



## Facilities and Bond Planning Advisory Committee

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Tuesday, March 21, 2017

5:30 p.m.

Baker Center, Cafeteria

3908 Avenue B, Austin, TX 78751

### MEETING MINUTES

#### **IN ATTENDANCE:**

Committee Members: Kristin Ashy, Michael Bocanegra, Leticia Caballero, Cherylann Campbell, Rich DePalma, Gabriel Estrada, Roxanne Evans, Paulette Gibbins, Mark Grayson, Marguerite Jones, Jodi Leach, Jennifer Littlefield, Scott Marks, Cynthia McCollum, Rick Potter, Tali Wildman

AISD Trustees: Edmund T. Gordon, Julie Cowan, Amber Elenz, Yasmin Wagner, Cindy Anderson

Staff: Paul Cruz, Nicole Conley, Edmund Oropez, Asha Dane'el, Paul Turner, Beth Wilson, Melissa Laursen, Felipe Romero, Marc Brewster, Julia Maldonado, Chaneel Daniels, Gilbert Hicks, Sandra Creswell, Terrance Eaton, Lisa Goodnow, Craig Shapiro, Gloria Williams, Thyrun Hurst, Gordon King, Amanda Ortiz

Consultants: Beth Penfield, Greg Smith, Chris Dunlavey, Drew Johnson

Visitors: List of visitors is attached.

#### **1. Call to Order and Overview of Meeting Goals (5:44 PM)**

Tri-chair Cherylann Campbell called the meeting to order at 5:44 PM and stated the main goals of the meeting.

Trustees Yasmin Wagner, Edmund T. Gordon, Cindy Anderson, Amber Elenz, and Julie Cowan were acknowledged.

#### **2. Citizens Communication**

Tri-Chair Roxanne Evans explained the Citizens' Communication process.

*Original L.C. Anderson Alumni* – appreciative of the opportunity to provide input; would like to see both an educational and community purpose for the Original L.C. Anderson HS building; the alumni association sent a proposal to the FABPAC for consideration; would like to see an investment in the facility in years 1-6.

### 3. Budgetary Impacts of FMP Recommendations

Nicole Conley (Chief Financial Officer) provided a presentation on the budgetary impacts of the Facility Master Plan recommendations. Key takeaways from the presentation included:

- An estimated \$37 million for additional M&O expenses for projects slated for years 1-25.
- Two ways to increase the budget 1) WADA (weighted average daily attendance); and 2) tax rate increase.
- Next school year, if there are no changes, the district will have a budget shortfall of \$25 million. This does not take into account any adjustments for salaries.
- The budget is currently unbalanced, and there will be additional pressures with new schools coming online.
- District currently has nearly \$3 billion in deferred maintenance needs.
- The district has a fund balance, but there is a policy in place that the district cannot spend down below 20%. The district's interest rate on bonds would be affected if the bond ratings were to change.
- The district brings in about 40 cents on the dollar due to recapture. The increase in recapture is more than what the district receives in new revenue.

FABPAC members had a lengthy discussion about the presentation and expressed the need to be able to discuss this information with their communities, and requested that staff prepare information that can be easily explained and shared.

### 4. Discussion of Potential Revision to the Draft Facility Master Plan Update

The FABPAC reviewed the March 8 draft minutes as it pertained to the target utilization plan and under-enrollment status. The tri-chairs wanted to ensure that FABPAC, consultants and staff had clarity on the FABPAC's recommendation.

Committee members discussed the timing of being placed on a target utilization plan and when to apply the consolidation criteria. Members expressed concern that some campuses may not be equipped with the resources to implement a target utilization plan, and suggested the district provide extra support to these campuses. A question was raised on how the district will support campuses on a target utilization plan, with limited funding. One member suggested that the vertical team one-pager include a TUP symbol, rather than the under-enrolled status symbol because there are twenty-three (23) schools that are under-enrolled, while only five schools being considered for a TUP. After a lengthy discussion, the FABPAC made several recommendations for the FMP Update.

The following changes were approved for the FMP Update and Executive Summary **(13 in favor of changes and 1 abstention)**

**Executive Summary**

“Additionally, this document identifies under-enrolled schools to participate in the creation of a Target Utilization Plan (TUP) to raise enrollment through a process of review, strategy development and implementation, possibly avoiding the need for consolidation.”

**Chapter 3 – Target Utilization Plan**

“A Target Utilization Plan is recommended for school communities to address the pattern of declining enrollment below 75%. The purpose is to encourage and support efficient utilization of school facilities so communities have more real-time information, involvement in and understanding of the status of their schools. This also will allow time to address and assess under-enrollment in a proactive manner.

As such, AISD is developing a structured process with milestones and data to support campus’ efforts to grow enrollment and this process will be vetted with District and school leadership.

