



2021 Citizen's Bond Advisory Committee

Meeting #1

Thursday, May 6

Elgin Middle School

1351 N. Avenue C; Elgin, TX 78621

Committee Charge

To help Elgin ISD plan for the future, the Citizen's Bond Advisory Committee is charged with representing the entire community in the facility planning process; assisting the district in assessing and prioritizing current and long-term facility needs; evaluating growth and capacity, as well as building age, safety and condition; analyzing student and program equity; and considering educational delivery and programs. Taking its findings and considering the district's current financial position and funding methods, the Citizen's Bond Advisory Committee is ultimately charged with developing a recommendation that is fiscally sound and aligns with the district's mission, vision and goals and presenting its recommendation to the Elgin ISD Board of Trustees on how to proceed with a potential bond election.

Agenda

1. Welcome and Charge to Committee; Table Introductions
(Dr. Jodi Duron, Superintendent; Byron Mitchell, Board President)
2. Committee process and future meetings
(Dr. Jodi Duron, Superintendent)
3. Elgin ISD previous bond history
(Dr. Jodi Duron, Superintendent; Rainey Lann, Executive Director of Operations)
4. How Did We Get Here? Assessment and Master Plan Process
(Darrell Pearson, PBK; Luis Salazar, PBK; Courtney Lange, PBK)
5. Discuss Public School Finance 101
(Debra George, Outgoing CFO; Heather Escalante, Incoming CFO)
6. Elgin ISD maintenance cost savings
(Rainey Lann, Executive Director of Operations)
7. Offer questions, comments and feedback **(all)**
8. Dismiss

Handouts

1. Agenda
2. Presentation Slides

Upcoming Meeting Schedule/Content

#1 Thursday, May 6:	Committee Charge and Process; Elgin ISD Bond History; How Did We Get Here?; Public School Finance 101
#2 Thursday, May 13:	Elgin ISD Facilities Tour
#3 Thursday, May 20:	Demographics; Teaching and Learning in Elgin ISD; Long-Range Facilities Plan and Priority Codes (Facility Assessment)
#4 Thursday, May 27:	Elementary School & Intermediate School Needs and Proposed Projects
#5 Thursday, June 3:	Junior High School & High School Needs and Proposed Projects
#6 Thursday, June 10:	District-wide Needs and Proposed Projects; Elgin ISD Financial Capacity and Tax Impact; Bond Construction Homework
#7 Thursday, June 17:	Bond Deliberation Night
#8 Thursday, June 24:	Review and Finalize Committee's Work; CELEBRATE; Where Do We Go From Here?
Monday, July 19:	Recommendation to Board of Trustees
Monday, August 16:	LAST DAY TO CALL NOVEMBER 2021 BOND

Notes

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



CITIZEN'S BOND ADVISORY COMMITTEE

MEETING #1

Thursday, May 6, 2021

6:00 PM – 7:30 PM

Elgin Middle School

WELCOME AND COMMITTEE CHARGE



COMMITTEE CHARGE

To help Elgin ISD plan for the future, the **Citizen's Bond Advisory Committee** is charged with **representing the entire community in the facility planning process; assisting the district in assessing and prioritizing current and long-term facility needs; evaluating growth and capacity, as well as building age, safety and condition; analyzing student and program equity; and considering educational delivery and programs.** Taking its findings and considering the district's current financial position and funding methods, the Citizen's Bond Advisory Committee is **ultimately charged with developing a recommendation that is fiscally sound and aligns with the district's mission, vision and goals and presenting its recommendation to the Elgin ISD Board of Trustees** on how to proceed with a potential bond election.



