



CITIZENS ADVISORY COMMITTEE

MEETING #4 | DEC. 12, 2023



AGENDA

- Welcome - McCoy Principal Emily Fraser
- Recap CAC so far
 - Zoning Update - *where Zoning and Facility Planning Collide*
 - Q&A Time
- Technology Project Presentation
- Bonding Capacity - an Update with Tax Rate Scenarios
- Project Cost Estimates
- Prioritization Exercise: Build-a-Bond
- Poll Activity
 - Do you support a bond?
 - Do you support a bond that incurs a tax rate increase?
- Community Survey



WELCOME

Emily Fraser
McCoy ES Principal



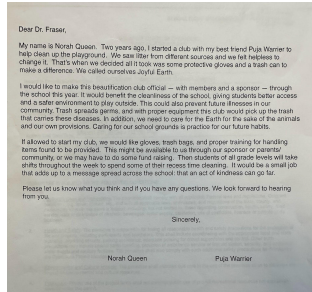
Learner Profile at McCoy Elementary



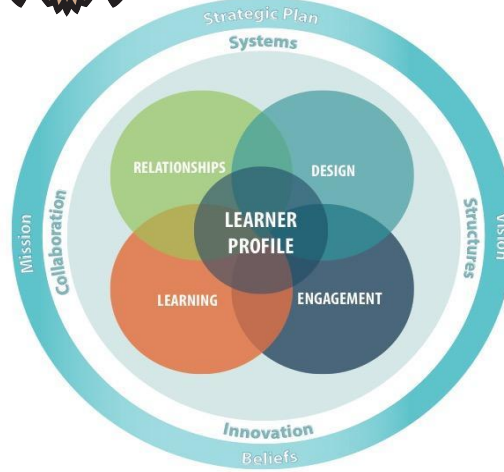
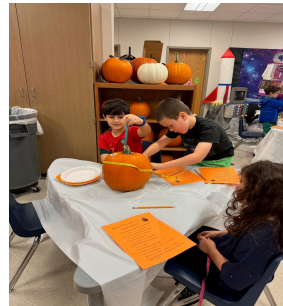
Communicates,
Collaborates and applies
critical thinking



Builds and Models
respectful relationships



Develops self knowledge
and personal
responsibility



Creates and Innovates



Adapts and Perseveres



Obtains knowledge
through inquiry and
exploration



Q&A

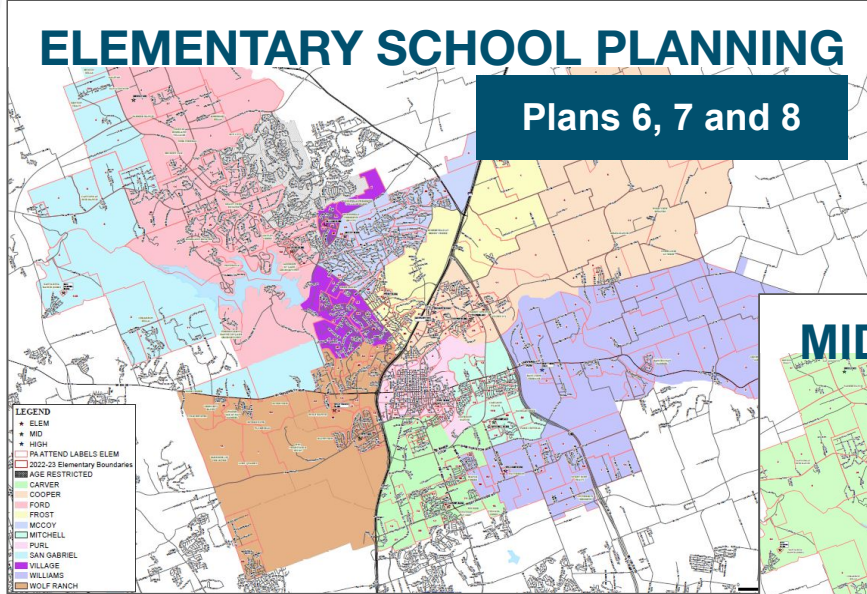
What questions do you have so far?



