



STATE OF MAGNOLIA ISD

Dr. Todd Stephens
Superintendent

Thank you to our educators as we are
***“Dedicated to being the best district in
the State of Texas.”***

A 2021 - 2022 RATING



www.magnoliaisd.org







***“Keep the main thing,
the main thing.”***

- Dr. Todd Stephens
Superintendent

Who We Are



150
square miles



2,110
employees



15 campuses
2 portables
at Williams Elementary



13,911
students
(as of 8/22/2022)

A rating
from
TEA
Texas Education Agency





PILLARS OF SUCCESS

STUDENT SUCCESS



Strong Academics
Athletics
Fine Arts
IB Program

HUMAN CAPITAL



Teacher Incentives
Employee daycare
After School Program
Competitive Pay
Safety & Security

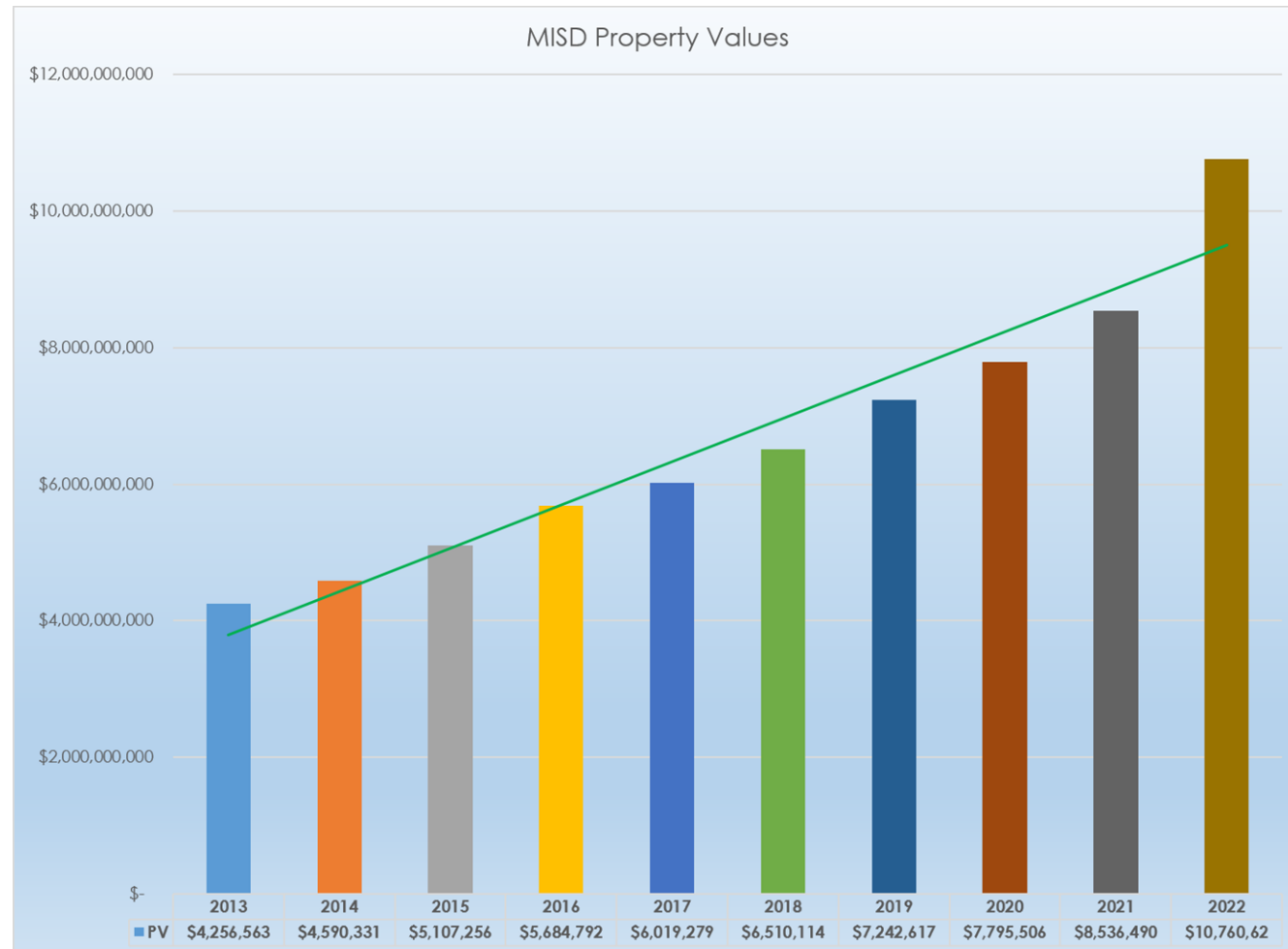
FISCAL RESPONSIBILITY



Superior FIRST Rating
Transparency Stars
Purchasing Operations
Bond Defeasance \$47M

Property Values

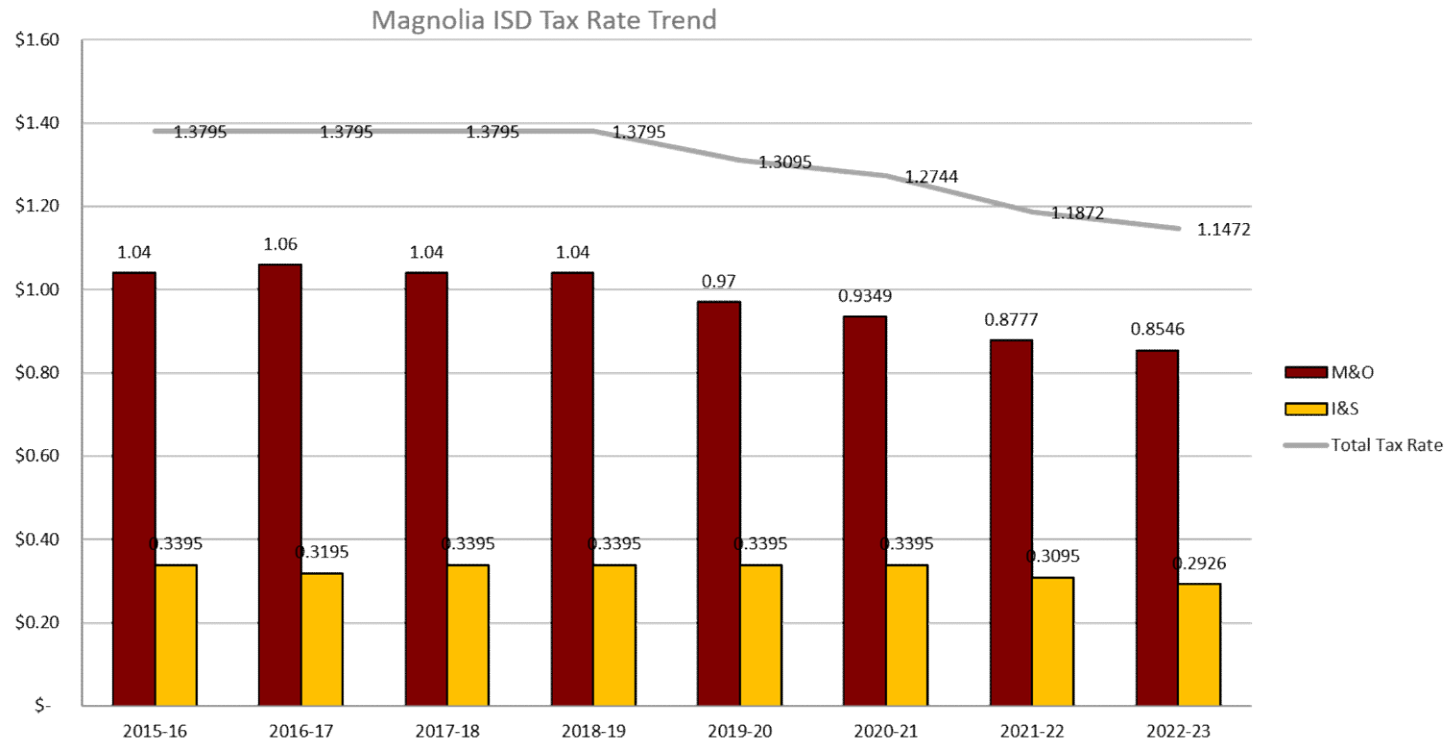
- Values have increased since 2013
- Increases driven by new taxable properties (commercial & residential growth)
- Average 10% increase a year
- Future – growth is expected to continue in our area