COMMITTEE PROCESS



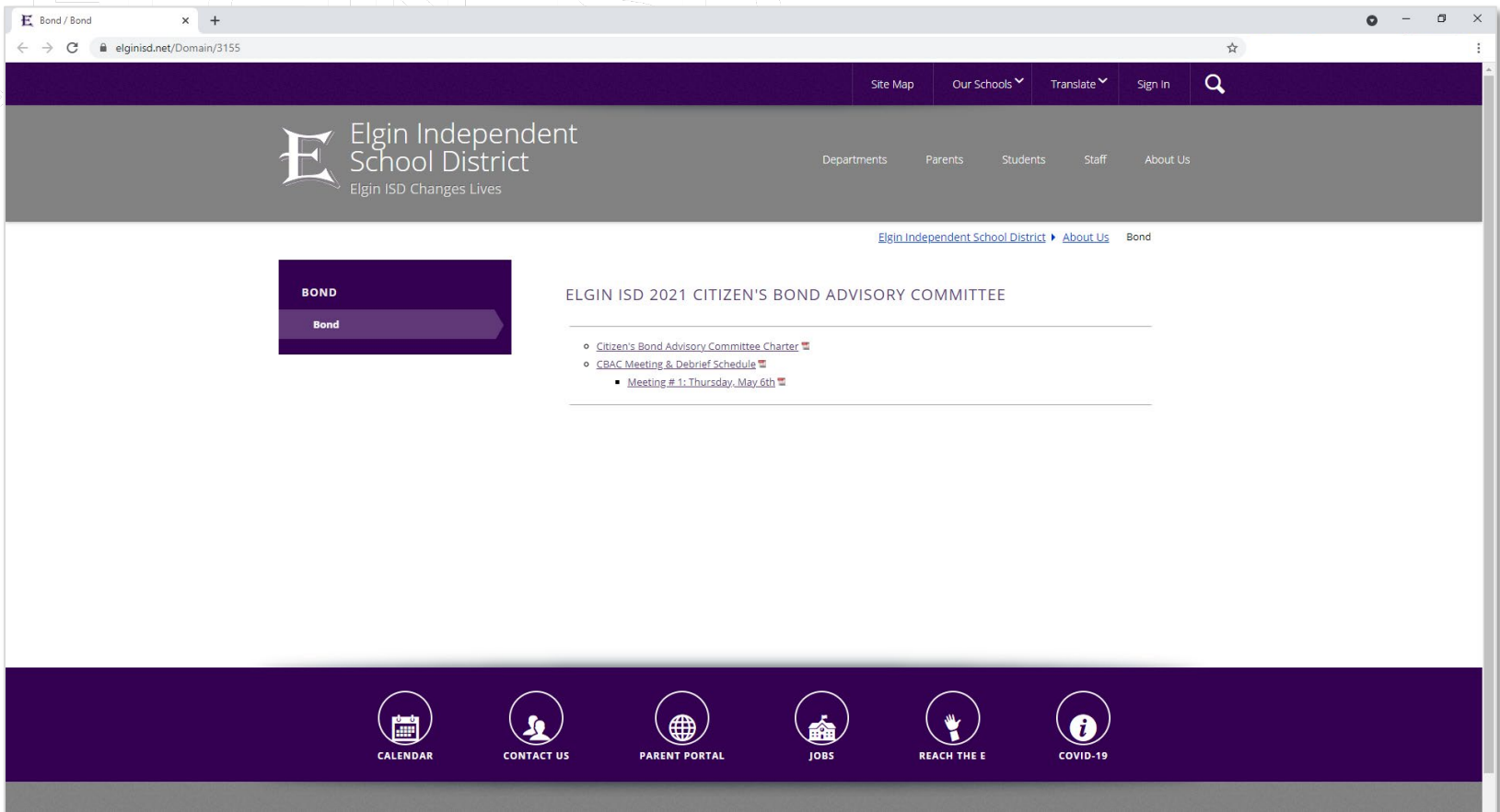
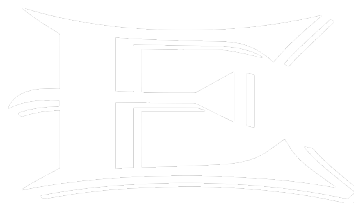
HOUSEKEEPING

- All presented materials and information will be provided to you at each Citizen's Bond Advisory Committee meeting.
- Because of time constraints, no breaks have been scheduled. Please use the restroom or take motion breaks as needed.
- A committee roster is included in your binders. If your information is incorrect, please update on a sticky note and leave it on your table.
- If you miss a meeting, you are responsible for catching up and gathering the information from the meeting that you missed.



COMMITTEE WEBSITE

Agendas, presentation slides, and supplemental information will be available online:
elginisd.net/Domain/3155



FUTURE MEETINGS

Because of the sequential nature of meeting presentations, it is important that committee members attend all weekly meetings, if possible.