ZONING UPDATE

ELEMENTARY SCHOOL PLANNING

Plans 6, 7 and 8

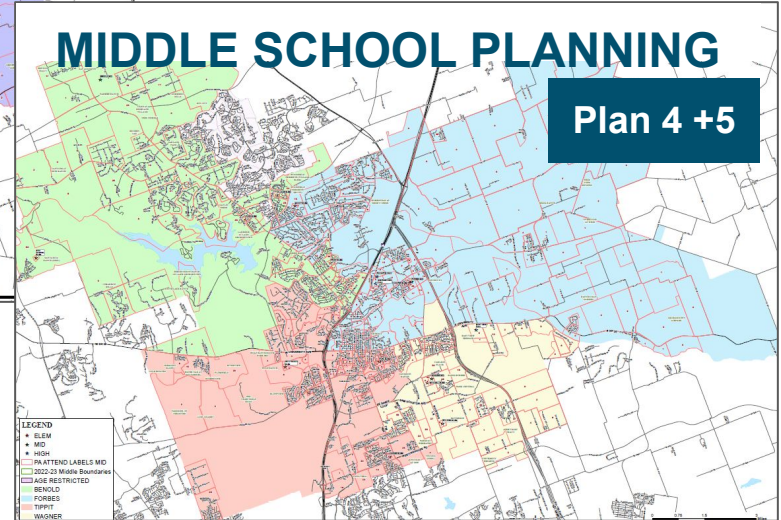


SCAN ME

www.georgetownisd.org/zoning

MIDDLE SCHOOL PLANNING

Plan 4 +5





Vision: Home of the most inspired students, served by the most empowered leaders.

Mission: Inspiring and empowering every learner to lead, grow, and serve.

WE BELIEVE PUBLIC EDUCATION IS THE FOUNDATION OF OUR COMMUNITY.

OUR ACTIONS SHOULD BE STUDENT-CENTERED. [relationships]

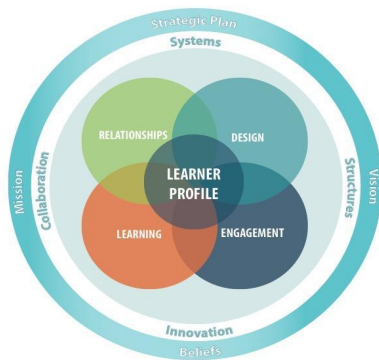
IT IS OUR RESPONSIBILITY TO PREPARE STUDENTS FOR THEIR FUTURE. [innovation]

DEVELOPING LEADERS IS VITAL TO OUR SUCCESS. [system + structure]

INSTRUCTION SHOULD BE DESIGNED BASED ON THE NEEDS OF THE LEARNERS. [learning]

COMMUNITY ENGAGEMENT ENHANCES EDUCATIONAL EXPERIENCES. [collaboration + engagement]

STRATEGIC FRAMEWORK





GISD Strategic Direction

[Adopted March 2023]

4 Strategic Priority Areas:

Student Learning, Growth, and Progress

Student and Staff Well-Being

Staff Recruitment and Retention

Community and Connectivity

Access more information about our Strategic Direction at www.georgetownisd.org/strategicdirection



TECHNOLOGY

AGING & EVOLVING • GROWTH • NEW



TECHNOLOGY

AGING & EVOLVING	GROWTH	NEW
1:1 Student Chromebooks	1:1 Student Chromebooks	Virtual Reality sets for campuses
Student & Staff iPads	Student & Staff iPads	
Staff Laptops & Staff Desktop Technology	Staff Laptops & Staff Desktop Technology	
Interactive Classroom Displays	Interactive Classroom Displays	
Chromeboxes for Classrooms	Chromeboxes for Classrooms	
Document Cameras	Document Cameras	
Student Desktop Computers & Laptop Sets	Chromebook Charging Carts	
Projection & Sound in Large Spaces (Cafes, gyms, theaters)		
Data Backup Solution		
Stadium Technology		
Security Cameras & Servers		
Analog to Digital PA & Clock Upgrade		
Replacement Generator for District Data Center		
Evolving Facilities Needs		

Since 2021

- Enrolled 1,600+ students
- Employed 100+ new staff
- Increased hardware and repair costs

TECHNOLOGY



STUDENTS, STAFF, & CLASSROOMS

Replacement Devices for students and staff
New Devices for students and staff for growth
Classroom Charging Carts for Chromebooks for growth
Recable Carts for updated iPad charging
Interactive Classroom Displays, Chromeboxes, Document Cameras - refresh cycle for end-of-life and for growth
Student Broadcast Equipment - refresh cycle for end of life
Virtual Reality Headsets for campus academic learning
Printer Replacements: Print/Copy/Scan/Fax, 3D Printers, Student ID Badge Printers

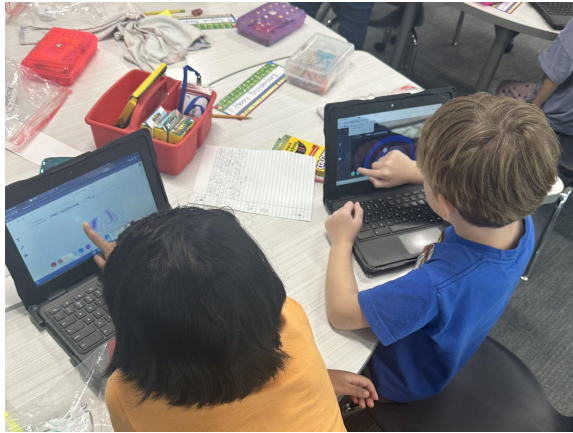
Since 2021

- Enrolled 1,600+ students
- Employed 100+ new staff
- Increased hardware and repair costs

SAFETY, BUILDINGS, & CONNECTIVITY

Security Cameras & Servers - districtwide
Audio/Video upgrades and replacements
Analog to Digital Public Address (PA) System & Clock Upgrade
Phone Gateway replacement
Data Center upgrades: data backup solution, replacement generator, backup battery tower removal
Additional Firewall and Electronics to allow for a second internet service provider (ISP)
Update Conference Spaces to better facilitate virtual meetings
District Sports and Performance Technology: fiber connectivity for POS, replacing coaching radios and headsets that are end-of-life, AV equipment, GHS Gym acoustic treatment, end zone play clock
Evolving Facilities Needs: data drops, wireless access points, access control, security cameras, staff two-way radios, digital signage, phones, etc.

