

Carrollton-Farmers Branch ISD Bond Oversight Committee Meeting

Blalack Middle School

Wednesday, July 29, 2026 • 6 p.m.

Members Present

Catherine Carlin

Phil Gumbert

Jolynne Porter

Nancy Cline

Jaime Rivas

Noe Franco

Tom Hammons

Wesley Nute

Kim Brady (Trustee ex-officio)

Ileana Garza-Rojas (incoming Trustee ex-officio)

Members Absent

Paul Gilmore (Trustee ex-officio)

Billy Bob Messer

CFBISD Staff/Representatives

Corey Blackburn

Chris Moore

Jackie Busch

Caren Rodriguez

Kimberly San Juan

Lelia Goehring

Charles Ketts

Ephesian Brown

Chris Moore called the meeting to order at 6:05 p.m. and gave an overview of the meeting structure. He mentioned the summary and presentation would be in September's meeting. He then asked Jaime Rivas if he had any announcements. Rivas stated he noticed Grimes would be discussed, which was a request from members.

Moore then asked the committee to review minutes for approval. Catherine Carlin made a motion to approve the minutes, with a second from Noe Franco. The motion passed.

Discussion

Corey Blackburn provided a finance update, stating the district is in the peak of projected cash flow.

The August authorizations were then presented with hope that the Outdoor Learning Center would be included in November. The district has submitted for permit; however, it is dependent

on the progress of the FEMA work. The project is in the pipeline with anticipation to get started in the spring of next year.

He then gave a summary of all campuses undergoing improvements and outlined those with summer activity. Spotlights included Creekview Fire Academy getting audio-visual tools installed on the box, Rainwater Elementary's outdoor learning space and Rosemeade Elementary having most of the campus touched at this point.

Other renovation project highlights included:

- Good progress on Blalack Middle School's major plumbing system update due to hardware disintegrating. The project is tracking to be completed by Aug. 27.
- Renovation package 3 included great momentum on Turner High School's renovated cafeteria, limited exhaust fans on Perry Middle School's roof and a cooler/freezer at Good Elementary.
- Smith High School has had front windows replaced and will soon have a video wall in the cafeteria.
- Country Place Elementary is undergoing a stage renovation including state lighting and curtains as well as an upgraded art room.
- Restroom and classroom renovations at McWhorter Elementary are moving quickly and McKamy Elementary now flaunts a new playground.

The Carrollton Elementary School replacement is moving along with foundation prep and pouring as well as steel coming shortly. The Farmers Branch Elementary School replacement is just about done with abatement and the building will start coming down soon.

Jolynn Porter then asked a question about the trees on the southern end and stressed that the Bond Oversight Committee has nothing to do with this issue—which should be addressed by the City of Farmers Branch. Blackburn provided overarching details, stating that the city's ball field overlapped with district property. He clarified that district property is across the north end of the block all the way to the field, with the city's property being just south of those directionals.

Blackburn then provided details on the Bea Salazar Learning Center and Grimes Education Center replacement. The district's initial plan was not approved by the Planning and Zoning Commission as it requested extra feet in the gym space—which was not aligned with zoning. To no longer apply for a variance, the district added a screen wall, parking and lowered the height of the gym to comply with zoning. In addition, more information regarding parking and enrollment was communicated to the P&Z Commission. The plan was then approved at the following P&Z meeting and crews started demolition.

The committee was then shown a rendering of the interior and storm shelter planned for Pre-K additions at Thompson and Las Colinas elementary schools. The project is underway at Thompson and to answer Porter's question, the addition will be near the existing gym as the playground has been relocated. The group also saw a family dining area rendering that Pre-K

will utilize in lieu of the cafeteria. Lelia Goehring explained that food will be prepped in the main kitchen and delivered in warming carts. Pre-K students will be kept in that small-group area, which could also be used as a multipurpose space.

Blackburn then touched on the robotics space off the main hallway at Bush Middle School that will emphasize it being an Institute of Technology & Engineering.

Finally, a map showing all locations where elementary school fencing will be installed was presented. All elementaries will have a six-foot fence around play areas. At this moment, fencing is pretty well in place and gates will continue to be installed. Some delay was due in part to permitting issues with the City of Dallas.

Feedback

Moore then asked for any future topics the committee would like to discuss. He stated that the Bond Oversight Committee report will be presented to the Board of Trustees before the next BOC meeting in October.

Nancy Cline asked when another bond is anticipated. Moore said it would be about five years out. Considering the presidential election and state legislation now requiring bonds to be added to fall elections, we may be looking at 2029. Moore added that the District Improvement Plan's two goals over last year was to search and introduce a facilities conditions inventory system. The team has completed round one with the product likely to be presented to the board in August. In addition, assuming enrollment downward trends continue, the district will be looking at rezoning planning. The product will be able to provide raw data in real time, making it a valuable tool when considering capital planning.

Rivas then asked if community events will take place when projects are complete. Moore said it depends on when the project concludes but recognitions are certainly something to consider.

Discussion continued about trees and land in Farmers Branch. Catherine Carlin provided context on information shared with those concerned.

Cline said it would be interesting to see where Outdoor Learning Center parking would be and expressed curiosity about the animals in that area.

Porter then asked about Carrollton Elementary plans and if there were renderings of the new building.

Future topics

Moore and Blackburn made note of future topics, which include Outdoor Learning Center, Carrollton Elementary and Ranchview High School stem/engineering updates.

Moore reminded the group that the BOC board report will be presented Sept. 3 and the next meeting is Oct. 28. He then announced this will serve as Kim Brady's last meeting and introduced Ileana Garza-Rojas.

Blackburn then introduced Lance Melton with Corgan, who gave an overview of the work completed at Blalack Middle School. The focus was to improve interior learning environments and ensure the campus was equitable to other middle schools. Melton then introduced Charles Ketts as project manager.

Ketts stated the improvement in the front of the building will change the whole perception of the campus. He expressed the multiphase, multiyear project would not have been possible without Corgan or Jackson Construction. Work will continue through the end of next summer, which will be another major lift.

Porter asked for the front area completion timeline. Ketts replied it is scheduled to continue until the end of the school year.

Blackburn then showed renderings of Blalack while Melton provided details. Highlights included the sixth-grade area bringing in more light from above. Wayfinding was a big focus area so the design allows for easy navigation.

Cline asked about the village themes. Corgan said they dove into the Bears theme with sixth grade focusing on den, seventh exploring the forest, and eighth ending at the summit. They highlighted that there are abstract versions of graphics in the academic villages. In addition, the team is updating wall graphics in the gym to build cohesiveness once all upgrades are complete. The final touchpoint included details on furniture upgrades.

Cline asked if portables will still be used to which Ketts affirmed the continued use of them by eighth grade.

Melton informed the committee that the school's ceiling tile art project initiative is now in line with village concepts. Each grade-level village has an art box that has 4x6 acrylic sheets for students to create art pieces. The campus can keep this tradition by hanging or staging in a display case. The sheets are also an easier medium to paint and replace.

Ketts explained Blalack was originally proposed to include five to six phases. Phase 1 included the administrative area, while phase 2 focused on sixth grade, and seventh grade's phase 3 was complete. Eighth grade is now under construction and the kitchen will be improved this year.

As a reminder, band and fine arts areas were renovated in the 2018 bond. Moore asked about special education space. Melton said those classes will remain as is during construction to not impact special education programs. He also pointed out where new special education areas will be and emphasized that their current space will be in the last upgrade.

The meeting was adjourned at 6:51 p.m. to begin the Blalack Middle School construction tour.

Respectfully submitted,

Caren Rodriguez
CFBISD