Tax Rate History

- 4 penny decrease
- M&O = \$0.8546
- I&S = \$0.2926

**Total Rate:
\$1.1472**



ISD TAX RATE IMPACT

2018-19

 $\begin{array}{r} \$400,000 \text{ home value} \\ \times \quad \$1.3795 \text{ MISD tax rate} \\ \hline \end{array}$ 

\$5,518 taxes paid yearly

\$929 difference

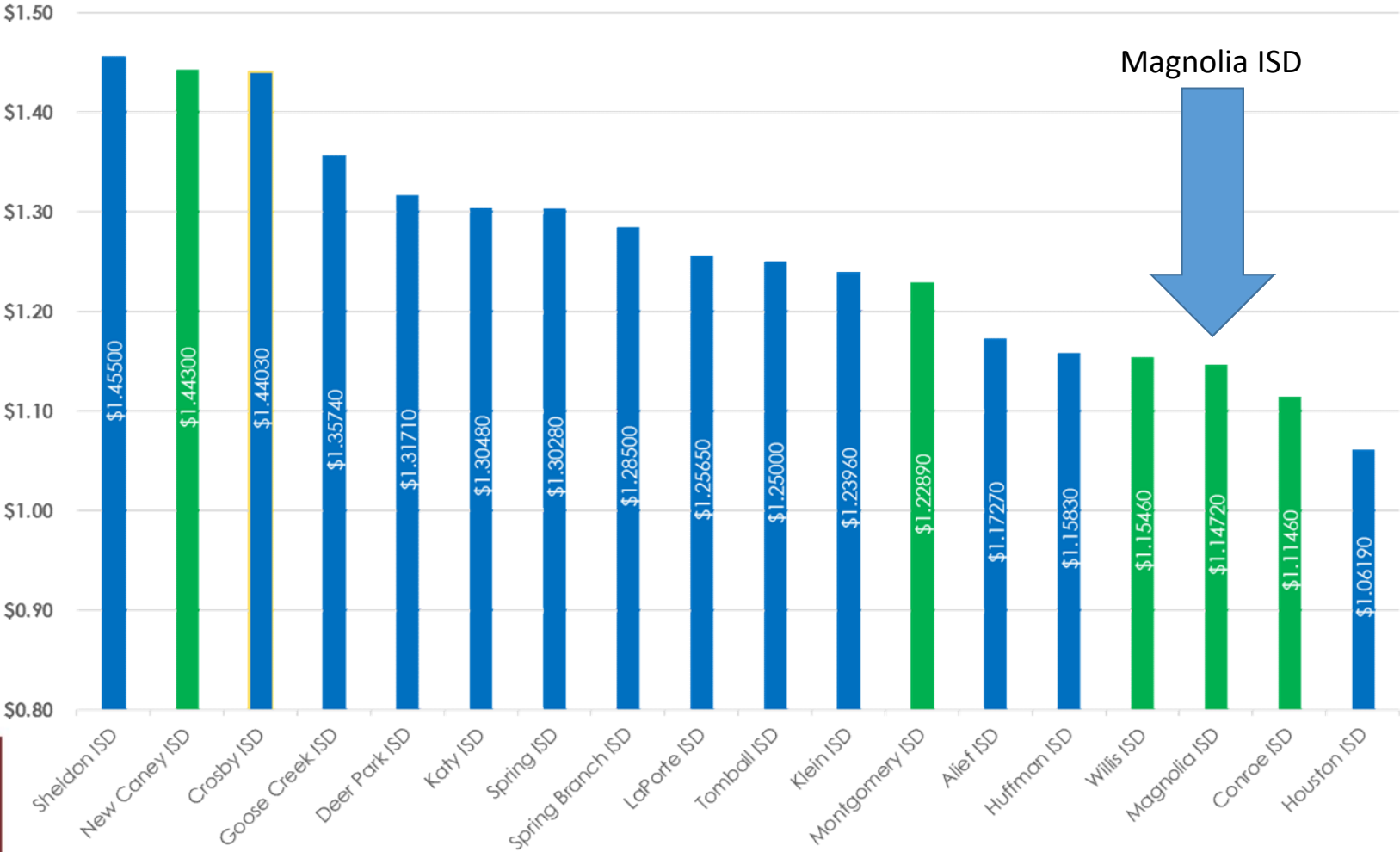
2022-2023

 $\begin{array}{r} \$400,000 \text{ home value} \\ \times \quad \$1.1472 \text{ MISD tax rate} \\ \hline \end{array}$ 

