

MARCH 27, 2025

FACILITY PLANNING COMMITTEE

MAGNOLIA ISD | MEETING NO. 4



WELCOME FROM YOUR SUPERINTENDENT



Jason Bullock
Superintendent



EDUCATIONAL PLANNER & FACILITATOR



Kevin Worthy

kworthy@vlkarchitects.com

903-271-9685



MEET OUR EXPERTS & PARTNERS



AGENDA

WELCOME

Review Norms & Schedule

Financial Bonding Capacity | Lucas Janda

Priority List with Cost | VLK

Priority Worksheet

Closing



NORMS & PROCESS OVERVIEW



HOUSEKEEPING

All meetings will begin at 6:00 pm with Dinner at 5:30 pm.

All relevant materials and information will be distributed to you as handouts.

Due to time constraints, no breaks have been scheduled. Please take care of your personal needs on your own.

The Magnolia ISD Leadership Team is here to serve you and to be a resource.

Ask questions.

Your attendance at every meeting will help yield optimum results for this committee and your community.



GROUND RULES



Only one speaker at a time

Respect the person who is speaking

Listen with a desire to contribute and learn

Engage in the entire meeting



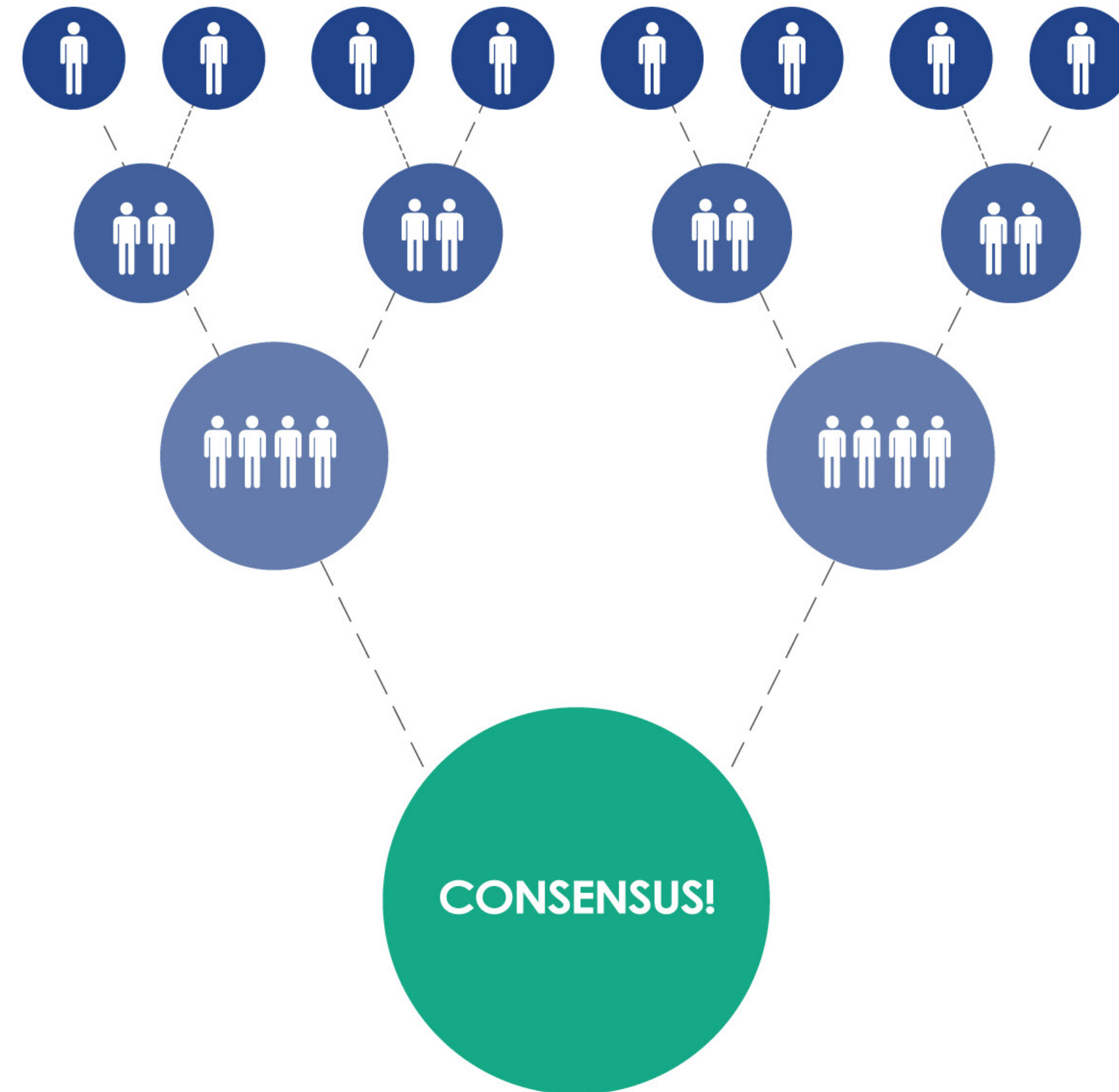
Q&A PROCESS

Each table will discuss the information presented and select one question to ask.

