



**Alvin ISD 2018 Citizen's Advisory Committee
Meeting 1 Notes**

Monday, February 12, 2018, 6:30 p.m.
Manvel Junior High School

1. Welcome & Introductions

Dr. Gilcrease, Superintendent of Schools, opened the first Citizen's Advisory Committee (CAC) meeting with welcoming remarks and expressing his appreciation to the members for committing their time to this important process. Dr. Gilcrease discussed why the committee has been formed. He emphasized that this will be community-driven and that there are no Alvin ISD employees on this committee. Staff will be present at each meeting to be resources to the committee. He reviewed housekeeping items. These meetings are open to the public and there is available seating for any community member to come and observe these meetings. All meeting content and minutes from each meeting will be posted online at www.alvinisd.net/cac.

2. Overview of the Committee

Dr. Gilcrease provided an overview of the committee goal, purpose and charges. The Alvin ISD Board of Trustees formally adopted these charges for the committee in November 2017. Dr. Gilcrease emphasized that this process is about kids and providing them with environments and opportunities they need to succeed. Every decision we make must be fiscally sound and fit within the framework that our community can support. We are focused on immediate and five-year facility needs. He added that in his time as Superintendent, he has seen the district grow by over 5,000 students. That is equitable to annexing all of Santa Fe ISD. He reviewed the schedule of meetings for the committee. There are currently five meetings set between now and May 7. The committee is charged with making recommendations to the Board by July 2018.

Dr. Gilcrease facilitated an activity to allow everyone to get to know the membership of the committee and see the diversity represented. It is important to the district that this committee represents the community at large. The committee consists of former CAC members, business owners and representatives, parents of elementary, junior high and high school students, community members from all areas of the district, and community members who have lived in Alvin ISD a short time and who have lived here a long time. The longest any committee member lived in Alvin ISD is 80 years.

3. State of the District

Dr. Gilcrease reviewed the district's Vision & Core Beliefs, which, he says, drives everything that we do as a district. Students are at the top of the beliefs. He says, we're always striving for these and keeping them top of mind with all decisions that we make.

Dr. Gilcrease reviewed some key facts and figures of the district.

He next provided program highlights including the opportunities and choice provided by the new JB Hensler College and Career Academy, the Wings Academy and the STEM Academy. The district is always exploring new opportunities to expand these programs and provide additional choice for students. For example, it is planned for the new Nelson Elementary School to provide opportunities in STEAM.

Alvin ISD currently enrolls 24,976 students and this is continually increasing. AISD grew almost 1,500 students in 2016 and almost 1,300 students in 2017.

Dr. Gilcrease also provided an overview of the 2015 Bond projects and an update on their progress. The district has already opened Shirley Brothers and Pomona Elementary and JB Hensler College & Career Academy. McNair Junior High, Memorial Stadium upgrades, Alvin ISD Heritage Complex and Satellite Transportation Center are scheduled to open this coming year.

The Heritage Complex includes the Alumni Room which holds 500 seated, the first space of its kind for the district to accommodate large gatherings and professional learning sessions. The Satellite Transportation Center will allow the district to move 100-150 buses to that location to shorten routes. AISD transports approximately 12,000 students.

The district has two additional elementary schools and Alvin High School Auditorium slated for the 2019-20 school year.

CAC Discussion:

Q: What is happening with the gym attached to the auditorium at Alvin HS?

A: It is currently being used as the dance room. It will no longer be a gymnasium. It will be repurposed.

Q: What about the pool at Alvin HS?

A: Due to the amount of growth we were experiencing at the time and the number of students that Shadow Creek HS was going to open with, it was decided to add a swimming pool at that campus. It wouldn't have been economical to transport that number of students to another campus pool. Therefore, for equity, we needed to look at addressing Alvin High School's pool. When engineers studied the existing pool, it was more cost-effective to build new than try to renovate the existing pool.

Q: Where will High School #4 be located?

A: The district is still studying potential sites for the location of the district's next comprehensive high school.

Q: As we look at the next 10 years, how do we avoid building a campus and it immediately be full and needing portable buildings? I came from Northside ISD where that was the trend.

A: Previous Citizens' Advisory Committees have explored this question in detail, and this group can as well if that's the wish of the committee. The district tries to keep our campuses at a certain size. There are operational and instructional reasons why we don't want them to get too large. We try to open schools just in time so that we don't open too early and have a campus sit half empty or, opposite, where it immediately has portables.

Q: Where are our class sizes?

A: At the elementary level (K-4), we do not submit class size waivers and keep our student-to-teacher ratio at 22:1. Grades 5-8 average at 24:1. Grades 9-12 average at about 27-28:1.

Comment: We need to be rethinking the model because the buildings are filling up too fast.

Q: Can we use built-in flex space in our school design so that they can be converted to additional classroom space when needed?

A: Yes. We have begun to include additional flexible and collaborative spaces in our new school designs that allow for flexibility as the campus grows or evolves.

