

Cleburne Independent School District

BOND PLANNING COMMITTEE

Meeting 2 | November 6, 2024

MEETING SCHEDULE

Wed., Oct. 30 Orientation, Framework, Future Thinking, Public School Finance,

CONCEPTUALIZE

Wed., Nov. 6, & Wed., Nov. 20

Facility Conditions, Demographics, Needs & Proposed Projects, Financial Capacity & Tax Impact Scenarios

EXPLORE

Tues., Nov. 12 Facilities Tour

Tue., Dec. 3

Develop Bond Scenarios

DEVELOP

Wed., Dec. 18

Committee Deliberations & Final Recommendation

REFINE

All members are expected to attend and contribute to all scheduled meetings consistently. Additional dates may be added as needed.



MEETING AGENDA

Review & Recap

Your Feedback

Demographic Update

Facilities Assessment Pt. 1

Financial Capacity & Tax Impact Scenarios

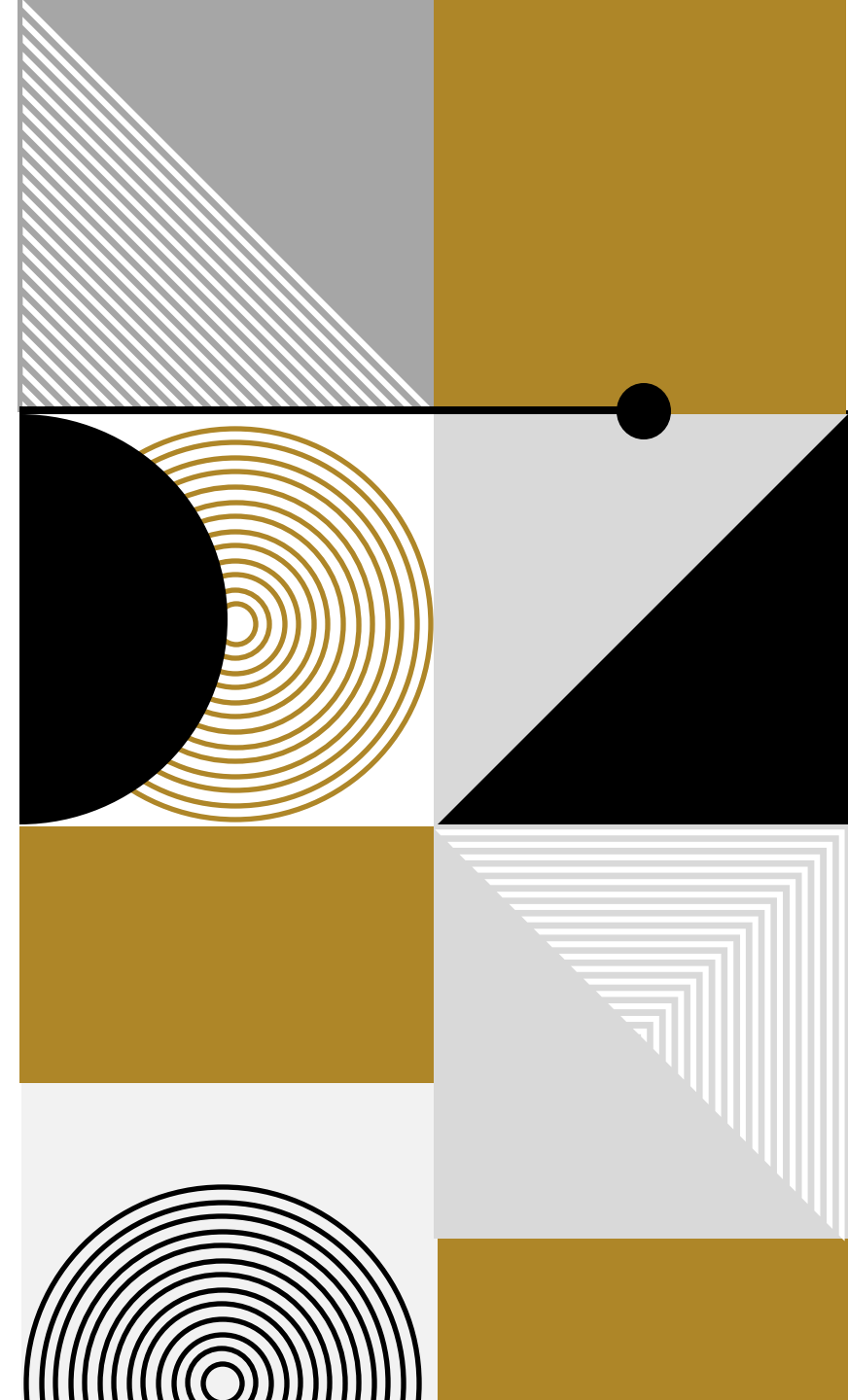
Review and Wrap-up

Tour Gerard Elementary School



OUR PROMISE TO YOU

- **Respect** your time
- **Provide** you with all the **tools** you need
- **Adjust plans** based on your feedback
- **Ensure** the process is **transparent**
- **Answer** all **questions** and serve as a resource to you



PURPOSE

The purpose of the Facility Advisory Committee is to review and consider information related to:

- Needs of Students
- Demographic Projections
- Existing Condition of Facilities
- Support for Quality Educational Programs
- Comprehensive District Goals
- Impact on Cleburne ISD Taxpayer

The Committee will develop and recommend a potential bond program that will help Cleburne ISD meet the challenges of the future as well as support prospective growth and change.

YOUR CHARGE

- **Review information** related to the District's facility needs, enrollment trends, and educational vision
- **Prioritize student needs**
- Develop a **fiscally responsible plan**
- Work with the "**big picture**"
- **Provide input** regarding District's facilities ability to support education in your community
- Provide insight into what the **broader community** might support
- Serve as **ambassadors** for the process and the proposed plan

...and hopefully **have fun!**



COMMITTEE NORMS

- **Respect** each participant.
- **Listen** to each comment. One speaker at a time.
- Represent yourself and your community but **work for the entire District.**
- Respect those that have differing opinions and **seek first to understand.**
- **Share** the process with the community.
- **Trust** yourself and this team.
- Actively **participate** by sharing your ideas, concerns, and questions.
- If you have a question, please **ask!**



CONSENSUS BUILDING

What number most aligns with your view of consensus?

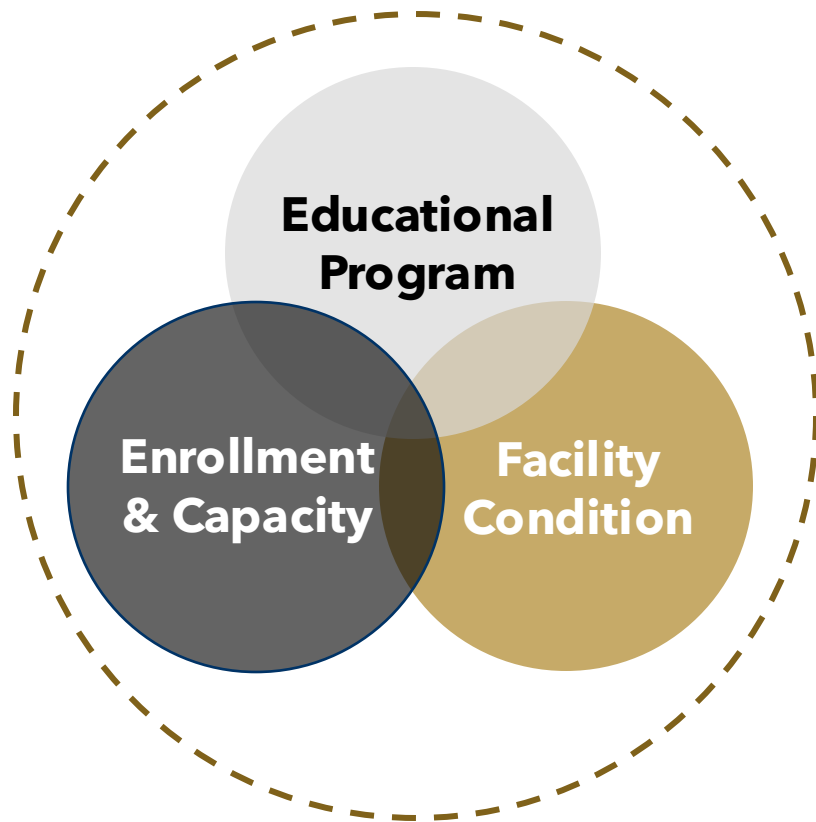
- ~~100%~~
- 75%
- ~~66%~~
- 50%
- ~~Less than 50%~~

75%





WHAT IS CONSIDERED WHEN PLANNING FOR FUTURE FACILITY NEEDS?



Facility Needs

- ✓ Ability to accommodate educational programs
- ✓ Capacity to accommodate projected enrollment
- ✓ Condition of District's facilities

District-Wide Scope

- ✓ Explores modernizations, additions, replacements, and new construction
- ✓ Identifies opportunities for more efficient use of sites and facilities
- ✓ Creates a plan that aligns with community support

YOUR FEEDBACK





CURIOSITY CARD

I have a...

☐ Question ☐ Comment ☐ Concern

Q: What is the philosophy behind turning Smith into an intermediate school and having one middle school? What is the goal? Is the goal being met?

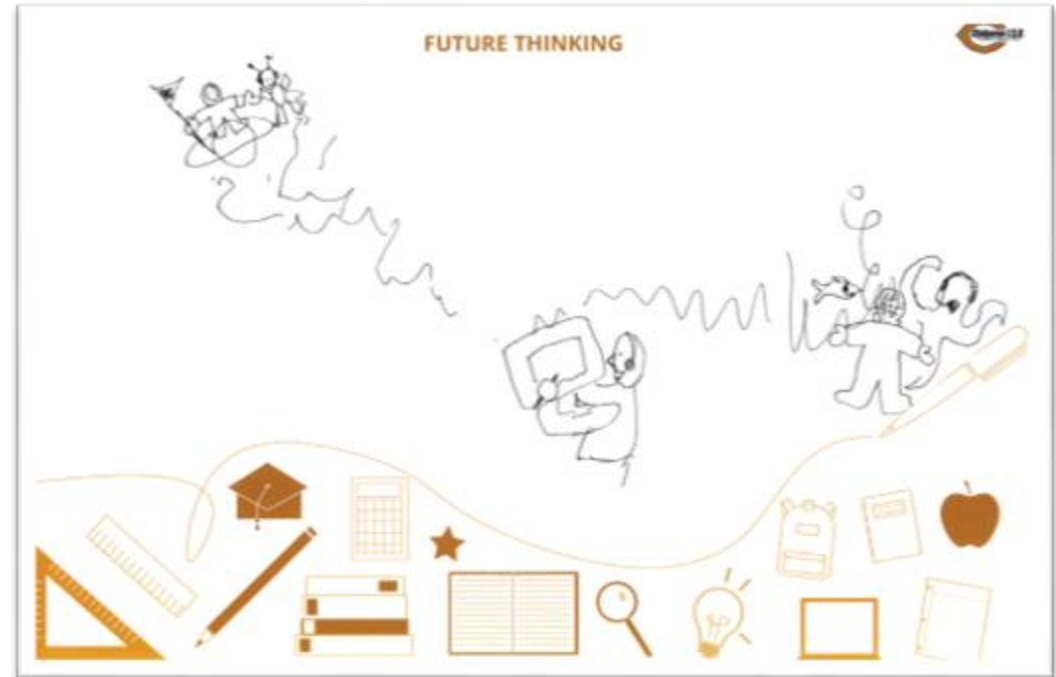
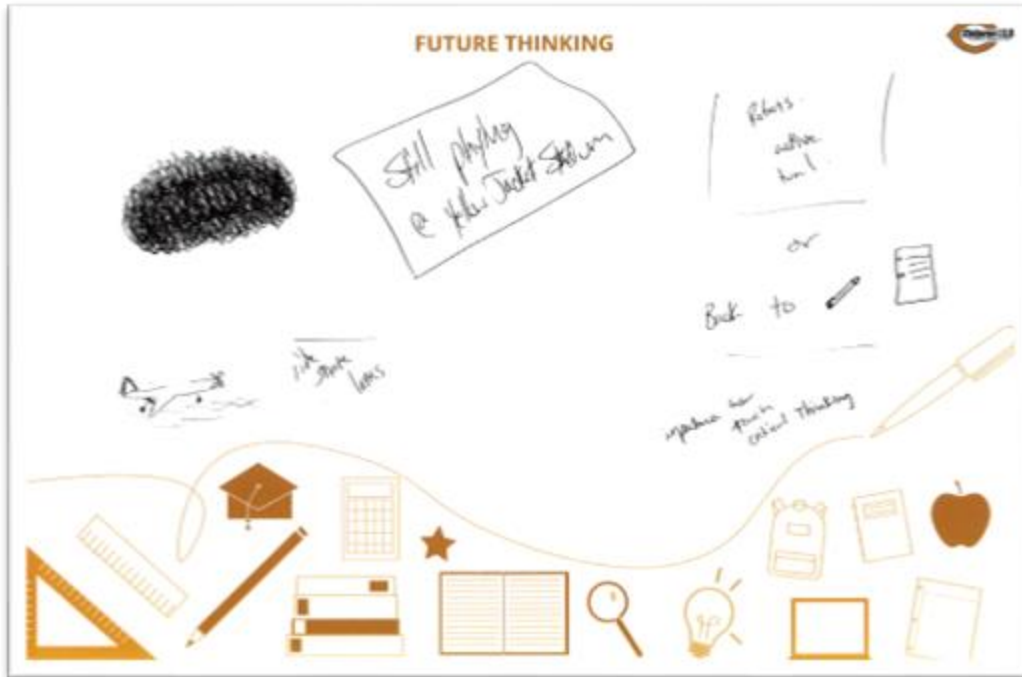
Q: How much has the tax base grown since 2021?

Q: How much is still owed on prior bonds? What is the estimated bonds payoff for bonds passed in 2016 and 2021?

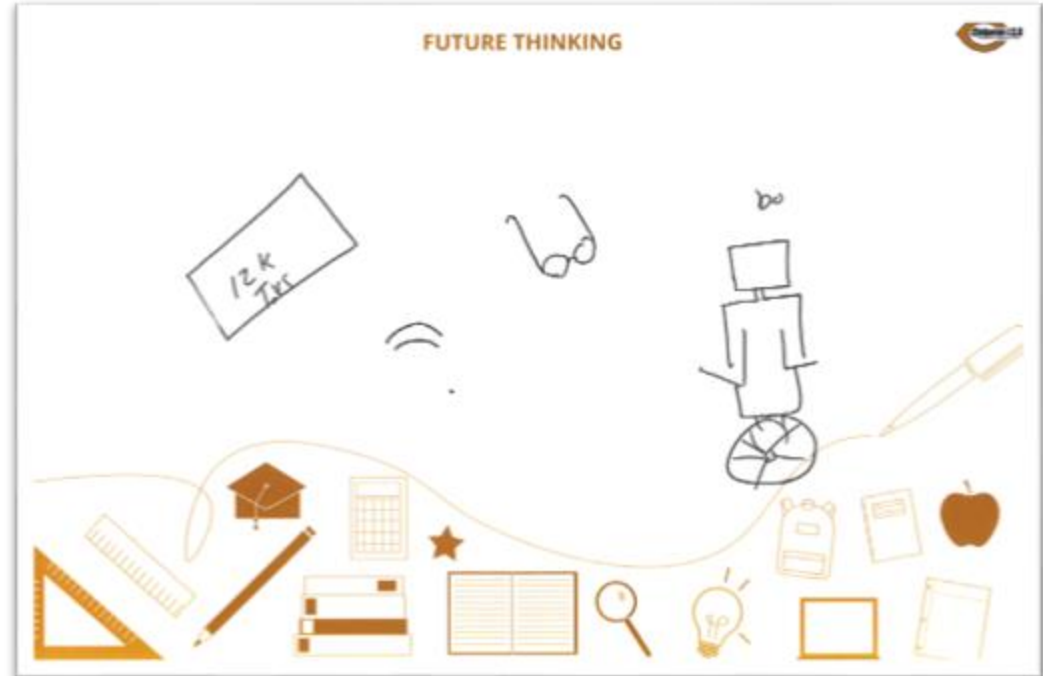
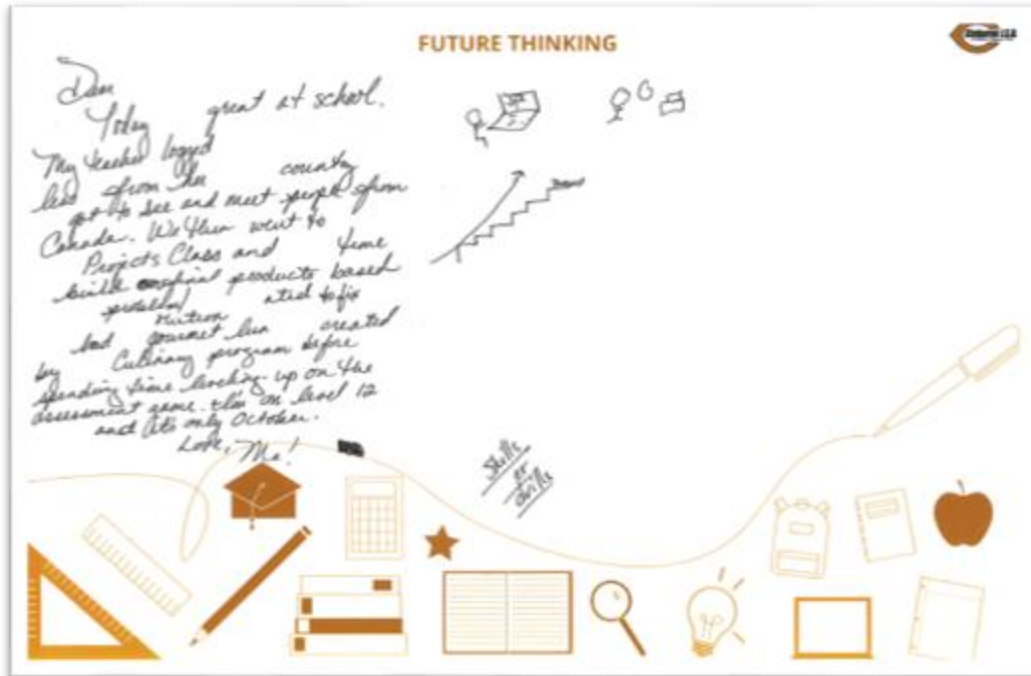
Q: What is our current debt?

Q: Can we look at past bonds and make some conclusions?

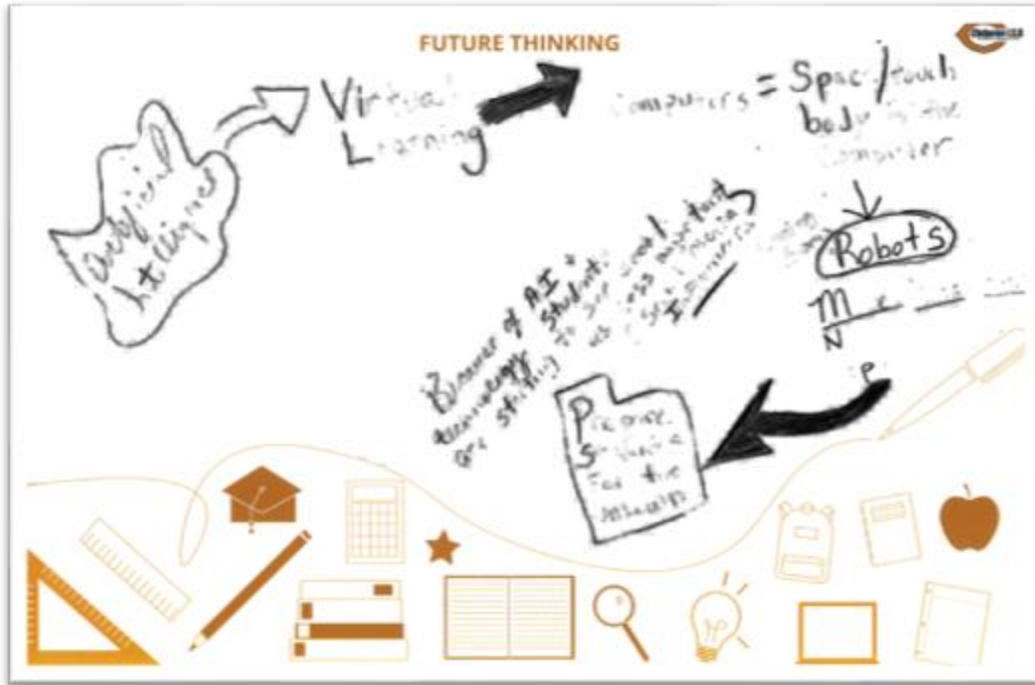
THE SCHOOL OF THE FUTURE



THE SCHOOL OF THE FUTURE



THE SCHOOL OF THE FUTURE



MENTIMETER EXERCISE RESULTS

What would you like to see as a result of the bond ...