\$4,589 taxes paid yearly

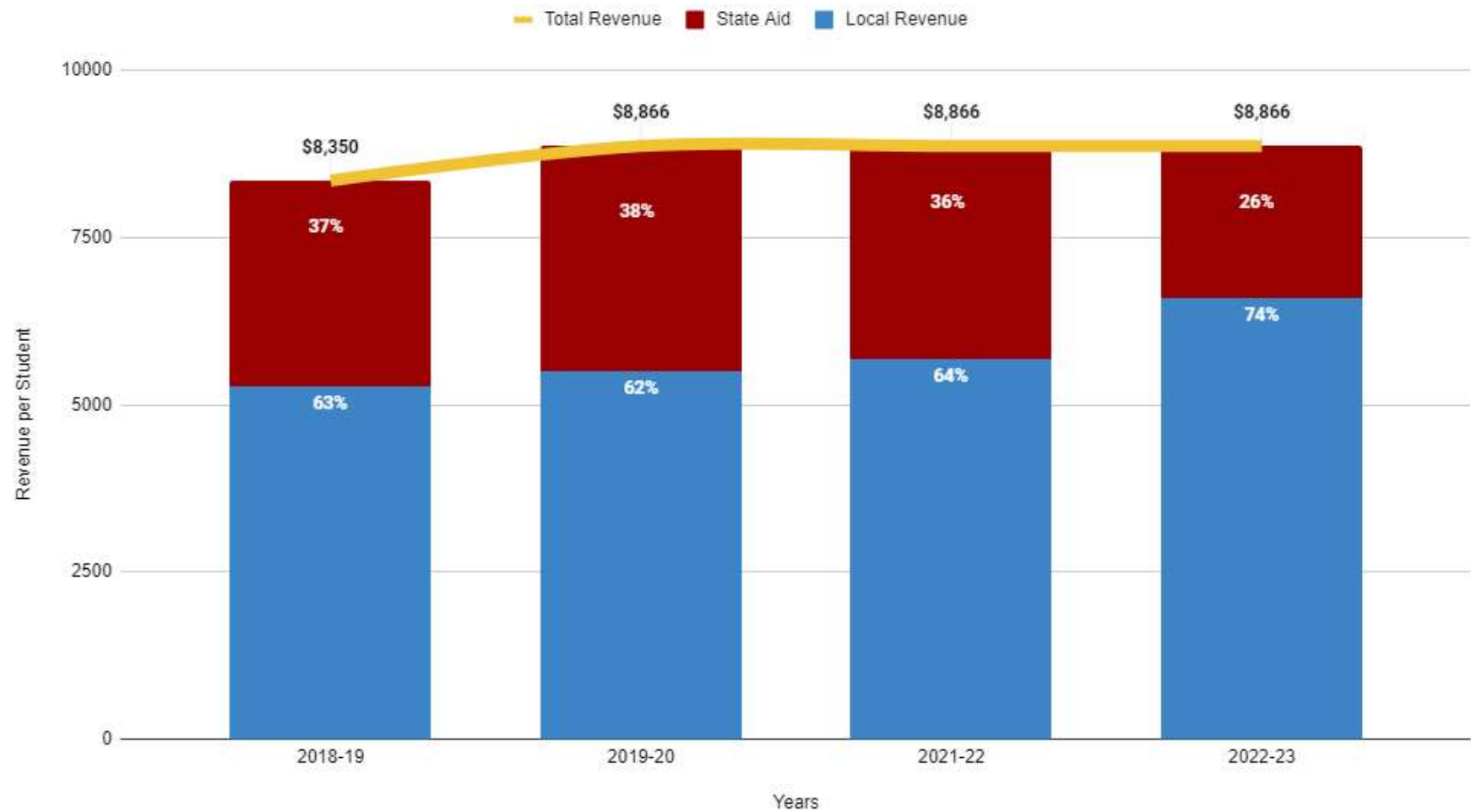


2022-2023 Houston Area Tax Rates





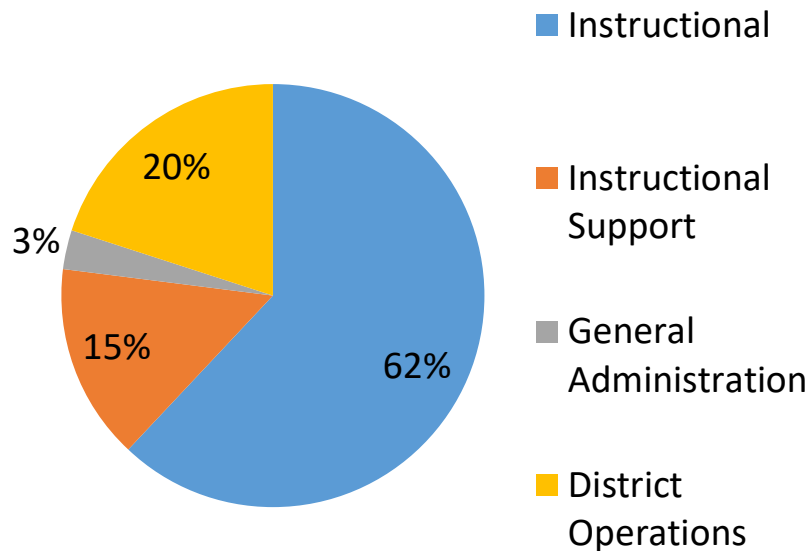
Total Revenue per Student



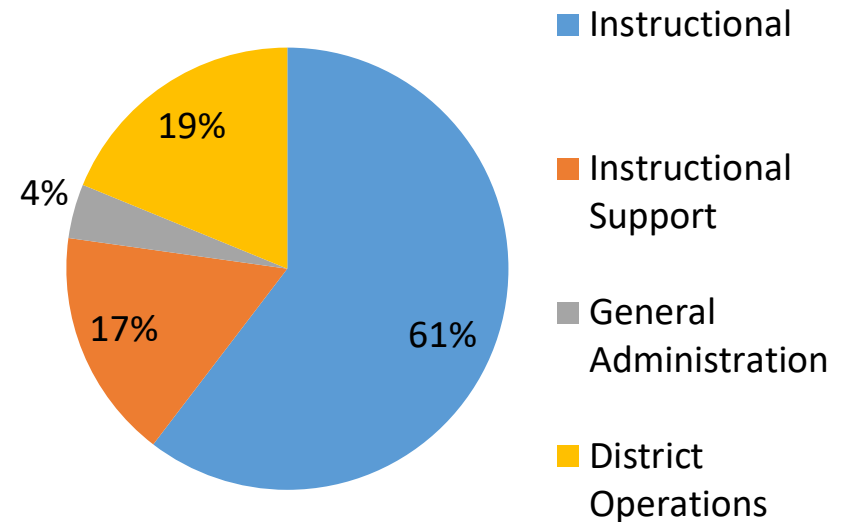
2022-23 Budget

- 4 penny tax rate decrease
- 2% raise for all employees
- \$2,750 incentive pay for all employees
- Increased first year teacher pay to \$56,500 (from \$55,000)

