

★ 2019 ★

WALLER ISD

**BOND ADVISORY
COMMITTEE**

Thursday, February 7, 2019
6-9 p.m.

H. T. Jones Elementary, LGI Room
35753 Owens Road, Prairie View, TX, 77446

Facilitator:

Michelle Hughes

TRANSCEND⁴
Collaboration | Communication | Critical Thinking | Creativity

Welcome & Introductions



Kevin Moran

Superintendent

A Word From Your Board President



David Kaminski

Meet Your Facilitator

Michelle Hughes



- Role
- Experience - Over \$6 Billion in successful bonds
- Tools
- Goal
- From **Bond Plans** to **Ballot Box**

Contact Michelle at michelle@transcend4.com or 979.220.3508

Facilitator's Goal

- Maintains order... even in chaos
- Agrees upon norms of behavior (commonly called ground rules)
- Allows time to process complex information
- Assures equitable and uniform communications
- Knows how decisions will be made
- Is clear on process
- Honors all members; honors all input

Your Task Cycle for Tonight

What exactly is a task cycle?

Purpose:

Review the need for capital projects, timelines, and costs. The BAC counsels and provides input to the administration and presents findings and recommendations to the Board of Trustees for consideration of a November 2019 bond election.

Charge:

Become informed of current Waller ISD needs and goals, and design a bond election proposal that supports district goals, meets student needs, reflects good stewardship, and can be supported by the community.

Outcomes for Tonight

- Aligned work group; cohesive owners of the 2018-19 Waller ISD Bond Advisory Committee work
- Superintendent's Remarks
- Board's Welcome & Charge to Committee
- Meet Your Facilitator
- Shared Values
- Ground Rules & Norms
- Charter Alignment
- Acceptable Decision-Making Model
- Clarity on Process & Group Dynamics
- History of Waller ISD Bond Elections
- School Finance 101
- Demographer's Report
- Overview of Subsequent Meetings

Housekeeping

- All presented materials & information will be distributed to you as handouts and on the Waller ISD website Waller ISD Bond Advisory Committee 2019 Bond Tab.
- Because of time constraints, no breaks have been scheduled, so please take plumbing or motion breaks as needed. Restrooms and exits are right out the doors behind you.
- Ask any questions. Unanswered questions or frequently asked questions and answers will be posted on the Waller ISD website Waller ISD Bond Advisory Committee tab.
- A committee roster will be distributed. If your information is incorrect, write the correct information on a post-it and leave it on your table. Your attendance at every meeting will help yield optimum results for this committee and this community.
- Those who miss three consecutive meetings will not receive further meeting notifications (unless absences pre-communicated with district liaison)
- Catch-up work and gathering information from missed meetings is the responsibility of the committee member. Because of the amount and complex and sequential nature of the presentations, no committee time will be allotted to remediating individuals at tables.

Introductions

What is your name?

What is your role in the community and/or Waller ISD?

Do you have students in Waller ISD?

Ground Rules

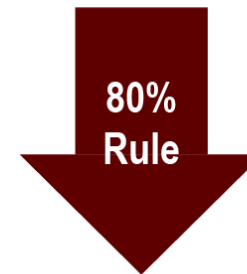
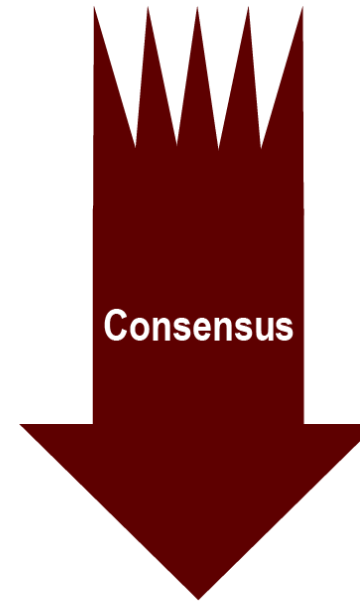
- One conversation at a time; no side-bar talk; no visiting table to table
- Honor the time contract
- Stay on topic and on task
- Share ideas freely; no “duck shooting”
- Listen to understand; respect and honor others’ input
- Think holistically; sublimate personal agendas; consider the whole district.
- Be kind
- Be honest
- Be relentless in pursuing consensus
- HAVE FUN!
- Silence electronic devices
- Share the conversation—at tables and in large group; don’t monopolize time, conversation or “report out” opportunities

Charter

- Purpose
- Champions
- Membership
- Scope of Work
- Parameters or Constraints
- Capabilities and Strengths
- Follow-up Responsibilities
- Charter End Date

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Proposed
Decision-Making
Model



**Sustainable
Decision**



**Super Majority
of 2/3**

80% Rule

If, after group discussion, consensus is not achievable,

80% agreement

will constitute a sustainable decision.

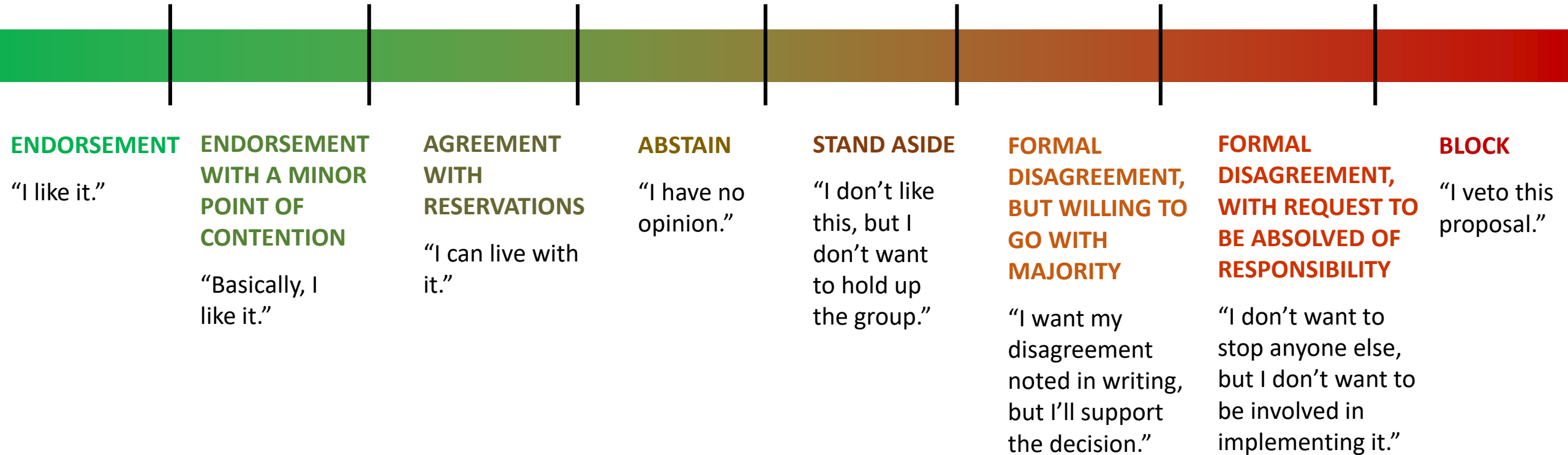
Vote

If the group is not able to achieve consensus or an 80% agreement

**a super majority vote of 2/3 of the committee
will constitute a decision.**

Even a super majority vote is the least desirable process for our committee.

Consensus and Gradients of Agreement

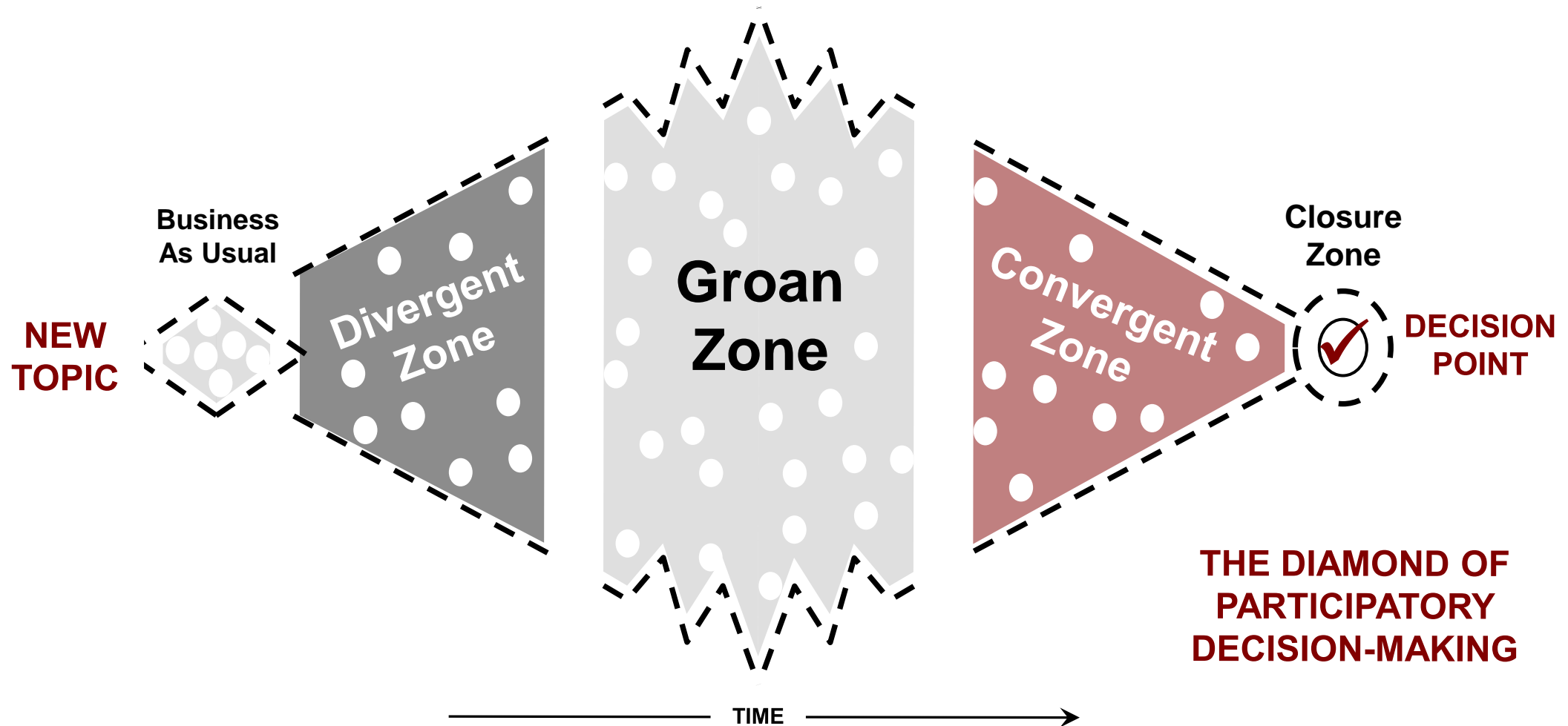


This is the Community At Work Gradients Of Agreement Scale.

This scale makes it easier for participants to be honest. Using it, members can register less-than-whole-hearted support without fearing that their statement will be interpreted as a veto.

What Are Our Shared Values? . . .

Dynamics of Group Decision-Making



General Meeting Process

We will...

- Be uniform and fair in our decision-making.
- Have time to process information and ask questions.
- Be presented complex school finance, facilities and project information by district and external professionals.
- Gain understanding and insight into district needs through presentations by demographers and district professionals in several meetings.
- Be given a spreadsheet with the projects and associated costs when all the presentations are complete.
- Be informed of the district's financial capacity in meeting 6.
- Deliberate and make decisions individually, at our tables, possibly in larger groups, and collectively (more detailed description later).
- Reach consensus on a bond package that we consider meets district needs, represents good stewardship, and is viable in the community.
- Present that proposed package to the Board of Trustees who have the final decision on calling a bond election.

