

Lake Travis ISD  
2011 Bond Advisory Committee  
Meeting Minutes

**Meeting Number:** One

**Meeting Date:** March 8, 2011, 6:00 p.m., LTISD Educational Development Center

**Minutes Prepared By:** Marco Alvarado

**Committee Members Present:** Ben Archer, John Aouielle, Lisa Baker, Sherice Bench, Mike Brooks, Tom Conyers, Sandy Cox, Carole Daves, Tanya Dorsett, Herb Dyer, Jodi Gregg, Karen Hupp, Robert Kilgore, Joni Langle, Gary Loudamy, Chris McComb, Mike Meyer, Bubba Nickel, Robert Salgo, Melanie Schwitters, Jim Stanislaus, Monique Threadgill, Milan Urukalo, Matt Womack and Bud Welborn

**Committee Members Absent:** Robert Brewer, Bob Dorsett, Charles Edwards, Amy Still and Lori Wakefield

**LTISD Support Staff Present:** Dr. Rocky Kirk, Susan Bohn, Johnny Hill, Jim Ratcliff, Dr. Jill Siler, Marco Alvarado and Robert Winovitch

**Consultant Support Personnel Attendees:** Dr. Pat Guseman, Population And Survey Analysts (PASA)

**Other Guests:** Dan Hoffmann, chair of the 2003 and 2005 bond advisory committees

**I. Welcome and Introductions**

Dr. Kirk opened the meeting with brief remarks concerning the success of prior bond advisory committees. He introduced Gary Loudamy as the Chair of the 2011 Bond Advisory Committee. Each member of the committee, including District staff, made brief introductory remarks.

**II. Scope and Charge Review**

Dr. Kirk reviewed the roles and responsibilities of District staff.

**III. Committee Roles and Responsibilities**

Mr. Loudamy briefly shared his personal background with the committee. He also reviewed the committee's roles and responsibilities, emphasizing attendance, promptness, participation, use of data to make decisions, and support of each other and the committee as a whole. He also urged committee members to attend the presentation to the Board of Trustees scheduled for May 5, 2011. Mr. Loudamy indicated that minutes of each bond advisory committee

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meeting will be sent by him to the committee prior to the start of the next scheduled meeting. Mr. Loudamy stated he would like to serve as spokesperson for the committee as it pertains to media inquiries.

Ms. Bohn provided a brief overview of the Texas Public Information Act.

**IV. Meeting Schedule and Project Timeline**

Dr. Kirk provided an outline of the schedule of advisory committee meetings and related timelines. He stated that the Board of Trustees may call a bond election in May for a public vote in November. Dr. Kirk also indicated that the Board of Trustees has not approved a projected student growth scenario as it pertains to the District's recently completed Demographic Update. Instead, he said the Board of Trustees has charged the bond advisory committee with making the appropriate scenario recommendation. Dr. Kirk concluded his remarks by stating the District's Preliminary Analysis of Need prepared by Mr. Ratcliff will serve as the guiding document for the committee.

**V. Review 2005 Bond Advisory Work**

Mr. Hoffmann discussed his experiences as chair of the District's prior two bond committees. He cited the recent completion of the District's Transportation and Distribution Center and stated he was happy to see the 2006 bond issue come to a successful close. Mr. Hoffmann indicated the 2011 committee will become much more informed about District finances and state funding. He spoke of 'lessons learned,' including 'seeing is believing.'

Mr. Hoffmann indicated there were challenges inherent to the previous bond committees such as the request to build a new football stadium. He also stated that in 2003, proposed technology upgrades could not be justified and offered that all proposed projects deserve scrutiny.

Mr. Hoffmann discussed the challenges associated with other area school bond elections of recent years. He noted that lessons learned from failed bond elections included justification and clear explanation of the needs for the proposed projects. Mr. Hoffmann offered that diversity of skills among committee members will benefit the overall committee and encouraged members to act as a group to represent the interests of the entire Lake Travis community, not individual neighborhoods and/or schools. He stated that data-driven approaches are best for making sound decisions.

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Mr. Hoffmann expressed that the present bond advisory committee has not been assembled to 'rubber-stamp' what the District may suggest or propose in its analysis of need. He concluded his comments by stating that the committee should have fun as it works together to formulate its final recommendation to the Board.

Mr. Loudamy asked about building appropriately, yet plan for future expansion as needed such as in the case of the District's new Transportation and Distribution Center. Mr. Hoffmann stated previous committees made suggestions to refine projects yet budget for future expansion. Mr. Ratcliff explained the process for building the District's Transportation and Distribution Center and how the scope was refined to meet projected growth.