MEETING #2

Thursday, May 13

Facilities Tour

6:00-7:30pm

Elgin Middle School

MEETING #3

Thursday, May 20

6:00-7:30pm

Elgin Middle School

MEETING #4

Thursday, May 27

6:00-7:30pm

Elgin Middle School

MEETING #5

Thursday, June 3

6:00-7:30pm

Elgin Middle School



FUTURE MEETINGS

MEETING #6

Thursday, June 10

6:00-7:30pm

Elgin Middle School

MEETING #7

Thursday, June 17

5:30-8:00pm (*extended meeting*)

Elgin Middle School

MEETING #8

Thursday, June 24

6:00-7:30pm

Elgin Middle School

CBAC RECOMMENDATION TO BOARD OF TRUSTEES

Monday, July 19

7:00pm

Elgin ISD Admin Building

LAST DAY TO CALL NOV. 2021 BOND ELECTION

Monday, August 16



HOW WILL WE MAKE DECISIONS?

Final recommendations presented by the committee will be made via a team consensus building process.

- The needs assessment and associated costs will be presented by Elgin ISD administration and consultants.
- The committee will be divided into table groups to discuss the needs assessment. Each table group will be asked to deliberate, build and present their final bond recommendations.
- Common items from each table group will be considered a committee recommendation by consensus.
- Remaining uncommon items will be reviewed and decided upon via a majority vote.



ELGIN ISD BOND HISTORY



ELGIN ISD BOND HISTORY

2003 Bond: \$27,010,000 (Approved)

- New elementary school
- Additions and renovations to Booker T. Washington, Elgin Elementary, and Elgin Middle School (now Elgin Intermediate)
- New athletic facilities and additional parking lot at Elgin HS
- Stadium, track, baseball/softball fields, tennis courts, two multi-purpose fields
- Fire sprinkler in high school gym
- New girls field house
- Renovations to Old School at 1002 N. Ave C
- Replacing windows, addressing environmental issues, roof repairs, power and technology upgrades, HVAC upgrades, ADA accessibility issues and interior reconfiguration for administrative functions



ELGIN ISD BOND HISTORY

2007 Bond: \$43,980,000 (Approved)

- New Middle School Campus
- District-wide Capital Improvements
- Renovate existing Middle School to Elementary School
- Additions to Elgin High School
- Improvements to Booker T. Washington, Neidig, and Elgin Elementaries
- Added bus parking at Transportation
- District warehouse built for shipping/receiving
- District-wide technology improvements



**HOW DID WE
GET HERE?**



HOW DID WE GET HERE?

PLANNING & DISCOVERY

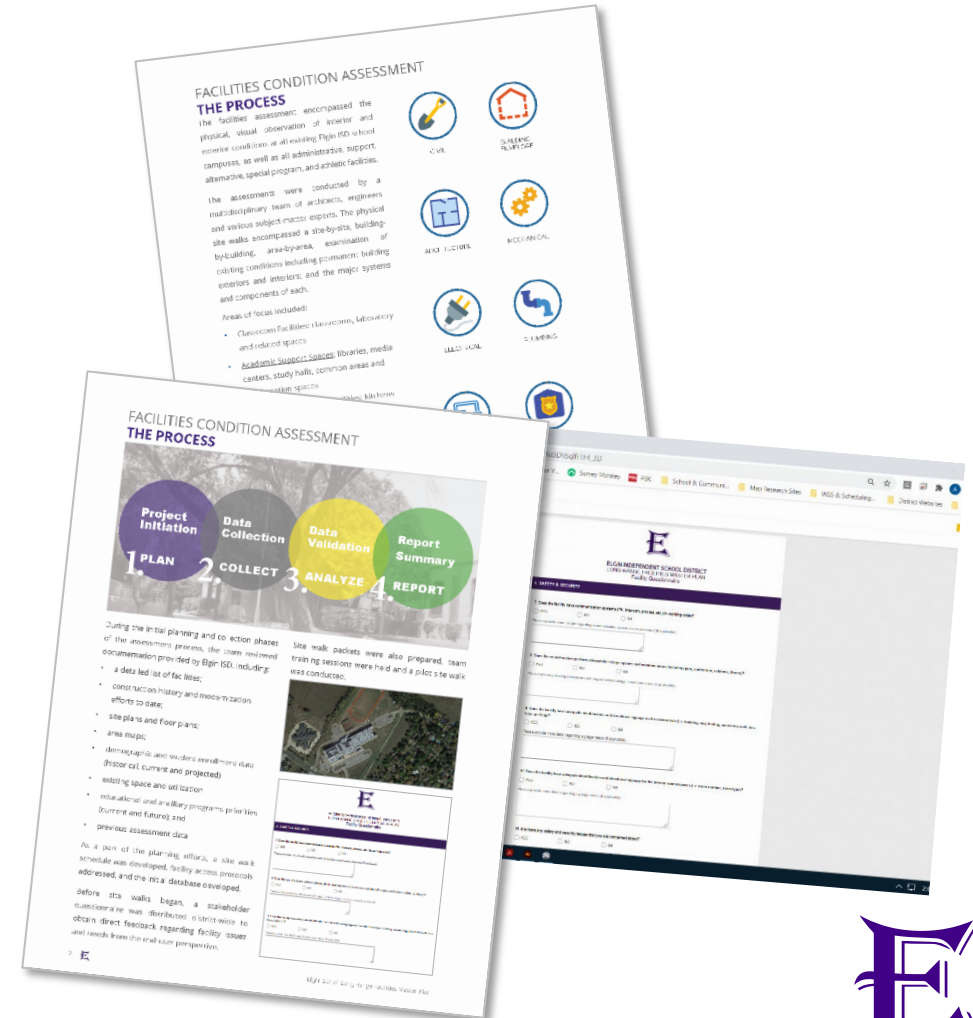
- RFQ Posting & Selection Process
- Fee Proposals / Contract Negotiations
- Project Initiation/Team Mobilization & Launch
- Planning & Coordination Meetings
- Schedule & Milestones
- District Mission, Strategic Priorities & Initiatives
- Baseline Data Gathering & Review
 - Facility Inventory & Construction History
 - Demographics, Capacities & Enrollment Data (Current & Projected)
 - Educational & Ancillary Programs



