

# Plano ISD 2022 Bond

My analysis and thoughts

Yoram Solomon, PhD



Disclaimer: this presentation represents the presenter's own opinions

# Disclaimers

- I'm not here on behalf of the district
- What I will present is not official/approved by the district
  - Not the same as “not true”...
- I'm **not** going to convince you to vote for or against any specific proposition
- I will share my thought process
  - ... and how I plan to vote, but this is subject to change

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# Information Sources

- Two meetings with committee co-chair Rick Cinclair
- Three meetings with PISD CFO (one included the superintendent)
- Observing the 8/2 and 8/16 board meetings
- Agenda packets for those meetings
- Documents received from CFO
- <https://www.pisd.edu/financialtransparency>
- Legislative website
- District policies



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# My questions

- If we did \$500m in 2016, and \$1.5b in 2022, is it safe to assume \$4.5b in 2028 and \$13.5b in 2034?...
  - What do we REALLY need?
- How are we paying for a \$1.5b with
  - Lower I&S rate
  - Higher bond interest rate
  - 3x the debt?
- What will I be paying (really)?
- Critical vs. discretionary balance



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# How do I decide?

- Will it affect students?
- Will it affect my property value?
- Critical vs. Discretionary
  - Other people may decide differently
- Can I trust them?

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# The process

- **Appointing to committee**
- **District request – committee rejected + committee added**
  - Lower score
  - Schools with <50% capacity
  - Event center
- **Board vote to move ballot to voters**
  - Would I have voted the same way?
- **Voters vote to authorize the district to issue bonds**
- **District issues bonds (AAA/Aaa/AA+)**
- **Board approves projects**
  - Limited ability to reallocate funds
- **Property Tax I&S pays bondholders back**



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# Prioritizing Projects for Recommendation

AMOUNT OF **ALL**  
PROJECTS CONSIDERED

PROJECTS **NOT**  
INCLUDED

AMOUNT FOR RECOMMENDED  
BOND PROJECTS

**\$2,244,348,000** — **\$748,710,000** = **\$1,495,638,000**

**Total for Props A, B, C, D**



# Proposition Summary

## Estimated Proposition

## Total

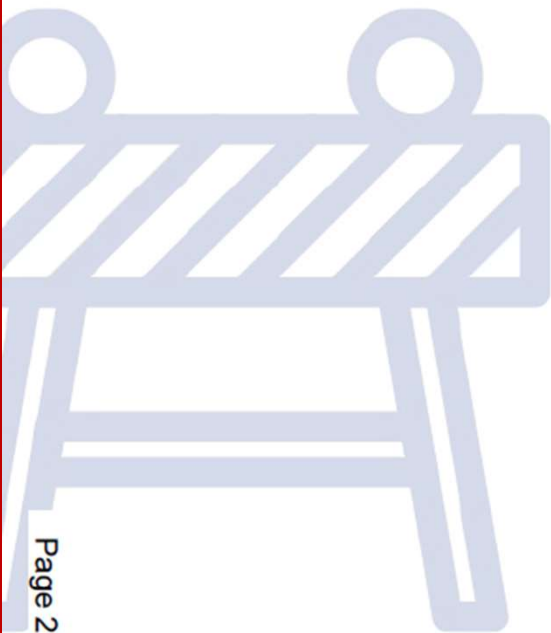
## Cumulative Total

<b>A</b>	Prop. A - General Provision	\$1,164,371,000	\$1,164,371,000
<b>B</b>	Prop. B - Special Provision (Technology)	\$173,450,000	\$1,337,821,000
<b>C</b>	Prop. C - Special Provision (Event Center)	\$130,000,000	\$1,467,821,000
<b>D</b>	Prop. D - Special Provision (Athletic Stadiums)	\$27,817,000	\$1,495,638,000
		<b>\$1,495,638,000</b>	





# District-wide Major Renovations



Senior High Renovations (1 Campus)	\$ 205,750,000
Haggard Middle School Building replacement	\$ 107,950,000
High School Renovations (2 Campuses)	\$ 74,015,000
Elementary School Kitchen Renovation & Addition (9 Campuses)	\$ 28,495,000
Middle School Kitchen & Dining Addition (2 Campuses)	\$ 6,920,000

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**MAJOR RENOVATIONS = \$423,130,000**



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# District-wide Minor Renovations



Senior High Renovations (2 Campuses)	\$	54,785,000
Service Center Renovation (FANS, Purchasing, Facilities)	\$	18,115,000
Elementary School Kitchen Upgrades (6 Campuses)	\$	6,330,000
Elementary School Renovation (2 Campuses)	\$	6,260,000
Food & Nutritional Services Equipment Replacement	\$	1,000,000

**MINOR RENOVATIONS = \$86,490,000**



# Infrastructure Maintenance

Systems and Compliance	\$	156,525,000
Playgrounds- Lower Elementary	\$	16,870,000
Playgrounds- Upper Elementary	\$	16,580,000
Capital Improvement Projects	\$	4,800,000

**INFRASTRUCTURE MAINTENANCE = \$194,775,000**



# District-wide Safety & Security



Safety and Security Infrastructure	\$	40,000,000
Security Camera Lifecycle Management	\$	5,500,000
Two-Way Radio Replacements	\$	5,200,000
Access Control System Additions / Upgrades	\$	1,300,000
Security Camera Infrastructure Improvements	\$	900,000
Building Exterior & Parking Security Camera Enhancements	\$	600,000
Shatter Resistant Window Film	\$	500,000
Centralized Emergency Operations Location	\$	200,000
Burglar Alarm Panel Upgrades	\$	105,000

**SAFETY & SECURITY = \$54,305,000**



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# Technology Infrastructure



Network Infrastructure Equipment	\$ 20,400,000
Wireless Network Systems	\$ 9,100,000
Fiber Maintenance	\$ 8,100,000
Structured Cabling	\$ 7,400,000
VoIP Phone System	\$ 7,300,000
Uninterrupted Power Supply (UPS)	\$ 5,400,000
Network Technology Rooms	\$ 4,100,000

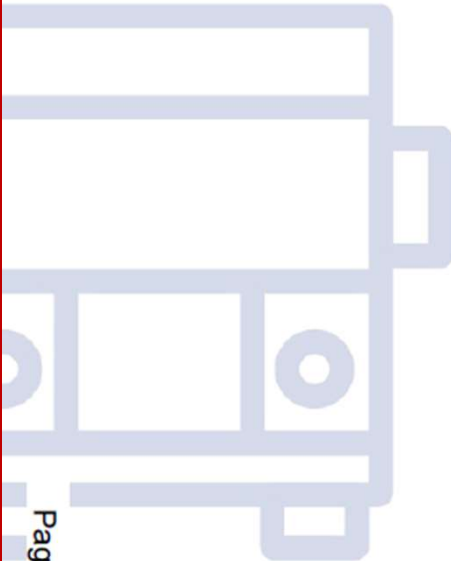
**TECHNOLOGY INFRASTRUCTURE = \$61,800,000**



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# Transportation



Buses & Bus Enhancements	\$	21,480,000
Transportation Building Addition/Renovation	\$	17,550,000
White Fleet-District	\$	4,185,000
Transportation Fuel/Storage Tanks	\$	2,000,000
White Fleet-Maintenance	\$	1,440,000
Student Tracking/Wireless Network	\$	975,000