And if we finish before 9 p.m. ... **we will all go home!**

Election History & School Finance 101



Kevin Moran
Superintendent



Mike Marcus
Chief Financial Officer

Bond Election History

Election Date	Amount	Purpose*	Result
7/29/1996	\$17,750,000	New high school	Passed
12/11/1999	\$23,900,000	Additional elementary, field house, expansion of Schultz	X
8/12/2000	\$18,900,000	Additional elementary, expansion of Schultz	X
12/16/2000	\$17,150,000	Fields Store ES, expansion of Schultz	Passed
2/7/2004	\$18,950,000	WHS addition and renovation	Passed
5/12/2007	\$49,300,000	Turlington ES, Stadium, expansion of Schultz, improvements to WJH, technology building	Passed
11/3/2015	\$71,322,871	New Jones ES, Roberts Road addition/renovation, land purchases	Passed

**all bonds included other facility improvements, technology, buses, and/or miscellaneous items*



2015 School Bond Status

SAFETY & SECURITY

- New Security Cameras and Data Storage Servers ✓
 - New Secure Door Access Control (All District Facilities) ✓
- \$750,000**

EXISTING FACILITY IMPROVEMENTS

- Heat, Ventilation and AC (HVAC) and Electrical Replacement at various campuses ✓
 - Flooring Replacement at Roberts Road Elementary School
- \$10,930,000**

CTE / AG ADDITIONS AND RENOVATIONS

- Waller High School Career and Technical Education/Agriculture Building - Renovation and Expansion ✓
- \$5,320,000**

PHYSICAL EDUCATION / ATHLETICS

- Schultz Junior High School - Four Land Running/Walking Track ✓
 - Schultz Junior High School - Four Tennis Courts ✓
 - Waller ISD Stadium - Additional Crushed Concrete Parking ✓
- \$2,890,000**

STUDENT GROWTH

- H.T. Jones Elementary School Replacement ✓
 - Roberts Road Elementary School Classroom Additions ✓
 - Portable Classrooms ✓
 - Two Elementary School Sites ✓
 - One Junior High School Site ✓
 - One High School Site
- Ongoing
\$44,075,000

TECHNOLOGY

- District-Wide Computer Replacements (Student, Classroom, Lab & Teacher) ✓
 - Technology Infrastructure Upgrades at 8 Campuses ✓
 - District-Wide Wireless Access Points (Wi-Fi) ✓
- \$3,008,000**

TRANSPORTATION

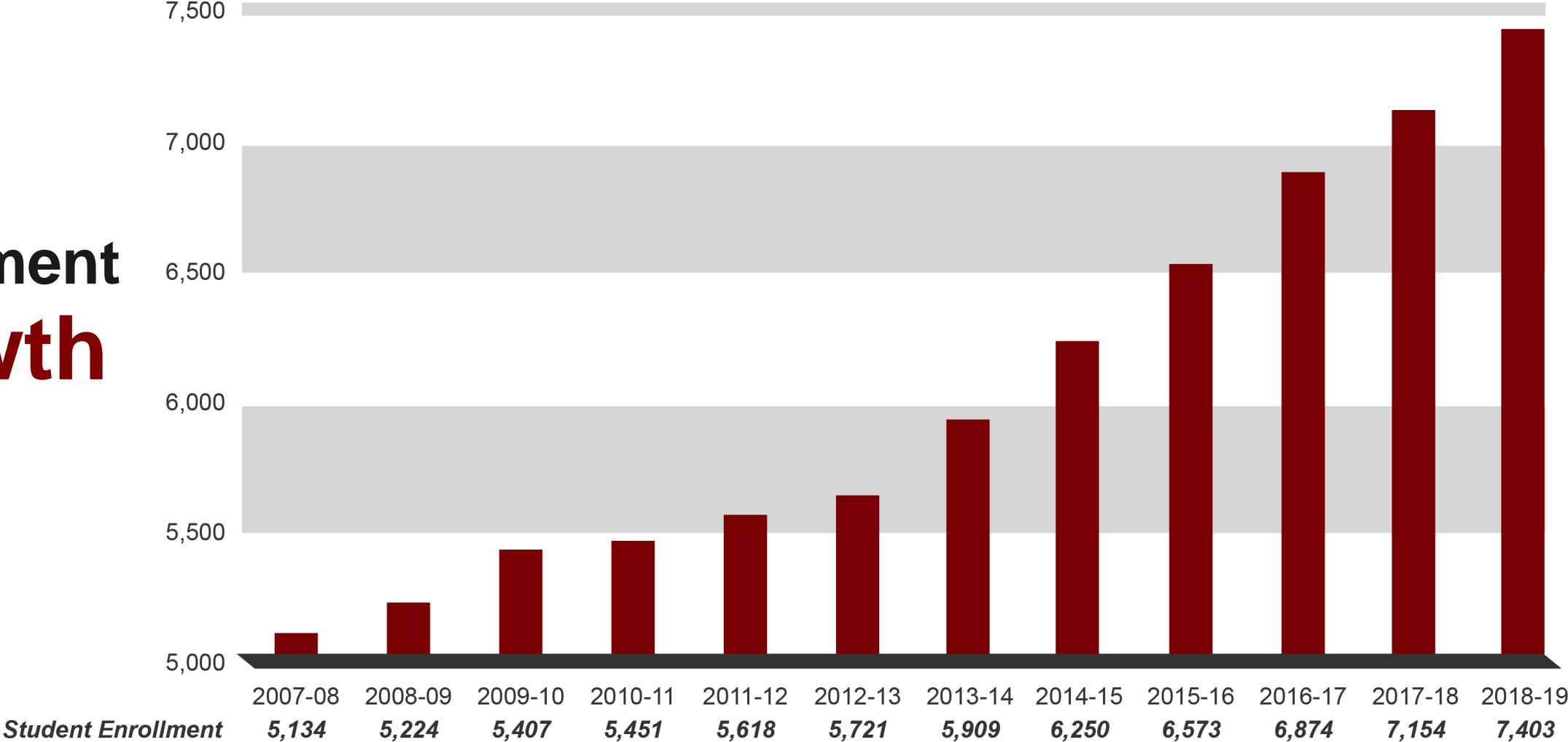
- 30 Regular Education Buses ✓
 - 9 Special Needs Buses ✓
 - Additional Bus Parking ✓
- \$4,349,871**

Bond Total: \$71.32 Million

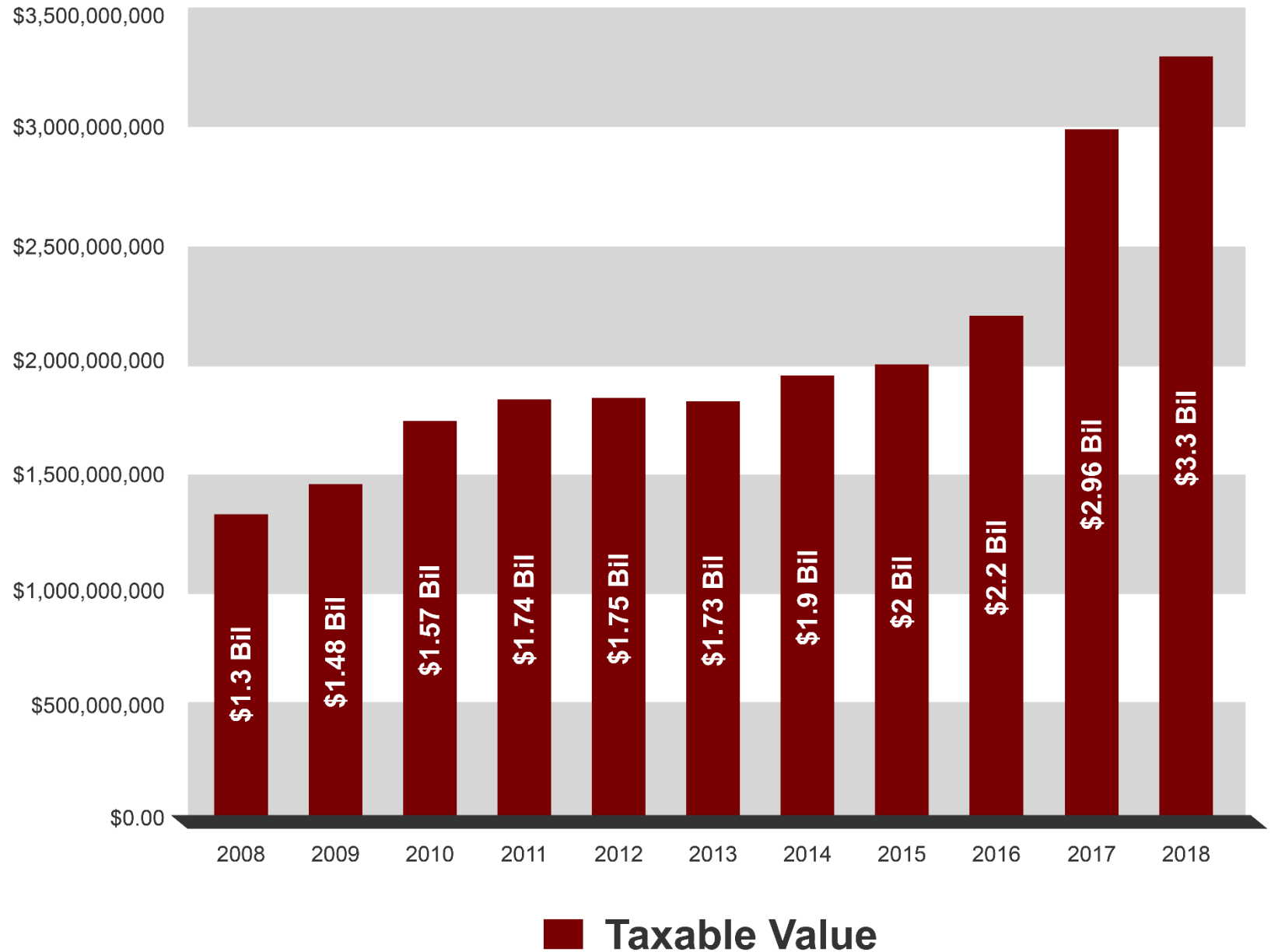
School Finance 101

- Tax Rate
- Funding
- Financial Stability
- Enrollment Growth
- Property Value Growth

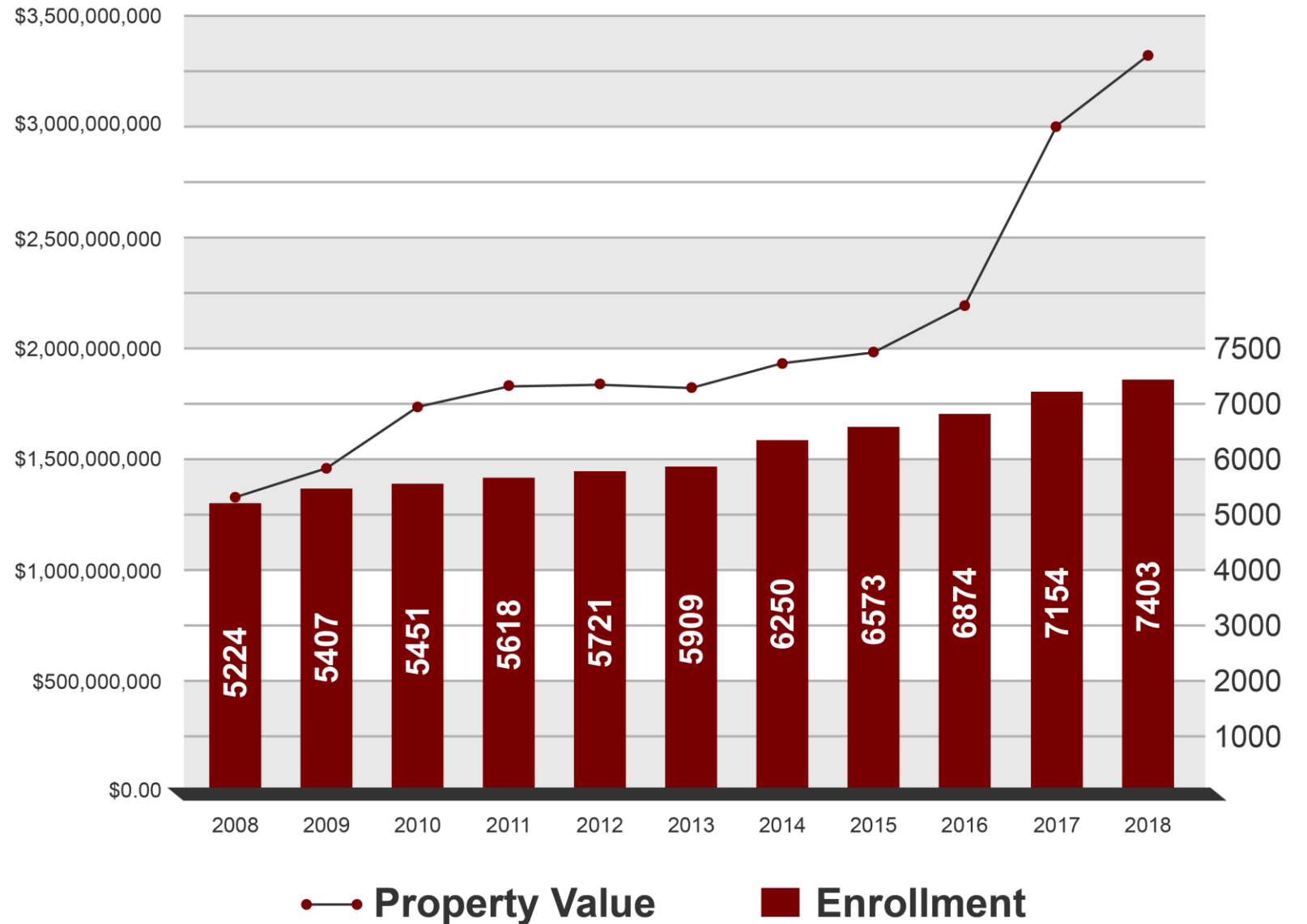
Enrollment Growth



Property Value Growth



Enrollment and Property Value Comparison



Parts of a Tax Rate

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

1. Maintenance and Operations (M&O aka. Operating Funds)
2. Interest and Sinking (I&S aka. Bond Funds, Debt Service, “Mortgage”)

