

# Greenville ISD Citizens Advisory Committee Meeting #4



FUTURE  
**DIVERSE** FAMOUS  
FELLOWSHIP **COMMUNITY** ADVENTEROUS  
GRACE EMPOWERMENT WELL-ROUNDED  
RESILIENT **OPPORTUNITY** INSPIRING  
NURTURING HEART CHANGING INNOVATION  
RELAXATION FAMILY FOCUS POTENTIAL  
**PASSION GROWING READY**  
EMBRACE ANCHOR

**GREENVILLE** ISD  
LESSONS FOR WHEREVER LIFE LEADS

# Welcome



## Meeting Agenda

- A Closer Look at Interest & Sinking (In Board Meeting)
- Meeting 03 Recap
- Potential Site Fit Studies
- Long Range Plan (Draft)
- Initial Prioritization Exercise (Small Group)
- Review and Discussion (Large Group)
- Meeting Wrap Up



# A Closer Look at Interest & Sinking

# GREENVILLE

## INDEPENDENT SCHOOL DISTRICT

**School Board and Facility Planning Committee Presentation**

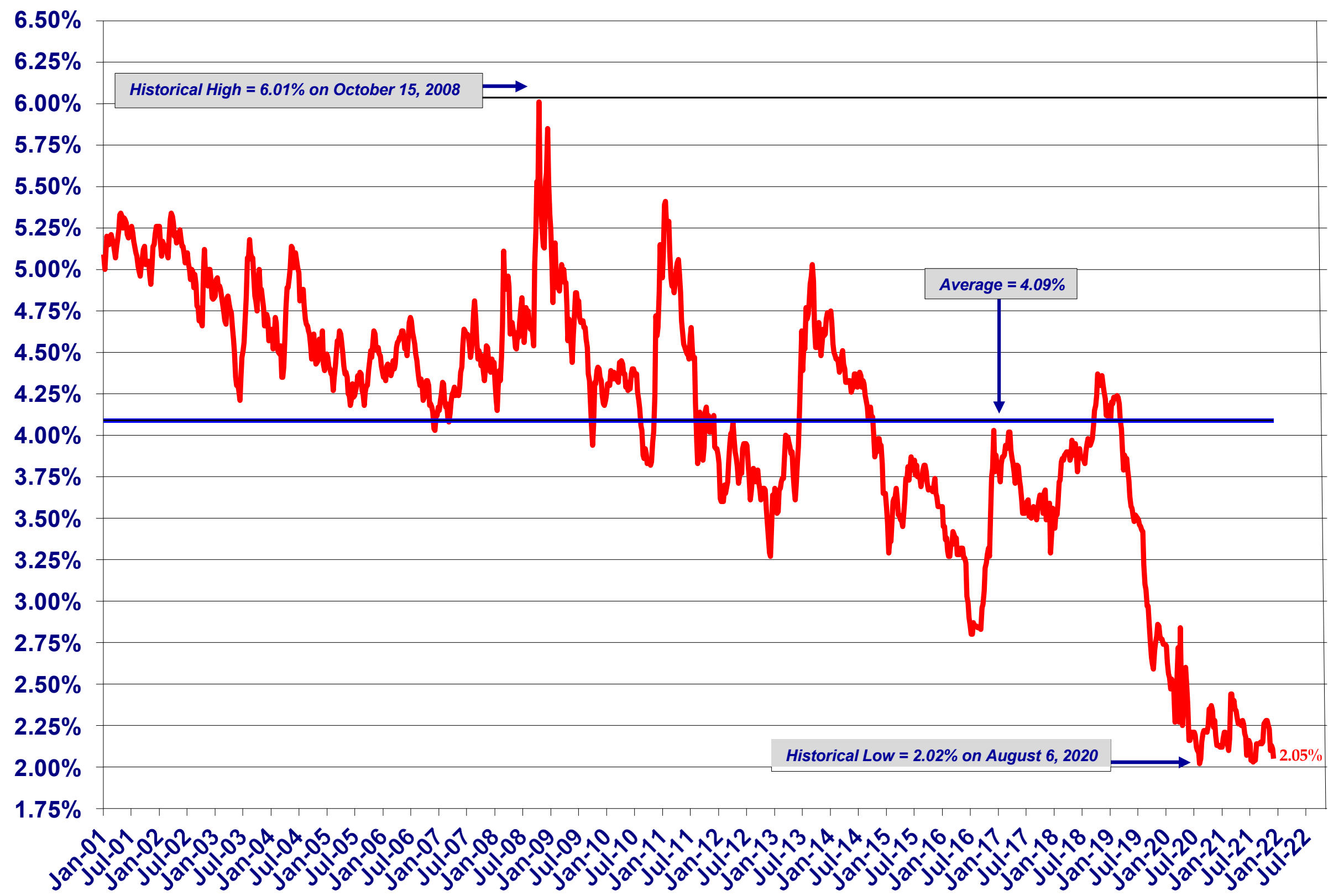
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**December 7, 2021**



# BOND BUYERS INDEX OF MUNICIPAL BONDS

January 2001 - December 2021



# Bond Election History

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<u>Date</u>	<u>Amount</u>	<u>Vote Count</u>		<u>Result</u>	<u>Amount Issued</u>
		<u>For</u>	<u>Against</u>		
May 10, 2014	\$72,275,000	1,062	923	Pass	\$72,275,000
September 23, 2000	\$28,500,000	1,668	667	Pass	\$28,500,000

*Source: Municipal Advisory Council of Texas*

# Recent Bond Ratings

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- **Aaa** based on the Permanent School Fund Guarantee
- **Aa3** Underlying Credit Rating Affirmed by Moody's Investors Service
- Analysts Cite:
  - Sizable Tax Base
  - Stable Financial Operations
  - Stable Enrollment
  - Manageable Debt Burden

# Current Bond Rating Comparison

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District	Moody's Rating	S&P Rating
Greenville ISD	Aa3	A+
Royse City ISD	Aa3	A+
Terrell ISD	Aa3	A+
Sulphur Springs ISD	Aa3	
Corsicana ISD	A1	A+
Forney ISD	A1	A+
Ennis ISD	A1	
Caddo Mills ISD		A+
Crandall ISD		A+
Commerce ISD		A



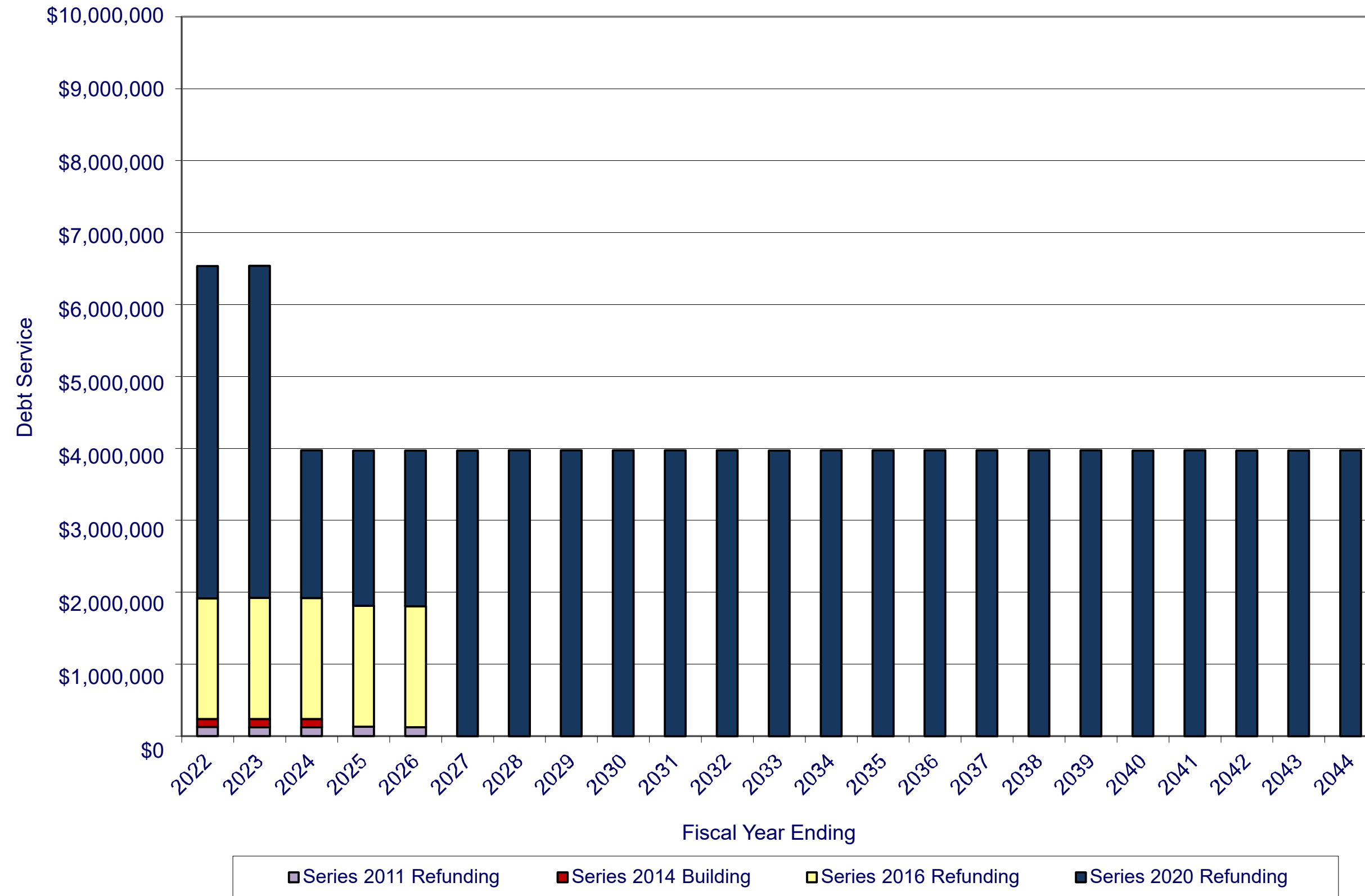
# Recent Bond Refunding Results

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## August 27, 2020 - Unlimited Tax Refunding Bonds. Taxable Series 2020

