



# **Citizens Facility Planning Committee Recommendation for Bond Election**

**JANUARY 20, 2022**

**BRYAN BELL : GABRIEL GARCIA : TALLY WARD**

# Community Driven Process



# Citizen's Facility Planning Committee



The Citizens Facility Planning Committee (CFPC), made up of Red Oak ISD staff and community members, was formed to assess and prioritize Red Oak ISD's current and long-term facility and capital project needs.

**The Committee represents diverse perspectives of our community.**

# Committee Members



- **48 Members** (*dropped 4 due to absences*)
  - Parents with students of all ages
  - ROISD staff members
  - ROISD Alumni
  - Local Business Owners
  - Other Community Members
  - Board appointed (*up to 2 each; total was 10*)
- **Multiple members crossover into several categories**
- **100% are registered voters**

# Committee Members



Amanda Andrews  
Misty Baker  
Dori Barrett  
Bryan Bell\*  
Karen Bennett  
Chere Blair  
Alejandra Calix  
Sheila Domstead  
Crystal Doshier  
Chanerica Easley  
Katy Edwards  
Holli Fantroy

Chas Franklin  
Gabe Garcia\*  
Jadalyynn Griffin  
Meg Habasevich  
Ambra Harris  
Joseph Hartman  
Danna Hightower  
Victoria Jackson  
Samantha Jasso  
Christy Kelso  
Donna Knight  
Henry Lozano

Donny Lutrick  
Kayla Mattox  
Ginger McClure  
Robert McIntosh  
Anthony Modesto  
Kiona Moore  
Kendra Morris  
Paul Moten  
Patricia Murphy  
Joseph Myers  
Steve Patterson  
Hannah Schweiger

Tracie Smith  
Karen Stanfill  
Amanda Stanford  
Laura Stringfellow  
Audrey Taylor  
Camielle Thomas  
Tally Ward\*  
Briana Ware  
Marti Weimar  
Clint Woodward

*\*Co-Chairs*

# Committee Process



- An open and transparent process
- Red Oak ISD administrative staff members, campus principals and outside consultants, served in an advisory role to the committee
- All presentations posted on ROISD website



- Financial Advisor
- Demographer
- Facility Assessment

- Reached consensus of entire committee for recommendation

# Committee Process



- Informational Meetings: Approx. 600 total hours served by Committee
  - District Goals
  - District Finances
  - Facilities Needs
  - District Tour
  - Cost Breakdowns
  - How Bonds and Taxes Work
  - Ethics for Bond Elections

# Information Gathering Overview



- Red Oak growth
- Previous bond elections
- Red Oak ISD fiscal responsibility
- Nearly all schools are close to full capacity or are already over capacity
- Students are spending too many educational hours in transit
- Goodloe Stadium is in danger of being unusable
- Transportation building and parking lots are inadequate
- Many other areas need attention