GISD TECHNOLOGY IN ACTION



1:1 Devices
Virtual Reality
Interactive Displays



GISD TECHNOLOGY IN ACTION



iPads
Broadcast
Makerspace & 3D printer





THOUGHTS - QUESTIONS - FEEDBACK

Discuss for a few minutes at your table.
Share or submit questions.



bit.ly/2023_CAC_4



BONDING CAPACITY

Presentation to:



Georgetown Independent School District

Preliminary Bond Capacity Analysis | December 12, 2023



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Current District Bond Ratings

Rating Agency Analyses



	S&P Global Ratings	Moody's
Highest Possible Rating	AAA	Aaa
High Grade / High Quality	AA+	Aa1
	AA	Aa2
	AA-	Aa3
Upper Medium Grade	A+	A1
	A	A2
	A-	A3
Lower Medium Grade	BBB+	Baa1
	BBB	Baa2
	BBB-	Baa3
Speculative Grade	BB+	Ba1
	BB	Ba2
	BB-	Ba3
	B+	B1
	B	B2
	B-	B3
Highly Speculative Grade	CCC (+,-), CC or C	Caa1, Caa2 or Caa3
In Default	D	Ca



-  Current Georgetown ISD Underlying Bond rating
-  Minimum Investment Grade (IG)

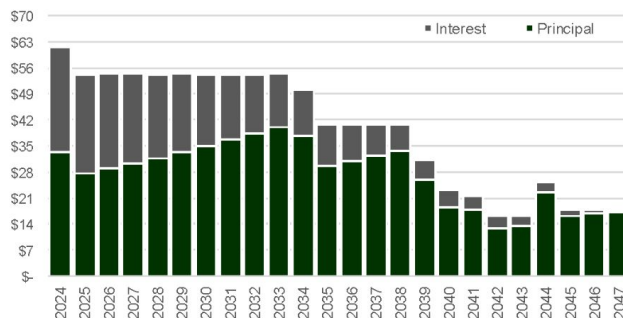


Summary of the District's Outstanding Debt

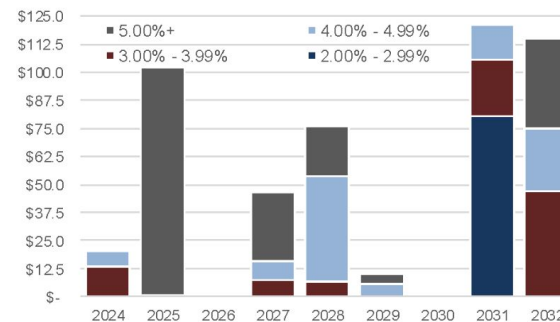
Outstanding Unlimited Tax Debt Portfolio as of 12/1/23

Issue	Structure	Delivery	Original Principal	Outstanding Principal	Final Maturity	Next Call Date	Callable Principal	Callable Coupons
U/L Tax Refunding Bonds, Series 2013A	Fixed Rate	2/20/2013	\$ 61,195,000	\$ 20,220,000	2026	anytime	\$ 20,220,000	3.00% - 4.00%
U/L Tax School Building Bonds, Series 2016A	Fixed Rate	2/4/2016	90,715,000	82,465,000	2039	8/15/2025	81,135,000	4.00% - 5.00%
U/L Tax School Building Bonds, Series 2017	Fixed Rate	2/23/2017	35,005,000	24,600,000	2034	8/15/2025	21,000,000	3.00% - 5.00%
U/L Tax Refunding Bonds, Series 2017A	Fixed Rate	11/30/2017	71,530,000	62,205,000	2034	8/15/2027	46,505,000	3.00% - 5.00%
U/L Tax School Building Bonds, Series 2019A	Fixed Rate	2/7/2019	77,680,000	67,955,000	2040	8/15/2028	53,695,000	3.00% - 5.00%
U/L Tax Refunding Bonds, Series 2019C	Fixed Rate	7/25/2019	16,040,000	15,760,000	2034	8/15/2028	12,625,000	4.00% - 5.00%
U/L Tax Refunding Bonds, Series 2019D	Fixed Rate	7/25/2019	14,240,000	14,070,000	2034	8/15/2028	9,555,000	4.00% - 5.00%
U/L Tax School Building Bonds, Series 2020	Fixed Rate	2/6/2020	22,825,000	15,260,000	2035	8/15/2029	10,140,000	4.00% - 5.00%
U/L Tax School Building Bonds, Series 2022	Fixed Rate	2/17/2022	180,045,000	171,035,000	2047	8/15/2031	121,065,000	2.00% - 4.00%
U/L Tax School Building Bonds, Series 2023	Fixed Rate	2/2/2023	148,770,000	148,770,000	2047	8/15/2032	110,970,000	3.625% - 5.00%
U/L Tax Refunding Bonds, Series 2023A	Fixed Rate	7/27/2023	38,235,000	38,235,000	2033	8/15/2032	3,975,000	5.00%
TOTALS			\$ 756,280,000	\$ 660,575,000			\$ 490,885,000	or 74.3% of total