HOW DID WE GET HERE?

FACILITIES ASSESSMENT

- Facility Stakeholder Questionnaire (Distributed District-wide; 231 Responses)
- Tabletop Review Meetings (8 Hours)
- 16 Facility Site Walks & Data Entry (40+ Buildings/700,000+ sq ft)
- More than 1,500 Line Items Entered
- 20 Department Focus Group Meetings
- 5 Line-by-Line Review Meetings
- Data Refinement (Assigning Priorities & Cost)
- Assessment Findings Report to Elgin ISD



SCHEDULE

Elgin ISD Posts RFQ for Architectural Services

December 9, 2020

Elgin ISD Interviews Consultants & Makes Selection

January 2021

Facilities Assessment Kickoff

February 2, 2021

Facility Assessment Site Walks

February 23, 2021

Facility Assessment Tabletop Meetings

March 1, 2021

Departmental Focus Group Meetings

March 9 – March 12, 2021

Board of Trustees Update

March 22, 2021

Facility Assessment Review Meetings

March 25 - March 31, 2021

Board of Trustees Update

April 19, 2021

Long-Range Facilities Master Plan Kickoff

April 20, 2021

Master Planning Strategy Session #1

April 20, 2021

Master Planning Strategy Session #2

April 30, 2021

Citizen's Bond Advisory Committee Kickoff

May 6, 2021

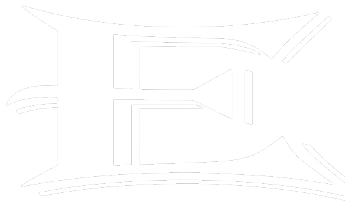


PUBLIC SCHOOL FINANCE 101



TWO “POTS” OF MONEY

MAINTENANCE & OPERATIONS (M&O)



NISD
TEAM • ONE FAMILY

Day-to-Day Operations

Teacher Salaries
Classroom Supplies
Utilities
Transportation

INTEREST & SINKING (I&S)



Debt Service

Capital Expenditures
Land
Bldg Construction/Renovations
Technology Infrastructure



