



BOARD OF SCHOOL TRUSTEES

## KELLER INDEPENDENT SCHOOL DISTRICT

*The community of Keller ISD will educate our students to achieve their highest standards of performance by engaging them in exceptional opportunities.*

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**Keller Independent School District  
The Education Center, Texas I, 350 Keller Parkway, Keller, Texas  
Board of School  
Trustees**

**Citizens Bond Oversight Committee Meeting  
Thursday, February 12, 2015 6:30 PM**

**Attendance:** Mr. Craig Allen, Mr. David Gerda, Mr. Patrick Tabosa, Mr. Brad Tyler, Mr. Matthew Mucker, Mr. Matthew Strong, Ms. Jennifer Upton, Ms. Stephanie Setzer, Ms. Kristen Eriksen, Ms. Bev Dixon, Mr. Mark Youngs, Mr. Hudson Huff, Mr. Kevin Kinley, Mr. Joe Griffin, Mr. Billy Kidd, Mr. Lanny Dyvig, Mr. Peter Stamps, Ms. Karina Davis, Mr. Jim Stitt

Mr. Allen called the meeting to order at 6:40 pm.

Mr. Huff introduced Mr. Youngs, the District's Chief Financial Officer.

Mr. Allen reminded the committee that it was an oversight committee and its' purpose was to give guidance to the Administration but the Administration's final decision on what will be recommended to the School Board.

Mr. Youngs handed out two sheets explaining the Bond Financial Closing Report and reviewed it with the committee. He noted that he took a conservative approach to the bond rate. Mr. Youngs told the committee that he and the Administration planned to approach the bond market early in January. The first Monday in January the Dow Jones fell 300 points which means that people would put money in the bond market as opposed to the stock market. Therefore the District was able to offer the school bonds at an interest rate of 3.48%. Mr. Tobosa asked about the life of the bonds and wondered if the District could pay off some principal early if the District wanted to. Mr. Youngs said yes the District could do that. Mr. Mucker asked if since it was at a great interest rate, could we borrow more money. Mr. Youngs said no, the Administration did not have the authority to do so.

Mr. Huff introduced Mr. Billy Kidd, the Coordinator of Construction and Planning to present a progress report on the new Career & Technical Education Campus and Keller High School Projects. Mr. Kidd presented slides showing the facility as it is now and what they hope to change it into, Mr. Kidd spoke about the building plans thus far and also plans by the City of Watauga to widen Bursey Road, starting on June 1<sup>st</sup>. Mr. Kidd went on to speak about the plans for Keller High School. He advised the committee of the meetings that have been taking place at Keller High School involving the community, district staff, students and VLK, the architects designing the project. Ms. Setzer asked if the end design was going to be "traditional" or "modern". Mr. Huff stated he anticipated it would be mainly traditional but would have glass components at the entrance to allow it to blend with the current façade. Mr. Allen added that the design choices may depend on the cost because they must stay within the budget. Mr. Tobosa asked if the City of

Watauga was reconstructing Bursey Road, were they working on Whitley Road too. Mr. Kidd said they were only tying in the sewer line. Mr. Tabosa asked if the Bursey Road changes would make it similar to North Tarrant Parkway. Mr. Kidd replied that there would not be a median on Bursey Road. Mr. Tabosa asked if the City of Watauga has asked the District to participate with the cost. Mr. Huff stated that at this time the District would not be participating.

Ms. Davis asked about the traffic plan through the campus. Mr. Kidd replied that the majority of the traffic will be kept in the front of the school, but they hoped to keep as much traffic off Bursey Road so the plan was still under discussion. Mr. Kidd said the road construction would take between eight and nine months.

Mr. Kidd discussed the planning of the New Keller High School renovation project. He referenced there have been four meetings between Keller staff, students, administrators, and the architects as well as members of the community. He told of the designs that were proposed and the alterations the committee members were able to consider.