# Historical Tax Rates



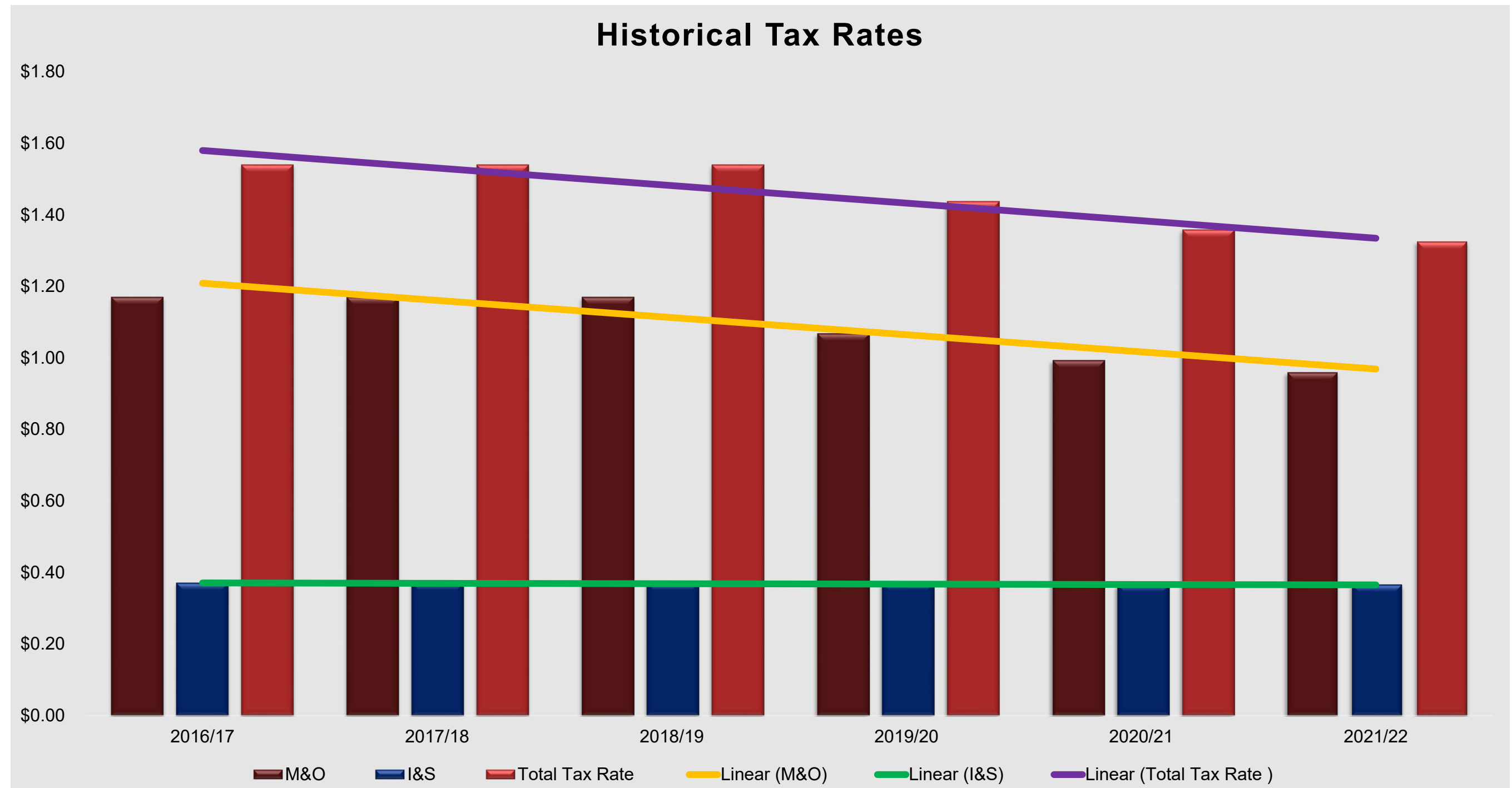
<b>Fiscal Year Ending</b>	<b>M&amp;O</b>	<b>I&amp;S</b>	<b>Total Tax Rate</b>
2016-17	\$1.1700	\$0.3700	\$1.5400
2017-18	\$1.1700	\$0.3700	\$1.5400
2018-19	\$1.1700	\$0.3700	\$1.5400
2019-20	\$1.0683	\$0.3700	<b>\$1.4383</b>
2020-21	\$0.9939	\$0.3653	<b>\$1.3592</b>
2021-22	\$0.9603	\$0.3653	<b>\$1.3256</b>