Unanswered questions or concerns will be placed on the 'parking lot' to be answered later via email.



CONSENSUS BUILDING MODEL



MEETING OVERVIEW



MEETING OVERVIEW

Meeting #1 - February 13, 2025

Committee Introductions
State of the District
Prior Bond Updates
Charge from Board President

Meeting #2 - February 27, 2025

Review Process, Norms and Schedule
Demographic Report
Development Report

Meeting #3 - March 6, 2025

Facility Needs Assessment with Priorities
Capital Projects
Operations - Buses
Land Acquisition

Meeting #4 - March 27, 2025

Financial Bonding Capacity
Priority List with Cost
Table Discussion over Priority Worksheet

Meeting #5 - April 24, 2025

Deliberation and Consensus with CoVoice
SWOT Analysis



FINANCIAL BONDING CAPACITY

CAPITAL MARKETS AT FROST BANK



Lucas Janda





How Do Bonds Impact Taxpayers?

March 27, 2025 Facilities Meeting

Capacity

What factors are considered when determining capacity?





Property Tax Base
I&S Tax Rate
Term
Repayment Structure
Competing Goals

I&S Tax Rate

State law states \$0.50 is the
max to issue new money
bonds

Financial stewardship of
taxpayer money –
\$0.3095 rate for last bond
\$0.2926 now!

Max Term

State law allows up
to 40 years



Asset life drives term
Tech & buses < 5 yrs
Renovate < 20 yrs
New building < 30 yrs

MISD Term

```
graph LR; A((2022 bond election was sold over a 25-year term at 3.92% interest rate)) --> B((12% or $24.9 mil has already been paid off early!))
```

2022 bond
election was sold
over a 25-year
term at 3.92%
interest rate

12% or \$24.9 mil
has already been
paid off early!

Competing Goals

Early retirement of existing bonds?

Future capacity for growth beyond this bond election?

Preserve savings account for slow downs in the economy?