A committee member asked how the committee can appropriately challenge project proposals. Mr. Hoffmann and Mr. Loudamy suggested that committee members should ask staff for specific detail without hesitation.

A committee member asked to what degree were previous decisions based on fact vs. assumptions or uncertainties such as with the current State Legislature, for example. Mr. Hoffmann suggested the committee should base its decisions on data whenever possible and exercise sound judgment.

A committee member asked how accurate previous numbers and demographic projections had been. Mr. Hoffmann indicated that data validation was key then and will continue to be the cornerstone of a successful proposal. Future bond advisory committee meetings will include agenda items that will specifically address such questions, i.e., accuracy of demographic projections.

## **VI. Overview/Status of Previous Bond**

Mr. Ratcliff provided the committee with an overview of the District's 2004 and 2006 bond elections. He explained that the years associated with the bond committee and bond issue are based on when the bonds are actually sold at market. (For example, the work of the 2003 bond committee resulted in the 2004 bond package.)

Mr. Ratcliff reviewed the following projects under the 2006 Bond:

- a. Lake Travis High School Expansion
- b. Lake Travis Middle School Expansion
- c. Hudson Bend Middle School Expansion, Phase II
- d. Serene Hills Elementary School

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- e. Educational Development Center, Phase II
- f. Administration Building Renovations
- g. Elementary School Upgrades and Renovations
- h. Safety and Security Measures
- i. New Transportation and Distribution Center
- j. Conversion of Existing Transportation Center to Maintenance Facility
- k. Maintenance, Technology, Instructional, Food and Nutrition Services, Transportation Buses/Vehicles
- l. Land Acquisition for Future Facilities

Mr. Ratcliff reviewed the following projects under the 2006 Bond:

- a. Lake Travis Elementary School
- b. Expansion of Lakeway, Bee Cave and Lake Pointe Elementary Schools
- c. Hudson Bend Middle School Expansion, Phase I
- d. Expansion/Renovation of the Lake Travis Middle School Kitchen and Cafeteria
- e. Conversion of Existing Building 100 at the Original Lake Travis Elementary School to an Educational Development Center
- f. Lift Station and Sewer Line for Lake Travis Elementary
- g. Maintenance Upgrade Projects
- h. Energy Management Control Systems

Mr. Ratcliff indicated that voters approved \$36,275,000 in the 2004 bond, with interest earnings \$831,812, increase the total funding to \$37,106,812. For the 2006 Bond, Mr. Ratcliff stated that voters approved \$126,830,000, with interest earnings of \$10,847,064, increasing the total funding to \$137,677,064. Mr. Ratcliff concluded his presentation by stating that all projects in both the 2006 and 2004 bonds had been completed within the overall bond budgets and also confirmed that the District currently has a contingency of more than \$1 million under the 2006 bond.

## **VII. Demographic Study**

Dr. Guseman provided an overview of the District's recently completed Demographic Update.

The presentation covered:

- Student Growth Trends
- Socioeconomic Characteristics

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- **Employment Trends and Housing Demand Impacts**

Dr. Guseman clearly indicated that PASA projects student data for school districts by using forward-looking techniques, not by relying on past rates of change. She stated that estimates are based on plans that municipalities and other entities make available.

Dr. Guseman affirmed that Lake Travis was the highest growth district in the region and grew about 1,700 students in a five-year period based on pre-PEIMS data. She indicated that Lake Travis and Eanes have two of the lowest percentage of Economically Disadvantaged students, with Lake Travis ranking 7<sup>th</sup> in the state at 14.2%. Dr. Guseman also said that TAKS passing rates were at 94% for Lake Travis, ranking fourth in the state; school buildings average 12 years of age at LTISD as compared to 30 years of age at Eanes ISD; and lack of available mortgages have resulted in a decline of younger households and ultimately a decline in elementary attendance of school-aged children and an increase in secondary-aged students.

Dr. Guseman offered that LTISD is attracting residents with older-aged students and that she anticipates a continued trend of fewer children enrolling in private schools. She also indicated that employment rates in City of Austin and Travis County were slightly on the decline and that LTISD has only 10 percent of residents employed in government jobs as opposed to Manor ISD with 24 percent of its population employed in the same sector.

A committee member asked why such demographic data was important. Dr. Guseman responded by stating it will be important for the committee to evaluate demographic trends within LTISD.

