

Brazosport Independent School District
Long Range Facilities Planning Committee Meeting
June 26th, 2014

MINUTES

The LRFPCM met at 6:00 p.m., June 26th, 2014, at the BISD-Professional Resource Center, 500 Circle Way, Room 3-5, Lake Jackson, Texas, with the following members present:

Committee Members Present:

Bass Brooks	Mary Guilherme	Drew Lindsey	Jim Martin
Terry McCollough	Al Olvera	Duane Rayburn	Johnnie Redden
David Stephenson	June Strambler	Melissa Strawn	William Tidwell
Kirk Willson			

BISD Staff Members Present:

Jerry Adkins (Trustee)	John Craig	Irenna Garapetian	Dan Schaefer
Sarah Wright			

Items Discussed:

1. Approval of June 12th Meeting Minutes

Motion “to approve the June 12th Meeting Minutes as presented” made by Brooks Bass, seconded by Marshall Tidwell. Motion Approved.

2. Update on Taxable Values

Dan Schaefer gave a financial update using US Capitol data, showing conservative estimates of assessed values over future years, in several different scenarios.

- A. It appears that schedules on planned commercial/industrial projects are running a bit behind, but that estimates of cost are also running low and are being revised upward, resulting in increased projected assessed values in the district.
- B. Residential growth is projected to be fairly flat for the foreseeable future. One thing to keep in mind is that commercial projects are subject to depreciation over time and that some growth in either residential or commercial is needed to maintain tax base at stable levels. The projections account for this depreciation.
- C. New projection scenarios were shown for \$25,000,000 increments. All scenarios assume the retirement of current debt on current schedules, and the addition of \$6,000,000 short term “maintenance” bonds every three years as well. The latter would require voter approval in future bond elections.
- D. Based on conservative estimates, there would be no tax rate increase for a bond program of up to \$175,000,000 as shown.

- E. With delayed starts on some projects, the sale of bonds could be staggered to keep pace with assessed value growth, potentially increasing the bonding capacity of the district further. After further discussion, it was determined that a bond amount of \$188,000,000 could be managed so as to not raise the tax rates.
- F. The committee voted in favor of an election that did not raise taxes at all, rather than one that raised taxes slightly.
- G. The committee felt strongly that the bond program needed to get off to a strong start, with at least one of the replacement schools kicking off after passage.
- H. The committee agreed that \$188,000,000 was a very do-able, conservative target for a potential bond election in November 2014.

3. Bond Program Scenarios

- A. Existing Campuses: Corgan had previously distributed a spreadsheet noting items of deficiency per campus, sorted by the Board's guiding principles for the purpose of the committee to select items for bond program inclusion. It was noted that this list included both items from the deficiency reports and surveys, as well as campus "wish lists" from district staff. Committee members were asked to rate each item 1 – high priority, 2 – mid priority, and 3 – low priority.
- B. Corgan received a 40% response rate from committee members, and a revised spreadsheet was shown with rankings included.
- C. Based on previous LRFPC meetings, the following two bond scenarios were shown:
 - 1. Replace Beutel and Ogg Elementary Schools only in the north, and consolidate Fleming and Long in the south.
 - 2. Replace Beutel, Ogg, Brannen, Ney and Roberts with four new elementary campuses in the north and consolidate Fleming and Long in the south.
 - 3. Priority 2 and 3 items were shown as deducts.
- D. Committee discussion regarding closing/repurposing schools. There is no desire to spend money on closed schools to repurpose them. The desire is to demolish closed schools.
- E. Committee voted to propose Scenario B, which is to replace Beutel, Ogg, Brannen, Ney and Roberts with four new elementary campuses in the north and consolidate Fleming and Long in the south. All remaining campuses to receive renovations/upgrades as determined by the committee.
- F. Committee discussion regarding which schools to close/demolish. It was noted that the Board of Education should make that decision. However, by way of guidance, the committee might suggest that Ney does not have space on its site for a new school, and that the Long rather than the Fleming site might better serve the community as a potential consolidation site.