GENERAL FUND REVENUES



LOCAL

- Property Taxes
- Other Local Revenue



STATE

- Foundation School Program
- Available School Funds

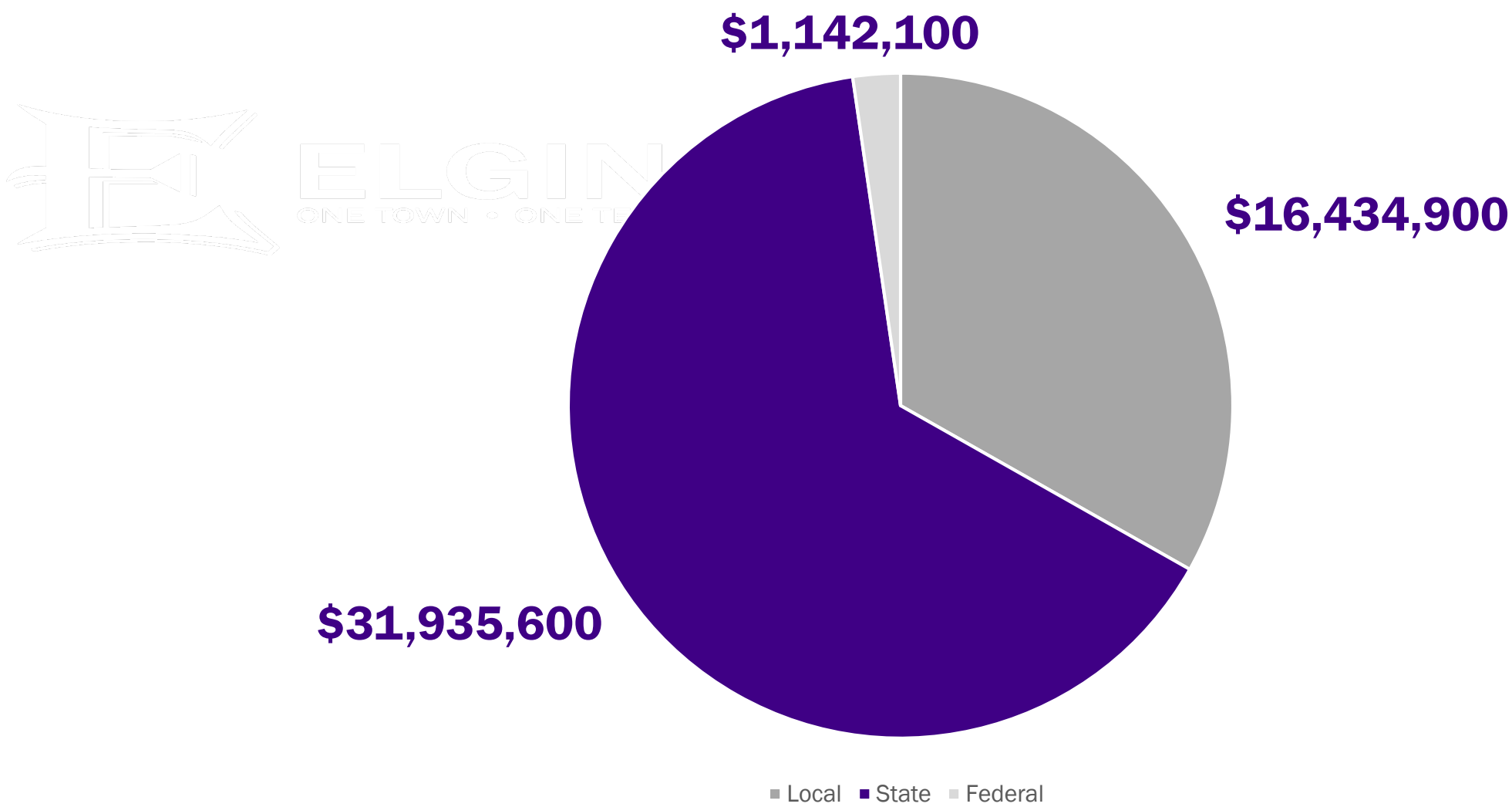


FEDERAL

- Federal Program Indirect Costs
- School Health & Related Services (SHARS)



GENERAL FUND REVENUES FOR FISCAL YEAR 2021



PUBLIC SCHOOL FUNDING

Foundation School Program (FSP)

Establishes the amount of state and local funding due to school districts

- Tier 1- Basic Allotments for Regular Education, Special Education, Compensatory Ed, Career Tech, Bilingual, Gifted and Talented, Dyslexia, Early Education, College Career and Military Readiness, a Transportation.