- *Educational Programs*
- *Facility Improvements*
- *Safety & Security*
- *Technology*
- *Equity*
- *Community & Neighborhoods*
- *Enrollment & Capacity*



EDUCATIONAL PROGRAMS

- ❖ Reach into the field of avionics and add an elementary school
- ❖ I would like to see new programs that interest our current and future generations
- ❖ Campuses for prek-2nd grade for primary learning, emotional and social foundations; parents are allowing this happen at home
- ❖ Offer ALL CTE pathways
- ❖ 9th grade campus
- ❖ Another middle school with modern collaborative spaces that can transform classrooms
- ❖ Playgrounds for the intermediate school
- ❖ Repurpose Fulton as a behavioral campus for ALL grades
- ❖ Mental health support - mental resilience support
- ❖ Training programs for students; aviation, HVAC, and other technical jobs
- ❖ Pathways to technical careers upon graduating from high school
- ❖ Should have two (3A) high schools

FACILITY IMPROVEMENTS

- ❖ Renovations to the oldest schools
- ❖ New playgrounds
- ❖ Renovate older existing schools that need updating
- ❖ Renovate existing facilities to accommodate growth
- ❖ Update/replace old pk-5
- ❖ Playground for SIS
- ❖ Sufficient elementary school space
- ❖ Renovated or new Cooke and Coleman
- ❖ ... renovate existing facilities to prepare for it (growth) or plan for new buildings if the numbers support it
- ❖ New school buildings for outdated elementary schools
- ❖ Shade structures for all campuses
- ❖ New school buildings
- ❖ New school buildings for outdated elementary schools
- ❖ New Coleman and Cooke

FACILITY IMPROVEMENTS



- ❖ New Coleman and Cooke
- ❖ We need tennis facilities with seating on the CHS campus
- ❖ A little of everything: new facilities, renos, stadium, Indoor, bigger new elementary in SW part of town, 9th grade center
- ❖ Add an additional elementary school
- ❖ Update other elementary school
- ❖ Modern and safe playgrounds with padded floor spaces
- ❖ Renovations to facilities that haven't touched in years
- ❖ New buildings for some elementary schools; renovating is fine where it's possible
- ❖ Updated facilities
- ❖ Updated outdoor facilities/Playgrounds
- ❖ New building for at capacity campuses
- ❖ Sufficient elementary school space
- ❖ Renovated or new Cooke and Coleman
- ❖ ... renovate existing facilities to prepare for it (growth)

SAFETY AND SECURITY

- ❖ I would like to see renovations to existing facilities and security improvements
- ❖ Safety! Safety! SAFETY!
- ❖ Campus safety at top industry standard
- ❖ Safety improvements
- ❖ Safety improvements in older elementary campuses
- ❖ Any improvement that would add security safety
- ❖ Safety & security improvements
- ❖ More security involvement in all schools
- ❖ Fencing around the schools
- ❖ Metal detectors/security improvements
- ❖ Fencing around Coleman's outside area
- ❖ Safety/security
- ❖ Safety and security for all schools
- ❖ Safety and security updates

TECHNOLOGY

- ❖ Technology upgrades
- ❖ Better Wi-Fi in areas in the district
- ❖ We need Wi-Fi at CHS
- ❖ Technology where students scan their badges to show where they are
- ❖ Tech changes for the future
- ❖ Technology upgrades as well
- ❖ Better Wi-Fi throughout all spaces, including outdoor spaces

OTHER DISTRICT FACILITIES

- ❖ New Stadium
- ❖ I love the Rock, and I think that many in the community do and value the history of the Rock but I do feel from talking to others in the community that many would love to see it have a facelift/upgrade
- ❖ A newer football stadium
- ❖ We need a new Ag barn
- ❖ Some sort of renovation or new football field
- ❖ Would like to see a new stadium that will be able to host our own high school graduations!
- ❖ New stadium
- ❖ Improvements to existing facilities: football stadium, agricultural barn, updating or replacing older elementary schools (Coleman, Cooke, etc.)
- ❖ Football stadium
- ❖ New Ag Facilities, New Stadium
- ❖ Upgrade to the rock/new football area in the HS athletic complex

OTHER DISTRICT FACILITIES

- ❖ Addition of multi-use agricultural project facility
- ❖ Stadium
- ❖ A new stadium still utilizes the rock its historical and special to Cleburne it can still be used but we have outgrown it and are not giving the future of our kids a space to grow in
- ❖ New Football Stadium or renovate existing stadium
- ❖ Build new ag barn to better accommodate animals and students.
- ❖ Build vet tech center
- ❖ State of the Art Stadium with PARKING
- ❖ New stadium/updated practice field to be new stadium.
- ❖ A high school football stadium
- ❖ Multi-use Sports training facility.
- ❖ Football stadium
- ❖ We need tennis facilities with seating on the CHS campus

ENROLLMENT AND CAPACITY

- ❖ New building for at capacity campuses
- ❖ New elementary school (need city streets to accommodate)
- ❖ New school buildings to address growth of community
- ❖ New School buildings to accommodate the growing community
- ❖ New elementary school or schools to meet growth of community
- ❖ Renovate existing facilities to accommodate growth
- ❖ Plan for new buildings if the numbers support it (growth)
- ❖ Sufficient elementary school space
- ❖ Bigger, new elementary in SW part of town
- ❖ New elementary school out towards the lake area

OTHER

Community and Neighborhoods

- ❖ Employee/community daycare facility
- ❖ Learning facility for parents/community, to provide more community involvement

Equity

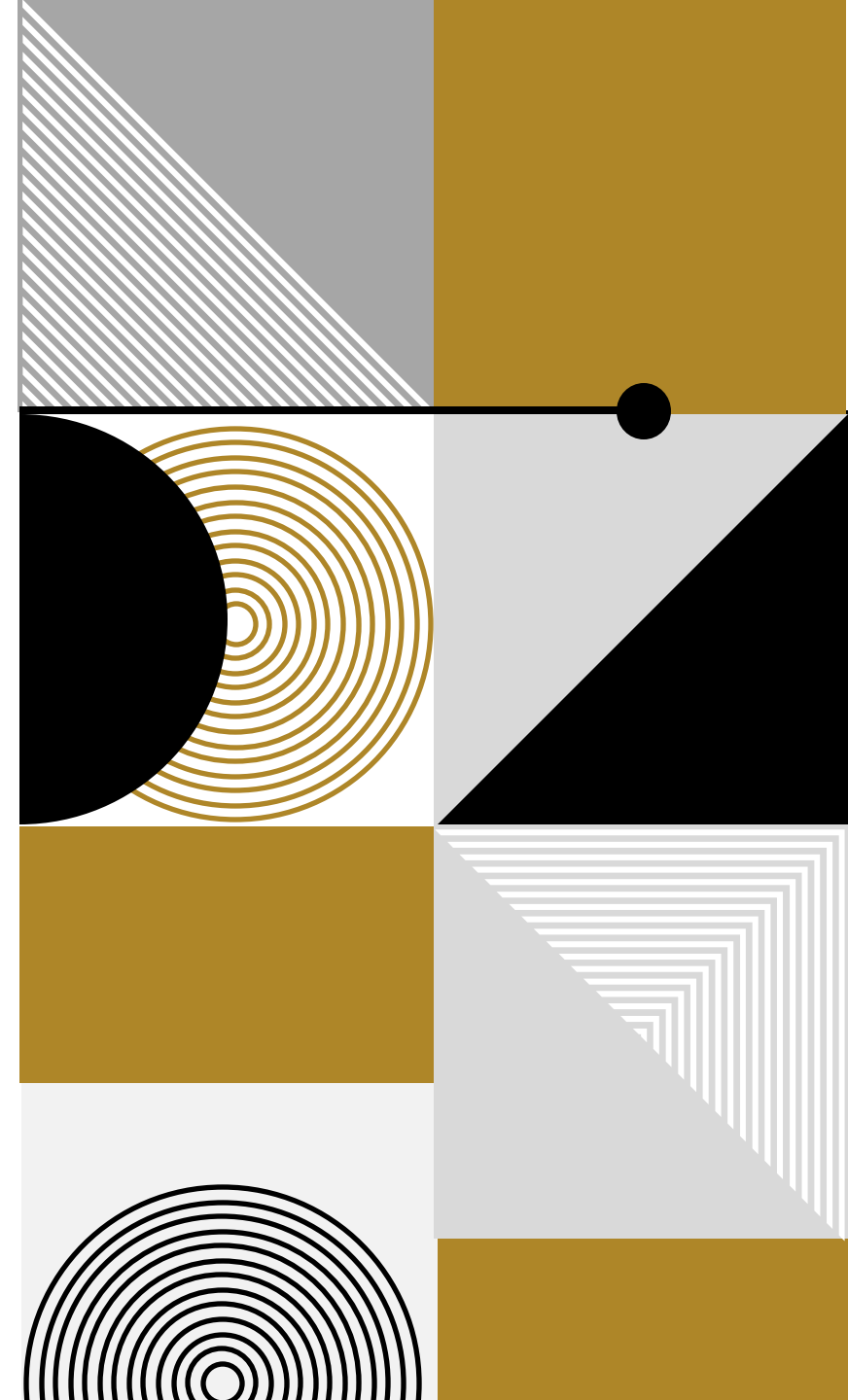
- ❖ We do NOT need a new indoor athletic facility
- ❖ Upgrade the older elementary - equity!

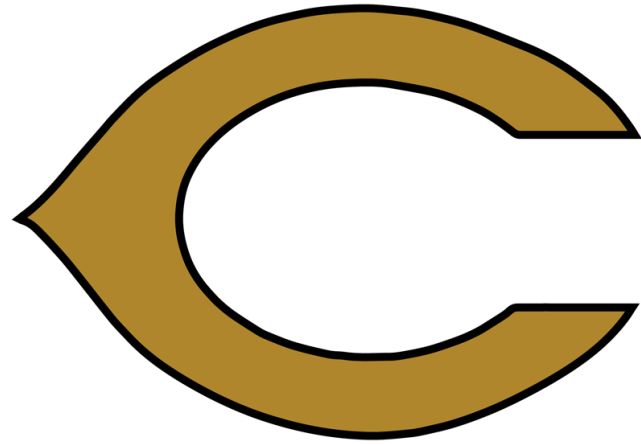
Other

- ❖ Use our current capacity withing in our bond (like a credit card)
- ❖ Put in more commercial refillable water stations
- ❖ Upgrade teacher lounges



DEMOGRAPHIC UPDATE

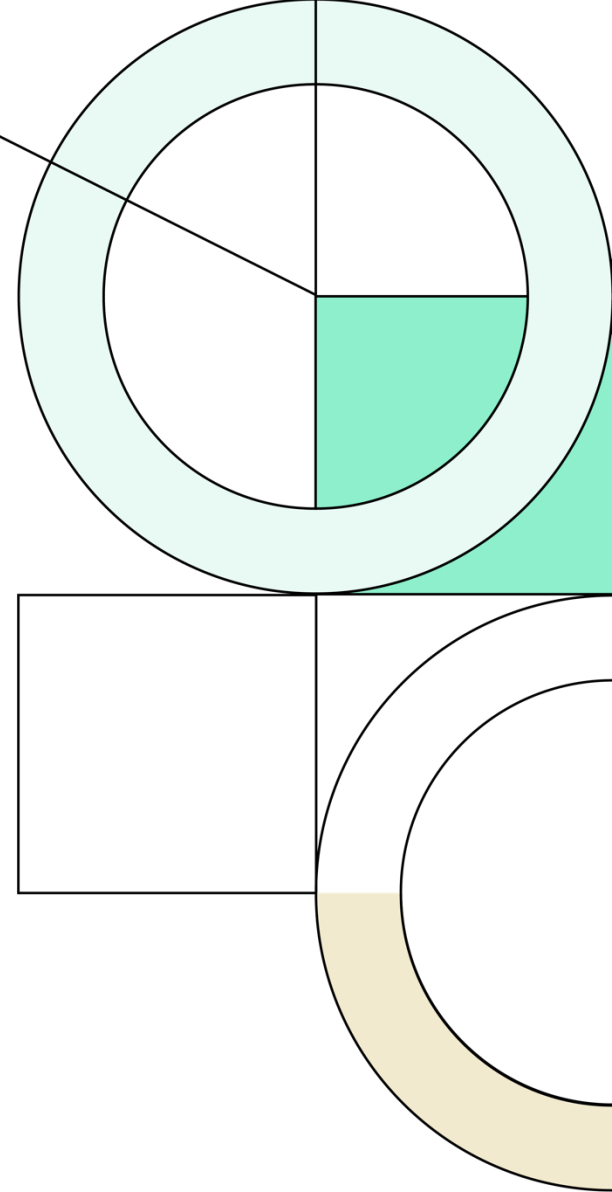




Cleburne Independent School District

Fall 2024/25 Demographic Report

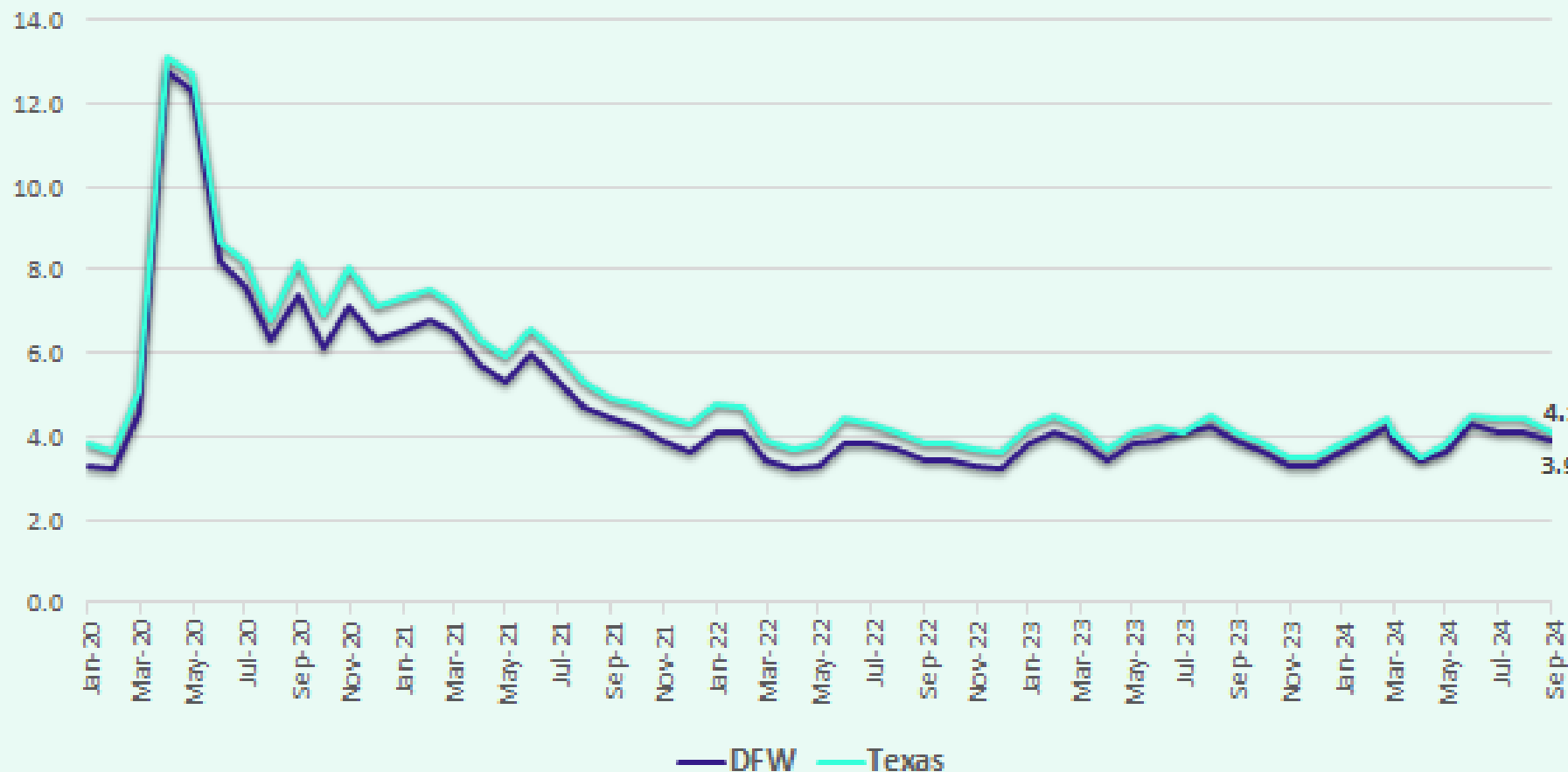
November 6, 2024



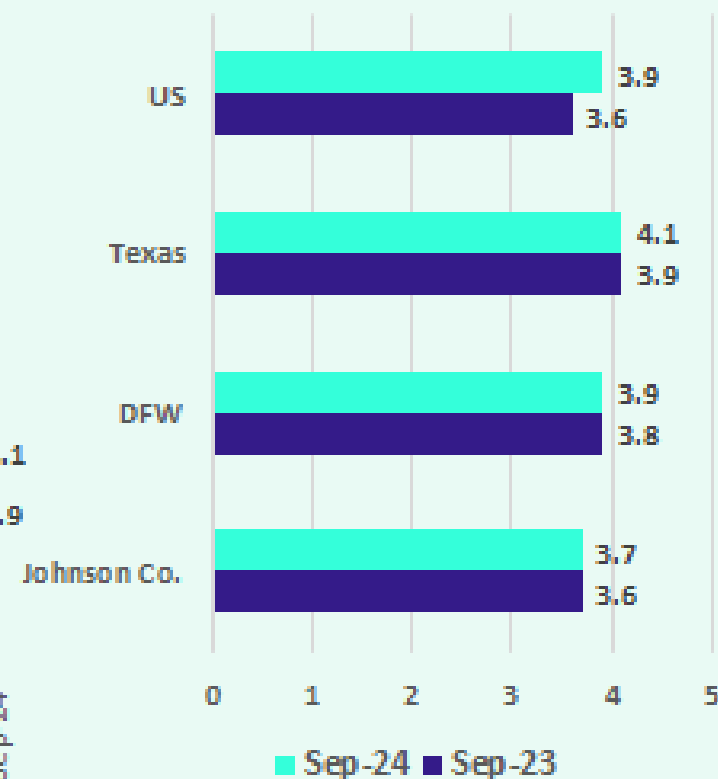


Local Economic Conditions

Unemployment Rate, Jan. 2020 – Sept. 2024

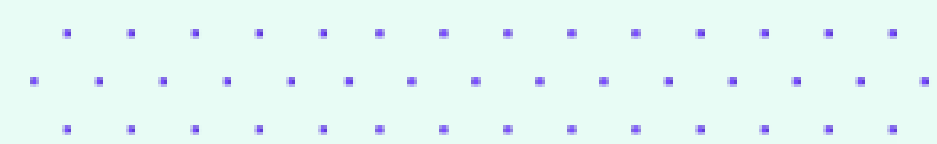


Unemployment Rate, Year over Year





Housing Activity by MSA

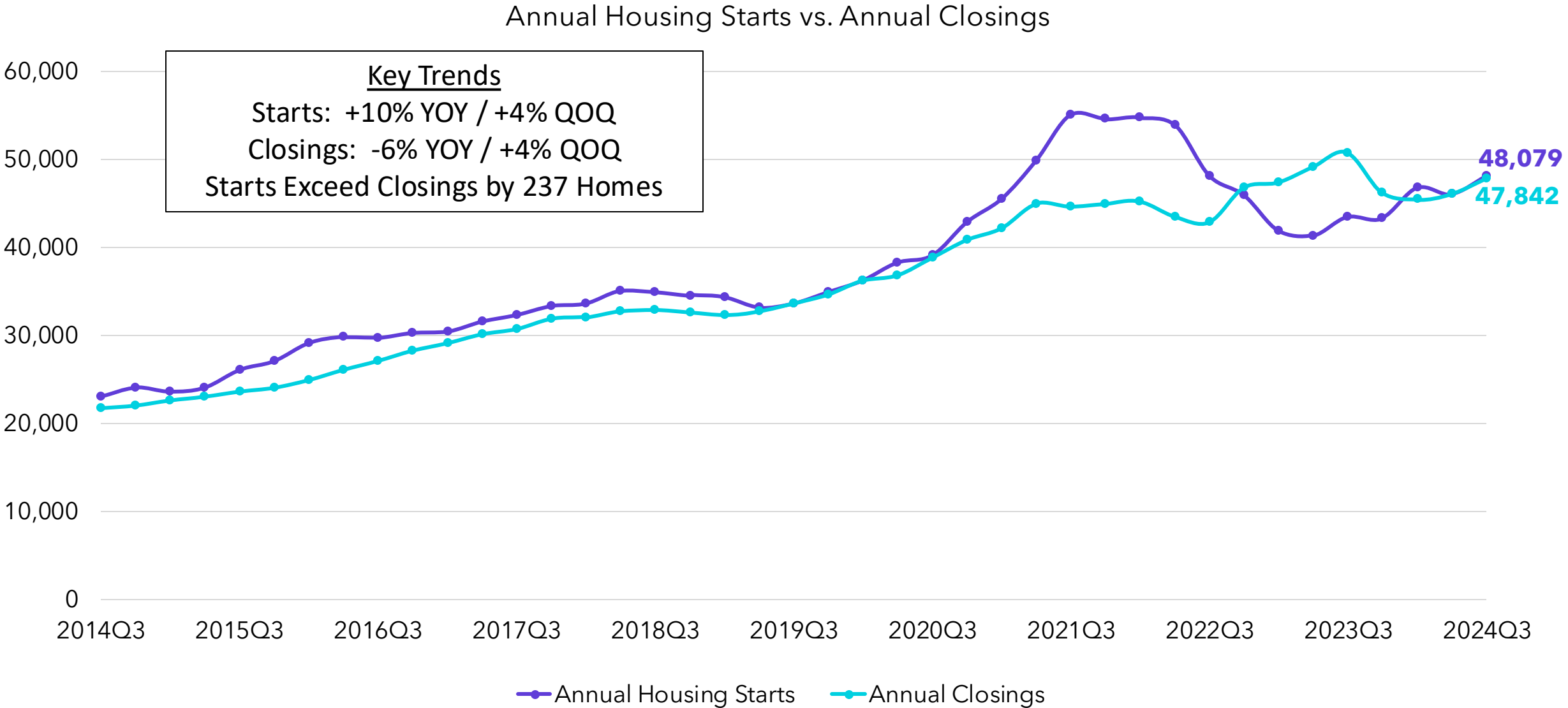


Top 25 Housing Starts Markets (3Q2024)