State law **REQUIRES**
that the two types of funding
sources are kept **separate.**

Operating Funds (M&O)

Used to pay **day-to-day** expenses
Currently based primarily on
allotment per student in Weighted
Average Daily Attendance (WADA)

EXAMPLES

Salaries

Utility Bills

Instructional Supplies

Fuel

Bond Funds (I&S)

Used for projects **authorized by voters**
CANNOT be used for maintenance
and operations

EXAMPLES

Land Purchases

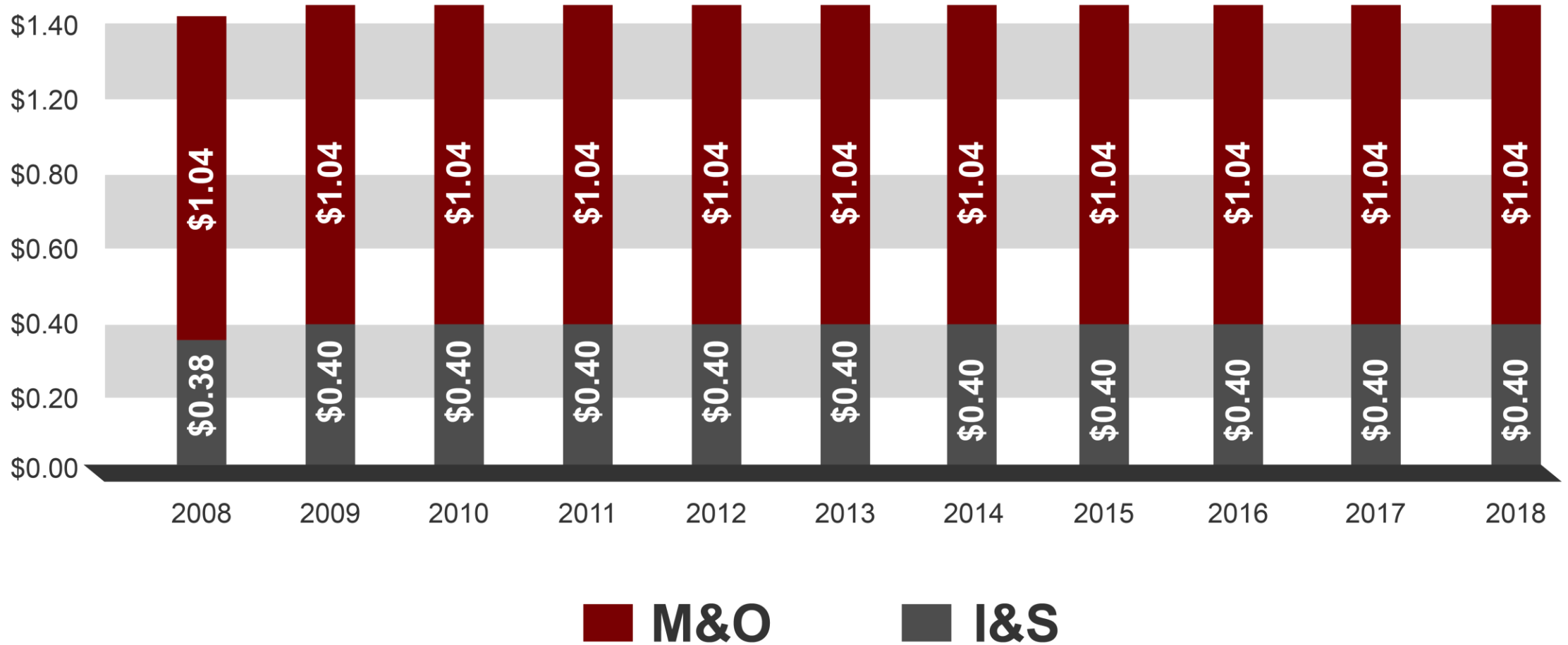
New Schools

Principal & Interest

New Buses

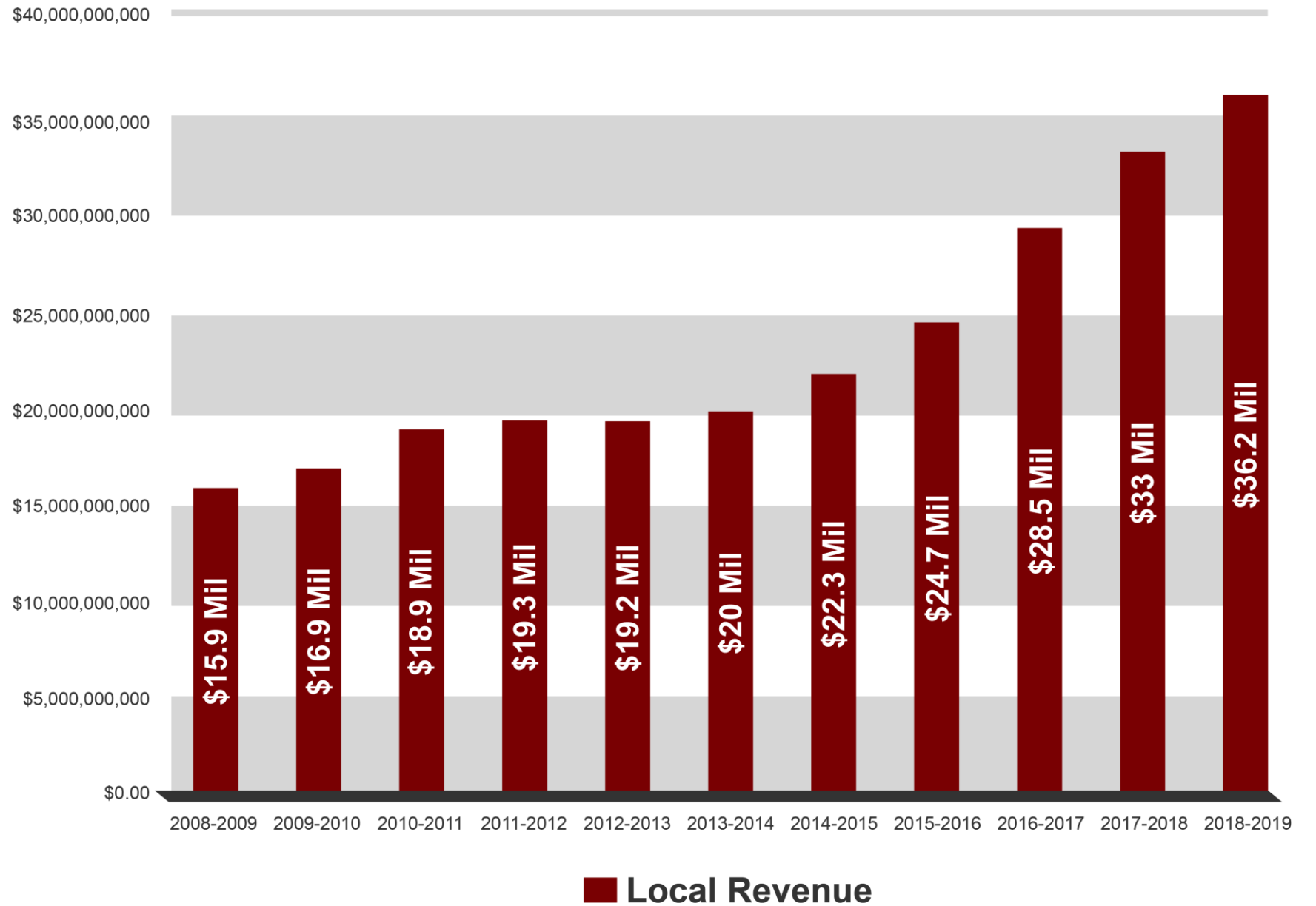
Technology Upgrades

Combined Tax Rate History



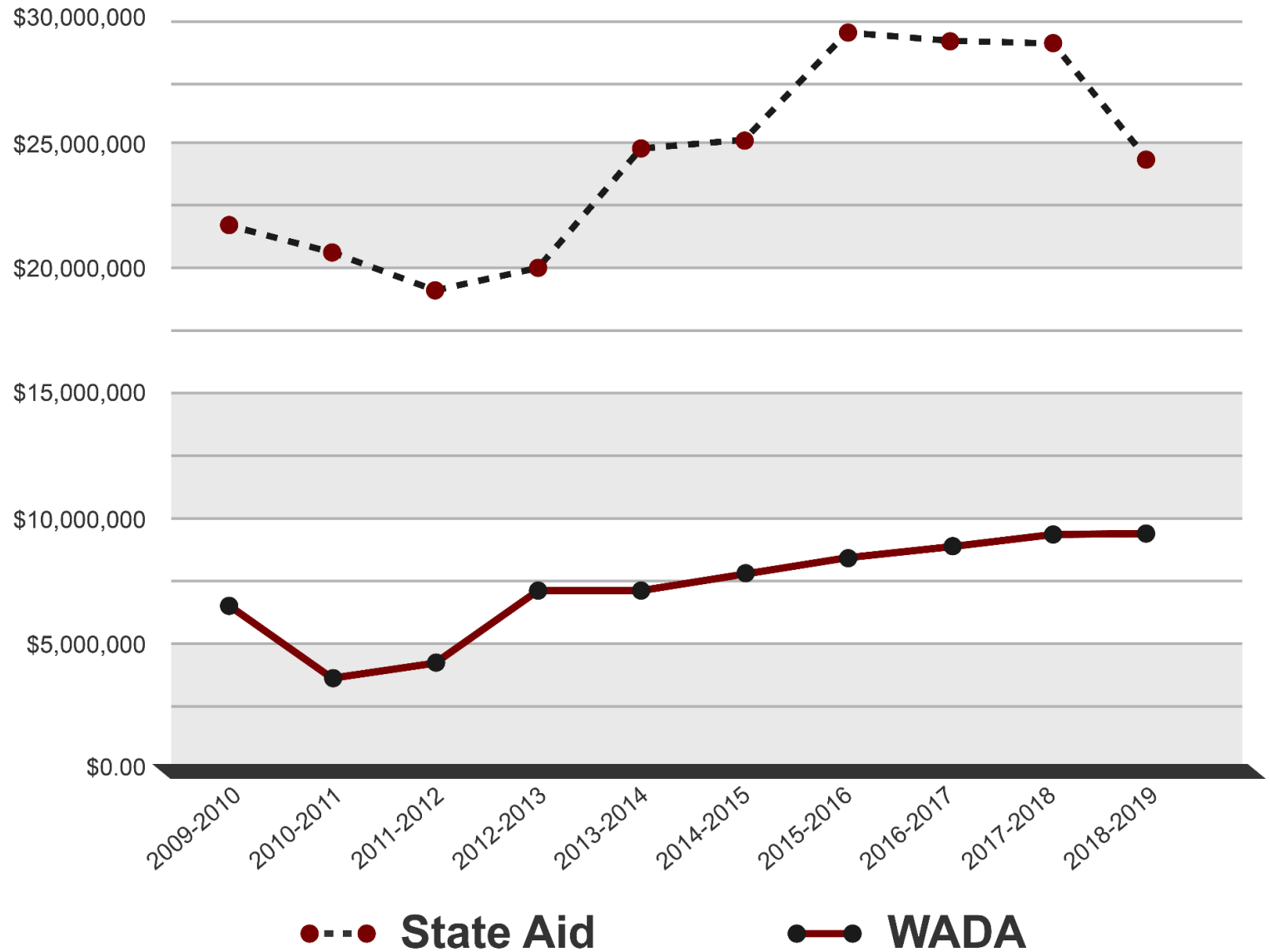
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Local Revenue