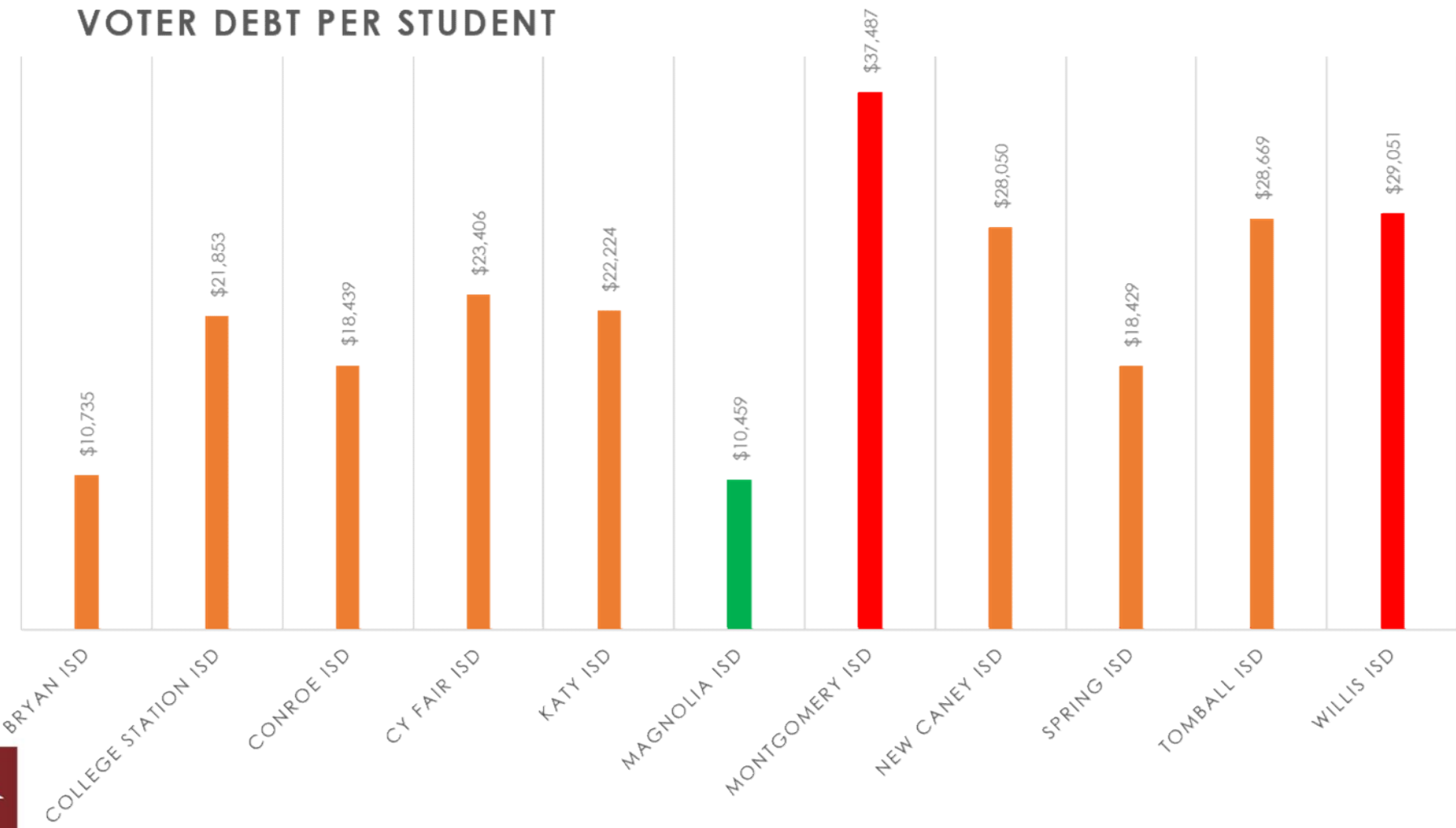
MISD Expenditure Categories



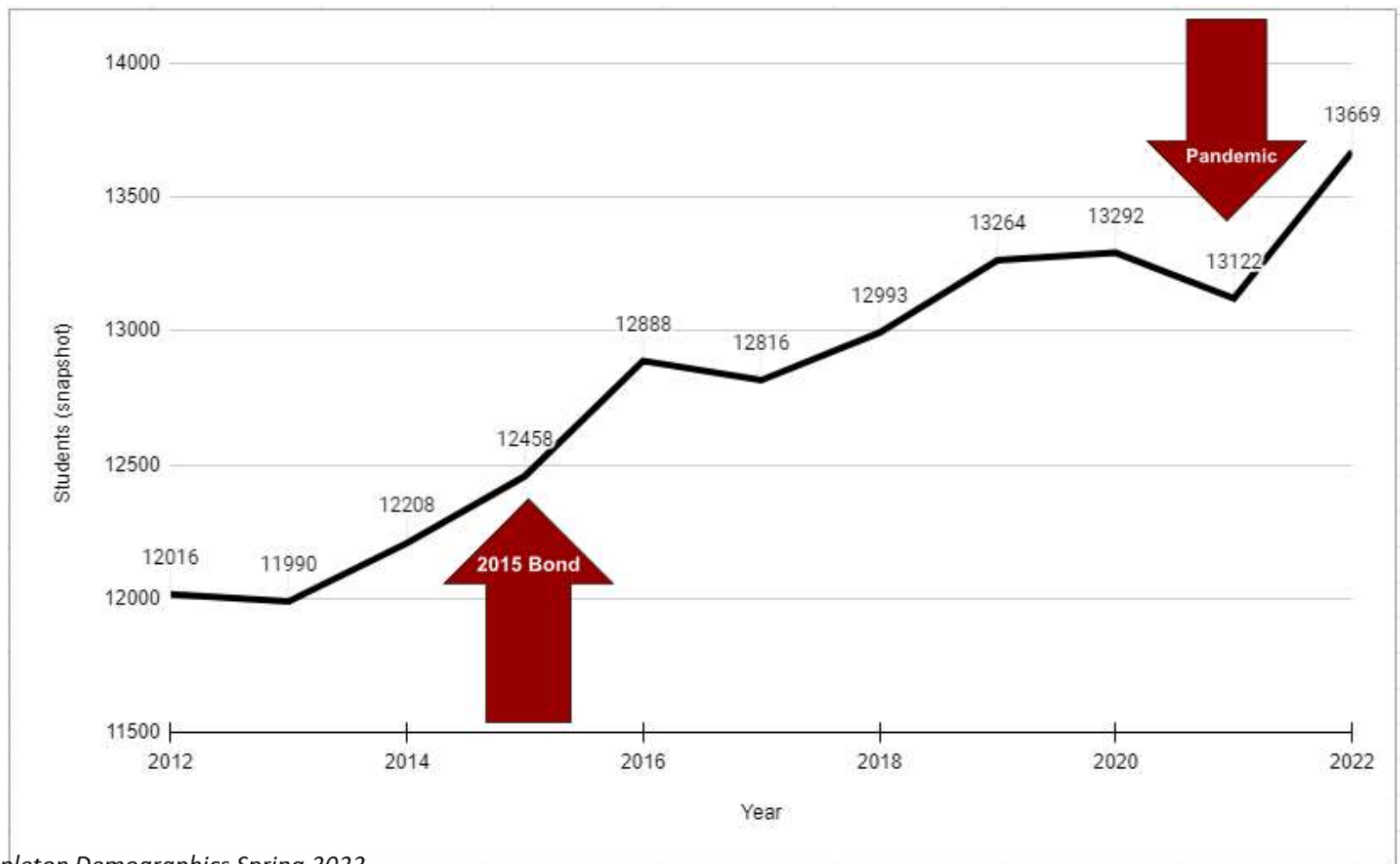
State AVG Expenditure Categories



VOTER DEBT PER STUDENT



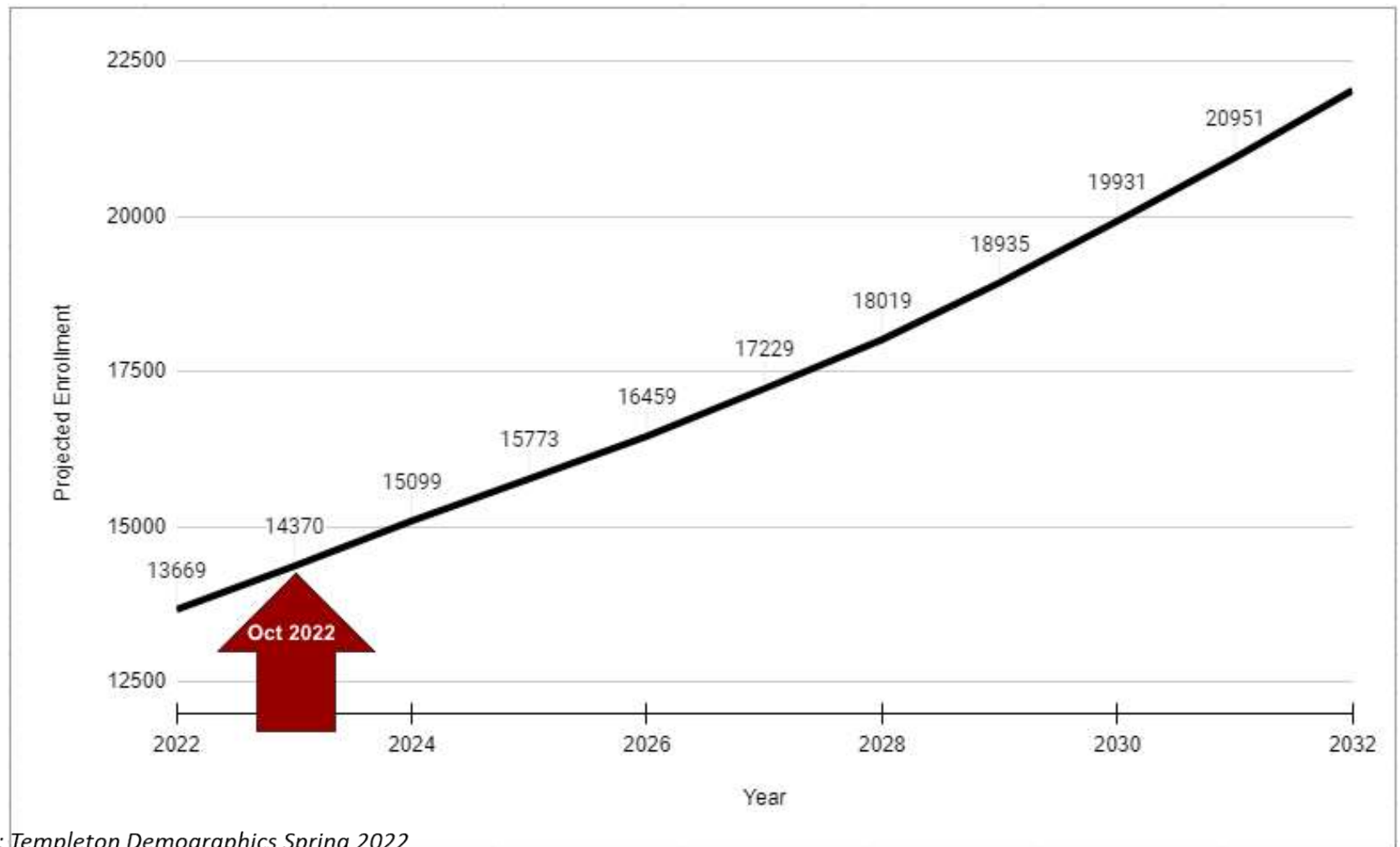
Growth (2012 – 2022)



Source: Templeton-Demographics Spring 2022



Driven by Growth: 2022 & Beyond



Elementary & Intermediate Projections

	Capacity	Fall	ENROLLMENT PROJECTIONS									
Campus		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Bear Branch Elementary	900	570	626	681	701	740	753	761	768	773	781	788
Cedric Smith Elementary	900	702	775	854	910	963	982	1,010	1,039	1,064	1,090	1,120
J L Lyon Elementary	900	675	701	721	735	757	763	755	751	747	739	733
Magnolia Elementary	900	610	641	688	732	793	920	1,037	1,142	1,252	1,355	1,458
Magnolia Parkway Elementary	900	653	775	921	1,049	1,181	1,311	1,426	1,560	1,687	1,808	1,933