- Advance Refunding of the Series 2014 Bonds
- For Interest Cost Savings, Principal Reduction and Accelerated Principal Structure
- Amount of Bonds Refunded: \$62,535,000
- Cash Contribution for Principal Reduction: \$3,000,000
- Total Savings Level: \$23,004,502
- Net Savings Level: \$20,004,502

# Outstanding Debt Service



# Taxable Value History

(1)	(2)	(3)	(4)	(5)	(6)
Fiscal Year Ending (August 31)	Net Taxable Value	Taxable Value Change (\$)	Taxable Value Change (%)	5-Year Average	10-Year Average
2005/06	\$ 1,103,600,516				
2006/07	\$ 1,163,061,093	\$ 59,460,577	5.39%		
2007/08	\$ 1,237,196,225	\$ 74,135,132	6.37%		
2008/09	\$ 1,413,361,723	\$ 176,165,498	14.24%		
2009/10	\$ 1,478,902,694	\$ 65,540,971	4.64%		
2010/11	\$ 1,563,754,042	\$ 84,851,348	5.74%	7.28%	
2011/12	\$ 1,576,179,284	\$ 12,425,242	0.79%		
2012/13	\$ 1,655,140,838	\$ 78,961,554	5.01%		
2013/14	\$ 1,585,567,664	\$ (69,573,174)	-4.20%		
2014/15	\$ 1,740,647,652	\$ 155,079,988	9.78%		
2015/16	\$ 1,773,485,975	\$ 32,838,323	1.89%	2.65%	4.96%
2016/17	\$ 1,921,082,546	\$ 147,596,571	8.32%		
2017/18	\$ 2,061,577,243	\$ 140,494,697	7.31%		
2018/19	\$ 2,237,832,585	\$ 176,255,342	8.55%		
2019/20	\$ 2,438,866,242	\$ 201,033,657	8.98%		
2020/21	\$ 2,698,142,623	\$ 259,276,381	10.63%	8.76%	5.71%
2021/22	\$ 2,975,000,000	\$ 276,857,377	10.26%		

# Adjusted Debt to Assessed Value

District	Adjusted Debt To Assessed Value
Greenville ISD	2.48%
Terrell ISD	2.51%
Sulphur Springs ISD	2.70%
Commerce ISD	3.27%
Corsicana ISD	3.54%
Ennis ISD	3.86%
Crandall ISD	8.10%
Royse City ISD	8.41%
Forney ISD	8.95%
Caddo Mills ISD	15.75%

# Tax Rate & Fund Balance History

(1)	(2)	(3)	(4)	(5)	(6)	(7)
<u>Fiscal Year Ending</u>	<u>M&amp;O Tax Rate</u>	<u>I&amp;S Tax Rate</u>	<u>Total Tax Rate</u>	<u>I&amp;S Fund Balance</u>	<u>General Fund Balance</u>	<u>% of Operating Expenditures</u>
2005/06	\$ 1.5000	\$ 0.1410	\$ 1.6410	\$ 936,791	\$ 6,180,717	18%
2006/07	\$ 1.3700	\$ 0.1444	\$ 1.5144	\$ 1,204,018	\$ 6,087,125	17%
2007/08	\$ 1.0400	\$ 0.1484	\$ 1.1884	\$ 1,271,710	\$ 5,613,880	15%
2008/09	\$ 1.0400	\$ 0.1525	\$ 1.1925	\$ 1,408,677	\$ 5,838,170	17%
2009/10	\$ 1.0400	\$ 0.1444	\$ 1.1844	\$ 1,385,393	\$ 7,440,641	22%
2010/11	\$ 1.0400	\$ 0.1548	\$ 1.1948	\$ 1,535,569	\$ 9,883,661	23%
2011/12	\$ 1.0400	\$ 0.1416	\$ 1.1816	\$ 1,735,392	\$ 8,316,326	19%
2012/13	\$ 1.0400	\$ 0.1337	\$ 1.1737	\$ 1,943,447	\$ 8,654,242	20%
2013/14	\$ 1.0400	\$ 0.1404	\$ 1.1804	\$ 2,161,469	\$ 8,230,582	17%
2014/15	\$ 1.0400	\$ 0.3150	\$ 1.3550	\$ 2,190,125	\$ 10,986,709	25%
2015/16	\$ 1.0400	\$ 0.3082	\$ 1.3482	\$ 2,418,853	\$ 11,321,604	22%
2016/17	\$ 1.0400	\$ 0.2692	\$ 1.3092	\$ 2,562,601	\$ 7,475,999	12%
2017/18	\$ 1.0400	\$ 0.2685	\$ 1.3085	\$ 3,081,387	\$ 9,134,272	16%
2018/19	\$ 1.0600	\$ 0.2385	\$ 1.2985	\$ 3,301,288	\$ 17,395,717	30%
2019/20	\$ 0.9900	\$ 0.2385	\$ 1.2285	\$ 4,243,711	\$ 17,843,426	34%
2020/21	\$ 0.9302	\$ 0.2385	\$ 1.1687	\$ 2,765,000		
2021/22	\$ 0.8820	\$ 0.2385	\$ 1.1205			

# Current Tax Rate Comparison

District	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
Greenville ISD	\$0.8820	\$0.2385	\$1.1205
Corsicana ISD	\$0.9634	\$0.2809	\$1.2443
Sulphur Springs ISD	\$0.8720	\$0.3105	\$1.1825
Terrell ISD	\$0.9603	\$0.3273	\$1.2876
Commerce ISD	\$0.9603	\$0.3489	\$1.3092
Ennis ISD	\$0.9937	\$0.4600	\$1.4537
Crandall ISD	\$0.8720	\$0.5000	\$1.3720
Forney ISD	\$0.8720	\$0.5000	\$1.3720
Royse City ISD	\$0.9603	\$0.5000	\$1.4603
Caddo Mills ISD	\$0.9603	\$0.5000	\$1.4603

# Preliminary Bond Program Analysis

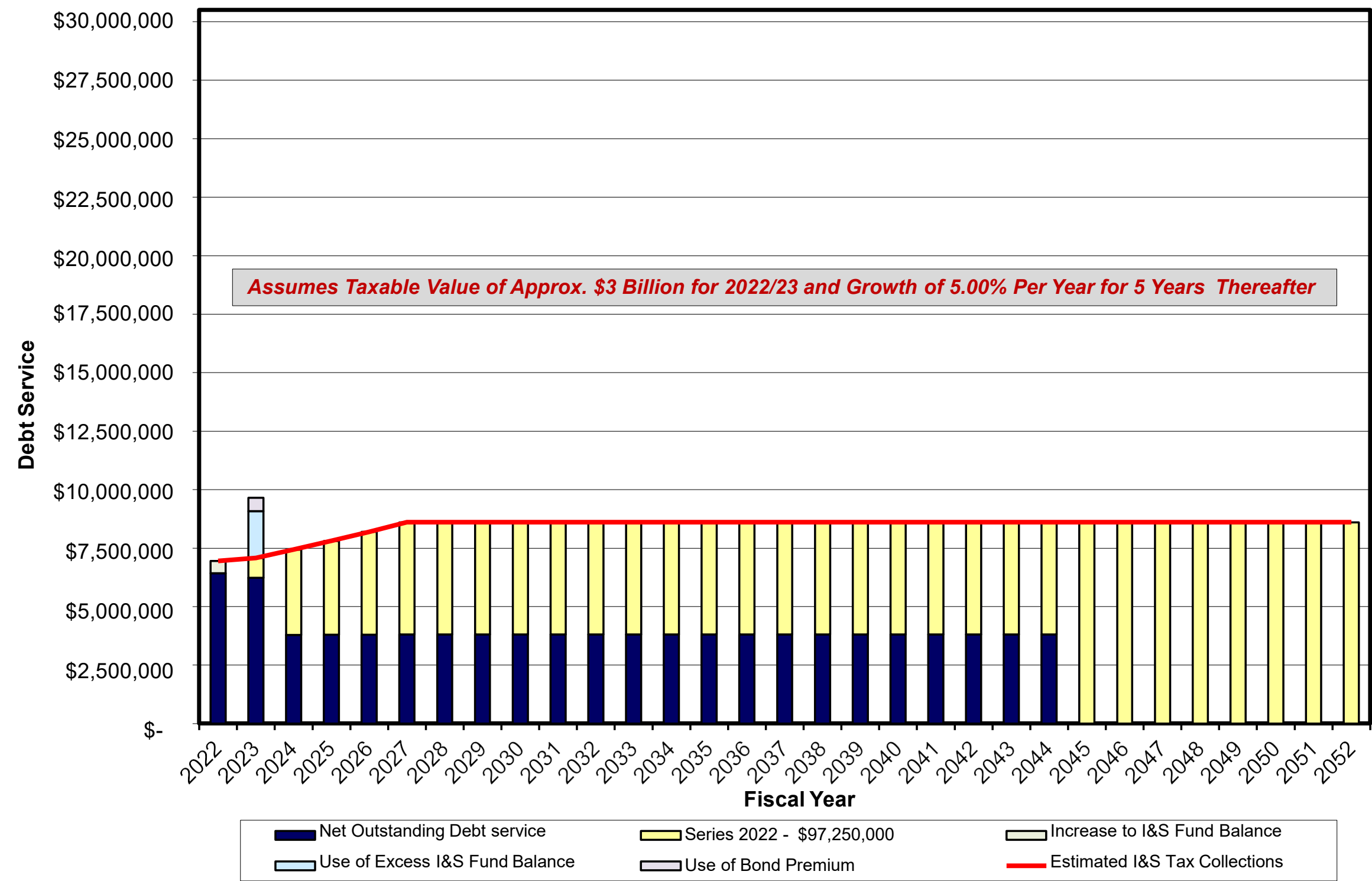
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## Summary of Parameters:

