

# **Gilmer ISD**

**TOWN HALL MEETING  
January 9 AND 11, 2018 7:00 PM  
Theater GHS**



**Call to order (If a quorum of board members is present)**

- **Town Hall Meeting Format and Agenda Review**
- **Introduction of Panel: Ann Bates, Marty Jordan, John Erickson, Jeff Murry, Matthew Potter**
- **Gilmer ISD Community Facilities Advisory Committee (CFAC) Presentation and Recommendations**
- **Overview of the CFAC planning process September through December; Study Facilities options with visits to every campus, and Conduct on-line survey- Ann Bates**
- **Present CFAC Recommendations- Marty Jordan**
- **Present estimated costs and timeline for proposed projects- John Erickson**
- **Present Estimate impact on GISD Debt Service Tax Rate and Overall Tax Rate with M&O- Jeff Murry**
- **Top Ten Questions Review- Matthew Potter**
- **Questions and Answers- Matthew Potter, Panel Members, and staff**
- **Public Comment**
- **Closing Comments**
- **Adjournment**

# **Gilmer ISD**

## **Facilities Advisory Committee**



**Expectations of the Community Facilities Advisory Committee through Assessment, Discussion, and Consensus of the following:**

- **Community Expectations of Schools**
- **Strengths of GISD**
- **Challenges facing the GISD**
- **Planning Assumptions and Guidelines**
- **Discuss Planning Scenario (s) and Prioritize**
- **Prepare and Present Recommendation (s) to the Board of Trustees and Superintendent on a Direction for a Capital Improvement Program with the district's long range facility plan**

# Gilmer ISD

## Facilities Advisory Committee



To meet future student needs, the district is studying the possibility of holding a bond election in 2018. The board has not called for a bond election, nor has any financial amount been finalized. However, recall that in 2003, voters approved 21.8 million. For each amount, please check the box that best describes how likely or unlikely you would be to vote for a bond election in each approximate dollar range. Please check one box for each approximate dollar amount.

		Very Likely	Likely	Undecided	Unlikely	Very Unlikely	
	New High School < 30 Million	111	37	39	9	32	228
	New High School and new Expanded Career Tech Center < 35 Million	98	36	42	18	32	226
	New High School and new Expanded Career Tech Center and renovation of old Career Tech Center for Administrative use < 38 Million	92	33	46	19	35	225
	Renovate Current High School and expand capacity for classrooms < 22 Million	55	38	47	30	54	224
	New High School @ \$19.00/month per 100K taxable value	91	44	49	13	26	223
	New High School and new Expanded Career Tech Center @ \$22.00/month per 100K taxable value	78	46	46	19	32	221
	New High School and new Expanded Career Tech Center and renovation of old Career Tech Center for Administrative use @ \$24.50/month per 100K taxable value	82	31	53	21	38	225
	Renovate Current High School and expand capacity for classrooms @ \$15.00/month per 100K taxable value	51	38	46	26	61	222

# **Gilmer ISD**

## **Facilities Advisory Committee**



### **Recommendation #1**

- **The committee voted unanimously to recommend the construction of a new High School. The committee agreed that this new High School should include an expanded CATE (Career and Technology Educational) building as well as larger core facilities.**

<b>Total Building Size Including CTE</b>	<b>151,258</b>
<b>High School Main Building</b>	<b>129,485</b>
<b>High School CTE Building</b>	<b>21,773</b>

# **Gilmer ISD**

## **Facilities Advisory Committee**



### **Recommendation #2**

- **The committee recommends that the Board consider including wording in the bond referendum that specifically states that no bond funds be used to renovate or build sports facilities other than the gymnasiums included in the new high school.**

# **Gilmer ISD**

## **Facilities Advisory Committee**



### **Recommendation #3**

- **The committee recommends that the Board consider the following projects within a 6 year time frame:**
  - ☐ **Renovation and repurposing of the current CATE building for administrative purposes**
  - ☐ **Demolition and replacement of the old Bruce building**
  - ☐ **Upgrade science labs at the Bruce Junior High**
  - ☐ **Drive/drainage improvement at the Bruce Junior High**
  - ☐ **Rerouting the elementary bus traffic**

# **Gilmer ISD**

## **Facilities Advisory Committee**



### **Recommendation #4**

- **The committee recommends that the Board consider the following projects within a 12 year time frame:**
  - ☐ **Paving the existing parking at the elementary**
  - ☐ **Repurposing available facilities for Early Childhood Development**
  - ☐ **Replacement of portable building at the Intermediate**

# **Gilmer ISD**

## **Facilities Advisory Committee**



### **Recommendation #5**

- **The committee recommends that the Board consider adding the following projects to a long-range plan for completion at the Board's discretion:**
  - ☐ **HVAC / roof maintenance for all schools**
  - ☐ **Upgrade of bus loop to concrete at Bruce Junior High**
  - ☐ **Demolition and sale or other use of the old elementary building located on Scott Street**
  - ☐ **Sale of unused property**
  - ☐ **Researching and relocation of the transportation facilities**



**Gilmer Independent School District Proposed High School Additions New Space Requirements**

**Proposed New High School Space Preliminary Program for 800 students**

**Recommendation #1**

- **The committee voted unanimously to recommend the construction of a new High School. The committee agreed that this new High School should include an expanded CATE (Career and Technology Educational) building as well as larger core facilities.**

**Total Project Estimate includes demolition, testing, insurance, A&E fees and construction = \$35,250,000**

- **Total Building Size Including CTE                      151,258**
- **High School Main Building                                      129,485**
- **High School CTE Building    21,773**

**GILMER INDEPENDENT SCHOOL DISTRICT**  
(Upshur and Camp Counties, Texas )

<b>New Issue Size:</b>	<b>\$35,000,000</b>	<b>I &amp; S Tax Rate</b>	<b>Total Cost</b>
<b>Years</b>	<b>25 yrs. @ 3%</b>		<b>\$80,249,375</b>
<b>Current Annual Payment</b>	<b>\$1,200,000</b>	<b>\$0.1576</b>	
<b>New Payment</b>	<b>\$2,009,975</b>	<b>\$0.2640</b>	
<b>Total</b>	<b>\$3,209,975</b>	<b>\$0.4217</b>	

<b>New Issue Size:</b>	<b>\$35,000,000</b>	<b>I &amp; S Tax Rate</b>	<b>Total Cost</b>
<b>Years</b>	<b>30 yrs. @ 3.25%</b>		<b>\$91,315,800</b>
<b>Current Annual Payment</b>	<b>\$1,200,000</b>	<b>\$0.1576</b>	
<b>New Payment</b>	<b>\$1,843,860</b>	<b>\$0.2422</b>	
<b>Total</b>	<b>\$3,043,860</b>	<b>\$0.3998</b>	<b>\$11,066,425 Difference + 5Yrs</b>

**GILMER INDEPENDENT SCHOOL DISTRICT**  
(Upshur and Camp Counties, Texas )

## Estimated Debt Service and Projected Tax Rates for with and without Exemption

[illegible]

# **Gilmer ISD**

## **Facilities Advisory Committee**



- **Top Ten Questions Review- Matthew Potter**
- **Questions and Answers- Matthew Potter, Panel Members, and staff**
- **Public Comments and Questions**
- **Closing Comments and Adjournment**

# Gilmer ISD



## Questions