**TRANSPORTATION = \$47,630,000**



# CTE & Innovative Programs

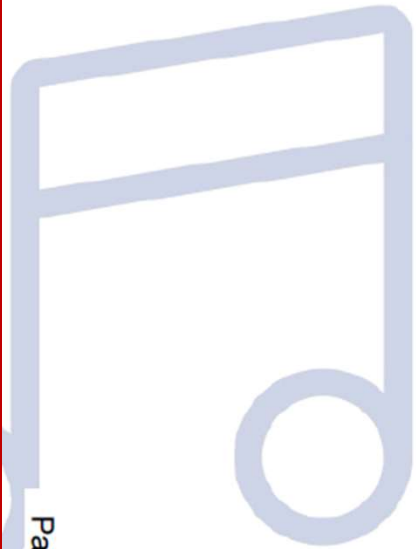
Career & Technology Education Center	\$	103,810,000
Classroom Expansion for Agricultural Classes	\$	10,675,000
Holifield Outdoor Learning Center	\$	8,650,000
Upgrades in Science Areas to Address Safety Issues	\$	4,985,000
High School Family Consumer Science Lab Classrooms	\$	4,895,000
Middle School Family Consumer Science Lab Classrooms	\$	820,000
Secondary Academic Services: Calculator Replacement	\$	780,000
Academy High School & Other CTE Equipment	\$	225,000

**CTE = \$134,840,000**



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# Fine Arts



Music	\$ 6,735,000
Stage Upgrades & Ticketing Equipment	\$ 3,720,000
Art	\$ 3,165,000
Theater	\$ 530,000
Band Trailers for Plano, Plano East and Plano West Senior High Schools	\$ 435,000

**FINE ARTS = \$14,585,000**



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# Athletics



Plano Senior High (2) Additional Gym Space	\$ 27,550,000
Plano East Senior High (2) Additional Gym Space	\$ 27,550,000
Plano West Senior High (2) Additional Gym Space	\$ 27,550,000
Middle School Tracks	\$ 14,720,000
Athletic Uniform Refresh	\$ 4,200,000
Drill & Cheer Team	\$ 625,000

**ATHLETICS = \$102,195,000**

# Campus Athletics Program – Plano Senior High



Tennis Court Relocation & Replacement / Storage & Restroom Addition	\$ 5,020,000
Baseball & Softball Locker Rooms / Coaches Office / Dugout Extensions	\$ 3,260,000
Baseball Concession Stand Restrooms	\$ 1,600,000
Auxiliary Field LED Lights	\$ 670,000
Updated Campus SAC	\$ 485,000
8' Fence around Track & Field, with gates	\$ 200,000
Softball: Covered Hitting Tunnel	\$ 80,000
Dropdown Batting Tunnel for SAC	\$ 12,000

**PLANO SENIOR HIGH ATHLETICS = \$11,327,000**

# Campus Athletics Program – Plano East SH



Locker Room Major Renovation	\$ 6,540,000
Tennis Court Relocation & Replacement / Storage & Restroom Addition	\$ 5,670,000
Baseball & Softball Locker Rooms / Coaches Office / Dugout Extensions	\$ 3,260,000
Auxiliary Field LED Lights	\$ 670,000
Updated Campus SAC	\$ 485,000
8' Fence around Track & Field, with gates	\$ 200,000
Softball: Covered Hitting Tunnel	\$ 80,000
Dropdown Batting Tunnel for SAC	\$ 12,000

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**PLANO EAST SENIOR HIGH ATHLETICS = \$16,917,000**

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# Campus Athletics Program – Plano West SH



Locker Room Major Renovation	\$ 6,000,000
Tennis Court Relocation & Replacement / Storage & Restroom Addition	\$ 5,670,000
Baseball & Softball Locker Rooms / Coaches Office / Dugout Extensions	\$ 3,260,000
Auxiliary Field LED Lights	\$ 670,000
Updated Campus SAC	\$ 485,000
8' Fence around Track & Field, with gates	\$ 200,000
Softball: Covered Hitting Tunnel	\$ 80,000
Dropdown Batting Tunnel for SAC	\$ 12,000

**PLANO WEST SENIOR HIGH ATHLETICS = \$16,377,000**



# Instructional Technology



Mobile 1:1	\$	73,000,000
Classroom Multimedia AV	\$	49,750,000
End User Technology Upgrades	\$	22,500,000
Enterprise System/Applications	\$	8,850,000
Learning Media Services	\$	7,850,000
Copy Machine Replacement	\$	6,500,000
Data Center Upgrades	\$	5,000,000

**INSTRUCTIONAL TECHNOLOGY = \$173,450,000**



# Stadium Renovations & Turf

Clark Stadium Parking Lot Resurfacing	\$	12,000,000
Turf	\$	11,035,000
Stadium Concessions Renovations (Clark & Kimbrough Stadiums)	\$	3,160,000
Kimbrough Stadium Wrought Iron Fence	\$	885,000
Clark/Kimbrough Colored LED Safety & Security Lights	\$	500,000
Clark Stadium Triple Fields Restrooms	\$	150,000
Williams Stadium Added Security Lights	\$	75,000
Williams/Triple Fields/Campus BB & SB Internet Added	\$	12,000

**STADIUM RENOVATIONS & TURF = \$27,817,000**



# CCA(LOCAL) and CCA(REGULATION)

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Plano ISD  
043910

LOCAL REVENUE SOURCES  
BOND ISSUES

CCA  
(REGULATION)

**Purpose**

The purpose of the District's Debt Management Regulations (the "regulation") is to establish responsibilities and guidelines for the issuance of debt obligations and to provide guidelines for the ongoing management of the District's debt portfolio in accordance with CCA(LOCAL). This regulation affirms the District's intent to adhere to sound debt management practices within the highest industry, legal, and governmental standards, while achieving the lowest cost of capital and maintaining financial flexibility.

**Scope**

This regulation applies to any debt obligation with a term of one year or longer that is payable from the Interest & Sinking Fund. It does not apply to short-term debt such as accounts payable or obligations incurred and normally paid within a short time period of, for example, 30 to 90 days.

**Debt  
Management  
Objectives**

The debt management objectives of the District are to:

1. Maintain financial stability.
2. Preserve public trust:
  - a. Complete debt programs within guidelines communicated to taxpayers; and
  - b. Obtain citizen input to formulate components of capital improvement programs funded with voter-approved debt;
3. Provide sufficient debt capacity for current and future capital needs of the District.



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The District will:

- a. Formulate a multiyear capital improvement plan in conjunction with its financial adviser, demographer, facilities planner, architect, and bond committee, as applicable. The administration will review the capital improvement plan on an annual basis.

The capital improvement plan will include:

- (1) A timeline of the anticipated capital improvements needed and the projected cost thereof, given projected student enrollments and existing school facilities;
- (2) A prioritization of such projects; and
- (3) A preliminary financing plan that demonstrates the parameters for which such capital needs may be completed.