Property Tax Base

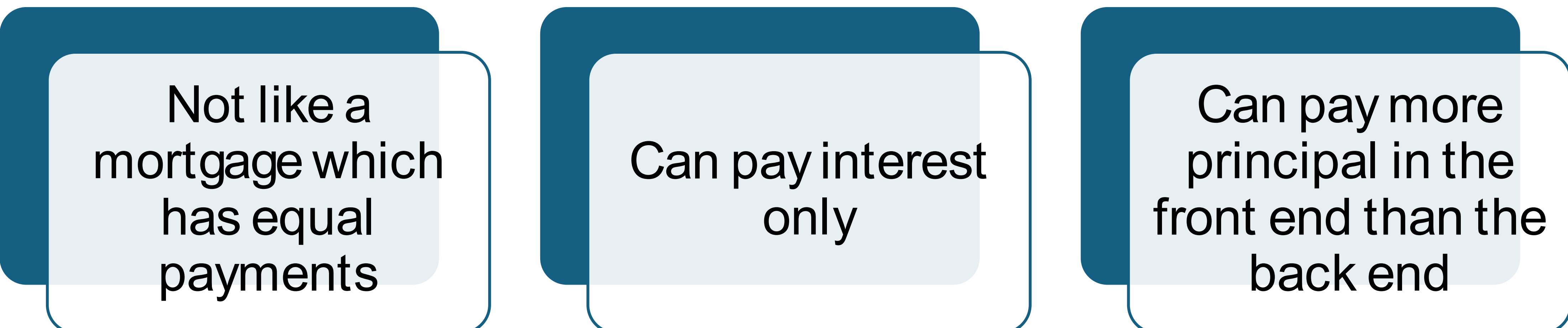
NEW IMPROVEMENTS

APPRECIATION/DEPRECIATION OF
EXISTING PROPERTIES

TAX EXEMPTIONS



Defer/Accelerate Principal



Not like a mortgage which has equal payments

Can pay interest only

Can pay more principal in the front end than the back end

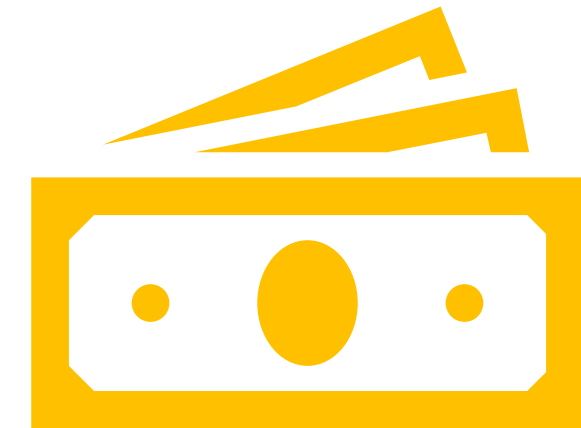
Revenue Production



Property Tax Base



State Aid?



Other Revenues?

Facts About MISD Debt



Our revenues support current and future payments



We anticipate growth in our tax base due to new improvements



When possible, we are paying off bonds early

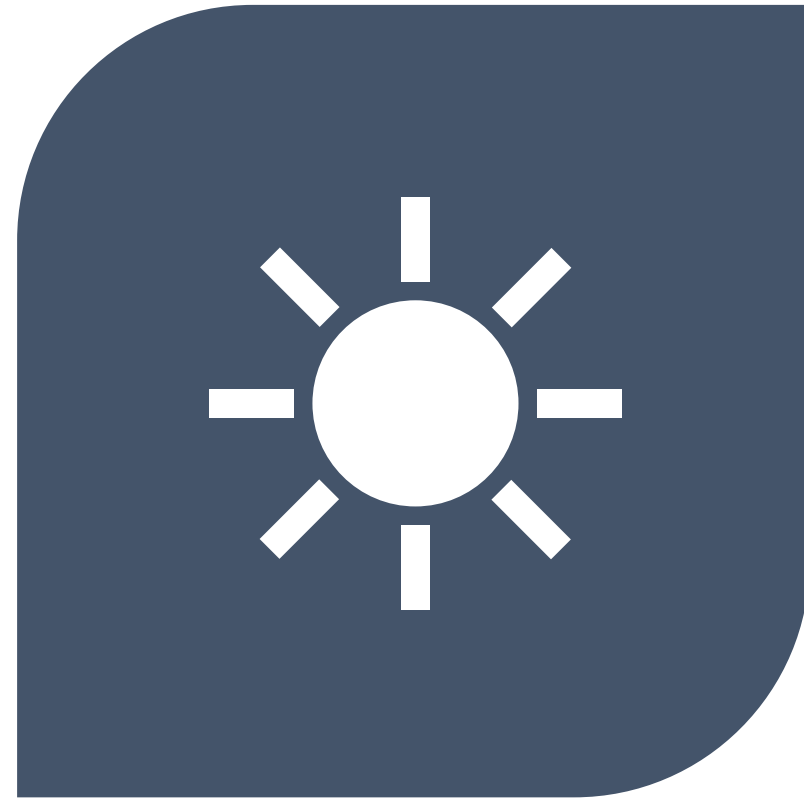


We can define capacity in several ways depending on our goals

Baseline for Bond Election Capacity

- If the goal is no change in the tax rate, up to **\$650 million** could be called in November 2025
- 30-year max term
- Conservative property value growth
 - MISD property values have grown no less than 3% since 1994
- Tax collection rate remains strong
- Savings account is maintained to offset economic slowdown

Bond Election Timeline



\$___ MILLION SOLD IN
JANUARY 2026



TAX BILLS RECEIVED IN
OCTOBER 2026



TAXES DUE IN
JANUARY 2027

Impact on Taxpayers

Current State Law

State Homestead Exemption	\$100,000
---------------------------	-----------

89 th Legislative Session?	\$140,000
---------------------------------------	-----------