Nichols Sawmill Elementary	900	544	583	600	619	631	651	664	677	685	688	694
Tom R Ellisor Elementary	900	518	539	549	552	552	559	566	567	571	572	575
Williams Elementary	900	783	835	888	933	989	1,043	1,097	1,142	1,177	1,209	1,241
ELEMENTARY TOTALS		5,055	5,475	5,903	6,231	6,607	6,983	7,316	7,646	7,955	8,241	8,541
Elementary Absolute Growth		317	420	428	328	377	375	333	331	309	286	300
Elementary Percent Growth		6.69%	8.31%	7.81%	5.55%	6.05%	5.68%	4.77%	4.52%	4.04%	3.59%	3.64%
Bear Branch 5th/6th Center	1,200	997	1,050	1,097	1,134	1,219	1,335	1,444	1,509	1,579	1,648	1,742
Magnolia 5th/6th Center	1,200	969	984	1,045	1,127	1,201	1,257	1,367	1,462	1,527	1,632	1,731
5th/6TH GRADE TOTAL		1,966	2,034	2,142	2,261	2,420	2,592	2,811	2,971	3,106	3,280	3,473
5th/6th Grade Absolute Growth		-41	68	108	119	159	172	219	160	135	174	193
5th/6th Grade Percent Growth		-2.04%	3.46%	5.31%	5.56%	7.03%	7.11%	8.45%	5.69%	4.54%	5.60%	5.88%



