



Pflugerville Independent School District
Real Estate and Campus Repurposing Task Force
Meeting 1 Minutes

Date: Thursday, August 27, 2026

Location: PflISD Learning & Technology Center

Facilitator: Craig Pruett, Executive Director of Facilities and Construction Services

Recorder: Janie Ornelas

Attendance

District staff (non-consensus members): Victor Valdez, Chief Operations Officer; Craig Pruett, Executive Director of Facilities and Construction Services; Ashley Cholis, Chief of Staff; Daniel Garcia, Project Manager, District Optimization; and additional district support staff. Brandon Evans, Assistant Superintendent of Operations, was unable to attend. Dr. Laila Olivares, Deputy.

Task force members (consensus members): Rachel McIntyre, Nick Sanchez, Grayson Martorell, Janie Ornelas, Tylene Cunning, Scott Moser, Amanda Dean, Jason Hassay, Harold Lenoy, Traci Dockter, Brittany Rivera, and additional community members. Members were asked to review the member roster and report any corrections to their name or role.

Call to Order and Welcome

Victor Valdez, Chief Operations Officer, opened the meeting and welcomed the task force. He explained that the district has decided to close four elementary campuses and that the task force's role, as part of the district's real estate work, is to recommend future uses for those sites. He outlined the evening's structure: a review of meeting norms, discussion of the facilities, question and answer, and initial work toward potential recommendations.

Craig Pruett, Executive Director of Facilities and Construction Services, confirmed the meeting was being recorded and that the recording would be shared publicly within 48 hours. He shared his personal connection to the district, including more than two decades of service and four children who graduated from district schools.

Introductions

Task force members introduced themselves, describing their roles, connections to the district, and reasons for joining. Members include parents, longtime residents, current and retired district employees, and professionals with expertise in real estate, architecture, law and government

relations, after-school programming, community engagement, and prior district bond committee service.

Task Force Charge and Operating Norms

Mr. Pruett presented the task force's formal charge. The task force will serve as a visionary body to evaluate, conceptualize, and recommend options to retain, repurpose, or monetize district real estate in ways that serve as a catalyst for community benefit and operational excellence. The charge emphasizes visionary stewardship, strategic asset reimagining, human-centered impact, and accountability, with the core promise that students, families, and staff affected by the closures will be minimally hurt, held, and heard. Recommendations must not be believed to harm students or the district's mission.

Operating norms established for the task force:

- Meetings will last 60 to 120 minutes, and the total number of meetings is flexible, estimated at four to six depending on progress toward consensus.
- All discussion materials are confidential until agendas and minutes are publicly posted, within 48 hours of each meeting, to ensure uniform information for the whole community.
- Members will refrain from referencing deliberations on social media until materials are officially posted.
- Discussions will remain civil, focus on one conversation at a time, and critique ideas rather than people.
- The task force will stay within its real estate charge. Out-of-scope items will be logged in a parking lot and routed to the appropriate owner.

Roles: Craig Pruett will serve as facilitator and Janie Ornelas as recorder. A timekeeper will be designated at a later meeting. Community members are consensus members; district staff facilitate and are not part of the consensus group.

Consensus and Dissent Process

The task force will strive for at least 80 percent consensus in its recommendations. Dissent is viewed as a way to strengthen recommendations by surfacing risks and alternatives. If 80 percent consensus is not reached on an item, the dissenting view, its rationale, and any conditions under which dissenters could support the decision will be documented and presented to the Executive Cabinet so leadership sees the full scope of the discussion, not only the majority position. All ideas, including minority positions, will be forwarded to the Cabinet and Board.

Meeting Schedule and Public Hearing

- Public Hearing: September 9, 2026, to gather community input. Venue confirmed as the district's central administration building.
- Working Meetings: September 23, October 7, and October 21, 2026. The September 23 meeting may run longer to process input from the task force and the public hearing.

- Final Report: Due to the Superintendent by February 1, 2027.

Speaker time at the public hearing will follow board meeting norms based on the number of registered speakers: three minutes each for up to 19 speakers, two minutes each for 20 to 30 speakers, and one minute each for more than 30 speakers. Members discussed the value of deeper engagement with external experts, such as architects, city planners, and chamber representatives, beyond public comment time limits. If a member identifies a particularly helpful expert, that information will be routed through district staff to leadership for follow-up. Facilitators will also explore inviting community leaders, city representatives, and major employers to future meetings.

Several members were unable to access the digital agenda during the meeting. It was decided that agendas will be emailed to members before future meetings, and information packets for all four campuses will be provided at the next meeting and posted online.