Impact on 65+ Frozen Levies	NONE
-----------------------------	------

MISD Total Tax Rate	TBD ⬇️?
---------------------	---------

MISD Property Tax Rates

2024/25

\$0.9595

2023/24

\$0.9638

2022/23

\$1.1472

2021/22

\$1.1872

2020/21

\$1.2744

2019/20

\$1.3095

2018/19

\$1.3795

Summary of Impact on Homeowners

1

No change in the
I&S tax rate

2

Very likely an
increase to the State
Homestead
Exemption

3

Very likely to see a
reduction in the
M&O tax rate



Questions

Answers



TABLE TALK



PROJECT PRIORITIES AND TIMELINES



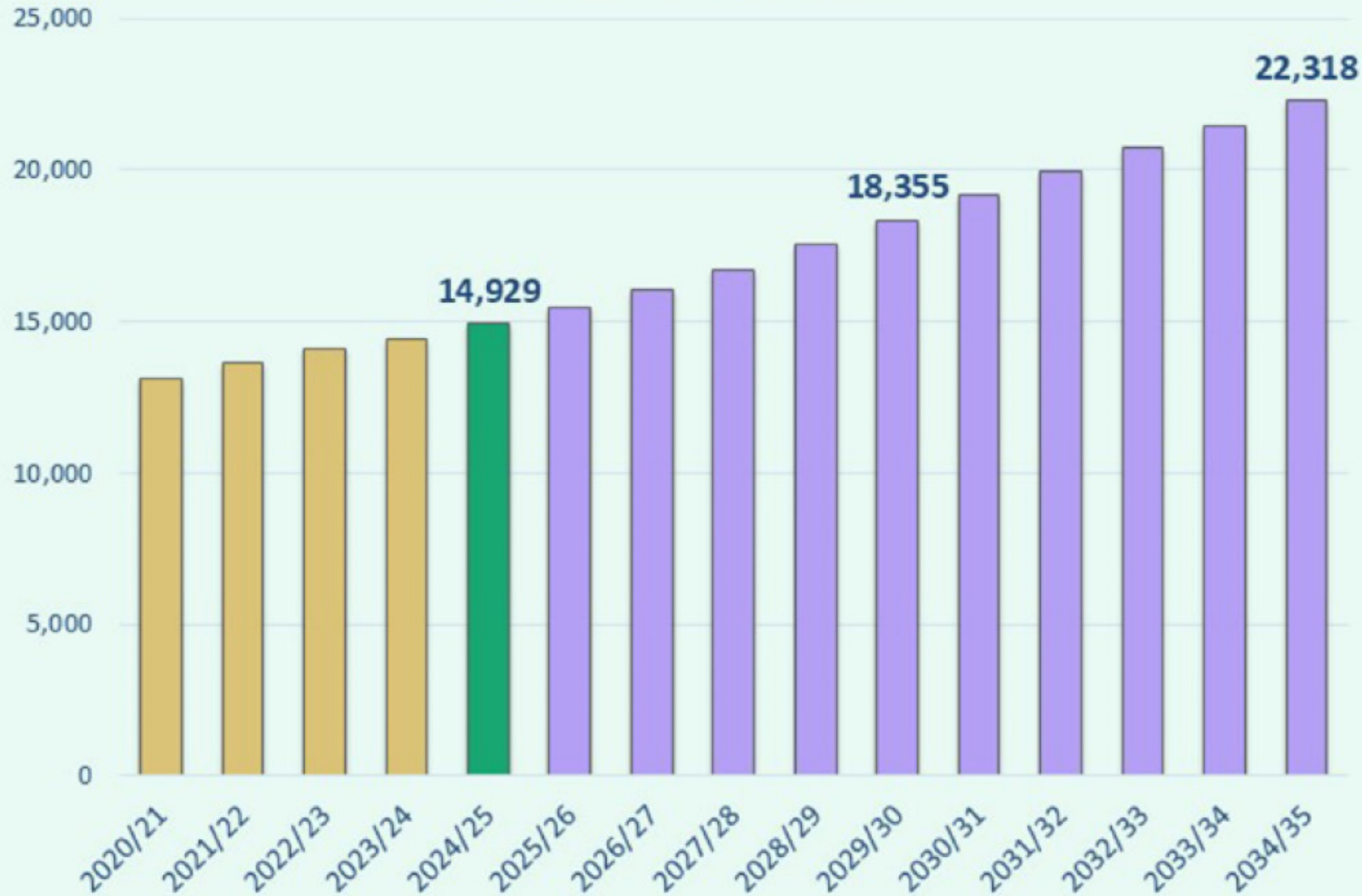
Charles Johnson





Key Takeaways

Enrollment Forecast

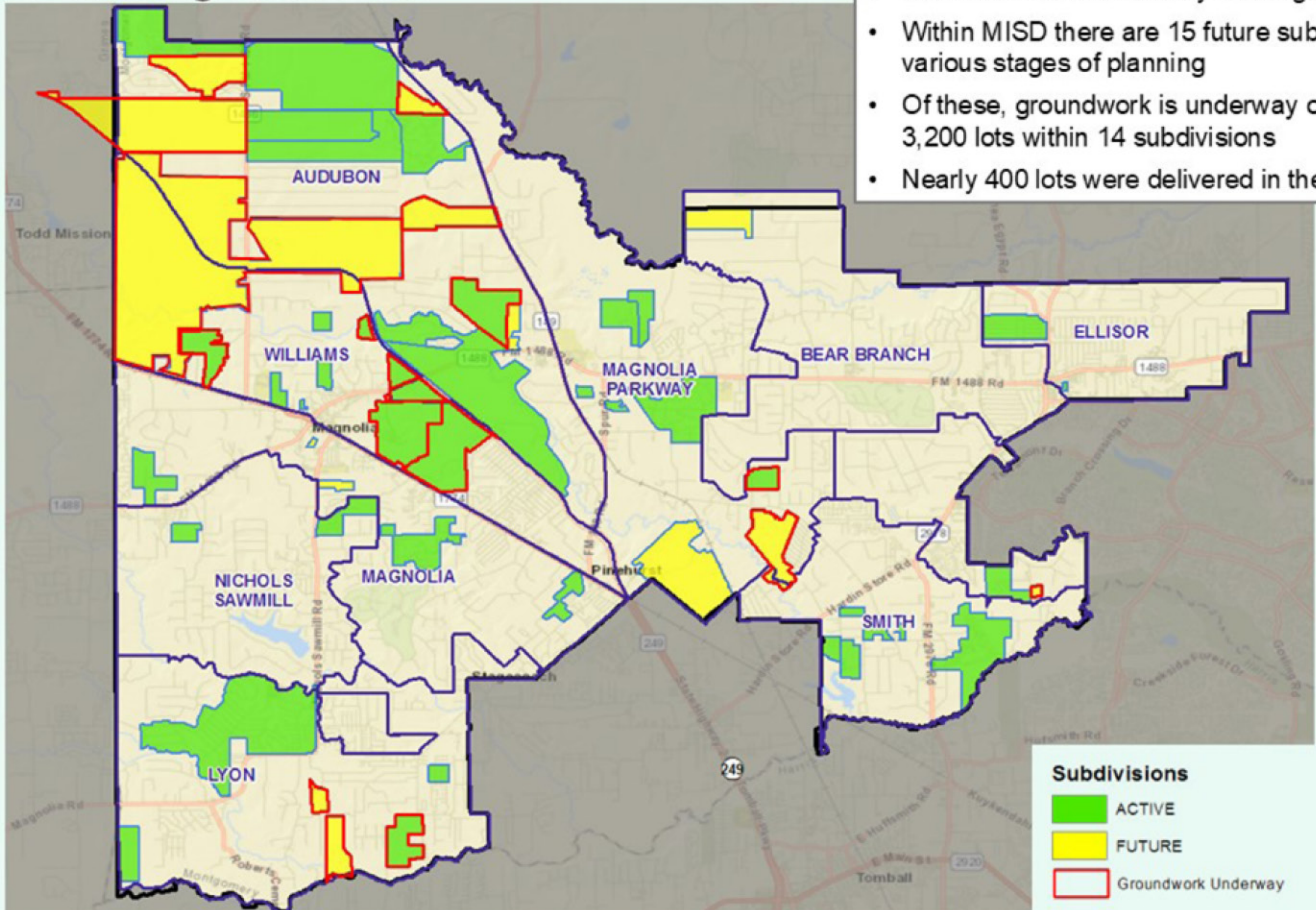


- District new housing at record pace with over 2,000 annual starts in 2024
- Magnolia ISD has 15 future subdivisions with roughly 33,400 lots in the planning stages (3rd Highest in Houston)
- Groundwork is underway on more than 2,600 lots within 14 subdivisions
- Magnolia ISD is forecasted to enroll appx 18,350 students in 2029/30 and more than 22,300 by 2034/35
- Audubon and Williams elementary schools approaching capacity in 2-4 years
- Magnolia West High School approaching capacity in 2 years



District Housing Overview

- The district has 38 actively building subdivisions
- Within MISD there are 15 future subdivisions in various stages of planning
- Of these, groundwork is underway on more than 3,200 lots within 14 subdivisions
- Nearly 400 lots were delivered in the 3rd quarter



CONSTRUCTION COST DRIVERS

NATIONAL	ADA		
STATE: TEA	Classroom minimum square footages Science safety		
STATE: ENERGY	R Value / Insulation - performance Glazing – performance Lighting – performance Power – usage	HVAC – performance Plumbing – performance Roofing – reflectance Indoor air quality – performance	Energy management system
STATE: SAFETY	Controlled access / door access Site access Surveillance PA	Hardware	
LOCAL: ZONING	Exterior materials Articulation / massing Parking Landscaping	Screening Erosion Control Detention	
LOCAL: BUILDING	Voice evacuation Storm shelter Fire alarm Fire sprinkler		



