

SEPTEMBER 17, 2026

MEETING NO. 1

BELTON ISD | BOND PLANNING COMMITTEE

BELTON
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WELCOME FROM YOUR SUPERINTENDENT



Dr. Malinda Golden
Superintendent

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Chris Flor

Board President



BELTON ISD 2026 CITIZENS BOND ADVISORY COMMITTEE CHARTER



Tim Kunz

Managing Principal

tkunz@vlkarchitects.com
832.797.6937



Dr. Lizzy Johnson

Facilitator

ljohnson@vlkarchitects.com
940.595.0251



Dr. Rick Westfall

Educational Planner

rwestfall@vlkarchitects.com
817.925.9063

AGENDA

Welcome

Review of process, norms, outline/
schedule, committee goals, facilitator role

Prior Bond Project Updates

School Finance 101

Closing

TABLE INTRODUCTIONS

Name

Occupation

Connection to BISD

Best Vacation Ever

HOUSEKEEPING

- All relevant materials and information will be distributed to you as handouts.
- Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.
- The Belton ISD Leadership Team is here to serve you and to be a resource. Ask questions.
- Your attendance at every meeting will help yield optimum results for this committee and your community.

GROUND RULES

- Only one speaker at a time
- Respect the person who is speaking
- Listen with a desire to contribute & learn
- Engage in the ENTIRE meeting

Q&A PROCESS

- Each table will discuss the information presented and select one question to ask.
- Unanswered questions or concerns will be placed on the ‘parking lot’ to be answered later via email.

