



2021 Citizen's Bond Advisory Committee

Meeting #5

Thursday, June 3

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 (**Dr. Jodi Duron, Superintendent**) 6:00
2. Address new questions and comments from previous meeting
(**Dr. Jodi Duron, Superintendent**) 6:05
3. Teaching & Learning in Elgin ISD - Elementary and Intermediate School
(**Elgin ISD Student Panel; Dr. Lisa Goodnow, Assistant Superintendent of
Academics and School Improvement**) 6:20
4. Review identified elementary school and district-wide needs and
proposed projects (**Darrell Pearson, PBK; Luis Salazar, PBK;
Courtney Lange, PBK**) 6:35
5. Elgin ISD Priorities and Initial Tax Impact Discussion 7:00
(**Dr. Jodi Duron, Superintendent**)
6. Group Round Table Discussion 7:20
7. Offer questions, comments, and feedback (**all**) 7:50
8. Dismiss 8:00

Handouts

1. Agenda
2. Presentation Slides



CITIZEN'S BOND ADVISORY COMMITTEE

MEETING #5

Thursday, June 3, 2021

6:00 PM – 8:00 PM

Elgin Middle School

QUESTIONS FROM MEETING #4



MEETING #4 QUESTIONS

Q: IF YOU HAVE LESS I&S, WILL YOU GET MORE M&O TO KEEP THE OVERALL TAX RATE EQUAL?

A: Debt service is not paid from state funding, and the I&S tax rate does not change as a result of increases or decreases to the M&O tax rate. The M&O tax rate is determined by the state and would not be impacted by a bond package.

Q: IS THERE A CAP ON THE TAX RATE, OR DOES I&S GO ON TOP OF M&O?

A: The State imposes separate, maximum tax rates for M&O and I&S. A school district's M&O tax rate is capped at \$1.04 per \$100 of property value (Elgin ISD current: \$1.0125) and can only be raised beyond that to a maximum of \$1.17 with voter approval. A school district's I&S tax rate is capped at \$0.50 (Elgin ISD current: \$0.4482).



MEETING #4 QUESTIONS

Q: IS THE RATE ON SCHOOL BONDS A BETTER WAY TO FINANCE LAND/IS IT MORE EFFICIENT TO LAND BANK THROUGH A BOND?

A: Texas state law allows the proceeds of bond sales to be used for assets with a useful life of more than one year, including land acquisition. While bond interest rates remain low, paying cash for land acquisition is still the cheapest option. The Board adopted a resolution to keep 25% of yearly expenditures in the M&O fund balance. The district currently has 35% of yearly expenditures, leaving the district with a little over \$5,000,000 in excess fund balance.

Q: HOW MUCH OF A BOND SHOULD BE DEDICATED FOR LAND?

A: There is no formula for how much “should” be dedicated. Elgin ISD is constantly evaluating options for land purchases, taking into consideration the best use of taxpayer money to address future growth.



MEETING #4 QUESTIONS

Q: CAN WE GO TO OTHER SCHOOL DISTRICTS THAT HAVE RECENTLY BUILT NEW SCHOOLS AND BUY THEIR PLANS/DESIGNS?

A: It is not uncommon for a school to utilize a set of plans initially designed for another district or site to help reduce costs. However, each site has its own unique challenges (such as soil conditions), and certain design elements will be custom to Elgin ISD's chosen model.

Q: IF THERE IS A CENTRAL ATHLETICS/PERFORMING ARTS FACILITY, WOULD THERE BE ANY CONTRIBUTION FROM THE CITY THROUGH THE HOTEL TAX?