Mr. Kidd then went on to discuss the Request for Qualifications for Construction Manager at Risk for Keller High School and Bear Creek Intermediate. They received proposals from several contractors on February 5<sup>th</sup>. A committee made up of Board Members, community members and administrators were involved in the process. Four companies were asked to make a presentation; Steele-Freeman; Buford-Thompson; Lee Lewis and Satterfield Pontificus. Mr. Kidd explained Buford-Thompson Company was selected. Mr. Kidd asked if anyone who was there at the Interviews would like to comment on the process. Mr. Gerda stated that the quality of the presenters was high and he was impressed.

Mr. Huff went on to explain the method of delivery for the next construction projects, which are Parkwood Hill Intermediate, Hillwood Middle, The Early Learning Center and the new 5-8 campus. Mr. Huff explained there was a change in the project schedule involving the elementary and the 5-8 campus project.

Mr. Huff then referred to a spreadsheet he presented to the committee. One idea was to open the elementary school early. It would be a K-6 campus for a two year period and it would still be able to accommodate the growth. Mr. Huff said these numbers were very conservative. He added that this shift of the original plan would work best with the anticipated enrollments for the next several years.

Mr. Huff stated that it would not change the overall timeline much, but would push back the start of the middle school project by six months. Mr. Tobosa asked that if we do either scenario, are we still doing what the citizen's voted for. Mr. Huff said yes and that this allows more kids to stay together. There was a question about whether or not these 5 & 6 grade students would still get band and choir. Mr. Huff said yes that was the District's intent.

Mr. Strong asked about the District's open enrollment plans. Mr. Huff stated they would be cautious about allowing transfers to Basswood Elementary. Mr. Allen added that the District would like people to stay in their feeder patterns, but that Dr. Reid would allow

transfers if possible.

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Mr. Allen noted that he was a bit nervous about Fossil Hill Middle School Campus as it is currently at capacity. Mr. Huff stated with this schedule change, Administration was proposing to change the delivery method for the Elementary to CM @ Risk.

Mr. Allen asked about the size of the ELC, and what site options there were. Mr. Huff said the District has options, a smaller facility would require less land. Mr. Huff also said the District must balance all projects and will have a better idea of these projects within the next couple of months. Mr. Allen added that the cost of the projects set out so far is nearly half of the bond money.

Mr. Mucker added that all of the construction companies they spoke with during the interviews have a history of coming under or at budget. Mr. Strong noted that it was important to identify the costs upfront.

Mr. Huff then told the committee about the latest Architectural Selection Committee. He said that three firms presented. Those firms were Corgan, Huckabee and Hahnfeld. Huckabee was chosen as the strongest presenter and the committee felt they could do an excellent job. Ms. Upton added that all of the presentations were really well done.

Mr. Huff went on to explain the fees Huckabee would charge. He added that this decision would go before the board next week.

Mr. Huff spoke about the Engineering Testing Services that were required. Mr. Allen asked which companies the District has worked with. Mr. Huff named several the District had worked with.

Mr. Joe Griffin, the Chief Technology Officer presented the committee with his plans for the technology infrastructure that was referred to in the bond election. He handed out notes referring to his budget plan. Mr. Griffin added that this budget did not include any computers. Computer purchases were located in another part of the District's budget. Mr. Griffin noted it was very critical to support and strengthen the school district's infrastructure. He added that they now need access points in every classroom. Mr. Griffin advised the committee that CISCO was their current vendor, but they were reviewing all opportunities. Mr. Griffin spoke about our issues last November and that because of it, more people were coming to us and prices were lowering.

Mr. Griffin noted he has been working with Mr. Kevin Kinley, our Director of Safety and Security to see if they could connect the Public Address systems into the district network. Mr. Griffin added that this could be an important safety tool for our campuses. Mr. Griffin said the interested companies would have to go to each campus to get a good quote.

Mr. Kevin Kinley presented on the District's Security Program's efforts. He reviewed the mission of his department. He added that when he came to this district, he had many complaints about the security cameras, and explained that our system was installed in 2003. Mr. Kinley noted that he has been working with a company called Salient which is one of the few companies that can handle analog and digital cameras. Mr. Kinley reviewed slides showing the current system needs and the improvements that were possible. Mr. Kinley also spoke about the fire alarm system, noting to the committee that the Fire Marshall has requested these upgrades be done.

Mr. Huff advised the committee that there were two CBOC meetings scheduled for March 17 and April 9.