- G. Detailed discussion of line items in the bond followed. The following items were immediately identified by the committee as not to be included in a bond program:
1. No new auditoriums at middle/intermediate school level.
 2. No science additions at elementary level, as BISD Elementary Schools only go thru fourth grade (except Austin).
 3. No need to replace paving at the stadium.
 4. Some discussion about 21st Century Libraries and if that was needed.
- H. Some discussion about potential replacement Austin Elementary School – why was it not earmarked for replacement? Based on previous meetings where demographics were discussed, it was shown that Austin has a small enrollment and is not projected to increase. The new schools are planned for a minimum of 750 students, which would never be needed at the Austin campus. However, significant work was identified at the Austin campus in terms of improvements and upgrades.
- I. The committee agreed that Corgan would revise the spreadsheet and re-distribute for them to identify additional renovation/improvement items that could be cut to get the bond program within budget. Previous ranked priorities would not be shown, now that the pricing is known, so that all items are back on the table.

4. Next Meeting Date

The next LRFP Committee meeting will be Wednesday July 2nd, at which time the final recommendation to the Board of Trustees for their July 8 board meeting will be made. The last day to file for a November 2014 election is August 18, so the committee will make their recommendation July 2, giving the board ample time for consideration, review, and decision. In addition to July 8 and August 12 board meetings, additional special meetings or workshops may be called if necessary.

There being no further business, the meeting adjourned at 7:30 pm.

Approved:

Jim Martin, LRFP Committee Chairperson

Mary Guilherme, LRFP Committee Secretary

Brazosport Independent School District
Long Range Facilities Planning Committee Meeting Attendance
On June 26, 2014

Committee Members Present: (signed in)

Bass, Brooks
Guilherme, Mary
Lindsey, Drew
Martin, Jim
McCollough, Terry
Olvera, Al
Rayburn, Duane
Redden, Johnnie
Stephenson, David
Strambler, June
Strawn, Melissa
Tidwell, William
Willson, Kirk

Committee Members Absent:

Campos, Rev. Hector
Cole, Marla
Cundieff, Casey
Handly, Adam
Karamian, Anna
Koch, Jim
McKay, Scott
Perez, Dawn
Roznovsky, Gerald
Starr, Kimberly
Trahan, John
Vandaveer, Mike
Villanueva, Gabriel
Villanueva, Lynda
Wiley, Savannah

BISD Staff Members Present:

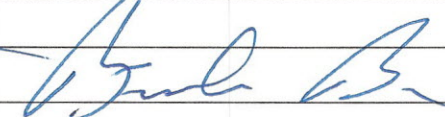
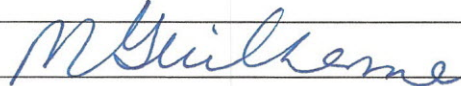
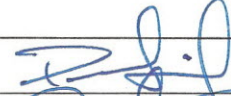
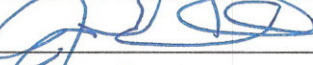

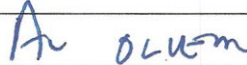
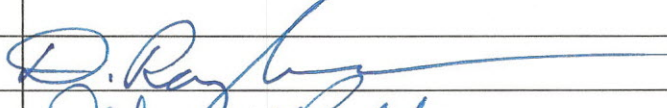
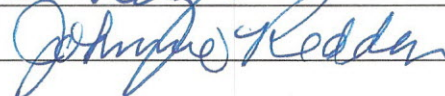
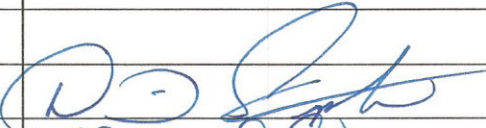
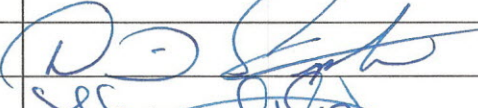
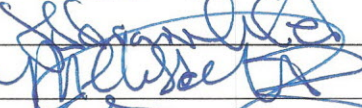
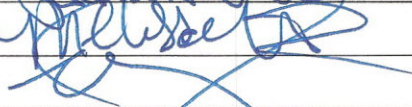


Adkins, Jerry (Trustee)
Craig, John
Garapetian, Irenna
Schaefer, Dan
Wright, Sarah

Guest/Visitor:

None



Long-Range Facilities Planning Committee
Meeting - June 26, 2014 at 6:00 PM
PRC - Room #3-5

