

Carrollton-Farmers Branch ISD Bond Oversight Committee Meeting

Nancy Watten Center

Monday, Oct. 27 • 6 p.m.

Members Present

Kim Brady (Trustee)

Paul Gilmore (Trustee ex-officio)

Catherine Carlin

Nancy Cline

Noe Franco

Tom Hammons

Billy Bob Messer

Wesley Nute

Jolynne Porter

Jaime Rivas

Members Absent

Phil Gumbert

CFBISD Staff/Representatives

Corey Blackburn

Lelia Goehring

Chris Moore

Carla Settle

Caren Rodriguez

Chris Moore called the meeting to order at 6:01 p.m., gave an overview of the agenda and then turned the floor over to Catherine Carlin.

Carlin reiterated the purpose of the BOC committee and responsibilities. She then asked the committee to review the previous meeting's minutes for approval. The minutes were approved by general consent.

Moore then stated it is time for a re-election of a chair and co-chair and expressed that Carlin would like to take a step back and serve as co-chair. He gave a quick overview of chair responsibilities and asked the committee if any individuals would like to volunteer for the role.

Jamie Rivas asked if the committee could have a brief discussion. The committee discussed the time commitment and interest in serving as chair. Rivas and Noe Franco were approved as co-chairs. Carlin will serve in an advisory capacity.

Moore then pitched the meeting to Corey Blackburn to begin meeting discussion.

Discussion

Blackburn provided finance updates, highlighting projected cashflow and upcoming authorizations.

Moving into project updates, Blackburn presented the challenges and strategies of the overall procurement approach.

He reviewed Carrollton and Farmers Branch ES replacement projects, stating that interest funds from the original bond will be utilized to cover new construction inflation. The updated financial summary includes unallocated funds due to consolidation. Blackburn stated that summer work amounted to \$20 million.

Blackburn also provided a Bond project update, highlighting the overall procurement approach and background. He then gave brief updates on the following renovation packages:

- Renovation Package 1 includes a limited renovation project at Creekview HS, Kent ES and Rosemeade ES. He mentioned that Rosemeade is making good progress.
- Renovation Package 2 includes a major renovation at Blalack MS, which is about 20% complete. Limited renovations are substantially complete at Davis and Thompson elementary schools.
- Major renovations at Turner HS are part of package 3, with construction progress at 19%. Moore then gave a shout-out to Turner, which is using the former Central ES location as flex space, for making sure all doors remain secure despite the immense foot traffic and flow.
- Package 4 includes Blanton ES and Smith HS, with anticipated construction mobilization next month for major work at the latter.
- Package 5 includes a minor renovation at Polk MS. Blackburn detailed the track and field work, which currently looks like a big hole but is coming along nicely. Country Place Elementary's air conditioning units have been replaced. CDA also replaced AC units and roof.
- Bush MS, part of package 8, is enjoying a new library. Freeman, Landry and Ranchview engineering are all substantially complete.
- Package 9 includes Blair ES special education suites, Field MS roofing, McLaughlin-Strickland AC and Stark roofing, which are substantially complete.

Lelia Goehring then detailed construction preparation at Smith HS. She also stated a trailer has been stationed on-site and detailed traffic logistics. The logistical planning is an enormous effort. These plans will include refreshed corridors, upgrading bannisters, and should give the campus two benefits—more circulation and durable finishes. A collaborative area will also be constructed, with renovated science labs all together on the second floor as well as CTE collaborative spaces.

Blackburn then presented Carrollton Elementary's new site plan. The new building will now be in the back, behind the current building. The site phasing plan includes building classrooms as

well as the demolition of old classrooms to make space for the new building. He then showed renderings of the anticipated facility. The plan is to have students back in the new building in fall of 2027. The new capacity will be about 750.

After renovation packages were discussed, a Bond fiber project update was provided, with Blackburn indicating they are making good progress and have made 96% on slicing and testing. One last remaining task includes a DART crossing, which calls for time and coordination.

Feedback

Blackburn then presented the BOC recommendation regarding funds originally allocated to the consolidated campuses, also referenced as unallocated funds. He presented a plan to be presented to the board during the November meeting. Blackburn brought attention to the \$8 million proposed for the replacement campus to serve Grimes and Salazar students. This was exactly what the plan called for in a new ground-up building, which is why an additional \$8 million is being proposed.