Rank	Market	3Q24 Annualized Starts	3Q24 YOY Change	3Q19 Annualized Starts	Change from 2019
1	Dallas	46,635	11%	33,560	39%
2	Houston	38,128	14%	29,712	28%
3	Phoenix	23,399	50%	21,093	11%
4	Atlanta	18,338	6%	22,899	-20%
5	San Antonio	17,751	33%	13,180	35%
6	Austin	16,663	11%	17,409	-4%
7	Orlando	14,595	-2%	14,056	4%
8	Tampa	12,459	3%	12,144	3%
9	Charlotte	11,625	0%	11,837	-2%
10	Raleigh	11,045	12%	9,723	14%
11	Riverside/San Bernardino	10,871	-2%	9,377	16%
12	Las Vegas	10,870	22%	9,834	11%
13	Miami	10,603	44%	8,387	26%
14	Washington, DC	10,439	2%	12,980	-20%
15	Sarasota	10,387	10%	5,897	76%
16	Jacksonville	10,297	12%	8,506	21%
17	Nashville	9,887	17%	8,439	17%
18	Lakeland	8,556	29%	4,885	75%
19	Denver	8,291	22%	10,144	-18%
20	Portland	8,226	108%	5,143	60%
21	Seattle	7,814	37%	9,002	-13%
22	Minneapolis	7,121	13%	7,755	-8%
23	Sacramento	7,060	20%	5,856	21%
24	Chicago	6,947	19%	6,420	8%
25	Indianapolis	6,846	16%	5,874	17%

Source: Zonda

DFW New Home Starts & Closings

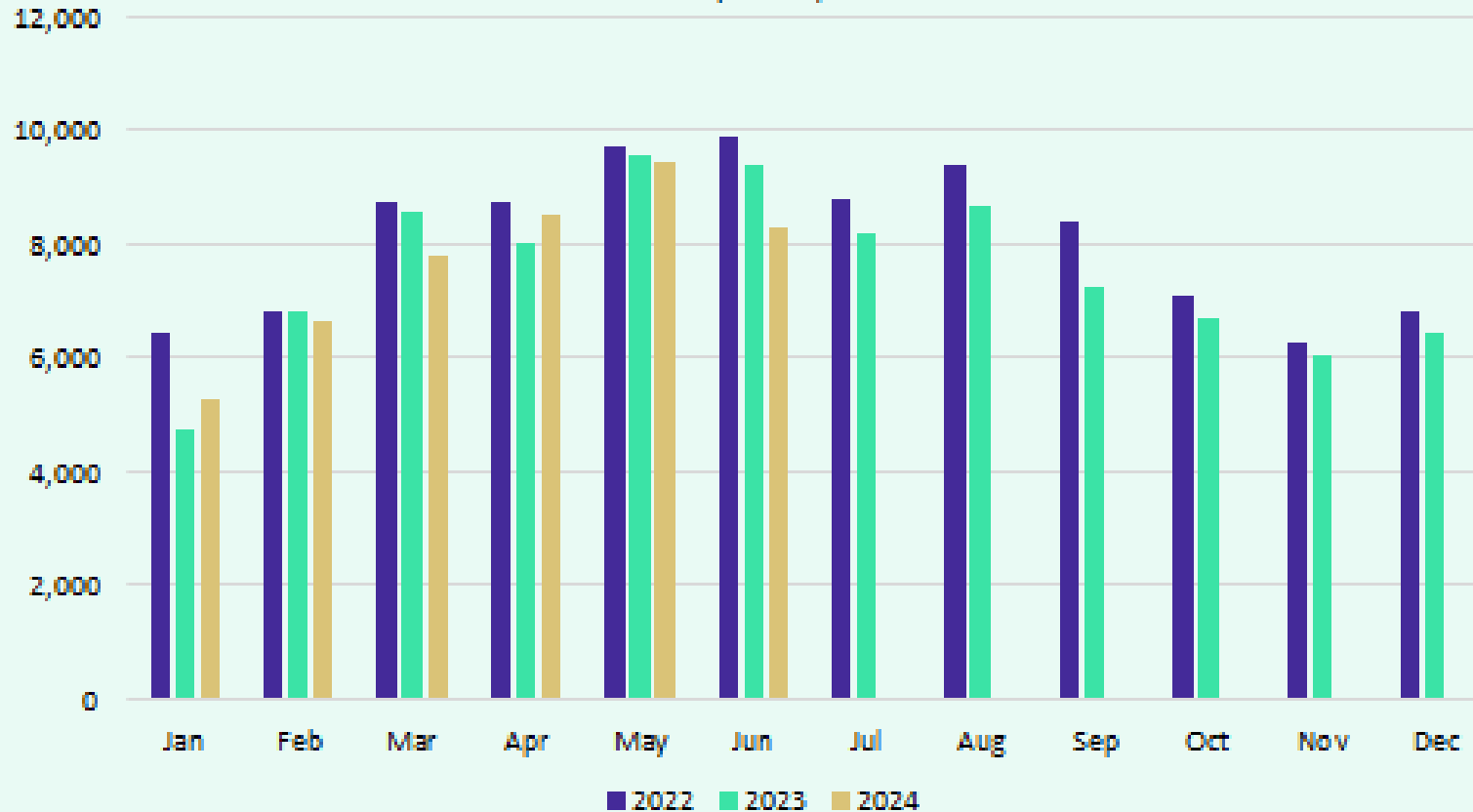


Source: Zonda

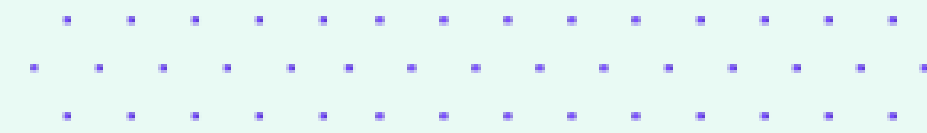


DFW Housing Market Trends

DFW Monthly Sales, 2022-2024

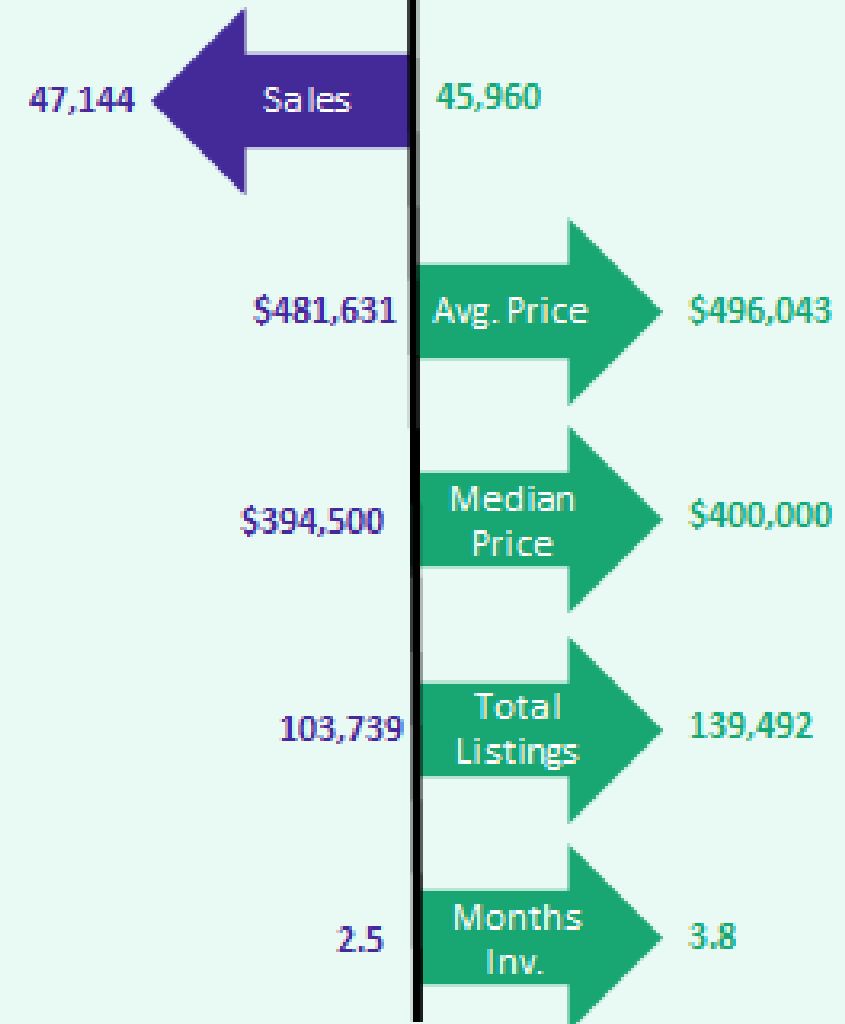


- Median and average home prices increased in the first half of 2024 as the number of listings increased over the same period in 2023
- After a solid start to the 2024 year, buyer confidence has tempered, and sales have come down from 2023 levels
- Inventory is increasing across the DFW region as sales have slowed due to price increases



YOY Housing Trends

Jan.-June 2023 Jan.-June 2024





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 3Q24

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	PROSPER ISD	2,854	3,490	1,498	2,693	10,698
2	NORTHWEST ISD	2,877	3,124	1,711	4,005	40,279
3	PRINCETON ISD	3,123	2,725	1,529	3,572	8,099
4	DENTON ISD	2,434	2,546	1,323	2,716	25,427
5	MCKINNEY ISD	2,565	2,127	1,328	2,640	10,475
6	FORNEY ISD	2,016	2,086	1,029	4,078	22,792
7	EAGLE MT-SAGINAW ISD	1,413	1,848	661	1,753	12,629
8	COMMUNITY ISD	1,666	1,389	873	2,791	7,322
9	MELISSA ISD	1,021	1,369	479	990	2,422
10	CRANDALL ISD	1,622	1,291	764	2,398	15,692
11	ROYSE CITY ISD	1,040	1,283	527	2,452	9,461
12	AUBREY ISD	1,225	1,282	477	1,167	5,797
13	DALLAS ISD	1,227	1,276	1,426	2,461	4,722
14	ANNA ISD	1,098	1,142	692	1,090	12,263
15	CROWLEY ISD	1,110	1,132	633	2,620	12,798
16	ROCKWALL ISD	1,273	1,118	835	2,808	8,515
17	CELINA ISD	1,474	1,114	1,038	4,051	36,498
18	FRISCO ISD	1,212	1,051	802	2,274	7,542
19	MIDLOTHIAN ISD	1,017	892	742	2,206	11,950
20	MANSFIELD ISD	777	839	555	2,039	5,513
53	WEATHERFORD ISD	180	179	180	925	872
54	CLEBURNE ISD	359	172	261	2,100	7,736
55	KELLER ISD	190	168	136	350	479

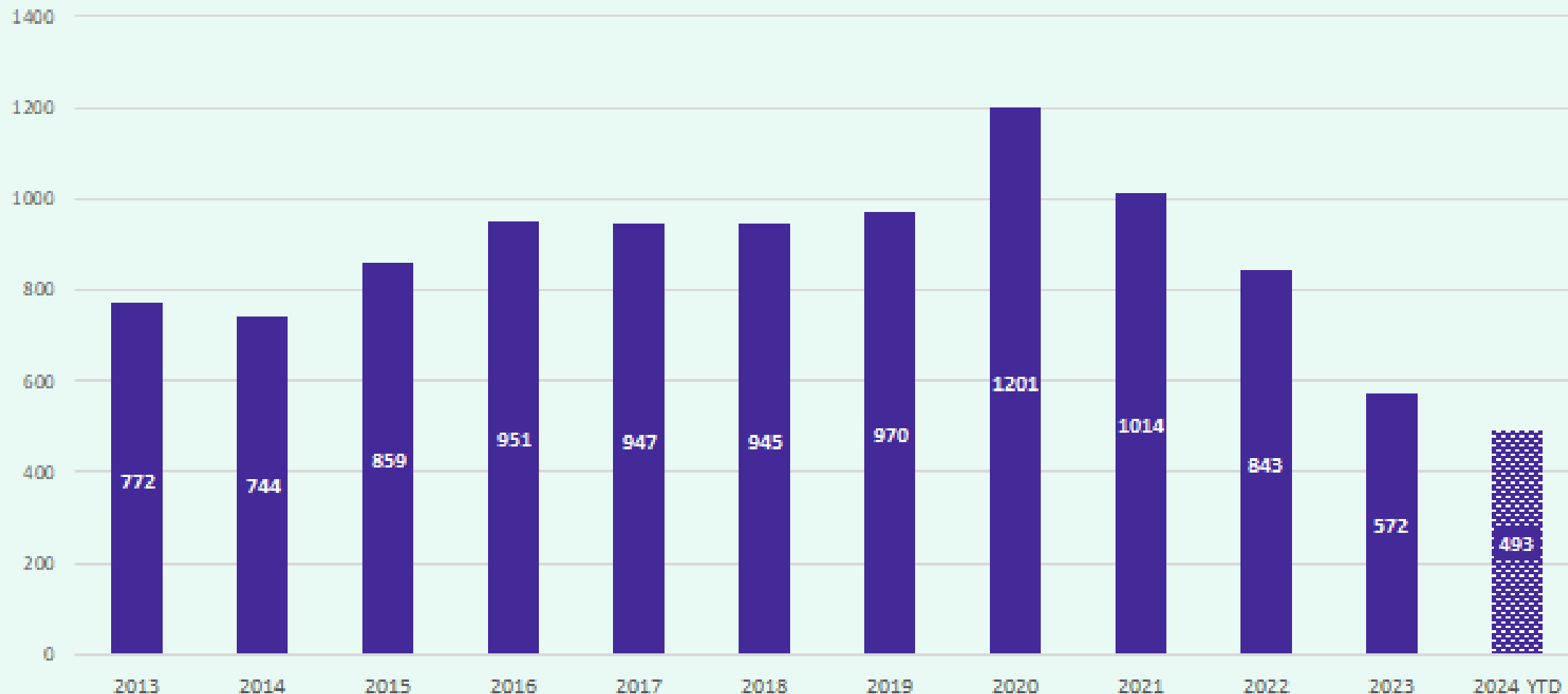
* Based on additional research by Zonda Education

** Totals **DO NOT** include age-restricted communities



Cleburne ISD Housing Market Analysis

District Annual Home Sales, 2013 – 2024

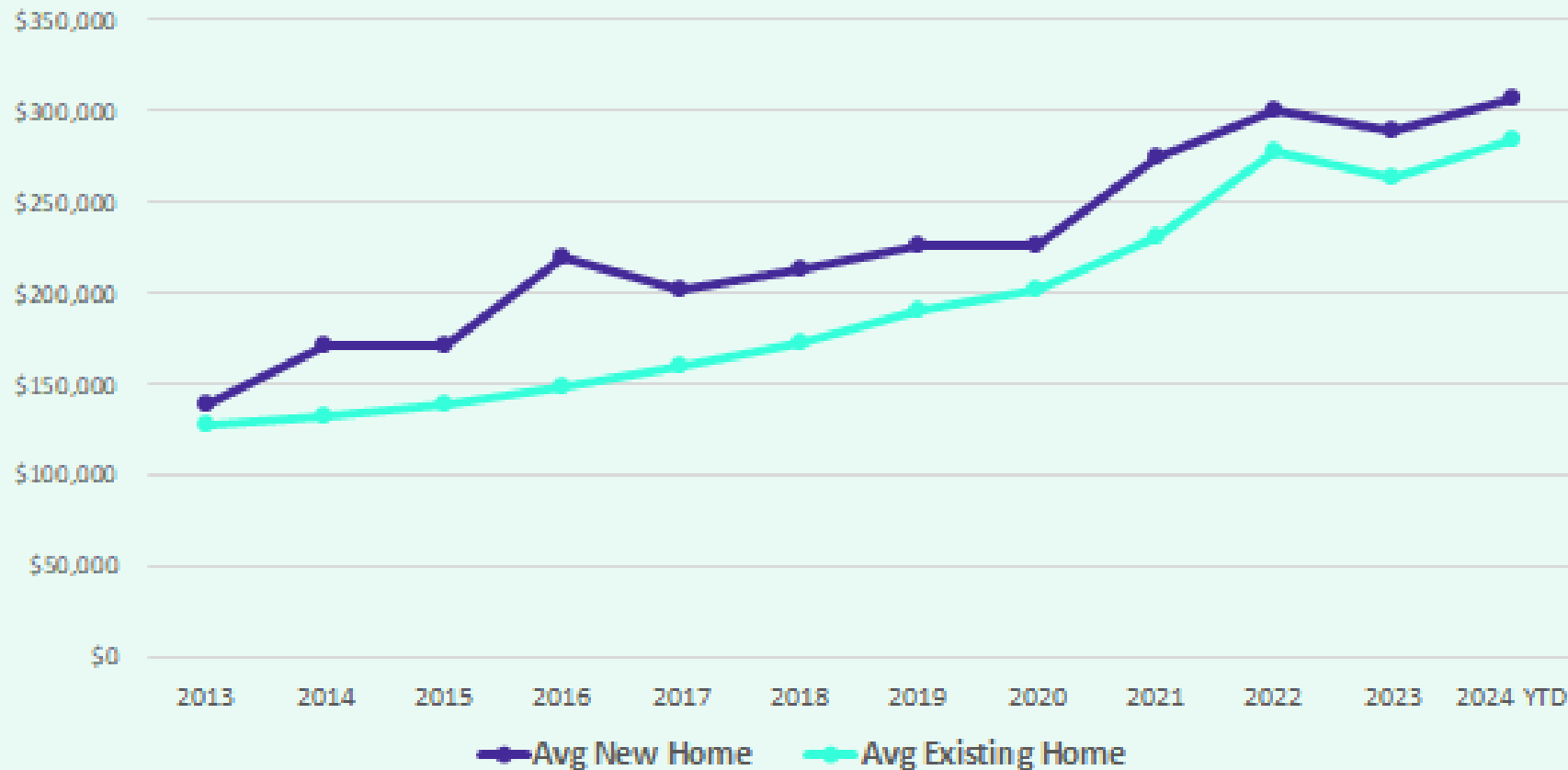


- Total home sales within CISDs have decreased since 2020 mostly due to higher inflation and interest rates
- New home sales in CISC have accounted for 16% of the total district home sales in 2024 YTD, an increase from 13% in 2023



Cleburne ISD Housing Market Analysis

Average New vs. Existing Home Sale Price, 2013 – 2024 YTD







- The average new home sale price in CISD has more than doubled between 2013 and 2024, an increase of nearly \$167,700
- The average existing home sale price in CISD more than doubled in the last 10 years, increasing of appx. \$156,800

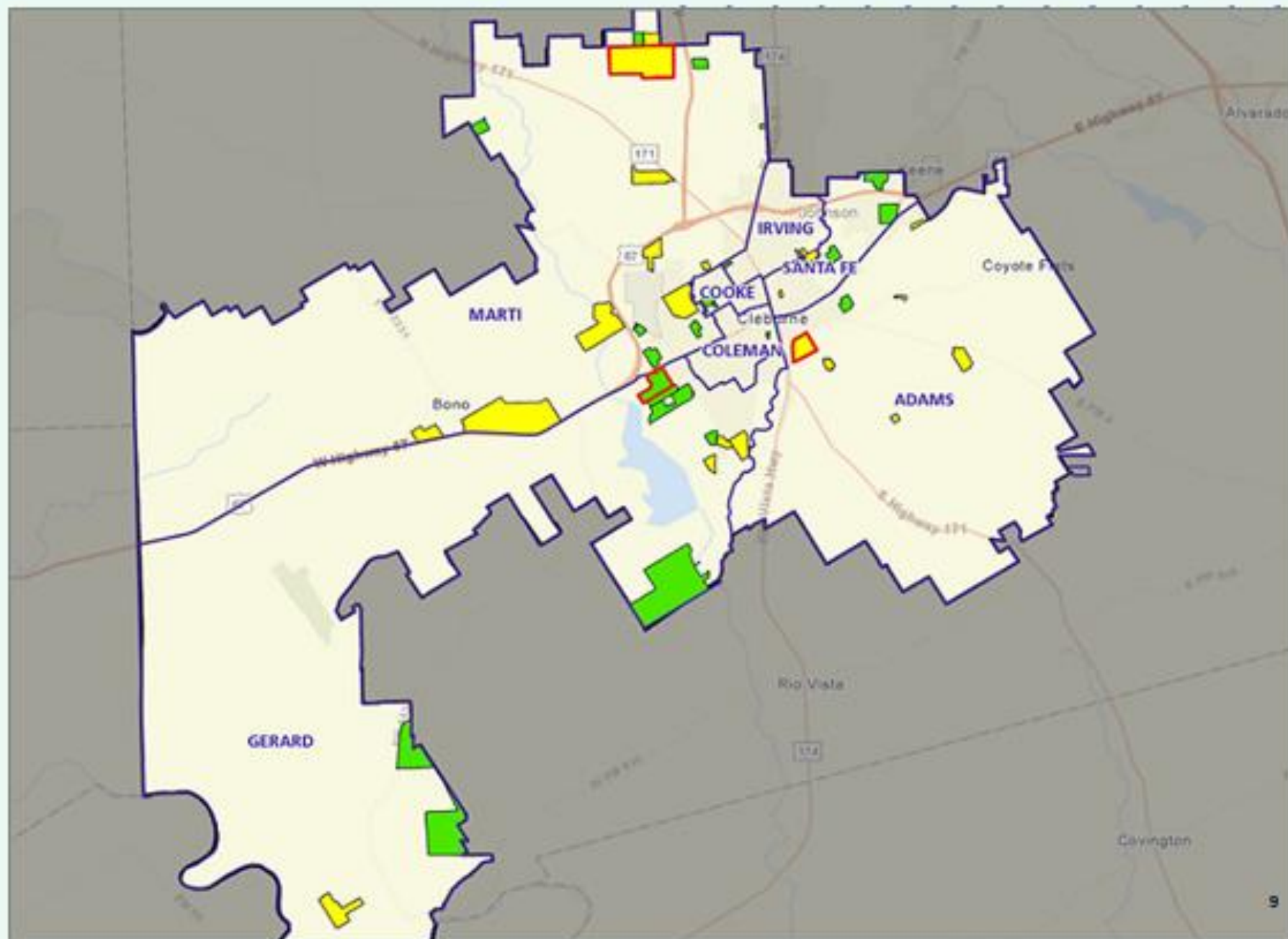
	Avg New Home Price	Avg Existing Home Price
2013	\$139,133	\$127,639
2014	\$171,271	\$132,107
2015	\$171,109	\$139,020
2016	\$219,015	\$148,360
2017	\$201,525	\$159,800
2018	\$212,619	\$172,963
2019	\$225,776	\$190,208
2020	\$226,382	\$201,804
2021	\$274,811	\$230,674
2022	\$300,765	\$278,206
2023	\$288,528	\$263,560
2024 YTD	\$306,829	\$284,404



District Housing Overview

- The district has 19 actively building subdivisions
- Within Cleburne ISD there are 25 future subdivisions in various stages of planning
- Of these, groundwork is underway on appx. 450 lots within 3 subdivisions
- 270 lots were delivered in the 3rd quarter

-  Groundwork Underway
-  Active
-  Future
-  Elementary Attendance Zones





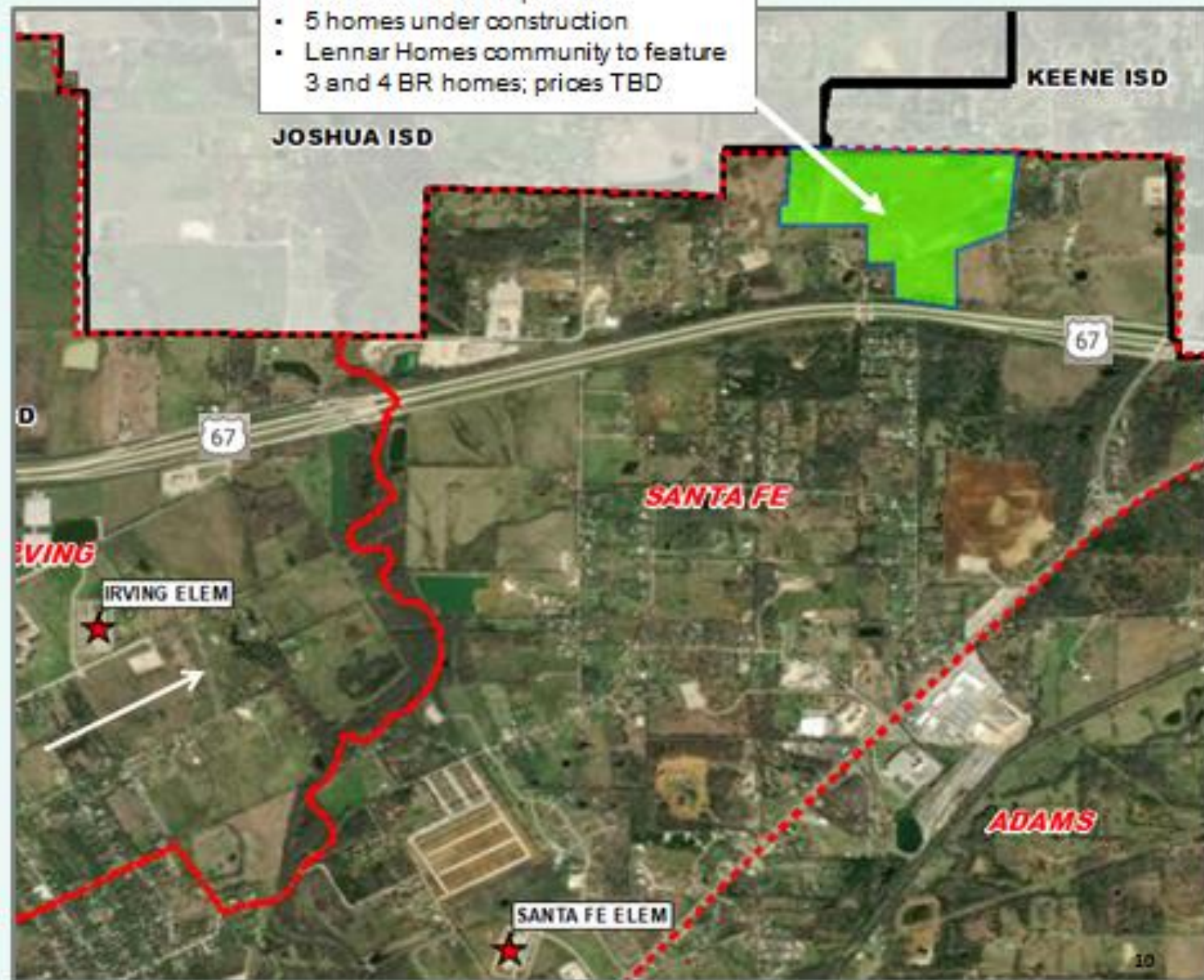
Residential Activity

September 2024



Ashton Homeplace

- 163 total future home lots
- 158 vacant developed lots
- 5 homes under construction
- Lennar Homes community to feature 3 and 4 BR homes; prices TBD



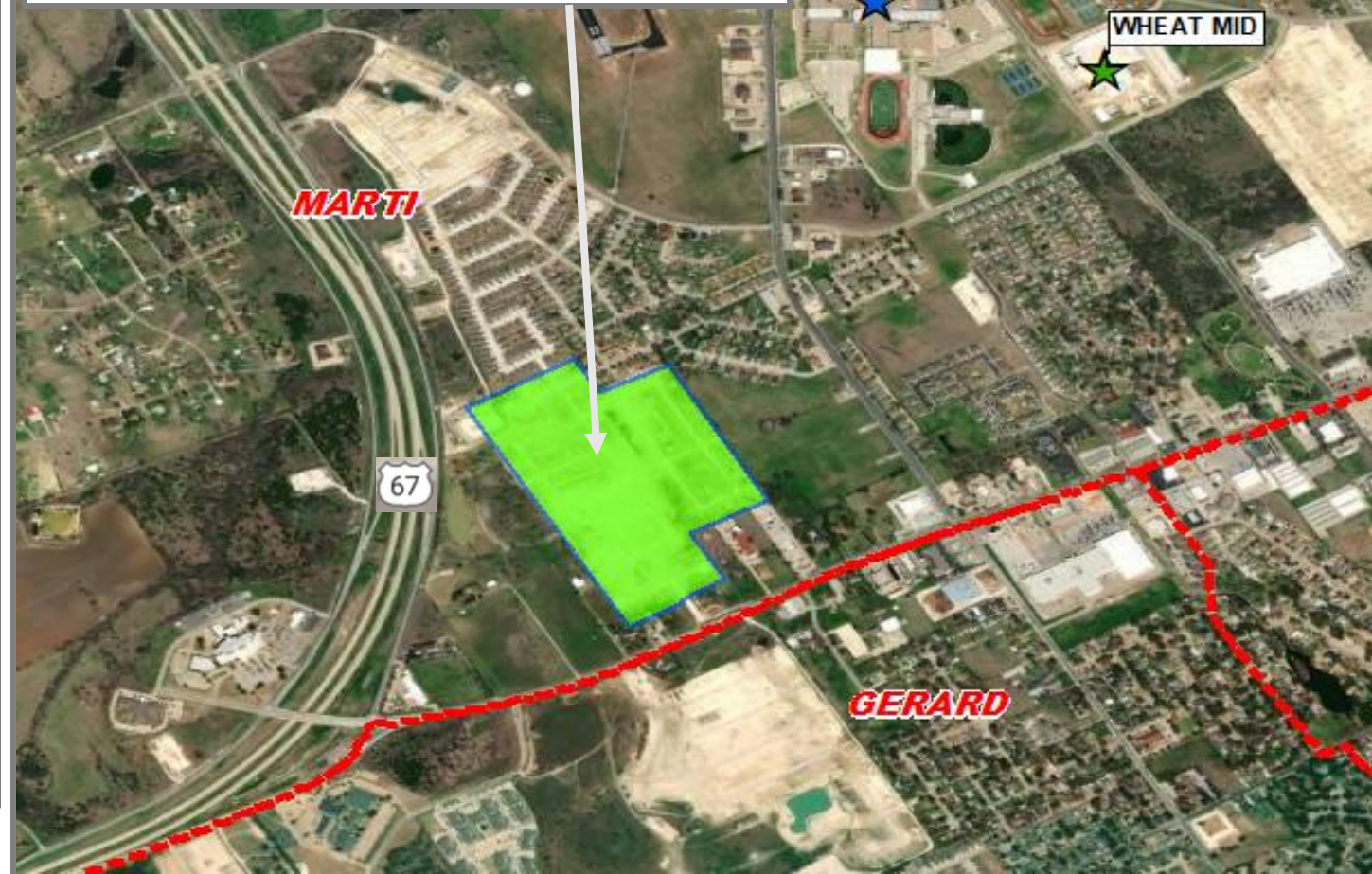
Residential Activity

September 2024



Baker Farms

- 271 total lots
- 227 vacant developed lots
- 5 homes under construction, 19 inventory homes
- 18 occupied homes
- Impression and Sandlin Homes community priced from \$299K to \$600K
- 4 CISD students currently reside in Baker Farms; student yield = 0.222



Residential Activity

September 2024



Chisholm Hills

- 99 total home lots
- 2 vacant developed lots
- 22 homes under construction, 15 inventory homes
- 37 occupied homes
- Landsea Homes community priced from the \$260's
- 13 CISD students currently reside in Chisholm Hills; student yield = 0.351



Residential Activity

September 2024



Trail Creek Addition

- 159 total future home lots
- 138 vacant developed lots
- 1 home under construction, 1 inventory
- 18 occupied homes
- Cheldan Homes community from the \$280's
- 4 CISD students currently reside in Trail Creek Addition; student yield = 0.222



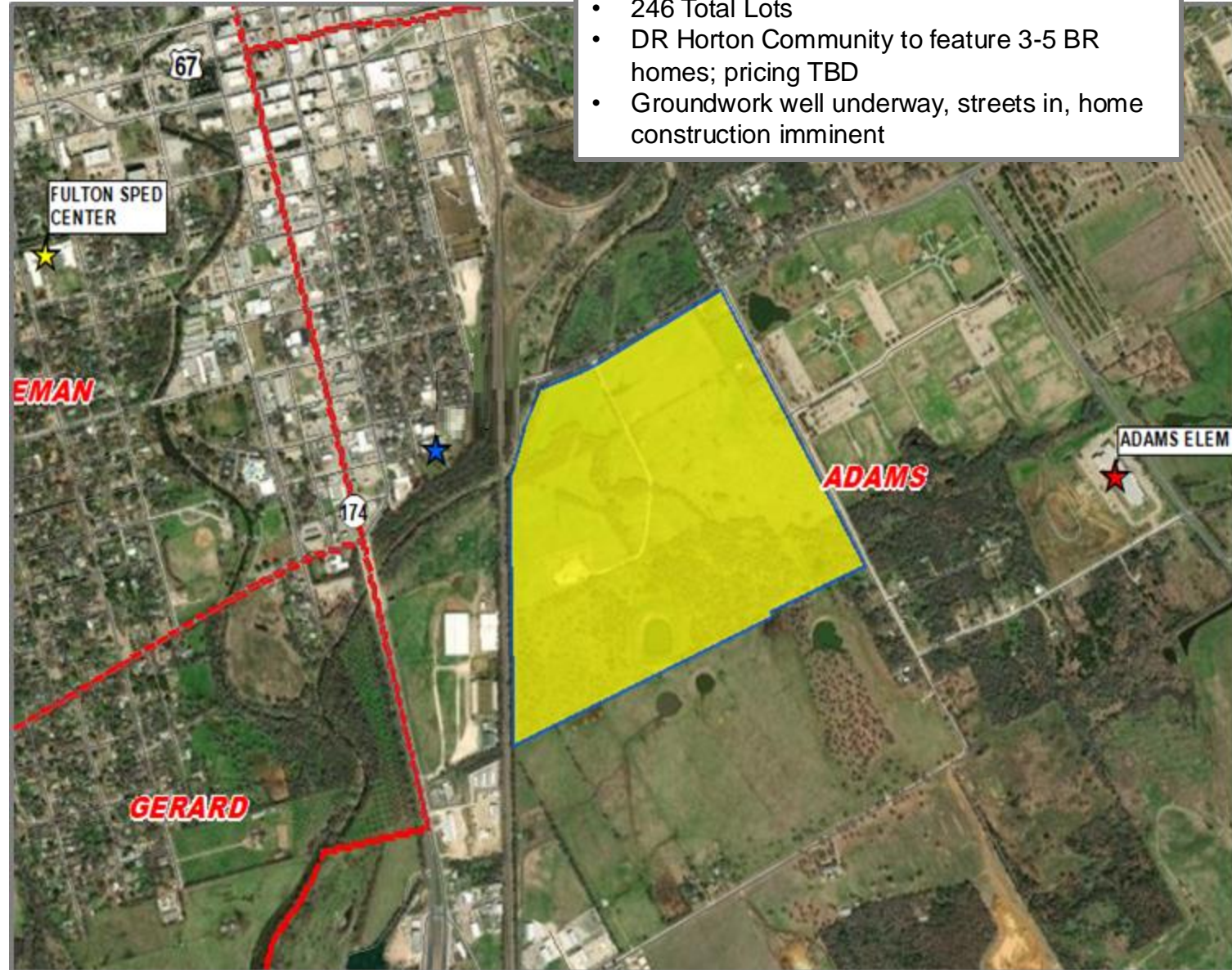
Residential Activity

September 2024



Residential Activity

September 2024



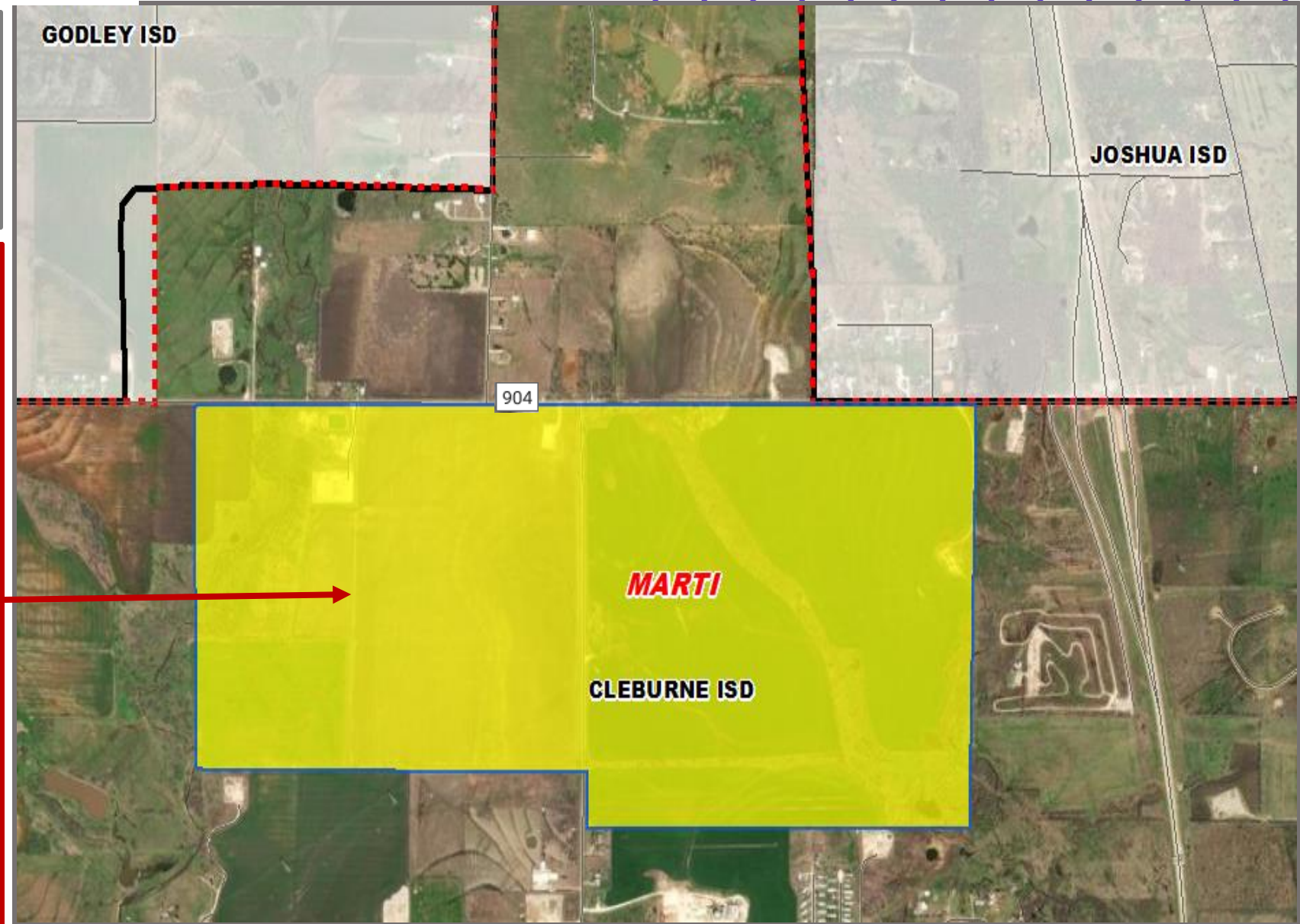
Lankford Farms

- 246 Total Lots
- DR Horton Community to feature 3-5 BR homes; pricing TBD
- Groundwork well underway, streets in, home construction imminent

Residential Activity

Wright Farms

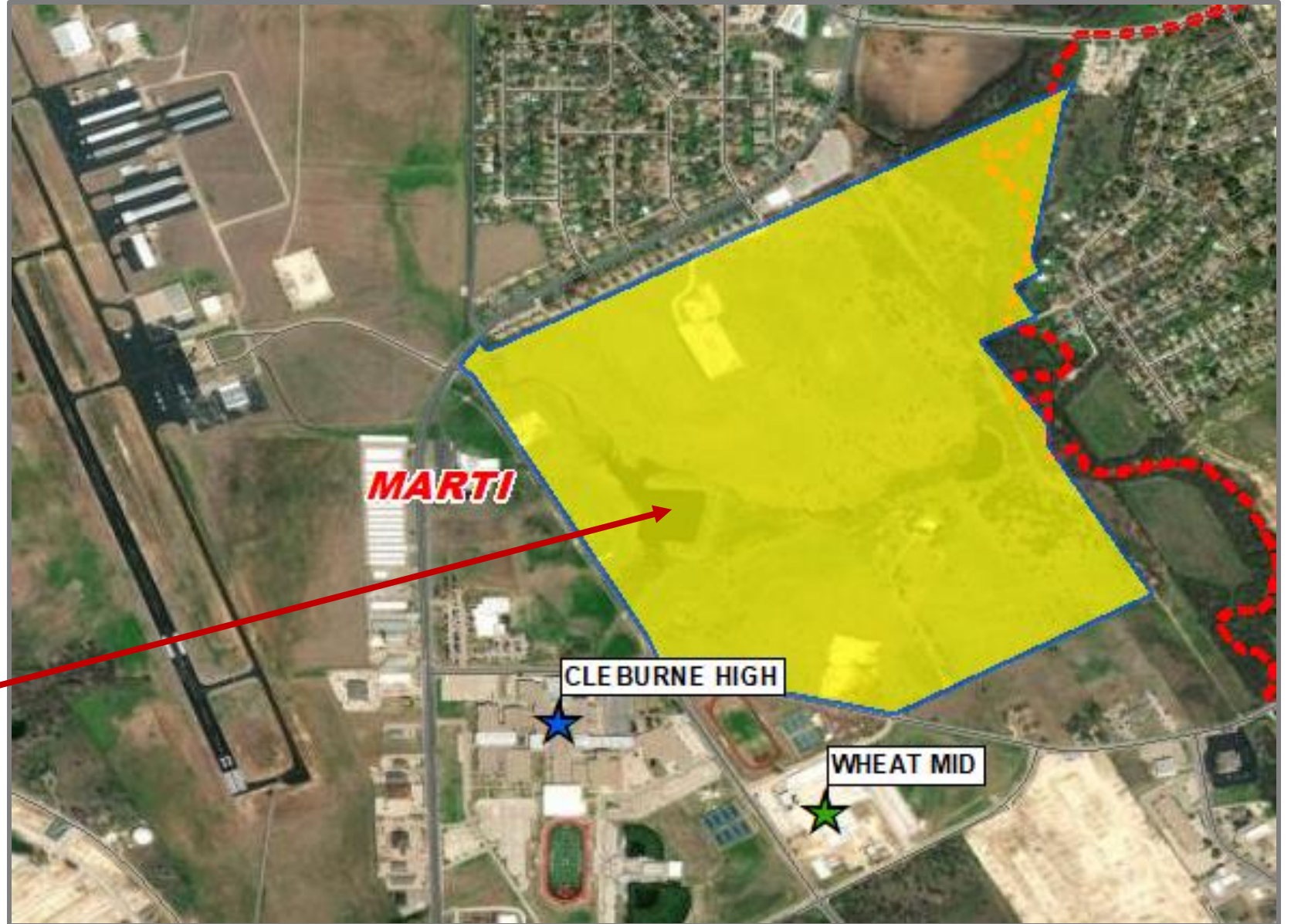
- 1,508 total lots
- 1,508 future lots, ground work underway
- 40', 50' and 60' lots in subdivision; pricing TBD
- Up to 500 multi-family units approved; no formal plans submitted to date



Residential Activity

Saddle Creek

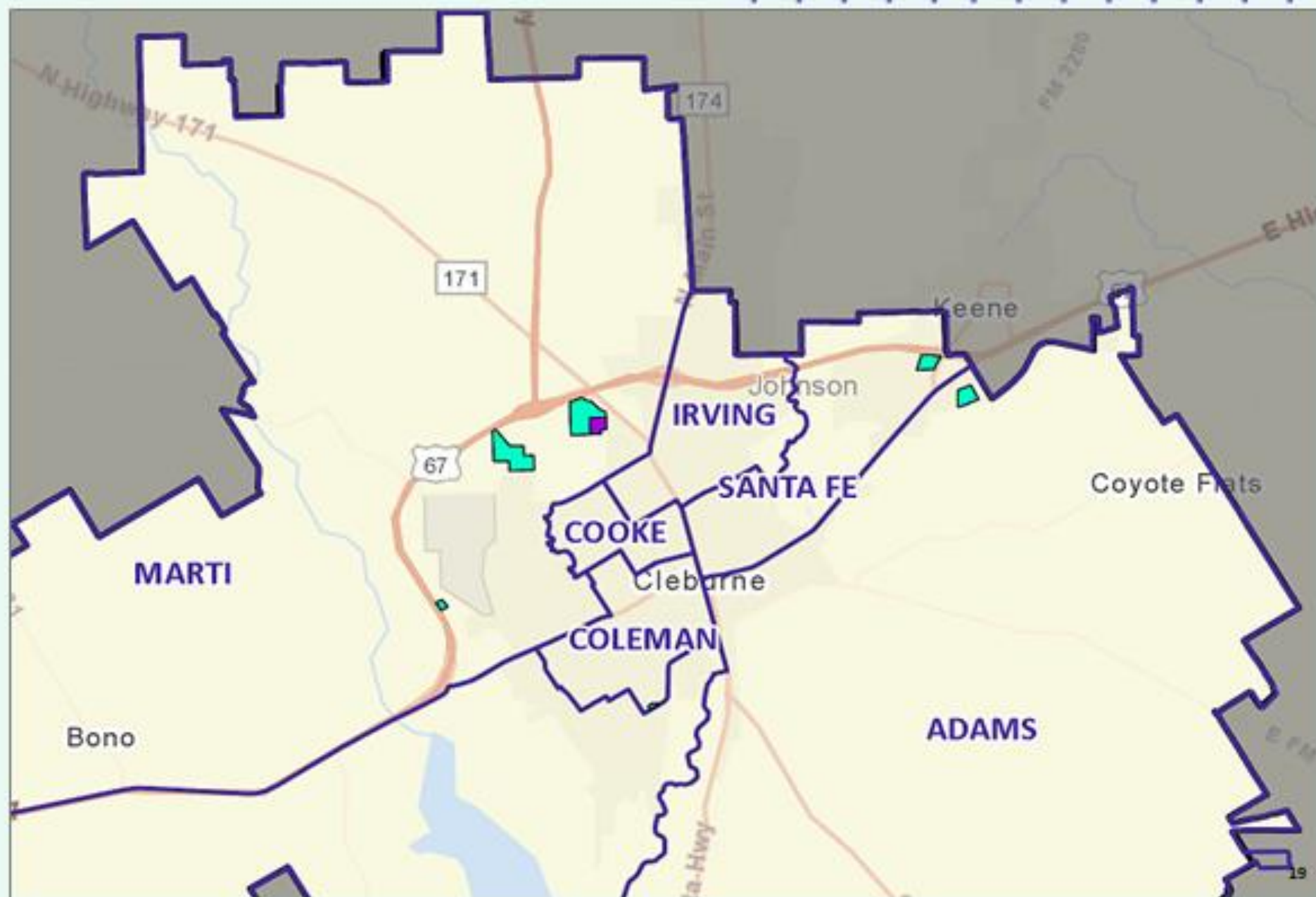
- 584 total lots
- 584 future lots
- DR Horton Community to feature 60 and 70 foot lots; pricing TBD





District Multi-Family Overview

- Construction has begun on 280 MF units at Railhead Addition
- There are more appx. 2,800 future multi-family units in various stages of planning across the district



Residential Activity

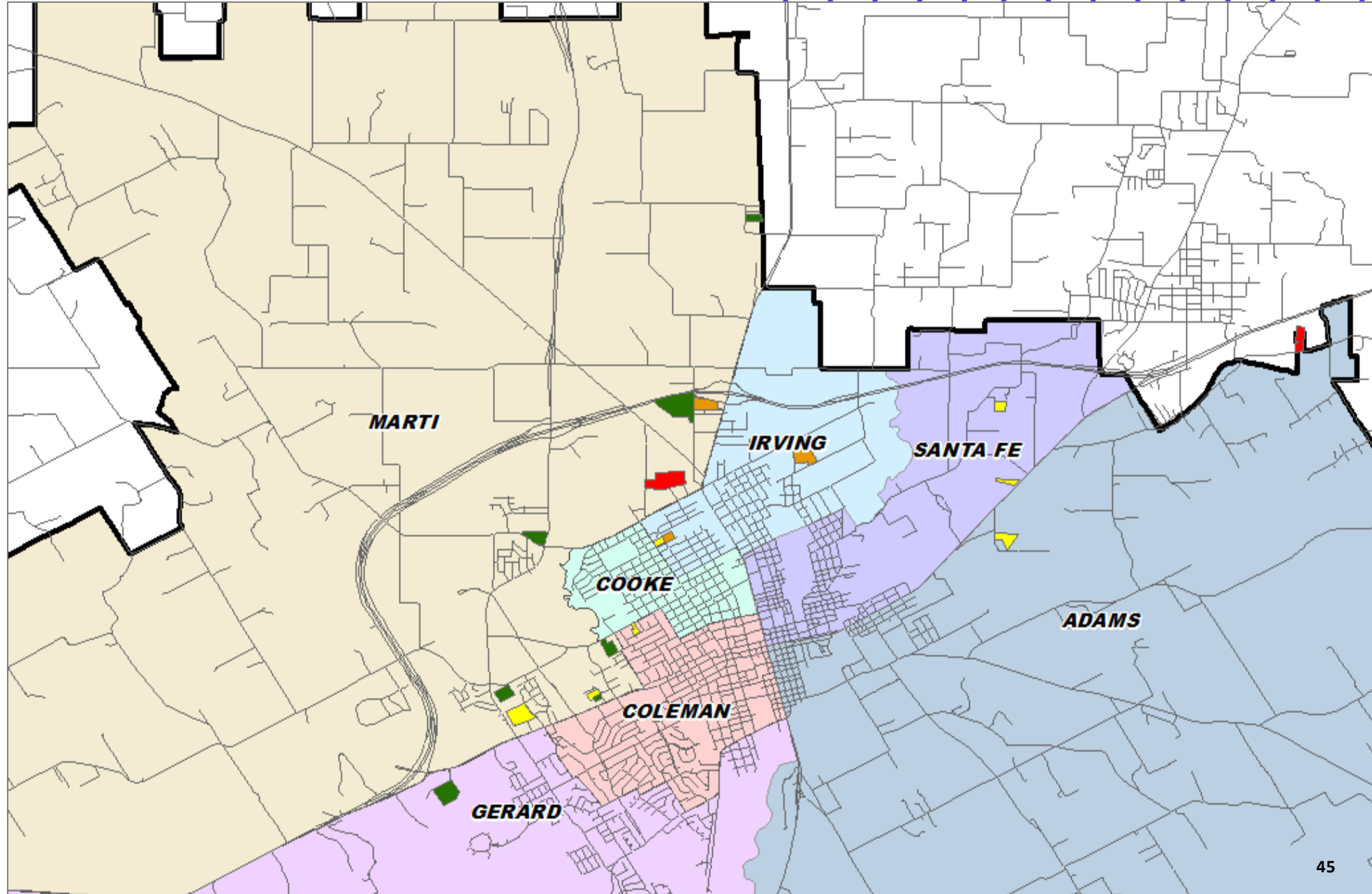
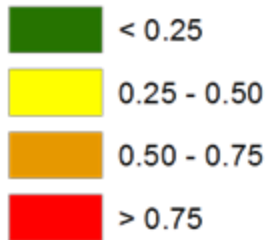
September 2024



District Multi-family Yield

- There are 554 students residing in 1,979 multifamily units across the district
- The overall district multifamily yield is 0.280

Multifamily Yield



Annual Enrollment Change

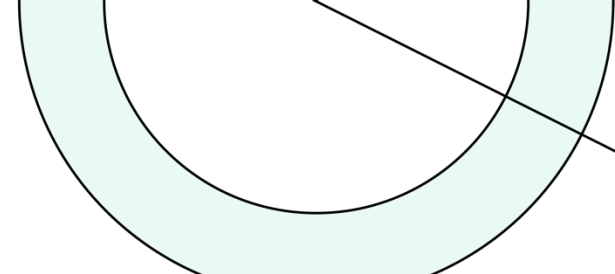
YEAR	EE	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	27	256	511	487	480	490	523	518	518	532	510	575	572	437	423	6,859	-43	-0.6%
2021/22	43	329	514	539	493	499	487	540	536	538	533	602	528	477	410	7,068	209	3.0%
2022/23	37	340	559	546	574	509	511	495	547	544	541	624	530	446	440	7,243	175	2.5%
2023/24	46	349	509	557	541	560	487	495	490	526	533	631	500	429	429	7,082	-161	-2.2%
2024/25	31	291	531	527	555	519	556	470	492	473	526	608	513	408	389	6,889	-193	-2.7%

*Yellow Box = largest grade per year
Green Box = second largest grade per year

YEAR	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS	Tot
3 Year Avg.	0.926	0.965	1.014	1.031	1.017	0.989	0.991	0.983	0.999	0.981	0.995	1.159	0.832	0.823	0.930	1.004	0.992	0.936	0.980
2021/22	1.000	1.324	0.992	1.053	1.012	1.038	0.996	1.031	1.037	1.044	1.008	1.182	0.922	0.848	0.931	1.020	1.030	0.971	1.007
2022/23	0.860	1.033	1.088	1.062	1.065	1.032	1.024	1.016	1.013	1.015	1.006	1.171	0.880	0.845	0.922	1.048	1.011	0.955	1.011
2023/24	1.243	1.026	0.911	0.996	0.991	0.976	0.957	0.969	0.990	0.962	0.980	1.166	0.801	0.809	0.962	0.966	0.977	0.935	0.959
2024/25	0.674	0.834	1.043	1.035	0.996	0.959	0.993	0.965	0.994	0.965	1.000	1.141	0.813	0.816	0.907	0.999	0.986	0.919	0.971

- District enrollment declined by 193 students from the 2023-24 School Year. Pre-Kindergarten Enrollment was down 73 students from last school year levels.
- The Largest Grade Groups this year are in the 4th and 9th Grades.
- The highest year-over-year cohort increases were in the Kindergarten, 1st, and Grades

Ten Year Forecast by Grade Level - Mid Range



Year	EE	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	27	256	511	487	480	490	523	518	518	532	510	575	572	437	423	6,859	-43	-0.6%
2021/22	43	329	514	539	493	499	487	540	536	538	533	602	528	477	410	7,068	209	3.0%
2022/23	37	340	559	546	574	509	511	495	547	544	541	624	530	446	440	7,243	175	2.5%
2023/24	46	349	509	557	541	560	487	495	490	526	533	631	500	429	429	7,082	-161	-2.2%
2024/25	31	291	531	527	555	519	556	470	492	473	526	608	513	408	389	6,889	-193	-2.7%
2025/26	31	291	554	561	555	572	547	528	468	509	487	615	541	409	390	7,058	169	2.5%
2026/27	31	291	575	594	588	578	600	540	538	477	517	573	553	447	403	7,305	247	3.5%
2027/28	31	294	612	618	637	613	602	544	542	542	484	611	505	455	435	7,525	220	3.0%
2028/29	31	294	641	644	653	663	638	589	547	534	553	571	543	418	449	7,768	243	3.2%
2029/30	31	294	667	681	682	689	695	650	594	555	545	652	509	441	416	8,101	333	4.3%
2030/31	31	294	693	705	725	713	721	671	654	606	569	648	577	417	438	8,462	361	4.5%
2031/32	31	294	718	729	745	759	746	698	675	667	619	676	575	484	415	8,831	369	4.4%
2032/33	31	294	750	751	759	769	792	739	703	689	687	732	596	485	479	9,256	426	4.8%
2033/34	31	294	766	776	773	780	793	740	744	714	707	813	648	503	480	9,562	305	3.3%
2034/35	31	294	788	797	810	798	798	745	745	740	725	836	726	548	498	9,879	317	3.3%

Yellow box = largest grade per year
Green box = second largest grade per year

Ten Year Forecast by Campus - Mid Range

		History	Current	ENROLLMENT PROJECTIONS									
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Adams Elementary	590	371	379	393	411	432	447	452	457	458	455	453	449
Coleman Elementary	530	425	437	439	446	465	466	468	467	462	460	454	449
Cooke Elementary	590	533	501	505	502	492	488	496	504	516	528	539	552
Gerard Elementary	550	496	475	493	537	580	630	684	729	774	797	802	810
Irving Elementary	590	392	406	410	416	422	424	430	426	424	419	421	424
Marti Elementary	570	456	430	459	523	576	640	717	789	863	948	999	1,078
Santa Fe Elementary	590	376	382	412	422	440	469	492	510	525	539	545	554
ELEMENTARY TOTALS		3,049	3,010	3,111	3,257	3,407	3,564	3,739	3,882	4,022	4,146	4,213	4,316
Elementary Absolute Growth		-522	-39	101	146	150	157	175	143	140	124	67	103
Elementary Percentage Growth		-14.62%	-1.28%	3.36%	4.69%	4.61%	4.61%	4.91%	3.82%	3.61%	3.08%	1.62%	2.44%
Smith Intermediate	1,450	985	962	996	1,078	1,086	1,136	1,244	1,325	1,373	1,442	1,484	1,490
Wheat Middle School	1,450	1,059	999	996	994	1,026	1,087	1,100	1,175	1,286	1,376	1,421	1,465
MIDDLE SCHOOL TOTALS		2,044	1,961	1,992	2,072	2,112	2,223	2,344	2,500	2,659	2,818	2,905	2,955
Middle School Absolute Growth		412	-83	31	80	40	111	121	156	159	160	86	50
Middle School Percentage Growth		25.25%	-4.06%	1.57%	4.03%	1.92%	5.25%	5.44%	6.64%	6.36%	6.01%	3.07%	1.74%
Cleburne High School	2,500	1,923	1,853	1,890	1,911	1,941	1,916	1,953	2,015	2,085	2,227	2,379	2,543
HIGH SCHOOL TOTALS		1,923	1,853	1,890	1,911	1,941	1,916	1,953	2,015	2,085	2,227	2,379	2,543
High School Absolute Growth		-63	-70	37	21	30	-25	37	62	70	142	152	164
High School Percentage Growth		-3.17%	-3.64%	2.00%	1.11%	1.57%	-1.29%	1.93%	3.17%	3.47%	6.81%	6.83%	6.89%
TEAM High School		66	65	65	65	65	65	65	65	65	65	65	65
ALTERNATIVE SCHOOL TOTALS		66	65	65	65	65	65	65	65	65	65	65	65
DISTRICT TOTALS		7,082	6,889	7,058	7,305	7,525	7,768	8,101	8,462	8,831	9,256	9,562	9,879
District Percent Growth		-161	-193	169	247	220	243	333	361	369	426	305	317
District Absolute Growth		-2.22%	-2.73%	2.45%	3.50%	3.01%	3.23%	4.29%	4.45%	4.36%	4.82%	3.30%	3.32%

*Yellow Box = Exceeds Building Capacity
Green Box = Within 10% of Bldg. Capacity

Ten Year Forecast by Grade Level - Low Range

Year	EE	Pre-K	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2020/21	27	256	511	487	480	490	523	518	518	532	510	575	572	437	423	6,859	-43	-0.6%
2021/22	43	329	514	539	493	499	487	540	536	538	533	602	528	477	410	7,068	209	3.0%
2022/23	37	340	559	546	574	509	511	495	547	544	541	624	530	446	440	7,243	175	2.5%
2023/24	46	349	509	557	541	560	487	495	490	526	533	631	500	429	429	7,082	-161	-2.2%
2024/25	31	291	531	527	555	519	556	470	492	473	526	608	513	408	389	6,889	-193	-2.7%
2025/26	31	291	553	558	554	571	547	528	468	509	487	615	541	409	390	7,052	163	2.4%
2026/27	31	291	569	580	583	572	595	536	536	477	517	573	553	445	401	7,259	207	2.9%
2027/28	31	294	603	604	616	605	596	538	536	540	484	611	505	455	433	7,451	193	2.7%
2028/29	31	294	628	635	637	638	629	581	541	528	551	571	543	418	449	7,674	222	3.0%
2029/30	31	294	648	658	668	668	665	622	584	549	539	649	509	441	416	7,941	267	3.5%
2030/31	31	294	672	675	688	697	696	647	624	593	563	641	574	417	438	8,250	310	3.9%
2031/32	31	294	695	703	707	713	728	681	650	633	606	666	569	481	415	8,572	321	3.9%
2032/33	31	294	718	715	725	729	737	688	684	660	646	713	588	479	476	8,883	311	3.6%
2033/34	31	294	733	739	734	743	751	701	691	694	675	765	632	496	474	9,153	270	3.0%
2034/35	31	294	750	756	762	754	760	710	704	688	704	793	684	534	486	9,410	257	2.8%

Yellow box = largest grade per year
Green box = second largest grade per year

Ten Year Forecast by Campus - Low Range

		History	Current	ENROLLMENT PROJECTIONS									
Campus	Capacity	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Adams Elementary	590	371	379	389	402	420	433	442	448	451	449	447	443
Coleman Elementary	530	425	437	439	446	465	466	468	467	462	460	454	449
Cooke Elementary	590	533	501	505	502	492	488	495	501	511	520	528	539
Gerard Elementary	550	496	475	493	520	555	600	641	684	725	737	748	756
Irving Elementary	590	392	406	410	416	422	424	430	426	424	419	421	424
Marti Elementary	570	456	430	459	515	562	621	677	736	796	852	909	971
Santa Fe Elementary	590	376	382	410	420	433	460	479	491	502	512	518	525
ELEMENTARY TOTALS		3,049	3,010	3,105	3,221	3,349	3,492	3,632	3,753	3,871	3,949	4,025	4,107
Elementary Absolute Growth		-522	-39	95	116	128	143	140	121	118	78	76	82
Elementary Percentage Growth		-14.62%	-1.28%	3.16%	3.74%	3.97%	4.27%	4.01%	3.33%	3.14%	2.01%	1.92%	2.04%
Smith MS/INT	1,450	985	962	996	1,072	1,074	1,122	1,206	1,271	1,331	1,372	1,392	1,414
Wheat Middle School	1,450	1,059	999	996	994	1,024	1,079	1,088	1,156	1,239	1,306	1,369	1,392
MIDDLE SCHOOL TOTALS		2,044	1,961	1,992	2,066	2,098	2,201	2,294	2,427	2,570	2,678	2,761	2,806
Middle School Absolute Growth		412	-83	31	74	33	102	93	134	142	108	83	45
Middle School Percentage Growth		25.25%	-4.06%	1.57%	3.70%	1.59%	4.86%	4.24%	5.82%	5.87%	4.21%	3.09%	1.63%
Cleburne High School	2,500	1,923	1,853	1,890	1,907	1,939	1,916	1,950	2,005	2,066	2,191	2,302	2,432
HIGH SCHOOL TOTALS		1,923	1,853	1,890	1,907	1,939	1,916	1,950	2,005	2,066	2,191	2,302	2,432
High School Absolute Growth		-63	-70	37	17	32	-23	34	55	61	125	111	130
High School Percentage Growth		-3.17%	-3.64%	2.00%	0.90%	1.68%	-1.19%	1.77%	2.82%	3.04%	6.05%	5.07%	5.65%
TEAM High School		66	65	65	65	65	65	65	65	65	65	65	65
ALTERNATIVE SCHOOL TOTALS		66	65	65	65	65	65	65	65	65	65	65	65
DISTRICT TOTALS		7,082	6,889	7,052	7,259	7,451	7,674	7,941	8,250	8,572	8,883	9,153	9,410
District Percent Growth		-161	-193	163	207	193	222	267	310	321	311	270	257
District Absolute Growth		-2.22%	-2.73%	2.36%	2.93%	2.66%	2.98%	3.48%	3.90%	3.90%	3.63%	3.04%	2.81%

*Yellow Box = Exceeds Building Capacity
Green Box = Within 10% of Bldg. Capacity



Key Takeaways

Cleburne ISD Enrollment Forecast



- Homes sales have declined over the last three years mostly due to higher mortgage rate conditions but appears to have leveled out in 2024 and could begin to see improvement this coming year.
- The district has 19 active building subdivisions with 2,100 lots available to build on
- CUSD has 25 future subdivisions with more than 7,700 lots in the planning stages
- Groundwork is underway on appx. 450 lots within 3 subdivisions
- Cleburne ISD is forecasted to enroll approximately 8,000 students by the 2028-29 school year and with anticipated growth could reach a range of 9,400 to 9,800 students within the next 10 years.



FACILITY ASSESSMENTS PT. 1

- Process and Tools
- Condition of Facilities



WHAT IS A FACILITY CONDITION ASSESSMENT (FCA)?

Facility Condition Assessment is the process of evaluating the physical condition (and/or functional value) of a facility or group of facilities. The FCA measures and evaluates the current condition of all building assets (roofing, flooring, etc.) and major systems (mechanical, electrical, plumbing).



PROJECT TIMELINE

Information Gathering
September - October 2024

On-Site Assessments
October 2024

Data Refinement
October 2024

Master Planning
October 2024



SYSTEM LIFE-CYCLES

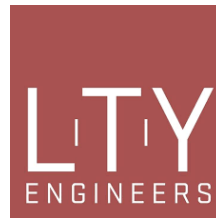
SYSTEM	LIFE EXPECTANCY
Roofing (Mod-Bit)	20 years
Ceilings (ACT)	20 years
Exterior Doors	40 years
Flooring (VCT)	20 years
Casework	30 years
Interior Doors	25 years
Restroom Finishes	20 years
Walls (Paint)	10 years
HVAC (ACCU's)	20 years
Electrical Distribution	40 years
Plumbing Fixtures	50 years
Fire Suppression - Sprinklers	50 years



FACILITY CONDITION ASSESSMENT FAST FACTS

5

Multi-Disciplinary Assessment Teams



26

Survey Responses

42

Average Facility Age

107

Oldest Facility Age

1,617,194

SF Walked

4,013

Database Line-Items

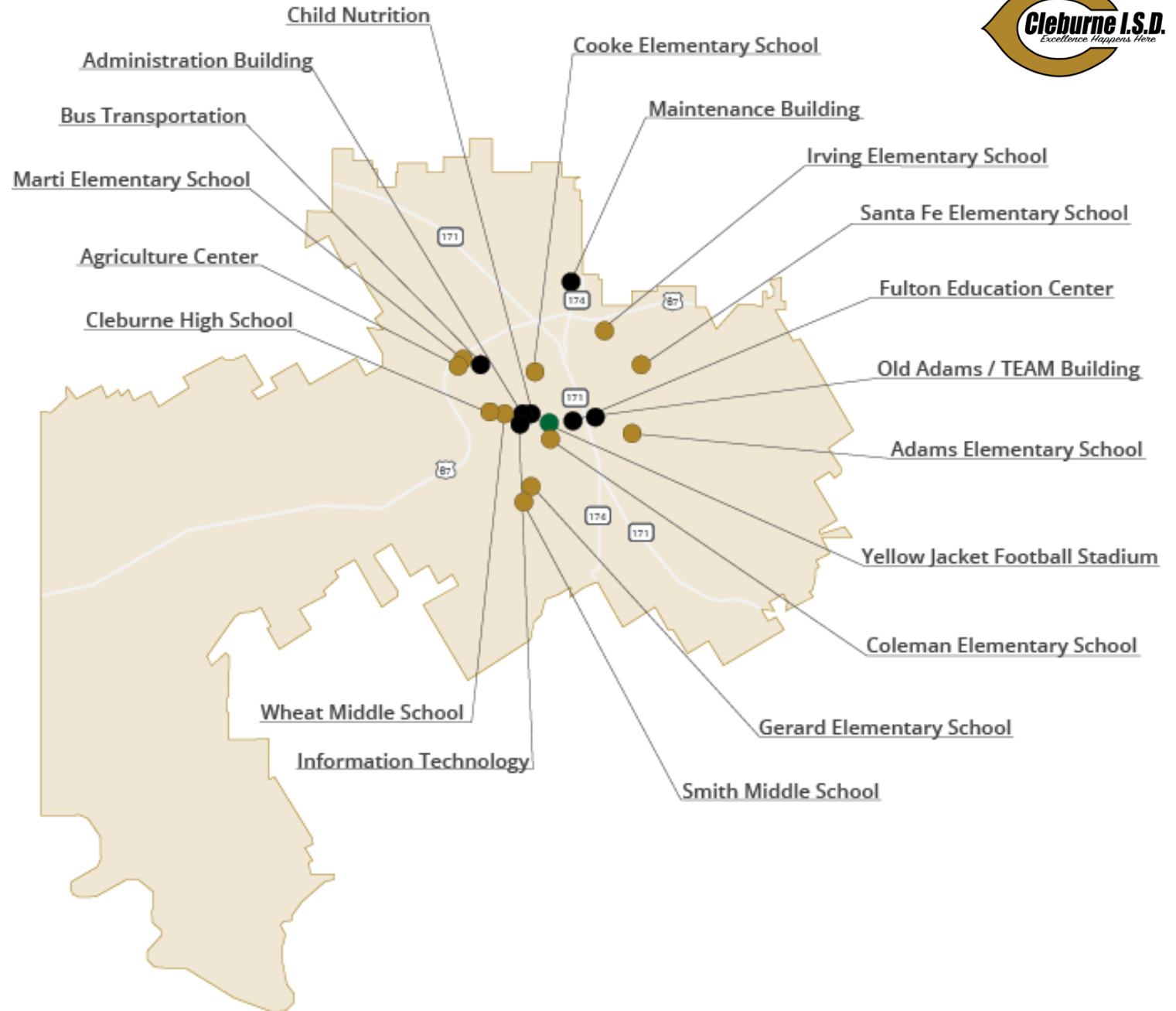
FACILITY CONDITION ASSESSMENT SMARTSHEET DATABASE

- ✓ **Comprehensive, Cloud-Based Database**
- ✓ **Tool for informed decision-making**
- ✓ **Forecasts future needs and costs estimates**
- ✓ **Dynamic Reporting Capabilities**
 - Facility / Building
 - System
 - Corrective Action
 - On-Site Assessment Comments / Notes
 - Remaining Service Life
 - Condition
 - Priority
 - Estimated Replacement Cost

Facility	Building / Area	Corrective Action	Assessor Notes	Location Detail	Discipline	System	System Type	Condition	Remaining Useful Life (Observed)
Cooke Elementary School	Main Building	Provide new DX miniplit system	There's an AV rack in the storage and there is not a dedicated HVAC system.		Mechanical	Cooling Generating Systems	AV rack room	Does Not Exist	Critical / Immediate
Cooke Elementary School	Main Building	Cover up/patch opening	Old abandoned system, there is a duct that leads directly outside that is uncovered	In between classroom C one and C three	Mechanical	Terminal & Package Units	Abandoned system	Poor	Critical / Immediate
Mart Elementary School	Main Building	Replace casework sinks	Existing casework sinks are stainless steel counter mount type with hot and cold water. Thermostatic mixing valves are not provided.	Library	Plumbing	Plumbing Fixtures	Admin, library, and clinic sinks	Poor	2-5 Years
Gerard Elementary School	Main Building	Replace existing air devices	All diffusers, register and grilles throughout school and auxiliary buildings are rusted, need to be replaced in the near future.	General	Mechanical	Distribution Systems	Air Device	Poor	2-5 Years

Facility	Building / Area	Corrective Action	Assessor Notes	System	System Type	Condition	Remaining Useful Life (Observed)	Priority
Coleman Elementary	Main Building	Remove and replace existing Thermoplastic roof system, overlaid on top of a Built-Up roof with gravel. Tear-off down to deck repair deck as needed. Install new insulation with taper to meet new codes, install rigid dens deck recover board and a two-ply modified bitumen cool roof system.	Layover roof built in 2015, bur/wr	Roofing	Thermoplastic Single-Ply	Poor	2-5 Years	2
Coleman Elementary	Main Building	Remove existing steel framed operable windows with new double pane insulated windows. Includes sealant around frames at exterior and matching interior adjacent finishes, texture and color.	Framing is rusting at corners, pai	Windows (Exterior)	Steel	Poor	Critical / Immediate	1
Coleman Elementary	Main Building	Remove and replace sealants at all control joints, expansion joints, around all window and door frames to the exterior veneer, around all penetrations (i.e. lights, speakers, conduit, pipes cameras etc.)	Sealant joints have severe crack	Sealants	N/A	Poor	2-5 Years	2
Coleman Elementary	Main Building	Replace rotten and damaged wood fascia around existing building.	Deteriorating of wooden fascia bo	Facade	Wood Siding	Poor	2-5 Years	2
Cooke Elementary	Gym	Repair damaged and missing gutters.	Gutters damaged and missing sp	Roofing	Standing Seam Metal	Fair	11+ Years	2
Cooke Elementary	Main Building	D Hall classroom wing with metal roof, repair rusted material, replace stripped screws with oversized screws, apply reinforced coating to seams and penetrations, apply two coats of acrylic coatings. Remove and replace gutters and downspouts, include splash blocks.	Gutters damaged and missing sp	Roofing	Corrugated Metal	Poor	Critical / Immediate	1
Cooke Elementary	Main Building	Remove and replace modified bitumen roofing on canopy along front of building	Cracked bleed out. Excessive gr	Roofing	Modified Bitumen	Poor	2-5 Years	2

OUR CAMPUSES



GERARD ELEMENTARY

EXISTING CONDITIONS



Year Built: 1984

Building Area: 52,913 SF

Identified Campus Needs to Consider:

- New Gutters and Downspouts around Perimeter of Roof
- Exterior Sealant Replacements
- New Fire Sprinkler System
- New Site Fencing and Upgrades
- Electrical Equipment Upgrades
- Site Lighting Improvements
- Interior Lighting Upgrades
- Site Paving Improvements
- Site Drainage Improvements
- Accessibility Improvements
- Mechanical System Replacements/Upgrades
- Sanitary Waste Piping Upgrades
- Plumbing Fixture Replacements
- Gas Piping Upgrades
- Foundation issues
- Technology Equipment Upgrades
- New/Additional Security Cameras
- Heat & Smoke Detectors in Kitchen and Classrooms
- Flooring Replacements
- New Playground Equipment and Fall Surface
- Ceiling System Improvements



GERARD ELEMENTARY

IN PHOTOS

ENTRY



CORRIDOR



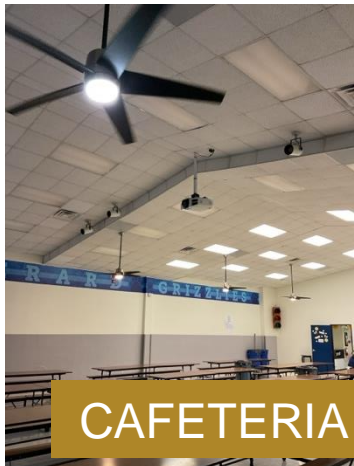
CANOPY



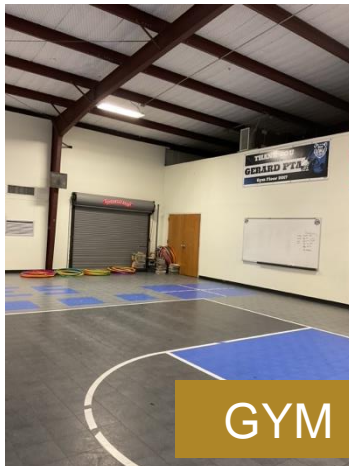
LIBRARY



CAFETERIA



GYM



PLAYGROUND





GERARD ELEMENTARY

EDUCATIONAL ADEQUACY CONSIDERATIONS

- Insufficient on-site parking
- Insufficient on-site stacking area (i.e., queuing lane for drop-off and pick-up) for vehicles
- Front play area and walking track are only accessible by crossing front driveway area
- Administration space is inadequate for school size
- Current utilization (i.e., student enrollment divided by school student capacity) does not accommodate future growth.
- Cafeteria serving line is inadequate for school size; single serving line
- Gymnasium is not accessible from within main building
- Some vulnerable areas on site with no security fencing (e.g., back drop-off lane)



GERARD ELEMENTARY



MARTI ELEMENTARY

EXISTING CONDITIONS



Year Built: 2002

Building Area: 66,475 SF

Identified Campus Needs to Consider:

- Roofing Replacement
- Exterior Window Glazing
- Site Paving Improvements
- Site Drainage Improvements
- Worn Fire Lane Restriping
- Mechanical System Replacements/Upgrades
- Technology Equipment Upgrades
- Outdated Heat and Smoke Detectors Throughout
- Plumbing Fixture Replacements
- Water Heater Replacements
- Electrical Equipment Upgrades
- Site Lighting Improvements
- Interior Lighting Upgrades
- New Site Fencing
- Fencing around West Play Area
- Shade Structures over Play Equipment
- Wall System Improvements



MARTI ELEMENTARY

IN PHOTOS



CAFETERIA



PLAYGROUND



CORRIDOR



ENTRY



GYM



LIBRARY



CANOPY



MARTI ELEMENTARY

EDUCATIONAL ADEQUACY CONSIDERATIONS

- West play area only accessible by crossing the front driveway area
- Some vulnerable areas on site with no security fencing
- Additional classrooms will be needed to accommodate future growth
- Security lobby inconvenient for daily use and circulation within the space





MARTI ELEMENTARY



A.D. WHEAT AGRICULTURAL CENTER

EXISTING CONDITIONS

Year Built: 2000

Building Area: 11,651 SF

Identified Campus Needs to Consider:

- Mechanical System Replacements/Upgrades
- Site Drainage Improvements
- Accessibility Improvements
- Domestic Water Piping Improvements
- Water Heater Replacements
- Electrical Equipment Upgrades
- Site Lighting Improvements
- New/Additional Security Cameras
- New/Additional Site Fencing



A.D. WHEAT AGRICULTURAL CENTER

IN PHOTOS



EXTERIOR



INTERIOR STALLS





A.D. WHEAT AGRICULTURAL CENTER

EDUCATIONAL ADEQUACY CONSIDERATIONS

- Facility needs to be upgraded to accommodate program – should include:
 - Show Arena (covered)
 - Concessions
 - Bleacher Seating
 - Group Restrooms
 - Animal Wash Pens
 - Poultry Barn
 - Pen Area
 - Storage
 - Wash Area
 - Exterior/Site
 - Fenced Area
 - Cattle Pens
 - New Concrete Drives
 - Paved Parking





A.D. WHEAT AGRICULTURAL CENTER



TRANSPORTATION SERVICE CENTER

EXISTING CONDITIONS

Year Built: 1999

Building Area: 11,019 SF

Identified Campus Needs to Consider:

- Site Paving Improvements
- Site Drainage Improvements
- Flooring Improvements
- Ceiling Upgrades
- Mechanical System Replacements/Upgrades
- Water Heater Replacements
- New Plumbing Fixtures
- Heat & Smoke Detectors
- Exterior Door Improvements
- Roofing Improvements
- Electrical Equipment Upgrades
- Site Lighting Improvements
- Interior Lighting Upgrades



TRANSPORTATION SERVICE CENTER

IN PHOTOS



SHOP OFFICE



ENTRY

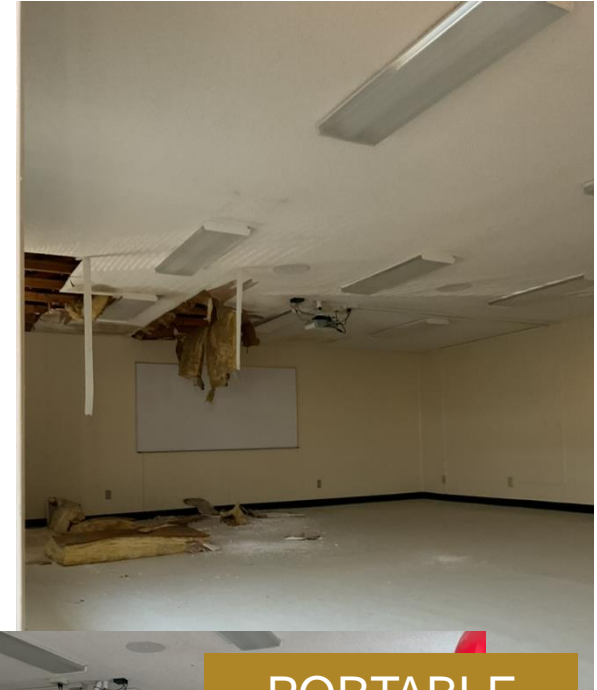
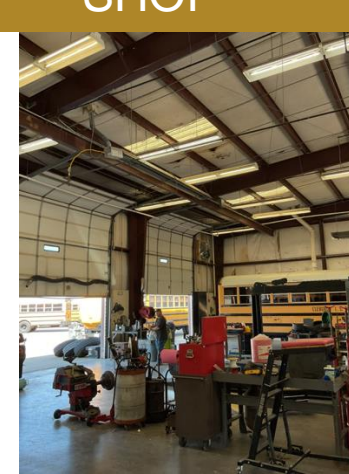


WASHBAY



BLDG EXT.

MAINTENANCE
SHOP



PORTABLE
BLDG. INT.





TRANSPORTATION SERVICE CENTER

EDUCATIONAL ADEQUACY CONSIDERATIONS

- Office space is inadequate
- Meeting spaces is insufficient
- Driver training space is needed





TRANSPORTATION SERVICE CENTER



YELLOWJACKET STADIUM

EXISTING CONDITIONS

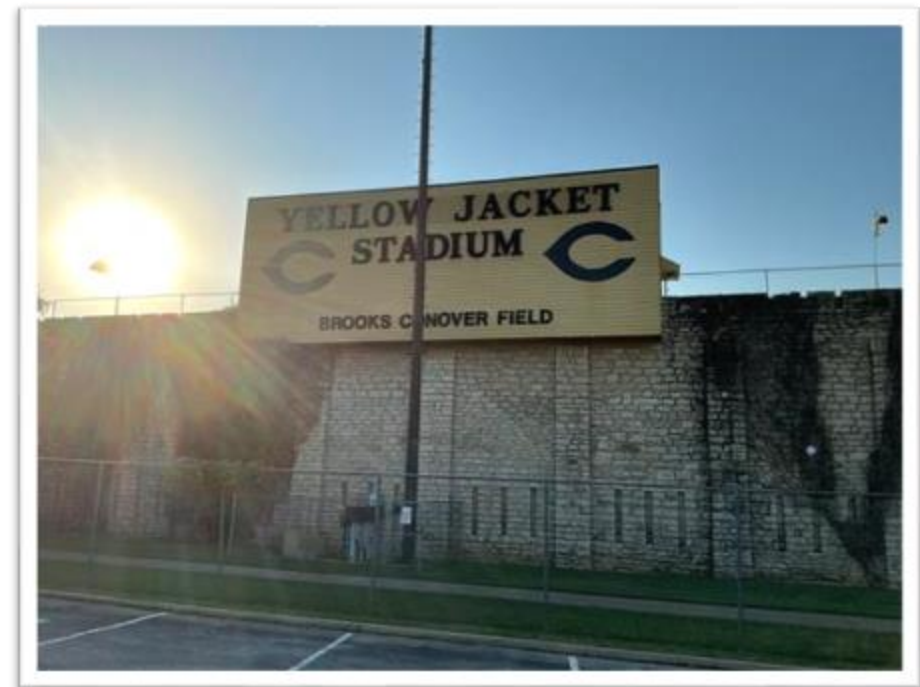


Year Built: 1941

Building Area: 3,100 SF

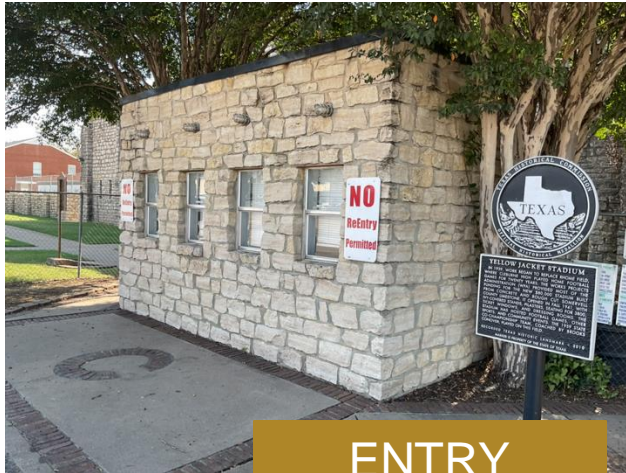
Identified Campus Needs to Consider:

- Site Paving Improvements
- Site Drainage Improvements
- Poor Condition of Field House and Locker Rooms
- Scoreboard Replacements and New Goal Posts
- Site Fencing
- Poor sightlines to athletic field for spectator viewing
- Press Box and area is not ADA accessible
- Electrical Equipment Upgrades
- Interior Lighting Upgrades
- Roofing Improvements
- Exterior Window Replacements
- Mechanical System Replacements/Upgrades
- Heat & Smoke Detectors
- New Plumbing Fixtures
- Domestic Water Piping Improvements
- Sanitary Waste Piping Upgrades
- Water Heater Replacements
- Visitor side bleacher seating is insufficient
- No dedicated ADA seating provided

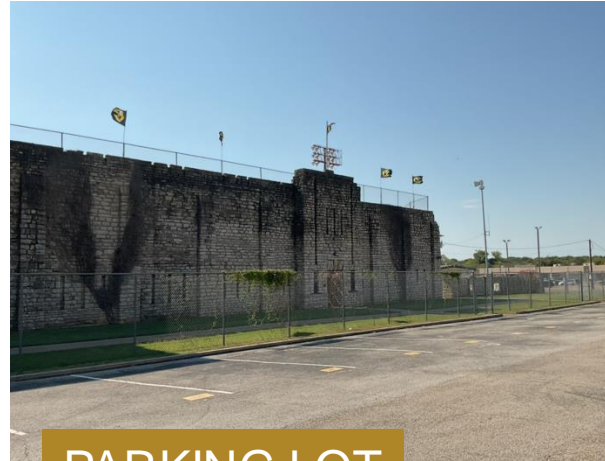


YELLOW JACKET STADIUM

IN PHOTOS



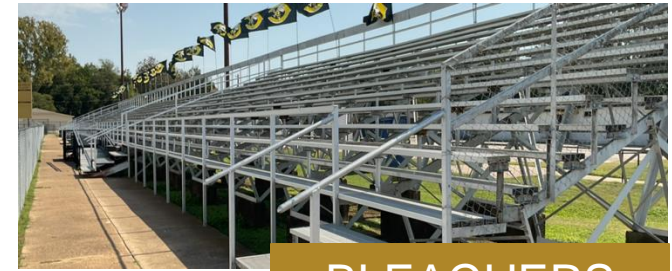
ENTRY



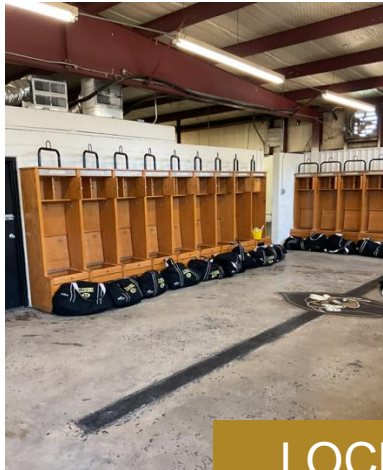
PARKING LOT



PRESS BOX



BLEACHERS



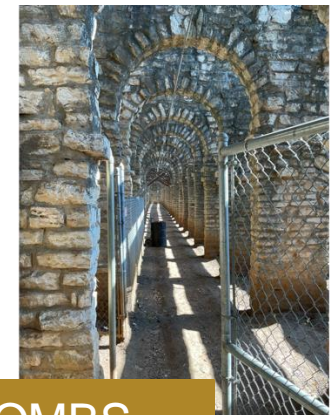
LOCKERS



BATHROOMS



CATACOMBS





YELLOW JACKET STADIUM

EDUCATIONAL ADEQUACY CONSIDERATIONS

- Parking: 300 out of 434 dedicated parking spaces are rented from retail center across Meadowbrook Drive; surrounding surface streets utilized for additional parking
- Limited access for emergency vehicles to get onto field (street access)
- Home side bleacher seating has open risers
- Insufficient number of group restrooms for stadium capacity; group restrooms are not ADA accessible.
- Upgrade natural grass to synthetic turf





YELLOW JACKET STADIUM



COLEMAN ELEMENTARY

EXISTING CONDITIONS

Year Built: 1952

Building Area: 62,572 SF

Identified Campus Needs:

- Site Paving Improvements
- Site Drainage Improvements
- Accessibility Improvements
- New Fire Sprinkler System
- New Site Fencing and Upgrades
- Roofing Replacements
- Exterior Sealant Replacements
- Exterior Window Replacements
- Mechanical System Replacements/Upgrades
- Electrical Equipment Upgrades
- Site Lighting Improvements
- Interior Lighting Upgrades
- Plumbing Fixture Replacements
- Water Heater Replacements
- Technology Equipment Upgrades
- New/Additional Security Cameras
- Heat & Smoke Detectors in Kitchen and Classrooms



COLEMAN ELEMENTARY

IN PHOTOS



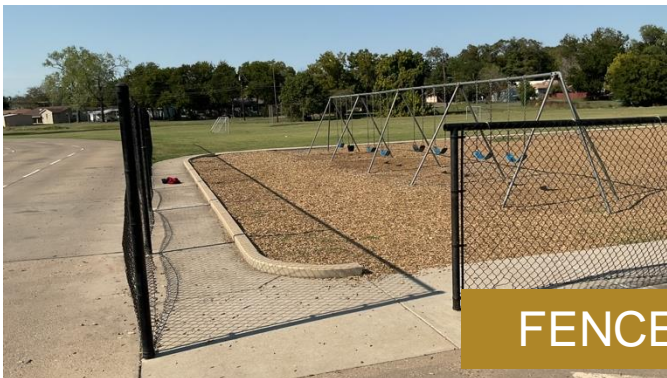
CANOPY



ENTRY



EXT. CORRIDOR



FENCE



PLAYGROUND



COLEMAN ELEMENTARY

EDUCATIONAL ADEQUACY CONSIDERATIONS

- Approximately half the site is in a flood plain leaving little room for future expansion
- Insufficient on-site stacking area (i.e., queuing lane for drop-off and pick-up) for vehicles causing traffic to back up on W Westhill
- Several classrooms and gymnasium not accessible from within main building.
- Stage at Cafetorium is not ADA accessible
- Administration space is inadequate for school size
- Front play area only accessible by crossing the front driveway area





COLEMAN ELEMENTARY



COOKE ELEMENTARY

EXISTING CONDITIONS



Year Built: 1952

Building Area: 63,954 SF

Identified Campus Needs:

- Roofing Replacements
- Exterior Window Replacements
- Mechanical System Replacements/Upgrades
- Domestic Water Piping Improvements
- Sanitary Waste Piping Upgrades
- Plumbing Fixture Replacements
- Site Paving Improvements
- Site Drainage Improvements
- Accessibility Improvements
- New Fire Sprinkler System
- New Site Fencing and Upgrades
- Electrical Equipment Upgrades
- Additional Site Lighting
- Interior Lighting Upgrades
- Heat & Smoke Detectors in Kitchen and Classrooms
- Technology Equipment Upgrades
- Additional Security Cameras
- New Playground Equipment and Fall Surface
- Exterior Building Signage Improvements



COOKE ELEMENTARY

IN PHOTOS



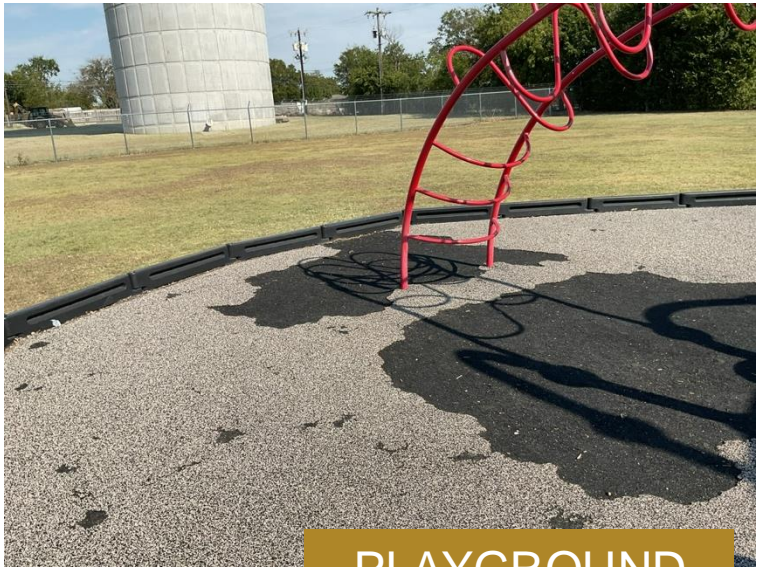
HANDRAIL



CASEWORK



GYM



PLAYGROUND





COOKE ELEMENTARY

EDUCATIONAL ADEQUACY CONSIDERATIONS

- Multiple classrooms with exterior access only; not accessible from within main building.
- Front parking lot located directly off public street front; no setback in place.
- Insufficient on-site stacking area (i.e., queuing lane for drop-off and pick-up) for vehicles.
- Some vulnerable areas on site with no security fencing.
- Administration space is inadequate for school size.
- Several group restrooms are not ADA accessible and in poor condition.
- Gymnasium is not accessible from within main building.





COOKE ELEMENTARY





COOKE ELEMENTARY



FINANCIAL CAPACITY & TAX IMPACT SCENARIOS



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Bond Information, Discussion & Analysis

November 6, 2024

Cleburne Independent School District



Presentation Topics

Texas ISD Bond FAQs

Bond Structuring Variables

Historical Tax Exempt Interest Rates – BBI 20 Index

Tax Base & Tax Rate History

Tax Base Assumptions for Capacity Scenario

CISD Current Outstanding Bonds

Bond Capacity Scenario – Projected I&S Tax Rates

Tax Rate Comparison

DFW Area ISD Bond Elections (2017-2024) > \$100,000,000

Ballot Language & Propositions

Texas ISD Bond Frequently Asked Questions

What is a Bond?

- A school bond is similar to a home mortgage. It is a contract to repay borrowed money over time with typically a fixed, tax-exempt interest rate.
- Bonds are approved/authorized by voters and later sold by a school district to investors via bond underwriting firms to raise funds to pay for the costs of construction, acquisitions, renovations and/or equipment.
- Bonds are the only way that a Texas ISD can make significant impacts to current and/or future facilities.
- Bond authorizations can be sold in one bond issuance or multiple issuances over several years.

Bond Authorization: Amount of bonds approved by voters that a district is authorized to issue/sell; interest does not accrue on bond authorization

Bond Issuance or Bond Sale: Amount of bonds from the authorization that a district issues/sells; interest rate is set and interest starts to accrue on bonds that are issued/sold

Texas ISD Bond Frequently Asked Questions

How are the Bonds Repaid?

A school district has two components to its total tax rate:

1. Maintenance and Operations ("M&O") tax rate
2. Interest and Sinking Fund ("I&S") tax rate
 - The district levies an annual I&S tax rate against the taxable property in the district to make their bond payments.
 - **The Interest and Sinking Fund ("I&S") tax rate can only be levied for repayment of voted bonds.**
 - The State Attorney General will not approve a bond issue that is projected to result in an I&S tax rate above \$0.50 in any year that the bonds are outstanding using the current tax base at the time of bond issuance ("AG Fifty Cent Test").

Texas ISD Bond Frequently Asked Questions

What is the Term/Payback Period of a Bond?

typically **25-35** years

(maximum legal term is 40 years)

Short life projects like technology or transportation are paid off within 3-10 years.



Texas ISD Bond Frequently Asked Questions

What Will the Interest Rate Be?

- The interest rate will not be finalized until bonds are issued/sold.
- School districts are able to borrow money at lower, tax exempt interest rates
- Texas school district bond issues are also eligible to receive the State Permanent School Fund Guarantee ("PSF").
 - This guarantee allows for the bonds to receive the highest credit ratings of 'AAA'/'Aaa'.
- Cleburne ISD's strong financial position and stand-alone **Moody's "Aa3" rating**, along with the PSF Guarantee, means that **Clebburne ISD bonds will be priced at or near the lowest available interest rates** at the time of issuance.

Texas ISD Bond Frequently Asked Questions

What is Bond Capacity?

- Bond capacity is the projected maximum amount of bonds that a district can issue/sell for each issuance at a specified I&S tax rate using:
 - tax base
 - interest rate
 - term
 - issuance timing assumptions/projections
- Bond capacity is also impacted by the makeup of the projects being included in the bond package.
 - Having more short-life projects included in a bond package (technology and transportation) will reduce a district's overall bond capacity because the bonds associated with those projects must be amortized (paid off) within the useful life of that project.

Bond Structuring Variables

Tax Base

- Tax base assumptions have to be made when issuing tax supported bonds that have a term from 2 to 40 years.
- When tax base goes down, same tax rate from prior year produces fewer dollars; tax base goes up, same tax rate produces more dollars
- Goal is to produce tax base assumptions that are conservative based on recent past annual tax base growth

NOTE: Increases in CISD's tax base **DOES HELP** the I&S budget, but they **DO NOT HELP** CISD's M&O budget.

Bond Structuring Variables

Interest Rates

- Interest rates are not finalized for a bond issue until the day the bond issue is sold. The earliest date would be about 1.5 to 2 months after a successful election.
- While interest rates have risen some recently, they are still at relatively low levels when compared to rates over the last 40 years.
- Note that when the Fed takes action on interest rates, it directly impacts short term interest rates; it does not necessarily have the same impact on long term interest rates
- We always use interest rate assumptions that are higher than current interest rates to try to give some cushion in the event that interest rates rise from the time the bond election is called to the time the bonds are issued.

Bond Structuring Variables

Term

- Shorter term results in lower interest rate but higher annual payments; therefore higher tax rate impact
- Longer term results in higher interest rate but lower annual payments; therefore lower tax rate impact
- Bond issuances will not have a term that exceeds the useful life of the project(s)

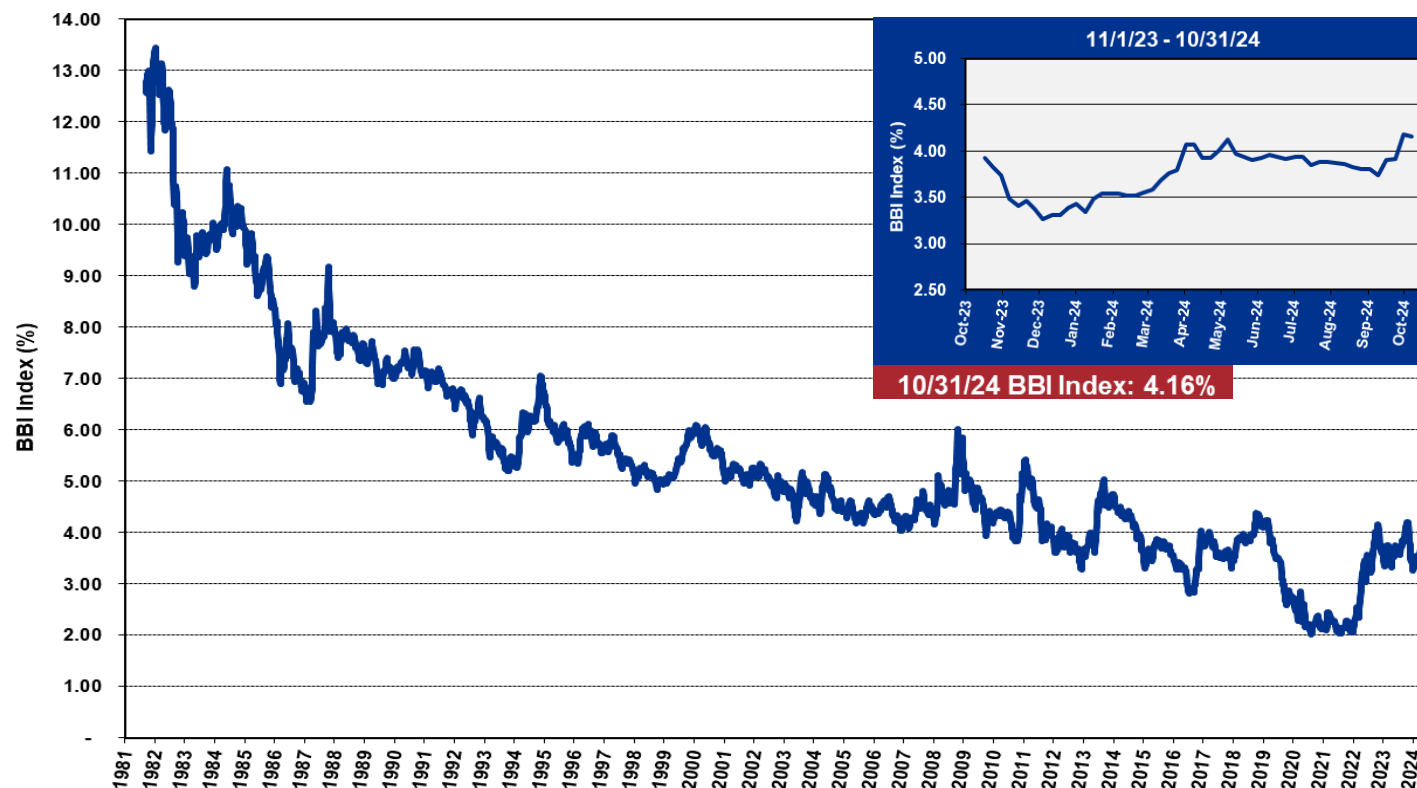
Bond Structuring Variables

Issuance Size & Timing

- Issuing a voter-approved bond in lesser amounts and/or over a longer period of time can reduce the impact on a district's I&S budget.
- If tax base growth is greater than projected and/or interest rates are lower than projected, districts might consider issuing more of their voter-approved bond authorization earlier than originally projected, which might mean the full bond authorization is ultimately issued over a shorter period of time.
- If tax base growth is slower than projected and/or interest rates are higher than projected, districts might have to consider issuing their authorization slower and/or in lesser amounts than originally projected.

Historical Tax Exempt Interest Rates – Bond Buyer 20 Yr Index

Bond Buyer 20 Year GO Index
September 1981 - October 31, 2024



Bond Buyer 20 Year GO Index is a weekly index estimating the composite yield on 20 general obligation bonds rated "A" or better.

This graph depicts historical interest rates. Future interest rates are dependent upon many factors such as, but not limited to, interest rate trends, tax rates, the supply and demand of short term securities, changes in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of changes in such factors individually or in any combination could materially affect the relationships and effective interest rates. These results should be viewed with these potential changes in mind as well as the understanding that there may be interruptions in the short term market or no market may exist at all.

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Tax Base and Tax Rate History



1	2	3	4	5	6
Fiscal Year	Tax Base	Growth Rate	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
2015	\$ 2,608,578,516		\$1.170	\$0.197	\$1.367
2016	2,560,987,414	-1.82%	\$1.170	\$0.197	\$1.367
2017*	2,390,457,178	-6.66%	\$1.170	\$0.460	\$1.630
2018	2,416,904,417	1.11%	\$1.170	\$0.460	\$1.630
2019	2,564,392,393	6.10%	\$1.170	\$0.460	\$1.630
2020	2,827,507,557	10.26%	\$1.068	\$0.460	\$1.528
2021	2,893,123,457	2.32%	\$1.055	\$0.460	\$1.515
2022	3,208,271,089	10.89%	\$0.994	\$0.454	\$1.449
2023**	3,539,089,816	10.31%	\$0.943	\$0.454	\$1.397
2024***	3,674,622,774	3.83%	\$0.758	\$0.454	\$1.212
2025	3,808,600,778	3.65%	\$0.758	\$0.454	\$1.212

NOTE: CISD's current total tax rate is the lowest it has been since fiscal year **1993**

Tax Base Assumptions



Because school districts issue long term bonds to pay for their large capital projects/expenditures, tax base assumptions are used in structuring the issuance of any new bond authorization in order to calculate/project the I&S tax rate going forward.

If the CISD tax base grows at a slower than projected rate, the District will use I&S fund balance, bond refinancings and/or issue the new authorization over a longer period of time to keep the I&S tax rate at the maximum level communicated to CISD Taxpayers.

Tax Base Growth Assumptions		
Fiscal Year	Tax Base	Growth Rate
2026	\$ 3,884,772,794	2.00%
2027	3,962,468,249	2.00%
2028	4,021,905,273	1.50%
2029	4,082,233,852	1.50%
2030	4,123,056,191	1.00%
2031	4,164,286,753	1.00%
Tax Base Assumed to Grow at 0.50% Thereafter		

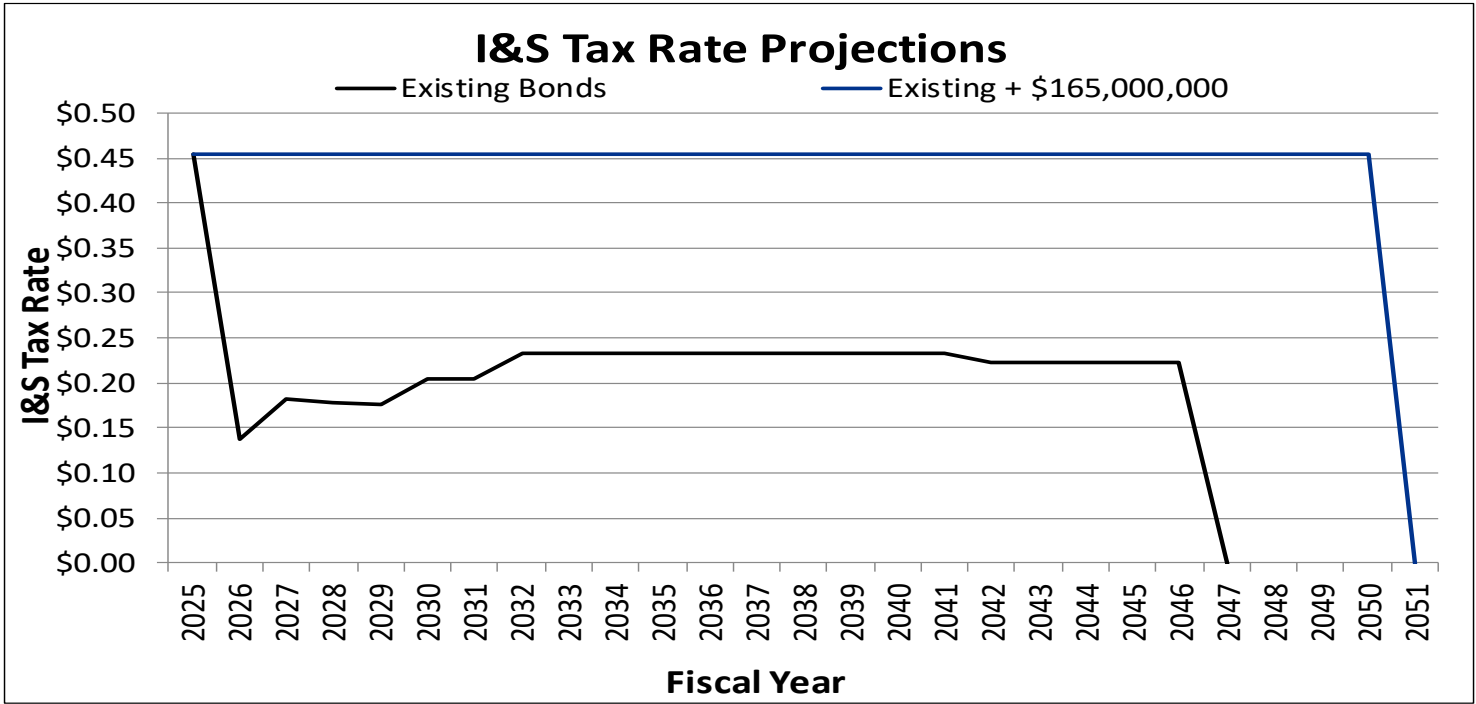


Cleburne ISD Outstanding Bonds

Bonds Outstanding as of 11/1/24	
Series 2015	\$ 8,825,000
Series 2016	\$ 92,615,000
Series 2021	\$ 55,050,000
	\$156,490,000

Bond Capacity Scenario – Projected I&S Tax Rates

CISD May 2025 Bond Election	Term / Interest Rate	PROJECTED MAXIMUM I&S Tax Rate	Pre-Bond Election FYE 2025 I&S Tax Rate	I&S Tax Rate Increase
\$ 165,000,000	25 YR / 4.50%	\$ 0.4544	\$ 0.4544	-





Tax Rate Comparison

1	2	3	4
School District	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
Cleburne ISD	\$ 0.7575	\$ 0.4544	\$1.2119
Aledo ISD	\$ 0.7552	\$ 0.4500	\$ 1.2052
Alvarado ISD	\$ 0.7869	\$ 0.5000	\$ 1.2869
Burleson ISD	\$ 0.7552	\$ 0.5000	\$ 1.2552
Crowley ISD	\$ 0.7552	\$ 0.5000	\$ 1.2552
Godley ISD	\$ 0.7896	\$ 0.5000	\$ 1.2869
Granbury ISD	\$ 0.7869	\$ 0.1450	\$ 0.9319
Grandview ISD	\$ 0.7869	\$ 0.2097	\$ 0.9966
Joshua ISD	\$ 0.7575	\$ 0.5000	\$ 1.2575
Keene ISD	\$ 0.8238	\$ 0.2226	\$ 1.0464
Mansfield ISD	\$ 0.7869	\$ 0.3600	\$ 1.1469
Midlothian ISD	\$ 0.6969	\$ 0.4100	\$ 1.1069
Rio Vista ISD	\$ 0.7552	\$ 0.4258	\$ 1.1810
Venus ISD	\$ 0.7484	\$ 0.4300	\$ 1.1784
Waxahachie ISD	\$ 0.7552	\$ 0.4129	\$ 1.1681

Successful D/FW-Area ISD Bond Elections (2017-2024) > \$100,000,000



No.	School District	Bonds Approved	Election Date	No.	School District	Bonds Approved	Election Date
1	Dallas ISD	\$ 3,541,600,000	11/03/20	39	Coppell ISD	\$ 321,511,000	05/06/23
2	Prosper ISD	2,704,575,000	11/07/23	40	Mesquite ISD	325,000,000	05/05/18
3	Northwest ISD	1,995,500,000	05/06/23	41	Keller ISD	315,000,000	11/05/19
4	Plano ISD	1,467,821,000	11/08/22	42	Birdville ISD	300,776,090	11/08/22
5	Denton ISD	1,418,481,928	05/06/23	43	Wylie ISD	298,145,000	11/07/23
6	Prosper ISD	1,337,000,000	05/04/19	44	Caddo Mills ISD	290,000,000	05/06/23
7	Forney ISD	1,294,000,000	05/07/22	45	Little Elm ISD	289,500,000	11/08/22
8	Garland ISD	1,279,645,000	05/06/23	46	Cedar Hill ISD	282,400,000	05/04/24
9	Fort Worth ISD	1,211,000,000	11/02/21	47	McKinney ISD	275,000,000	05/01/21
10	Crowley ISD	1,043,646,702	05/06/23	48	Mansfield ISD	275,000,000	05/06/17
11	Lewisville ISD	1,030,177,000	11/07/23	49	Argyle ISD	267,885,000	05/07/22
12	Hurst-Euless Bedford ISD	997,300,000	11/07/23	50	Birdville ISD	252,802,490	11/06/18
13	Denton ISD	992,600,000	05/05/18	51	Krum ISD	244,700,000	05/07/22
14	Arlington ISD	966,000,000	11/05/19	52	Little Elm ISD	239,500,000	11/07/17
15	Royse City ISD	863,000,000	05/06/23	53	Princeton ISD	237,400,000	05/04/19
16	Princeton ISD	797,000,000	05/06/23	54	Royse City ISD	230,000,000	05/01/21
17	Anna ISD	793,735,000	11/08/22	55	Allen ISD	214,313,000	11/03/20
18	Richardson ISD	750,000,000	05/01/21	56	Carroll ISD	208,000,000	05/06/17
19	Fort Worth ISD	749,735,000	11/07/17	57	H-E-B ISD	199,000,000	05/05/18
20	Lewisville ISD	737,550,000	11/07/17	58	Wylie ISD	193,700,000	05/04/19
21	Northwest ISD	737,500,000	05/01/21	59	Sherman ISD	176,000,000	11/07/17
22	Carr-Frmps Branch ISD	716,400,000	05/06/23	60	Kaufman ISD	170,000,000	05/04/24
23	Frisco ISD	691,000,000	11/06/18	61	Duncanville ISD	170,000,000	11/07/23
24	Forney ISD	623,000,000	11/05/19	62	Godley ISD	168,500,000	05/01/21
25	Celina ISD	600,000,000	05/04/19	63	Argyle ISD	166,000,000	05/06/17
26	Community ISD	595,604,000	05/07/22	64	Granbury ISD	151,700,000	11/07/23
27	Mansfield ISD	588,500,000	05/04/24	65	Azle ISD	151,500,000	11/07/23
28	Waxahachie ISD	575,100,000	05/06/23	66	Dallas ISD	150,000,000	11/06/18
29	Irving ISD	573,750,000	05/06/23	67	Grapevine-Colleyville ISD	150,000,000	05/04/24
30	Eagle Mt-Saginaw ISD	561,100,000	05/06/23	68	Aledo ISD	149,950,000	11/05/19
31	Eagle Mt-Saginaw ISD	524,755,000	11/07/17	69	Bridgeport ISD	134,000,000	11/07/23
32	Sherman ISD	480,000,000	05/06/23	70	Denison ISD	132,000,000	05/06/23
33	Rockwall ISD	475,845,000	11/02/21	71	Crandall ISD	125,000,000	05/06/17
34	Melissa ISD	400,000,000	05/01/21	72	Aledo ISD	123,800,000	05/06/23
35	Northwest ISD	399,000,000	05/06/17	73	Community ISD	115,775,000	11/07/17
36	Aubrey ISD	385,900,000	05/07/22	74	Lake Dallas ISD	105,000,000	05/04/19
37	Crandall ISD	365,000,000	05/07/22	75	Lewisville ISD	101,834,000	05/04/24
38	Carr-Frmps Branch ISD	350,935,000	11/06/18	TOTAL		\$ 43,314,447,210	

SOURCE: Municipal Advisory Council of Texas



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Ballot Language & Propositions

Ballot Language

Legislation passed in 2019 REQUIRES the following language to appear on every proposition on the bond ballot:

"THIS IS A PROPERTY TAX INCREASE"

EXPLANATION: Regardless of whether the I&S tax rate goes up, stays the same, or goes down, taxes will have to be levied to repay any new bonds through the end of their term

Bond Propositions

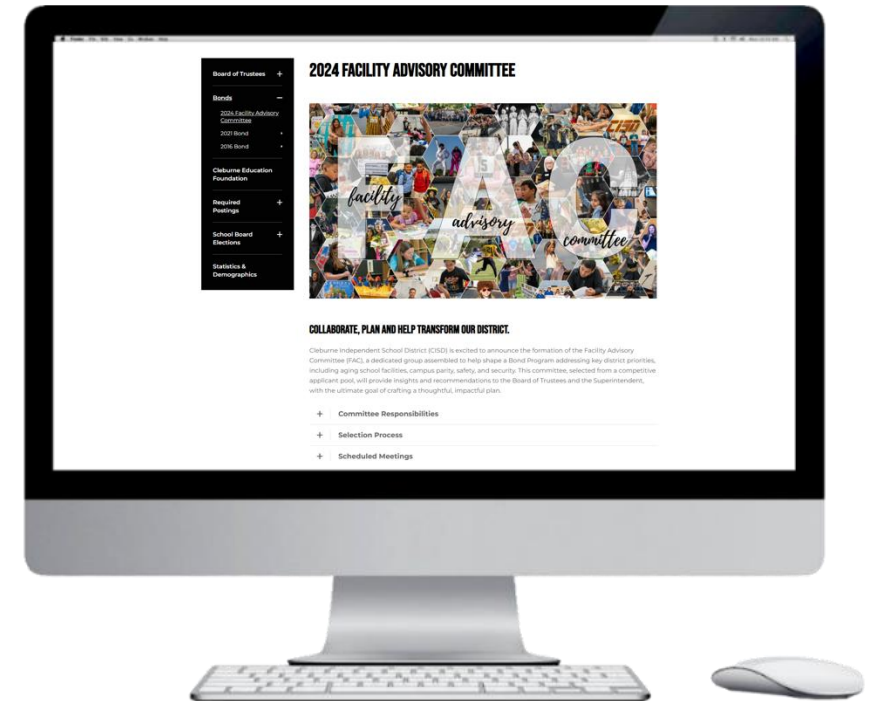
Legislation passed in 2019 REQUIRES separate propositions for certain types of projects: Any work on athletic stadiums with 1,000+ seating, natatoriums, technology device purchases, performing arts facilities, teacher housing and recreational facilities other than gyms, playgrounds or play areas

REVIEW AND WRAP-UP



ONGOING COMMUNICATIONS

Agendas, presentation slides, and supplemental information will be available online accessible through the District's homepage.



MEETING SCHEDULE

Wed., Oct. 30 Orientation, Framework, Future Thinking, Public School Finance,

CONCEPTUALIZE

Wed., Nov. 6, & Wed., Nov. 20

Facility Conditions, Demographics, Needs & Proposed Projects, Financial Capacity & Tax Impact Scenarios

EXPLORE

Tue., Dec. 3

Develop Bond Scenarios

DEVELOP

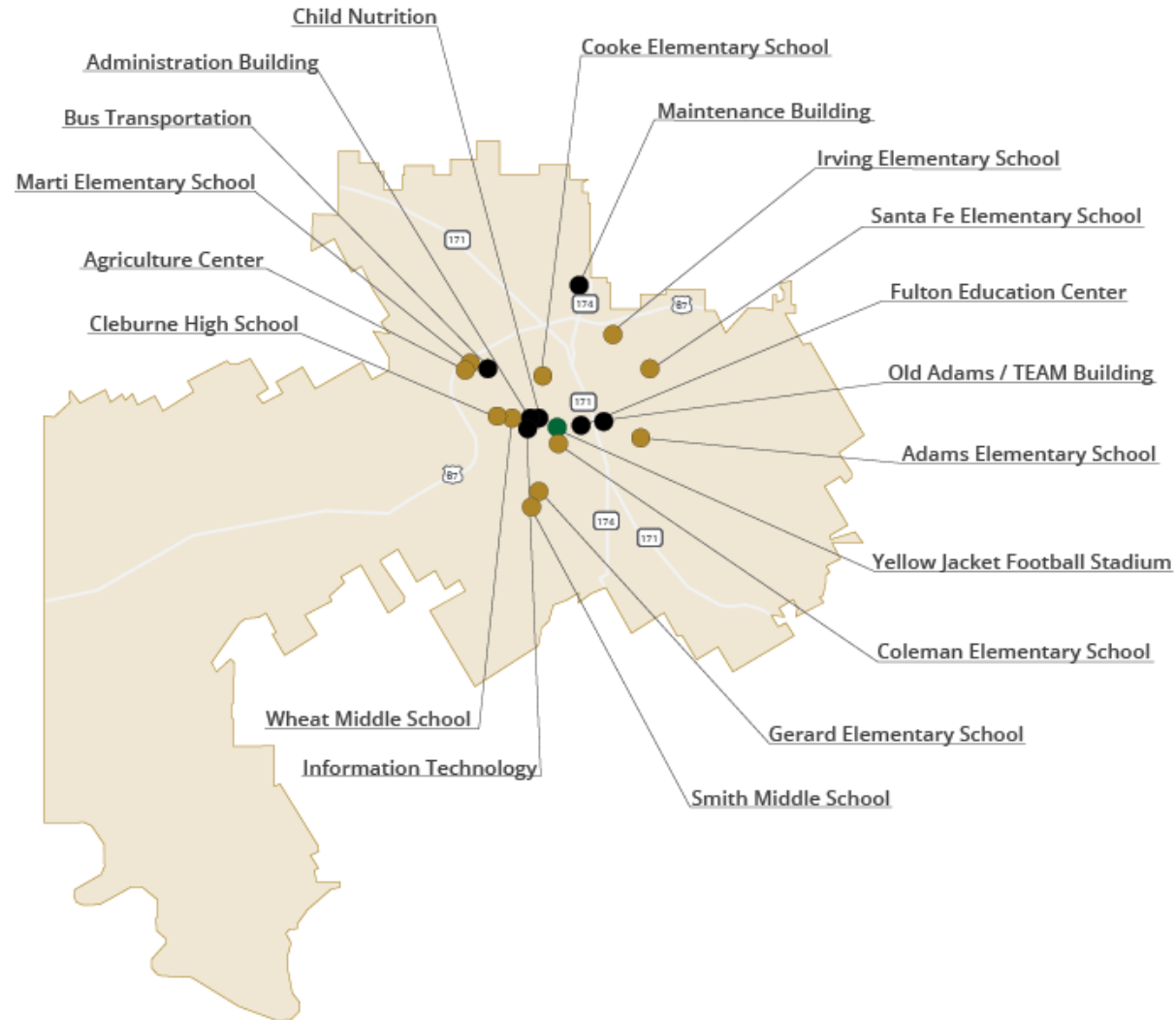
Wed., Dec. 18

Committee Deliberations & Final Recommendation

REFINE

All members are expected to attend and contribute to all scheduled meetings consistently. Additional dates may be added as needed.

FACILITIES BUS TOUR



Tuesday, Nov. 12, 5:30 p.m.
Marti Elementary School

- Wear comfortable shoes
- Refreshments will be provided

Stops:

- | | |
|------------------|-----------------------|
| • Marti | • PAC |
| • Ag Barn | • Stadium site at CHS |
| • Transportation | |
| • The Rock | |

FACILITIES TOUR: GERARD ELEMENTARY



Principal: Rena Jones

Grade Spans: PreK - 4th

Year Built: 1985

Building Area: 52,913 SF

GERARD ELEMENTARY

EXISTING CONDITIONS



Year Built: 1985

Building Area: 52,913 SF

Identified Campus Needs to Consider:

- New Gutters and Downspouts around Perimeter of Roof
- Exterior Sealant Replacements
- New Fire Sprinkler System
- New Site Fencing and Upgrades
- Electrical Equipment Upgrades
- Site Lighting Improvements
- Interior Lighting Upgrades
- Site Paving Improvements
- Site Drainage Improvements
- Accessibility Improvements
- Mechanical System Replacements/Upgrades
- Sanitary Waste Piping Upgrades
- Plumbing Fixture Replacements
- Gas Piping Upgrades
- Foundation issues
- Technology Equipment Upgrades
- New/Additional Security Cameras
- Heat & Smoke Detectors in Kitchen and Classrooms
- Flooring Replacements
- New Playground Equipment and Fall Surface
- Ceiling System Improvements