Calendar Year Debt Service (\$MM)



Principal Amounts by Call Date (\$MM)





The Long View on Tax-Exempt Interest Rates: The Bond Buyer's G.O. Index Since 1961





Preliminary Debt Capacity Model Assumptions

General Assumptions

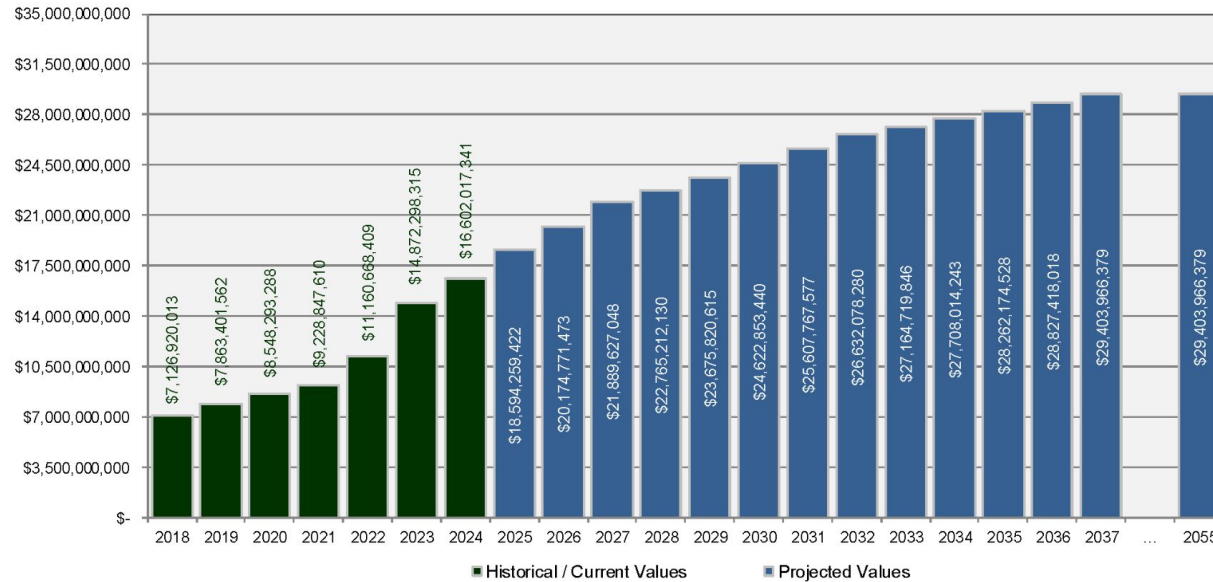
- ☐ Debt capacity models are run on a calendar year basis due to the timing of tax collections.
- ☐ Freeze-Adjusted Assessed Valuation ("AV") for calendar year 2024 and projected AV for calendar year 2025 provided by the Williamson Central Appraisal District ("WCAD") on November 9, 2023. AV growth assumptions are detailed on the following slide. Projected AV growth, if any, shown for purposes of illustration only.
- ☐ Assumes a tax collection rate of 99.0%.
- ☐ Total calendar year 2024 frozen tax revenues of \$23,004,124 provided by the District on November 28, 2023. Total frozen revenues are assumed to remain constant and the portion attributable to the I&S tax rate is calculated on a pro rata basis assuming a constant M&O tax rate of 69.92 cents (at a 99% collection rate). This represents approximately \$7,560,900 for 2024.
- ☐ Preliminary scenarios include Additional State Aid for the Homestead Exemption at a maximum annual amount of \$1,000,000 for purposes of illustration only.

Bond Issuance Assumptions

- ☐ Preliminary scenarios assume the District completes the planned defeasance of \$9,970,000 of its Series 2016A Bonds in February 2024 for debt service savings and I&S tax rate management.
- ☐ Projected debt capacity for each tax rate impact scenario assumes a four-year issuance period (August 2024 to August 2027).
- ☐ Each capacity scenario assumes an August 2024 issuance of \$300,000,000 per the District on November 28, 2023.
- ☐ Preliminary models assume bond issuance terms of 25 to 30 years, depending upon the par amount of a particular bond series.
- ☐ Preliminary Series 2024 Bonds run assuming current market rates as of November 29, 2023 plus 1.00% of interest rate cushion (approximately 4.89%). Preliminary 2025 through 2027 issues run assuming rates of 5.25% to 5.50% for purposes of illustration. All financing assumptions are as of November 29, 2023 for purposes of illustration only. Preliminary, subject to change.