Bond Election:	Assumed to be May 2022
Issuance Date:	Assumed to be August 2022
Interest Rate:	Assumed to be 3.50%
Amortization Length:	Assumed to be 30 Years with a 10-Year Early Optional Redemption
Taxable Value:	Assumed to be \$2,975,000,000 in 2021/22
Taxable Value Growth:	Assumed to be 5.00% Growth Per Year for 5 Years Beginning in 2022/23
Homestead Exemption:	Assumed Loss of \$95,000,000 in 2022/23
Collection Percentage:	Assumed to be 98%
Transfer of Funds:	Assumes Use of Excess I&S Fund Balance in 2022/23
2021/22 I&S Tax Rate:	23.85¢

# Preliminary Bond Program Analysis

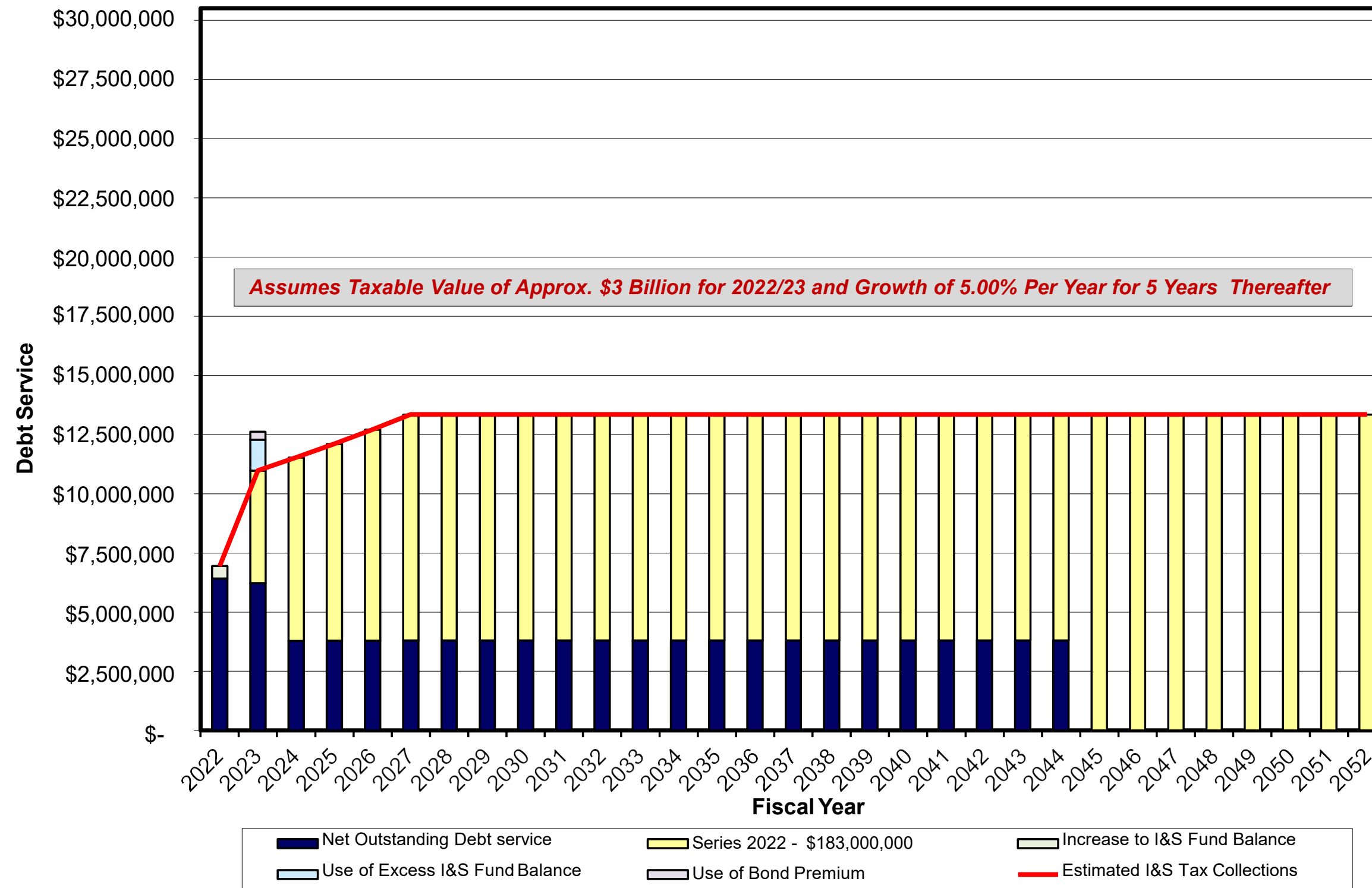
**Scenario 1: \$97,250,000 – No I&S Tax Rate Increase (Remain at 23.85¢)**