Dr. Guseman added that the average travel time at LTISD is 29 minutes to work, but will become shorter as more office and retail space is planned within the District. She also mentioned that the Lower Colorado River Authority (LCRA) will be challenged with providing long-term water needs to meet the anticipated growth. Dr. Guseman maintained that the District is currently 29 percent built out and that older built-out subdivisions accounted for 35 percent of all new students in 2010-2011. She reviewed data identifying sites for potential future development along western Travis County.

A committee member asked what assumptions are driving the growth. Dr. Guseman replied, that despite the current economic recovery mode of residents in central Texas, the median income level at LTISD is healthy. She added that the

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quality of education, the quality of lifestyle, and new job opportunities are attracting people from across the country as well as from international locations. Dr. Siler spoke of the current trend in out-of-state and out-of-country students enrolled at LTHS in 2010, accounting for a large proportion of the 200 new students enrolled at the school. She concluded her presentation by comparing the functional capacities at the District's campuses to the projected enrollment growth rates. Dr. Guseman said projections indicated the middle schools were quickly reaching capacity and likely surpass capacity within one to two years, while the high school was also approaching capacity.

Dr. Guseman indicated she would provide responses to the following questions posed by several committee members:

1. What was the distribution of students by municipalities and ETJ's five years ago?
2. On the student density map, can streets be added so locations within the District can be more easily identified?
3. What was LTISD's ranking on TAKS passage rate in the last demographic study?

Mr. Loudamy closed the meeting by providing a brief overview of the second meeting of the bond advisory committee scheduled for March 22<sup>nd</sup> at 6:00 p.m. He also reaffirmed that data will ultimately drive the committee's case for action.

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**Meeting Number:** Two

**Meeting Date:** March 22, 2011, 6:00 p.m., LTISD Educational Development Center

**Minutes Prepared By:** Marco Alvarado

**Committee Members Present:** Ben Archer, John Aouielle, Lisa Baker, Sherice Bench, Mike Brooks, Tom Conyers, Sandy Cox, Carole Daves, Bob Dorsett, Tanya Dorsett, Herb Dyer, Charles Edwards, Jodi Gregg, Karen Hupp, Robert Kilgore, Joni Langle, Gary Loudamy, Chris McComb, Mike Meyer, Bubba Nickel, Robert Salgo, Melanie Schwitters, Jim Stanislaus, Amy Still, Monique Threadgill, Milan Urukalo, and Bud Welborn

**Committee Members Absent:** Robert Brewer (no longer member), Lori Wakefield (no longer member) and Matt Womack

**LTISD Support Staff Present:** Dr. Rocky Kirk, Susan Bohn, Johnny Hill, Becky Burnett, Myra Pettit, Jim Ratcliff, Dr. Jill Siler, Marco Alvarado and Robert Winovitch

**Consultant Support Personnel Attendees:** None present

**I. Opening Comments**

Dr. Kirk welcomed the bond advisory committee members to the second meeting. Mr. Loudamy recognized several committee members who had not been present for the first meeting. He then provided a brief overview of the meeting agenda.

**II. Long Range Facility Master Plan**

Mr. Ratcliff provided a brief summary of the accuracy of previous demographic data and accuracy of previous cost estimates related to the 2004 and 2006 bond issues. He also highlighted enrollment growth and future facilities needs and briefly reviewed the facilities construction process. Mr. Ratcliff also previewed the District's Long Range Facilities Master Plan and identified various sites the District has obtained for future facilities. He indicated that as per the projections of the current demographer (PASA), LTISD should be built out at approximately 18,000 students around the year 2025.

The following question was posed by a committee member: Knowing that LTISD needs certain acres for building schools, and assuming that these sites are located in environmentally sensitive areas, has the District taken into

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consideration impervious coverage areas? Mr. Ratcliff affirmed that LTISD likes to use a range of 35 percent impervious cover when planning for future facilities. The following question was posed by a committee member: For sites which have been donated, are there any stipulations that would cause the District to lose these sites if LTISD does not act upon them within a certain timeframe? Mr. Ratcliff stated that there are currently certain stipulations in place at West Cypress Hills, but not currently at Rough Hollow.

The following question was posed by a committee member: Does the District plan for the existing Lake Travis Middle School campus—upon completion of the new Lake Travis Middle School campus—to serve as the LTHS expansion? Mr. Ratcliff confirmed that the current recommendation by the administration to the bond advisory committee is that LTMS facility will be converted to accommodate the projected growth and expansion of Lake Travis High School.

