



Agenda of Board Workshop

The Board of Trustees McAllen Independent School District

A Board Workshop of the Board of Trustees of the McAllen Independent School District will be held Monday, May 19, 2025, beginning at 5:30 PM Professional Learning Center/Texas our Texas room, 1601 North 27th , McAllen, TX 78501.

Items listed on this agenda may be taken in an order other than as shown on this agenda. Unless removed from the consent agenda, items identified within the consent agenda will be acted on at one time.

At this meeting there may be discussion and action by the Board on the item(s) and subject(s) listed as follows:

1. **CALL MEETING TO ORDER**
2. **PUBLIC COMMENT(S)**
3. **FACILITIES FORECAST ADVISORY COMMITTEE:** **3**
 - **Welcome** - Dr. Rene Gutierrez, Superintendent
 - **MGT-** Nerissa Sparks, Program Director
 - Building Condition
 - Educational Suitability (Adequacy)
 - Grounds Condition
 - Technology Readiness
 - Committee Feedback
 - **Update on House Bill 19**
 - House Bill 19 proposes to eliminate the option for school districts to hold bond elections in May. If enacted, this legislation would restrict all future school district bond elections to the November uniform election date only.
 - **Questions & Answers**

Presenter: Dr. René Gutiérrez, Superintendent
4. **ADJOURNMENT**

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

Pursuant to Texas Government Code 551.127, a member or employee of a governmental body is authorized to participate remotely in a meeting of the governmental body through a videoconference call, as long as a quorum of the governmental body is physically present at the location of the Board Meeting. Any video conference conducted pursuant to this section will comply with the technical requirements of this section.

Pursuant to Texas Government Code 551.129, the Board of Trustees may use a telephone conference call, video conference call, or communications over the internet to conduct a public consultation with its attorney in an open meeting of the governmental body, or, a private consultation with its attorney in closed meeting of the governmental body.

*The notice for this meeting was posted in compliance with the Texas Open Meeting Act on May 16, 2025 by 3:00 P.M.
Natalia Goza,
on behalf of the Board of Trustees*

Meeting Agenda – McAllen ISD FFAC Listening Session

Date: Monday, May 19, 2025

Time: 5:30 PM

Objective:

Gather FFAC input on current school facility conditions, safety, functionality, and future needs, organized by vertical (feeder) teams.

1. Welcome & Introductions

- a. MGT & Halff Introductions
- b. Discuss how we are going to conduct the meeting to collect information

2. Brief Overview of Facility Master Plan Assessments

- a. Building Condition
- b. Educational Suitability
- c. Grounds Condition
- d. Technology Readiness

3. Overview of Vertical Teams (Feeder Patterns)

- a. Brief discussion on feeder groups for our understanding of FFAC organization

4. McAllen High School Vertical Team Input Session

- a. Elementary
- b. Middle
- c. McAllen High School
- d. Early College High School

5. Memorial High School Vertical Team Input Session

- a. Elementary
- b. Middle
- c. Memorial High School
- d. Instruction and Guidance & UTRGV (understanding functionality and purpose)

6. Rowe High School Vertical Team Input Session

- a. Elementary
- b. Middle
- c. Rowe High School
- d. Lamar Options High School

7. Districtwide Concerns

- a. Capacity, Utilization and Boundaries
- b. Facilities
- c. Districtwide Educational Programming
- d. Other Concerns

8. Wrap-Up & Next Steps



**FFAC Meeting #2
Listening Session
May 19, 2025**

Welcome & Listening Session Purpose



- **Introductions**
- **Interactive session to review facility conditions and concerns.**
- **Goal: Share key facility needs and recommendations.**

Input from Committee is welcome throughout.

What Are We Assessing?

- **Building condition (age, systems, repairs)**
- **Learning environment (functionality, safety, adequacy)**
- **Grounds and infrastructure**
- **Technology and future needs**

Discussion Guidelines

- **We are seeking holistic information, not work order items**
 - **Work Order: Touch up paint or broken faucet**
 - **FMP: Whole school or building painting or ongoing plumbing issues**
- **Be honest and open**
- **Speak to what you see and experience**
- **One school at a time**

Discussion Questions

- **What areas of your school are most in need of improvement? (Facility Conditions, Functionality, Grounds, Technology)**
- **What concerns do you have about safety or functionality?**
- **What would you change if you could?**
- **Are there any areas you're proud of and want to preserve?**