District Context

District staff summarized the needs driving the optimization process: budgetary pressures, consolidation of programs and staffing, optimization of existing space, development of a real estate portfolio strategy, and reduction of the budget deficit. The four campuses under review are Dessau Elementary, Pflugerville Elementary, Windermere Elementary, and Parmer Lane Elementary. Members then divided into breakout groups, each reviewing materials on one campus and presenting findings to the full task force.

Campus Review: Pflugerville Elementary

- The campus serves approximately 380 to 400 students, roughly 25 percent of whom receive special education services and roughly 65 percent of whom are economically disadvantaged. It is a Title I campus.
- The building was built in 1978 and renovated in 2014. It totals 61,616 square feet on approximately 10.2 acres, including the baseball and softball fields. Architects and engineers have designated the building end of life and not viable for district use. Draft facility assessments detailing condition and repair costs will be shared with members.
- The property is believed to lie in or near a floodplain. Staff will confirm the designation and whether it covers all or part of the property.
- The site is effectively surrounded by residential neighborhoods, and members asked staff to verify the number and boundaries of nearby subdivisions and homeowners associations, which could influence redevelopment feasibility.
- The adjacent fields have hosted the community youth baseball and softball league since approximately 1979, serving roughly 500 children per season across spring and fall, about 1,000 annually, with 72 percent of participants holding Pflugerville addresses. A prior informal arrangement among the district, the city, and the league ended several years ago; the league currently operates under a zero-dollar rental agreement and covers its own maintenance, utilities, and insurance through registration fees and concessions. Staff will document the agreement history and current terms.

- City surveys, including one conducted in 2025, indicate the community remains undersupplied in sports fields relative to its population.
- Nearby development is changing the area: Immanuel Road is scheduled for reconstruction, and the site sits within a short distance of the planned Monarch downtown development and the city's Parks and Recreation facility, raising questions about how many community facilities the immediate area can support.
- Members discussed whether the building could be repurposed as part of a larger athletic complex or venue, but facility reports indicate major system costs, potentially in the tens of millions of dollars, that could make repurposing cost-prohibitive. Members requested the supporting documentation for the end-of-life designation, and staff committed to distributing the draft assessments, clearly labeled as drafts, before the next meeting.
- In response to a question about state requirements, staff clarified that closure decisions were not driven by any state takeover provision tied to building age. The campus does not meet newer classroom space standards per student, and equity across campuses was a consideration in closure decisions. Staff will provide the specific space standards and how the campus compares.

Campus Review: Dessau Elementary

- Built in 1987, with a partial renovation in 2023 that included four classrooms and technology work but was not a full modernization.
- The campus sits on 9.3 acres and shares a larger property with Delco Primary and Dessau Middle School. Any future use must consider impacts on and access for the co-located campuses.
- It is a Title I campus located in one of the district's more economically disadvantaged areas, with a shopping center in front, residential behind, multifamily housing to the north, and businesses nearby. New multifamily construction in the area is largely complete but not yet occupied.
- The area is walkable for adjacent neighborhoods via an access path, though sidewalk coverage in the broader area is limited, and the site lacks direct access to a major highway.

Campus Review: Parmer Lane Elementary

- Built in 1982 with minimal modernization since, limited to HVAC work. The building is designated end of life, and members suggested demolition may be the most practical course for the structure.
- The property is considered a prime location on Parmer Lane near commercial corridors, approximately two minutes from an expressway and near a rail line, with a middle school and a Montessori school adjacent.
- The property consists of three separate parcels in Travis County and would require replatting before any lease or divestment to separate it from the adjacent school parcels. A large detention pond limits the usable development area.

- The group expressed strong support for a long-term ground lease to a developer rather than a sale, allowing the district to retain ownership, generate recurring income, and preserve the option to reclaim the property in the future. Members cited a neighboring district's use of developer assessments for closed campuses as a model and recommended engaging a developer to assess the best use of the land.
- Because a middle school shares the site, and middle school facilities are not under consideration this year, members recommended a holistic evaluation framework that considers the entire shared site rather than the elementary parcel alone.
- Nearby elementary campuses within a short drive make student redistribution feasible.

