



New Braunfels Independent School District *Facilities Planning Committee Meeting Minutes*

DATE: February 19, 2015

LOCATION: NBISD Boardroom, 430 W. Mill St.

Present: Kara Bock, Jim Callahan, Orlando Castilleja, Jana Cervantes, Ellen Duncan, Marcus Etheridge, Patricia Hassmann, David Heefner, Rob Johnson, David MacRoberts, DeeDee Mims, Brett Mitchell, Tam Morris, Sonia Munoz-Gill, Jason Ragsdale, Norma Renken, Larry Schwab, Jim Streety, Jana Tavarez, and Tim Weste.

Absent: Josh Blanchett, James Cohn, Jay Dudley, Kristen Fain, Robert Garza, Jeff Jewell, John Oyer, and Tim Truitt

NBISD Support Staff in Attendance: Randy Moczygemba, Steve Brown, Daryl Stoker, Rebecca Villarreal and Board Trustee Keith D. Smith

Called to order at 6:05 p.m. by Superintendent Randy Moczygemba.

Introductions of the special guests and presenters including the following:

SAMCO Capital Markets, Inc. - Allen Westerman and Duane Westerman

STANTEC Architects- Sylvia Cancino, Frank Kelly and Walter Estay

Presentation by SAMCO to Discuss Bonding Capacity and Tax Implication of Bond Packages

Allen Westerman of SAMCO presented information to the Facilities Planning Committee (FPC) about the tax rate and financial impacts based on three levels of bond issue sizes - \$52 million, \$55 million and \$60 million.

For an issue size of:	Requires an I&S Tax Rate of:	Which is an increase of:
\$52 million	\$0.390	\$0.0642
\$55 million	\$0.394	\$0.0682
\$60 million	\$0.400	\$0.0742

Some scenarios with assumptions included a tax rate increase as low as 1 cent after proposed refunding, use of appropriated interest and fund balance as necessary to minimize tax impacts.

Capitalized interest that costs the district money can be borrowed through a premium in the bond. Utilize this to pay the interest on the debt in the first three years.

M&O funds used to operate the district
I&S tax rate - interest and sinking fund is the rate that is assessed to pay the debt.
Legal limit is \$0.50.

Current tax rates are: M&O = \$1.0133 and I&S = \$0.3258 for total of \$1.33910

As part of a bond election, the voters approve the bond amount, not the tax rates.

Once a bond is approved, the amount of sale can be broken up into pieces to sell, rather than all at once.

Fund balance dollars can also be used to offset debt service or used to bring down bond issuance.

FPC member asked if we raised the tax rate 1 cent due to bond issuance how much would taxes go up. Easy math on \$100,000 house would equate to a \$10 annual increase.

Current bond rating through state is PSF guarantee at AAA rating and AA+ for our district.

2037 is how far out we have debt to pay based on payback terms of 25 years.

If we assumed a 5-percent growth rate and \$52 million debt, the tax rate would have to go up 6 cents. NBISD would have to use capitalized interest, fund balance and other resources to bring down actual tax implication to 1 cent from 6 cents.

Chair Johnson asked Mr. Westerman to come back and provide more visual representation of tax implications based on the various scenarios.

Members commented on change in bond package amount from \$130 million down to a smaller bond ranging from \$52-\$60 million.

The Superintendent said that the architects have been working diligently since the last meeting to look at the actual capacity and needs based on growth. With that information, SAMCO was asked to bring forth information on a smaller bond to allow us to present a bond proposition that is smaller with little or no tax increase.

STANTEC Presentation of Updated Construction Timelines and Projected Construction Costs and the Facilities Assessment of the Stadium

Mr. Kelly presented the updated schedule to call the bond in November 2015. He went over the upcoming meeting dates for the committee between now and May that includes:

Feb. 26, Feb. 27, March 12, April 2 and April 30. This would allow for the FPC to present their recommendation to the board at the May 18 board meeting.

He asked the FPC if they could meet as early as next week for a day and a half for a Visioning Workshop. The group asked to push back the workshop another week so they could make accommodations. The group consensus was to host the workshop during the week rather than on a Saturday.

Committee member expressed concern with limiting times on speaker topics since we can stretch out a topic with several questions. Architects assured the group that the visioning workshop is structured and timed.

Capacity vs. Enrollment

STANTEC presented a 10-year forecast with scenarios A (low-moderate growth) & B (high growth)

Forecast A

Elementary Slide: Showed rates of growth in 4 schools would exceed capacity in the next 10 years.

Middle School Slide: Showed both schools exceeding capacity in next 10 years.

HS Slide: Showed that main HS campus would exceed capacity with NGC not exceeding the 1,024 capacity level

Forecast B

All slides showed that the schools would grow at a larger/faster rate with all elementary schools exceeding capacity in 10 years.

Most notable is the increase at NBHS with projected enrollment in 10 years at 3,124 by 2024. NBHS capacity is 2,040.

Templeton Demographics Forecasts A & B show actual building capacity not including portables. Both models show need for schools at all levels by 2020 with the exception of the Ninth Grade Center.

High School Stadium Facility Assessment

The study included an assessment of the following:

- Unicorn Stadium Track and Field
- NBHS Stadium bleachers
- Restroom buildings
- Concession buildings
- Ticket Booths

Most of the structures are either in good, fair or poor condition with recommendations focused on the lack of ADA compliant structures, age and condition of structures, and deficient amount of toilets at the stadium. An additional 5 men's fixtures and 20 women's fixtures are needed to meet current spectator occupancy.

Other issues include the lack of required parking spaces for the stadium, location of the home side that faces the sun in the evening and drinking fountains not being code compliant.

Some structures were suggested for demolition and replacement.

Adjourned at 7:43 p.m.

Minutes prepared by: Rebecca Villarreal, NBISD Director of Communications