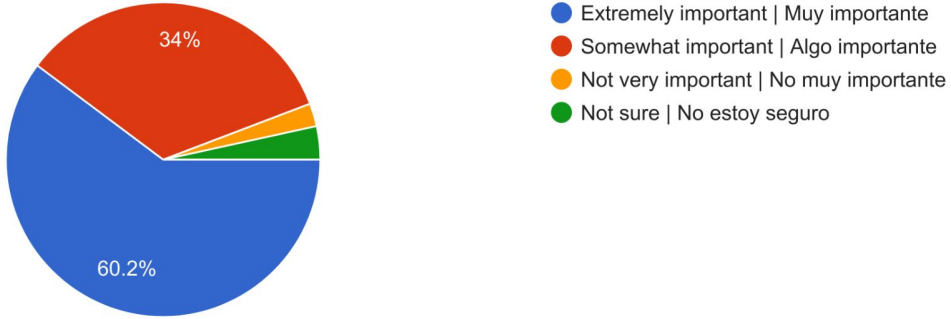


Survey Results



How important is it to you that Manor ISD regularly invests in facility maintenance to avoid higher costs in the future (deferred maintenance)? | ¿Qué ...s más altos en el futuro (mantenimiento diferido)?

553 responses

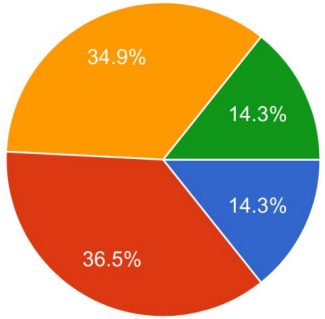


Survey Results



How familiar are you with Texas school funding and its two tax rate components? Here's a quick explanation before you answer: Maintenance & O...ntes, mediante bonos aprobados por los votantes.

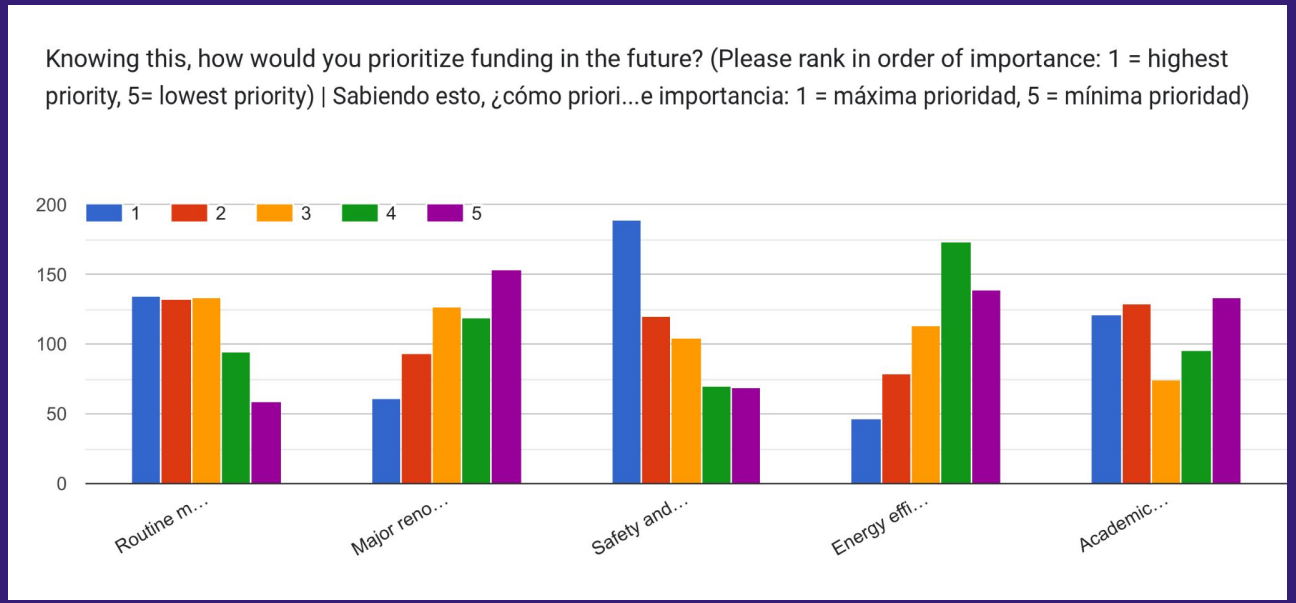
553 responses



- Very familiar | Muy familiar
- Somewhat familiar | Un poco familiar
- Not very familiar | No muy familiarizado
- I've never heard of this | Nunca había oído hablar de esto

Survey Results



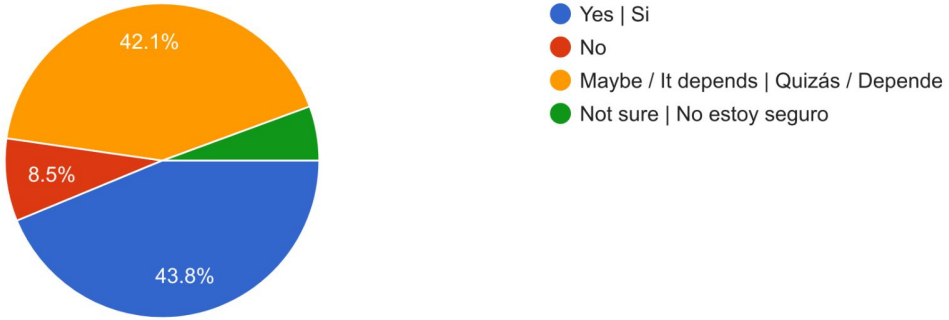


Survey Results



If the District cannot afford to address all maintenance needs through its regular budget, would you support a future bond to cover major facility repai...nes o reemplazos importantes de las instalaciones?