A: No



DISTRICT-WIDE NEEDS & POTENTIAL PROJECTS



IDENTIFIED NEEDS & PROPOSED PROJECTS

Elementary Schools: Near-Term Needs

GROWTH: Facilities & Spaces Needed to Accommodate Projected Enrollment

- Enrollment Exceeds (or soon will exceed) Capacity at Multiple Campuses

	Capacity w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Elgin	1009	646	691	719	734	741	754	787	828	894	972
Neidig	812	586	639	689	799	930	1074	1233	1417	1616	1812
Washington	792	806	895	938	978	991	1003	1028	1059	1113	1179



IDENTIFIED NEEDS & PROPOSED PROJECTS

Elementary Schools: Proposed Projects

GROWTH – Two (2) New Elementary Schools

New ES 1: \$38,476,620

- 800 Student (900 Core)

New ES 2: \$38,476,620

- 800 Student (900 Core)

LIFE-CYCLE REPAIR/REPLACEMENT

Elementary School Select Priority 1 Items: \$4,969,562

- **Elgin Elementary:** New Playground Equipment, HVAC & Electrical Improvements, Technology Upgrades, New Window Treatments/Blinds
- **Neidig Elementary:** New Playground Equipment, Track Replacement, HVAC Improvements, Technology Upgrades
- **Booker T. Washington Elementary:** New Playground Equipment, Window Replacement, Site Paving/Drainage & Utilities, New Playground & HVAC Improvements, Technology Upgrades



IDENTIFIED NEEDS & PROPOSED PROJECTS

High School: Near-Term Needs

GROWTH: Facilities & Spaces Needed to Accommodate Projected Enrollment

- Current Enrollment Exceeds Capacity
- Additional Classrooms, Core Spaces & Support Facilities Needed to Accommodate Student Enrollment and CTE Program Expansion

	Capacity w/ Port	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
High School	1418	1551	1696	1781	1875	1988	2038	2321	2619	2965	3406



IDENTIFIED NEEDS & PROPOSED PROJECTS

High School: Proposed Projects

GROWTH – OPTION 1		GROWTH – OPTION 2	
<u>High School Additions (\$62,032,651)</u>		<u>11th /12th Grade Center (\$103,008,251)</u>	
• Classroom Addition (1000 student)	\$18,360,000	• Facility + CTE (1200 student)	\$54,124,000
• CTE Expansion	\$6,300,000	• Auditorium (1200 seats)	\$15,750,000
• Cafeteria Addition	\$1,300,000	• + Contingency & Fees	
• Auditorium (1200 seats)	\$15,750,000		
• Practice Fields (1 football / 1 soccer)	\$900,000		
• + Contingency & Fees			