Name	Signature
MEMBER	
Bass, Brooks	
Campos, Rev. Hector	
Cole, Marla	
Cundieff, Casey	
Guilherme, Mary	
Handly, Adam	
Karamian, Anna	
Koch, Jim	
Lindsey, Drew	
Martin, Jim	
McCollough, Terry	
McKay, Scott	
Olvera, Al	
Perez, Dawn	
Rayburn, Duane	
Redden, Johnnie	
Roznovsky, Gerald	
Starr, Kimberly	
Stephenson, David	
Strambler, June	
Strawn, Melissa	
Tidwell, William	
Trahan, John	
Vandaveer, Mike	
Villanueva, Gabriel	
Villanueva, Lynda	
Wiley, Savannah	
Willson, Kirk	



Long-Range Facilities Planning Committee
 Meeting - June 26, 2014 at 6:00 PM
 PRC - Room #3-5

<u>GUEST/VISITOR</u>	
Jerry Adkins	Jerry Adkins

BRAZOSPORT INDEPENDENT SCHOOL DISTRICT
 Long Range Facilities Planning Committee
 2014 Bond Program
 Meeting #7

June 26, 2014



AGENDA



- Welcome from Chair
 - Consider Approval of Prior Meeting Minutes
- Financing Scenarios
- Existing Campus Project Priorities
 - Rankings by Committee Members
- Bond Program Scenarios
 - New Construction, Renovations/Additions, Totals
- Master Schedule/Meeting Overview
- Meeting Schedule

Financing Scenarios

Brazosport Independent School District



Tax Rate and Capacity Analysis

June 19, 2014



Lewis A. Wilks
 US Capital Advisors LLC
 1330 Post Oak Street, Suite 900
 Houston, Texas 77056
 888-801-USCA (8722) Telephone
 713-366-0192 Direct

Brazosport Independent School District
Tax Rate and Capacity Analysis

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Summary of Assumptions and Results	1
Growth in Assessed Valuation	2
1&5 Tax Rate Impact on Homeowner	3
Tax Rate Impact Analysis	4

Information or data obtained from outside sources and included herein is believed to be reliable, however, we do not guarantee its accuracy or completeness. Estimated rates are based on current market rates and are subject to change.

US Capital Advisors

Brazosport Independent School District
Tax Rate and Capacity Analysis

Summary of Assumptions & Results

Project	Series 2013	Series 2015
All Scenarios	\$14,250,000	\$14,250,000 authorized but unissued from May 12, 2012 bond election, and
Scenario 1	\$75,000,000	Plus Maintenance Bond Program of \$6,000,000 each 3-year period
Scenario 2	\$100,000,000	
Scenario 3	\$125,000,000	
Scenario 4	\$150,000,000	
Scenario 5	\$175,000,000	
Scenario 6	\$200,000,000	

Financing Assumptions

Issue Date:	2/15/2015
Delivery Date:	2/15/2015
First Interest Payment Date:	8/15/2015
Last Principal Payment Date:	2/15/2037
Interest Rate Assumption:	4.00% - 4.000%
Collection Rate:	98.00%
Taxable Assessed Valuation (2013 Tax Year):	\$ 4,832,566,175
Assumed Growth Rate:	0.00%

Financing Results

	Par Amount	Total New Debt	Maximum 1&5 Tax Rate (a)	Maximum 1&5 Tax Rate Increase (b)
Scenario 1	\$75,000,000	\$105,206,763	\$0.2003	-0.0150
Scenario 2	\$100,000,000	\$130,164,517	\$0.2003	-0.0150
Scenario 3	\$125,000,000	\$155,126,430	\$0.2003	-0.0150
Scenario 4	\$150,000,000	\$180,088,343	\$0.2005	-0.0148
Scenario 5	\$175,000,000	\$205,050,256	\$0.2147	-0.0096
Scenario 6	\$200,000,000	\$230,012,169	\$0.2287	\$0.0104

(a) Scenario 1&5 tax rate based on 2013.
(b) Estimated increase above the 2013-2014 1&5 tax rate of 0.0153.