MEETING OVERVIEW

Meeting #1: September 17, 2026

Welcome

Review of process, norms, outline/schedule,
committee goals, facilitator role

Prior Bond Project Updates

School Finance 101

Closing

Meeting #2: October 1, 2026

Demographic Report

Facility Needs Assessment

Meeting #3: October 17, 2026

Facility Tours

Meeting #4: October 28, 2026

Project Priority Presentation

Priority Worksheet

Meeting #5: November 19, 2026

Financial Advisor Presentation

Priority Worksheet and Table Vote

Meeting #6: December 3, 2026

Bond Package Development with CoVoice

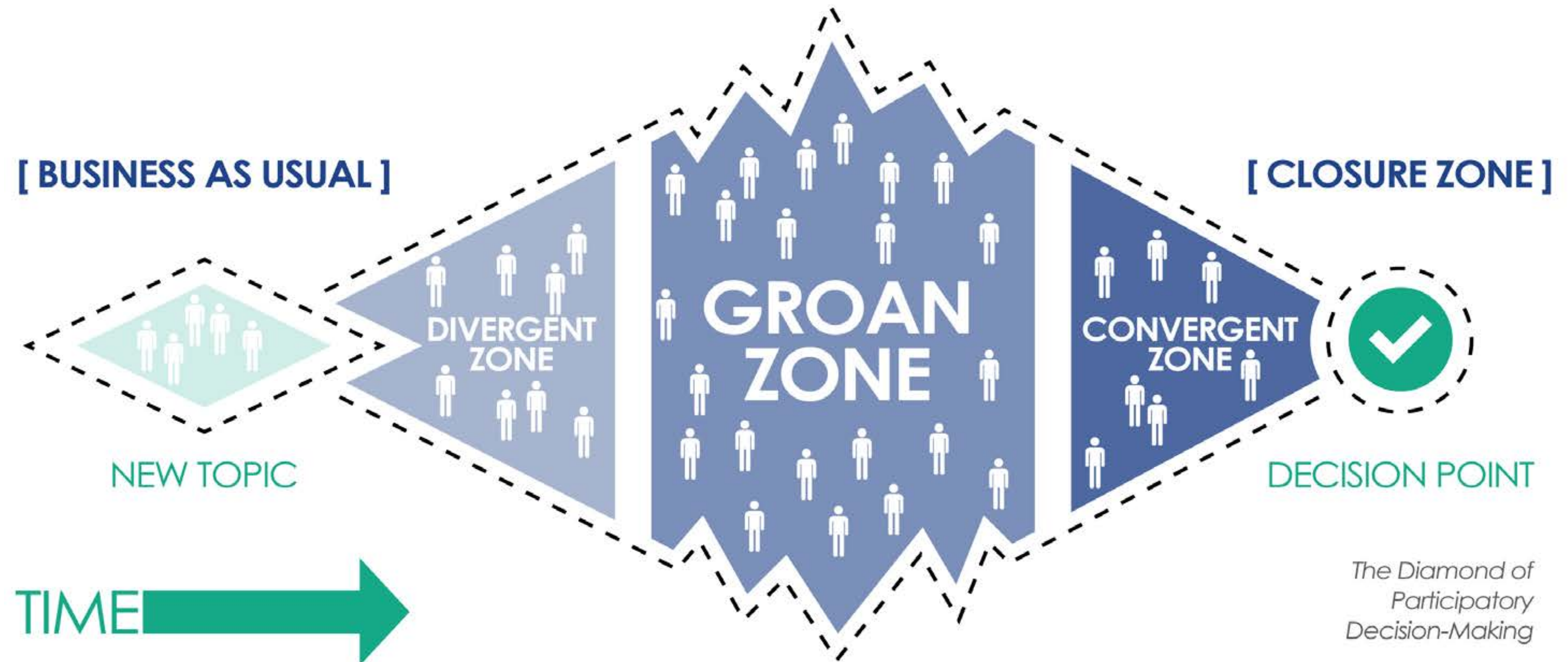
SWOT Analysis regarding potential bond

CONSENSUS & GRADIENTS OF AGREEMENT

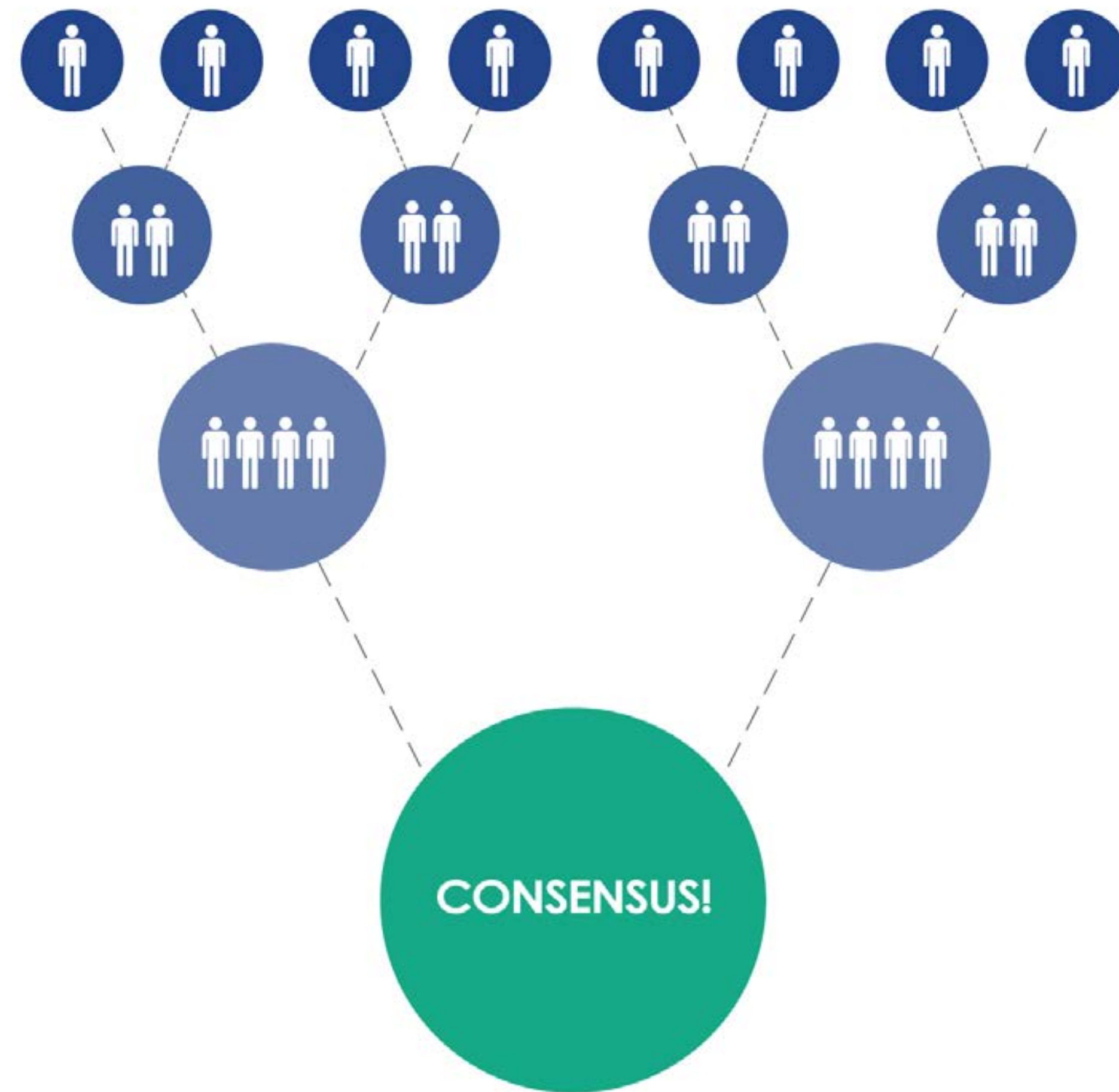
ENDORSEMENT <i>"I like it."</i>	ENDORSEMENT WITH A MINOR POINT OF CONTENTION <i>"Basically, I like it."</i>	AGREEMENT WITH RESERVATIONS <i>"I can live with it."</i>	ABSTAIN <i>"I have no opinion."</i>	STAND ASIDE <i>"I don't like this, but I don't want to hold up the group."</i>	FORMAL DISAGREEMENT, BUT WILLING TO GO WITH THE MAJORITY <i>"I want my disagreement noted in writing, but I'll support the decision."</i>	FORMAL DISAGREEMENT, WITH REQUEST TO BE ABSOLVED OF RESPONSIBILITY <i>"I don't want to stop anyone else, but I don't want to be involved in implementing it."</i>	BLOCK <i>"I veto this proposal."</i>

This scale makes it easier for participants to be honest. Using it, members can register less-than-whole-hearted support without fearing that their statement will be interpreted as a veto.