# Preliminary Bond Program Analysis

**Scenario 2: \$183,000,000 – 13.15¢ I&S Tax Rate Increase (from 23.85¢ to 37.00¢)**



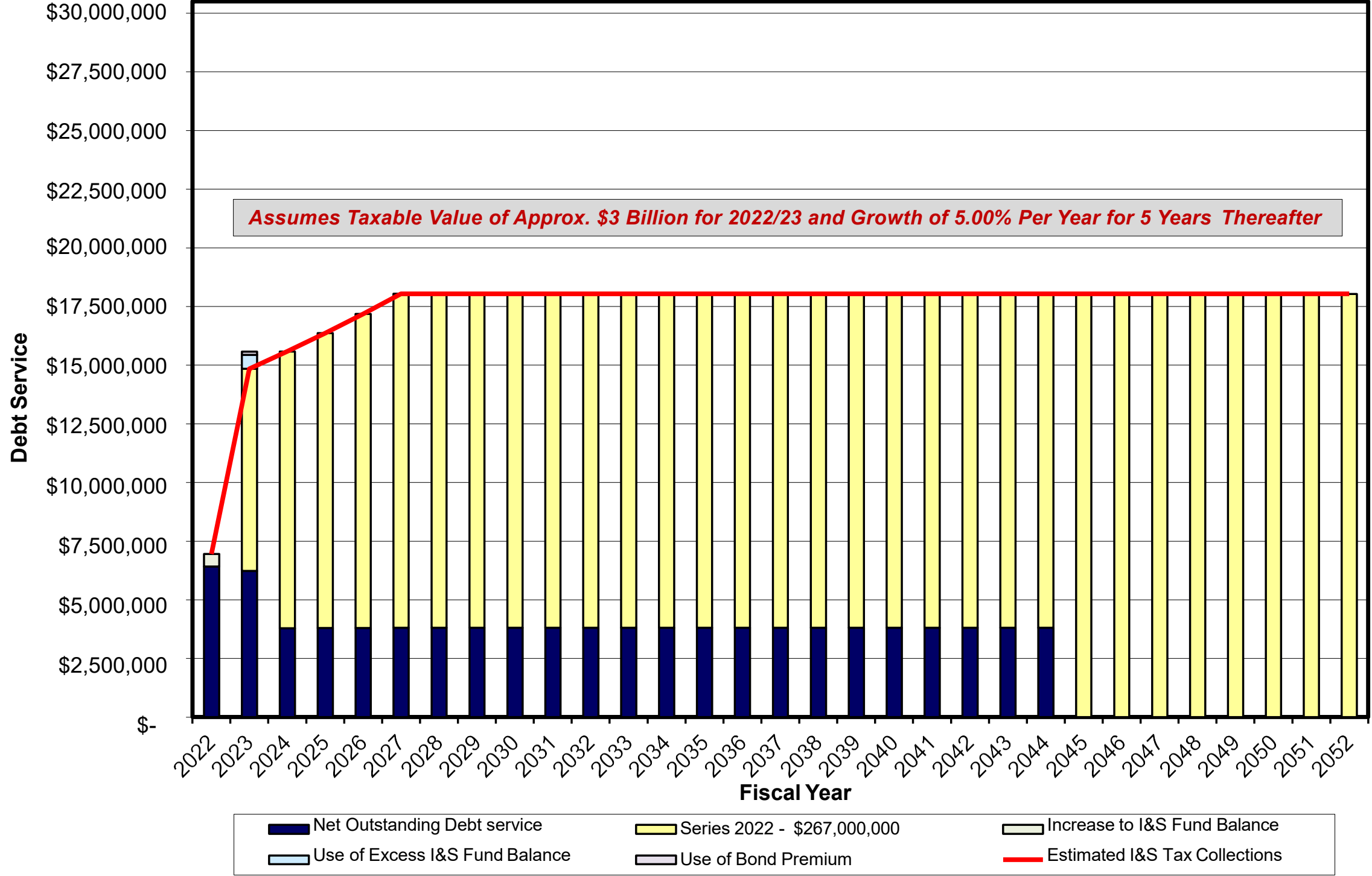
# Tax Impact – Residential Home

**Scenario 2: \$183,000,000 Assuming Taxable Value Growth of 5.00% Per Year for 5 Years**

Projected Cost to Homeowner for a 13.15¢ Increase for Voted Bonds			
Home Value Before Exemptions	Home Value After \$40,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$13.15	\$1.10
75,000	35,000	46.03	3.84
100,000	60,000	78.90	6.58
125,000	85,000	111.78	9.31
150,000	110,000	144.65	12.05
175,000	135,000	177.53	14.79
200,000	160,000	210.40	17.53
225,000	185,000	243.28	20.27
250,000	210,000	276.15	23.01
275,000	235,000	309.03	25.75
300,000	260,000	341.90	28.49
No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze			

# Preliminary Bond Program Analysis

**Scenario 3: \$267,000,000 – 26.15¢ I&S Tax Rate Increase (from 23.85¢ to 50.00¢)**



# Tax Impact – Residential Home

**Scenario 3: \$267,000,000 Assuming Taxable Value Growth of 5.00% Per Year for 5 Years**

Projected Cost to Homeowner for a 26.15¢ Increase for Voted Bonds			
Home Value Before Exemptions	Home Value After \$40,000 State Exemptions	Projected Annual Tax Increase	Projected Monthly Tax Increase
\$50,000	\$10,000	\$26.15	\$2.18
75,000	35,000	91.53	7.63
100,000	60,000	156.90	13.08
125,000	85,000	222.28	18.52
150,000	110,000	287.65	23.97
175,000	135,000	353.03	29.42
200,000	160,000	418.40	34.87
225,000	185,000	483.78	40.31
250,000	210,000	549.15	45.76
275,000	235,000	614.53	51.21
300,000	260,000	679.90	56.66
No Tax Increase above the frozen level on the Homestead of Taxpayers 65 years of age and older who have applied for and received the Age 65 Freeze			

# Required Propositions

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- Stadium with seating for more than 1,000
- Natatorium
- Another Recreational Facility other than a gym, playground or play area
- Performing Arts Facility
- Housing for Teachers
- Technology Equipment other than security or infrastructure

# Texas School Bond Elections

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- 2021 – 128 Elections (\$15,791,009,685 Dollar Volume)
  - 96 Passed All or Some Propositions (75%)
  - 32 Failed All Propositions (25%)
- 2020 – 39 Elections (\$9,288,061,214 Dollar Volume)
  - 31 Passed All or Some Propositions (79%)
  - 8 Failed All Propositions (21%)
- 2019 – 125 Elections (\$15,527,404,135 Dollar Volume)
  - 98 Passed (78%)
  - 27 Failed (22%)
- 2018 – 104 Elections (\$11,026,121,959 Dollar Volume)
  - 86 Passed (83%)
  - 18 Failed (17%)
- 2017 – 118 Elections (\$13,969,176,291 Dollar Volume)
  - 86 Passed (75%)
  - 32 Failed (25%)

# Bond Election Timing

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- May 7, 2022
  - Board Action to Call for the Bond Election
    - On or Before February 18<sup>th</sup>
  - Early Voting
    - April 25<sup>th</sup> through May 3<sup>rd</sup>
  - Bond Election
    - May 7, 2022
  - Canvass Bond Election Results
    - May 10<sup>th</sup> to May 18<sup>th</sup>
  - 30-Day Contest Period
    - 30 Days from the date the Board Canvasses the Bond Election Results
  - Sell the Bonds
    - Mid-July to Mid-August