Campus Review: Windermere Elementary and Primary

- The campus consists of two schools connected by a centrally added library, totaling approximately 149,000 square feet on 20 acres, with good structure, parking, and multiple entrances. The facility has been substantially renovated over multiple summers, including main hallways, restrooms, cafeteria, and classroom corridors, and recent evaluations place it in good condition.
- Enrollment has declined as surrounding neighborhoods have aged, consistent with demographic trends affecting all four campuses.
- Windermere is the only one of the four closing campuses under active consideration for near-term repurposing to house district programs. Options discussed include consolidating the PACE program and the Opportunity Center to share administration, counseling, and food services, since each program serves fewer than 100 students for much of the year, and relocating and expanding the district's Child Development Center, which currently operates from a single portable, into a larger center that could serve the broader community and help attract and retain young families.
- PACE enrollment fluctuates during the year, typically starting near 70 and growing toward 180 by spring as students pursue credit recovery, which exceeds the current facility's capacity.
- The district has outgrown its current distribution center. Remodeling the existing PACE building for warehousing is under consideration and will be discussed with the Community Facility Advisory Committee in connection with potential bond planning.
- Members requested a comprehensive list of district programs currently housed in portables or otherwise suboptimal facilities to inform consolidation recommendations. The Executive Cabinet will meet on August 28, 2026 to discuss program consolidation and facility use, and outcomes will be shared with the task force. No final decision has been made regarding Windermere.

Strategy and Financial Considerations

- Members emphasized that selling is not the only option. Leasing, repurposing, and other revenue-generating uses are all on the table, and each property's context, such as a campus surrounded by neighborhoods versus one on a commercial corridor, should shape the recommendation.

- No commercial appraisals have been conducted. County appraised values are not reliable indicators of market value, and formal commercial appraisals cost approximately \$6,000 to \$10,000 or more per property. Appraisals will be commissioned only if the Board directs the district to divest a property. Members noted that, absent appraisals, comparative property values remain informal impressions rather than established valuations.
- Members recommended professional real estate and market input, considering zoning, surrounding neighborhoods, insurance, and market direction, so that recommendations to the Board are informed and forward-looking rather than limited to current conditions.
- Locally generated revenue from district-owned property is treated differently than state funding, which adds incentive to consider income-generating uses with long-term returns rather than one-time sale proceeds.
- Community context matters: members noted residents' interest in compatible neighboring uses and referenced nearby development experience, including a stalled assisted living project, as a reminder that concepts can remain viable even when individual projects fail.

Demographics and Long-Range Planning

- All four campuses are located in older subdivisions where original residents have aged in place, turnover is low, and fewer school-aged children reside. Declining birth rates and economic pressures that delay family formation are contributing factors.
- Newer families are concentrating in the eastern portion of the district.
- No new traditional campuses are planned. The only planned facility is the specialized Career and Technical Education center opening in Fall 2027. Middle school consolidation discussions are not expected to be revisited this school year.

Key Decisions

- The task force is an advisory body. Final decision-making authority rests with the district's Executive Cabinet and Board of Trustees.
- Consensus is defined as at least 80 percent agreement, with dissenting views documented and forwarded to leadership.
- Agendas will be emailed to members before future meetings to prevent access issues.
- Commercial appraisals are deferred until the Board directs divestiture of a property, to avoid speculative expense.
- The meeting schedule was confirmed: public hearing September 9; working meetings September 23, October 7, and October 21, 2026; final report due February 1, 2027.

Action Items

Owner	Action Item	Due
District staff	Post meeting video, agenda, and minutes to the District Optimization webpage	Aug 28, 2026, 7:30 PM

District staff	Email agendas directly to members before each future meeting	Ongoing
District staff	Distribute draft architectural assessments for all four campuses, clearly labeled as drafts	Before next meeting
District staff	Provide campus information packets for all four campuses to all members	Next meeting
District staff	Confirm floodplain designation and extent for the Pflugerville Elementary property	Next meeting
District staff	Verify surrounding subdivision and homeowners association boundaries near Pflugerville Elementary	Next meeting
District and league representatives	Document the history and terms of the field use agreement, including the current rental agreement	Next meeting
District staff	Provide classroom square footage per student standards and how the campuses measure against them	Next meeting
Executive Cabinet	Discuss program consolidation and facility use; share outcomes with the task force	Aug 28, 2026
Facilitators	Explore inviting city representatives, community leaders, and major employers to future meetings	Sep 9, 2026
Facilitators	Confirm and communicate the venue for the public hearing	Before Sep 9, 2026
Task force members	Review the member roster and report any name or role corrections	Next meeting
Task force members	Record additional information needs for each campus in the parking lot	Ongoing
Task force	Develop a ranked list of recommended uses for each property for Community Facility Advisory Committee consideration	Ongoing
Task force	Deliver a report with recommendations, rationale, and anticipated impacts to the Superintendent	Feb 1, 2027

Closing

Facilitators closed by restating the task force's purpose: to better utilize district resources for students, staff, families, and the community; to identify assets; and to develop structures and strategies for conversion, optimization, and potentially stable new revenue streams, taking a holistic view rather than a budget-only view. Members were thanked for their participation and reminded of the public hearing on September 9, 2026 and the next working meeting on September 23, 2026. Meeting materials will be posted to the District Optimization section of the district website, and members were asked to direct interested community members there.