DYNAMICS OF GROUP DECISION-MAKING



CONSENSUS BUILDING MODEL



UPDATE ON PRIOR BOND PROJECTS

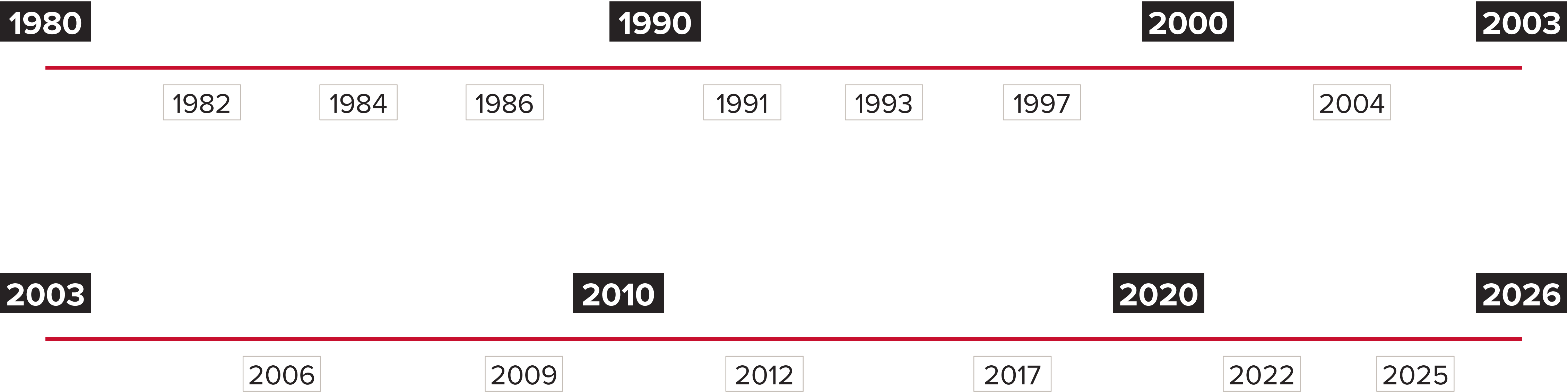


Dr. Mike Morgan
Deputy Superintendent

UPDATE ON PRIOR BONDS

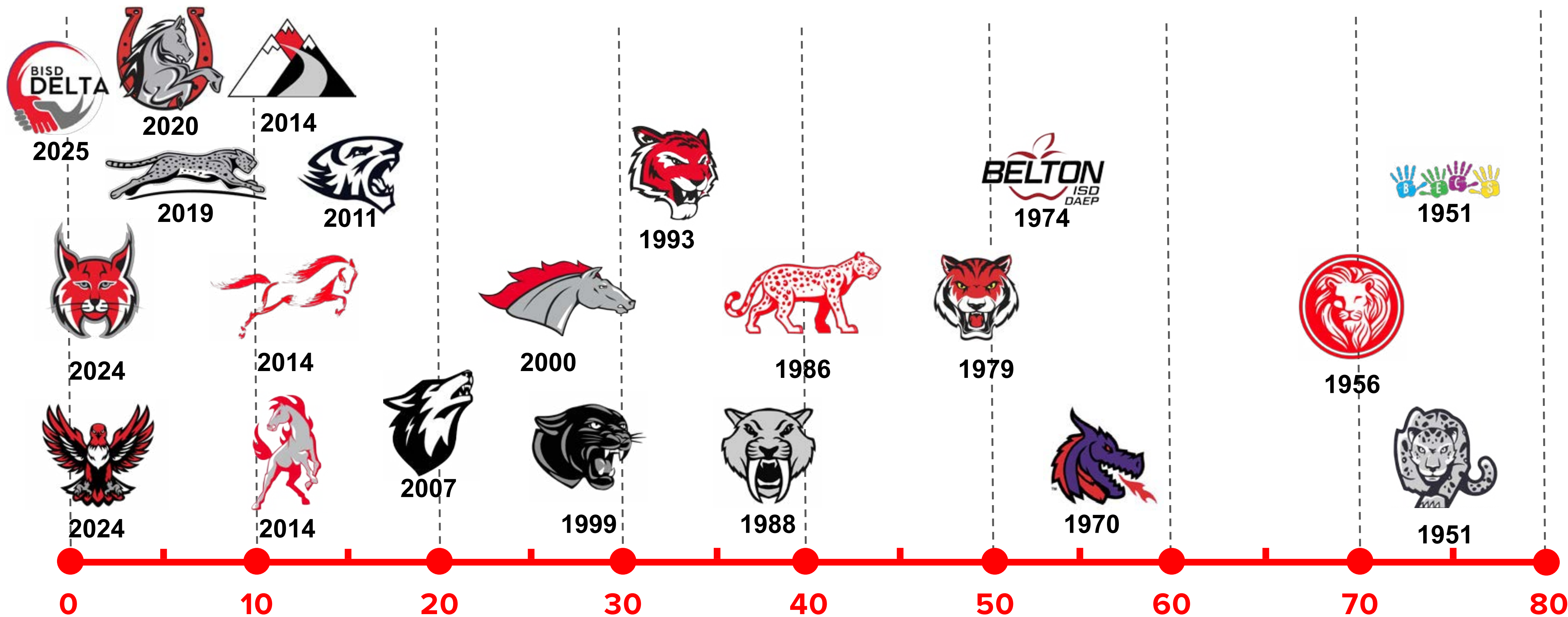
BELTON ISD BOND HISTORY SINCE 1980

Voters have approved 13 bonds since 1980 supporting Belton ISD facility needs.



UPDATE ON PRIOR BONDS

RELATIVE AGE OF BELTON ISD CAMPUSES



Age of campus in years.

2025 BOND UPDATE



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2025 BOND UPDATE

2025 BONDS AT A GLANCE

Bonds sold and funds received in 2026.

Bond proceeds	\$6.0M
Available funding	\$6.0M
Bond program costs to date	\$0
REMAINING BOND FUNDING	\$6.0M



2022 BOND UPDATE



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2022 BOND UPDATE

2022 BOND AT A GLANCE

AVAILABLE FUNDING		\$183.8M	BOND PROGRAM COSTS		\$178.2M
Bond Proceeds		\$173.8M	Burrell Elementary		\$37.4M
Interest Revenue Minus Arbitrage		\$10.0M	Hubbard Branch Elementary		\$39.9M
Other Revenue	-		Campus safety and security investment		\$7.5M
REMAINING BOND FUNDS PROJECTS		\$5.6M	Delta facility		\$4.5M
			Southwest Elementary additions / renovations		\$15.1M
	Additional MEP (Swim Center & BHS)		Belton High School additions / renovations		\$29.5M
	Safety and Security – Elementary Fencing		Mechanical, electrical & plumbing		\$12.3M
	Safety and Security – Transportation Technology		Land acquisition		\$7.4M
	Safety and Security – Middle School Cameras	\$0.6M	Lake Belton Middle School additions / renovations		\$10.3M
REMAINING BOND FUNDING		\$3.3M	New buses (38 total)		\$5.5M
			Agriculture facility		\$3.8M
			Student devices		\$5.0M

2022 BOND GROWTH AND CAPACITY

JAMES L. BURRELL ELEMENTARY

- Grades Kinder - 5
- 800 student capacity
- 105,000 Square Feet
- Opened in January 2024



2022 BOND GROWTH AND CAPACITY

HUBBARD BRANCH ELEMENTARY

- Grades Kinder - 5
- 800 student capacity
- 111,600 Square Feet
- Opened in August 2024



2022 BOND GROWTH AND CAPACITY

SOUTHWEST ELEMENTARY ADDITION

- Grades Kinder - 5
- Additions
 - 10 Classrooms
 - Gymnasium
 - Music Room
 - Art Room
- 27,710 Additional Square Feet
- Opened in August 2024



2022 BOND PROGRAM IMPROVEMENTS

BELTON HIGH SCHOOL ADDITIONS & RENOVATIONS

- Grades 9 - 12
- Additions
 - Culinary Arts
 - Audio Visual
 - ROTC
 - Band Hall
- Renovations
 - Black Box Theater
 - CTE Building
 - Interior Finishes
- 32,755 Additional Square Feet
- Opened 2024-2025 School Year



2022 BOND PROGRAM IMPROVEMENTS

LAKE BELTON MIDDLE SCHOOL ADDITIONS

- Grades 6 - 8
- Additions
 - Band Hall
 - Auxiliary Entrance/Restrooms
 - Training Room
 - Girls Locker Room
- Renovations
 - Orchestra Hall
 - Locker Rooms
 - Interior Finishes
- 10,105 Additional Square Feet
- Opened August 2024



2022 BOND PROGRAM IMPROVEMENTS

AGRICULTURE FACILITY

- Grades 9-12 & Belton ISD FFA
- Swine and Poultry Facility
- 10,600 Square Feet
- Opened in September 2024



2022 BOND PROGRAM IMPROVEMENTS

DELTA FACILITY

- 18-22 year old students receiving special education services
- 7,057 Square feet
- Opened January 2025



2022 BOND PROGRAM IMPROVEMENTS

BELTON NEW TECH HIGH SCHOOL @WASKOW

- Grades 9-12
- 500 Student Capacity
- Renovations made to support the transition to stand-alone high school in Library, STEM, CTE. Athletics, Fine Arts, Furniture, Fixtures, and Equipment needed to support each.
- Finished Summer 2022
- Funded with 2021-2022 M&O funds



2022 BOND MEP UPGRADES

MECHANICAL, ELECTRICAL, AND PLUMBING (MEP)

- HVAC Improvements
 - Natatorium
 - New Tech @Waskow
 - DAEP
 - Sparta ES
 - Pirtle ES
 - Belton HS
 - Belton MS
 - Lake Belton MS
 - Belton ECS
 - Southwest ES
- LED Classroom Lighting
 - Belton MS
 - Lakewood ES



2022 BOND SAFETY & SECURITY

- Playground fall protection and equipment
- Exterior lighting upgrades
- Water refill stations
- Campus safety vestibules
- Keyless access and security camera upgrades



2022 BOND BUSES

NEW DISTRICT BUSES

- 38 new student buses
 - 31-77 Passenger
 - 7 Special Education



2022 BOND LAND PURCHASES

- River Farm
 - 15.83 acres
 - Future elementary school
- Charter Oak Property #2
 - 17.2 Acres
 - Addition to C.O purchase #1
- Old Waco Road
 - 15 acres
 - Future elementary school site
- N. Beal Street property
 - .2631 acre lot
 - Center of BECS, New Tech, and Administration



2022 BOND DEVICES

DEVICES UPDATE

- High School devices
 - 4,483 devices
- Middle School devices
 - 3,400 devices
- Elementary School Devices
 - 2,352 devices
 - 338 charging carts
- Total Devices
 - 10,235 devices



**2022 REMAINING
BOND FUND
PROJECTS**

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2022 REMAINING BOND FUND PROJECTS