# Questions & Answers (Large Group)





# Meeting #03 Recap

# Recap Meeting #03

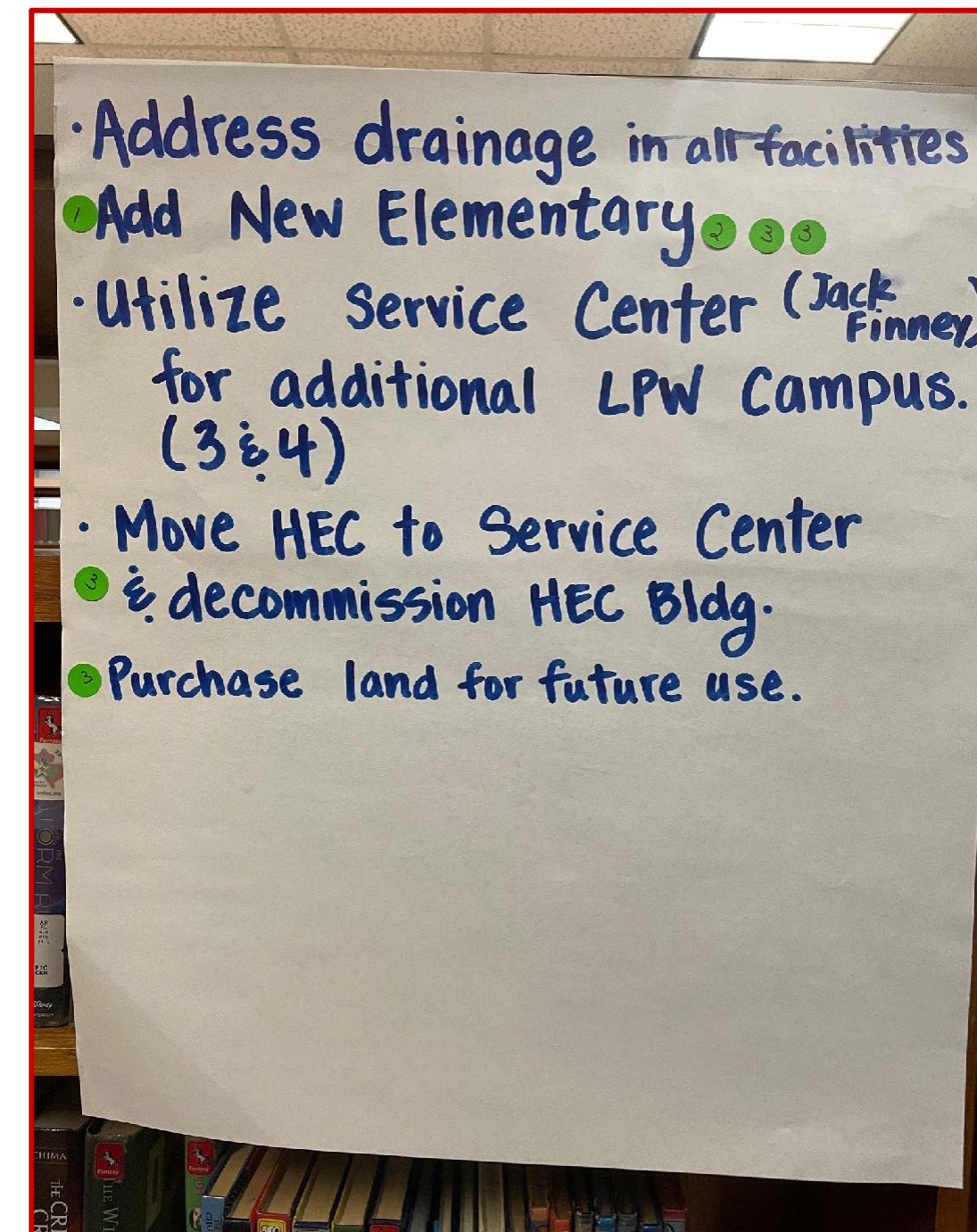
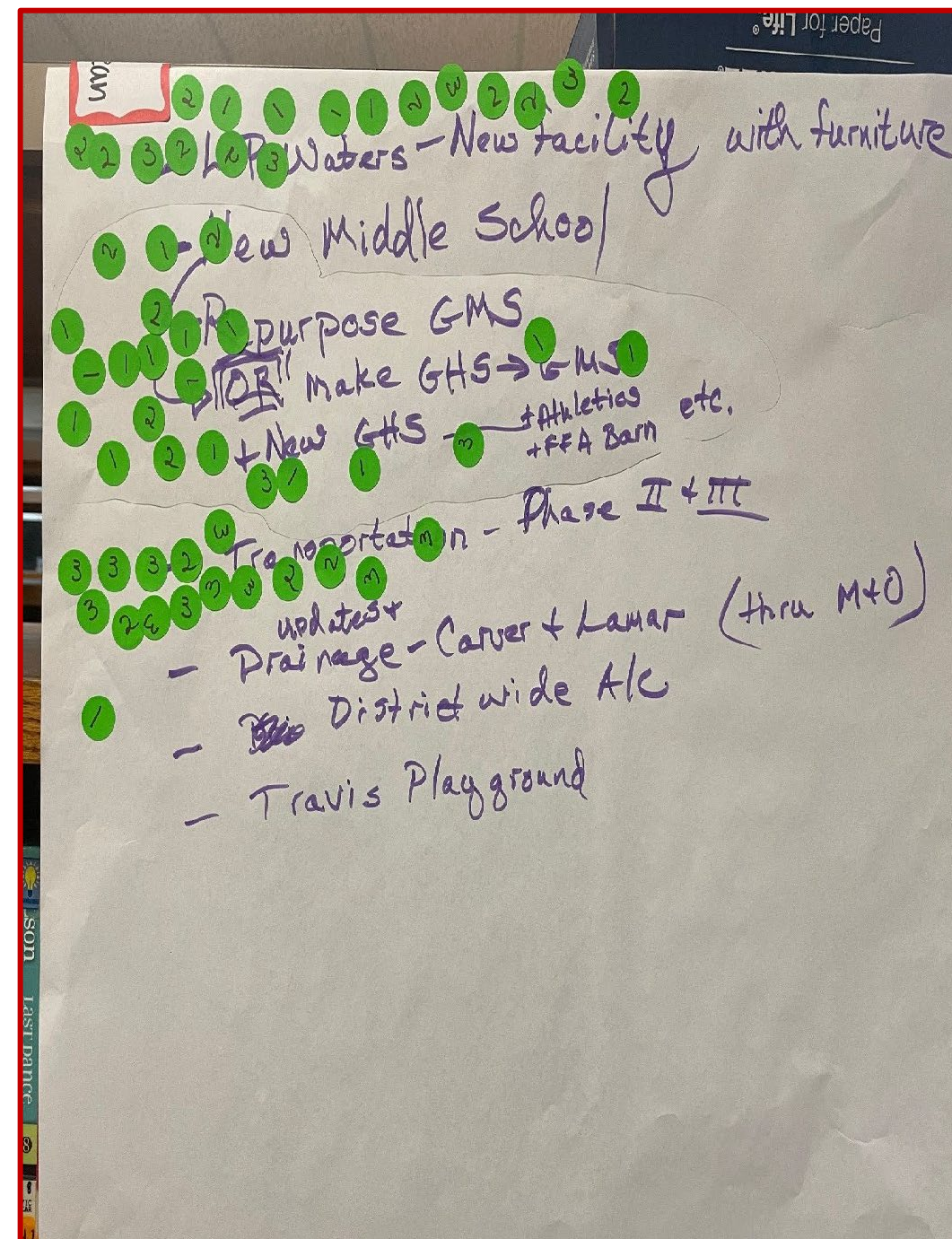
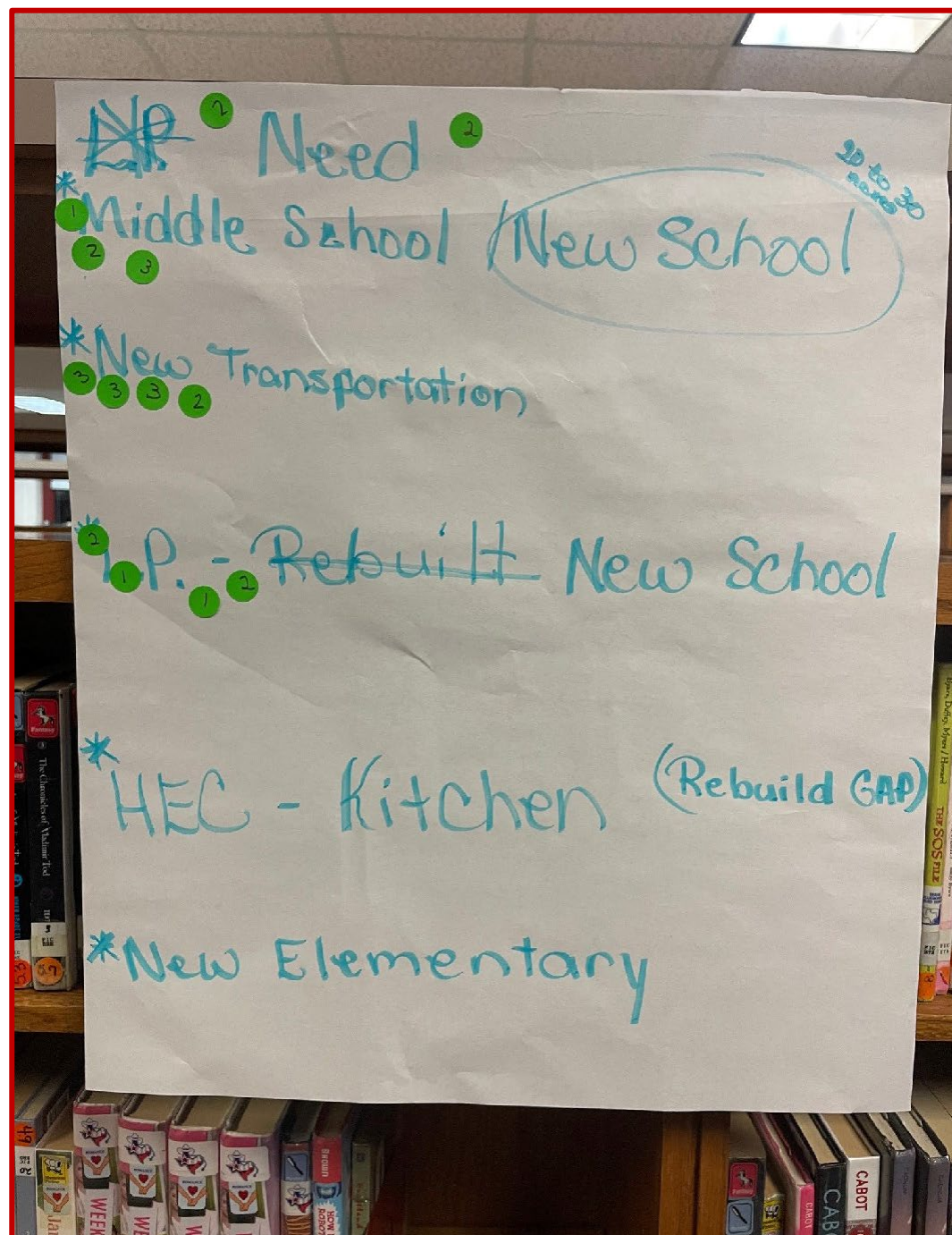


## **Citizens Advisory Committee-**

- 1) Review facility assessment report.
- 2) Updated potential projects.
- 3) What additional potential projects should the committee / district consider?



# Potential Project Brainstorming Session





# Potential Project Brainstorming Session



CAC PROJECT RECCOMENDATIONS	#1 Priority	#2 Priority	#3 Priority	Total Votes	Avg. Priority	Ranking		
LP Waters - New Facility W/ Furniture	6	11	4	21	44	<b>2</b>	#1 Priority	3 POINTS
New Middle School	2	5	1	8	17	<b>4</b>	#2 Priority	2 POINTS
Repurpose GMS OR Make GHS - GMS & New GHS w/ Athletics & Agricultural Instructional Facility	14	3	2	19	50	<b>1</b>	#3 Priority	1 POINTS
Transportation Updates - Phase II & III	0	5	14	19	24	<b>3</b>		
District wide A/C	1	0	0	1	3	<b>6</b>		
Add New Elementary School	1	1	2	4	7	<b>5</b>		
Move HEC to Service Center & Decommission HEC Building	0	0	1	1	1	<b>7</b>		
Purchase Land For Future Use	0	0	1	1	1	<b>7</b>		