MAJOR FACTORS:

Basic Allotment: 2020-2021 \$6,160

Program Allotment Weight (Example CTE: 1.35)

Attendance (Average Daily Attendance = Eligible days present/days taught per 6 weeks)

- Tier 2- Supplemental Funding- A guaranteed yield funding for pennies of tax effort above the LEA tax rate up to \$0.1383 for Maintenance & Operations.



IMPACT OF TAX REVENUE ON STATE FUNDING

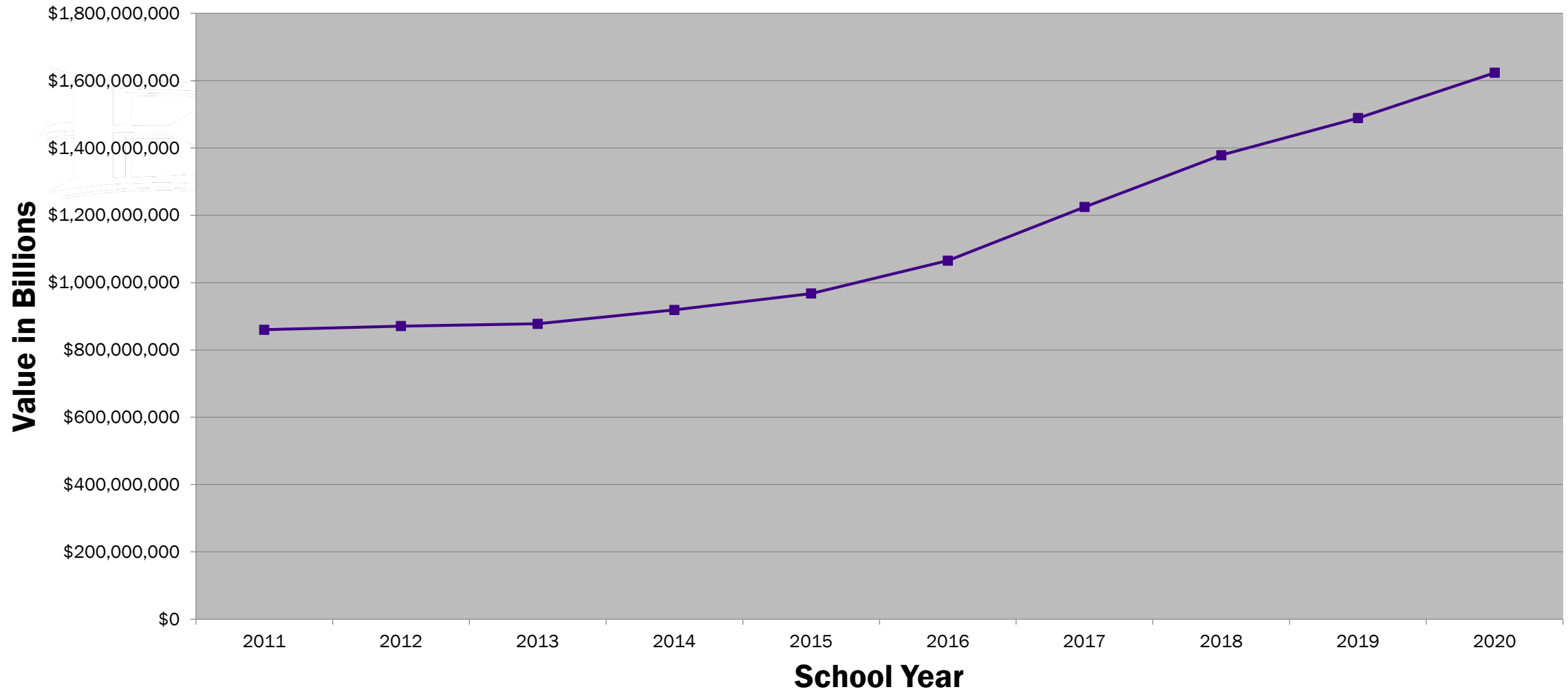
**DECREASED
STATE REVENUE**



**INCREASED
TAX REVENUE**



ELGIN ISD TAXABLE VALUES



DEBT SERVICE

- Funds collected can only be used for the repayment of debt (annual principal and interest payments).
- Funds CANNOT be used to pay salaries, utilities, etc.
- Bonds may only be issued if the district receives voter approval.
- Under current State mandate, districts may set an I & S tax rate not to exceed \$0.50 per \$100 valuation (EISD current: \$0.4482)

INTEREST & SINKING (I&S)