DATE ISSUED: 1/28/2019  
LDU 2019.01  
CCA(REGULATION)-X

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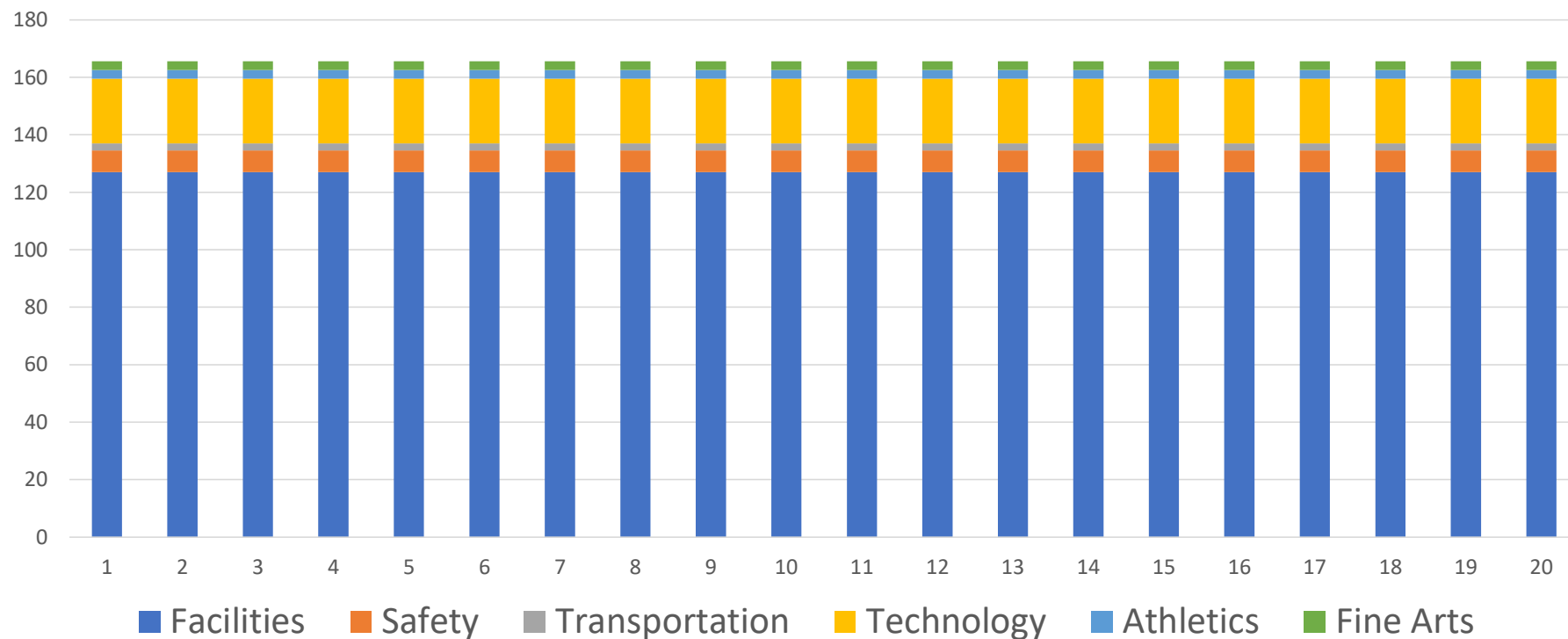
# Long-term need categories

- (some more predictable than others)
- How much capital will I invest in my home in the next 20 years?
- Facilities (9.24m sqft)
  - Largest, and more flexible
  - Construction costs (\$275)
  - Every 20 years—major renovation
  - Actual condition
  - Closing schools?
- Transportation
  - X students > Y busses > 15-year life...
- Technology (per student + facilities)
- Athletics
- Fine Arts



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# What does the district need?

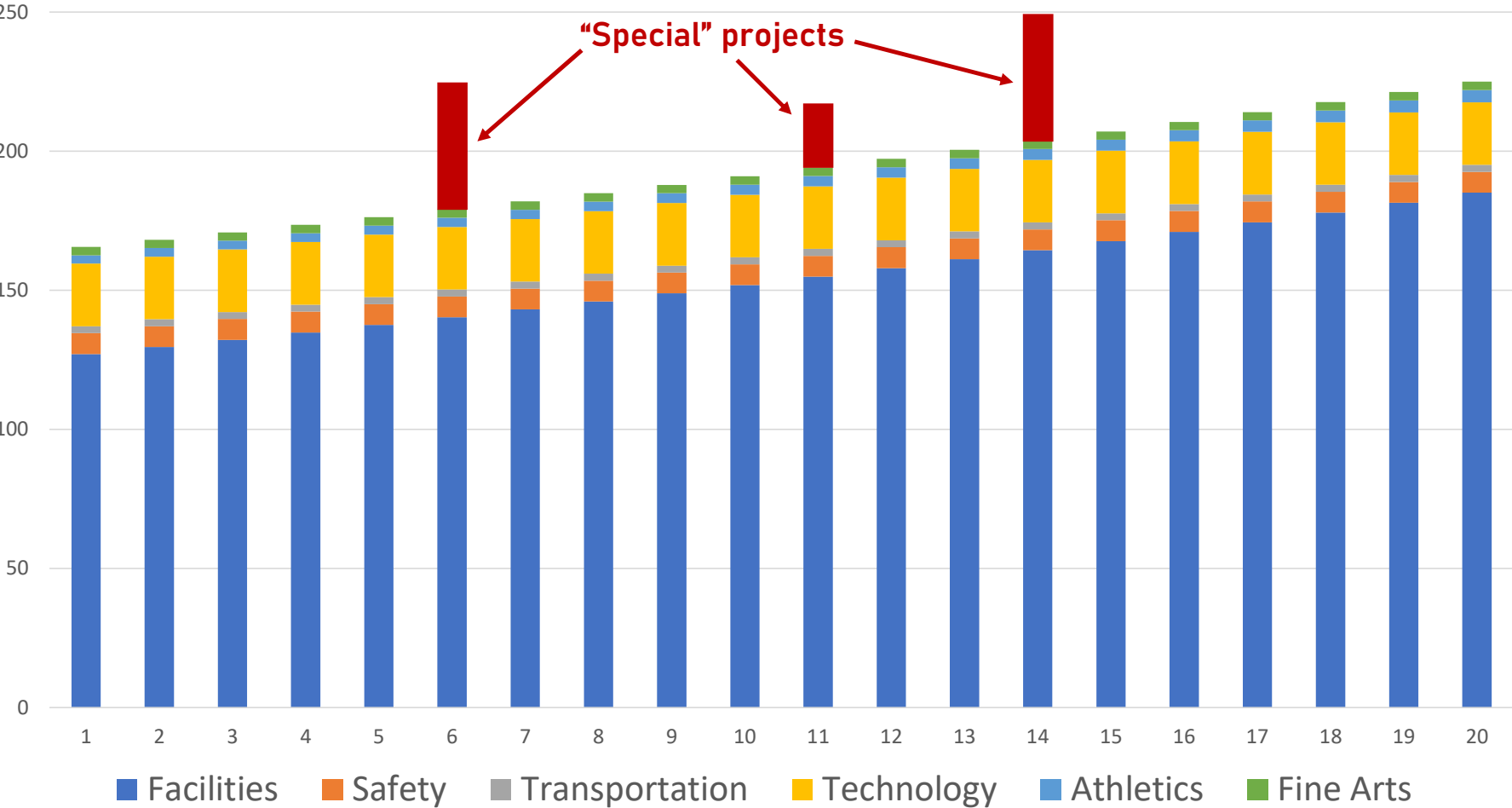


Total:  
\$3.3b



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# What does the district need? (+2% annual)