# Potential Site Fit Studies

LANCE MELTON



# Greenville ISD – Properties and Acreage



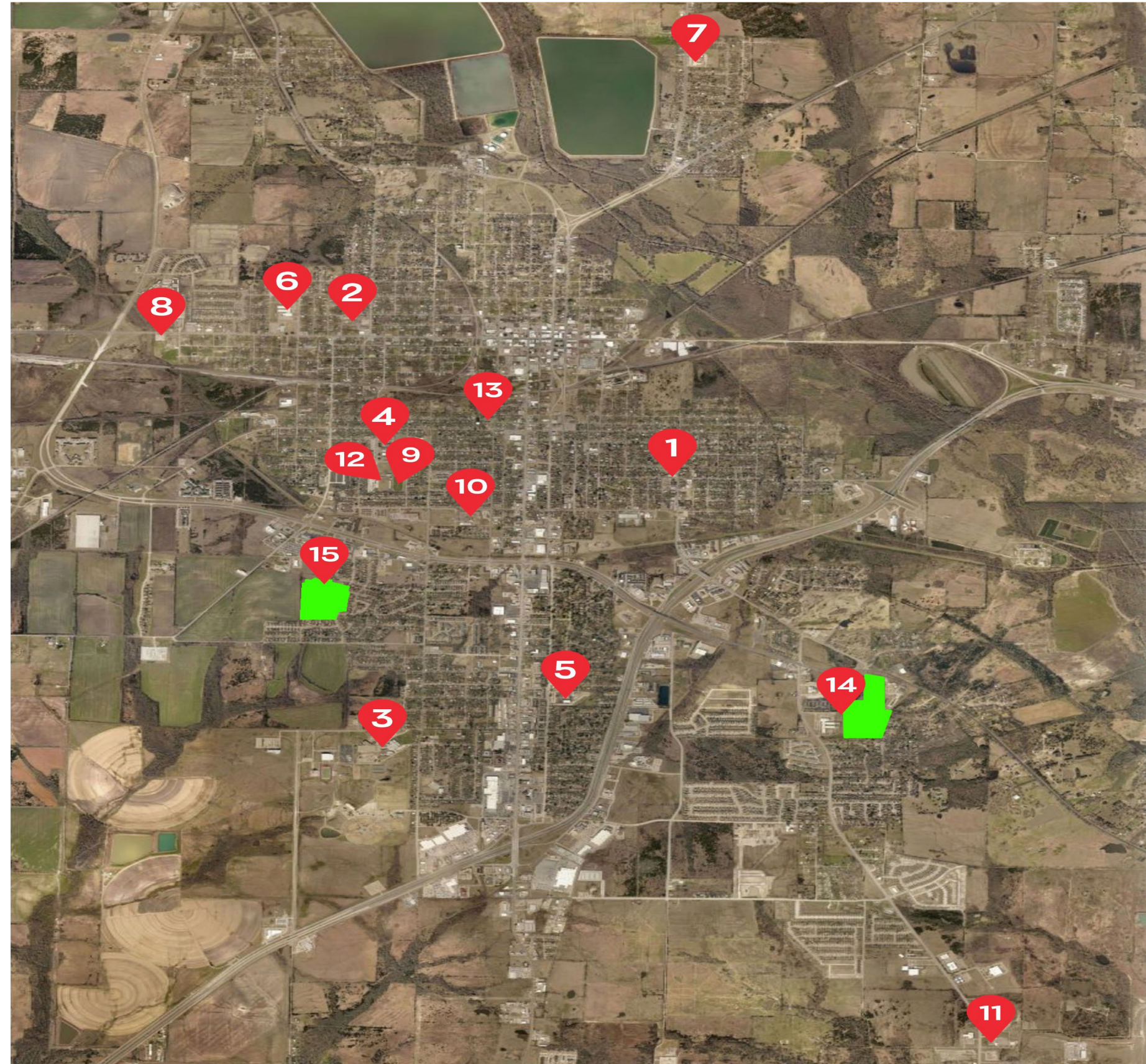
## In current use:

1. Wesley Martin Admin. Building | 2.3067 acres
2. HEC - New Horizons/GAEP | 3.724 acres
3. Greenville High School | 92.316 acres
4. Greenville Middle School (four parcels)
  - a. 11.3779 acres
  - b. 0.7967 acres
  - c. 0.2865 acres
  - d. 0.2307 acres
5. Bowie Elementary | 10.721 acres
6. Carver Elementary | 10.369 acres
7. Crockett Elementary | 9 acres
8. L. P. Waters Early Childhood Center | 10.498 acres
9. Phillips Field Track | 6.1411 acres
10. Travis Elementary - SGC (two parcels)
  - a. 5.3 acres
  - b. 3 acres
11. Service Center | 5.446 acres
12. Transportation (two parcels)
  - a. 6.01 acres
  - b. 5.4236 acres
13. King Street (two parcels)
  - a. 0.5704 acres
  - b. 0.6169 acres
14. Lamar Elementary + TxDot and other land | 44.644 acres
  - a. Lamar Elementary = 14.5 acres
  - b. TxDot & other land (unused and in green) = 30.144 acres

## Not being used (in green):

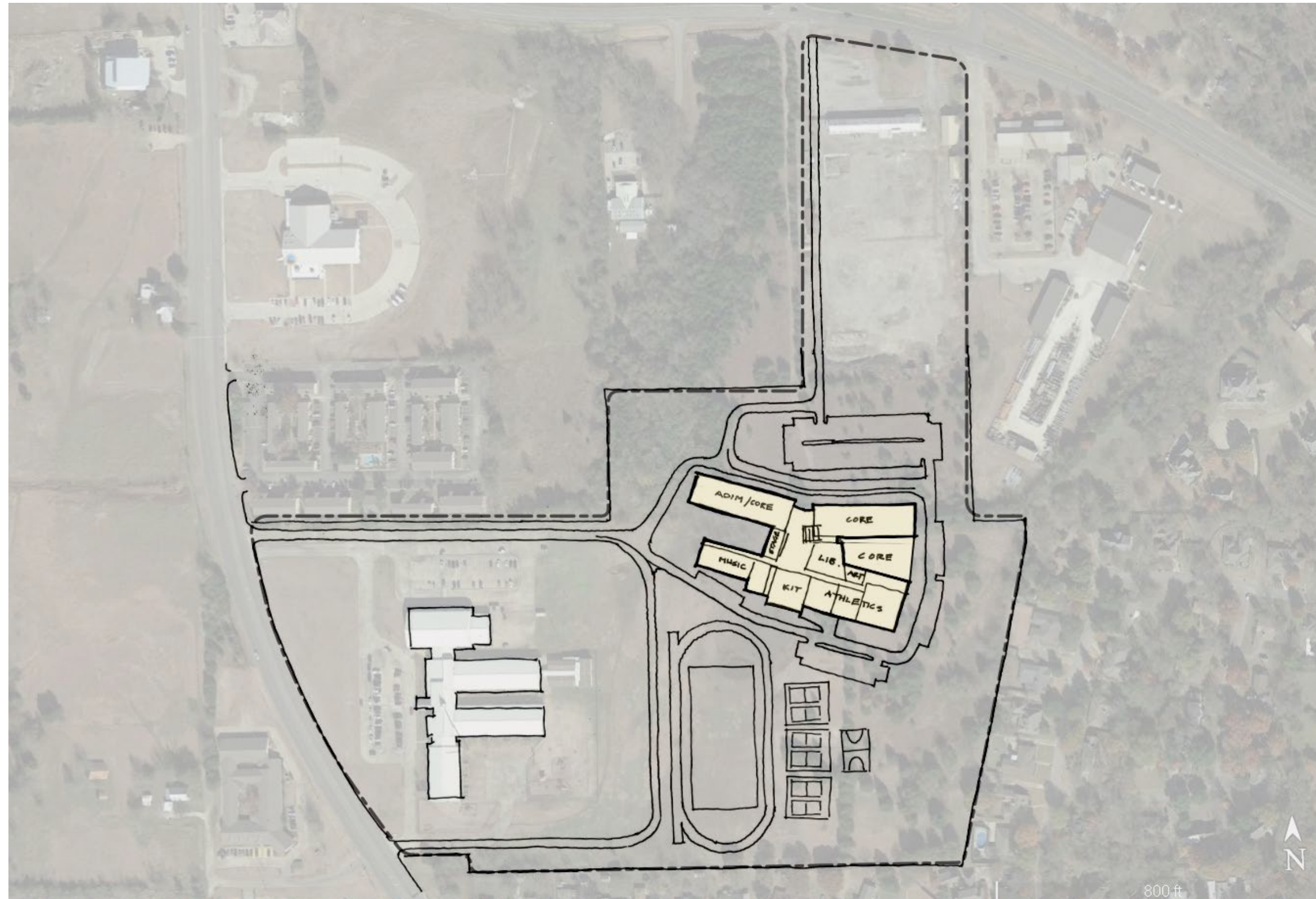
15. Vacant Property off of Nevada Drive (two parcels)
  - a. 9.82 acres
  - b. 15.314 acres