*The overall tax rate has decreased over the last three years.*

# Historical Tax Rates



*The overall tax rate has decreased over the last three years.*



# Community Survey



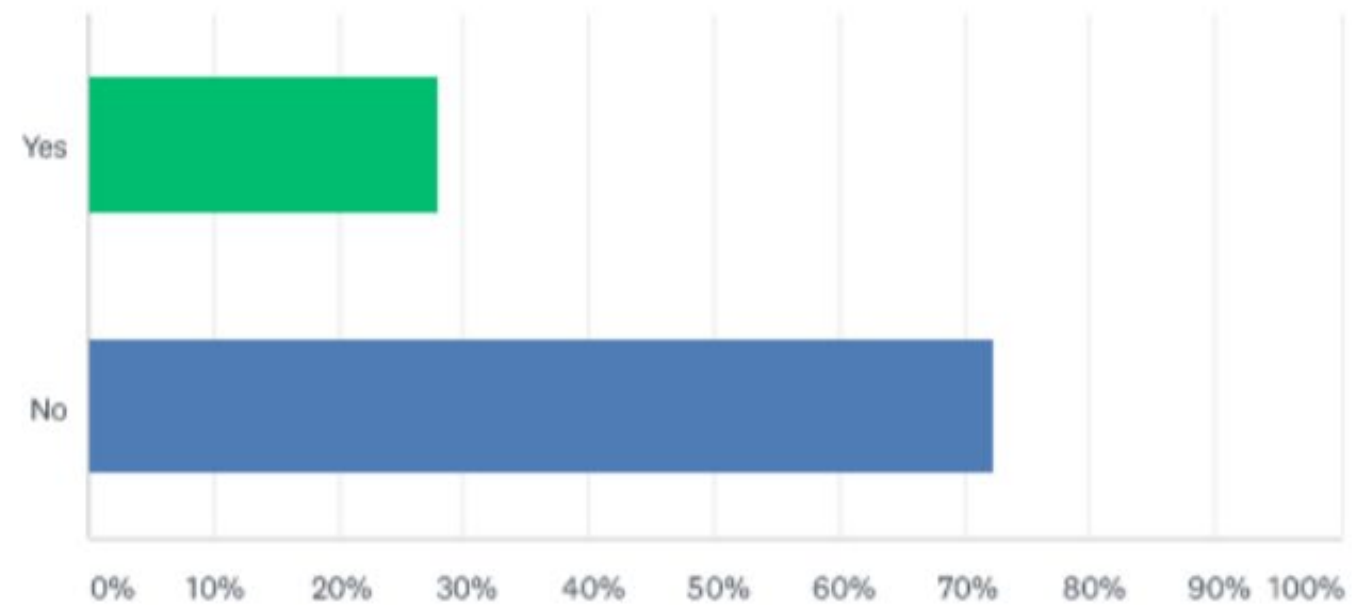
## FACILITIES SURVEY



MAY 2021

Q6 Did you know ROISD has lowered the tax rate for ROISD taxpayers for the past two years?

Answered: 1,977 Skipped: 304



ANSWER CHOICES	RESPONSES	
Yes	27.87%	551
No	72.13%	1,426
TOTAL		1,977

# Information Gathering: Current Conditions



## Red Oak ISD Fiscal Responsibility

- Paying down \$7 million in past bonds (ahead of schedule)
- Purchased land for future elementary and middle schools
- Upgrades to ROHS and Schupmann lighting
- Several HVAC upgrades
- Practice facilities, installing new field at Goodloe Stadium
- State of the Art - Agriculture Science Project Center (Ag Barn)