Debt Service

Capital Expenditures

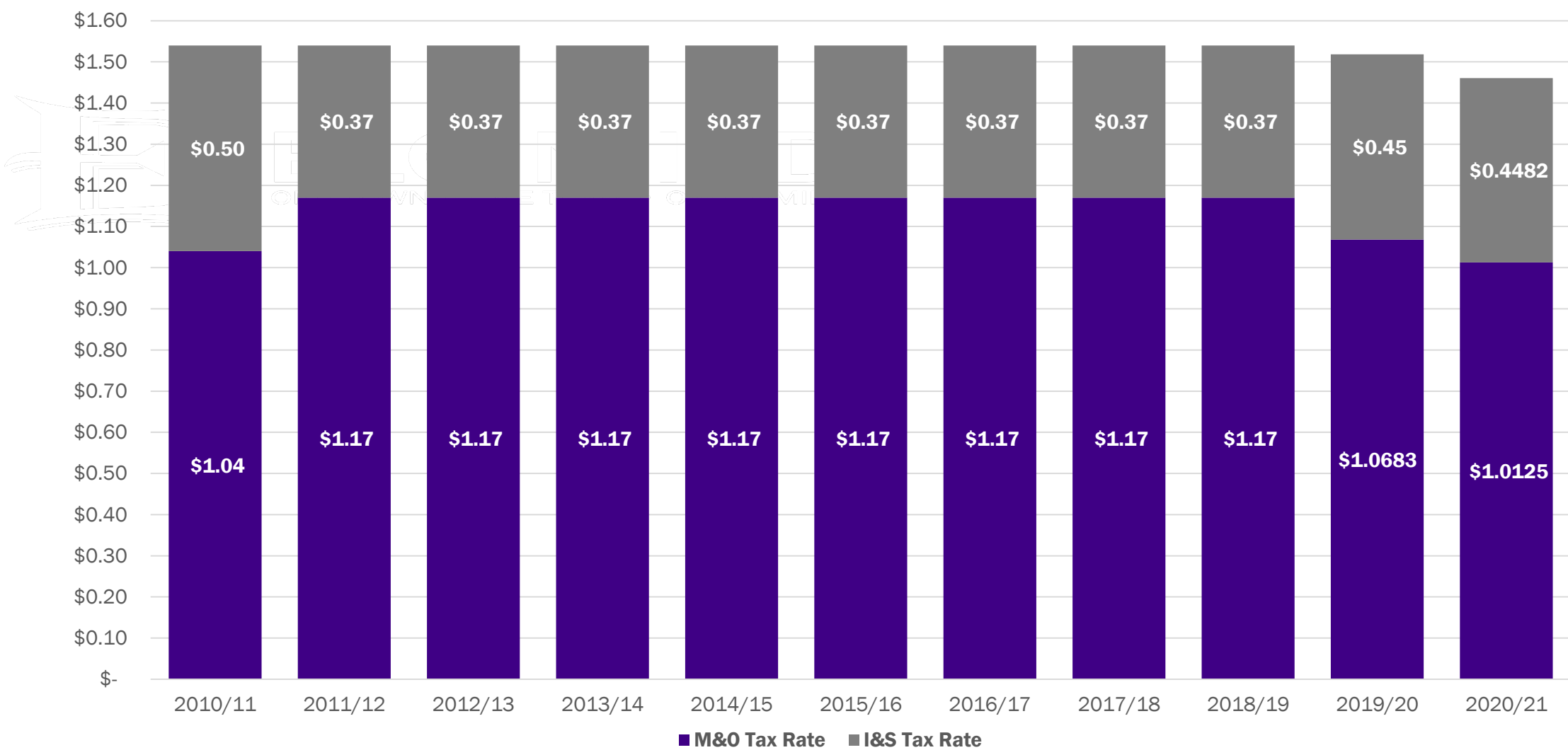
Land

Bldg Construction/Renovations

Technology Infrastructure



ELGIN ISD TAX RATE HISTORY



HOUSE BILL 3 & TAX RATE

House Bill 3 mandated compressed tax rates

- Tax Year 2018: \$1.5400
- Tax Year 2019: \$1.5183
- Tax Year 2020: \$1.4607
- Average taxable value of residences in EISD is \$144,839
Tax savings for 2020 is \$84.34