The following question was posed by a committee member: Will the committee be considering a potential future central event stadium to be placed on the multi-purpose site authorized for purchase by the 2005 bond advisory committee? Mr. Ratcliff indicated this site will be on a future agenda to be discussed with the committee. A follow-up question was asked: Is traffic on Highway 71 adjacent to this site a concern? Mr. Ratcliff responded that traffic on Highway 71 adjacent to this site is certainly a consideration and that eventually there will be a need for the installation of a traffic signal at this location.

The following question was posed by a committee member: What sort of philosophy or strategy does the District use to gauge how often boundary changes are considered? Mr. Ratcliff stated that ideally such boundary changes are implemented when a new school is opened. He added that, due to the potential growth in the Bee Cave Elementary attendance zone, the District may consider implementing an interim rezoning at Bee Cave Elementary before the next elementary school opens.

The following question was posed by a committee member: Would it be possible to obtain information regarding proposed roadway expansion, i.e., Ranch Road 620 and Hwy. 71? Mr. Ratcliff indicated that the District is in contact with TxDOT and Travis County concerning roadway extension and expansion. He also stated that the development of Reimers-Peacock Road (a potential Travis County project) and the extension of Vail Divide (a potential City of Bee Cave project) will be very important to LTISD's long range facilities master plan. A committee member added further information regarding proposed roadways.

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The following question was posed by a committee member: A committee member commented that Austin ISD was predicting a significant increase in their number of students per household due to an increase in the Hispanic population within their district. Why did LTISD's demographer not indicate a substantial increase in students per household within LTISD for this same reason? Mr. Ratcliff stated that LTISD's demographer did not identify ethnicity this way; however, he added that the District has seen a significant increase in the number of students per household in the planning units in the Apache Shores area.

The following question was posed by a committee member: Aside from credibility, is there a percentage of bond money that must be spent on infrastructure, or can bond funds be reallocated as needed? Mr. Ratcliff stated that funds should be spent on the projects outlined within the approved bond package, while Mr. Hill added that the District has some flexibility as it relates to the use of such funds, depending upon how much detail is included in the bond description on the ballot.

### III. Finance 101

Mr. Hill presented the following topics:

1. Two sides of the budget
2. Current school finance system
3. Legislative concerns
4. LTISD's operating budget
5. Managing LTISD's fund balance (savings account)
6. LTISD's initiatives to become more efficient and effective with its allocated funding

He stated that Austin ISD is the largest Chapter 41 school district in the state and that all districts are held to that standard as it pertains to funding.

The following question was posed by a committee member: Is Austin ISD specifically identified in the Texas Education Code as the standard used to develop current school funding formulas? Mr. Hill confirmed that Austin ISD is identified as such.

Mr. Hill defined 'golden,' 'silver' and 'copper' pennies and their significance within the current system of school finance.

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The following question was posed by a committee member: What is 'guaranteed yield?' Mr. Hill stated that 'guaranteed yield' is basically the amount the District receives in state funding for every penny of local tax effort.

Mr. Hill also indicated that the District currently receives \$6,169 per student in Weighted Average Daily Attendance—or WADA. He added that fluctuations in District property valuations do not affect state funding levels. The amount of state funding received by the District will always be adjusted based on its Targeted Revenue which is currently capped and not indexed for inflation.

The following question was posed by a committee member: Does WADA—or Weighted Average Daily Attendance—funding decrease based on attendance? Mr. Hill confirmed that WADA funding is contingent on daily student attendance.

The following question was posed by a committee member: What is our current attendance rate? Mr. Ratcliff stated that the current district-wide average attendance rate is approximately 96.5 percent.

Mr. Hill also cautioned that the currently proposed school finance reform bill could have devastating effects to LTISD. He then indicated that the District's current fund balance—or savings account—is approximately \$24.3 million and the District uses its fund balance to pay expenses at certain times of the year. Mr. Hill stated that due to the fact that public education is a labor-intensive operation, 85 percent of District's budget lies in payroll. He also warned that if the District takes no action to adjust its budget based on the projected state funding shortfall—coupled with an increase in operational costs attributed to anticipated student growth—budget models indicate LTISD will be financially insolvent in 2014-2015.

The following question was posed by a committee member: What has kept the fund balance solvent thus far? Mr. Hill replied that historically, the District operates on a conservative budget.

The following question was posed by a committee member: What can the District do now, i.e., increase in local tax effort, to increase revenue? Mr. Hill indicated that the District would likely seek a Tax Ratification Election (TRE) in the near future as it did in November 2009 for voter approval of two unrecaptured pennies.

The following question was posed by a committee member: How did the state make up the money to fund districts from the \$1.50 tax rate to the compressed

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rate of \$1.00? Mr. Hill said, at time, the state had surplus funds that they used to fill that gap.