553 responses

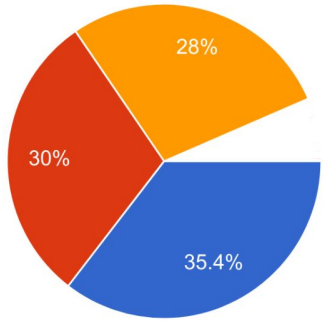


Survey Results



Which configuration do you believe is best for Manor High School's campus setup? (This question is independent of Manor New Tech) | ¿Qué configurac...ta pregunta es independiente de Manor New Tech)

553 responses



- Maintain a current split-campus config…
- Use bond funds to transition to a singl…
- No preference / Unsure | Sin preferen…
- two separate schools
- two smaller separate high schools
- I think you would get more support ov…
- I would suggest have 9 and 10tb frade…
- Leave it as is, split (9-10 MHS; 11-12…

1/5

Survey Results



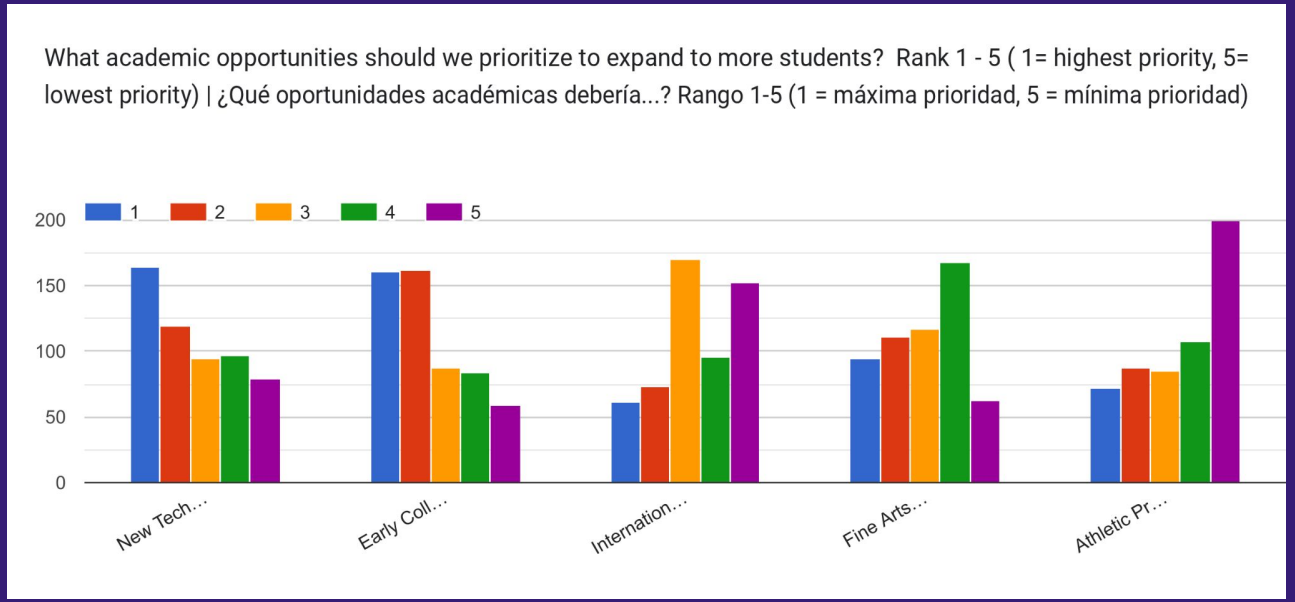


Table Team Discussion

Survey Results Analysis

Bond Priorities Discussion

Based on the survey results, what did respondents identify as the top three priorities for a potential future bond program? Do these align with our current facility needs and growth projections?

Facility Condition & Maintenance

How did the community rate the condition and maintenance of existing facilities? What specific concerns were mentioned, and how might we address them in future planning?

Preventative vs. Deferred Maintenance

How important did respondents say it is to invest in regular maintenance to avoid higher future costs? How should this influence our budgeting and facility maintenance planning?

Community Understanding of School Funding

How familiar is our community with the M&O and I&S components of school funding? Should we improve education around this topic before discussing future bond proposals?

Support for a Future Bond

If the district cannot meet major facility needs through the regular budget, how much support is there for a future bond? What concerns or hesitations might we need to address in our messaging?

Manor High School Campus Configuration

Which campus setup option for Manor High School did the community favor? What are the potential pros and cons of that option in terms of cost, logistics, and student experience?

Expanding Academic Opportunities

Which academic programs (e.g., STEM, career pathways, dual credit) were most highly prioritized by the community? What steps should we take to expand access to these opportunities across the district?

Other Needs

Land Purchases

Transportation

- Buses, Student ID tags

Safety & Security

- Police Radios, Police Laptop, perimeter fencing, security cameras

Technology

- Student / Staff Devices, Software Subscriptions

Fine Arts / Athletics

- Track and Turf replacements, Scoreboards, Press Boxes, Exterior Lighting

Citizens Advisory Committee

Questions



Next Meeting / Committee Feedback

June 12, 2025

Citizens Facility Advisory Committee Meeting #5

- Survey Results - cont.
- School capacities
- LRP: Growth and Enrollment projections
- Additions: New Builds, Expansions

June 12, 2025

MISD Central Office

6:00 p.m. - 7:30 p.m.