SAFETY & SECURITY

- Security Cameras
 - Belton MS
 - Lake Belton MS
 - North Belton MS
 - South Belton MS
- Playground Safety Fencing
 - Lakewood ES
 - Leon Heights ES
 - Tarver ES
- Transfinder Bus Tablets



2022 REMAINING BOND FUND PROJECTS

MECHANICAL, ELECTRICAL, & PLUMBING

- HVAC
 - Belton High School digital direct controls (DDC)
- Electrical
 - Belton High School external switchgear



DECREASED USE OF PORTABLE CLASSROOMS

2022 BOND UPDATE

- 25 total portables in use prior to 2022 Bond
- 20 Portables offline
 - Chisholm Trail ES (4)
 - Tarver ES (2)
 - New Tech @Waskow (1)
 - Belton HS (3)
 - Southwest ES (4)
 - Miller Heights ES (5)
 - Lake Belton MS (1)
- 5 Portables still in use
 - Chisholm Trail ES (3)
 - New Tech @Waskow (1)
 - Leon Heights ES (1)

80% REDUCTION



2022-2025 INFLATION COMPARISON

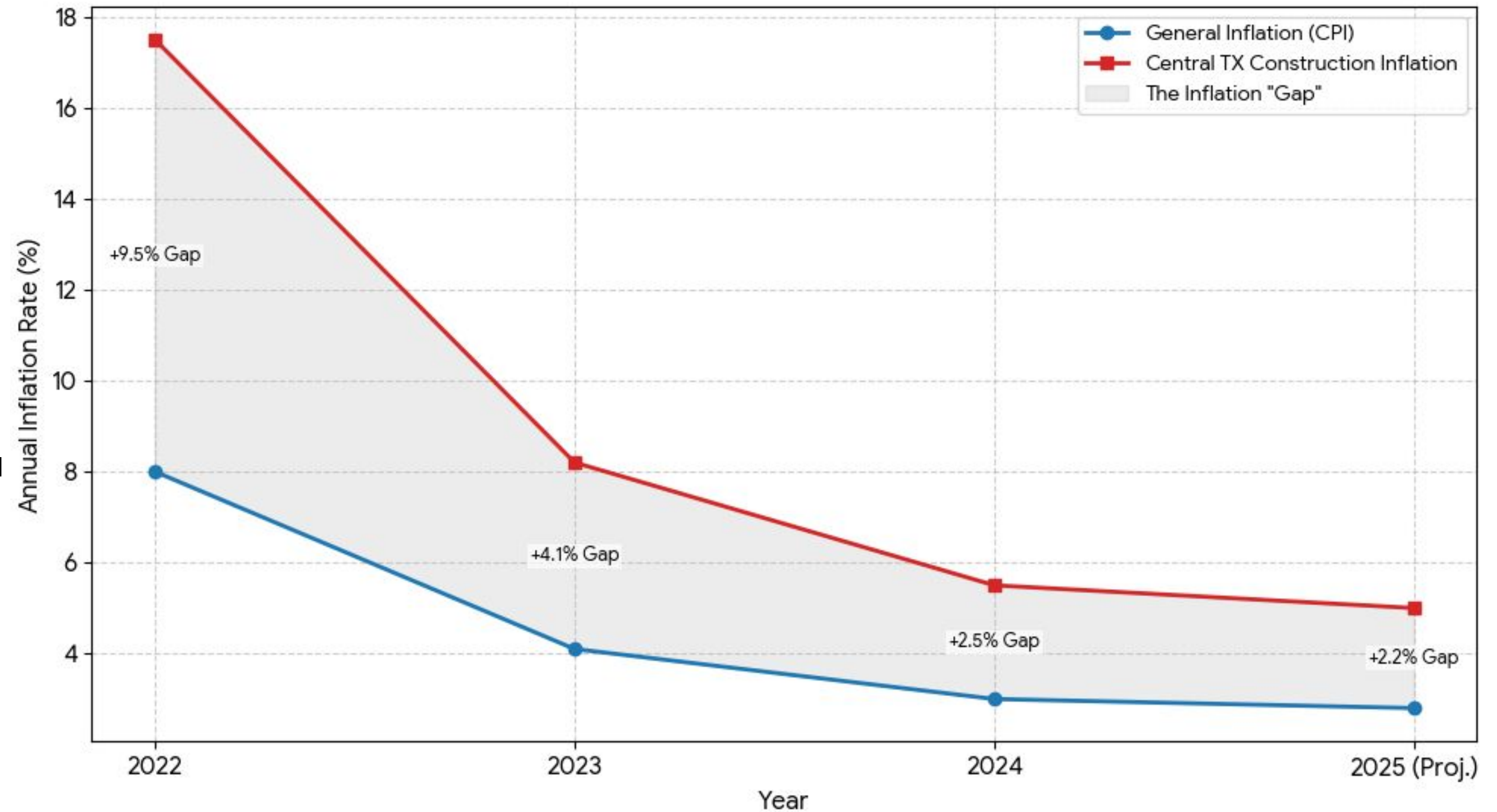
2022 BOND UPDATE

50-Year Historical Context (1975–2025)

Over the last fifty years, the long-term average for both construction and general inflation has hovered in the **3% to 4%** range.

- **1975 – 2019:** Construction costs generally outpaced CPI by only **0.5% to 1%** annually. This predictability allowed projects to be designed and planned with "standard" 5% contingencies that remained solvent for years.
- **The Texas Factor:** During this 50-year span, Central Texas occasionally saw spikes (notably during the late '70s energy crisis and the mid-2000s building boom), but these were usually temporary regional adjustments rather than structural shifts.

The "Great Divergence": General vs. Construction Inflation (2022–2025)



Sources: U.S. Bureau of Labor Statistics (CPI); Turner Building Cost Index & Mortenson Construction Cost Index (Texas Region); AGC of Texas Economic Reports.

2017 BOND UPDATE



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2017 BOND UPDATE

LAKE BELTON MIDDLE SCHOOL ADDITIONS

AVAILABLE FUNDING	\$155.5M
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Bond Proceeds	\$151.1M
Interest Revenue minus Arbitrage	\$4.4M
Other Revenue	\$0.03M

REMAINING BOND FUND PROJECTS	\$7.2M
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Campus Safety - Districtwide Playground Renovations	\$1.9M
Swim Center Outer Membrane	\$0.2M
Land Acquisition	\$2.8M
Design of Elementary 11 (Burrell)	\$1.8M
Addition of LBHS Bleachers and Fence	\$0.5M

BOND PROGRAM COSTS	\$148.3M
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Administrative and Issuance Costs	\$1.7M
Lakewood Elementary Additions	\$2.6M
Pittenger Fine Arts Center Renovations	\$2.2M
Charter Oak Elementary	\$20.3M
Lake Belton High School	\$121.5M

2017 BOND UPDATE

LAKE BELTON HIGH SCHOOL

- Grades 9 - 12
- 2500 student capacity
- 394,000 square feet
- Opened in August 2020



2017 BOND UPDATE

CHARTER OAK ELEMENTARY SCHOOL

- Grades Kinder - 5
- 800 student capacity
- 82,300 square feet
- Opened in August 2019



2017 BOND UPDATE

LAKEWOOD ELEMENTARY ADDITIONS

- Grades Kinder - 5
- Additions
 - Gymnasium
 - Music Room (x2)
- 9,400 Additional Square Feet
- Opened in August 2018