The following question was posed by a committee member: What are consultants telling us about our bond rating before it gets to critical level? Mr. Hill informed the committee that he and Dr. Kirk will meet with the rating agencies to discuss the District's AA and AA+ bond ratings which will likely occur late 2011/early 2012.

The following question was posed by a committee member: How do 'golden' pennies benefit the District? Mr. Hill stated that 'golden' pennies are not subject to recapture under the state's current system of school finance also known as Robin Hood, so all monies raised by the two pennies stays with the District.

The following question was posed by a committee member: How significant is the cost of portable buildings as it pertains to the District's Maintenance and Operations (M&O) budget? Mr. Ratcliff stated that without capital improvements, LTISD would need roughly 50-60 portable buildings district-wide by 2015-2016 at a cost of about \$100,000 each, or approximately \$5 million out of the M&O side of the budget, and most likely fund balance.

The following question was posed by a committee member: Are additional operating costs associated with the opening of new facilities included in the budget models? Mr. Hill confirmed that additional operating costs are included in the budget models.

The following question was posed by a committee member: As campuses are added, would the percentage of the budget spent on administrative costs change? Mr. Hill indicated that such increases would be monitored very closely and that typically, the percentage of administrative costs remains fairly constant.

#### **IV. District Commitments**

Ms. Pettit and Dr. Siler provided an overview of district commitments as they pertain to a potential bond issue, including school size and class schedules, and instructional and financial implications.

The following question was posed by a committee member: Is there a number of students in a high school that makes it too large? Ms. Pettit stated that small learning communities are critical to the overall educational process and can be especially effective in larger campus settings. Dr. Kirk added that we would not

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let a campus grow past the point that would compromise the instructional or operational integrity of the organization.

Ms. Pettit briefly described Professional Learning Communities (PLCs) and their purpose within the new middle school environment. She concluded the presentation by stating that the District is committed to operating the most efficient schedules and class sizes that are educationally sound for students.

**V. Closing Comments**

Mr. Loudamy closed the meeting by providing a brief overview of the third meeting of the bond advisory committee scheduled for April 5<sup>th</sup> at 6:00 p.m. He stated that the first two meetings focused on pertinent historical data, planning, and information, and that the bond advisory committee will now consider the different components of a bond issue.

The following question was posed by a committee member: How do we get the general public to hear the same message that the bond advisory committee has heard? Mr. Loudamy stated that packaging information effectively will be key.

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**Meeting Number:** Three

**Meeting Date:** April 5, 2011, 6:00 p.m., LTISD Educational Development Center

**Minutes Prepared By:** Marco Alvarado

**Committee Members Present:** John Aouielle, Lisa Baker, Sherice Bench, Mike Brooks, Tom Conyers, Sandy Cox, Bob Dorsett, Tanya Dorsett, Charles Edwards, Karen Hupp, Robert Kilgore, Gary Loudamy, Chris McComb, Mike Meyer, Bubba Nickel, Robert Salgo, Melanie Schwitters, Amy Still, Monique Threadgill, Milan Urukalo, Bud Welborn and Matt Womack

**Committee Members Absent:** Ben Archer, Carole Daves, Herb Dyer, Jodi Gregg, Joni Langle, Jim Stanislaus

**LTISD Support Staff Present:** Dr. Rocky Kirk, Susan Bohn, Becky Burnett, Sean Casey, Johnny Hill, Myra Pettit, Jim Ratcliff, Marco Alvarado, Robert Winovitch and Kim Brents

**Consultant Support Personnel Attendees:** Johnnie Fields and Chuck Fields, Fields & Associates Architects

**I. Opening Comments**

Mr. Loudamy welcomed the bond advisory committee members to the third meeting. He mentioned the meeting seating arrangement had changed to allow for better interaction between staff and the bond advisory committee members. Mr. Loudamy also referenced the Bond Planning Workbook that he hopes will be used as the preferred instrument by each member as the committee begins to develop a recommendation to the board. He then provided a brief overview of the meeting agenda.

**II. Review Bond Program Components**

- Major Facility Construction - Mr. Ratcliff presented a framework for estimating facility costs.

The following question was posed by a committee member: How is M&O impacted as it pertains to being 'green?' Mr. Ratcliff stated that the District attempts to be as efficient as possible with its building design and operating systems, i.e., lighting, HVAC, roofing, etc.