**Total Acreage: 253.9125**





# Potential Middle School Site - Lamar

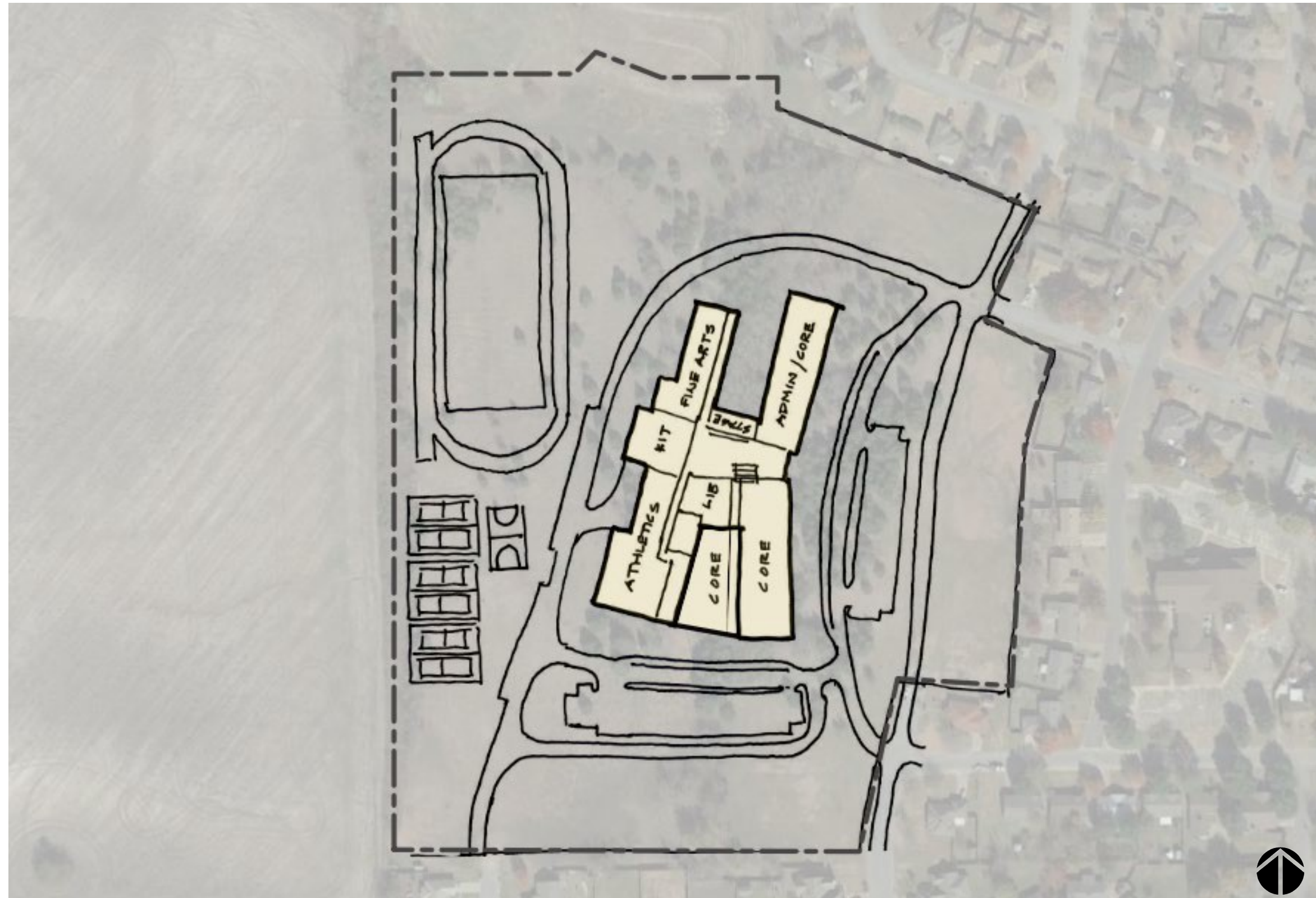


## Existing Lamar ES Property

- 44.65 Acres
- 1400 Student Capacity MS
- 2 Story Classroom Wings
- Cafetorium
- Track & Field, w/ tennis courts
- Drop off route from Joe Ramsey to Jack Finney.



# Potential Middle School Site - Lamar



## New Property Near Hospital

- 25.14 Acres
- 1400 Student Capacity MS
- 2 Story Classroom Wings
- Cafetorium
- Track & Field, w/ tennis courts



# New Elementary School - GMS



## Existing Property at GMS

- 11.5 Acres
- 700 Student Capacity ES
- 2 Story Classroom Wings
- Repurpose existing MS
- Requires Demo of Gym, Cafeteria, Maintenance Dept. and adjacent spaces.
- Construction after New MS opens



# New Elementary School Site – GMS Field



## Existing Property at GMS Field

- 12.7 Acres
- 700 Student Capacity ES
- 2 Story Classroom Wings
- Adjacent to transportation facilities

# LP Waters – New Early Childhood School



## New Build at LP Waters

- 10.5 Acres
- 500 Student Capacity ES
- Single Story
- Demo LP Waters
- New School can open without interrupting demo of LP Waters



# LP Waters – Preserving Gym



## New Build at LP Waters w/ Museum

- 10.5 Acres
- 500 Student Capacity ES
- Single Story
- Convert Existing Gym into a museum



# Long Range Plan (Draft)

# Ten Year Forecast



Projections based on 2019 (Pre-Covid) Demographics, Data will be updated in Jan 2022

	Campus Capacity	Existing Enrollment	HISTORY				ENROLLMENT PROJECTIONS							
Campus			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Waters Early Childhood Center	441	369	365	412	412	412	412	412	412	412	412	412	412	412
Bowie Elementary	706	595	530	637	674	714	768	793	814	814	814	809	794	798
Carver Elementary	638	490	484	549	554	548	549	539	509	514	521	533	542	555
Crockett Elementary	581	323	319	413	394	382	392	408	436	444	457	467	479	493
Lamar Elementary	616	576	651	581	540	540	572	588	604	623	631	646	658	663
Travis Elementary (K5th)	312	280	349	246	233	219	213	219	230	247	260	268	281	291
<b>ELEMENTARY TOTALS</b>	3294	2,633	2,933	2,838	2,807	2,815	2,906	2,959	3,005	3,054	3,095	3,135	3,166	3,212
Travis 6th Grade Center	494	335	370	379	455	411	362	409	424	429	437	446	455	452
Greenville Middle School	834	780	740	741	746	827	867	776	791	841	857	874	886	907
<b>MIDDLE SCHOOL TOTALS</b>	1328	1,115	1,110	1,120	1,201	1,238	1,229	1,185	1,215	1,270	1,294	1,320	1,341	1,359
Greenville High School	1,861	1427	1,363	1,429	1,430	1,439	1,479	1,575	1,596	1,603	1,640	1,593	1,634	1,686
New Horizons Learning Center	264	82	66	77	77	77	77	77	77	77	77	77	77	77
<b>HIGH SCHOOL TOTALS</b>	2125	1,509	1,429	1,506	1,507	1,516	1,556	1,652	1,673	1,680	1,717	1,670	1,711	1,763
Greenville Alt Education Center		18	5	28	28	28	28	28	28	28	28	28	28	28
<b>ALTERNATIVE SCHOOL TOTALS</b>		18	5	28	28	28	28	28	28	28	28	28	28	28
<b>DISTRICT TOTALS</b>	6747	5,257	5,477	5,492	5,543	5,597	5,719	5,824	5,921	6,032	6,134	6,153	6,246	6,362

# Building Capacity Analysis



	TEA Max Capacity	Functional Capacity	Enrollment (2018/19)	Enrollment (2021/2022)	% Max Capacity
<b>Elementary Schools</b>					
LP Waters Early Childhood School	441	405	410	369	84%
Bowie	706	599	639	595	84%
Carver	638	643	551	490	77%
Crockett	581	534	413	323	56%
Lamar	616	589	581	576	94%
Travis	312	265	256	280	90%
<b>Elementary Total</b>	<b>3,294</b>	<b>3,035</b>	<b>2,850</b>	<b>2,633</b>	<b>80%</b>
<b>Middle Schools</b>					
Greenville MS	834	689	741	780	94%
Travis 6th Grade Center	494	420	370	335	68%
<b>Middle School Total</b>	<b>1,328</b>	<b>1,108</b>	<b>1,111</b>	<b>1,115</b>	<b>84%</b>
<b>High Schools</b>					
Greenville HS	1861	1380	1429	1427	77%
Houston Education Center	264	242	79	82	31%
<b>High School Total</b>	<b>2,125</b>	<b>1,622</b>	<b>1,508</b>	<b>1,509</b>	<b>71%</b>
<b>District Total</b>	<b>6,747</b>	<b>5,766</b>	<b>5,469</b>	<b>5,257</b>	<b>78%</b>