Source: Templeton Demographics Spring 2022

*Yellow box = 90% capacity
Orange box = 100% capacity*

Junior High & High School Projections

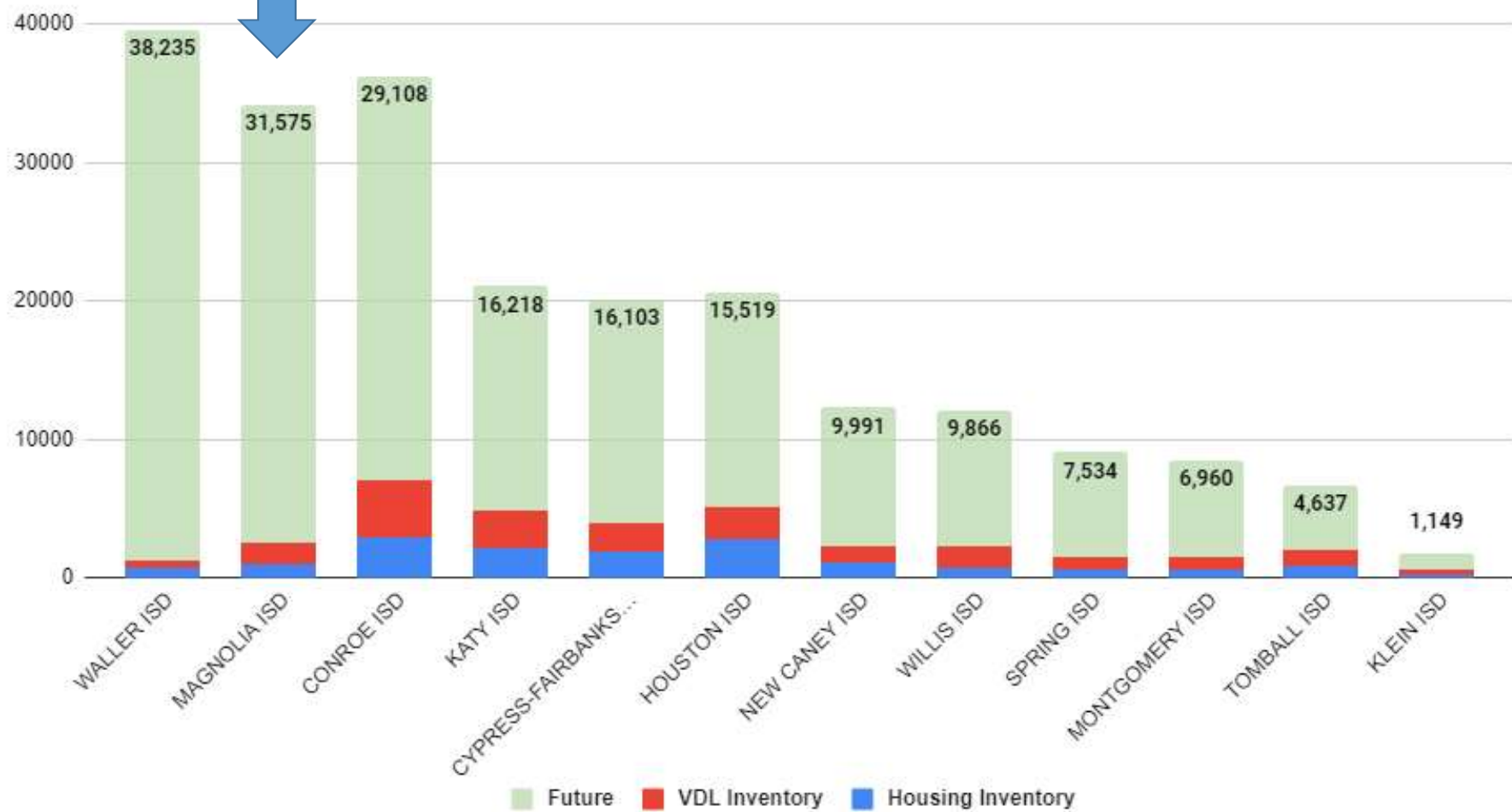
	Capacity	Fall	ENROLLMENT PROJECTIONS									
Campus		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Bear Branch Junior High	1,200	1,134	1,139	1,127	1,190	1,245	1,279	1,357	1,498	1,612	1,693	1,772
Magnolia Junior High	1,200	1,113	1,148	1,113	1,114	1,185	1,283	1,367	1,431	1,556	1,664	1,738
JUNIOR HIGH SCHOOL TOTAL		2,247	2,287	2,240	2,304	2,430	2,562	2,724	2,929	3,168	3,357	3,510
Junior High Absolute Growth		86	40	-47	64	126	132	162	205	239	189	153
Junior High Percent Growth		3.98%	1.78%	-2.06%	2.86%	5.47%	5.43%	6.32%	7.53%	8.16%	5.97%	4.56%
Magnolia HS	2,700	2,152	2,271	2,417	2,510	2,563	2,610	2,654	2,761	2,909	3,110	3,326
Magnolia West HS	2,700	2,163	2,203	2,298	2,369	2,339	2,384	2,416	2,529	2,694	2,864	3,085
Alpha Academy	100	74	79	78	77	78	78	78	78	78	78	78
HIGH SCHOOL TOTALS		4,389	4,553	4,793	4,956	4,980	5,072	5,148	5,368	5,681	6,052	6,489
High School Absolute Growth		178	164	240	163	24	92	76	220	313	371	437
High School Percent Growth		4.23%	3.74%	5.27%	3.40%	0.49%	1.84%	1.50%	4.28%	5.83%	6.53%	7.22%
Project Restore (JJAEP)		21	21	21	21	21	21	21	21	21	21	21
DISTRICT TOTALS		13,678	14,370	15,099	15,773	16,459	17,229	18,019	18,935	19,931	20,951	22,034
District Absolute Growth		556	692	728	674	686	771	790	916	996	1,020	1,083
District Percent Growth		4.24%	5.06%	5.07%	4.46%	4.35%	4.68%	4.58%	5.08%	5.26%	5.12%	5.17%



Source: Templeton Demographics Spring 2022

*Yellow box = 90% capacity
Orange box = 100% capacity*

2Q22 Housing Inventory and Future



Source: Templeton Demographics Spring 2022

MAGNOLIA ISD

BOND

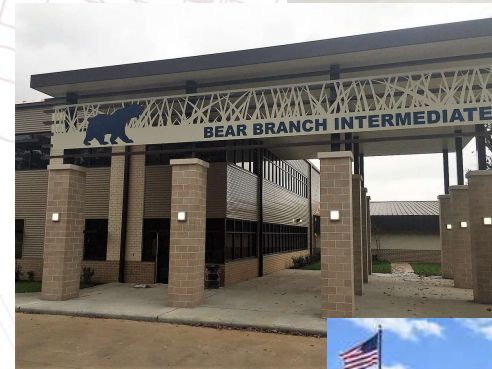
2022



Promises Made, Promises Kept

2015 Bond - \$92M

- 2 intermediate schools (BBIS, MIS)
- Renovations at MJH, BBJH, WES, MES
 - Fine Arts
 - Athletics
 - Libraries
 - Classrooms
 - Cafeteria/Commons
- Priority Maintenance
- Magnolia Event Center
- Turf on both high school football fields
- 10 buses
- Land for future (purchased land for next junior high & elementary)
- Technology & Security