Total:  
\$3.5b

■ Facilities   
 ■ Safety   
 ■ Transportation   
 ■ Technology   
 ■ Athletics   
 ■ Fine Arts

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What-If Scenario Data				
Campus	2029 overall ranking	2029 Modified score	2022 overall ranking	2022 Score
Bird Center	1	43	9	50
Head Start	2	46	32	60
PWSH	3	46	13	52
Hendrick MS	4	47	21	56
Cox Bldg	5	48	18	55
ECCC-2	6	48	66	69
Mathews ES	7	48	26	57
Otto MS	8	48	39	61
Isaacs ECS	9	49	31	60
Stinson ES	10	49	14	57
Spring Creek	11	49	47	63
Meadows ES	12	49	17	55
Schimelpfenig MS	13	50	29	58
Clark HS	14	50	12	52
Vines HS	15	50	10	51
Weatherford ES	16	50	42	62
Admin Cntr	17	51	65	68
ECCC-3	18	51	62	68
Foreman ES	19	51	11	51
Renner MS	20	51	38	61
Davis ES	21	52	6	48
Murphy MS	22	52	4	45
Murphy Whs	23	52	33	60
Sockwell Center	24	52	57	65
Kimbrough Std	25	49	20	56
Rice MS	26	52	45	62
ECCC-1	27	52	30	59
Beverly ES	28	52	15	54
Guinn Center	29	52	71	70

Low: needs renovation. High: in good shape

Daffron ES	61	57	73	70
Brinker ES	62	57	76	71
Aldridge ES	63	58	67	69
Andrews ES	64	58	23	57
Carpenter MS	65	58	27	57
Jupiter Cntr	66	58	2	41
Bethany ES	67	59	81	76
Boggess ES	68	59	44	62
Dooley ES	69	59	43	62
Hughston ES	70	59	78	72
Pearson ECS	71	59	77	71
Hogcock ES	72	59	80	75
Wilsom MS	73	60	79	73
Hickey ES	74	60	63	68
Jasper HS	75	60	82	77
McCall ES	76	61	70	69
Rose Haggard ES	77	61	83	80
Miller ES	78	63	86	83
Academy HS	79	63	75	70
Shepton HS	80	64	87	83
Bowman MS	81	64	84	82
Barksdale ES	82	64	88	84
Gulledge ES	83	65	85	83
Ag Barn	84	65	61	68
Skaggs ES	85	66	89	86
Robinson MS	86	67	90	88
Haun ES	87	68	91	88
Fine Arts	88	75	92	100
PSHS	89	75	3	44
Williams HS	90	76	1	39
Haggard MS	91	76	16	55

<b>Plano ISD-Long Range Bond Election Estimates</b>		
1 Bird Center	2003	38,774
2 Head Start	2007	18,483
3 PWSH	1991	423,112
4 Hendrick MS	1987	147,513
5 Cox Bldg	1974	49,065
6 ECCC-2	2012	7,855
7 Mathews EL	1987	77,235
8 Otto MS	2010	154,121
9 Isaacs ECS	2009	62,236
10 Stinson EL	2000	76,439
11 Spring Creek Bldg	1981	11,405
12 Meadows EL	2007	89,694
13 Schimelpfenig MS	1980	189,926
14 Clark HS	1979	278,846
15 Vines HS	1976	233,308
16 Weatherford EL	1974	71,693
		1,929,705
Estimated-		\$ 275
<b>Facility Renovations</b>		\$ 530,668,875
<b>Facility Systems &amp; Compliance</b>		\$ 46,806,100
<b>Facility Capital Improvement Projects</b>		\$ 5,000,000
<b>Total Facilities</b>		\$ 582,474,975
<b>Safety &amp; Security</b>		\$ 50,000,000
<b>Transportation</b>		\$ 16,474,700
<b>Technology</b>		\$ 151,750,000
<b>Fine Arts</b>		\$ 20,000,000
<b>Athletics</b>		\$ 20,000,000
<b>Total Estimated Bond-2029</b>		\$ 840,699,675
<b>Total Estimated Bond-2036</b>		1,033,954,559
<b>Total Estimated Bond-2043</b>		1,271,633,690



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# 2022 Bond

- Authorized and not issued: \$50m (from 2016)
- Series 2023: \$550m
- Series 2024: \$400m
- Series 2025: \$300m
- Series 2026: \$200m
- Series 2027: \$50m

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# How do we pay for it?

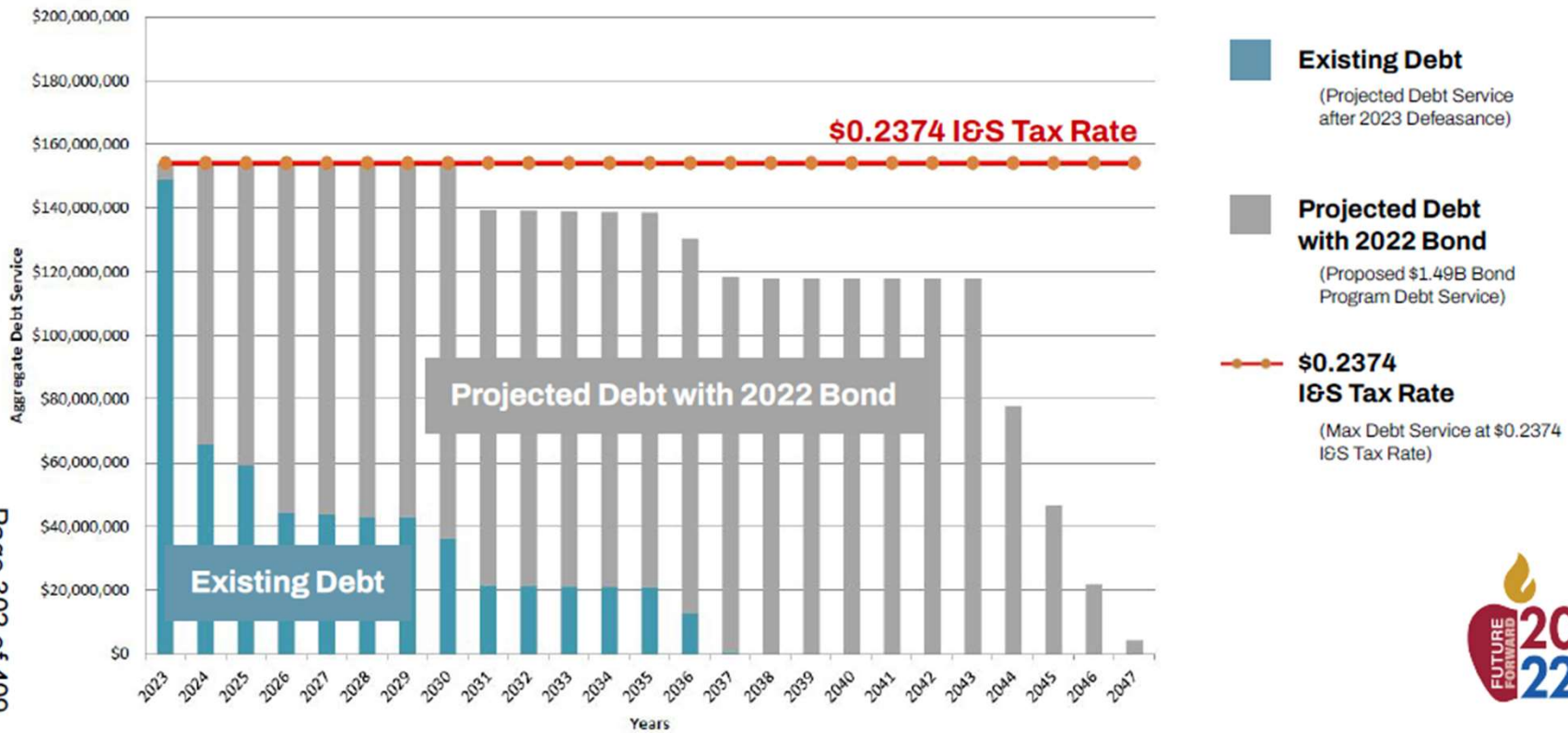
- Average homeowner market value: \$508,019
- Average taxable: \$409,645
  - Standard exemptions
  - 10% per year
- Total taxable: \$58.67b
  - Approx. 50% more than in 2016