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Brazosport Independent School District
Tax Rate and Capacity Analysis

Growth in Assessed Valuation

Fiscal Year	Historical Assessed Value		Tax Year
	Assessed Value	% Change	
2004	5,040,222,104	1.9%	2003
2005	5,046,466,855	0.1%	2004
2006	6,167,448,798	2.7%	2005
2007	6,423,262,993	4.1%	2006
2008	6,785,512,812	5.7%	2007
2009	7,150,314,604	11.0%	2008
2010	6,895,736,092	-3.9%	2009
2011	6,423,836,106	-7.4%	2010
2012	6,370,129,351	-0.8%	2011
2013	6,498,777,290	2.0%	2012
2014	6,832,566,175	5.1%	2013

10-Year Average Growth Rate: 1.6%

5-Year Average Growth Rate: -1.8%

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Brazosport Independent School District
Tax Rate and Capacity Analysis

Tax Rate Impact on Homeowner

Appraised Home Value	State Mandated Residential Homestead Exemption (a)	Taxable Value	Maximum Annual Tax Impact Based on Scenario 1 (b)
\$ 75,000	\$ 15,000	\$ 60,000	\$ (9.00)
100,000	15,000	85,000	(12.74)
110,000	15,000	95,000	(14.24)
120,000	15,000	105,000	(15.74)
130,000	15,000	115,000	(17.24)
140,000	15,000	125,000	(18.74)
150,000	15,000	135,000	(20.24)
175,000	15,000	160,000	(23.99)
200,000	15,000	185,000	(27.74)
225,000	15,000	210,000	(31.48)
250,000	15,000	235,000	(35.23)

(a) Taxes paid on residence homesteads are frozen at age 65.
(b) Estimated increase above the 2013-2014 1&5 tax rate of 0.0153.

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Brazosport Independent School District
Tax Rate and Capacity Analysis

Scenario 5 Target Rate: \$ 0.2000
Max Increase: \$ 0.0147

Year	Scenario	Rate	Revenue	Operating	Debt	Reserve	Capital	Other	Total	Operating	Debt	Reserve	Capital	Other	Total	Operating	Debt	Reserve	Capital	Other	Total
2009	Scenario 5	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	151,250,000	151,250,000	0	0	0	0	0	151,250,000
2010	Scenario 5	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	151,250,000	151,250,000	0	0	0	0	0	151,250,000
2011	Scenario 5	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	151,250,000	151,250,000	0	0	0	0	0	151,250,000
2012	Scenario 5	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	151,250,000	151,250,000	0	0	0	0	0	151,250,000
2013	Scenario 5	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	151,250,000	151,250,000	0	0	0	0	0	151,250,000
2014	Scenario 5	0.2147	157,937,500	157,937,500	0	0	0	0	157,937,500	157,937,500	0	0	0	157,937,500	157,937,500	0	0	0	0	0	157,937,500

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Brazosport Independent School District
Tax Rate and Capacity Analysis

Scenario 6 Target Rate: \$ 0.2000
Max Increase: \$ 0.0267

Year	Scenario	Rate	Revenue	Operating	Debt	Reserve	Capital	Other	Total	Operating	Debt	Reserve	Capital	Other	Total	Operating	Debt	Reserve	Capital	Other	Total
2009	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2010	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2011	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2012	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2013	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2014	Scenario 6	0.2267	160,312,500	160,312,500	0	0	0	0	160,312,500	160,312,500	0	0	0	0	160,312,500	160,312,500	0	0	0	0	160,312,500

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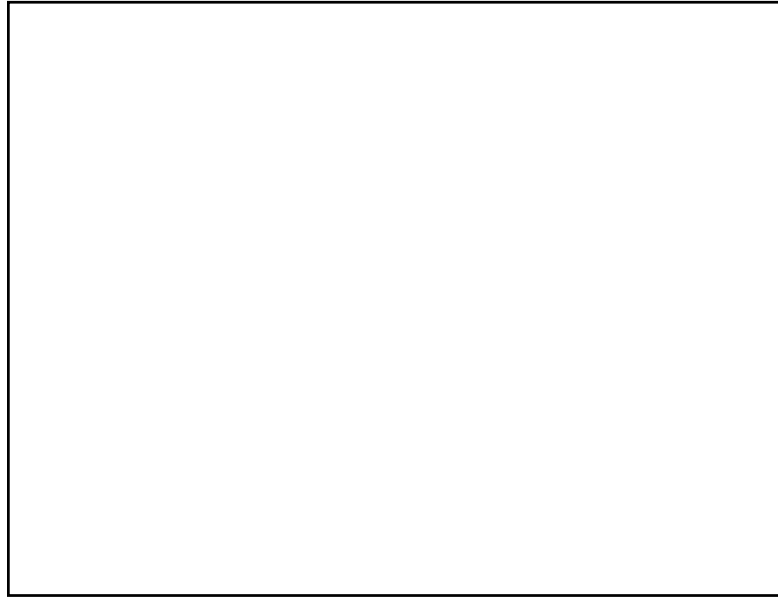
Existing Campus Project Priorities
Committee Member Rankings