MAGNOLIA ISD

2022
BOND

May 2022 Bond Election Results

Montgomery ISD

\$326.9 Million

All three propositions **passed with a tax increase**

Willis ISD

\$225 Million

One of three propositions **passed with a tax increase**

Klein ISD

\$1.1 Billion

Two of the four propositions **passed**

Splendora ISD

\$225 M for November 2022

MAGNOLIA ISD



PROPOSITION A

\$228 million



GROWTH

New Schools
(elementary #9,
intermediate #3,
junior high #3)
Buses
Land



CAPITAL PROJECTS

Roofing
HVAC
Water & Sewer Plant
Parking Lot
Campus renovations
and upgrades



PROGRAMS

Expand CTE building
Renovate Ag Barn
NJROTC building
renovations



TECHNOLOGY

Upgrade network
capability
Enhance wireless
access at campuses



SECURITY

Building
safety
upgrades

PROPOSITION B

\$4 million



SPORTS STANDARDIZATION

Artificial turf for both
high school baseball &
softball fields

BOND REFERENDUM \$232 MILLION

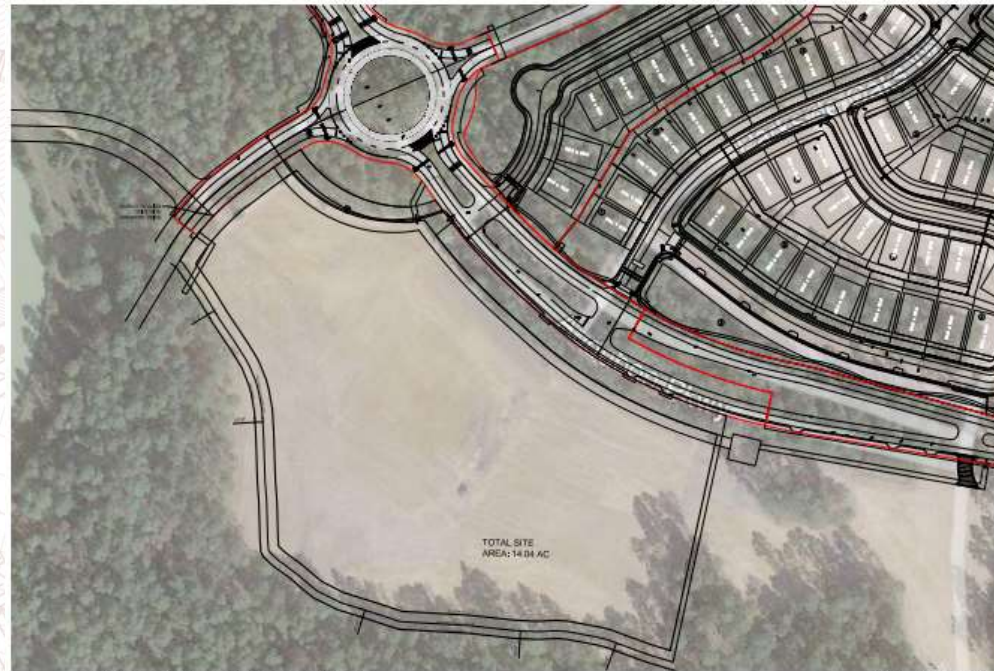
MAGNOLIA ISD

2022
BOND

New School Sites

Junior
High Site

Intermediate
Site



AUDUBON ELEMENTARY SCHOOL
ARCHITECTURAL SURVEY

MAGNOLIA ISD

Bond Proposal – Proposition A \$228M

Proposition A -- Growth



GROWTH

New Schools - \$192M

- Elementary #9 (\$41M)
- Intermediate #3 (\$66M)
- Junior High #3 (\$85M)



PROGRAMS

Educational Delivery & Programs - \$19M

- Expand CTE building space at both high schools (\$4.5M)
- Renovations to existing Ag barn (\$1.5M)
- Renovations to NJROTC (\$1M)
- Buses (\$2M)
- Land for future schools (\$10M)

MAGNOLIA ISD

Bond Proposal Proposition A

Proposition A -- Growth



Capital Renovations - \$10M

CAPITAL PROJECTS

- Roof replacement and repair- MJH and MHS (\$4.3 million)
- HVAC replacement and repair - MJH and MHS (\$1.15 million)
- Water and sewer plant replacement and repair - multiple locations (\$600,000)
- Parking lot repair - MJH, MIS, Transportation West (\$250,000)
- Campus renovations and upgrades - MHS, MWHS, SES, NSES and BBES (\$3.7 million)



TECHNOLOGY

Technology - \$5M

- Upgrade network capability
- Enhance wireless access at campuses



SECURITY

Security - \$2M

- Building safety upgrades

MAGNOLIA ISD

2022
BOND

Bond Proposal Proposition B \$4M



Proposition B – Athletic Renovations

SPORTS STANDARDIZATION

- Artificial turf for baseball and softball fields at both high schools to remain consistent with other 5A schools in the area.



MAGNOLIA ISD

2022
BOND

GENERAL OPERATING FUND

(MAINTENANCE & OPERATIONS)

Day-to-day operations & expenses



For school districts
this includes:

- staff salaries
- utilities
- supplies
- repairs
- fuel

For the average citizen
this is similar to:

- groceries
- utilities
- minor home repairs
- routine services
- car fuel

**BOND FUNDS CANNOT BE USED FOR SALARIES, UTILITIES,
OR OTHER DAY-TO-DAY EXPENSES.**

\$0.8546

MAGNOLIA ISD

DEBT SERVICES FUND

(INTEREST & SINKING)

Principal and interest payments on debt issued



For school districts
this includes:

- new construction
- Renovations
- HVAC Systems
- Roofing
- Technology

For the average citizen
this is similar to:

- Mortgage
- Home renovation
- Major Appliances
- Land
- Car

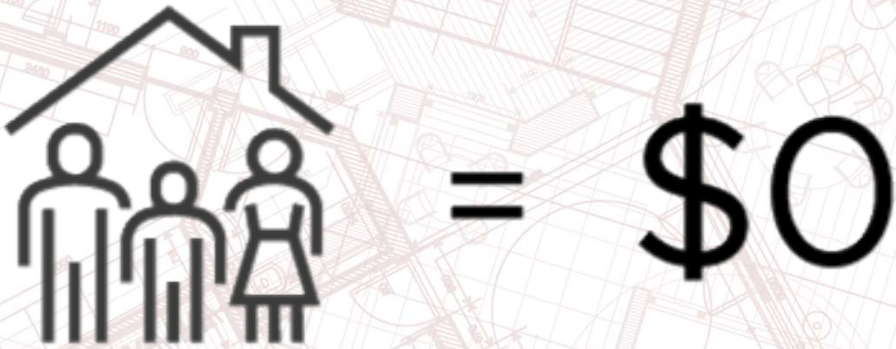
BOND ELECTIONS ONLY AFFECT THE I&S PART OF THE TAX RATE.

\$0.2926

**2022
BOND** 

IMPACT ON TAXPAYERS

There is no tax rate increase for the November 2022 bond
The net impact on a \$300,000 home = \$0



MISD residents **65+**
have their **MISD tax**
bill frozen.