Preliminary Debt Capacity Model Assumptions (cont.)

Historical and Projected Taxable Values



Historical AV Growth (CYs 2019-2024)					
2019	2020	2021	2022	2023	2024
10.33%	8.71%	7.96%	20.93%	33.26%	11.63%

Projected AV Growth (CYs 2025+)						
Scenario	2025	2026	2027	2028 to 2032	2033 to 2037	Thereafter
Base Case	12.00%	8.50%	8.50%	4.00%	2.00%	0.00%

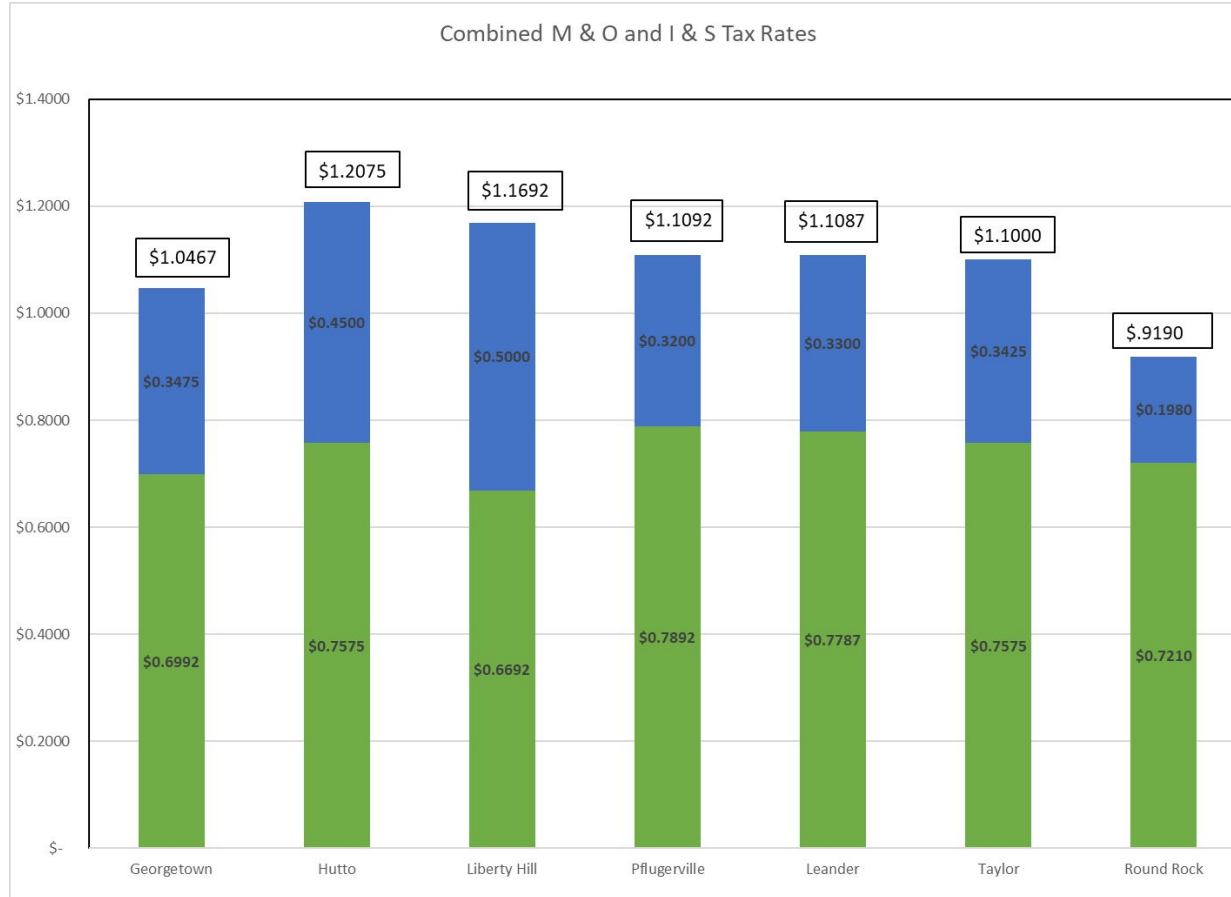


Preliminary Summary of Results

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Maximum I&S Tax Rate	34.75 Cents	35.75 Cents	36.75 Cents	37.75 Cents	39.75 Cents
Change from Current Rate	None	1 Cent Increase	2 Cent Increase	3 Cent Increase	5 Cent Increase
Projected Debt Capacity	\$600,120,000	\$649,665,000	\$687,185,000	\$732,980,000	\$824,570,000
Projected Annual Increase on Average Home Value of \$332,425 (Net of \$100k Exemption)	\$0.00	\$33.24	\$66.49	\$99.73	\$166.21
Projected Monthly Increase on Average Home Value of \$332,425 (Net of \$100k Exemption)	\$0.00	\$2.77	\$5.54	\$8.31	\$13.85

- ❑ All financing assumptions are as of November 29, 2023 for purposes of illustration only. Please see “Preliminary Debt Capacity Model Assumptions” herein for more detailed information.
- ❑ Homeowners who have filed the “Over 65 Exemption” would not be impacted by the District’s new bond program unless improvements have been made to the property since the filing.