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- **Technology – Mr. Casey presented various technology components pertaining to the proposed bond which he stated represent \$28 million—or approximately 15 percent—of the total proposed bond. He indicated that technology component items represented approximately 7 percent of the District’s most recent bond in 2006.**

**The following question was posed by a committee member: How are the quantities for each item determined and how much flexibility is available? Mr. Casey responded by explaining that quantities were determined by actual inventory of items and by calculating what would be needed to support new construction.**

**The following question was posed by a committee member: Are textbooks paid out of bond funds or its Maintenance & Operation fund? Mr. Casey stated textbooks are purchased using bond funds.**

**The following question was posed by a committee member: What examples of technology are currently being used by students? Mr. Casey stated such peripherals like e-books and other instructional items are some of the tools currently being used by students district-wide.**

**Mr. Casey mentioned that approximately 78 percent of the technology-related bond items have a five-year life span.**

**The following question was posed by a committee member: Does the District plan to distinguish bond items to be financed over a five-year life span vs. those items to be financed over a 30-year bond? Mr. Hill stated that when bonds are restructured, the items are refinanced in full over actual life (amortized). He added that the District has the capacity available under its Interest and Sinking fund.**

**The following question was posed by a committee member: How were the proposed unit prices developed? Mr. Casey stated that he used previous and current pricing, including pricing from state cooperatives.**

**Bond committee members suggested that Mr. Casey include a prioritization matrix of needs as it pertains to technology-related items, and that such a tool could be used to facilitate decision making.**

**Bond committee members also suggested that the District should be prepared to explain the impact to its Maintenance and Operations fund should ‘we not do some of these things.’**

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**The following question was posed by a committee member: By proposing some of the technology-related bond items, would the District be implementing something at school that puts children at a disadvantage at home because the technology they would be expected to use to complete assignments simply is not available in their home?**

Bond committee members also suggested that the District should attempt to define what the technology component items will cost the average taxpayer.

**The following question was posed by a committee member: Will the cost estimates for the technology component items include itemized contingencies or one general contingency? Mr. Casey stated contingencies can be included either way and would defer to the bond advisory committee's recommendation.**

**The following question was posed by a committee member: How have questions pertaining to technology component items been handled historically? Mr. Ratcliff stated that a subcommittee had been formed to address the issue in the District's most recent bond committee in 2005.**

- **Instructional Materials and Equipment** Ms. Pettit provided an overview of how previous bond money had been used as it pertains to instructional materials and equipment. She also highlighted various instructional materials and equipment pertaining to the proposed bond.

Mr. Ratcliff provided a brief overview of the Facility Cost Estimator for the following projects:

1. **Elementary School 6** Mr. Ratcliff stated that the new campus would be built using the Serene Hills Elementary School as a baseline model for specifications and related costs. He also indicated that construction would likely start no later than May 2011.

**The following question was posed by a committee member: Where will the proposed site be located? Mr. Ratcliff stated this school site would be located as central as possible within the population area that would attend this school. The site within the West Cypress Hills subdivision looks like the best choice to meet this requirement.**

**The following question was posed by a committee member: Will the Old Ferry Road site be considered as a potential site? Mr. Ratcliff stated this**

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site is not as centrally located within the population area for this school as is the West Cypress Hills site.

The following question was posed by a committee member: What was the cost for the construction of Serene Hills Elementary School? Mr. Ratcliff indicated the cost for Serene Hills Elementary was \$1 ,020,000 as compared to Elementary School 6 which is estimated at \$16,7 6,000. He provided an explanation for the lower cost at Serene Hills Elementary.

2. **New Lake Travis Middle School for 1,200 Students** Mr. Ratcliff stated that a Leander MS model was used as a baseline for this proposed project because it fit well with LTISD's curriculum model. He also mentioned that the new campus will be built at the Bee Creek Stables property.
3. **Lake Travis Middle School Conversion to Lake Travis High School** Mr. Ratcliff indicated that the project is not intended to be a <sup>th</sup> grade center or freshmen campus. While <sup>th</sup> graders may attend core curriculum classes at this building, they will attend electives and extracurricular classes in the main LTHS building.
- . **Hudson Bend Middle School**

The following question was posed by a committee member: Will LEED Green Sustainable design be a legislative requirement for new Texas public schools? Mr. Ratcliff stated that a bill to this effect has been voted out of committee in the House and we will have to wait to see if it actually becomes law.

### **III. Closing Comments**

Mr. Loudamy closed the meeting by providing a brief overview of the fourth meeting of the bond advisory committee scheduled for April 12<sup>th</sup> at 6:00 p.m.

