

## FAQ Pertaining to the CCHS Site Selection

**Board Goal #5:** The Bastrop ISD will review and update the current long-range plan for facilities, particularly in studying the needs at the high school level.

**Superintendent's Charge:** The Superintendent will make recommendations regarding district and high school facilities.

1. The Superintendent shall appoint an advisory panel of community members, district staff, and consultants to review facility needs.
2. The Superintendent will explore possible site selection and land use development in support of future facilities.

### **Why did BISD choose Highway 71?**

Current demographic projections and development affecting Bastrop County indicates the high probability of a need for an additional High School to be located along the Hwy. 71 corridor.

### **Why did BISD not choose Highway 21 and FM 812?**

While the school site located at FM 812 and Hwy. 21 remains suitable for educational purposes, the fact that we also continue to grow in other areas—including the 71 corridor, the Board of Trustees have determined that it is strategically viable to develop Hwy. 71 first and later build at the FM 812 & Hwy. 21 site. Alternatively, FM 812 & Hwy. 21 could also serve as a possible site for other school planning that the district may need in the near future.

### **Why did BISD choose to make it a closed-door process?**

The site purchase is being done pursuant to section 11.151 of the Texas Education Code. Under the education code, the Board of Trustees may receive real property information in Executive Session; however any action taken must be done so with public notice and in open session. The Board of Trustees met in open session on 11/30/2006, after the meeting was duly called and notice of the meeting was posted in accordance with the Texas Open Meetings Act. A presentation of the real estate contracts was discussed and deliberated and the board voted unanimously to approve the contracts by resolution.

### **Where is the location and how much is BISD paying for this property?**

The proposed second High School site is located at the intersection of Pope Bend (South) and Hwy. 71 / Union Chapel, approximately eight miles West of the City of Bastrop. The site is on the south side of Hwy. 71 and faces the new Hyatt Resort and McKinney Roughs. The property consists of three tracts of land that make up approximately 65 acres. The offer that has been negotiated on the property is \$35,000 per acre for approximately 65 acres, for a total sale price of \$2,275,000.

### **Is the site easily accessible?**

Accessibility to this site is superior.

- The site is fronted by Pope Bend South along the Western boundary- and Hwy. 71 along the North.
- In addition to these frontages, between Hwy. 71 and the property is a service road called Union Chapel. This road gives us above average opportunities to consider safe traffic flow of students, buses and parents.

- Furthermore, because the property can be accessed by Pope Bend and Union Chapel roads, it is possible that all bus routes south of Hwy. 71 and West of Hwy. 21 could be routed without having to use Hwy. 71, thereby reducing traffic and safety concerns.
- There is good to excellent line-of-site distances for all roadways, which would be used to access this site.

### **Is the site accessible to utilities?**

The site appears to have good access to utilities. Bluebonnet Electric has indicated that there should be capacity for a school site. Aqua Water has a tank and water main running through the proposed site. Entex has recently installed a new gas main and line along the Union Chapel frontage to support the new Hyatt Resort. Also, the LCRA has offered assistance with the school's wastewater by allowing the district to tap into their McKinney Rough's treatment plan instead of the district having to construct an on-site wastewater package plant.

### **Is there any concern about the site being in a floodplain?**

The proposed site does not appear to have any floodplain issues and the bulk of the property appears to be a highpoint relative to the surrounding and adjacent developed areas. The property has excellent views of all surrounding frontages and properties. There is existing drainage and a stock tank near the Western-Southwestern edge of the property, along Pope Bend South.

### **Is BISSD anticipating the need for additional schools in the future?**

BISSD has begun developing a plan for High School growth that anticipates the possibility of three High Schools in the next two decades—including the existing BHS campus. To that end, the Board of Trustees is considering property and strategies for determining the appropriate course of planning. In planning ahead, the Board of Trustees may consider centralized support facilities (i.e. stadium and auditorium facility), along with possible footprints for school sites—similar to the planning models seen in other districts such as Austin and Round Rock.

### **Why didn't the Board of Trustees consider less expensive property that does not include Hwy 71 frontage?**

The Board always considers other possible options, but as we looked at property off of Hwy 71, accessibility becomes an issue, as well as access to sufficient utilities. The transportation infrastructure west of Bastrop limits our selections. And, while land may be cheaper to purchase off of the main frontages, the cost of purchasing easements and developing roads has to be considered. Bringing utilities to a site also impacts the development of the property, and because there are no regional wastewater systems in the area, the cost of an on-site wastewater treatment plant would also impact land use development costs.