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# Plano ISD-All Outstanding General Obligation Debt as of July 15, 2022

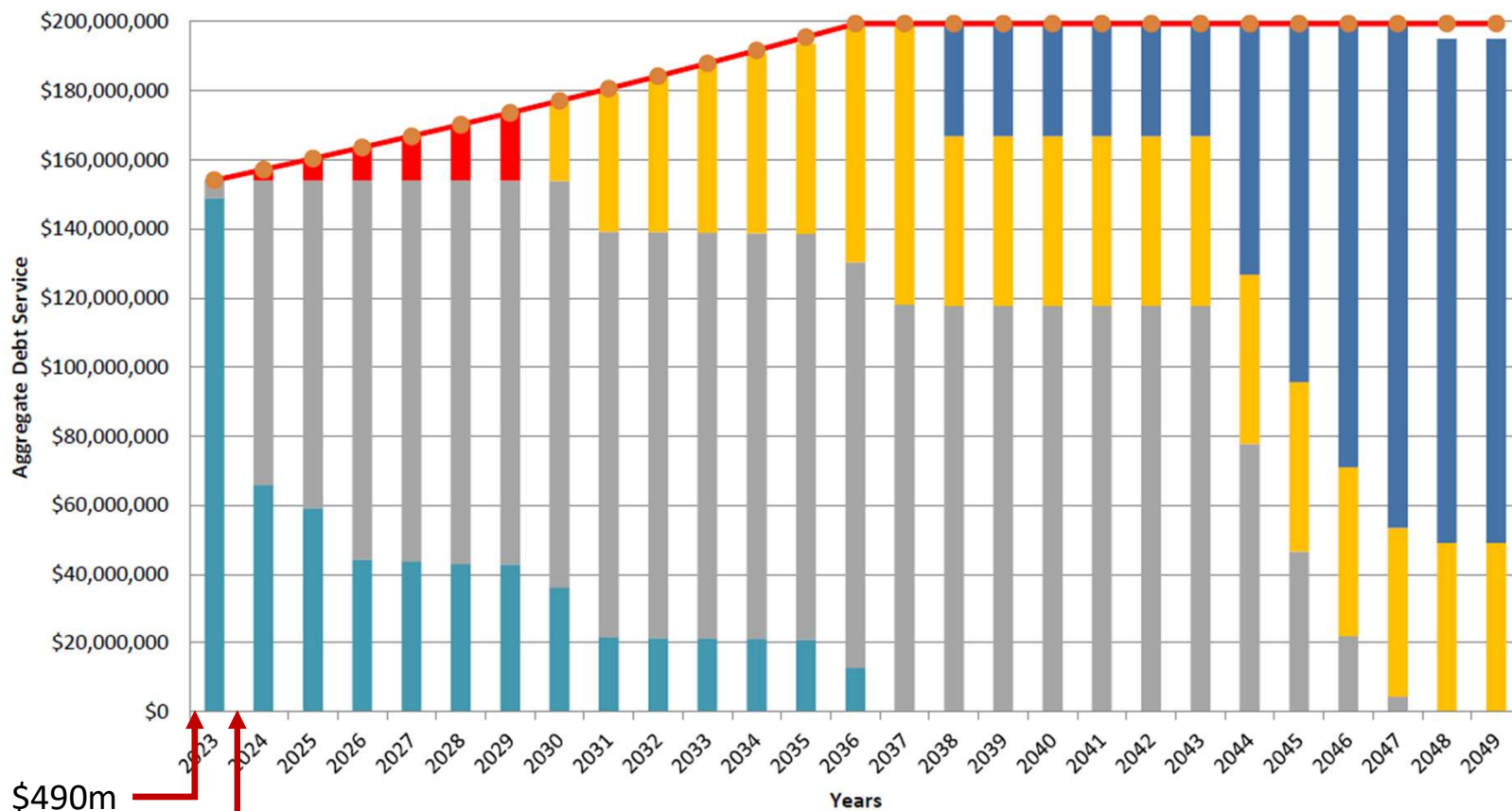


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**Plano Independent School District  
All Outstanding General Obligation Debt  
As of August 1, 2022  
(Assumes 2% TAV Growth to 2036)**