2017 BOND UPDATE

PITTENGER FINE ARTS CENTER

- Renovation of 1966 auditorium
- Used by BISD for Board of Trustee meetings, New Tech HS @Waskow, Elementary fine arts, and community
- Opened in September 2018



2017 REMAINING BOND FUND PROJECTS



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2017 BOND UPDATE

REMAINING BOND FUNDS

- Playground equipment and renovation
- Property
 - Charter Oak (61 acres for future use)
 - Northgate .10 acres (addition to Burrell property)
- Swim Center exterior membrane
- LBHS Alternates
- Design of Elementary 11 (Burrell Elementary)



PREVIOUS RECENT BOND HISTORY

2004 - 2012 BOND HISTORY

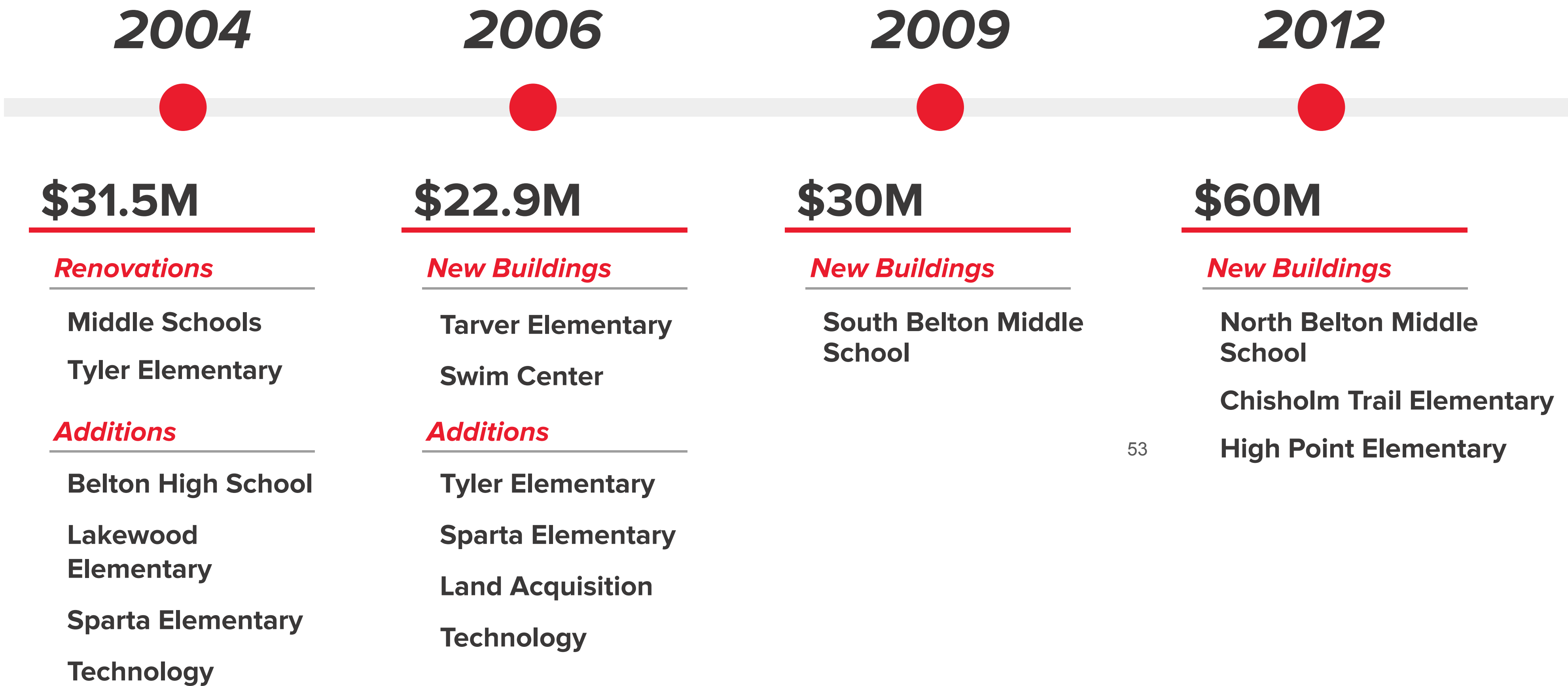


TABLE TALK

Q&A PROCESS

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SCHOOL FINANCE 101



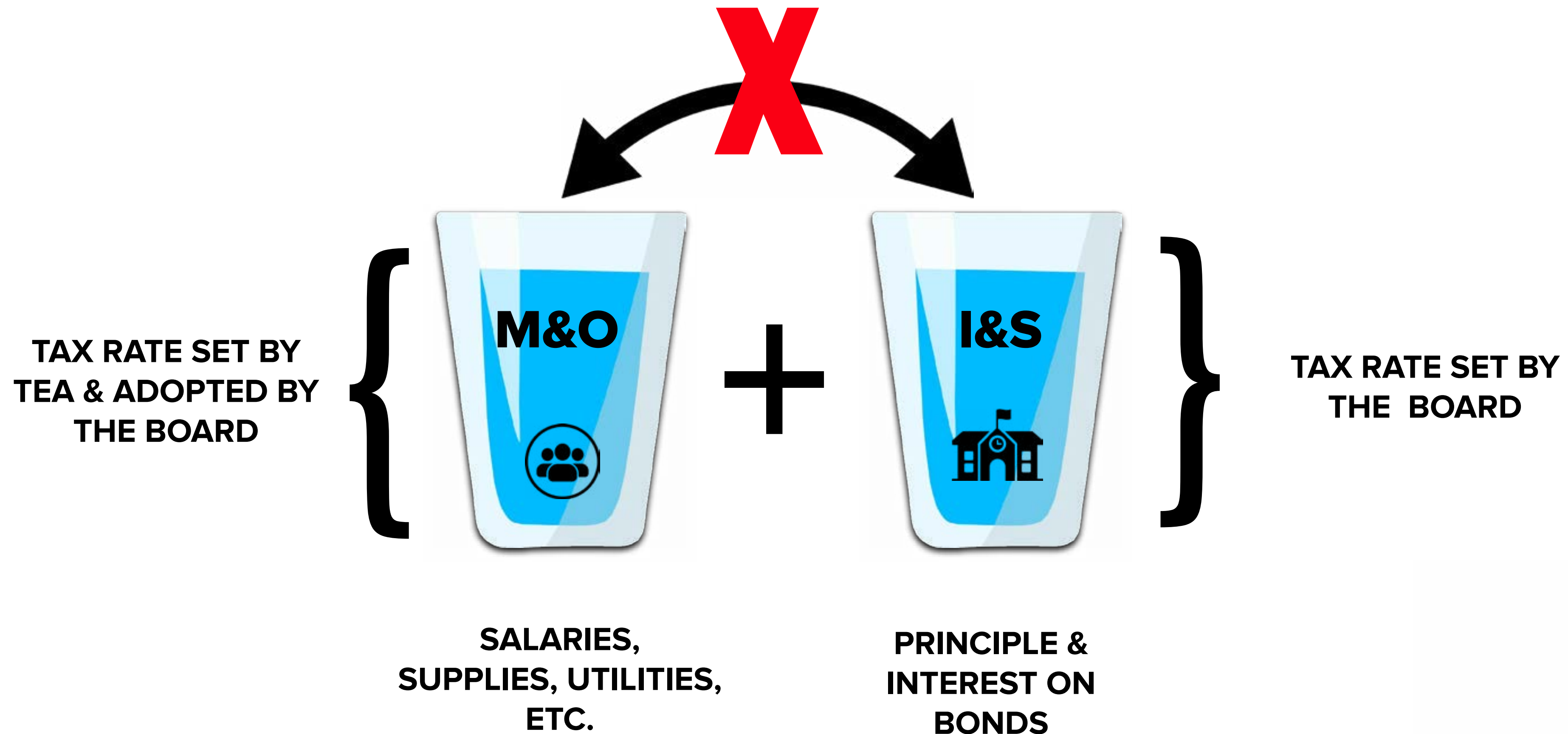
Dr. Malinda Golden
Superintendent



Melissa Lafferty