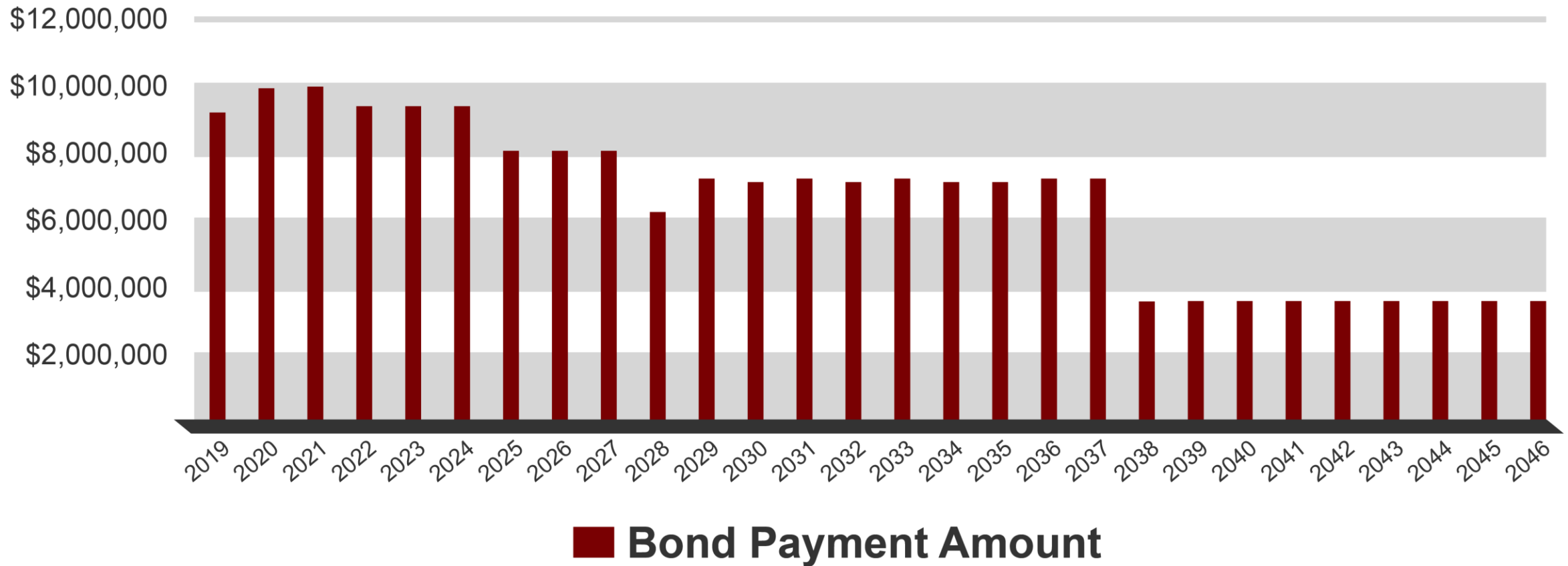


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State Aid vs WADA



Current Bond Payment Schedule



Financial Stability

- “**Superior**” from the Texas Education Agency’s Financial Integrity Rating System of Texas for **15 consecutive years**
- Financial Transparency Star in Traditional Finances by Texas Comptroller
- Completed 2015 bond package with **ZERO tax impact** (*previously projected at \$.03*)
- Tax rate has remained **unchanged** since 2010

Let's Hear From You...

- Do you have any questions about past bond elections?
- How might past bonds impact a successful bond in our future?
- Do you have any questions or feedback about our process?
- Do you have any questions about public school finance?
- What was the most surprising thing you heard?
- What did you hear that you did not already know?
- Do you have any other feedback?

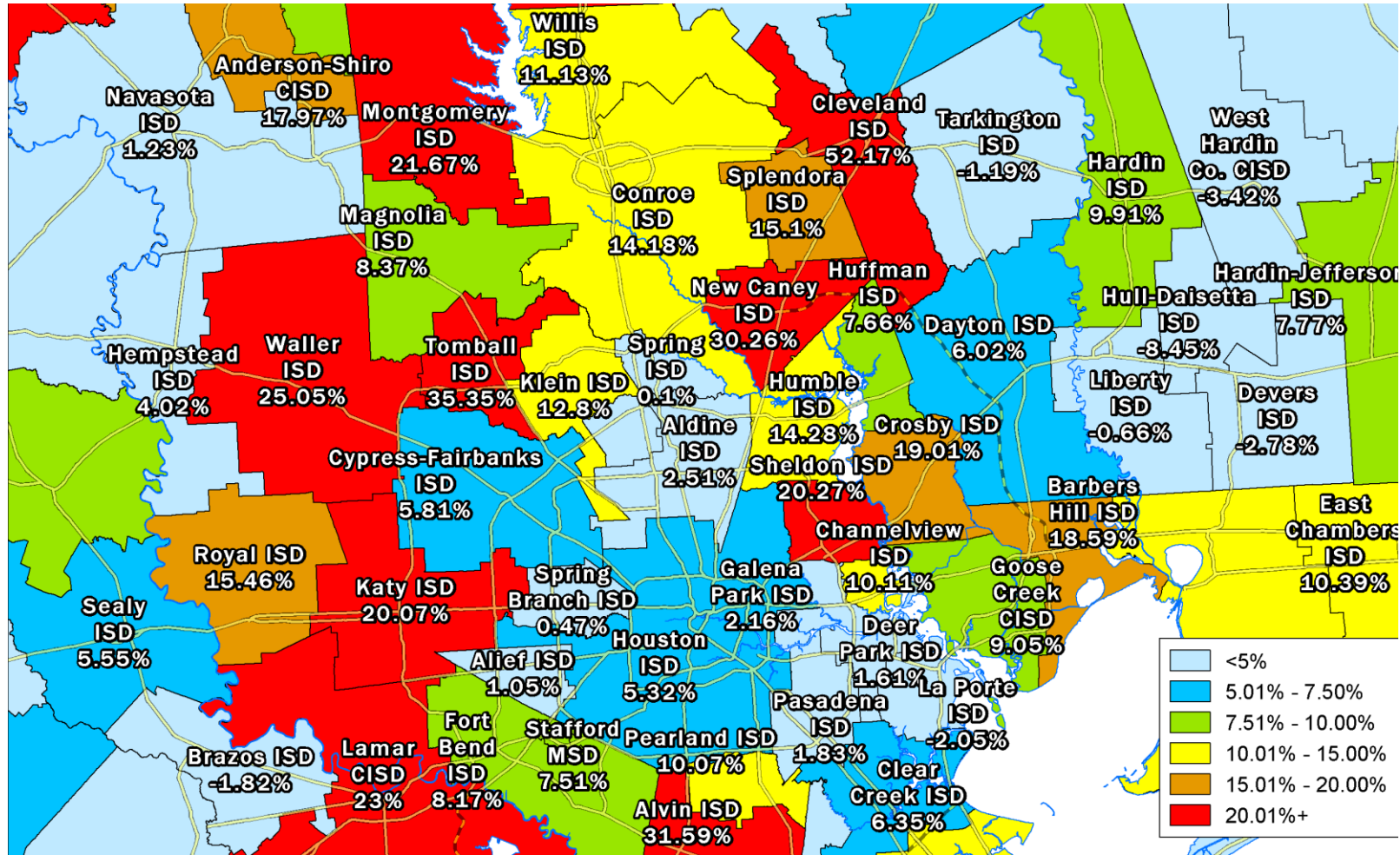
Demographic Update

Dr. Pat Guseman

Population and Survey Analysts



5-Year Enrollment Change 2012-13 to 2017-18, Percent Change



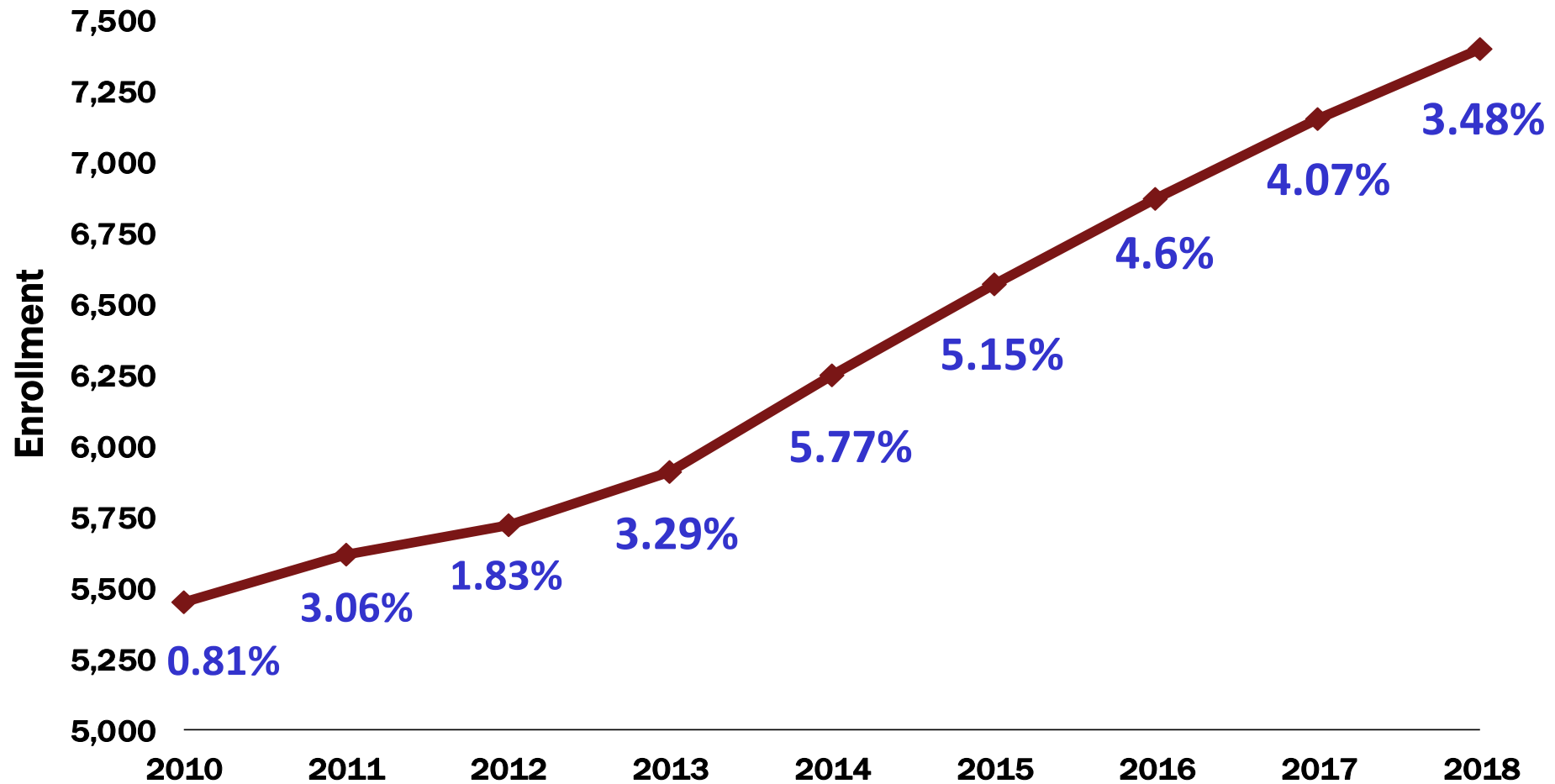
Fastest Growth Districts

2017-18 PEIMS, Based on 5-year Percent Growth



Rank	District Name	Enrollment	Enrollment	Growth	
		2012-13	2017-18	Numeric	Percent
1	PROSPER ISD	5,505	12,133	6,628	120.4%
2	CLEVELAND ISD	3,663	5,574	1,911	52.2%
3	MEDINA VALLEY ISD	3,646	5,088	1,442	39.6%
4	FRISCO ISD	42,707	58,450	15,743	36.9%
5	LUBBOCK-COOPER ISD	4,633	6,325	1,692	36.5%
6	TOMBALL ISD	11,772	15,933	4,161	35.3%
7	DRIPPING SPRINGS ISD	4,783	6,450	1,667	34.9%
8	LAKE TRAVIS ISD	7,809	10,410	2,601	33.3%
9	ALVIN ISD	18,886	24,852	5,966	31.6%
10	HUNTSVILLE ISD	6,350	8,274	1,924	30.3%
11	NEW CANEY ISD	11,551	15,046	3,495	30.3%
12	NORTHWEST ISD	17,811	23,141	5,330	29.9%
13	HUTTO ISD	5,754	7,240	1,486	25.8%
14	WALLER ISD	5,721	7,154	1,433	25.0%
15	COMAL ISD	18,693	23,105	4,412	23.6%

Past Growth Rates



Demographic Characteristics



Median Age **27.4**
Houston Metro 34.2

Waller I.S.D.

Economically Disadvantaged Student Population

62.5% State of Texas 58.1%



Population Ages 5–17

18% Houston Metro 19%



Median Household Income

\$66,598 Houston Metro \$61,708



Mean Travel Time to Work **36.3**

Houston Metro 30.0 minutes



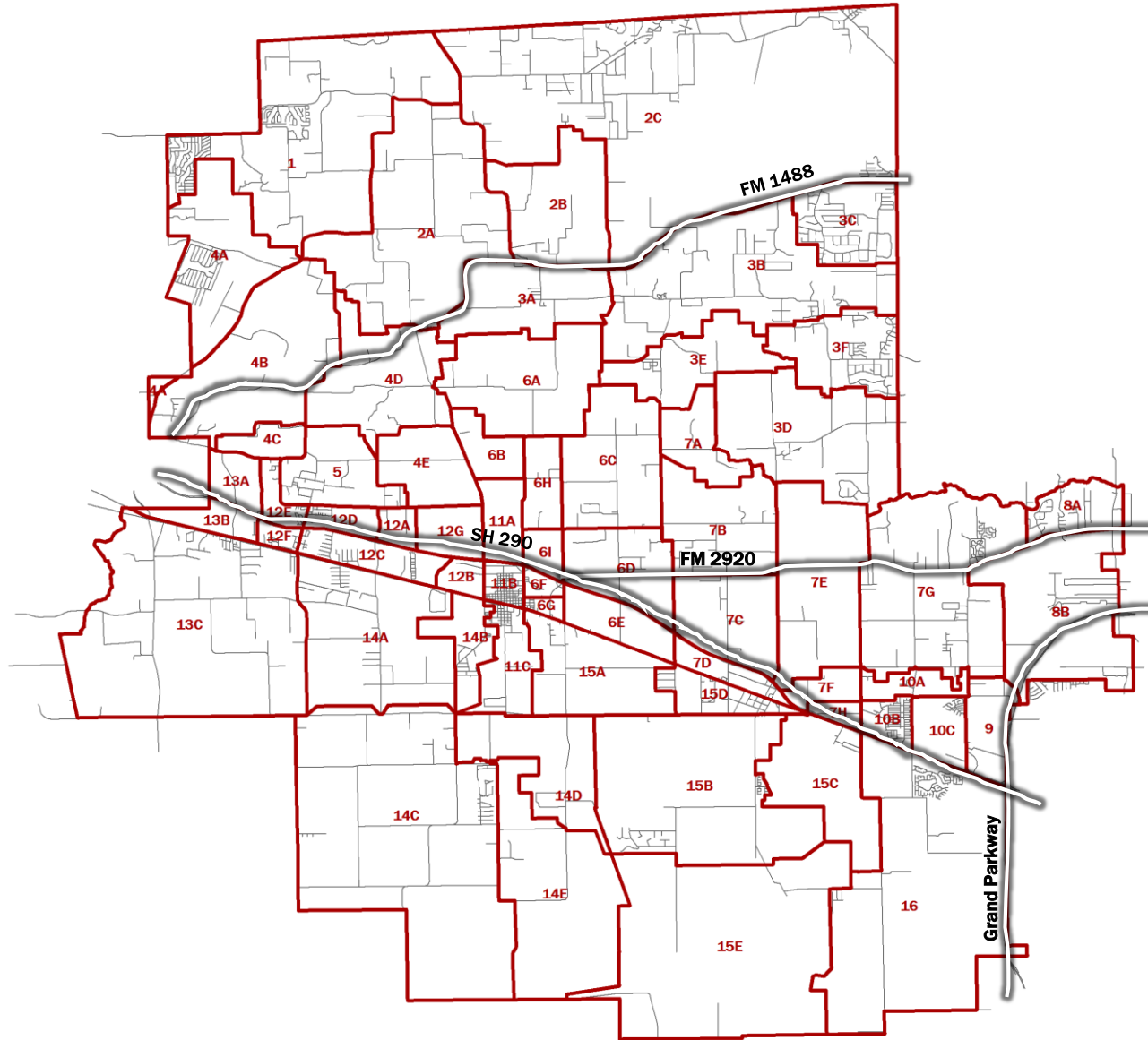
STAAR Passage Rate **76.4%**
Texas – 73.1%



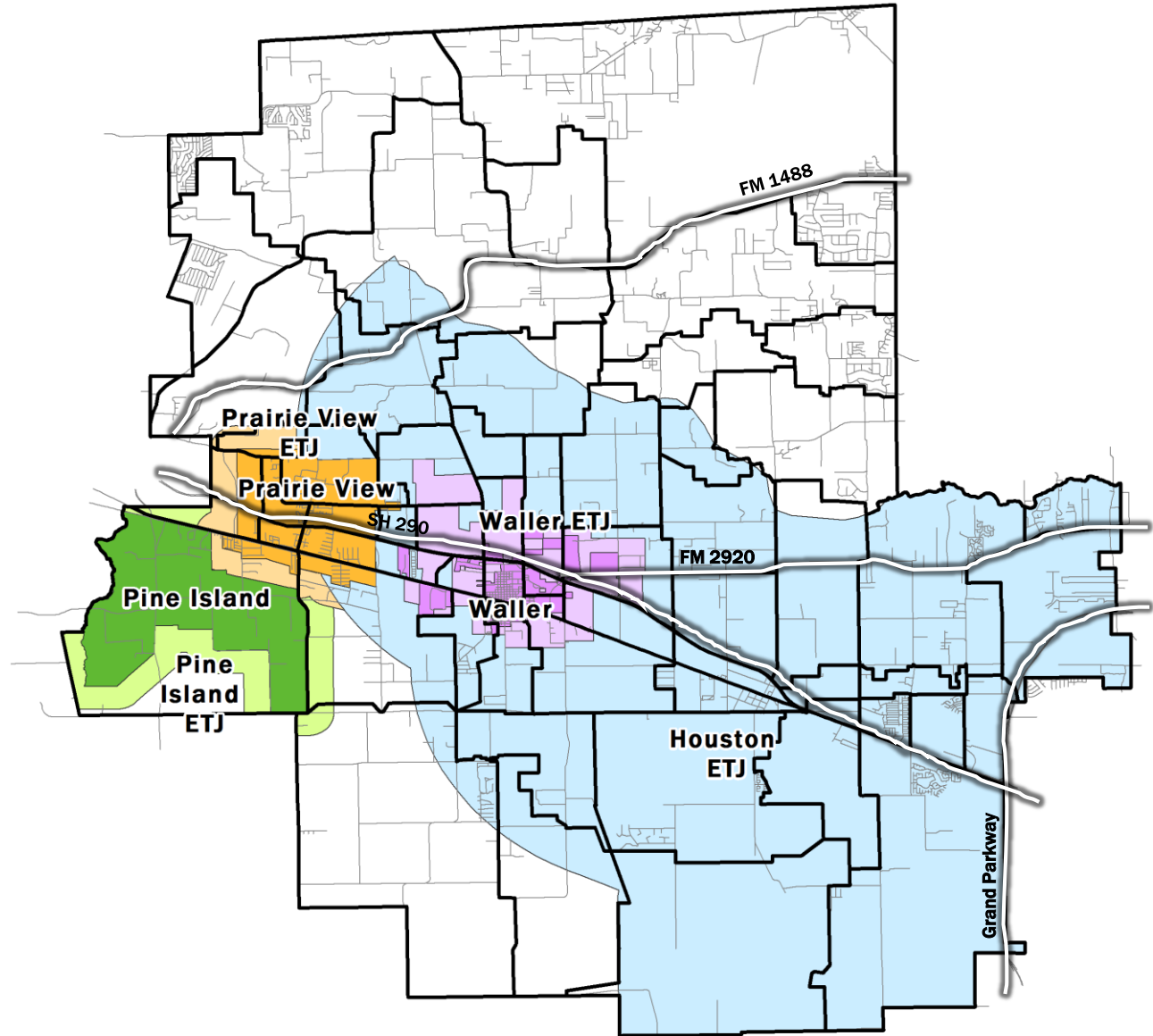
Bachelor's Degree **17%**
Houston Metro - 32%

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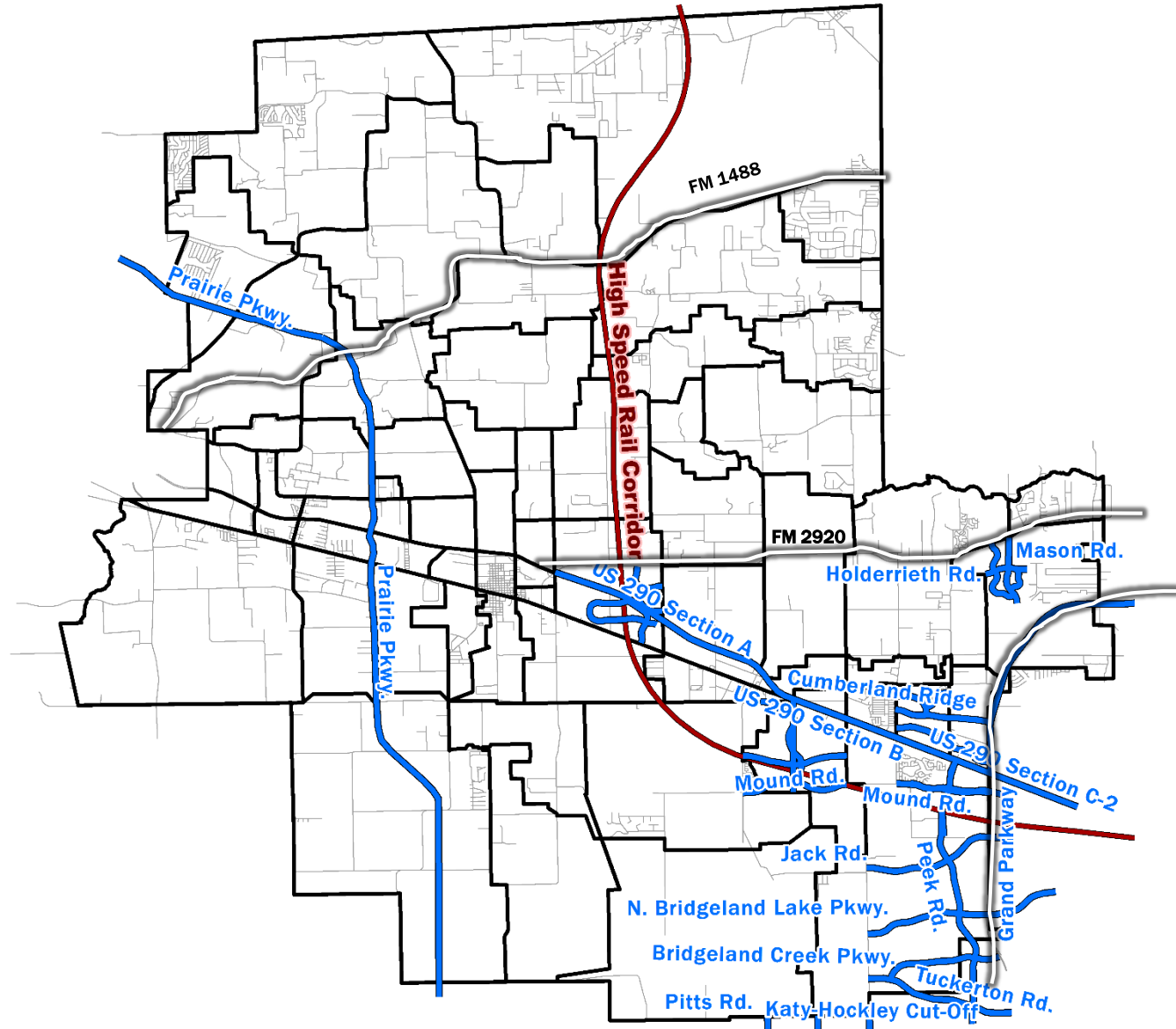
Housing
Projections
Methodology
Planning Units



Housing Projections Methodology Municipality Boundaries

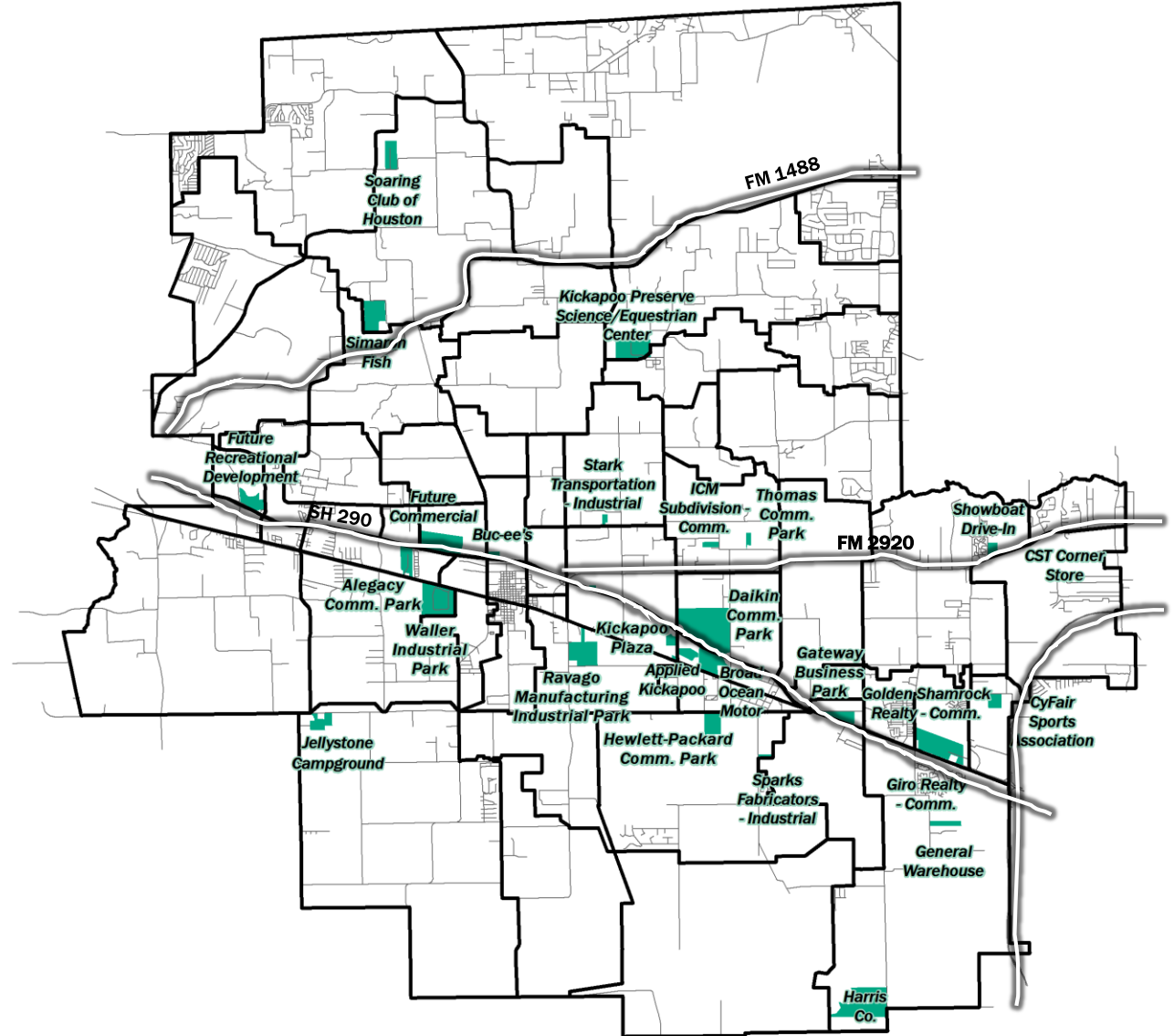


Housing Projections Methodology Planned Transportation Improvements



Housing Projections Methodology

New Industrial and Commercial Sites
(That May Inhibit Residential Development)



Largest Growth Single-Family Developments



Planning Unit	Subdivision Names or Owner(s) Names	Proj. Single-Family Housing		
		2018-2022	2022-2028	2018-2028
15C	Johnson Dev.: "Warren Ranch" MPC	562	1,725	2,287
16	Bridgeland MPC	134	1,600	1,734
16	Stone Creek Ranch	595	345	940
10C	Dellrose	415	450	865
7G	Bauer Landing	535	317	852
2C	Woodhaven Estates	169	528	697
6D, 6E	Georgetown Oaks	123	529	652
8B	Cypress Green	61	455	516
8B	Franz/Darvesh Parcels	40	395	435
Above-Listed Subdivisions		2,634	6,344	8,978
Total Single Family Housing Projected		3,950	10,259	14,209

Largest Multi-Family Developments



Proj. Multi-Family Units/Beds

Planning Unit	Apartment Names or Owner(s) Names	2018-2022	2022-2027	2018-2027
12F	Prairie View (1,400 beds)	1,400	-	1,400
6D	Waller Town Center	160	550	710
16	Bridgeland	-	650	650
7C	Barker/Prihoda parcels	210	260	470
12D	Owens Rd., S. of Jones Elem.	240	-	240
7D	Kickapoo Partners	40	310	350
7C	Heger/TX Land Fund parcels	40	250	290
Above-Listed Complexes		2,090	2,020	4,110
Total Multi-Family Housing Projected		2,553	3,240	5,793



Projected New Housing Occupancies 2018-2027



Single-Family Housing



Multi-Family Housing



Townhomes & Condos



Manufactured Homes



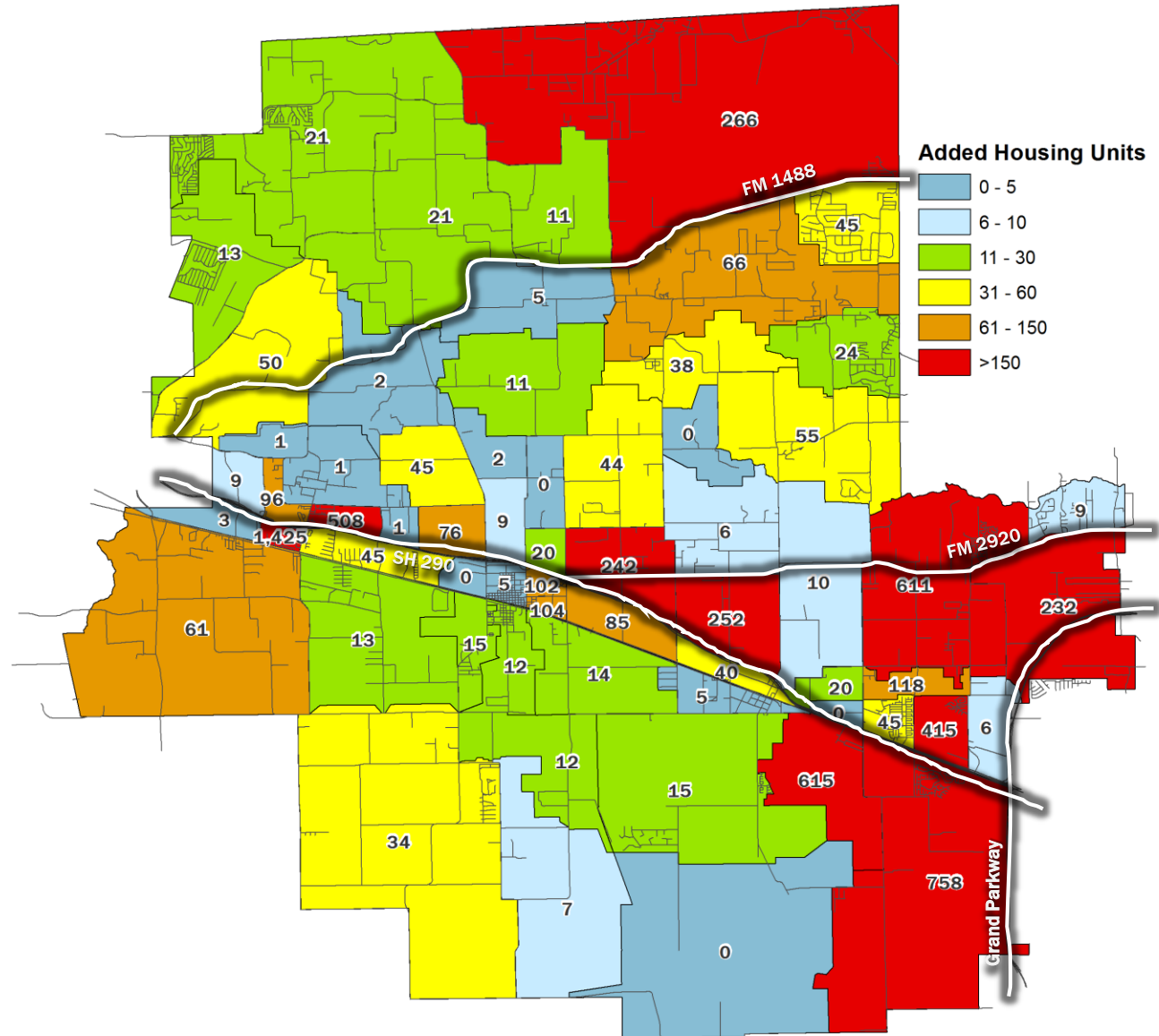
Senior Living

Total Projected Units

	Single-Family Housing	Multi-Family Housing	Townhomes & Condos	Manufactured Homes	Senior Living	Total Projected Units
Jan. 2018-Oct. 2018	334	84	-	7	10	435
Oct. 2018-Oct. 2019	513	440	6	11	55	1,025
Oct. 2019-Oct. 2020	688	764	14	25	15	1,506
Oct. 2020-Oct. 2021	1,008	702	39	18	0	1,767
Oct. 2021-Oct. 2022	1,407	563	52	21	0	2,043
Oct. 2022-Oct. 2023	1,718	685	64	15	0	2,482
Oct. 2023-Oct. 2024	1,905	745	45	13	0	2,708
Oct. 2024-Oct. 2025	2,070	710	34	12	0	2,826
Oct. 2025-Oct. 2026	2,164	600	14	7	0	2,785
Oct. 2026-Oct. 2027	2,402	500	16	2	0	2,920
Jan 2018-Oct 2022	3,950	2,553	111	82	80	6,776
Oct 2022-Oct 2027	10,259	3,240	173	49	0	13,721
Jan 2018-Oct 2027	14,209	5,793	284	131	80	20,497

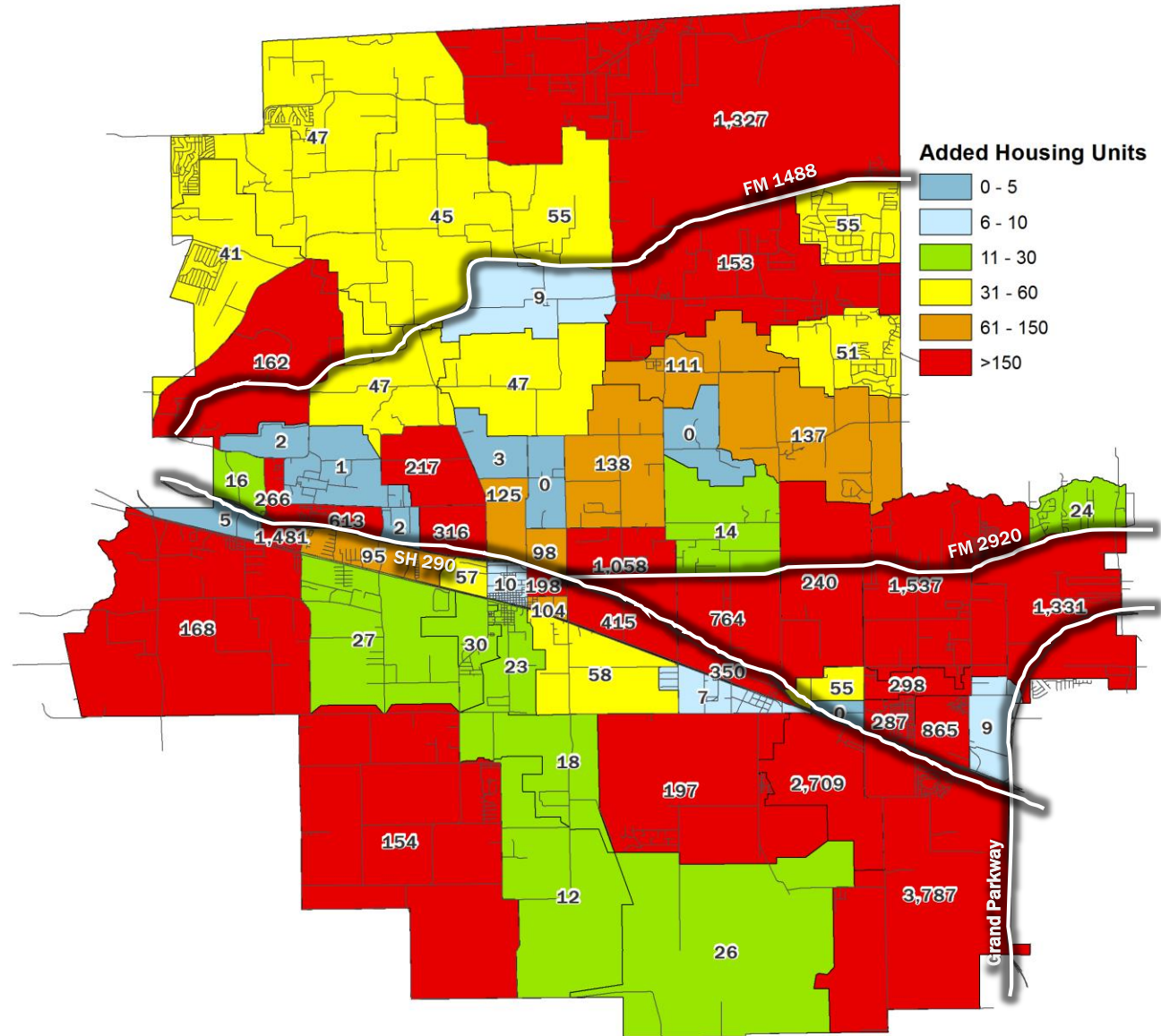
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New Housing Occupancies
 Projected:
 2017-18 to 2022-23



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New Housing Occupancies
 Projected:
 2017-18 to 2027-28



Students Per Household



Single-Family
Homes

2012-13 2014-15 **2017-18**

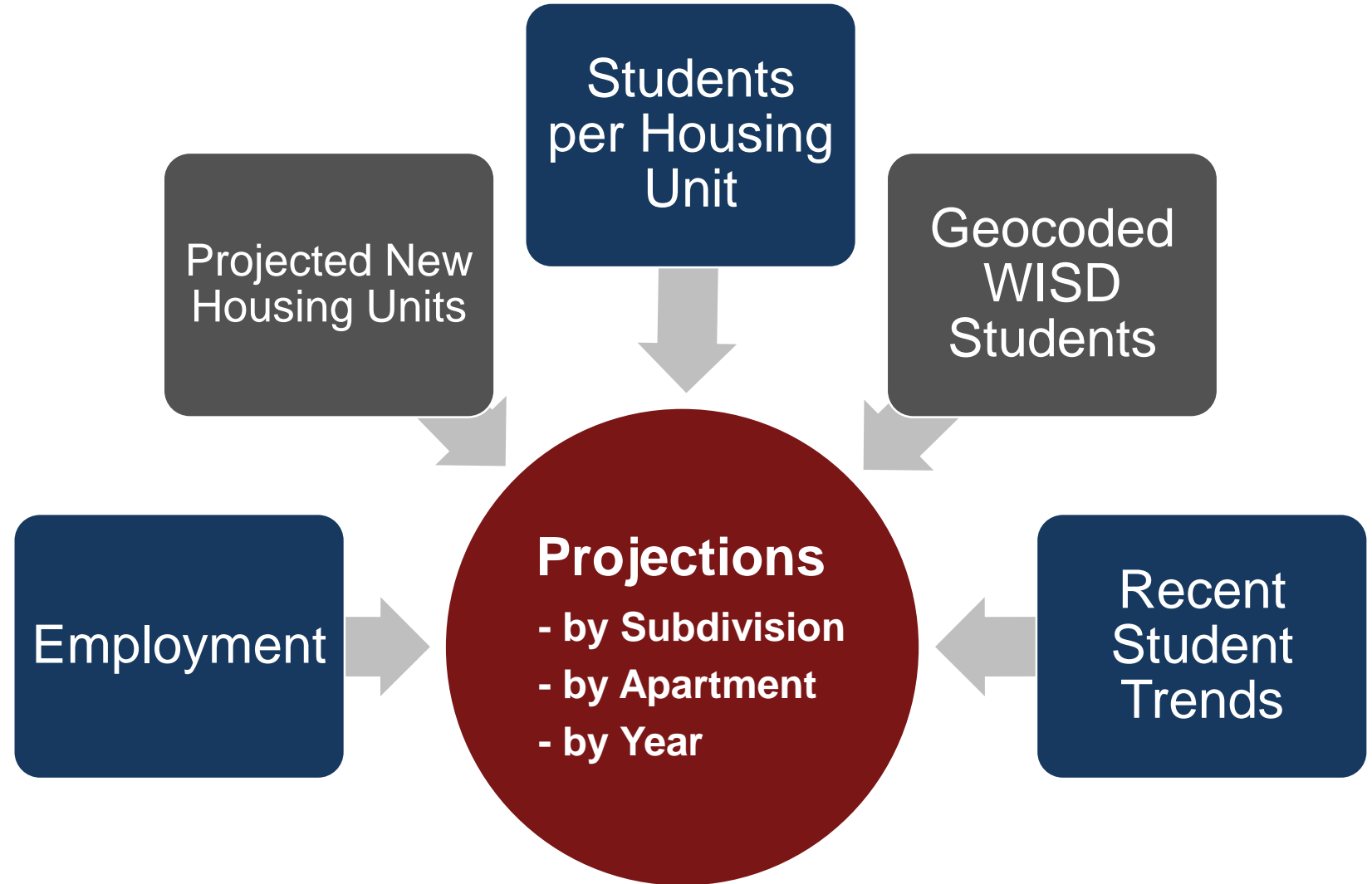
0.49 0.52 **0.60**



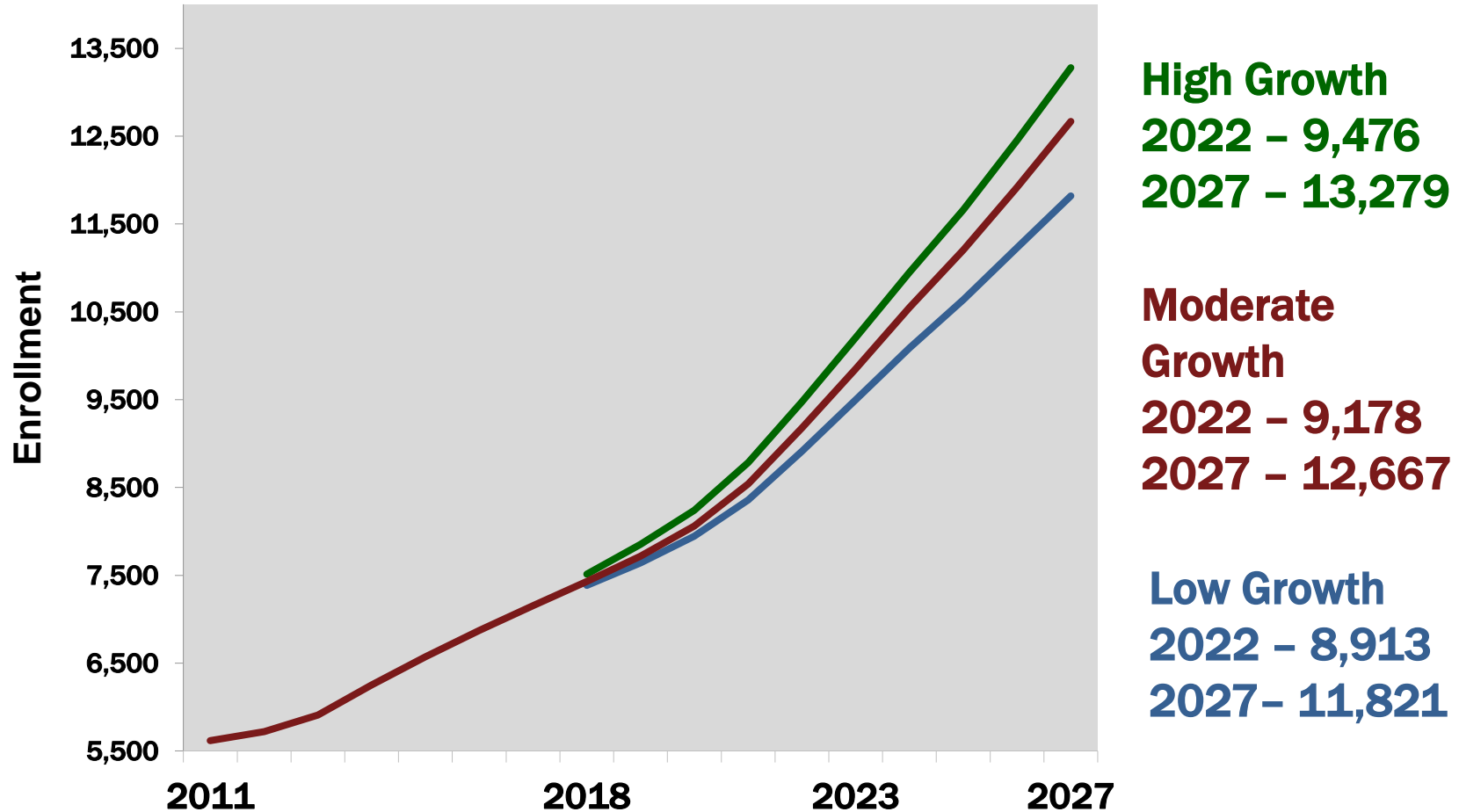
Multi-Family
Units

0.41 0.49 **0.53**

Process for Generating Student Projections



3 Scenarios of Growth



Moderate Growth Scenario

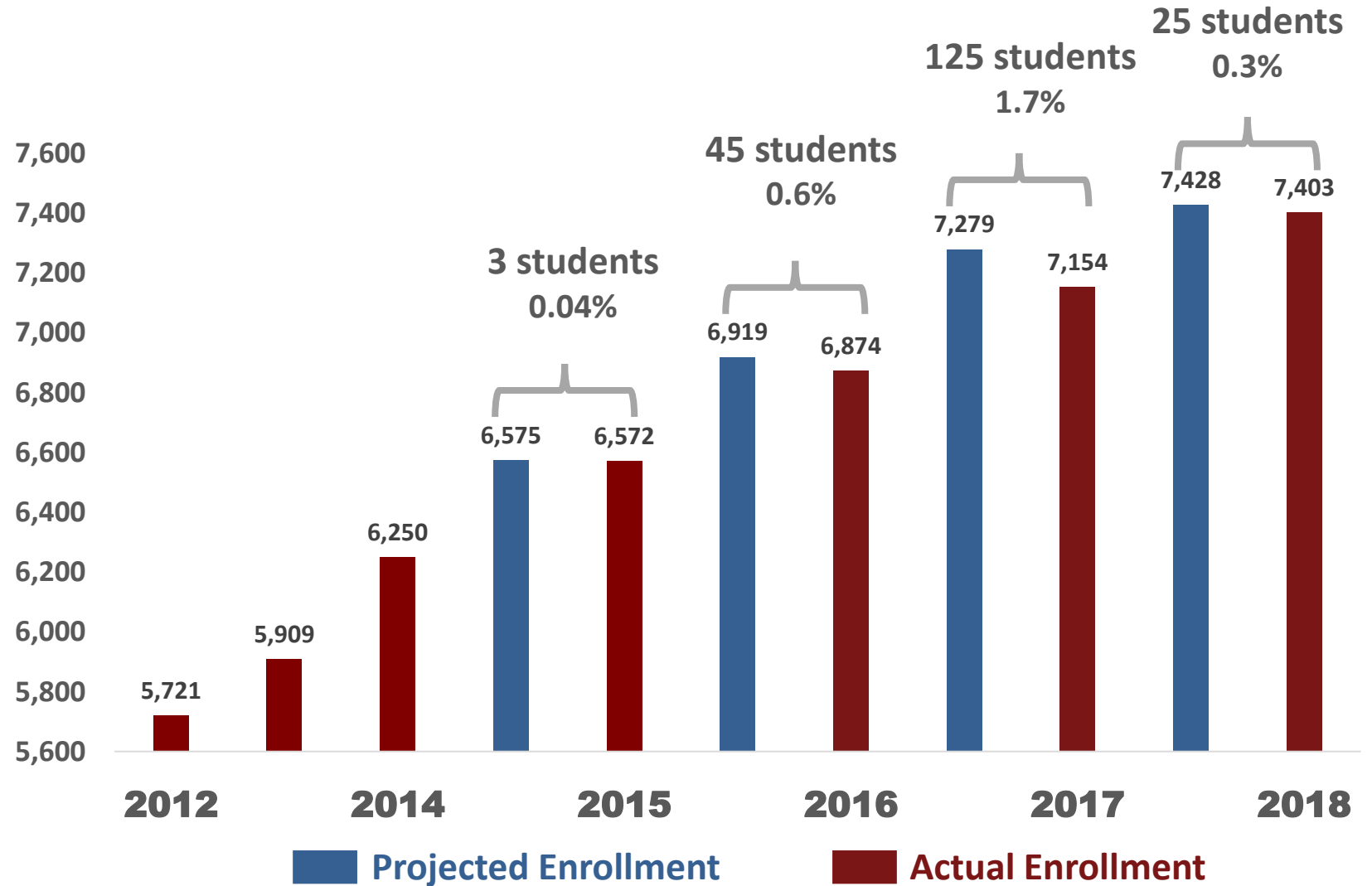
Projected Students at PEIMS Snapshot Date



	Current	2019-20	2020-21	2021-22	2022-23
Enrollment	7,403	7,717	8,059	8,540	9,178
% Growth	3.48%	3.88%	4.44%	5.97%	7.47%
Growth	249	288	342	481	638
	2023-24	2024-25	2025-26	2026-27	2027-28
Enrollment	9,849	10,547	11,206	11,920	12,667
% Growth	7.31%	7.09%	6.25%	6.37%	6.27%
Growth	671	698	659	714	747

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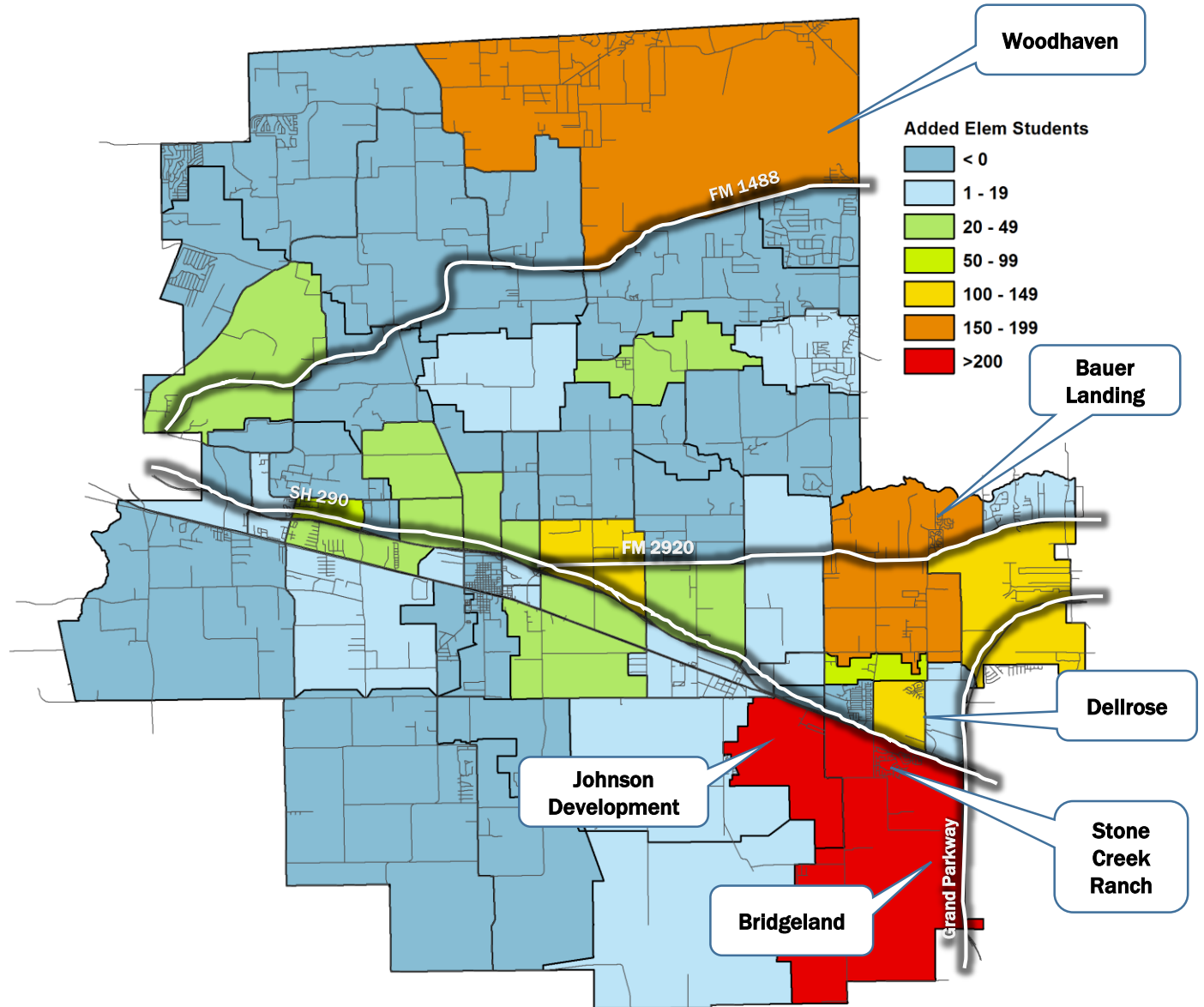
Past Projections
vs. Enrollment



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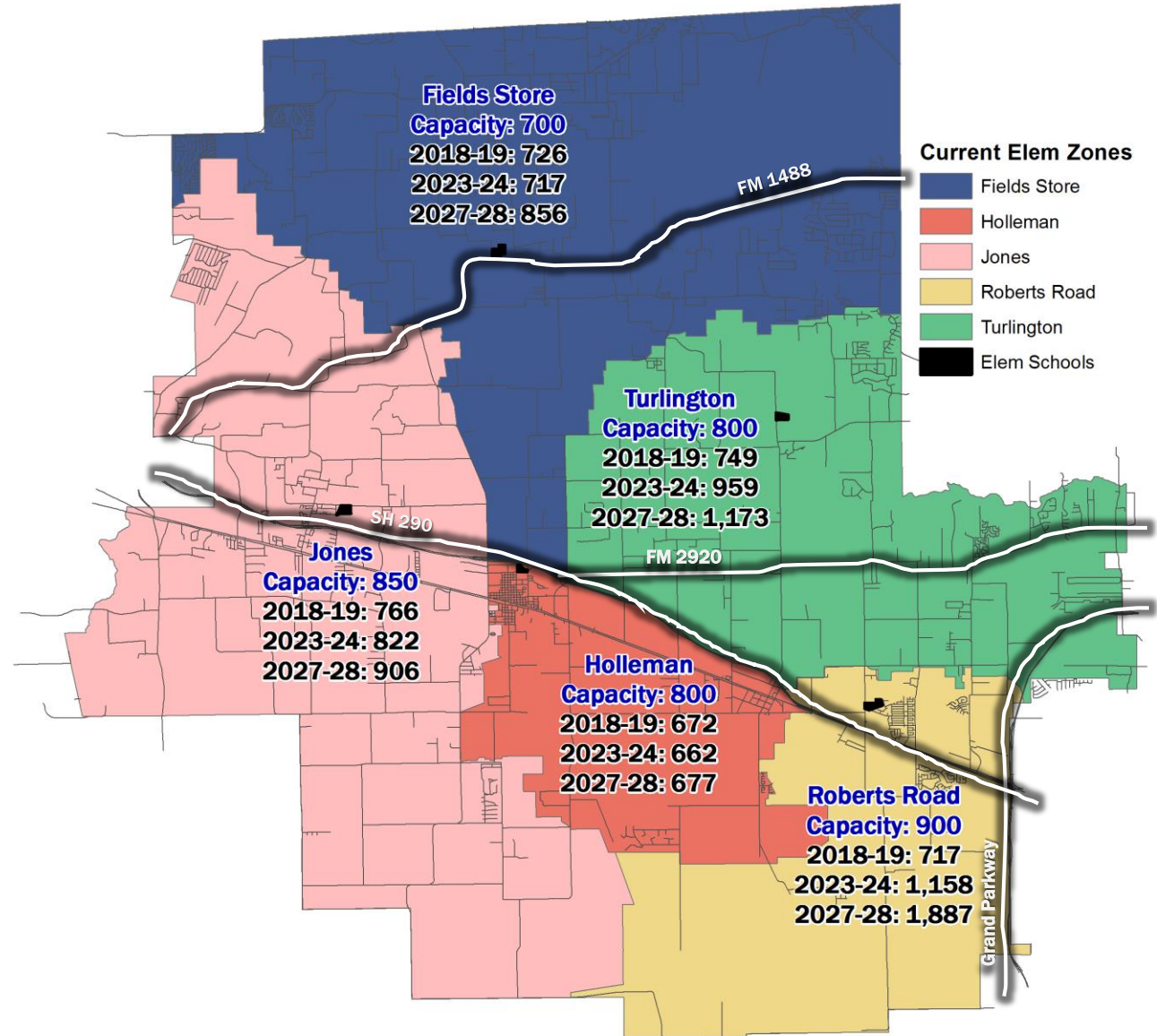
New Elementary Student Growth

Projected:
2017-18 to 2027-28
(Shown by Planning Unit)



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**Projected Resident
 Elementary Students
 Current Attendance Zones**



Projected Resident Elementary Students Current Attendance Zones

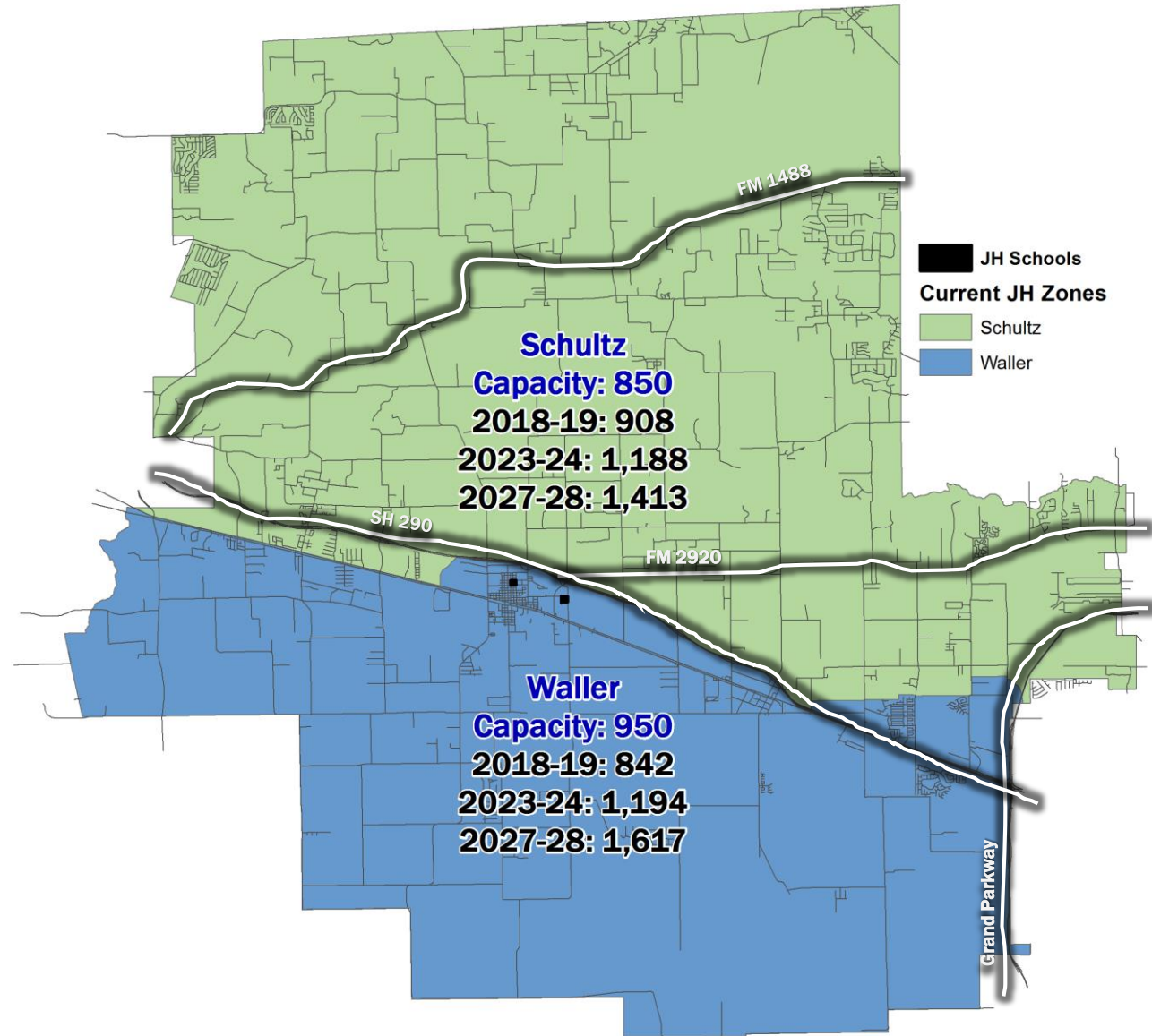
	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Fields Store	700	726	704	691	690	694	717	748	782	821	856
Holleman	800	672	689	669	655	663	662	666	670	676	677
Jones	850	766	761	781	794	803	822	839	862	886	906
Roberts Road	900	717	752	786	874	1,006	1,158	1,321	1,489	1,672	1,887
Turlington	800	749	796	835	849	896	959	1,019	1,081	1,131	1,173
Total	4,050	3,630	3,702	3,762	3,862	4,062	4,318	4,593	4,884	5,186	5,499

Highlights indicate >120% utilization



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Projected Resident Junior High Students Current Attendance Zones



Projected Resident Junior High Students Current Attendance Zones

	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Schultz JH	850	908	985	1,055	1,094	1,158	1,188	1,200	1,247	1,329	1,413
Waller JH	950	842	908	1,013	1,072	1,142	1,194	1,262	1,355	1,471	1,617
Total	1,800	1,750	1,893	2,068	2,166	2,300	2,382	2,462	2,602	2,800	3,030

Highlights indicate >120% utilization



Projected Resident High School Students

	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Waller HS	2,200	2,049	2,121	2,230	2,510	2,814	3,149	3,492	3,723	3,933	4,138

Highlights indicate >120% utilization



Questions or Comments?

Our Next Meeting Is Thursday, Feb. 21

FACILITIES TOUR!!!! (You won't want to miss this!)

Report to this location by 5:45 p.m.