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**Meeting Number: Four**

**Meeting Date: April 12, 2011, 6:00 p.m., LTISD Educational Development Center**

**Minutes Prepared By: Marco Alvarado**

**Committee Members Present:** John Aouielle, Ben Archer, Lisa Baker, Mike Brooks, Sandy Cox, Carole Daves, Herb Dyer, Jodi Gregg, Karen Hupp, Joni Langle, Charles Edwards, Robert Kilgore, Gary Loudamy, Chris McComb, Mike Meyer, Robert Salgo, Melanie Schwitters, Amy Still, Monique Threadgill, Milan Urukalo, Bud Welborn and Matt Womack

**Committee Members Absent:** Sherice Bench, Tom Conyers, Bob Dorsett, Tanya Dorsett, Bubba Nickel and Jim Stanislaus

**LTISD Support Staff Present:** Dr. Rocky Kirk, Susan Bohn, Becky Burnett, Sean Casey, Johnny Hill, Myra Pettit, Jim Ratcliff, Marco Alvarado and Robert Winovitch

**Consultant Support Personnel Attendees: None**

**I. Opening Comments**

Mr. Loudamy welcomed the bond advisory committee members to the fourth meeting. He then provided a brief overview of the meeting agenda.

**II. Review Bond Program Components**

Mr. Ratcliff provided an update to the bond program components as presented in Meeting Three, including the addition of an irrigation water well to the Lake Travis High School project and general water quality upgrades at various campuses. He stated he received feedback and numerous questions from the bond advisory committee members, particularly regarding dollars per square foot. Mr. Ratcliff also indicated that bids on elementary and middle school projects comparable to the District's proposed projects are coming in approximately 10 percent below initial estimates.

- **Early Childhood Center Background – Ms. Burnett provided an overview of the District's Early Childhood Program.**

**The following question was posed by a committee member: Are staff children charged tuition? Ms. Burnett indicated that staff children do pay tuition.**

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**The following question was posed by a committee member:** How much of the current Pre-Kindergarten enrollment is based on students qualifying under active duty? Ms. Burnett indicated that a small amount of students currently qualify for Pre-K under the active duty criteria.

**The following question was posed by a committee member:** Are transportation services offered to Pre-K students? Ms. Burnett stated that transportation services are not offered to Pre-Kindergarten students. However, she indicated that transportation is provided for students in PPCD (Program for Pre-school Children with Disabilities).

**The following question was posed by a committee member:** Is there a demand to provide Pre-Kindergarten services for more than 25 students who are currently enrolled in the program? Ms. Burnett said there are currently 55 children on the waiting list and added that the cost of the tuition is highly affordable. She also stated that all teachers in the program are certified.

**The following question was posed by a committee member:** Are there sources such as IDEA funds that pay or match facility related costs? Mr. Hill stated that the use of IDEA funds must be tied directly to a student's educational plan. He added that IDEA funds instead pay for staffing and materials.

**The following question was posed by a committee member:** Will extra capacity be created at Lake Travis Elementary if and when the Early Childhood Program is vacated from the building? Mr. Ratcliff stated that yes, about an 81 student additional capacity will be created at Lake Travis Elementary.

**The following question was posed by a committee member:** How much does it cost the District per child, per year to operate the center? Are we losing money? An answer was not immediately provided.

**The following question was posed by a committee member:** Can the District increase the cost of tuition for the Pre-Kindergarten program? Ms. Burnett indicated that yes, the District may increase the cost of tuition. However, she stated the District would need to petition the Texas Education Agency to allow for such action.

- **Early Childhood Center** – Mr. Ratcliff indicated the cost of building a new District Early Childhood Center is approximately \$5.8 million (including soft costs and contingency). He stated the new construction would accommodate approximately 260 students in 18 classrooms.

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**The following question was posed by a committee member:** How does the proposed new construction compare to simply adding capacity at the existing site Lake Travis Elementary ? Mr. Ratcliff stated that costs would likely be comparable. However, he indicated that adding capacity at Lake Travis Elementary would present logistical and construction challenges.

**The following question was posed by a committee member:** Are there any other stand alone programs or services that can be moved out of Lake Travis Elementary? Ms. Pettit stated that there are no other programs that can be moved because the remaining K grade students must participate in art, music, and P.E. These classes will not be available at the Early Childhood Center.

**The following question was posed by a committee member:** Can the Early Childhood Program be moved to another stand alone building within the District? Ms. Burnett stated that the Childfind program requires that services be offered at a centrally located facility relative to the population it serves.