Previous Debt: \$490m

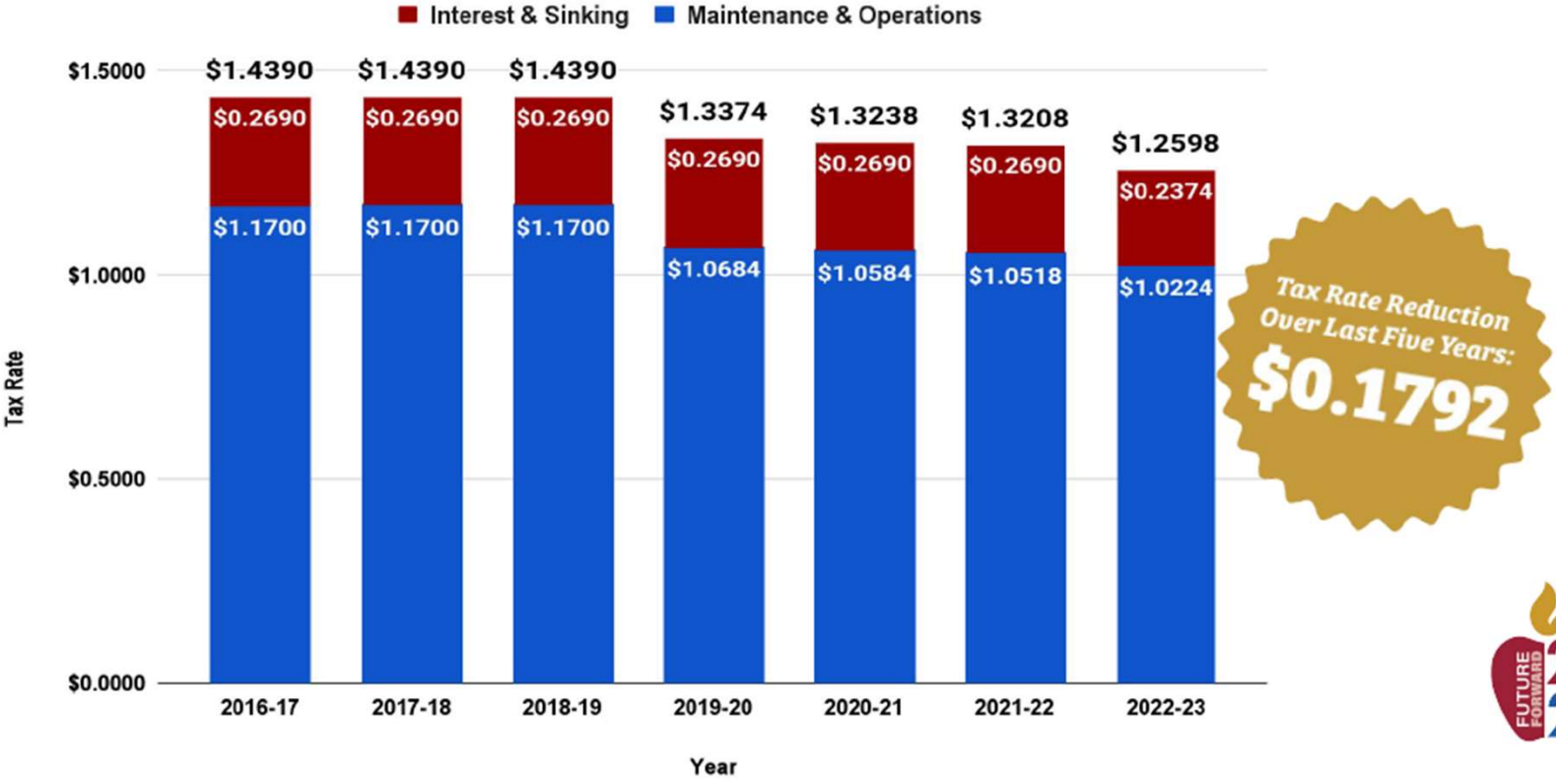
After 2023: \$361m

Disclaimer: this

- Proj. Debt Service after 2023 Defeasance
- Proposed \$1.49 Billion 2023 Bond Program Debt Service
- Proposed \$745 Million 2029 Bond Program Debt Service
- Proposed \$1.1 Billion 2036 Bond Program Debt Service
- Required Defeasance for Max Capacity
- Max Debt Service at .2374 I&S Tax Rate



# Plano ISD Tax Rate History 2016-2023

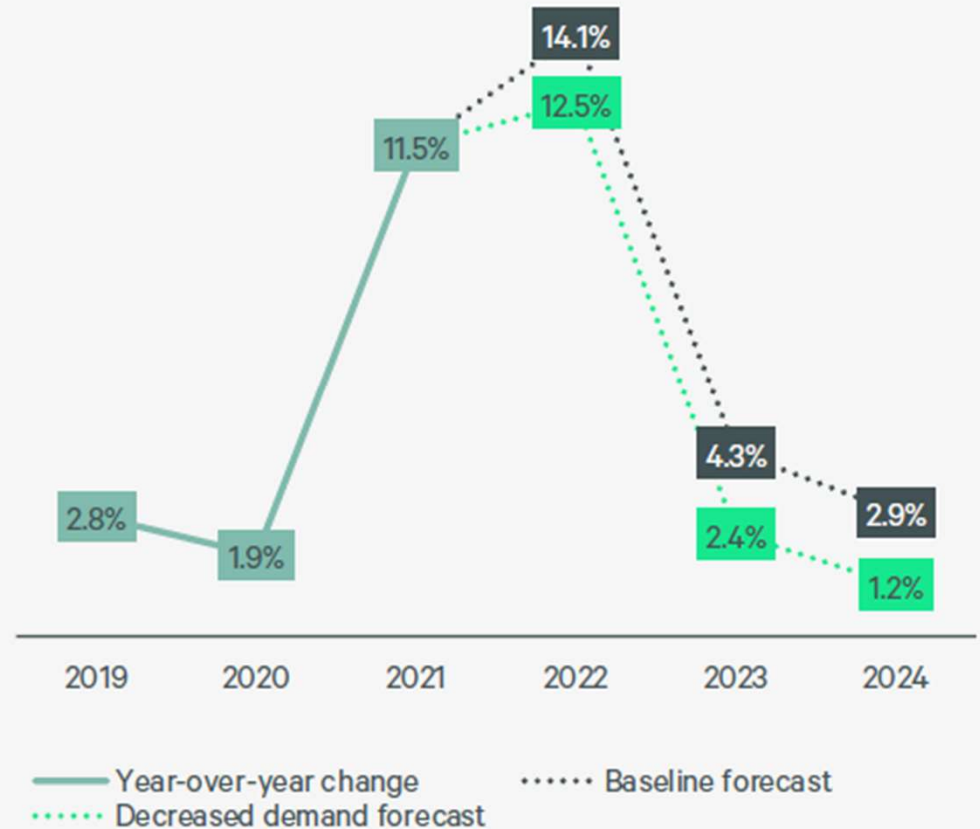


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# Future considerations

- Property values
- Bond interest rates
- Construction costs (CBRE: 14.1% increase in 2022)
- Actual needs
- Closing schools
- Refunding bonds (reduce rate, reduce term)

FIGURE 3: CBRE Construction Cost Index, recent trend and forecast scenarios



Source: CBRE Econometric Advisors, CBRE Strategic Investment Consulting, April 2022.

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# “Without raising the tax rate...”

- But if your property value went up 29% you will still pay 10% higher tax \$ this year!
  - And 10% next year
  - And 9 % the following year
  - Unless it continues to increase...
- Assuming 2% annual \$ increase through 2036
  - Reduce the tax rate
  - Pay back debt sooner
- The key is to maintain a pragmatic “needs” plan and not start uncontrollably increase discretionary “wants”