CONSTRUCTION COST DRIVERS

BUILDING COMPONENTS BREAKDOWN

Foundation:

- Dictated by geotechnical conditions and the life expectancy of a public school

Structural System:

- Dictated by code building importance factor and includes regional wind speed criteria

HVAC System:

- Energy performance, air exchanges, controls, etc, dictated by code

Plumbing System:

- Fixture count and water usage dictated by building code

Electrical System:

- Energy performance dictated by Energy Code

Roofing Systems:

- Energy performance and reflectance dictated by Energy Code

Envelope:

- Energy performance dictated by Energy Code; includes thermal resistance, air barrier, continuous insulation, insulated windows, air cavity etc.

Paving:

- Paving material dictated by local ordinance
- Subgrade preparation dictated by geotechnical conditions

Earthwork:

- Maximum grades dictated by Texas Accessibility Standards
- Compaction dictated by geotechnical conditions

Fire Protection:

- Fire rating dictated by building code

Finishes:

- Appropriate for educational facilities durability, ease of care, life-cycle, ease of maintenance



PROJECT PRIORITIES

NEW ELEMENTARY SCHOOL INFLATION EXAMPLE



2022

↓
\$36 M
\$270 SF

2023

↓
\$42.7 M
\$320 SF

2024

↓
\$38.9 M
\$325 SF

2025

↓
\$46.6 M
\$350 SF

INCREASE OVER 3 YEARS: \$10.6M



FACILITY CONDITIONS

PRIORITY CODES

PRIORITY	DESCRIPTION
1	MUST DO: Legal, Safety Reasons or Critical Replacements - Life Expectancy 0 – 2 years. Deficiencies or conditions that directly affect the school’s ability to remain open, or deliver the educational curriculum. FAIR - SHOULD DO: Curricular, Instructional, Program Needs & System Replacements - Life Expectancy 2 – 3 years.
2	These items are needs that are necessary to the mission of the school, but may not require immediate attention. These items should be considered as necessary improvements requiring incorporation in order to maximize efficiency and usefulness of the facility including additions, site improvements and improvements related to the educational curriculum.
3	GOOD - WOULD LIKE TO DO: Curricular, Instructional, Program Needs & System Replacements - Life Expectancy 3 – 5 years. Items or systems which are likely to require attention within the next five years, or would be considered an enhancement to the instructional environment. The enhancements may be aesthetic or may provide greater functionality.
4	FUTURE CONSIDERATION: Not to be addressed with bond funding at this time - Life Expectancy 10 plus years.
M	MAINTENANCE ITEM: To be addressed with Maintenance or Other Funding Sources.