**The following question was posed by a committee member:** What if the proposal for new construction is not approved? Mr. Ratcliff stated the easiest solution would be to relocate Early Childhood Program services to other campuses where capacity currently exists, such as Serene Hills Elementary. He indicated, however, that space at those other schools will be needed to accommodate expected growth at those campuses. Mr. Ratcliff said that ultimately the only solution would probably be to install portable buildings near the EDC building at a cost of approximately 600,000. He added that the installation of portable buildings immediately adjacent to Lake Travis Elementary would present a logistical challenge.

**The following question was posed by a committee member:** Has District staff studied the possibility of adding the Early Childhood Center to Elementary School 6? Ms. Burnett stated that most students currently enrolled in the program are bused to Lake Travis Elementary. Additionally, she indicated that the District's bilingual program is currently being served out of Lake Travis Elementary.

**The following question was posed by a committee member:** What percent of teachers currently use the District's childcare services? Ms. Burnett stated that 10 families currently use the District's childcare services, most of whom are teachers.

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Dr. Kirk added that the cost of building a new Early Childhood Center would increase the average tax bill by approximately \$10 per year (based on the average value home of \$ 00,000).

The following question was posed by a committee member: How early will the District's current childcare program at Lake Travis Elementary School be relocated to the proposed Early Childhood Center? Mr. Ratcliff stated the transition is expected to occur in the summer of 201 .

A suggestion was made by a committee member to focus on the services offered for qualifying students vs. labeling the program as an optional service for tuition-paying students.

The following question was posed by a committee member: Has research been done regarding the progress of PPCD students who are part of the larger elementary school environment vs. those students served in isolation? Ms. Burnet stated she is unaware of such studies.

Mr. Loudamy outlined the following steps to be considered by the members of the bond advisory committee based on the feedback received on the proposal to construct an Early Childhood Center:

Modify case for action for Early Childhood Center:

- 1.) Clearly define space requirements at LTE
- 2.) Identify mandated program (PPCD and Pre-K)
  - .) Develop multiple scenarios including what happens if we don't add the space
  - .) Show the tax impact of the Early Childhood Center
- 5.) Eliminate the term self sustaining when describing this program

Mr. Ratcliff briefly highlighted various components and facility cost estimators for the following proposed bond projects:

- Lake Travis Elementary – built in 2005 work includes general maintenance and upgrades
- Lakeway Elementary – oldest elementary campus in the District kitchen is very outdated

The following question was posed by a committee member: Why would we replace chalkboards with whiteboards when the District is promoting SMART

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boards? Mr. Casey indicated that whiteboards are still an important tool teachers have come to expect to have as a baseline resource in the classroom.

- Bee Cave Elementary work includes general maintenance and upgrades

The following question was posed by a committee member: Where does the cost of portables come into play? Is the cost allocated by campus or is it a district wide expense? Mr. Ratcliff indicated portable buildings will be included as a district wide item.

- Lake Pointe Elementary work includes general maintenance and upgrades
- Serene Hills Elementary work includes general maintenance and upgrades

### III. Technology

Mr. Casey highlighted various cost estimates as a result of feedback received during Meeting Three. He indicated he had developed various scenarios for determining project prioritization and funding, provided a description of the 'Ed Spec' and the educational technology standards driven by LTISD not state mandated. Mr. Casey also stated the majority of the technology portion of the bond has a short term lifespan .0 , with being directly related to instructional student technology. He also stated that . million would be required to fund technology related items solely as they pertain to new construction.

The following question was posed by a committee member: Can technology infrastructure be included in the overall cost of construction? Mr. Casey indicated that technology expenses may be included in overall construction costs or may also be allocated on a per campus basis.

A suggestion was made by a committee member to include technology infrastructure as part of the overall cost of construction, where possible.

The following question was posed by a committee member: How does quality technology attract and retain teachers? Ms. Pettit stated a specific correlation was difficult to prove, but that overall, LTISD teachers have come to expect certain standards of instructional technology in the classroom.

The following question was posed by a committee member: How do we compare to other districts as it pertains to technology use and standards? No specific evidence was presented by the District. However, a committee

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member who stated they have worked extensively with school districts across the state considers LTISD to be average to slightly above average in technology usage compared to other districts.

- Taxpayer Impact – Mr. Hill presented the tax rate impact by project. He stated the average market value homestead within LTISD is 00,000, and that consequently considering the current bond proposal , the average impact to taxpayers would be approximately 00 annually.

I . Closing Comments

Mr. Loudamy closed the meeting by briefly discussing the establishment of sub committees, specifically as they pertain to technology related items and the District's Early Childhood Center. He then provided a brief overview of the fifth meeting of the bond advisory committee scheduled for April 1<sup>th</sup> at 6:00 p.m.