MAGNOLIA ISD

2022
BOND

2022 Bond Tax Impact

Magnolia ISD maintains an excellent financial position.
The District has aggressively paid down debt.

Total savings since 2009 approximately \$47M

Year	Description	Result
2009	Bond Refunding (Series 1999)	Saved appx. \$1.2 mil in interest
2012	Bond Refunding (Series 2004)	Saved appx. \$1.7 mil in interest
2013	Bond Refunding (Series 2005)	Saved appx. \$5.9 mil in interest
2016	\$92 mil bond structured with 25 year amortization (Series 2016)	Saved appx. \$13 mil in interest (vs. interest norm of 30 year amortization)
2017	Bond Refunding (Series 2007)	Saved appx. \$6.3 mil in interest
2019	Bond Defeasance (Series 2009)	Saved appx. \$320K in interest
2020	Bond Defeasance (Series 2012)	Saved appx. \$1.3 mil in interest
2021	Bond Defeasance/Refundings (Series 2013 & 2016)	Saved appx. \$15.5 mil in interest; paid of \$13 mil in principal early, shortened maturity by 2 years
2022	Bond Defeasance	Saved appx. \$570K in interest; paid \$10.5 mil in principal early

MAGNOLIA ISD

2022
BOND

Ballot Language

As part of House Bill 3 (HB3) passed by the 86th Texas legislature in 2019, all ballot language for school bond elections **MUST** include the statement **“THIS IS A PROPERTY TAX INCREASE”**.

However, the
Magnolia ISD 2022
Bond will **NOT**
increase the
district's current
tax rate.

☐ FOR

MAGNOLIA ISD – PROPOSITION A

☐ AGAINST

“THE ISSUANCE OF \$228,000,000 OF BONDS FOR THE CONSTRUCTION, ACQUISITION, RENOVATION, AND EQUIPMENT OF SCHOOL BUILDINGS IN THE DISTRICT, INCLUDING A NEW ELEMENTARY SCHOOL, A NEW INTERMEDIATE SCHOOL, A NEW JUNIOR HIGH SCHOOL, CAPITAL RENOVATIONS TO DISTRICT FACILITIES, NEW CAREER AND TECHNICAL EDUCATION FACILITIES FOR EACH HIGH SCHOOL, A NEW ROTC FACILITY, RENOVATIONS TO THE DISTRICT AGRICULTURAL BARN, EQUIPMENT USED FOR SCHOOL SECURITY PURPOSES, AND TECHNOLOGY INFRASTRUCTURE INTEGRAL TO THE CONSTRUCTION OF DISTRICT FACILITIES, FOR THE PURCHASE OF THE NECESSARY SITES FOR SCHOOL BUILDINGS, AND FOR THE PURCHASE OF NEW SCHOOL BUSES, AND THE LEVYING OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS AND THE COSTS OF ANY CREDIT AGREEMENTS EXECUTED IN CONNECTION WITH THE BONDS. **THIS IS A PROPERTY TAX INCREASE.**”

MAGNOLIA ISD

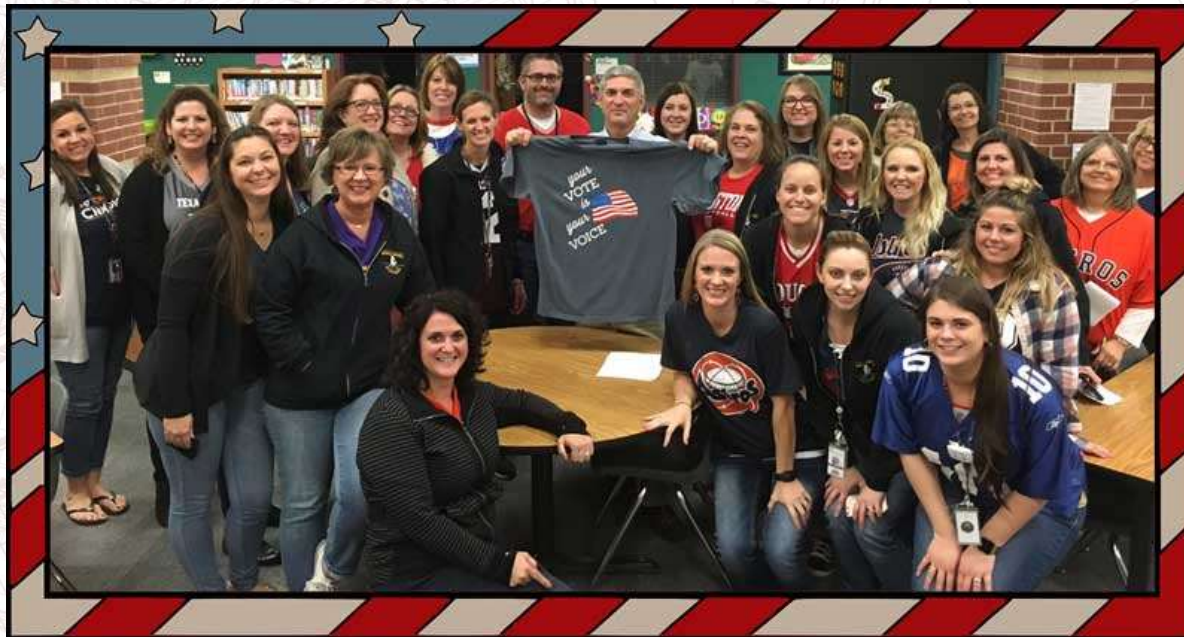
2022
BOND

Voter Information

Early Voting: Monday, October 24 through Friday, November 4

Election Day: Tuesday, November 8

Last Day to Register to Vote: Tuesday, October 11

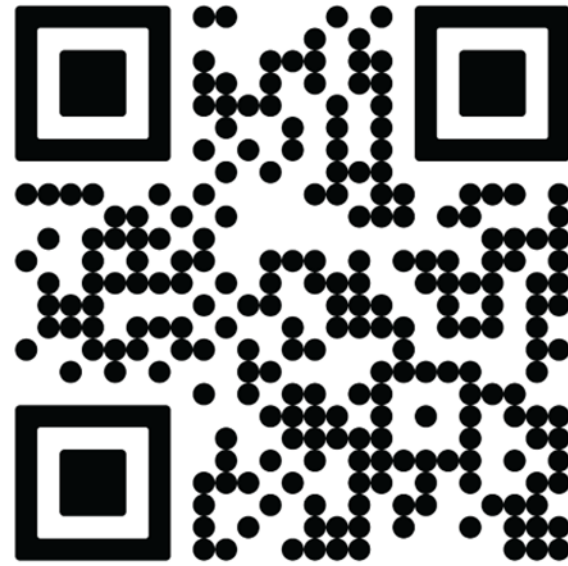


MAGNOLIA ISD

2022
BOND

More information

- Bond Proposal
- FAQ's
- Tax Information
- Voting Information



SCAN ME

www.MagnoliaISD.org/district/bond-2022

MAGNOLIA ISD