*** Each option includes an Auditorium (PAC) & CTE Expansion*

LIFE-CYCLE REPAIR/REPLACEMENT

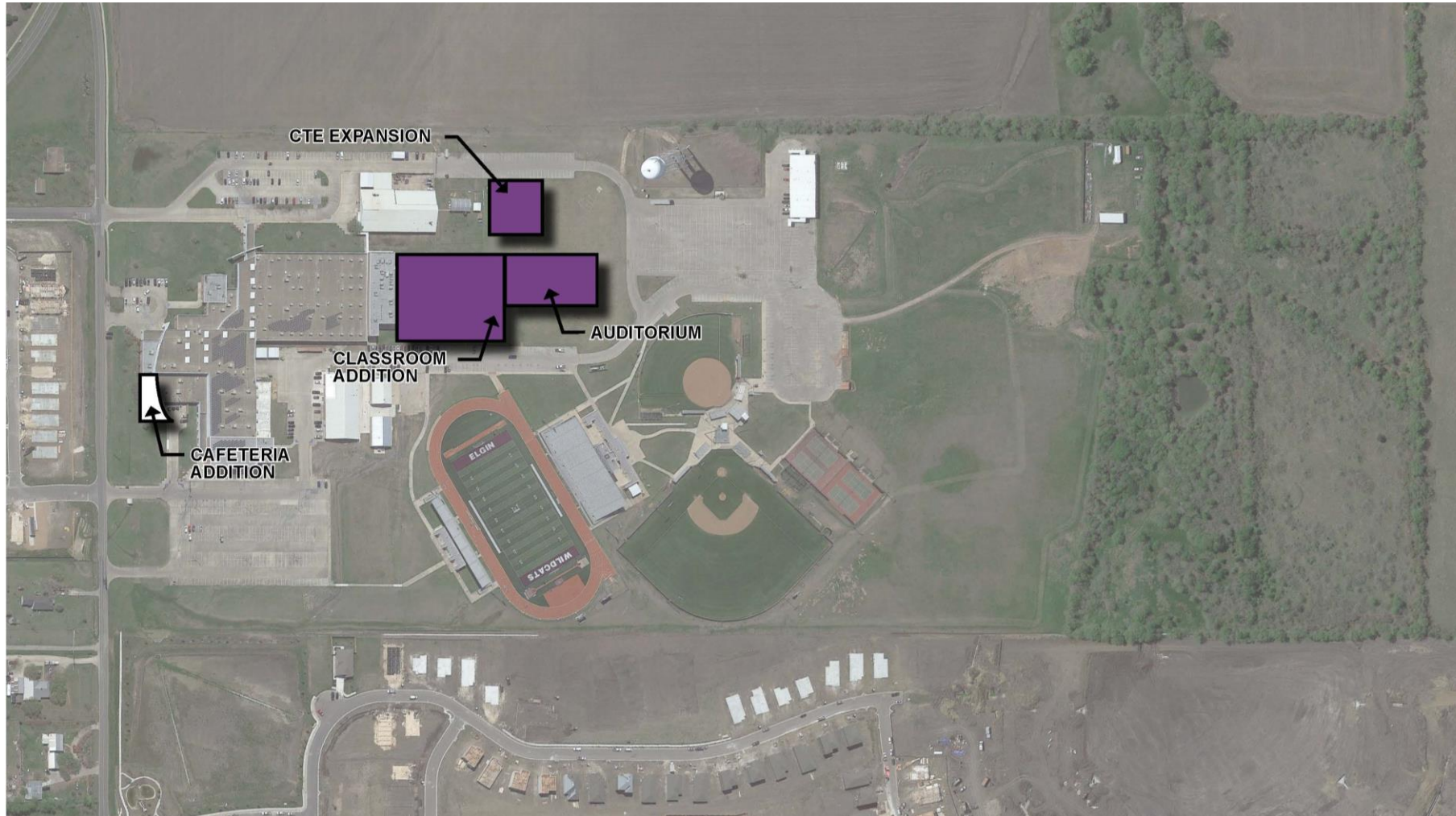
Select Priority 1 Items: \$1,181,765

- Exterior Envelope, Site Paving/Drainage & Utilities, HVAC Improvements, Technology Upgrades