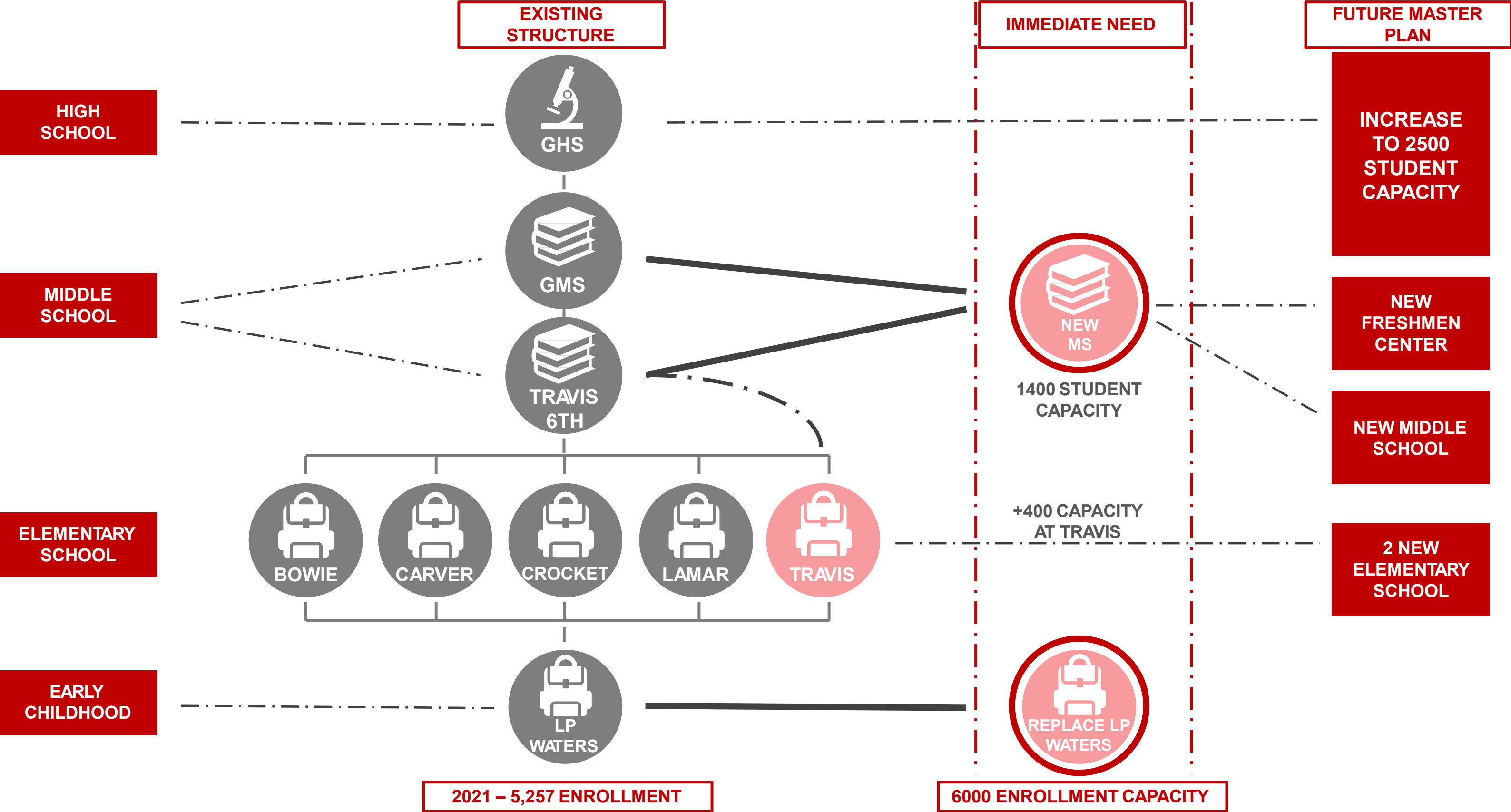
Note : Capacity does not include temporary portables

NOTE : The Max Capacity is determined by dividing Enrollment (2021/2022) / TEA Max Capacity.

- **2018 Enrollment = 5,469**
- **2021 Enrollment = 5,257**
- **Greenville MS Capacity 94%**



# Potential Long Range Plan





# High School Refresh



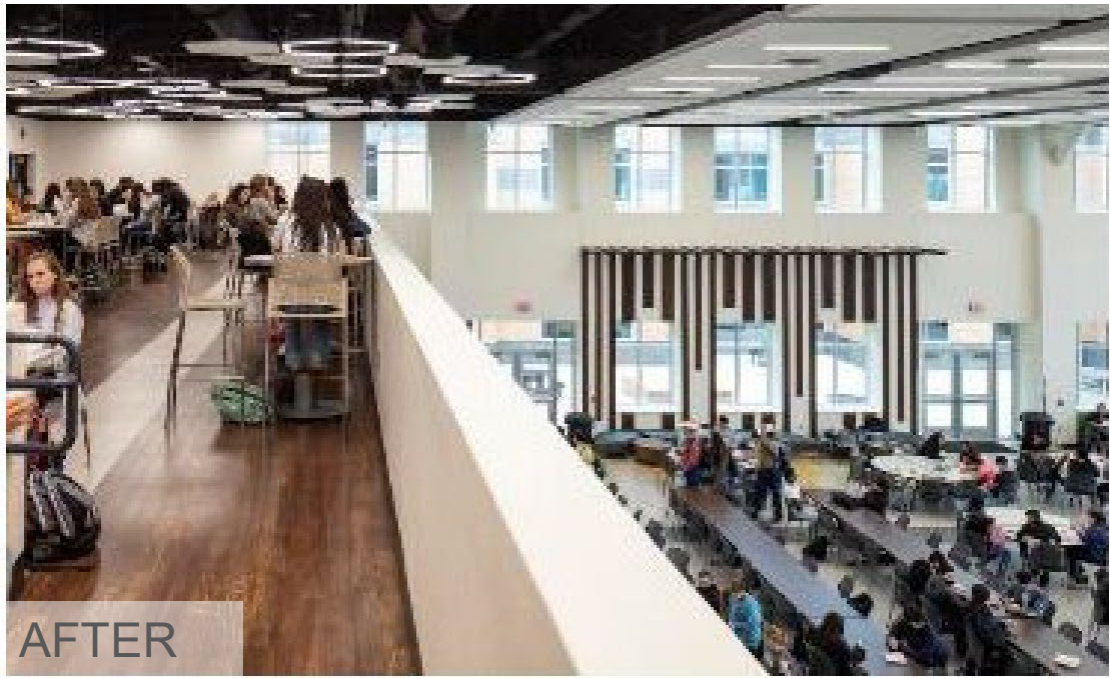
MAIN HALLWAYS



CAFETERIA



LIBRARY





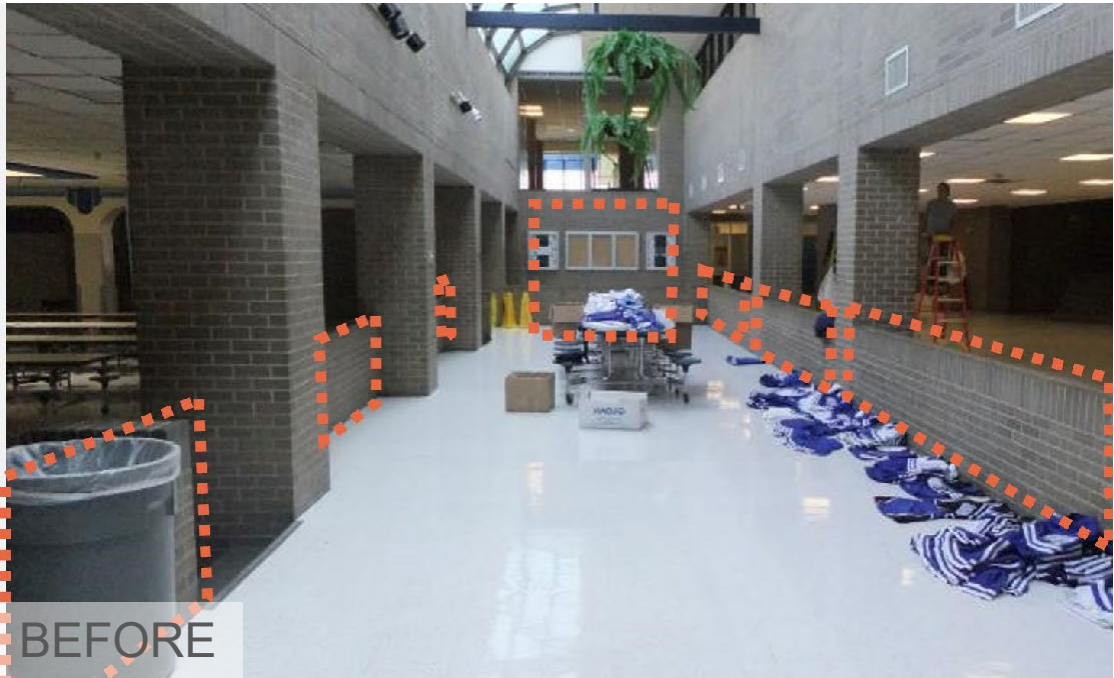
# High School Refresh



COLLABORATION



COMMON SPACE



COLLABORATION







# Initial Prioritization Exercise (Small Groups)

# Committee Priority Criteria



Priority 1 – Immediate Need

Priority 2 – Moderate Need

Priority 3 – Potential/ Future Need



**“Focus on Student Success”**



# Potential Long Range Plan Projects

[illegible]

- LP Waters Early Childhood – Replacement / Renovation
- Land for future new Elementary
- Land for future new High School / Freshmen Center
- Travis Elementary extra capacity when 6<sup>th</sup> grade moved to new Middle School
  - Adjust attendance boundaries Bowie, Travis and Lamar
- Upgrade playgrounds at all Elementary Schools
- New Middle School for 1400 student capacity
- High School Renovation / Addition –
  - remove hall lockers / Collaboration, upgrade classroom flooring, expand band hall and equipment room, new video scoreboard in gym, update weight / locker rooms, and new classroom furniture
- Lamar and Carver – reseal exterior windows, replace classroom flooring and furniture
- District Wide Safety and Security Upgrades (site lighting and perimeter fencing)
- Transportation Center Offices and Drivers Facilities
- District Wide Air Conditioning Replacement
- District Wide Instructional Technology Upgrade
- Athletics (new scoreboard at football, press box expansion, artificial turf BB / SB)
- Agricultural Instructional Facility

# Initial Prioritization Exercise



## **Citizens Advisory Committee-**

- 1) Discuss your prioritization plan with your small group



# Review and Discussion (Large Groups)



# Meeting Wrap-up



# Wrap-up



## Homework:

## Next Meeting:

Tuesday, January 4 at Admin



**Thank You**