TAX RATE COMPARISON WITH NEIGHBOR DISTRICTS





BUILD-A-BOND



BUILD-A-BOND

You will work as a table to build a bond package by choosing 1, 2, or 3 for each project.

1 = Priority 1, should be included in this bond

2 = Priority 2, should be included in this bond, but other projects take priority

3 = Priority 3, can wait until a future bond

If the table chooses 1 or 2, the cost of the projects will automatically populate and be calculated in the running total at the bottom of the worksheet.

Discuss each project until the group can decide on a ranking. Based on the committee's definition of consensus, at least half the table must agree on the decision.



TABLE 1 RECOMMENDATION

PROJECTS	Table Count	TOTAL PROJECT BUDGET	INCLUDE?	TABLE RECOMMENDATION	COMMENTS
Elementary School #12 in the SE Quadrant	x/total	\$62,400,000		0	
Elementary School #13 in the SW Quadrant		\$62,400,000		0	
New Middle School in the SE Quadrant		\$100,300,000		0	
1. New High School - Complete Construction		\$359,000,000		0	
2. New High School - Beginning Infrastructure		\$58,000,000		0	
Renovate old Benold MS as new Frost ES - Northwest Blvd.		\$38,400,000		0	
Land Acquisition		\$5,000,000		0	
HVAC Replacement Projects - Williams ES, Wolf Ranch ES, GHS		\$3,800,000		0	
Flooring Replacement at older campuses - Cooper ES, Mitchell ES, Village ES, and Forbes MS		\$1,700,000		0	

TOTAL PROJECT BUDGET	TABLE RECOMMENDATION
	INCLUDE?
\$62,400,000	1
\$62,400,000	1
\$100,300,000	2
\$359,000,000	3
\$58,000,000	2
\$38,400,000	3

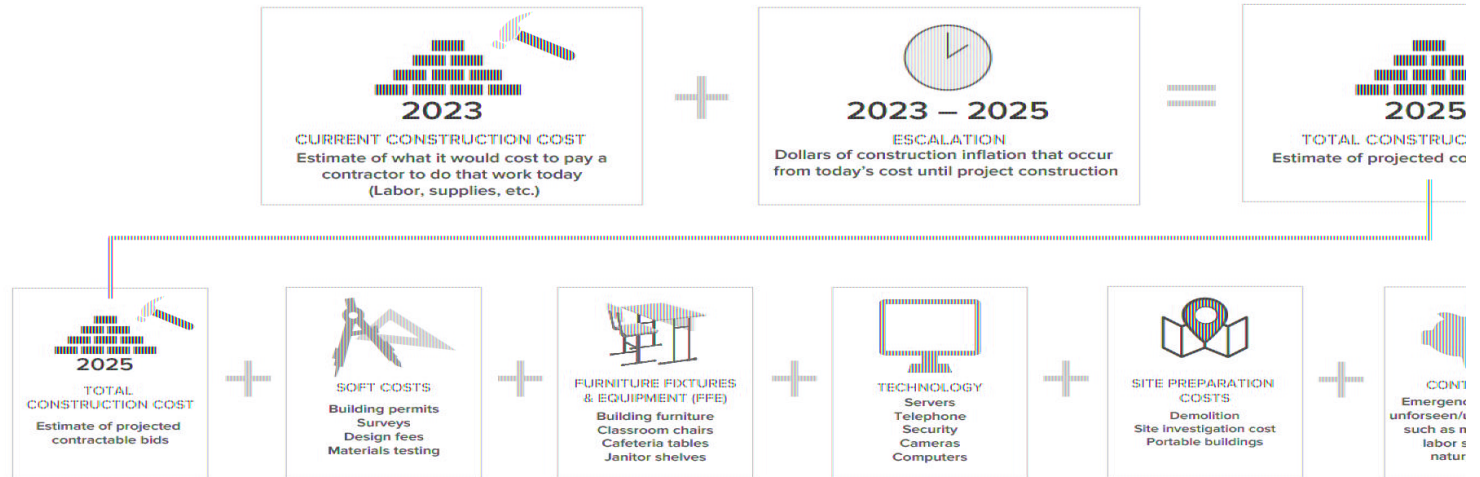
\$2,400,000	2	\$2,400,000
\$855,000	1	\$855,000
\$575,000	2	\$575,000
\$200,000	1	\$200,000
\$781,506,500		\$589,763,000



PROJECT COST ESTIMATES



BUILDING A BOND BUDGET





NEW FACILITIES

Elementary School #12

\$62,400,000

In the southeast quadrant of the district to address growth in that area.

Elementary School #13

\$62,400,000

In the southwest quadrant of the district to address growth in that area.

New Middle School #5

\$100,300,000

In the southeast quadrant of the district to address growth in that area.

Renovate Old Benold MS as new Frost ES

\$38,400,000

Complete construction of a new HS centrally located on DB Wood Road.



NEW FACILITIES

New High School

\$359,000,000

Complete construction of a new HS centrally located on DB Wood Road.

-OR-

New High School - Infrastructure

\$58,000,000

Beginning infrastructure only, with remaining cost to be funded in future bond.

Land Acquisition

\$5,000,000

Sites for future facilities.



AGING & EVOLVING FACILITIES + GROWTH

HVAC Replacement Projects

\$3,800,000

Replacement of HVAC units that are at the end of their useful life at Williams ES, Wolf Ranch ES, and select units at GHS.

Flooring Replacement

\$1,700,000

Replacement of flooring at older campuses: Cooper ES, Mitchell ES, Village ES, & Forbes MS. This includes tile hallway flooring and classroom carpet. Adding new LVT (vinyl tile) reduces the need for waxing flooring and therefore reduces operational cost.

Playground Equipment Replacement at Cooper ES **\$520,000**

Current equipment is over 20 years old and is in line with the replacement cycle. This includes fall protection.



AGING & EVOLVING FACILITIES + GROWTH

LED Lighting Upgrades

\$1,965,000

Interior and some exterior upgrades at Village ES, Ford ES, Cooper ES, Forbes MS, Tippit MS, & GHS. LED lights reduce maintenance for long-term cost and energy savings.

Update Library Book Collections

\$850,000

Updates for Carver, Cooper, Ford, McCoy, Mitchell, Village, Forbes, Tippit, East View and GHS.

Library Furniture Upgrades

\$450,000

Update library furniture for Carver, Cooper, Ford, McCoy, Mitchell, Village, Forbes, East View and GHS.



AGING & EVOLVING FACILITIES + GROWTH

Painting

\$1,200,000

Includes painting hallways and corridors at GHS, EVHS, Ford ES and Forbes MS. Also includes painting some classrooms at Cooper ES.

Parking Lot Improvements

\$925,000

Parking lot and driveway repairs at various campuses - mainly GHS, Cooper ES and the Support Services Building.

Driveway Modification at Williams ES

\$1,442,000

Modify the driveway to accommodate additional vehicles.



AGING & EVOLVING FACILITIES + GROWTH

New Driveway - North Transportation Facility

\$1,250,000

This is a requirement of the Texas Department of Transportation to align with RR2338 and the Parmer Ranch neighborhood for the placement of a traffic light.

Additional Bus Parking - East Side Transportation Facility

\$737,000

To accommodate growth for employees and school buses. Currently buses are being parked in the fuel bay due to overflow.

Covered Walkway at Village ES

\$250,000

Complete the covered walkway.

Renovate Vacated Labs/Classrooms

\$950,000

Renovate vacated labs/classrooms/shops at EVHS and GHS whose programs are being relocated to Future Ready Complex.



TRANSPORTATION

New Buses

\$2,265,000

15 new buses to accommodate for new student enrollment and replace aging buses in the fleet for safety.

White Fleet Vehicles

\$558,000

9 replacement vehicles to include maintenance vehicles and student transportation.

Maintenance Equipment

\$175,000

Equipment needed for maintaining campuses, i.e., mowers and trailers.



TECHNOLOGY

Replacement Devices

\$17,188,500

Replace devices that have reached the end of their useful life for students and staff.

New Devices

\$942,000

New devices for students and staff to accommodate growth.

Classroom Charging Carts

\$165,000

Additional charging carts for classroom chromebooks to accommodate growth.

Recable Carts for iPads

\$45,000

Recable carts for charging iPads.

Interactive Classroom Displays, Chromeboxes, Document Cameras

\$1,547,000

Replacement of those that have reached the end of their useful (GHS, Forbes, Tippet, Wagner) and additional to accommodate growth.



TECHNOLOGY

Student Broadcast Equipment

\$40,000

Refresh equipment that has reached the end of its useful life.

Virtual Reality Headsets

\$265,000

For interactive academic learning.

Printer Replacements

\$363,000

Printer/Copier/Scanners & 3D Printer Replacement (replace-on-fail), Student ID Badge Printer Replacement (Forbes, Tippit, Wagner, GHS, Richarte, GAP, STEP)

Security Cameras & Servers

\$185,000

District-wide improvements/replacements to security cameras & servers.

Audio/Video Upgrades

\$495,000

AV equipment upgrades and replacements at Carver, Cooper, Ford, Frost, McCoy, Mitchell, Village, Forbes, Tippit, Wagner, EVHS, GHS, GAP, GISD Board Room.



TECHNOLOGY

Upgrade PA System and Clocks

\$765,000

Analog to digital PA (public address) system at the secondary campuses and upgrade clocks at Cooper, Village, and EVHS.

Phone Gateway Replacement

\$100,000

Data Center Upgrades

\$475,000

Includes data backup solution, replacement generator, and backup battery tower removal.

Additional Firewall and Electronics

\$1,000,000

Allows for a second internet service provider (ISP).



TECHNOLOGY

District Sports and Performance Technology

\$377,000

Includes fiber connectivity for POS, replacing coaching radios and headsets that are end-of-life, AV equipment, GHS Gym acoustic treatment, and end zone play clock.

Update Conference Spaces

\$14,000

To better facilitate virtual meetings.

Evolving Facilities Technology Needs

\$450,000

Includes data drops, wireless access points, access control, security cameras, staff two-way radios, digital signage, phones, and more.



FINE ARTS

Maintenance on KLETT PAC and EVHS Theater **\$1,850,000**

Continued maintenance on Klett and EVHS Theater/Black Box including replacing old/broken seating, A/V equipment, stage lighting and rigging. These items have not been upgraded since the Klett's construction in 1999 and EVHS since 2012.

Fine Arts Expansion & Renovation at Forbes MS **\$2,635,000**

To accommodate for growth and comparability with other middle school campuses.

Risers and Sound Systems **\$185,000**

Replace/purchase risers and sound systems at Cooper ES, Ford ES, Village ES, & Mitchell ES, East View Choir and Theater.

Aging Fine Arts Equipment Upgrades **\$75,000**

Upgrade/replace aging equipment for fine arts including: Photography equipment, kilns and drying racks.



FINE ARTS

Performing Arts Center at EVHS

\$26,000,000

Construct a performing arts center at East View HS for comparability (includes FFE).

Band & Orchestra Renovation at EVHS

\$1,250,000

Expand and renovate the band and orchestra space at East View HS to accommodate for growth.

Concert Attire & Uniforms

\$350,000

Replace middle school and high school concert attire/uniforms.

Replace/Add Instruments

\$900,000

Replace/add instruments for middle and high school band and orchestra programs to accommodate for growing enrollment in programs.



ATHLETICS

Repair Track at GHS

\$225,000

Repair the track at GHS for safety as it has reached the end of its useful life.

Renovate EVHS Field House

\$3,136,000

Renovate and expand EVHS Field House to include: XC, Wrestling, Track, Soccer.

Improve EVHS Locker & Weight Rooms

\$720,000

Improve EVHS locker room and weightroom to accommodate increased student participation.

Cover GHS Softball Stands

\$80,000

Cover EVHS Softball Stands

\$80,000

Cover EVHS Baseball Stands

\$80,000



ATHLETICS

EVHS Softball Hitting Facility

\$275,000

Construct softball hitting facility at EVHS for comparability.

Improve Forbes MS Weightroom

\$1,337,000

Improve Forbes Weightroom to closely match Tippit, Wagner, Benold.

District Swim Practice Facility

\$9,500,000

Due to the changing of the Georgetown Rec Center, GHS and EVHS students will be left without a swim center. 50 Meter X 25 Yards.



SAFETY & SECURITY

Replace Fire Alarm Panels

\$2,400,000

Fire Alarm Panel replacements at Cooper ES, Ford ES plus repair to EVHS.

Improve Secure Vestibules

\$855,000

Improve secured vestibules for EVHS, Village ES & Cooper ES.

Upgrade Fencing

\$575,000

Fencing upgrade to meet new TEA requirements at Cooper ES, Forbes MS, Tippit MS, GHS & EVHS.

Protective Window Film

\$200,000

Protective window film to meet new TEA requirements across the entire district. This project began in September but additional funds are needed to finish all the remaining windows and doors.



BUILD-A-BOND

GISD staff will be stationed at tables and/or walking around the room to answer any additional questions you have as you work through the Build-a-Bond.

Please use the comment section on the worksheet to capture any notes/concerns/clarifications.

[Summary view](#)



PLEASE TAKE THIS QUICK THREE QUESTIONS POLL

Would you support a GISD Bond for May 2024?

Would you support a bond if it required a tax rate increase?

Do you believe the community of Georgetown wants HS's to remain 5A sized?





LOOKING AHEAD

Community Survey:

Survey launches this week online + via phone

Survey closes on Dec. 23

We will bring results to you in January

Next Meeting:

January 9 at 6 pm

Wagner MS



QUESTIONS

SCAN ME



bit.ly/2023_CAC_4

Use this form to submit questions.
District staff will work on responses to bring back to you at the next meeting.



THANK YOU

www.georgetownisd.org/CAC



Meeting Notes will be Posted Here