Chief Financial Officer

PREVIOUS RECENT BOND HISTORY

2004 - 2012 BOND HISTORY



THE GENERAL FUND & DEBT SERVICE FUND RECEIVE TAXES AND STATE FUNDING.
BOTH OWN A PORTION OF THE TOTAL TAX RATE.

ALLOWABLE USES FOR M&O AND I&S

M&O AND I&S TAX RATE

M&O TAX RATE

- Staff salaries and benefits
- Student services and programs
- Contracted Services
- Instructional supplies
- Staff development
- Utilities
- Maintenance of Facilities

I&S TAX RATE

- Payment of principal and interest on bonds sold to construct and furnish school district facilities
- Redemption of callable bonds resulting in interest savings
- Funds **cannot** be used for teacher salaries

2026-2027 TAX RATE

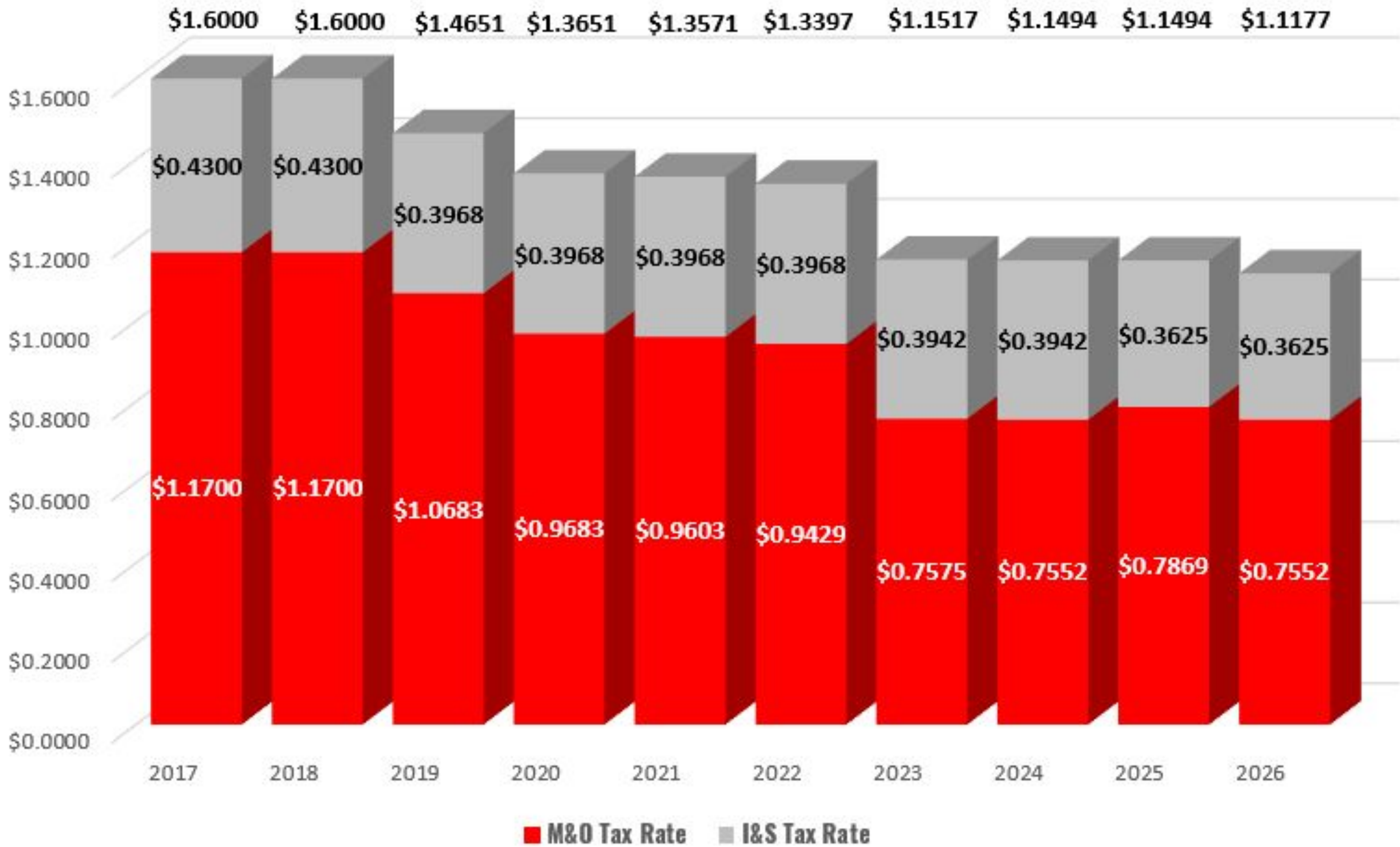
M&O AND I&S TAX RATE

	Adopted 2025-2026	Proposed 2026-2027	Inc / (Dec)
M&O	\$ 0.7869	\$ 0.7552	\$ (0.0317)
I&S	\$ 0.3625	\$ 0.3625	\$ -
Tax Rate	\$ 1.1494	\$ 1.1177	\$ (0.0317)