Jolynne Porter asked if all students would stay at Grimes. Blackburn clarified that 18+ special education students would be served via the multicampus model. Carlin reminded the committee of the original agreement, where 18+ would be served across the district.

Blackburn then highlighted the Pre-K additions to Carrollton and Farmers Branch ES. Carlin asked what happened to the four schools proposed for Pre-K additions. Blackburn reminded the group that feedback indicated the committee did not want Pre-K at all four locations so the proposal includes two sites. Porter asked when the add-on construction would begin at these two campuses. Blackburn explained that interest funds were originally proposed for Pre-K additions but because unallocated funds are available, it is recommended to use those funds for the additions and use the interest funds for other priorities.

One last item highlighted was the \$11.5 million to spend on elementary fencing upgrades. Blackburn detailed that 13 more campuses are still in need to be upgraded. Campuses would receive fencing similar to McLaughlin-Strickland or Freeman elementary sites. New fencing would include total enclosure of the play areas that are outside of the site.

Billy Bob Messer asked for rezoning locations for consolidated students. Moore and Porter provided responses. Carlin added on to Messer's question, asking if relocated students are at destination campuses or if campuses are now overcrowded, asking if the funds should be allocated to the receiving campuses. Blackburn expressed that the goal is to periodically adjust attendance zones more than in the past to reflect neighborhood changes. He hopes to strategically locate zones to attempt to balance across the district. He also reminded the committee that CFB is open enrollment. Messer provided his perspective from former McCoy parents who are concerned about capacity and campus conditions.

Carla Settle asked Blackburn to provide long-term strategy details. The long-term goal is to have a minimum of 600 students at each elementary school. Considerations for the elementary sites on the November proposal included sites that allowed this minimum.

Nancy Cline made comments and concerns about redistributing students from one elementary to another, closing sites, spending the \$131 million total, fencing around campuses and perspective of bond voting.

Settle provided comments, highlighting the legislature's bond financing limitations, turf replacement cycles in other districts, and the bond planning focus to not increase tax rate. The next time CFB will have capacity is in the 2029 school year, so it is important to identify the purpose for all the bonds issued. Messer asked for clarification on athletic facilities and Settle stated she would get clarification from Mr. Hall.

Settle then asked Goehring if the Pre-K additions could service other grade levels. Goehring agreed and stated that those classrooms can serve other grades and special education students. Differences between a Pre-K center and Pre-K distributed at all elementary schools were discussed, highlighting staff support, growth demographics and leadership's strategy to find a balanced solution. Porter asked how many new classrooms will be added, Blackburn said about 10 at each school.

Goehring provided insight on fencing and pointed out that Irving and Farmers Branch schools received fencing with TIFF funds.

Messer voiced the need for transparency and communication before trying to present another bond to the community.

Porter asked what would have happened if the four consolidated campuses weren't closed. Settle mentioned cost escalation and Blackburn mentioned smaller square footage. Settle stated to remain operationally efficient, the district has to shoot for more space and larger classroom sizes. Blackburn highlighted that classroom size standards have changed since construction of these buildings and Goehring mentioned that classroom structure flexibility is important for modern teachers and instruction. Messer asked if the committee could map out how students impacted by consolidation are still benefiting from bond funds. Goehring asked if they are asking for experiential mapping or financial mapping. The committee asked for experiential mapping and talking points.

Blackburn summed up the discussion to:

- District providing experiential mapping and talking points
- The BOC supported all November board presentation proposals

Baselice Survey

Moore provided details on the Baseline survey, which was conducted Aug. 5-8 and received 400 respondents. More than half, 57%, were collected by telephone and 43% were text-to-web. The focus was on the May 2023 Bond.

Key findings included:

- Initial thoughts involved asking respondents their opinions based on the question and nothing else—no context, background or leading information.
- Informed positions provided more context, showing that support increased.

The findings were aligned with the BOC's recommendation.

Future Meeting Dates and Future Topics

Moore stated the next meeting is Jan. 27, 2026. The committee discussed other date possibilities and agreed to shift from Tuesdays to Wednesdays.

Carlin then reviewed the attendance policy in the guidelines. Members are expected to attend the meetings and to communicate if they cannot. If a member misses two absences, the Trustee who appointed the member would review next steps.

Carlin adjourned the meeting at 7:38 p.m.

Respectfully submitted,

Caren Rodriguez
CFBISD