2.5% compression effective September 1, 2020

- If current taxable values grow greater than 2.5%, the state funding formula will restrict the Tier 1 tax levy to no more than 2.5% more than the prior year.
- 5-year property value growth trend for EISD is 11%



FUND BALANCE

Maintenance & Operations

- Board adopted a resolution to keep 25% of yearly expenditures in fund balance
- Used to fund several Capital Improvement Projects and any unforeseen emergencies throughout the district
 - Cash flow for first 3 months of fiscal year, pandemics, property damage, and costs associated with unanticipated enrollment growth
- ElSD's healthy fund balance allowed our Bond Rating to go from A1 To AA3

Interest & Sinking

- The district maintains up to 20% of yearly expenditures in fund balance to ensure cash flow for Fall debt service payments
- Funds are being used to pay down debt at stated maturity or through a board adopted resolution
- Paying down debt produces significant debt services savings for Elgin ISD's taxpayers & increases bonding capacity



DEBT SERVICE BOND REFUNDING

Elgin ISD - Refunding Summary					
Refunding Series	Refunded Series	Par of Bonds Refunded	PV Savings (\$)	PV Savings (%)	Gross Savings
U/L Tax Ref Bds Ser 2017	U/L Tax Sch Bldg Bds Ser 2008	6,375,000	430,108	6.747%	487,089
U/L Tax Ref Bds Ser 2016B	U/L Tax Sch Bldg Bds Ser 2007	8,510,000	599,867	7.049%	638,831
U/L Tax Ref Bds Ser 2016A	U/L Tax Ref Bds Ser 2006	8,960,000	1,612,954	18.002%	1,828,296
U/L Tax Ref Bds Ser 2015	U/L Tax Ref Bds Ser 2005	8,695,000	1,354,190	15.574%	1,456,530
U/L Tax Ref Bds Ser 2014	U/L Tax Sch Bldg Bds Ser 2007	8,720,000	806,733	9.252%	835,044
U/L Tax Ref Bds Ser 2013	U/L Tax Sch Bldg Bds Ser 2004 & 2007	8,435,000	993,148	11.774%	1,014,050
U/L Tax Ref Bds Ser 2012	U/L Tax Sch Bldg Bds Ser 2003 & 2004	9,155,000	1,182,891	12.921%	1,262,039
U/L Tax Ref Bds Ser 2006	U/L Tax Sch Bldg Bds Ser 2004	9,330,000	512,567	5.494%	570,810
U/L Tax Ref Bds Ser 2005	U/L Tax Sch Bldg & Ref Bds Ser 1997	13,000,000	525,840	4.045%	575,172
Total		\$81,180,000			\$8,667,861



ELGIN ISD GENERAL FUND CAPITAL PROJECTS



GENERAL FUND CAPITAL PROJECTS

Examples of Completed Projects in the Last 5 Years

- Roof replacement at Booker T. Washington Elementary, Elgin Elementary and Elgin Intermediate
- Roof restoration at Neidig Elementary, Admin. & Middle School
- Elgin Elementary restroom renovations/ADA upgrades
- Restroom renovation at Booker T. Washington Elementary
- 4-classroom addition at Neidig Elementary
- 10-classroom modular building at Elgin Elementary
- 10-classroom modular building at Phoenix High School
- New 2-classroom portable at Booker T. Washington Elementary
- New 2-classroom portable at Neidig Elementary
- Asphalt removal/replacement around Administration/Old Stadium



GENERAL FUND CAPITAL PROJECTS

Examples of Completed Projects in the Last 5 Years (cont.)

- District-wide energy project through SECO – HVAC, LED lighting, solar, water, plug load management – guaranteed savings
- Electrical upgrades at Booker T. Washington Elementary
- ADA/safety upgrades to bleachers at Old Stadium
- Track resurfacing at High School, Middle School, Elgin Elementary
- Turf replacement on high school football field and new fieldhouse at high school
- Structural canopy installation for High School CTE program
- Install two 4-classroom portables for CTE program at High School
- Welding booths and exhaust system for CTE program
- Replaced bleachers and HVAC system in Elgin Intermediate gym
- Renovation for SPED Life Skills room at Elgin Intermediate



QUESTIONS?





SEE YOU NEXT TIME!

MEETING #2

Thursday, May 13, 2021

6:00 PM – 7:30 PM

Elgin Middle School