IDENTIFIED NEEDS & PROPOSED PROJECTS

High School: Proposed Projects



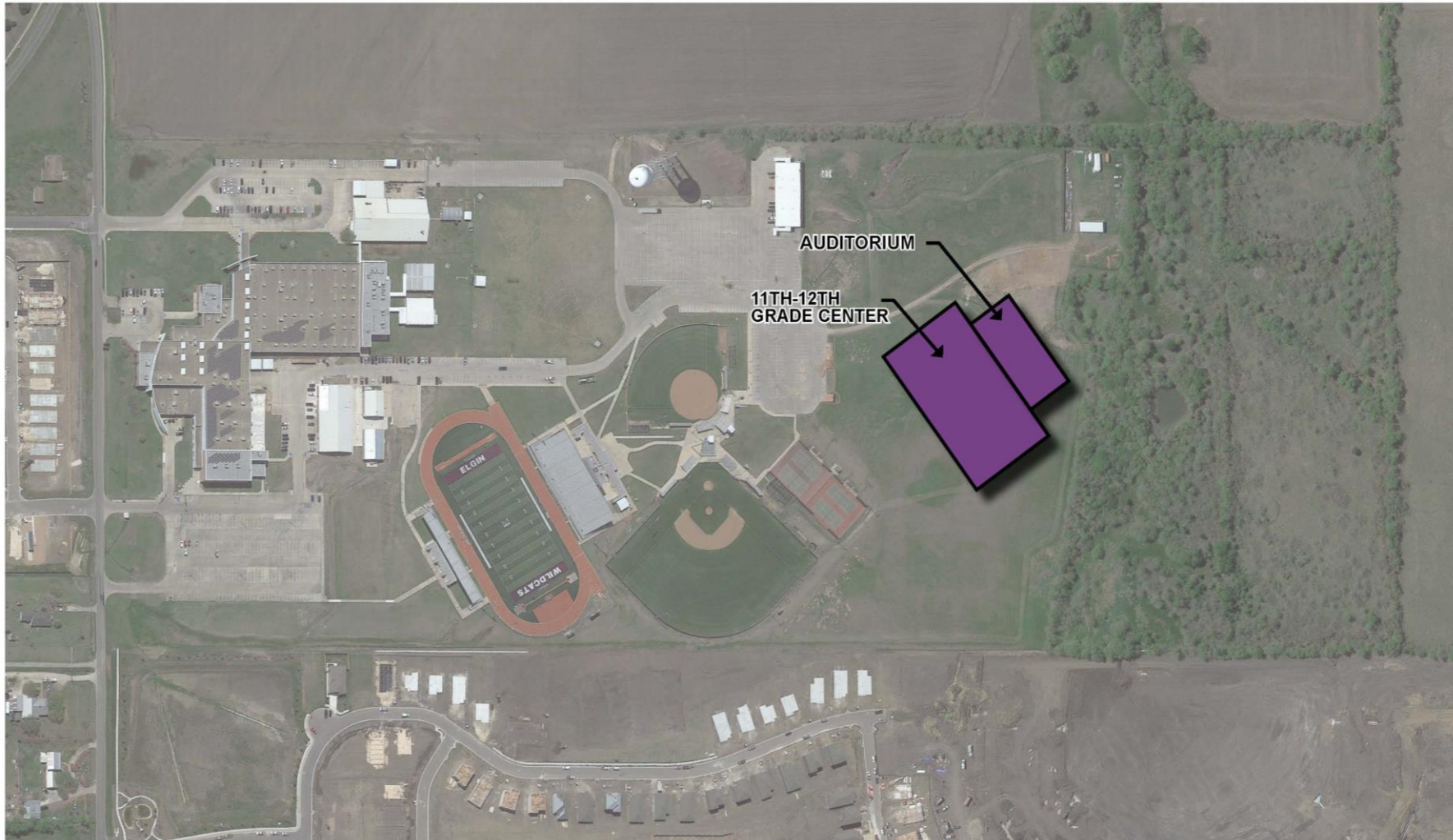
OPTION 1: Additions

- ✓ Cafeteria Addition
- ✓ Classroom Addition
(1000 students)
- ✓ CTE Expansion
- ✓ Auditorium
(1200 seats)
- ✓ Practice Fields
(1 football, 1 soccer)



IDENTIFIED NEEDS & PROPOSED PROJECTS

High School: Proposed Projects



OPTION 2: New 11th - 12th Grade Facility

- ✓ Construction of a New 11th & 12th Grade Facility with
 - ✓ CTE &
 - ✓ Auditorium (1200 seats)



IDENTIFIED NEEDS & PROPOSED PROJECTS

Life-Cycle Repair/Replacement Projects

All Sites – Safety & Security: \$494,206

- Intrusion Alarms & Card Readers

Elgin High School: \$1,181,765

- Exterior Envelope, Site Paving/Drainage & Utilities, HVAC Improvements, Technology Upgrades

Elgin Middle School: \$799,156

- Site Paving Replacement, HVAC Improvements, Turf Replacement

Elgin Intermediate School: \$4,000,262

- Exterior Envelope, Cafeteria Renovations, Site Paving Upgrades/Replacement, HVAC Improvements