Q: Does the district know ahead of time when apartment complexes are going in?

A: Yes. Our demographers work with the cities and developers to be stay on top of current and future developments including multifamily units.

4. District Enrollment & Demographic Projections –Templeton Demographics

Rocky Gardner with Templeton Demographics walked the committee through the demographic portion of the presentation. Templeton studies the current economic conditions of the area. 2017 was one of the strongest new home growth years for Alvin ISD. He shared district maps that showed the top 10 neighborhoods and their annual closings, vacant delivered lots and future lots. The district has more than 2,050 lots available to build on and more than 17,600 planned future lots. Of those, groundwork is underway on about 600 lots. He discussed the new home activity by current elementary zones showing Pomona as the highest activity zone, followed by Meridiana.

Mr. Gardner reviewed the residential activity for several of the major developments with the potential of producing the most students. The Meridiana development could yield approximately 1,900 elementary students at its build out. Other developments to watch are Lacovia Lakes, Sierra Vista, Massey Oaks, Bluewater Lakes, and Martha's Vineyard.

Templeton projects that Alvin ISD may enroll 27,000 students by 2019 and grow by 5,938 in 5 years. He showed a ten-year forecast by campus, which displayed a large number of campuses reaching their capacity in the next year. The color red on the charts represents a campus reaching its capacity. He noted that a challenge of this committee is to lessen this red as much as possible.

Q: Do you communicate with cities locally to know what's in the pipeline?

A: Yes, we check in with the cities quarterly and update our reports.

Q: Do you have the new boundaries for the new elementary schools to share with us?

A: We should have those available for a future meeting.

Q: How do you estimate student yields for resales?

A: Luckily, we have worked in the district a long time and therefore have valuable historical geocodes and continually track resales. We've seen student yields in existing housing increase slightly due to the price point for new homes.

The entire demographic presentation can be reviewed at the following link:

<https://www.alvinisd.net/domain/6120>

5. CAC Discussion

Q: Since our new schools are full now, do you have the opportunity to be a part of the programs of choice?

A: Yes. There is an application process, and if a student qualifies then they can attend that campus. The district also provides transportation for those students. This process is taken into consideration when zoning these campuses.

Q: As part of this committee, can we discuss the different types of programs? For dual credit, for example, there is only one campus on the east side and one on the west side.

A: Yes, we can discuss programs of choice. There are limitations to providing additional programs. Most of our limitations have to do with qualified staff and additional space. For all of our programs, we try to grow and add staff, including raising our own staff into those roles.

Q: With the growth in the district, are you going to grow the police department? Is there a required ratio of police to students?

A: Yes, all staffing grows with the student enrollment. No, there is no required ratio we must maintain.

Q: Who would you compare us to with the growth we are experiencing?

A: We are pretty unique in our size and the way in which we are growing. We compare ourselves demographically to Hurst-Euless-Bedford in the DFW area among others.

Q: How do we determine location of schools?

A: There are several considerations taken into account when choosing a location. We try to choose sites that already have utilities and roads to it so that we do not have to incur that additional expense. We work with our demographers to identify vacant developed lots to know where the students will be. Then it's a matter of price and negotiations.

Q: Do developers donate land for schools?

A: Generally, they do not. Typically, they have to reserve so much space for schools, but they are not required to donate the land. Meridiana gave one elementary site. Remember, Meridiana at built out would be the size of one 5A high school district.

Dr. Gilcrease then provided an overview of how schools are funded. There are two “buckets” of money – Maintenance and Operations budget (M&O), which is used for daily and recurring costs to run the district, and Interest and Sinking budget (I&S), also known as Debt Service, which is used to repay debt for longer-term capital improvements approved by voters through bond elections.

He explained that the state provides funding to the district's M&O budget based on a formula which sets funding levels for each school district based on their “wealth per pupil.” It is meant to “equalize the wealth” across school district in Texas. Therefore, when the District's local revenues go up from increased property value, its state funding goes down to equalize the wealth per student. So even though your home value goes up and it seems like the school district should be receiving more money, it's not the case. Dr. Gilcrease noted that the district has nothing to do with setting appraisals. Last biennium the state assumed that local property wealth would increase based on appraisals, and it took \$5.8 billion of local money to balance the state budget.

Comment: Maybe we do things differently knowing the growth is definitely coming and go ahead and plan the schools now.

Comment: We have to balance that with what the voters understand and will support financially. That is a harder sell.

Comment: Projecting growth is a difficult thing to do. I appreciate that you're continually studying this and doing everything you can to stay on top of it.

6. CAC Homework

1. Reflect on any observations, questions, or committee needs. Blank slides are provided in packets for notetaking and members can also submit questions via website.

7. **Meeting Wrap-Up** – Next Meeting: Monday, March 5 at 6:30 p.m., Marvel JH

CAC Resources:

Access committee materials and submit questions at www.alvinisd.net/cac