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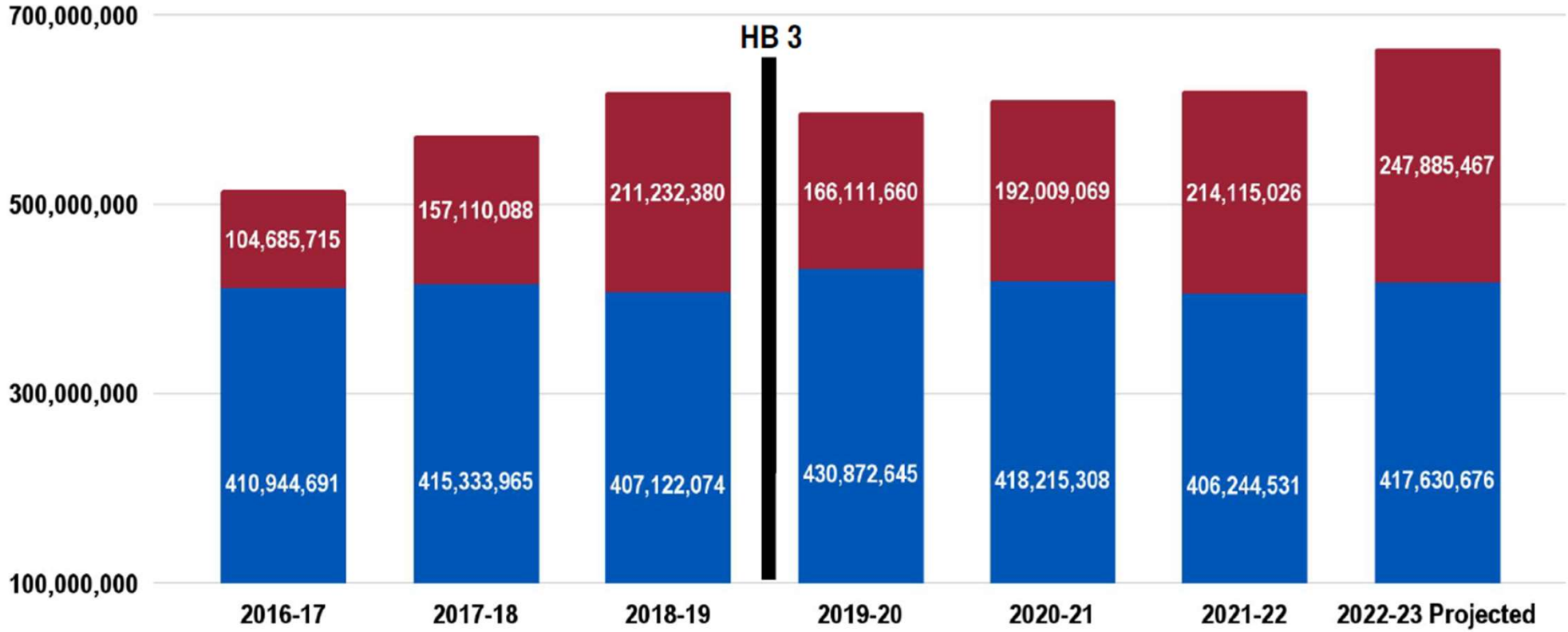
# 2022-2023 COLLIN COUNTY ADOPTED SCHOOL TAX RATES

District	M&O	I&S	Total	Taxes on \$350,000 Home
Wylie ISD	\$0.9748	\$0.4700	<b>\$1.4448</b>	\$4,479
Melissa ISD	\$0.9429	\$0.5000	<b>\$1.4429</b>	\$4,473
Anna ISD	\$0.9429	\$0.5000	<b>\$1.4429</b>	\$4,473
Prosper ISD	\$0.9429	\$0.5000	<b>\$1.4429</b>	\$4,473
Celina ISD	\$0.9235	\$0.5000	<b>\$1.4235</b>	\$4,413
Allen ISD	\$0.9404	\$0.3900	<b>\$1.3304</b>	\$4,124
McKinney ISD	\$0.9429	\$0.3700	<b>\$1.3129</b>	\$4,070
Farmersville ISD	\$0.9429	\$0.3458	<b>\$1.2887</b>	\$3,995
<b>Plano ISD</b>	<b>\$1.0224</b>	<b>\$0.2374</b>	<b>\$1.2598</b>	<b>\$3,905</b>
Frisco ISD	\$0.9429	\$0.2700	<b>\$1.2129</b>	\$3,760



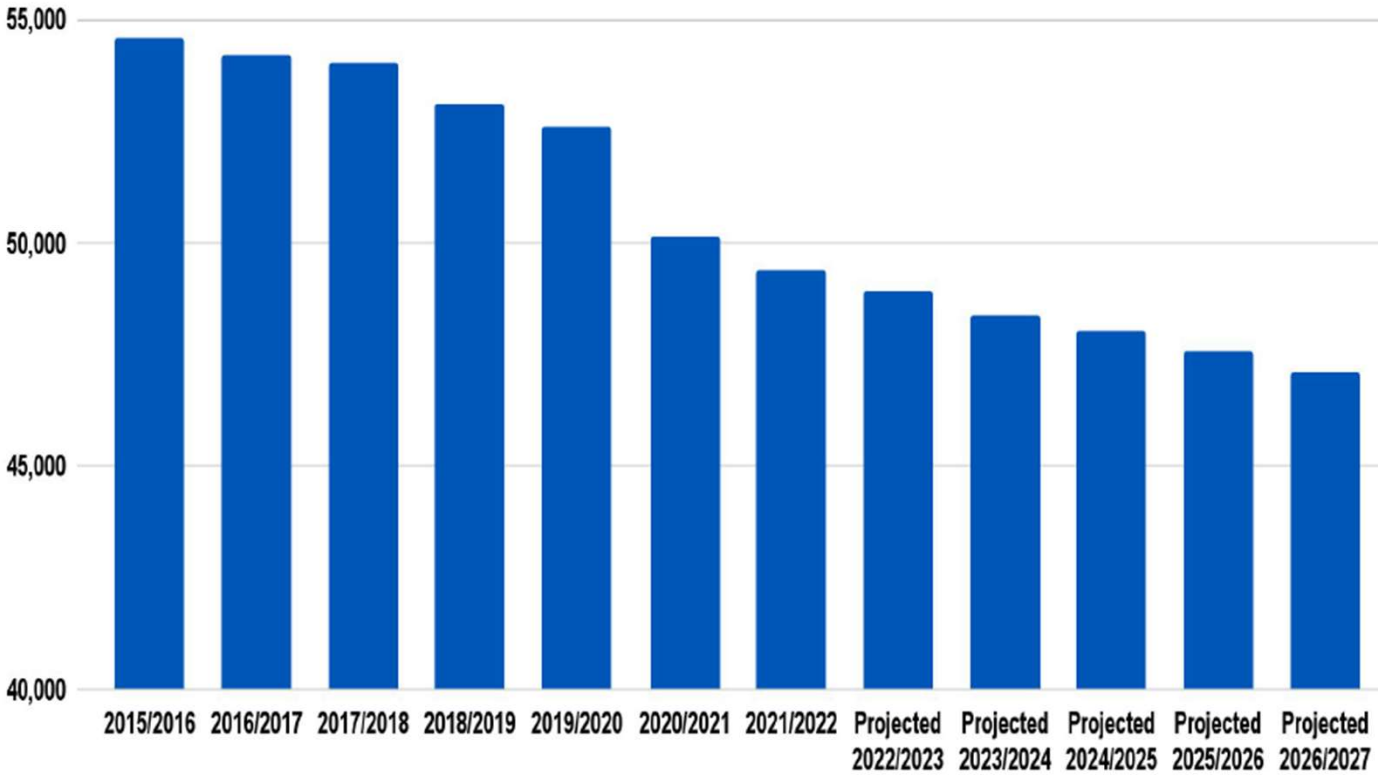
# M&O Collections and Recapture

■ Recapture ■ M&O Taxes Retained



# District Enrollment Totals

Twelve Year Actual/Projected District Enrollment Totals	
2015/2016	54,580
2016/2017	54,214
2017/2018	54,027
2018/2019	53,150
2019/2020	52,646
2020/2021	50,185
2021/2022	49,405
Projected 2022/2023	48,927
Projected 2023/2024	48,369
Projected 2024/2025	48,049
Projected 2025/2026	47,563
Projected 2026/2027	47,126





# Per Student

- M&O remaining in PISD

- 2016-17: \$411m, 54,214 students (\$7,581)
- 2022-23: \$418m, 48,927 students (\$8,543)

+12.7%

+2.0%  
/ year

- Recapture

- 2016-17: \$105m
- 2022-23: \$248m

+136%

+15.4%  
/ year

- Did the cost of education outside of PISD increase by 136%?