Elgin Elementary School: \$1,703,975

- New Playground Equipment, HVAC & Electrical Improvements, Technology Upgrades, New Window Treatments/Blinds

Neidig Elementary School: \$1,221,138

- New Playground Equipment, Track Replacement, HVAC Improvements, Technology Upgrades

BTW Elementary School: \$2,044,449

- New Playground Equipment, Window Replacement, Site Paving/Drainage & Utilities, New Playground & HVAC Improvements, Technology Upgrades

Phoenix High School: \$300,938

- Site Paving Replacement

Ag Barn: \$26,750

- Plumbing Upgrades/Improvements

Old Stadium: \$538,344

- Structural-Foundation Repairs/Improvements

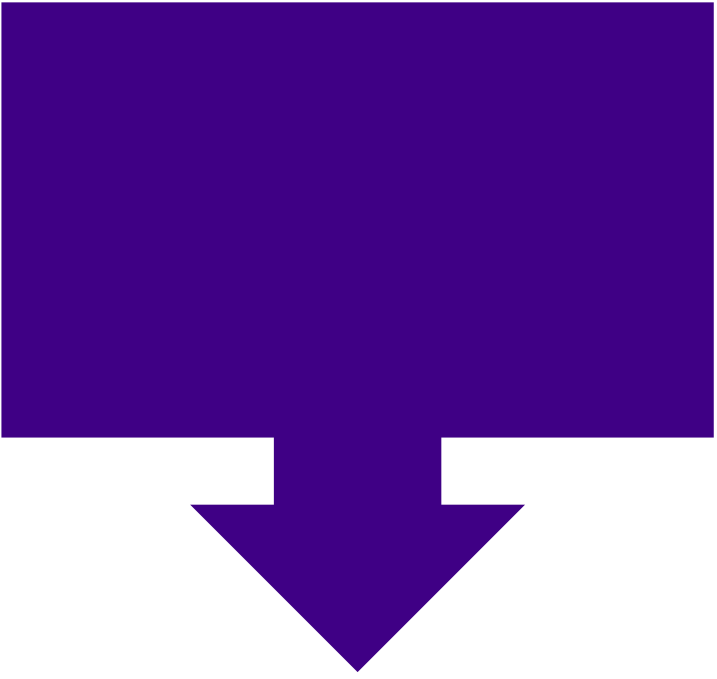


**ELGIN ISD
PRIORITIES &
INITIAL TAX IMPACT
DISCUSSION**



ELGIN ISD PRIORITIES & INITIAL TAX IMPACT DISCUSSION

Cost Projections

GROWTH PROJECTS		LIFE-CYCLE REPAIR/ REPLACEMENT PROJECTS		ANTICIPATED BOND CAPACITY (w/NO TAX INCREASE)
New ES 1:	\$38,476,620	All Sites – Safety & Security:	\$494,206	
New ES 2:	\$38,476,620	Elgin HS:	\$1,181,765	
HS Option 1:	\$62,032,651	Elgin MS:	\$799,156	
<u>or</u>		Elgin IS:	\$4,000,262	
HS Option 2:	\$103,008,251	Elgin ES:	\$1,703,975	
Transportation:	\$8,677,346	Neidig ES:	\$1,221,138	
Press Box Expansion:	\$9,505,809	BTW ES:	\$2,044,449	
		Phoenix HS:	\$300,938	
		Administration:	\$1,001,840	
		Ag Barn:	\$26,750	
		Child Nutrition:	\$100,313	
		Old Stadium:	\$538,344	
		Technology Building:	\$376,398	
Total: \$157,169,046 - \$198,144,646		Total: \$13,789,532		Total: \$175,000,000

GRAND TOTAL (Growth + Life-Cycle): \$170,958,578 - \$211,934,178



GROUP ROUND TABLE DISCUSSION



QUESTIONS?





SEE YOU NEXT TIME!

MEETING #6

Thursday, June 10, 2021

6:00 PM – 8:00 PM

Elgin Middle School