\*\*\* Maintenance Tax Notes, Regular Operating Budget, Live Oak \$\$ \*\*\*

# Information Gathering: Growth



## City of Red Oak

### 1990-2021 Growth Rate

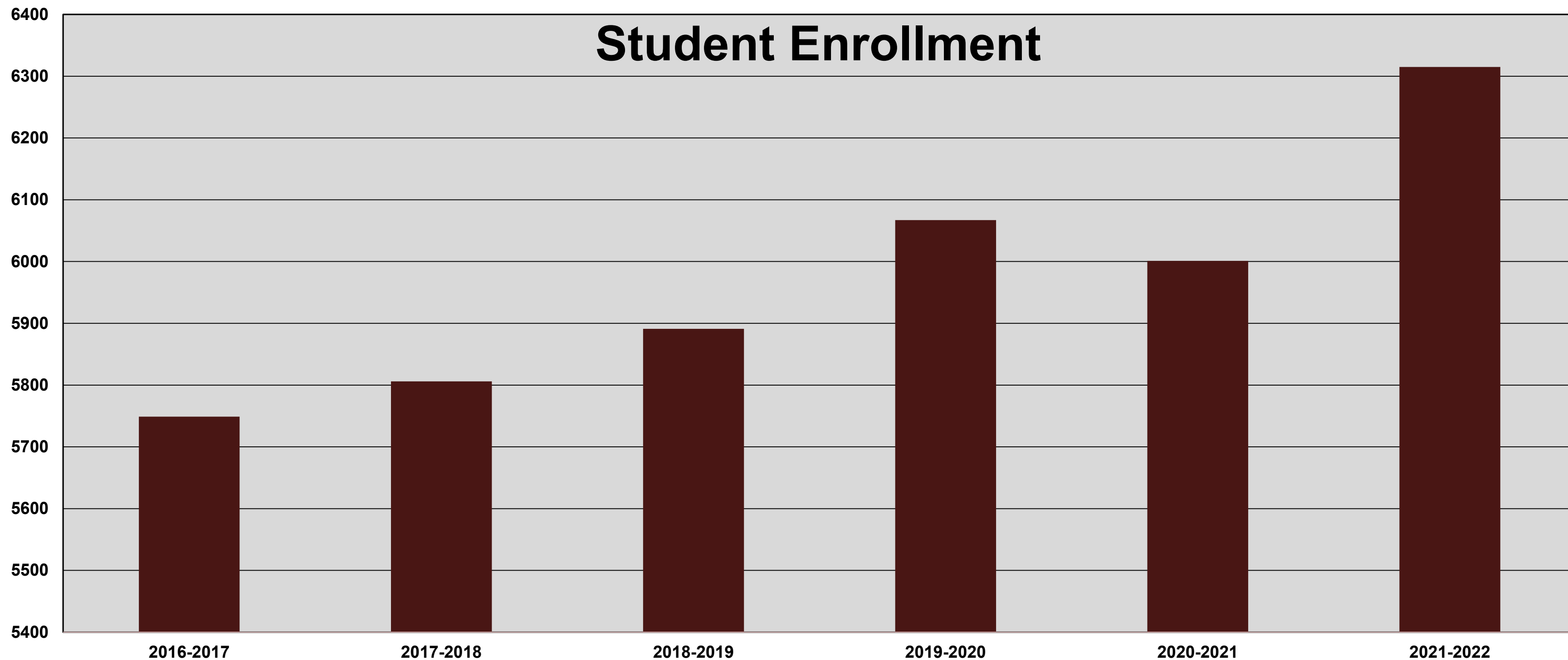
- Red Oak 77.31%
- Collin County 74.69%
- Ellis County 56.94%
- State of Texas 47.04%

## Red Oak 2020-2024

- Projected housing availability increase of **8,665** new residents
  - 2.95 people per planned single-family home
  - 2.5 people per planned apartment/townhome

*Data from City of Red Oak; does not include potential growth of other municipalities.*

# Information Gathering: Growth



# Information Gathering: Previous Bonds



## Previous Bond Elections

- 2006 (\$90 million) Defeated
- **2007 (\$97 Million) Passed**
  - Red Oak High School
  - Shields Elementary
- 2017 (\$74 Million) Defeated
- On average, a district of our size has a bond election every 5-6 years.
- We have gone 15 years without a passed bond.

# Information Gathering: Previous Bonds



## Previous Bond Elections

- **2017 (\$74 Million) Defeated**
  - New Middle School
  - Red Oak High School CTE Classrooms
  - Classroom Technology
  - Transportation
  - Renovations, Lighting, and Maintenance
  - Safety and Security
  - Goodloe Stadium Renovations and Athletic Improvements



# