

THANK YOU FOR DINNER



STEWART
BUILDERS



2024 Long-Range Planning Committee

April 25, 2024





WELCOME

Superintendent Kevin Moran

CHARGE TO THE COMMITTEE

The Waller ISD Long-Range Planning Committee is charged by the Board of Trustees to:

- prioritize the needs of ALL WISD students and make decisions that will enable them to receive a premier education;
- represent the expectations and values of the community;
- use facts, data and financial resources to make informed decisions that will foster a culture of excellence in WISD;
- make recommendations that meet WISD's future facility needs

AGENDA

- Welcome
- Review
- Topic Updates
- Finance 101
- Financial Advisor
Table Talk
- Projects overview
TABLE TALK
- Paper/pencil mock vote



MEETING OVERVIEW

Gathering Information

Meeting #1 - March 28

Welcome and Committee Charge
Decision-Making Model
Bond Update
WJH Tour

Meeting #2 - April 4

Review Charge to Committee
Demographic Study
Land Update

Meeting #3 - April 18

Facilities Considerations
Long-Range Plan

Considering Solutions

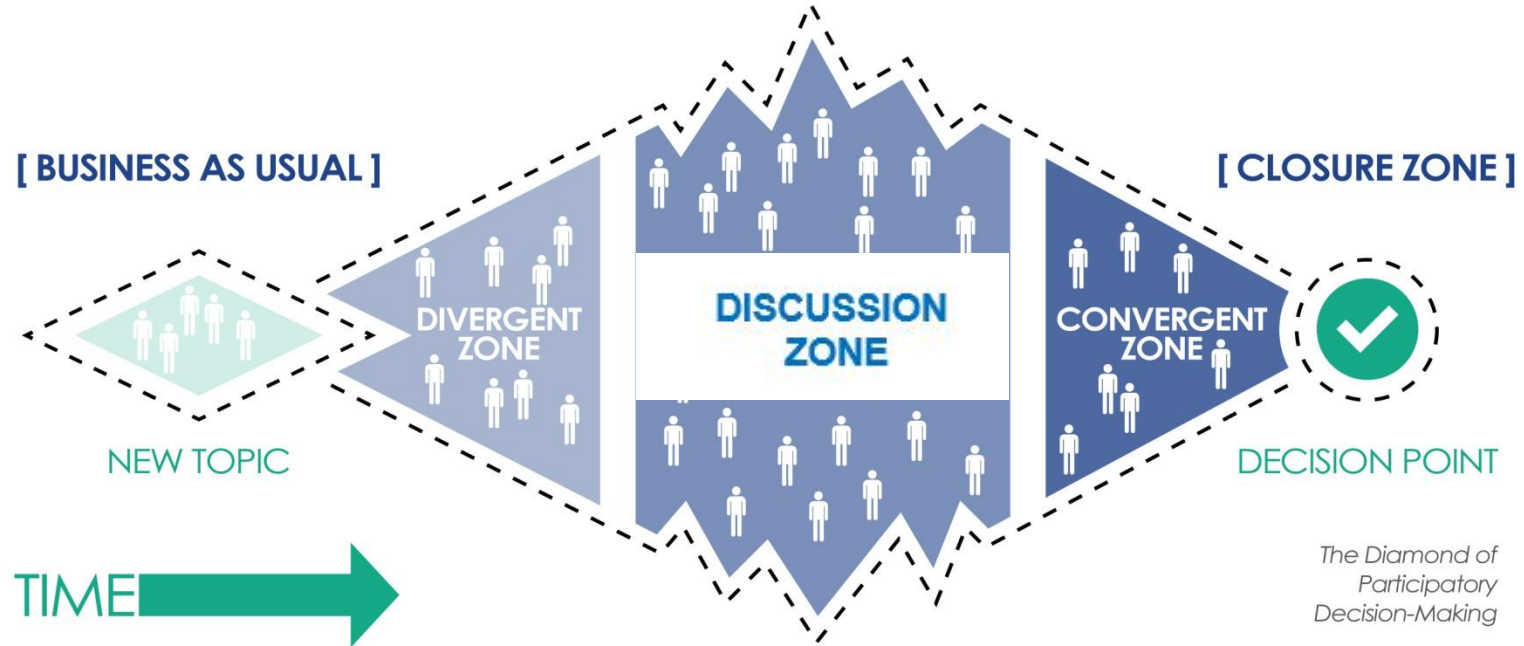
Meeting #4 - April 25

Finance 101
Financial Advisor
Project Priorities and Mock Vote

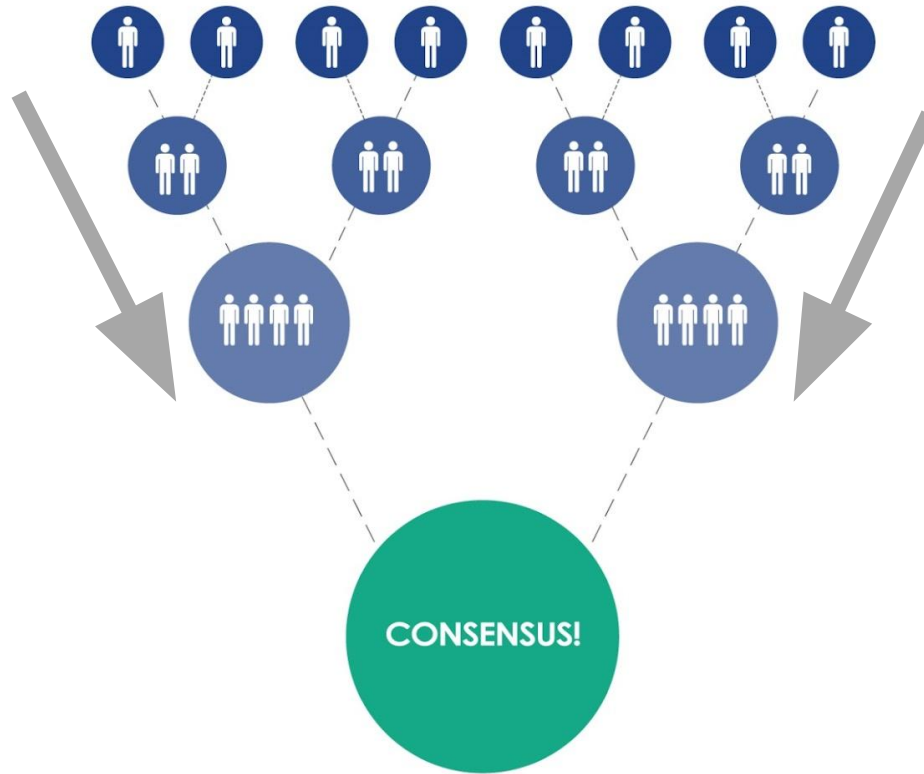
Meeting #5 - May 2

Bond/Ballot Language
Package Scenario
Deliberation and Final Vote

DYNAMICS OF GROUP DECISION-MAKING



CONSENSUS BUILDING MODEL



REVIEW OF MEETING 1

What makes Waller ISD so unique and special?

WALLER ISD BOND19	
PROJECT	STATUS
New Waller High School	Complete
New Waller JH & Comprehensive Renovation	Summer 2024
Land	Complete
Renovate Waller HS to Schultz JH	Complete
Renovate Schultz JH to Holleman ES	Complete
Roberts Road ES - Security Vestibule	Delayed Due to Contractor Issue & Combined With 2022 Bond Projects <i>Spring 2025</i>
Facility Assessment - Priority 1	90% Completion
Technology	Complete
Transportation	Complete
Safety & Security	Complete
TOTAL: \$295,225,000	

WALLER ISD BOND22	
3 New Elementary Schools	
New Ag Science Facility	
New Transportation & Maintenance Facility	
Renovated & Repurpose Existing Holleman ES to Student Support Service Center	
Renovate & Repurpose Existing Waller JH East To Education Support Center	
Buses	
Technology & Infrastructure	
Land	
Priority 1 Projects for All Schools	
Safety & Security Upgrades	
TOTAL: \$363,471,018	



WALLER JUNIOR HIGH TOUR




I.T. HOLLEMAN
ELEMENTARY

REVIEW OF MEETING 2

DEMOGRAPHIC TRENDS

District	Enrollment 2023-24	1-Year Change		
			Rank	Rank
Katy ISD	94,785	2,118	1	2.3%
Lamar CISD	44,512	2,051	2	4.8%
Conroe ISD	72,352	1,569	3	2.2%
Tomball ISD	22,273	847	4	4.0%
New Caney ISD	18,987	643	5	3.5%
Alvin ISD	29,740	552	6	1.9%
Fort Bend ISD	80,206	546	7	0.7%
Cypress-Fairbanks	118,470	460	8	0.4%
Waller ISD	9,283	449	9	5.1%
Magnolia ISD	14,468	422	10	3.0%
Cleveland ISD	11,970	403	11	3.5%
Barbers Hill ISD	7,723	384	12	5.2%
Splendora ISD	5,221	355	13	7.3%
Dickinson ISD	12,592	232	14	1.9%
Willis ISD	8,974	181	15	2.1%
Crosby ISD	6,868	151	16	2.2%
Angleton ISD	7,068	143	17	2.1%
Sealy ISD	3,002	94	18	3.2%
Royal ISD	2,729	92	19	3.5%
Hitchcock ISD	1,899	58	20	3.2%
Burton ISD	588	56	21	10.5%
Anahuac ISD	1,547	54	22	3.6%
Santa Fe ISD	4,397	54	22	1.2%
Montgomery ISD	9,794	46	24	0.5%

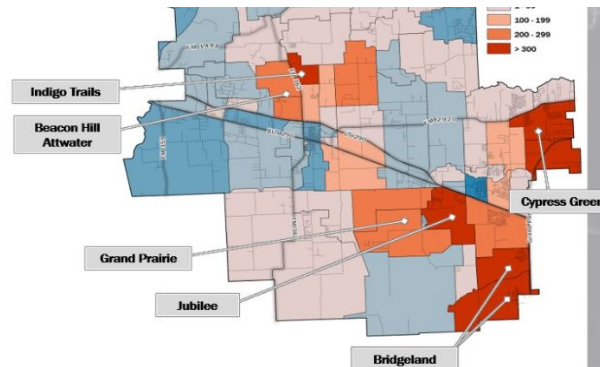
Three Scenarios of Growth



Land Update

School Site	Status
Elementary #6 (Lowe)	Building
Elementary #7 (McReavy)	Building
Elementary #8	Building
Elementary #9	Under Contract
Elementary #10	Purchased
Elementary #11	Purchased
Elementary #12	Purchased
Elementary #13	In Negotiations
Elementary #14	In Negotiations
Elementary #15	In Negotiations

School Site	Status
Junior High #3	Purchased
Junior High #4	Under Contract
Junior High #5	In Negotiations
Junior High #6	In Negotiations
High School #2	Under Contract
High School #3	In Negotiations



REVIEW OF MEETING 3

LONG-RANGE FACILITIES PLAN

NEW ELEMENTARY SCHOOL NO.9

ESTIMATED BID YEAR: 2025

\$59,000,000

NEW ELEMENTARY SCHOOL NO.10

ESTIMATED BID YEAR: 2026

\$65,000,000

NEW JUNIOR HIGH NO.3

ESTIMATED BID YEAR: 2027

\$156,000,000

NEW HIGH SCHOOL NO.2

ESTIMATED BID YEAR: 2025

\$378,000,000

Long-Range Plan

	Aug. 2024	Aug. 2025	Aug. 2026	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030
Elementary	Lowe & McReavy	ES #8 (Under Construction)		ES #9	ES #10	ES #11	ES #12
Junior High						JH #3	
High School					HS #2		

Item	Description	Amount
Buses	Approximately 30 buses to replace aging fleet and to accommodate for growth.	\$4,500,000
Land	Pursue acreage opportunities for additional high school, junior high, and elementary sites.	\$40,000,000

**Student & Teacher
Devices Proposition:
\$11,000,000**

Shane Bayles
Director of Technology

Meagan White
School Improvement Officer

Topic Update: Technology

Average Student Device Damage Incidents Per Year (3 year trend)

1 Incident	2 Incidents	3+ Incidents
17%	6%	2%

Types of Repairs

Screen Replacement	50%
Keyboard Replacement	17%
Misc.	33%

Other Considerations:
Protection Accessories

Waller ISD Instructional Technology



April 25, 2024



Twitter



Facebook



Instagram



SlidesMania

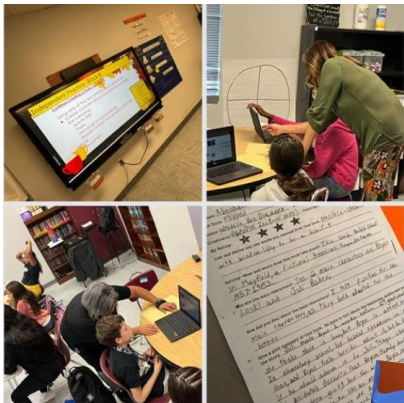
Waller ISD Instructional Technology

Seesaw (Grades K - 2): Digital portfolio creation with stakeholder access; age-appropriate technology tools; ready-made and reliable lessons for teachers; differentiated learning

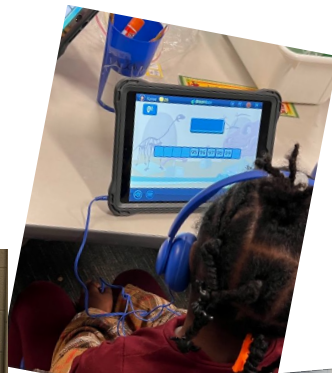
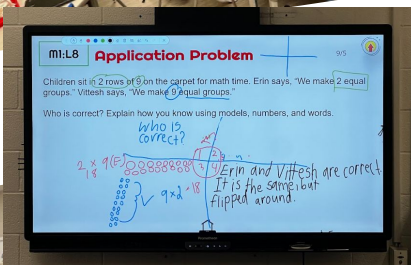
Canvas (Grades 3-12): Dissemination of information and resources to students and families; Rostered for core classes, enrichment, intervention, STEAM, and various clubs; parent access to instructional materials; digital portfolios for students

Other Instructional Technology:

- Interactive displays in classrooms and collaborative learning spaces which allow for interaction and screen sharing.
- Virtual reality headsets are available on a check-out system; portal to access instructional exploration experiences.
- Dash robots allow students to explore the world of coding and engineering to make creative problem-solving accessible to all of our students.



Elementary Technology Use

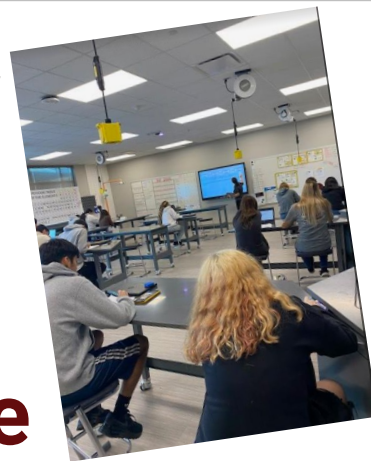


- **Tier 1 instruction**
 - Learning/Choice stations
 - Adopted programs
 - Textbook access
 - Collaboration in Google Suite
 - Communication
 - Instructional review games
 - Writing (short and extended)
 - Digital portfolios
- **Intervention**
 - Individual needs
 - Teacher-guided/blended
 - HB 1416 requirements
- **Assessment**

Junior High Technology Use

- **Tier 1 instruction**
 - Learning management system
 - Textbook access
 - Learning stations
 - Adopted programs
 - Collaboration in Google Suite
 - Games/escape rooms
 - Writing (short and extended)
 - Digital portfolios
 - CTE
- **Intervention**
 - Labs/advisories
 - HB 1416
 - Blended model
- **Assessment**





High School Technology Use

- **Tier 1 instruction**
 - Learning management system
 - Textbook access
 - Adopted programs
 - Collaboration in Google Suite
 - Writing (short and extended)
 - CTE
- **Intervention**
 - Advisories/HB 1416
- **Assessment**



Table Talk



Q&A Process



Finance 101

Audrey Ambridge
Chief Financial Officer



SCHOOL FINANCE 101

School Finance 101

AGENDA:

- **School District Funding**
- **Enrollment & Attendance History**
- **Property Values & Tax Rates History**
- **Bond**

School District Funding

LOCAL REVENUES

- Property Tax Collections, Interest Earnings, Athletic Revenues, Facility Rentals, other miscellaneous local revenues

STATE REVENUES

- Foundation School Program (FSP), Available School Fund (ASF)

FEDERAL REVENUES

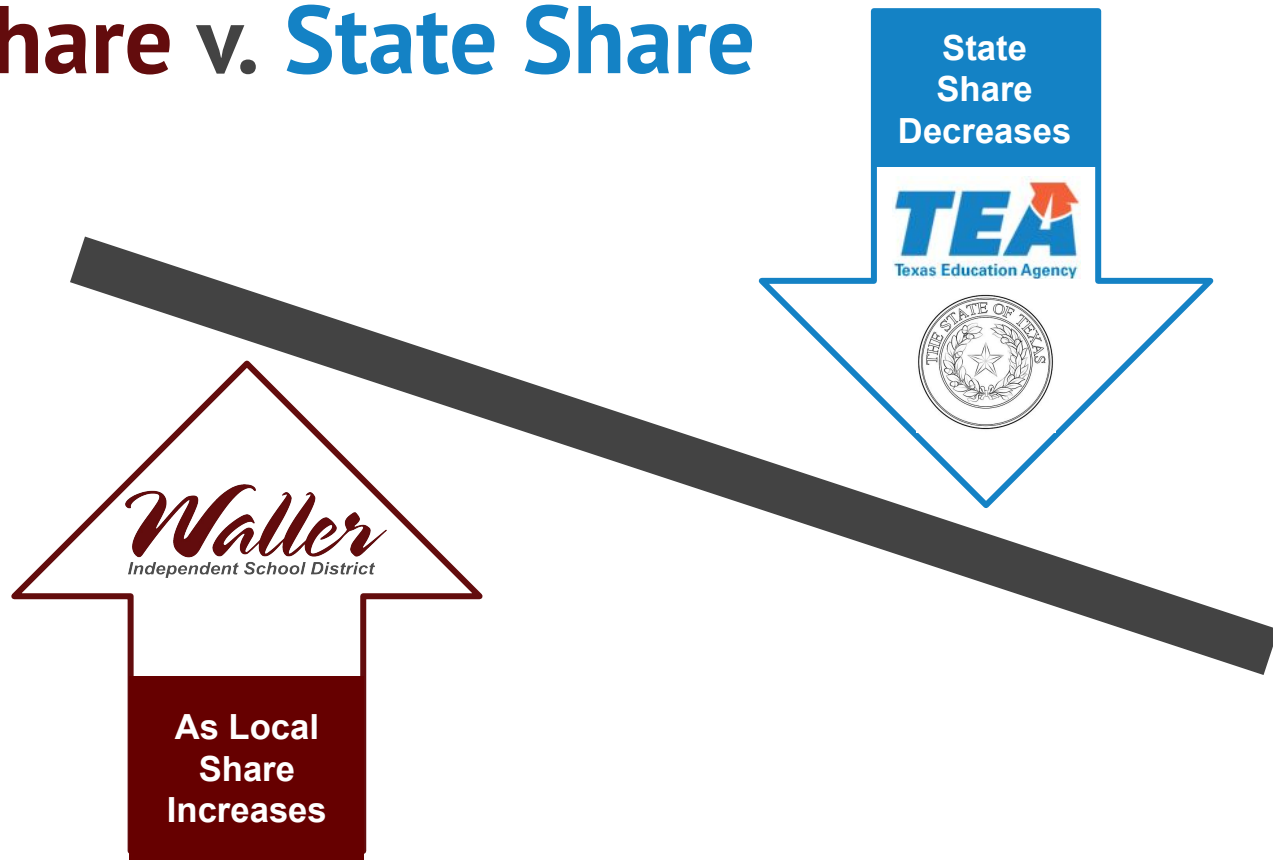
- E-Rate, School Health and Related Services (SHARS)

State Revenues

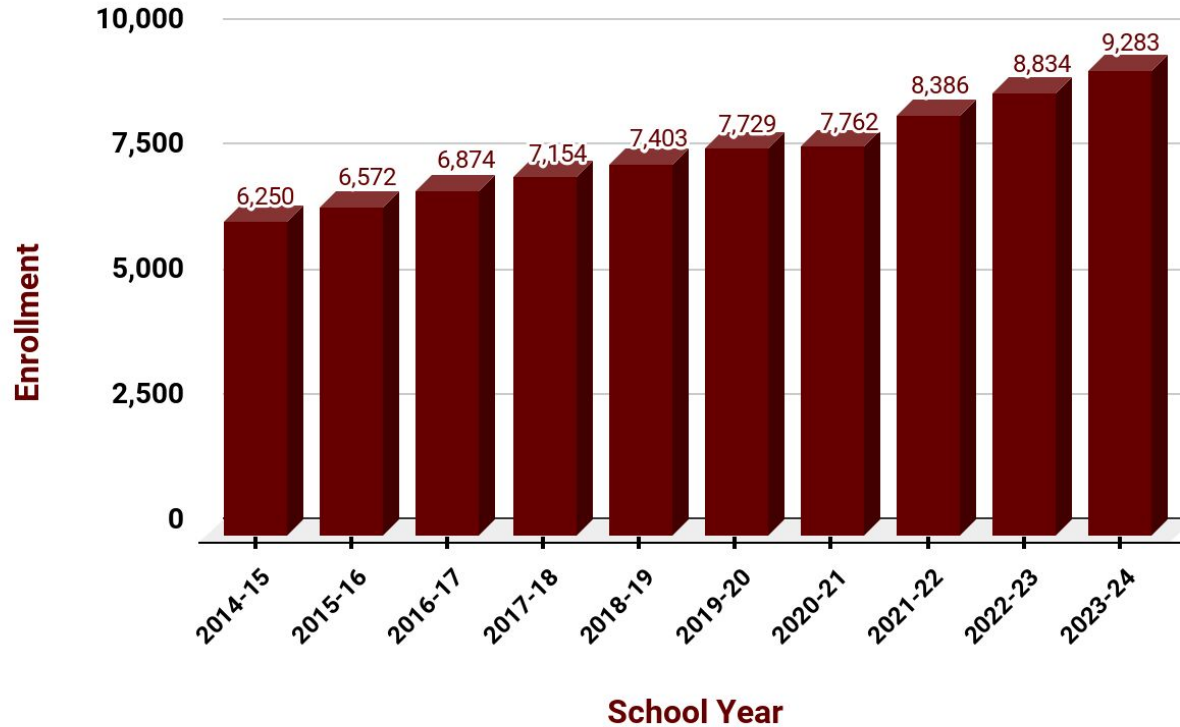
Foundation School Program (FSP) & Available School Fund (ASF)

- Establishes how much state funding a school district receives
- Formulas are set in statute and consider various student and district characteristics:
 - Student enrollment, types of students, attendance rates
 - District property values & tax rates
- State funding formulas are used to determine how much a district has to generate locally through property taxes before the state makes up the difference with state funding

Local Share v. State Share



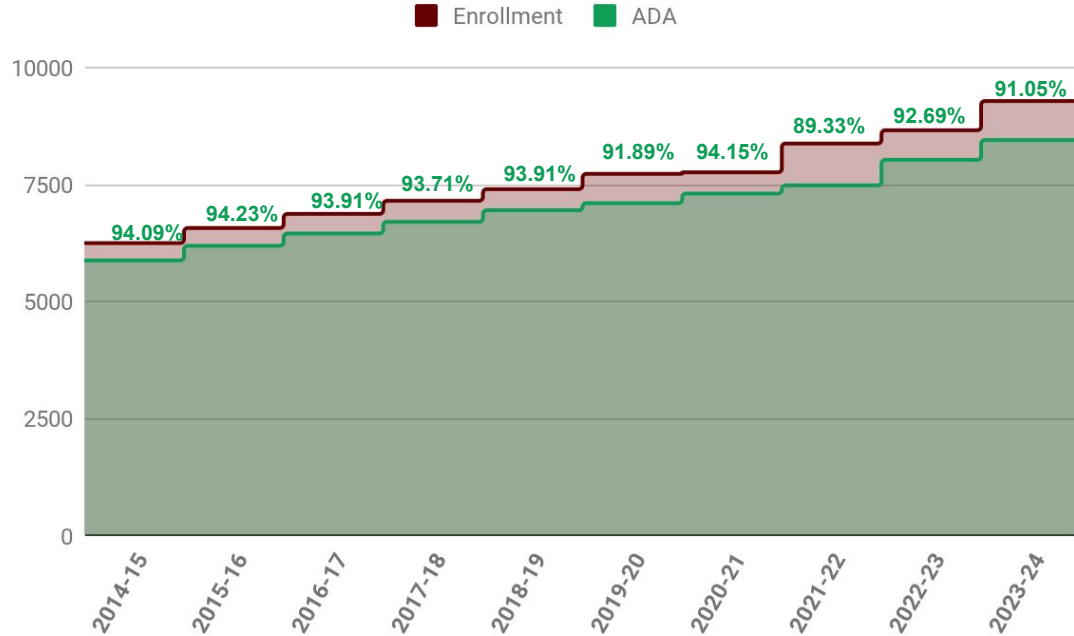
Enrollment History



SOURCE: Enrollment - Fall PEIMS Submission



Attendance Rate History



SOURCES:

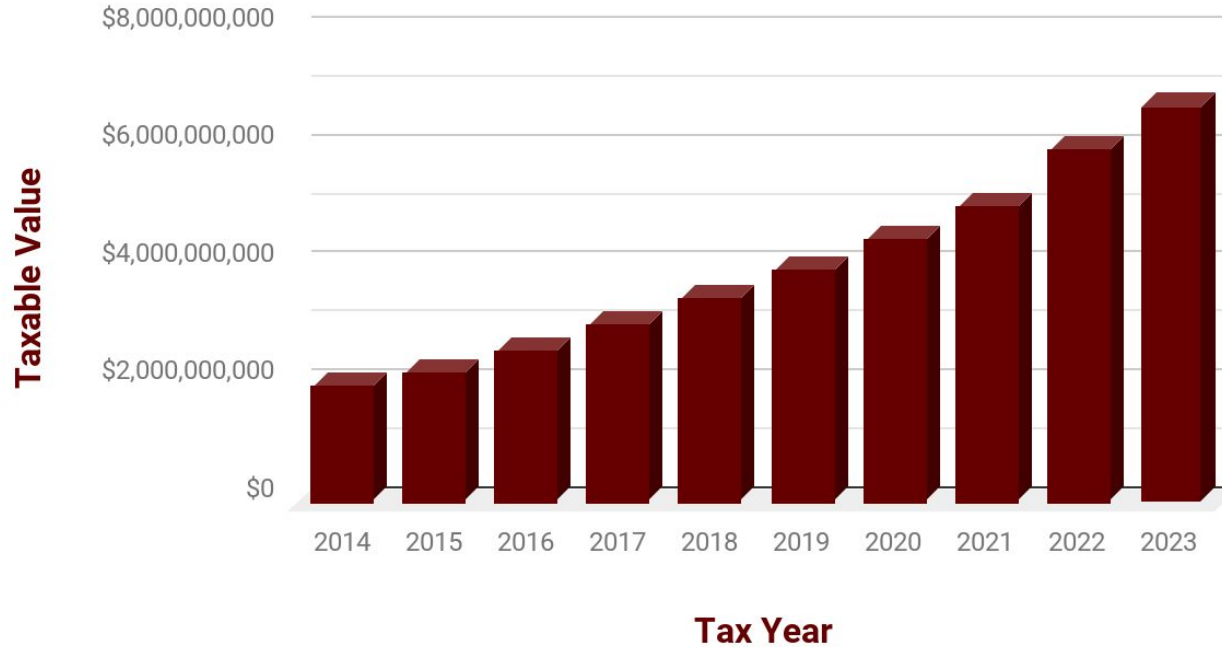
Enrollment - Fall PEIMS Submission

Average Daily Attendance - Summer PEIMS Submission (2023-24 Data as of 4th Six Weeks)



Taxable Value History

WISD Taxable Values



SOURCE: Texas State Comptroller T2 Property Values



Parts of a Tax Rate

Public school district tax rates are made up of two parts:

Maintenance & Operations (M&O) Tax Rate

- WISD M&O Rate for 2023-2024 is \$0.6692 per \$100 of taxable value

Interest & Sinking (I&S) Tax Rate

- WISD M&O Rate for 2023-2024 is \$0.4400 per \$100 of taxable value
- Not allowed to pay for M&O expenses

State law requires that these two funding sources are separate.

Parts of a Tax Rate:

(The Illustrated Version)



Similar Taxpayer Expenses:

Groceries
Utilities
Minor Home Repairs
Routine Services
Gas

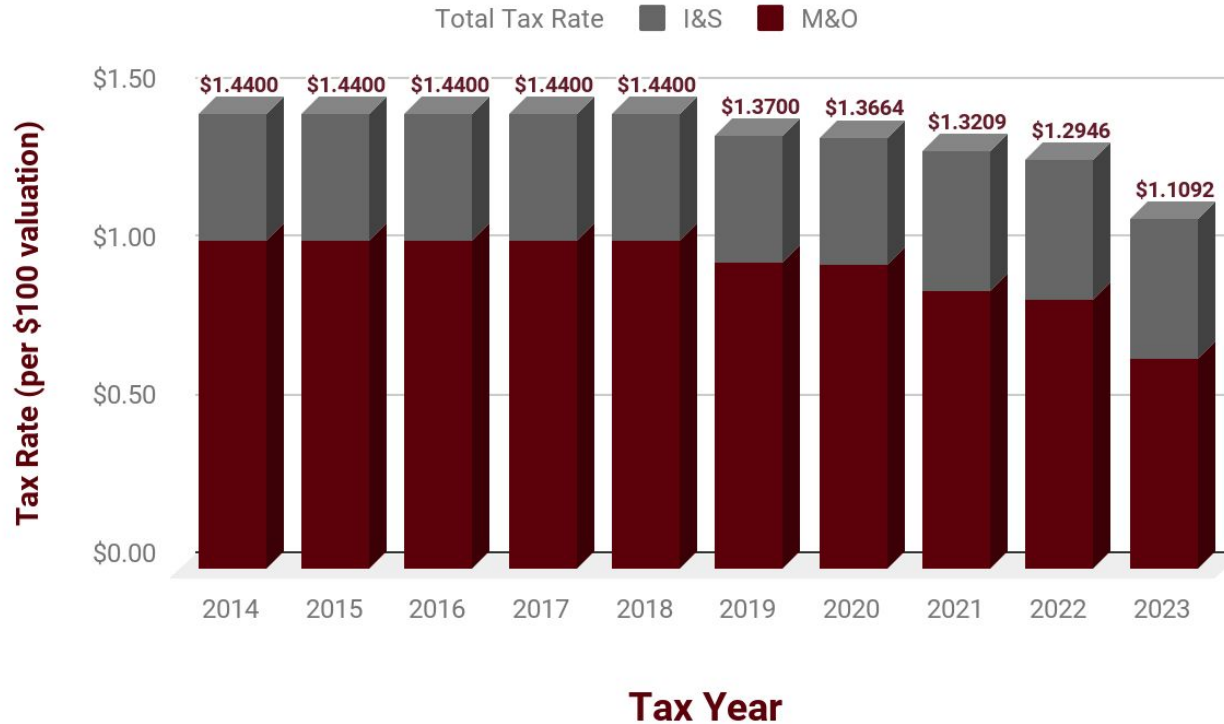


Similar Taxpayer Expenses:

Mortgage
Home Renovation
Major Appliances
Cell Phones
Car



Tax Rate History



Bond Elections

- Bonds may not be issued and taxes may not be levied unless authorized by a majority of the qualified voters of the district, voting at an election
- Each election must be called by the Board of Trustees and must state the date of the election, the proposition(s) to be submitted and voted on, the polling place(s), and any other necessary information.



Bond Elections

Separate propositions are required for the following:

- Stadium with seating for more than 1,000 spectators
- Natatorium
- Recreational facility other than a gym, playground, or play area
- Performing arts facility
- Housing for teachers
- Update of technology equipment, other than school security purposes or infrastructure



Bond Process

- Bond Election approval provides authority to Waller ISD Board of Trustees to approve the issuance of bonds.
 - Voters authorize total amount of bonds we can issue
- The amount of the bond proposition(s) will not be immediately sold.
 - WISD determines amount of sale and when to sell based on the timing of the identified projects



Bond Debt

- Maximum of 40 year maturity on bonds sold
 - Waller ISD uses maturities from 1 year to 30 years
 - ex: New Schools are financed for 30 years and technology would be financed for 5 years or less
- Taxes are “frozen” for taxpayers who are age 65+ or disabled (*Homestead Exemption*)



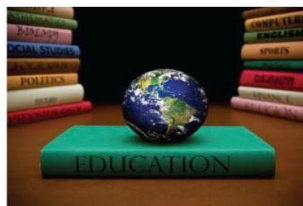
Financial Advisor

Terrell Palmer

Post Oak Municipal Advisors LLC

Preliminary Bond Capacity Analysis

April 25, 2024



Waller Independent School District



POST OAK
MUNICIPAL ADVISORS

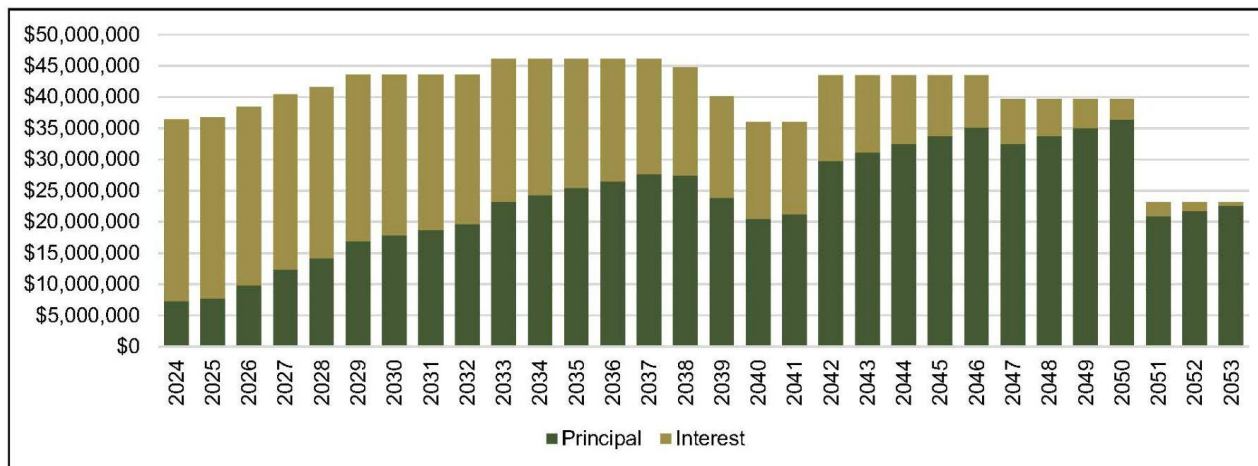
BOND ELECTION HISTORY

Bond Election Date	Bond Purpose	Amount Proposed	Amount Passed	Votes "For"	Votes "Against"
12/16/2000	School Building	\$17,150,000	\$17,150,000	605 (51.2%)	577 (48.8%)
02/07/2004	School Building	18,950,000	18,950,000	530 (51.9%)	492 (48.1%)
05/12/2007	School Building	49,290,000	49,290,000	769 (63.3%)	446 (36.7%)
11/03/2015	School Building & Security	71,320,000	71,320,000	1,562 (63.8%)	887 (36.2%)
11/05/2019	School Building & Security	295,225,000	295,225,000	1,946 (67.5%)	938 (32.5%)
11/08/2022	School Building & Security	363,471,018	363,471,018	7,497 (62.0%)	4,601 (38.0%)
11/08/2022	Stadium	4,654,082	--	5,496 (45.7%)	6,543 (54.3%)

REVIEW OF EXISTING BONDS

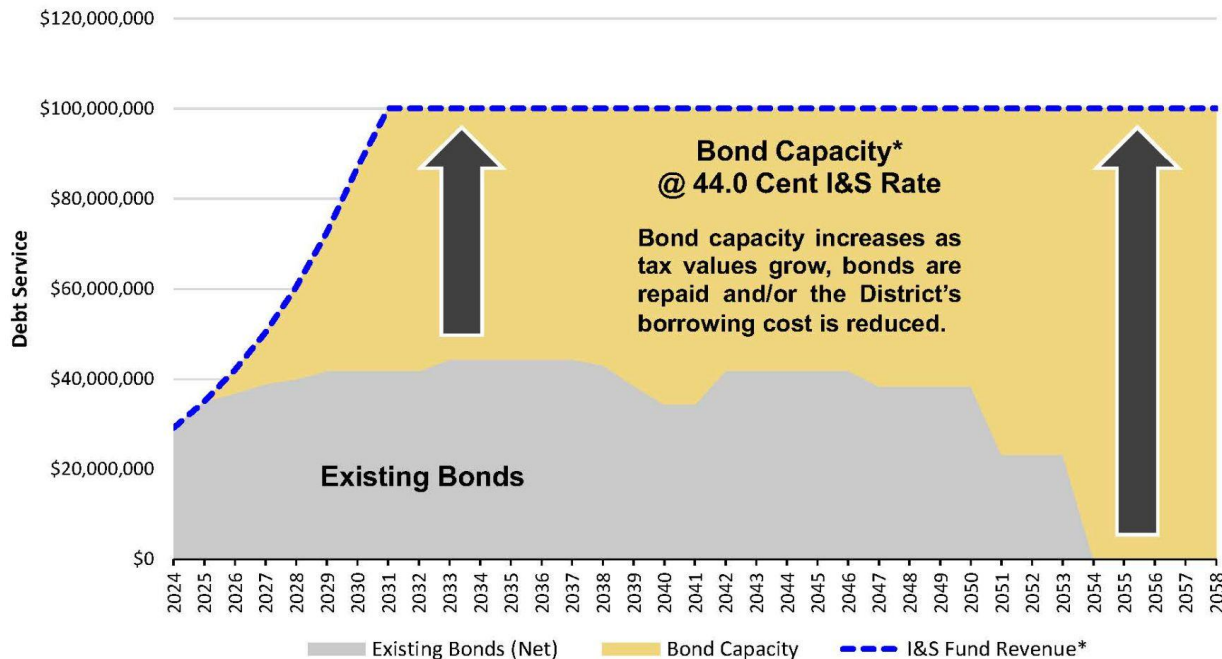
Series	Principal Amount of Bonds		
	Original	Outstanding	Callable
2015	\$7,180,000	\$2,715,000	\$1,025,000
2016	93,545,000	80,635,000	77,075,000
2020	205,805,000	198,230,000	175,050,000
2020A	67,810,000	64,960,000	52,415,000
2023	169,200,000	169,200,000	143,915,000
2023A	187,400,000	187,400,000	159,635,000
Total	\$730,940,000	\$703,140,000	\$609,115,000

The District maintains bond ratings of "A1" from Moody's and "A+" from S&P



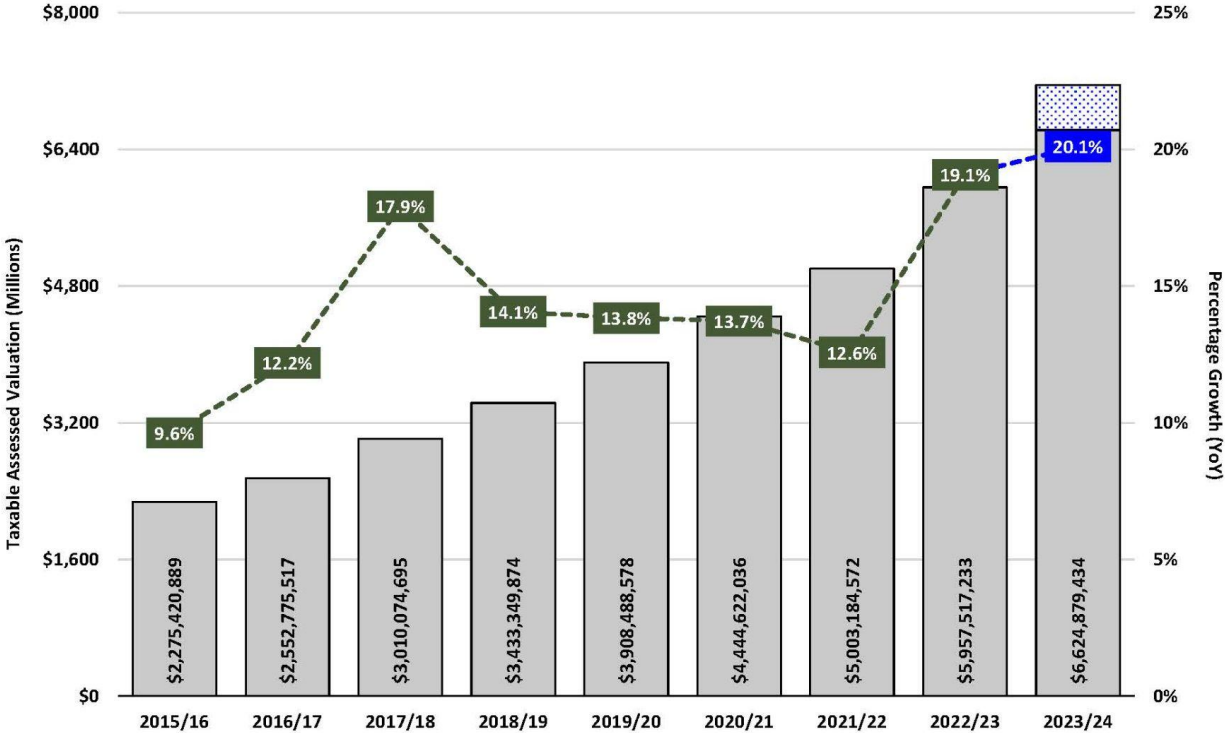
WHAT IS BOND CAPACITY?

- **Bond capacity is the district's ability to issue new bonds within the existing I&S tax rate and within the limitations imposed by state law.**



* Based on TAV growth assumptions as described on page 6 of this presentation. Preliminary, subject to change. .

BOND CAPACITY CONSIDERATIONS – HISTORICAL GROWTH



* Reflects estimated 2023/24 growth prior to increasing the state mandated HSD From \$45K to \$100K, beginning in tax year 2023.

BOND CAPACITY CONSIDERATIONS – FUTURE ASSUMPTIONS

Assumptions *

<i>Bond Election Dates</i>	November 2024	November 2027
<i>Number of Bond Issuances</i>	1	1
<i>Years of Issuance</i>	February 2025	February 2028
<i>Bond Amortization</i>	30 Years	30 Years
<i>Bond Interest Rate</i>	4.50%	4.50%

<i>Current I&S Tax Rate</i>			\$0.44
<i>Current Taxable Value</i>			\$6,624,879,434
<i>Taxable Value Growth</i>	<u>Years</u>	<u>Annual Growth</u>	<u>Annual Growth</u>
	2024/25 – 2029/30	20.00%	20.00%
	2030/31	2.50%	15.00%
	Thereafter	None	None

* Preliminary, subject to change.

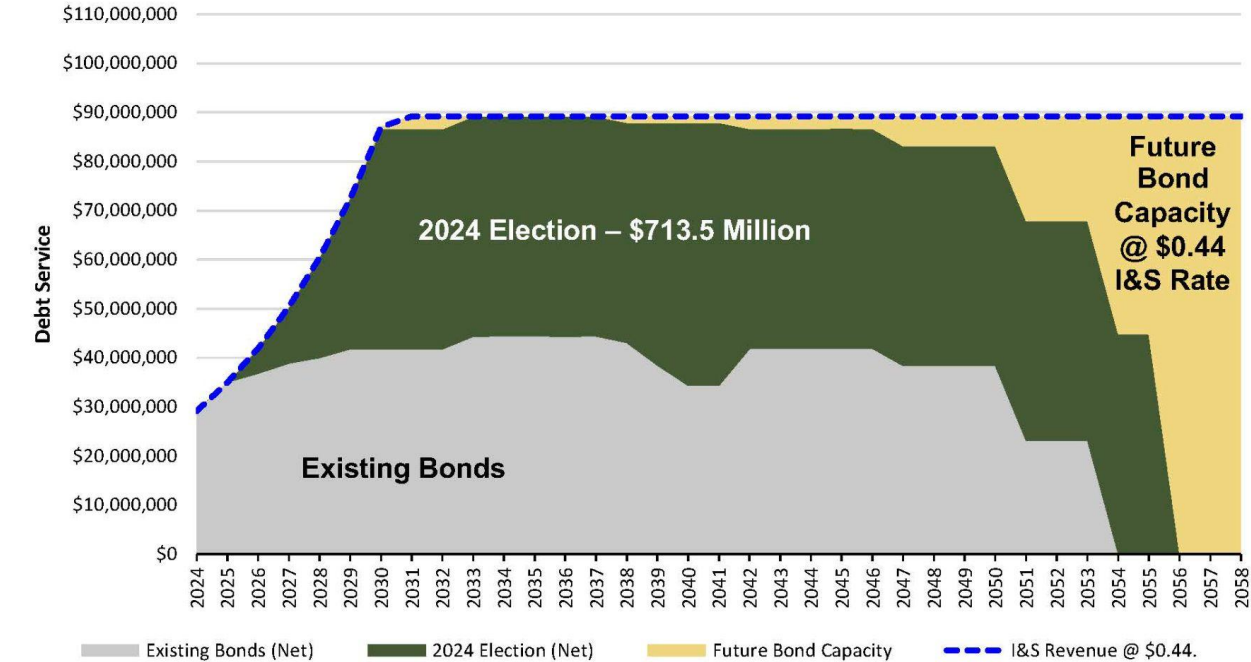
SUMMARY OF BOND CAPACITY ANALYSIS

Summary of Findings *

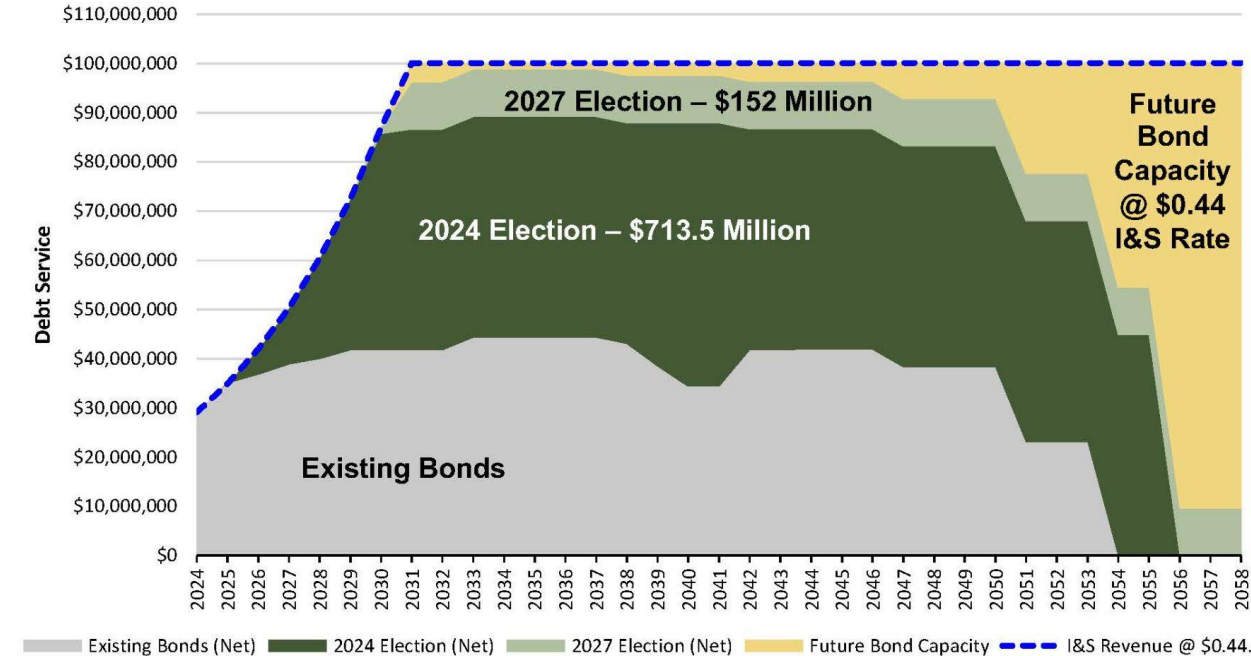
<i>Election Date(s):</i>	November 2024	November 2027
<i>Election Amount(s):</i>	\$713,500,000	\$152,000,000
<i>Maximum Projected I&S Tax Rate:</i>	\$0.44	\$0.44
<i>Projected I&S Tax Rate Impact:</i>	NONE	NONE
<i>Projects Included:</i>	Elementary # 9 Elementary # 10 Junior High # 3 High School # 2	Elementary # 11 Elementary # 12

* Preliminary, subject to change.

PROJECTED BOND CAPACITY – 2024 BOND ELECTION



PROJECTED BOND CAPACITY – 2024 BOND ELECTION AND 2027 BOND ELECTION



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Table Talk



Q&A Process



Project Overview

Greg McIntyre

Projects Overview

Elementary #9 Construction	\$59,000,000
Elementary #10 Construction	\$65,000,000
Junior High #3 Construction	\$156,000,000
High School #2 Construction	\$378,000,000
Buses - Approximately 30 buses to replace aging fleet and to accommodate for growth.	\$4,500,000
Land - Pursue acreage opportunities for additional high school, junior high, and elementary sites.	\$40,000,000
Technology - Student & Teacher Devices	\$11,000,000
	\$713,500,000

Future School Needs & PROJECTED Opening

	Aug. 2024	Aug. 2025	Aug. 2026	Aug. 2027	Aug. 2028	Aug. 2029	Aug. 2030
Elementary	Lowe & McReavy	ES #8 (Under Construction)		ES #9	ES #10	ES #11	ES #12
Junior High						JH #3	
High School					HS #2		

Estimated Build Time:

Elementary - 16 months

Junior High - 2 years

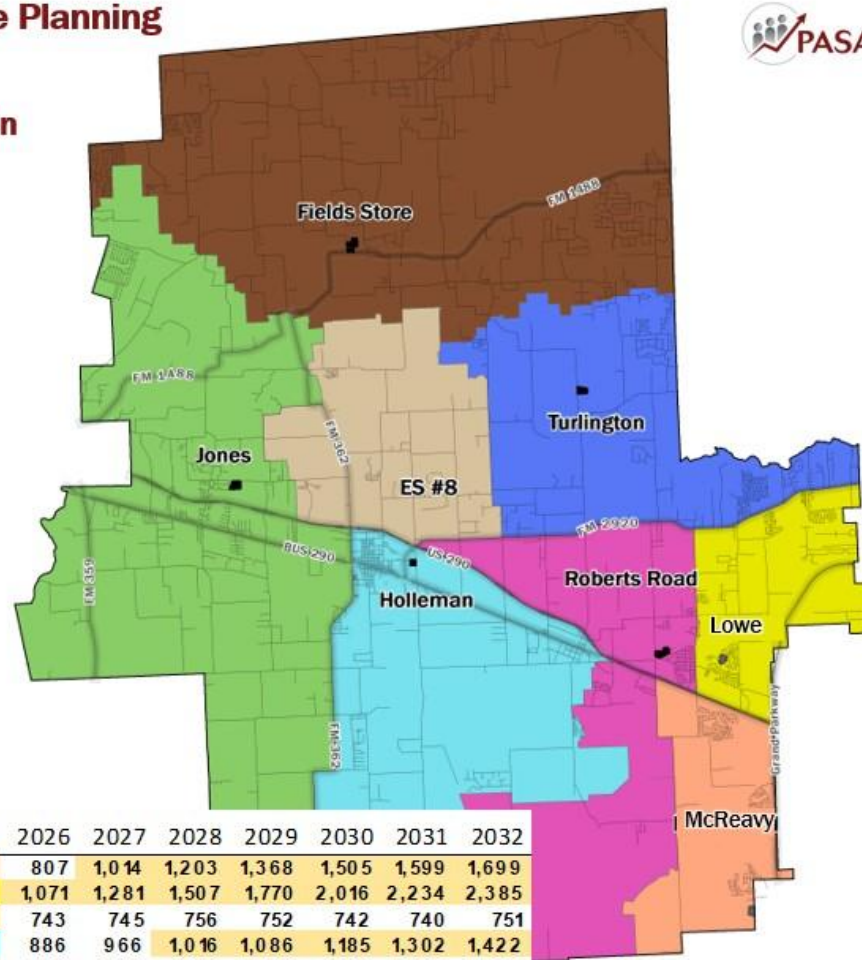
High School - 3 years

Elementary School Long-Range Planning



Projected Resident Elementary Student Population

**Open ES #8
in Central Area
in 2026-27**



	Current	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
McReavy					807	1,014	1,203	1,368	1,505	1,599	1,699
Lowe					1,071	1,281	1,507	1,770	2,016	2,234	2,385
Fields Store					743	745	756	752	742	740	751
Holleman					886	966	1,016	1,086	1,185	1,302	1,422
Jones					818	827	831	818	796	776	769
Roberts Road					702	749	792	838	925	1,023	1,149
Turlington					664	643	659	661	662	684	698
ES #8 (2026)					428	611	796	1,008	1,235	1,449	1,689

>120% capacity

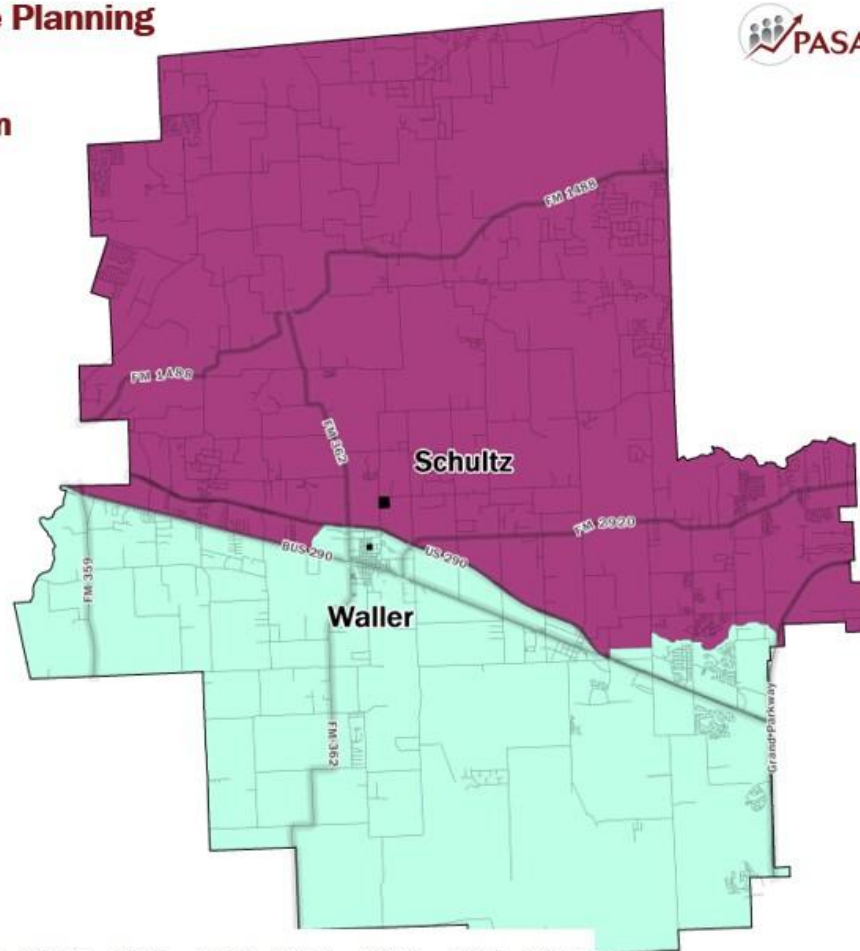
Junior High School Long-Range Planning



Projected Resident Junior High Student Population

2022-23 to 2032-33

Current Junior High Attendance Zones



	Current	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Schultz	1,104	1,058	1,100	1,219	1,440	1,729	2,009	2,320	2,639	2,957	3,275
Waller	922	952	1,082	1,233	1,398	1,595	1,848	2,083	2,346	2,536	2,741

>120% capacity

High School Long-Range Planning

	Current	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Students	2,641	2,918	3,121	3,370	3,606	4,010	4,611	5,289	6,143	7,072	8,050
Capacity	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500



HS #2

Table Talk



Q&A Process



Deliberation & Mock Table Vote



NEXT MEETING INFORMATION

Thursday, May 2

5 p.m. Dinner

5:30 p.m. - 8 p.m. Meeting