PROJECTS FOR CONSIDERATION





INSTRUCTIONAL FACILITIES



OPERATIONS



SAFETY AND SECURITY



LAND ACQUISITION



PRIORITY 1 PROJECTS



INSTRUCTIONAL FACILITIES





Ten Year Forecast by Campus

Campus	Capacity	ENROLLMENT PROJECTIONS											
		2023/24	Fall 2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Audobon Elementary	900	0	509	597	727	885	1,054	1,278	1,501	1,722	1,929	2,143	2,347
Bear Branch Elementary	900	571	489	469	445	439	452	465	473	480	485	487	485
Cedric Smith Elementary	900	768	739	769	800	814	836	852	852	854	846	834	832
J L Lyon Elementary	900	736	760	780	775	789	822	862	885	900	902	904	902
Magnolia Elementary	900	694	504	514	552	579	605	634	659	684	698	698	683
Magnolia Parkway Elementary	900	856	674	710	735	753	795	838	884	947	1,016	1,084	1,154
Nichols Sawmill Elementary	900	551	670	679	698	715	745	765	780	785	777	770	758
Tom R Ellisor Elementary	900	494	569	588	605	621	610	619	630	630	627	620	613
Williams Elementary	900	867	808	841	905	956	1,028	1,103	1,175	1,239	1,301	1,369	1,438
ELEMENTARY TOTALS		5,537	5,722	5,947	6,242	6,551	6,947	7,416	7,839	8,241	8,581	8,909	9,212
Elementary Absolute Growth		183	185	225	295	309	396	469	423	402	340	328	303
Elementary Percent Growth		3.42%	3.34%	3.93%	4.96%	4.95%	6.04%	6.75%	5.70%	5.13%	4.13%	3.82%	3.40%
Bear Branch 5th/6th Center	1,200	1,020	1,081	764	781	769	787	774	770	798	805	830	838
Magnolia Parkway 5th/6th Center	1,200	0	0	802	886	932	975	1,016	1,121	1,248	1,427	1,588	1,719
Magnolia 5th/6th Center	1,200	1,094	1,154	820	831	782	816	803	793	817	821	844	851
5th/6TH GRADE TOTAL		2,114	2,235	2,386	2,498	2,483	2,578	2,593	2,684	2,863	3,053	3,262	3,408
5th/6th Grade Absolute Growth		123	121	151	112	-15	95	15	91	179	190	209	146
5th/6th Grade Percent Growth		6.18%	5.72%	6.76%	4.69%	-0.60%	3.83%	0.58%	3.51%	6.67%	6.64%	6.85%	4.48%
Bear Branch Junior High	1,200	1,059	1,120	774	829	862	866	849	871	855	851	883	890
Magnolia Parkway Junior High	1,200	0	0	694	750	901	975	1,023	1,073	1,098	1,205	1,354	1,540
Magnolia Junior High	1,200	1,059	1,123	875	926	941	925	875	914	897	887	913	918
JUNIOR HIGH SCHOOL TOTAL		2,118	2,243	2,343	2,505	2,704	2,766	2,747	2,858	2,850	2,943	3,150	3,348
Junior High Absolute Growth		-92	125	100	162	199	62	-19	111	-8	93	207	198
Junior High Percent Growth		-4.16%	5.90%	4.46%	6.91%	7.94%	2.29%	-0.69%	4.04%	-0.28%	3.26%	7.03%	6.29%
Magnolia HS	2,500	2,262	2,292	2,268	2,219	2,236	2,293	2,427	2,527	2,625	2,700	2,698	2,784
Magnolia West HS	2,500	2,335	2,369	2,420	2,539	2,681	2,855	3,093	3,175	3,273	3,369	3,350	3,487
Alpha Academy	100	84	67	84	78	76	80	78	78	79	78	78	78
HIGH SCHOOL TOTALS		4,681	4,728	4,772	4,836	4,993	5,228	5,598	5,780	5,977	6,147	6,126	6,349
High School Absolute Growth		166	47	44	64	157	234	371	182	197	171	-21	223
High School Percent Growth		3.68%	1.00%	0.93%	1.35%	3.25%	4.69%	7.09%	3.25%	3.40%	2.86%	-0.34%	3.64%
Project Restore (JJAEP)		3	1	1	1	1	1	1	1	1	1	1	1
DISTRICT TOTALS		14,453	14,929	15,449	16,082	16,732	17,520	18,355	19,162	19,932	20,725	21,448	22,318
District Absolute Growth		376	476	520	633	650	787	836	807	770	794	723	870
District Percent Growth		2.67%	3.29%	3.48%	4.10%	4.04%	4.70%	4.77%	4.40%	4.02%	3.98%	3.49%	4.06%

HIGH SCHOOL #3



PROJECT DETAILS:

- Comprehensive HS Campus
- 2500 Student Capacity
- Co-curricular Spaces to accommodate 5A HS Programming
- Collaborative/Flexible Spaces

PROJECTED COST:

- \$294,936,744.96

ADVANTAGES:

- Supports our commitment to establish neighborhood schools that ensure safety, optimize transportation, minimize relocations, balance enrollment, and utilize logical boundaries.
- Supports our commitment to provide parity of programming and student opportunities across campuses

PROJECTED START:

- 2025

PROJECTED OPENING:

- 2029



ELEMENTARY #10



PROJECT DETAILS:

- Comprehensive ES Campus
- 900 Student Capacity
- Fine Arts, Play Facilities
- Collaborative/Flexible Spaces

PROJECTED COST:

- \$50,443,701.04

ADVANTAGES:

- Supports our commitment to establish neighborhood schools that ensure safety, optimize transportation, minimize relocations, balance enrollment, and utilize logical boundaries.
- Supports our commitment to provide parity of programming and student opportunities across campuses

PROJECTED START:

- 2025

PROJECTED OPENING:

- 2027



PRIORITY 1 PROJECTS



OPERATIONS



BUS PURCHASE



PROJECT DETAILS:

PROJECTED COST:

- \$12,525,000.00

ADVANTAGES:

- Replaces current fleet that has aged out.
- Expands fleet to meet current needs.

PROJECTED START:

- Ongoing based upon enrollment



PRIORITY 1 PROJECTS



SAFETY AND SECURITY



PRIORITY 1 PROJECTS



LAND ACQUISITION



PRIORITY 2 PROJECTS



INSTRUCTIONAL FACILITIES

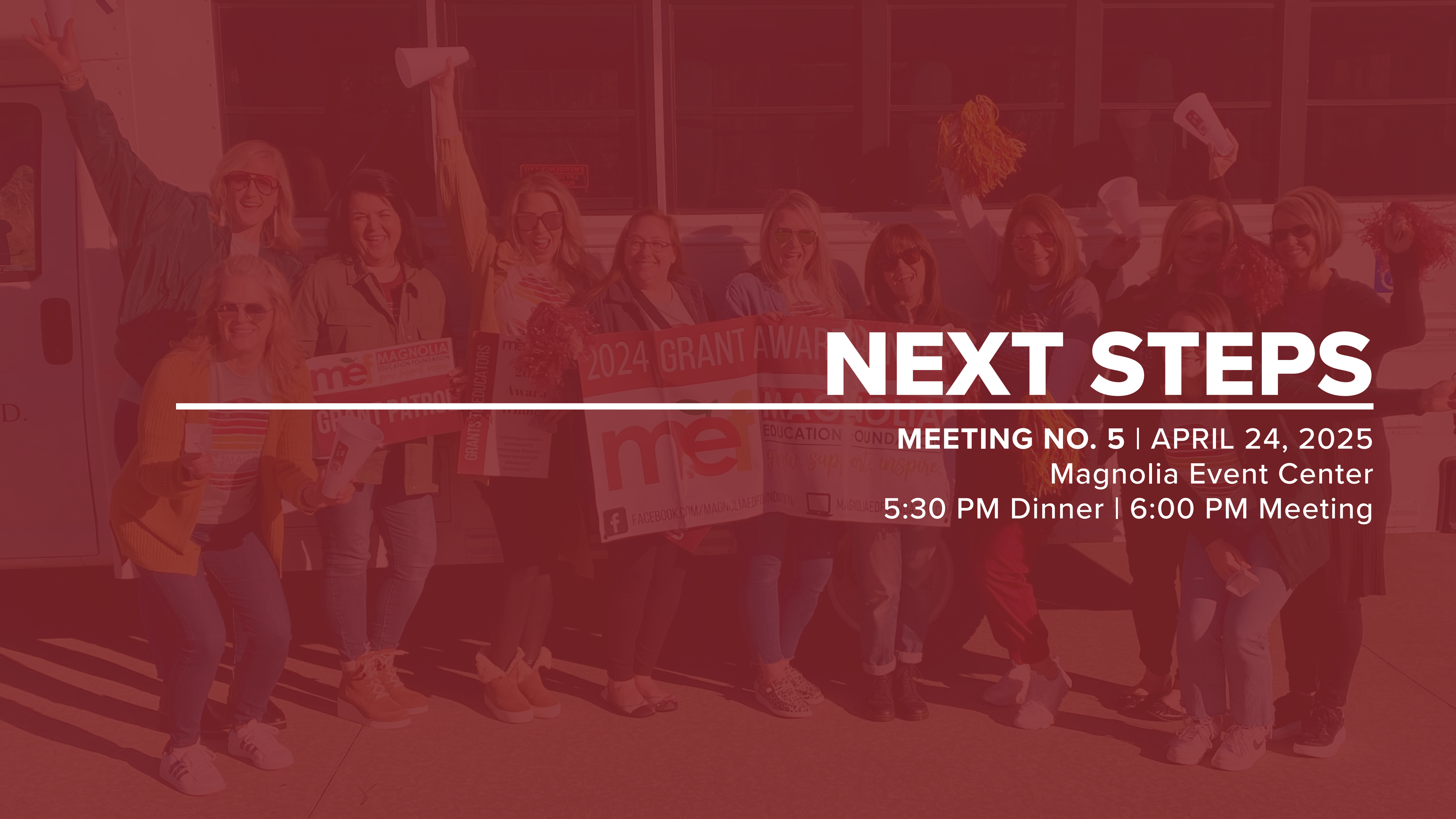


OFFER UP LIKES AND WISHES

PARKING LOT QUESTIONS





A group of approximately 12 women are posing for a photo in front of a building with large windows. They are all smiling and appear to be celebrating. Several women are holding a long banner that reads "2024 GRANT AWARDS" and "MAGNOLIA EDUCATION FOUNDATION". Some women are holding megaphones, and one is holding a pom-pom. The image has a red overlay.

NEXT STEPS

MEETING NO. 5 | APRIL 24, 2025
Magnolia Event Center
5:30 PM Dinner | 6:00 PM Meeting