BELTON ISD TAX RATES

10 YEAR HISTORICAL DATA

30%
RATE REDUCTION
Since 2017



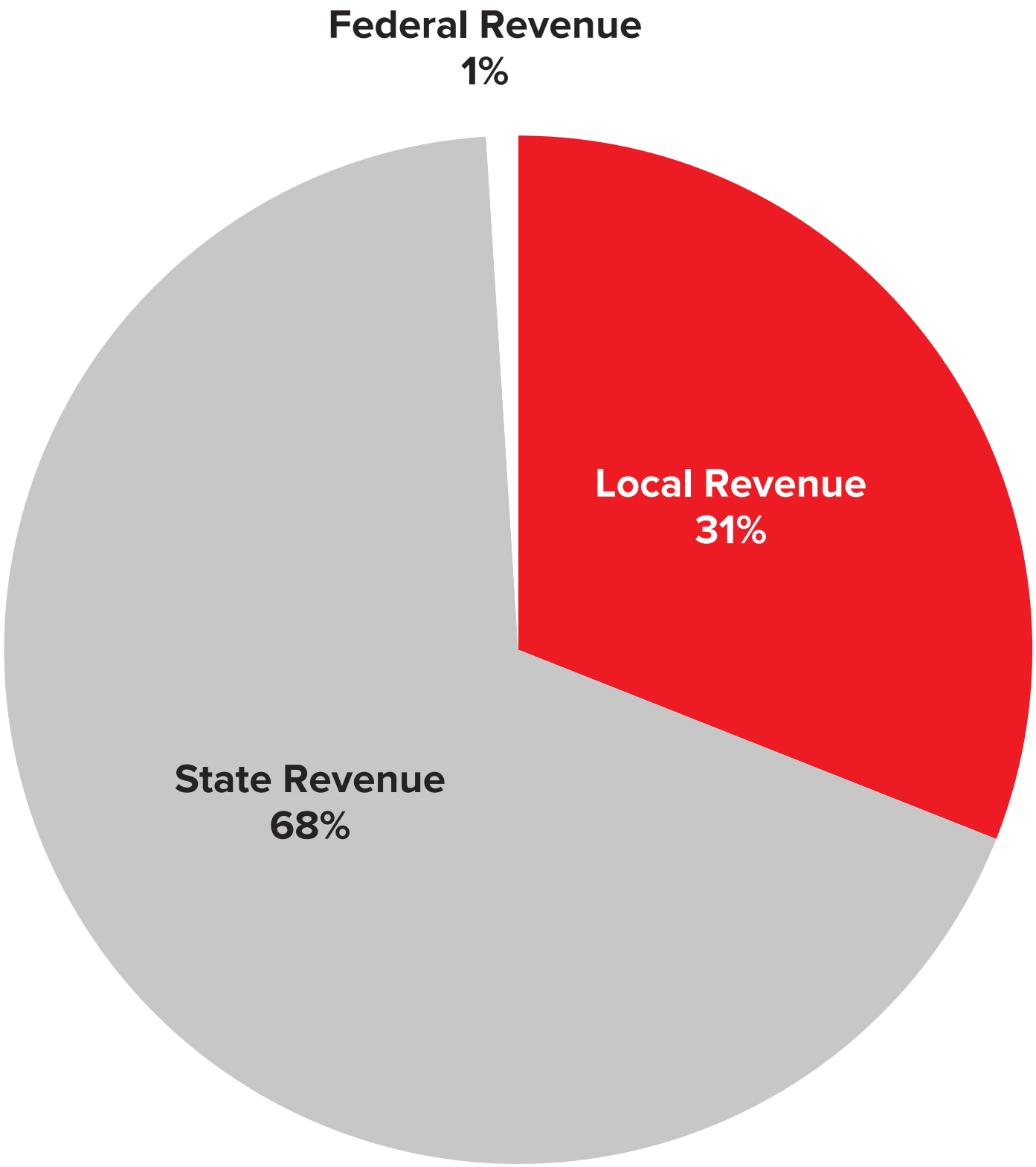
2026-2027 ADOPTED BUDGET

GENERAL FUND, DEBT SERVICE, SCHOOL NUTRITION

2026-2027 Proposed Budget	General Fund	Debt Service	School Nutrition
REVENUES			
5700 Local	\$ 47,718,341	\$ 22,139,396	\$ 2,610,000
5800 State	103,346,320	6,736,424	130,000
5900 Federal	1,405,000	-	5,815,000
	152,469,661	28,875,820	8,555,000
EXPENDITURES			
6100 Payroll & Benefits	128,793,037	-	3,815,861
6200 Contracted Services	10,069,576	-	390,000
6300 Supplies	8,694,945	-	4,736,500
6400 Operating	4,425,753	-	31,000
6500 Leases & SBITAs	314,000	28,240,770	-
6600 Capital Outlay	172,350	-	500,000
Total Expenditures	\$ 152,469,661	\$ 28,240,770	\$ 9,473,361
Other Resources	-	-	-
Other Uses	-	-	-
Change in Fund Balance	\$ -	\$ 635,050	\$ (918,361)

2026-2027 REVENUE SOURCES

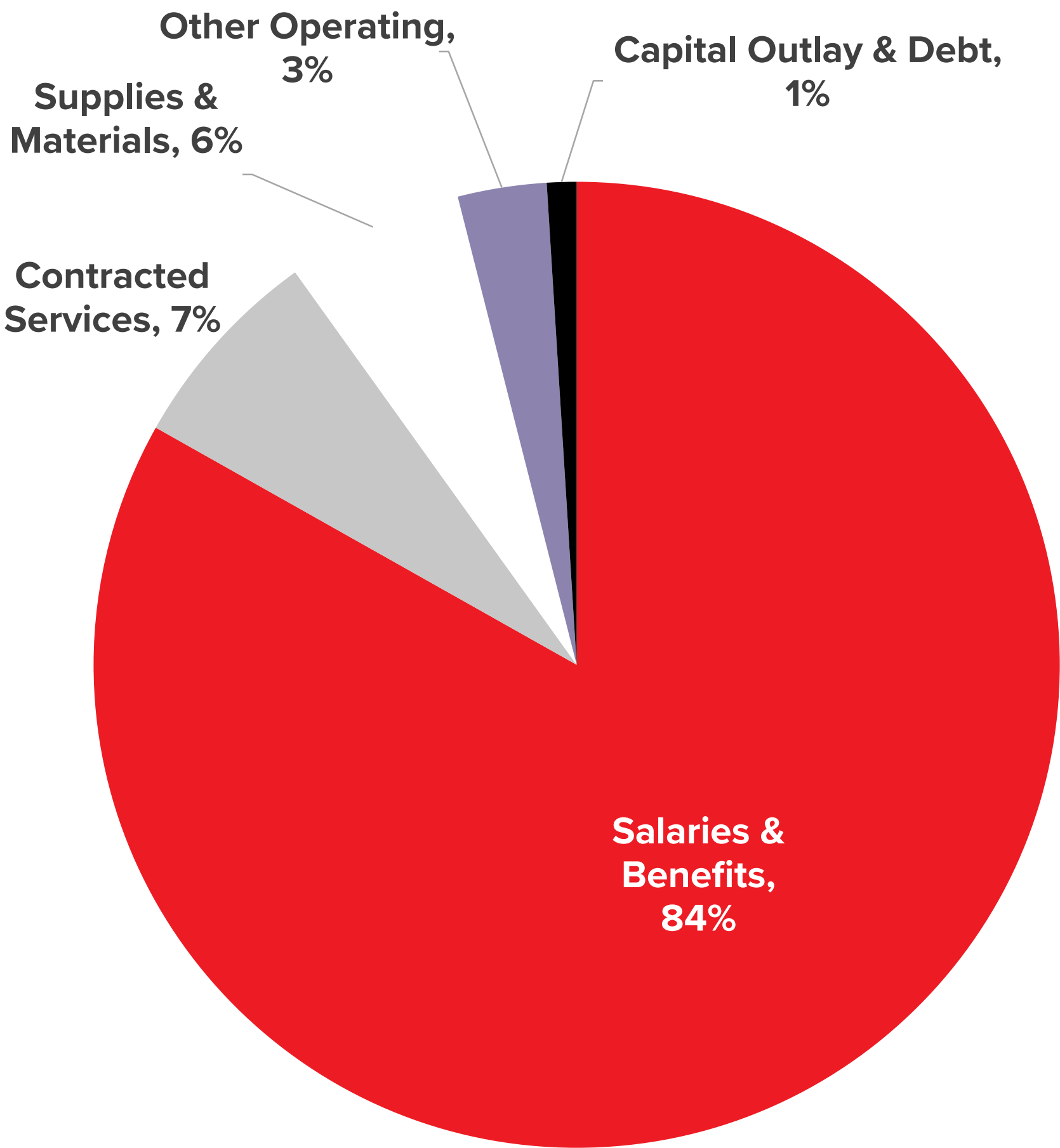
FEDERAL REVENUE, STATE REVENUE, LOCAL REVENUE