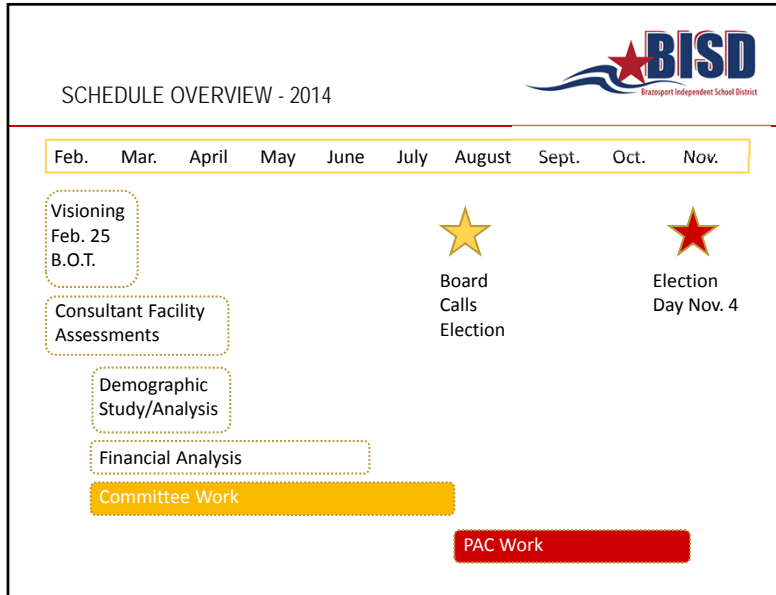
Year	Scenario	Rate	Revenue	Operating	Debt	Reserve	Capital	Other	Total	Operating	Debt	Reserve	Capital	Other	Total	Operating	Debt	Reserve	Capital	Other	Total
2009	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2010	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2011	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2012	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2013	Scenario 6	0.2000	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000	151,250,000	0	0	0	0	151,250,000
2014	Scenario 6	0.2267	160,312,500	160,312,500	0	0	0	0	160,312,500	160,312,500	0	0	0	0	160,312,500	160,312,500	0	0	0	0	160,312,500

This table is a detailed financial or operational spreadsheet. It features a header row with numerous columns, likely representing different categories or time periods. The data rows below are organized into several distinct sections, each starting with a bolded header. Key sections include 'Total', 'Net', 'Gross', 'Operating', 'Non-Operating', 'Capital', and 'Total'. The cells contain numerical values, some of which are highlighted in yellow or blue to draw attention to specific data points. The overall layout is dense and structured for complex data analysis.

This table is another detailed financial or operational spreadsheet, similar in structure to the one on the left. It also has a header row and multiple data sections. The sections are labeled with bolded text, including 'Total', 'Net', 'Gross', 'Operating', 'Non-Operating', 'Capital', and 'Total'. The data is presented in a grid format with numerical values and some cells highlighted in yellow or blue. The table appears to be a continuation or a related view of the data presented in the first table, providing a comprehensive overview of the financial or operational scenarios being analyzed.

Bond Program Scenarios
Replacement Campuses





-
- MEETING DATES**
- FIRST MEETING
 - Thursday, 3/27/14: 6:00-7:30pm
 - SECOND MEETING
 - Thursday, 4/10/14: 6:00-7:30pm
 - THIRD MEETING
 - Thursday, 4/24/14: 6:00-7:30pm
 - FOURTH MEETING
 - Wednesday, 5/14/14: 6:00-7:30pm
 - BUS TOUR OF FACILITIES
 - Saturday, 5/17/14: 8:00am
 - FIFTH MEETING
 - Tuesday, 5/27/14: 6:00-7:30pm
 - SIXTH MEETING
 - Thursday, 6/12/14: 6:00-7:30pm
 - SEVENTH MEETING
 - Thursday, 6/26/14: 6:00-7:30pm
- Additional meetings as needed**