Mc Allen High Vertical Team

McALLEN HIGH SCHOOL VERTICAL TEAM

MORRIS MIDDLE SCHOOL



**Milam Elem. School
Rayburn Elem. School
Perez Elem School**

TRAVIS MIDDLE SCHOOL



**Fields Elem. School
Wilson School
Thigpen/Zavala Elem. School**

EARLY COLLEGE HIGH SCHOOL

Memorial High Vertical Team

MEMORIAL HIGH SCHOOL VERTICAL TEAM

BROWN MIDDLE SCHOOL



**Escandon Elem. School
Houston Elem. School
Roosevelt Elem. School**

CATHEY MIDDLE SCHOOL



**Gonzalez Elem. School
Jackson Elem. School**

**INSTRUCTION AND GUIDANCE CENTER
UTRGV Collegiate**

Rowe High Vertical Team

ROWE HIGH SCHOOL VERTICAL TEAM

DELEON MIDDLE SCHOOL



**Castañeda Elem. School
McAuliffe Elem. School
Alvarez Elem. School
Seguin Elem. School**

FOSSUM MIDDLE SCHOOL



**Garza Elem. School
Hendricks Elem. School
Sanchez Elem. School**

LAMAR OPTIONS HIGH SCHOOL

Additional Considerations, Comments and Next Steps

MGT

Thank you



UPDATE ON 89TH LEGISLATURE PERTINENT TO MISD BOND ELECTION

May 19, 2025



HOUSE BILL 19

- House Bill 19 died in committee
- Some of its provisions could be added to other live bills
- Most important to MISD is November only elections
- November only elections are also part of other bills which have not been advancing (no action since March or April)
- Provisions of lesser concern are debt limitations
- The last day for the Senate to consider Bills and the House to receive those Bills is May 23
- So, while Session ends June 2, we should have a very good idea of what Bills and added provisions are advancing by this week's end
- **Recommendation: For now, stay on November 2025 election track through end of Session (6/2/2025).**

HB 19 DEAD. SO, WHY THE FAST TRACK?

Current law allowed bond elections in May and November

- Although HB 19 is considered dead, the provision for November only Elections could potentially prevail as an attachment to another bill through June 2.
- **If that provision does not prevail**, a slower track (May 2026) could be considered

Timing Options

- **Ideal:** November only Provision fails. As originally pondered by Administration, hold bond election in May 2026 with more time for planning facilities and financing options
- **Worst Case:** If the HB 19 provision for November Elections only, passes as part of another bill, districts lose the May Elections option, entirely.
- Hence, **the Fast Track. TODAY**, the most viable option seems to be the call for an election in November 2025
- **After June 2, we will provide more certain election timing and financing options' information**

House Bill 2 and Senate Bill 2

These are the two major school finance bills currently being considered to move forward towards becoming law.

Nearly all the content in each bill revolves around general education funding matters: ADA, Tier 2, Teacher Salaries, Special Education, CATE, Transportation, etc.

Generally, the floor and back room negotiations for agreement on a final bill to advance to the Governor will be in process through Session ending June 2, 2025

SUMMARY: BASED ON LEGISLATURE AS OF MAY 19, 2026

THE BOARD AND ADMINISTRATION CONSIDERATIONS AND DECISIONS

A. Decision to proceed for Election in November 2025

1. Approve a bond defeasance for 2025-2026 to maintain the I&S rate at \$0.1616 and retire all current debt by year end 2026.
2. Maintain the \$0.1616 to leverage new debt from November 2025 election. **(No increase in the I&S rate for new bonds).**
3. Potential Project fund with no tax rate increase from \$0.1616 is \$290 million.
4. Approve order to call a November election by August 18

B. Decision to not proceed with election in November 2025*

1. Not order the 2025-2026 defeasance and pay current debt through 2029 .
2. Reduce the I&S tax rate from \$0.1616 to \$0.0650 for 2025-26 to \$0.0620 in FY 2027, \$0.0200 in FY 2028, and \$0.0120 cents in FY 2029, respectfully; when all current debt will be fully retired*.
3. Potential Project fund with no tax rate increase from \$0.0650 is \$100 million.

***If November only elections provision becomes law**

Assumptions and Approximates

Assumptions

HB 19 IS DEAD

- Positive: pertinent provisions may be dying also
- Negative: through end of Session on June 2, possible that some HB 19 provisions may be attached to other live bills and pass. Of most concern to MISD is November only bond elections
- Board approval of debt defeasance for 2025-26 school year
- For this analysis, 2024-2025 Taxable Assessed Values (TAV) were used

Approximates:

- Fluctuations in interest rates and TAV may impact analysis
- Amounts for defeasance P&I payments and savings may vary
- \$290 MM is the projected Bond Amount without an increase to the Total Tax Rate

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