Tax Collections	\$	45,060,341
Tuition and Fees		260,000
Interest Income		1,800,000
Other Local Revenue		598,000
5700 Local Revenue	\$	47,718,341
Foundation School Program		95,084,988
Other State		8,261,332
5800 State Revenue	\$	103,346,320
SHARS/MAC		900,000
Impact Aid		170,000
Other Federal		335,000
5900 Federal Revenue	\$	1,405,000
Total Revenue	\$	152,469,661

ESTIMATED GENERAL FUND EXPENDITURES

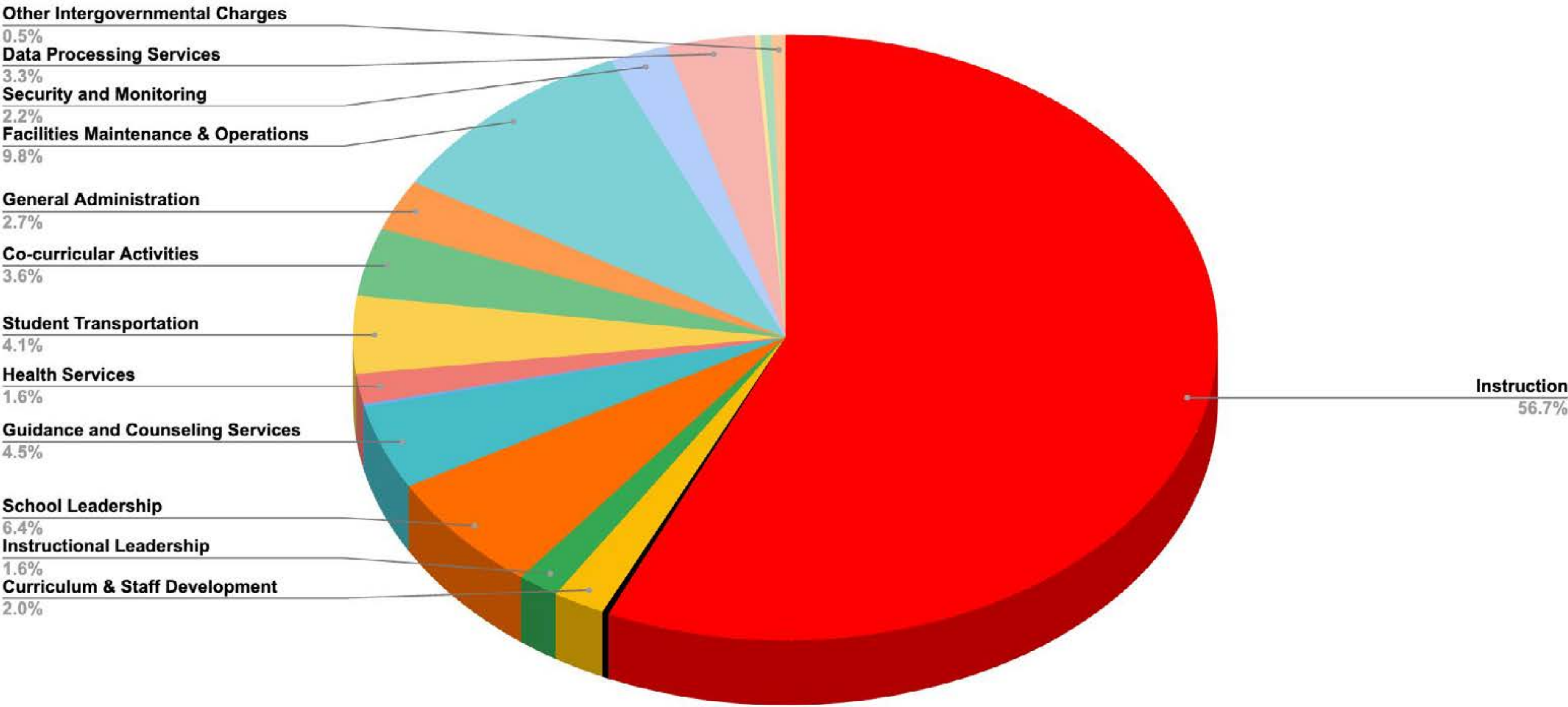
SALARIES & BENEFITS, CAMPUS/DEPARTMENT BUDGETS



Salaries & Benefits	\$	128,430,162
Campus/Department Budgets		24,039,499
Total Expenditures	\$	<u>152,469,661</u>

2026-2027 BUDGET

2026-2027 BUDGET VS. FUNCTION DESCRIPTION BY PERCENTAGE OF TOTAL BUDGET



2026-2027 BUDGET

HOW CAN DISTRICTS GENERATE BUDGET CAPACITY

01

Reduce expenses

84% of the budget is personnel.

02

Increase enrollment

State funding follows students in average daily attendance.

03

Voter-approved tax ratification election

VATRE

BELTON ISD M&O BUDGET REDUCTION

TOTAL REDUCTIONS MADE IN THE LAST 4 SCHOOL YEARS

SCHOOL YEAR	REDUCTIONS
2023–2024	\$585,500
2024–2025	\$6,970,822
2025–2026	\$5,585,836
2026–2027	\$4,130,021

\$17.3M

TOTAL REDUCTIONS SINCE 2023

\$17,272,179 removed from the M&O budget across four school years.

FINANCIAL ACCOUNTABILITY

BELTON ISD RATINGS 2015-2026

A

SUPERIOR RATING, EVERY YEAR

Belton ISD has earned the highest available letter grade every year under this scale which was implemented by TEA in 2015–2016 for the 2014–2015 school year.

2025–2026 **A – Superior Rating**

2024–2025 **A – Superior Rating**

2023–2024 **A – Superior Rating**

2022–2023 **A – Superior Rating**

2021–2022 **A – Superior Rating**

2020–2021 **A – Superior Rating**

2019–2020 **A – Superior Rating**

2018–2019 **A – Superior Rating**

2017–2018 **A – Superior Rating**

2016–2017 **A – Superior Rating**

2015–2016 **A – Superior Rating**



TABLE TALK

Q&A PROCESS

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LIKES & WISHES

Offer up any Likes and Wishes to assist
us in improving each meeting

NEXT MEETING INFORMATION

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MEETING NO. 2

THURSDAY, OCTOBER 1, 2026

5:30PM DINNER

6PM-8PM MEETING

ADMINISTRATION BUILDING

THANK YOU!

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