The Target Utilization Plan is a new concept developed during the 2016-17 FMP Update process. In the fall of 2017, additional schools may be identified for a Target Utilization Plan.”

**Chapter 3 – School Consolidation Criteria**

“While the focus of this FMP Update is on the long-term modernization of AISD’s school facilities, there are elements within the Guiding Principles that require consideration of possible school consolidations. Put simply, the principles of Optimal Utilization, Protection of Financial Investment, and Equity in Facilities all suggest that there may be certain conditions such as under-enrollment, under which the District should consider whether to maintaining academic programs in two or more separate school facilities or consolidate them into a smaller number of facilities. Thus, in order to optimize the opportunities for all students to learn in fully modernized environments as quickly as possible and with the most efficient investment of District funds, this FMP Update recognizes that some school consolidations must be considered.

Accordingly, the FABPAC and the Planning Team developed specific criteria for the evaluation of which schools should be considered for potential consolidations. Ideally, no school will be consolidated into another unless and until the facility receiving students has been fully modernized.

The criteria for evaluating potential consolidations were divided into three tiers, each of which were considered in succession. Only schools that meet the criteria in all three tiers should be considered for consolidation and repurposing of the facility.

The FABPAC recommends that AISD develop a transition plan for any future resulting consolidation that considers staffing, programming, and other needs.

The District has the responsibility to respond to financial or physical building hardships and reserves the right to consolidate any schools at any time regardless of status as needed to respond to

circumstances such as budget shortfalls due to funding issues including failure of bonds and modifications of state or Federal funding guidelines or facility condition.”

#### ***Vertical Team One-Pagers***

- Change the symbol from under-enrolled status to target utilization plan on the Brooke, Dawson, Joslin, Norman, and Sanchez one-pagers. **(Unanimous vote in favor)**
- LBJ – change timeframe to 1-12 years due to the relocation of LASA. **(10 in favor; 3 against)**
- New middle school at Mueller - discussed the first paragraph on whether to remove it or keep it.

“After re-evaluation of the single gender schools, Sadler Mean YWLA and Gus Garcia YMLA, AISD will review demographics and enrollment trends to analyze needs of a future co-ed middle school at the 10-acre Mueller Development site available to AISD. Additionally, AISD will review the impact to the existing co-ed middle schools located in the region: Dobie, Lamar, Martin, and Webb. A new boundary will be needed as well as the purchase of additional acreage at the Mueller Development site.” **(7 in favor to keep; 8 against)**

FABPAC discussed replacing the existing first paragraph with the following amended paragraph.

“AISD will review demographics and enrollment trends to analyze needs for a future co-ed middle school at the 10-acre Mueller Development site available to AISD. During this review, AISD will evaluate the potential impacts to the existing middle schools located in the region: Sadler Means YWLA, Garcia YMLA, Dobie, Lamar, Martin, and Webb.” **(13 in favor of amended paragraph; 1 abstention)**

#### **5. Update on FMP Related Projects**

Paul Turner provided a brief update on the RFP process for the ten properties, and stated that the process is still underway, and an Executive Session of the Board is scheduled for April 10.

Tri-chair Cherylann Campbell provided an update on a meeting with the City of Austin regarding CodeNEXT. An important message received from the city staff was that even though CodeNEXT will include zoning changes to allow for additional residential construction, it is not yet known whether the new residential units will increase student enrollment.

#### **6. Discussion of Committee Operations, Future Meeting Dates, Locations and Agenda Items**

- March 27 – Board Meeting
- April 3 – Special Board Meeting and Public Hearing
- April 13 – FABPAC meeting

#### **7. Adjourn (9:33 PM)**

**FACILITIES AND BOND PLANNING ADVISORY COMMITTEE  
CITIZENS' COMMUNICATION SIGN-IN SHEET  
TO SPEAK**

**COMPLETE ATTACHED SPEAKER CARD  
GIVE TO COMMITTEE MEMBER**

**March 21, 2017**

	<u>NAME</u>	<u>SCHOOL AFFILIATION</u>
1.	Lacey Thompson	Old Anderson
2.		
3.		
4.		
5.		

FACILITIES AND BOND PLANNING ADVISORY COMMITTEE  
VISITOR SIGN-IN SHEET

March 21, 2017

	<u>NAME</u>	<u>SCHOOL AFFILIATION</u>
1.	Nancy Thompson	Old Anderson
2.	Ann Phipps	LASA
3.	Estelle Brooks	Old Anderson
4.	Donald Thompson	Old Anderson
5.	Barbara Corbett	Old Anderson
6.	Melanie Plowman	LASA
7.	Amber Weiskn	Maplewood
8.	Lori Wallace	LASA / Mills / Gorzycki
9.		
10.		
11.		
12.		
13.		
14.		
15.		