# 86(R) HB3 – Voter-Approved Tax Rate

TAX CODE

TITLE 1. PROPERTY TAX CODE

SUBTITLE D. APPRAISAL AND ASSESSMENT

CHAPTER 26. ASSESSMENT

Sec. 26.04. SUBMISSION OF ROLL TO GOVERNING BODY; NO-NEW-REVENUE AND VOTER-APPROVAL TAX RATES.

(C) (1) "No-new-revenue tax rate" means a rate expressed in dollars per \$100 of taxable value calculated according to the following formula:

NO-NEW-REVENUE TAX RATE = (LAST YEAR'S LEVY - LOST PROPERTY LEVY) / (CURRENT TOTAL VALUE - NEW PROPERTY VALUE)

(C) (2) "Voter-approval tax rate" means a rate expressed in dollars per \$100 of taxable value calculated according to the following applicable formula:

(A) for a special taxing unit:

VOTER-APPROVAL TAX RATE = (NO-NEW-REVENUE MAINTENANCE AND OPERATIONS RATE x 1.08) + CURRENT DEBT RATE

<https://statutes.capitol.texas.gov/Docs/TX/htm/TX.26.htm#26.08>

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# SUCCESSFUL VATRE

Tax Rate	21-22	22-23	Voter Approved Tax Ratification Election Adjustments
M&O Tier 1 - Basic Programs Maximum Compressed Rate (MCR - certified by state)	\$0.91340	\$0.85240	↓ Reduce by \$0.06100
M&O Tier II, Level 1 - Enriched Programs Golden Pennies	\$0.08000	\$0.08000	0.0000 (No change)
M&O Tier II, Level 2 - Enriched Programs Copper Pennies	\$0.05835	\$0.09000	↑ Increase by \$0.03165
M&O Total	\$1.05175	\$1.02240	↓ Reduce by \$0.02935
I&S	\$0.26900	\$0.23735	↓ Reduce by \$0.03165
<b>Overall Total Tax Rate</b>	<b>\$1.32075</b>	<b>\$1.25975</b>	<b>↓ Reduce by \$0.06100</b>

Let additional dollars:

approximately \$9.0 Million Annual Increase to M&O with a Tax Rate Savings to Voters

**Total Tax Rate  
REDUCTION  
for 2023**

**6.1¢**

## How does the VATRE impact residential property tax?

	Home Value- PISD 2021-22 Tax Rate	Home Value- PISD 2022-23 Tax Rate <i>with</i> VATRE	Home Value- PISD 2022-23 Tax Rate <i>without</i> VATRE
Market Value	\$ 500,000	\$ 500,000	\$ 500,000
State Exemption	\$ (40,000)	\$ (40,000)	\$ (40,000)
Taxable Value	\$ 460,000	\$ 460,000	\$ 460,000
Per \$100 Value	\$ 4,600	\$ 4,600	\$ 4,600
PISD Tax Rate	\$ 1.32075	\$ 1.25975	\$ 1.22815
PISD Tax Liability	\$ 6,075.45	\$ 5,794.85	\$ 5,649.49
Difference in Tax Liability from Prior Year		(\$280.60)	(\$425.96)
Difference in Tax Liability without VATRE			\$145.36



**If the VATRE passes, the difference in taxes paid per residence will be less than the cost of one fast food meal per week.**



**However, the benefit to the district will be approximately \$9,000,000 annually!**



# Plano ISD Event Center | \$130,000,000

## Example Event Center in Neighboring District



**Garland ISD**  
*Curtis Culwell Center*

## Multi - Use & Flexible Event Space



- 8,500\* seats
- Graduation
- Events
- Concerts
- Competitions:
  - Volleyball
  - Basketball
  - UIL
  - FFA
  - Robotics

\*Estimate only. Design to follow election.



# 86(R) SB30

## AN ACT

relating to ballot language requirements for a proposition seeking voter approval for the issuance of bonds.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 45.003, Education Code, is amended by adding Subsections (g) and (h) to read as follows:

(g) Notwithstanding Section 1251.052, Government Code, the question of whether to approve the issuance of bonds for the construction, acquisition, and equipment of school buildings in the district, the purchase of new school buses, and the purchase of necessary sites for school buildings may be submitted to the voters in a single ballot proposition, except that bonds for each of the following purposes must be stated in a separate proposition:

(1) the construction, acquisition, or equipment of a stadium with seating capacity for more than 1,000 spectators;

(2) the construction, acquisition, or equipment of a natatorium;

(3) the construction, acquisition, or equipment of another recreational facility other than a gymnasium, playground, or play area;

(4) the construction, acquisition, or equipment of a performing arts facility;

(5) the construction, acquisition, or equipment of housing for teachers as determined by the district to be necessary to have a sufficient number of teachers for the district; and

(6) An acquisition or update of technology equipment, other than equipment used for school security purposes or technology infrastructure integral to the construction of a facility.

Disclaimer: this presentation represents the presenter's own opinions



# The event center—proposition D

- 8,500 seats (stadium-like)
- Added by the committee
- \$130m
  - \$6.14/month (out of \$70.67/month) for the average property
- **Maintenance (based on Garland ISD):**
  - \$3m/year (M&O)
  - \$2.4m/year in rentals
- Still in litigation over the 2016 Performing Art Center
- Enrollment is declining
- Traffic



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# My questions

- If we did \$500m in 2016, and \$1.5b in 2022, is it safe to assume \$4.5b in 2028 and \$13.5b in 2034?...
  - What do we REALLY need?
  - *The district needs ~\$3.3b over 20 years*
- How are we paying for a \$1.5b with
  - Lower I&S rate
  - Higher bond interest rate
  - 3x the debt?
  - *Property values went up 50%, starting point much lower, 20-year max*
- What will I be paying (really)?
  - *2% more every year (not 10%)*
- Critical vs. discretionary balance
  - *I vote yes on A, B, C, and E, no on D*

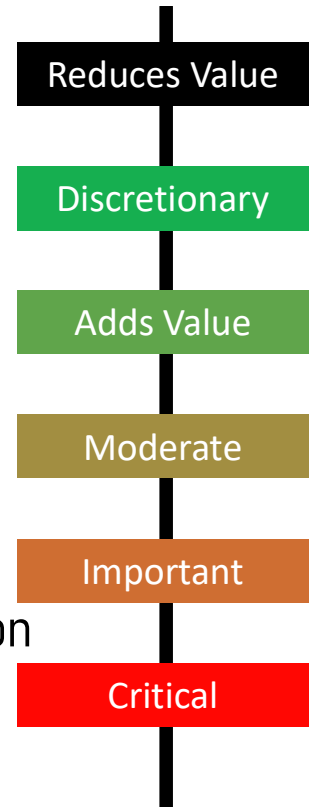


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# Do I TRUST Them?

- Competence
- Process
- Values
  - Fiscal responsibility
  - **Critical vs. Discretionary—a personal decision**
- Transparency
  - Share (inconvenient) information and trust me to make the right decision
  - In the end—it's my decision/vote
- Not misleading



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