



# New Braunfels Independent School District

## *2017 Facilities Planning Committee Meeting Minutes*

**DATE: October 10, 2017**

**LOCATION: NBISD Boardroom, 430 W. Mill St.**

**Present:**

Joe Castilleja, Leigh Ann Dees, Brandon Dietert, Kimberley Dunbar, Jennifer Faulkner, Keith Fontenot, Bryon Gardner, Brian Gibson, Ashli Goodspeed, Gina Jones, Sandra Littlejohn, Courtney Lyons-Garcia, Shelly Malatek, Faride Nasser, Jim Streety and Brad Wehring

**Absent:**

Heather Andrus, J Lee Deardorff, Kristen Fain, Elaine Lang, Elizabeth Mullins, George Ortiz, Jason Ragsdale, Valerie Rodriguez, Wes Stamps, Danielle Taylor. Molly Waldrip, and Bryan Woods.

**NBISD Staff and Board Members in Attendance:** Vickie Pursch, Randy Moczygemba, Rebecca Villarreal, Steve Brown, Jerry Clark, Sherry Harrison, Kara Bock and David Heefner

**Member Resignations:** none

Called to order at 6:05 p.m.

The Superintendent gave a brief overview of the information shared at the last meeting.

Sylvia Cancino and Tom Oehler from STANTEC Architecture presented some cost options and examples of what can be considered for the middle schools.

Started with project type with cost and inflation costs:

- 2018 \$24.5 million
- 2019 - \$26.95 million
- 2020 - \$29.7 million
- 2021 - \$32 million

Middle school (2-story with McCormick MS in Hays CISD as prototype for 1200 students, 51 acres):

- 2018 - \$37.5 million
- 2019 - \$41.25 million
- 2020- \$45.4 million
- 2021 - \$49 million

Middle school (2-story plan, 1500 students, 29.9 acres, 250K sq.ft - Salyards MS in Cy-Fair ISD):

- 2018 - \$62.4 million
- 2019 - \$68.6 million
- 2020 - \$75.5 million
- 2021 - \$81.5 million

New Wing addition at NBMS (3-story, add 600 student capacity, 95K sq.ft.):

- 2018 - \$24.7 million
- 2019 - \$21.7 million
- 2020 - \$29.9 million
- 2021 - \$32.3 million

They showed photos of the recent school built and discussed the trends that are being incorporated into the design such as window-filled walls, flex spaces, open spaces for assemblies and multi-level schools.

They also showed sample floor plans for recent schools being built. They also showed what the new wing at the current NBHS campus would look like to include additional classrooms, fine arts space and administrative office space on all three floors.

The Westermans from SAMCO Capital presented the outstanding bond issues for NBISD that included annual debt service payments. ~~The years where the debt service drops are highlighted in yellow. This provides future capacity for NBISD. They then presented scenarios based on assumptions to show the new bond issuances with some estimated numbers~~

**Proposed New Issues**

Assumptions:

New issues sold in 2018 are calculated at a 5.00% interest rate:

In 2019 at a 5.25% interest rate

In 2020 at a 5.5% interest rate

Taxable values are projected to grow at 5% annually for 2 years

4% annually for the next 2 years

3% in the next year, then 2% and

1% annually after that

Approximate average growth in taxable values have been:

Last 5 years: 8.680%

Last 10 years: 6.620%

Tax collections are calculated at 95% on values before frozen values

**Proposed New Issues with Estimated Tax Rate and Financial Impacts**

Consideration on a bond election in May 2018:

For an issue size of:		Required an I&S Tax Rate of:	Which is an increase of:
\$24,700,000	New wing addition at NBMS	\$0.33180	\$0.0060
\$37,500,000	New MS 1200 students	\$0.34830	\$0.0225
\$62,400,000	New MS 1500 students	\$0.36830	\$0.0425

*If the above issues are delayed until 2019 or 2020 the tax rate impact is still the same. These do not include furniture, fixtures and equipment (FF&E) only construction.*

**Historical Municipal Market Data (MMD) Scale**

The slide depicted the rates over the years from August 2013 to October 6, 2017. It shows shifts in long-term and short-term rates to borrow funds. Where rates have been declining, NBISD has been able to refinance over the past 10-12 years and saved close to \$15 million (dollars the district did not have to pay).

The superintendent then proceeded to discuss the ten-year enrollment forecasts for future and project enrollment. He also went over the historical data for the middle schools over the past 5 years.

### **Comparison of Demographer Projection to Actual Enrollment Numbers**

Demographers projects are slightly higher than the actual. The capacity at NBMS should be reached by 2020-2021. One option is to move the science classrooms into the existing lab spaces to free up some classroom space as short-term solution. This was done in the past at NBHS to gain classroom space and buy time until new classrooms can be built. Portables can also be put in place to buy another year of time before a bond needs to happen to add capacity. These options will get us to 2025 without having to call a bond election.

If we did not go this route and called a bond as early as May 2018, we would be able to build a permanent MS solution in 18-24 months. We also have to consider that the other local taxing entities may also be looking at calling a bond election in 2019.

With the way the NBMS was designed as the future high school, the site allows for the school to be an 1850-capacity high school, a 2500-capacity high school or a 3000-capacity high school. The options are open to fulfill the needs that may arise in the future.

In the future, we may look at the cost for portable. They have to be purchased or leased using operating funds rather than bond funds.

The goal is to have complete equity in programs. This means offering the same programs across all campuses.

The superintendent plans to meet with the chair and co-chair before the monthly meetings to discuss the meeting agendas. The staff has sample plans that we can send links to the members to review. The plan that the FPC will presents to the board is what they consider the viable options.

The FPC would like to see the cost to do the entire large bond program in 2018 or 2019 rather than come back in 2021. That would include a new 1500-capacity MS and additional wings to NBMS to make it a full-fledge high school. Their concern is that if we piece meal the bonds, it may cause voters to get upset and not want to fund a school and MS on the other side of the ISD and still have to go to the Ninth Grade Center.

The committee asked that the district put together what amount of money will be generated if we put together a bond that has a 2-cent increase rather than 0-cent.

Adjourned at 8:15 p.m.

*Minutes prepared by: Rebecca Villarreal, NBISD Director of Communications*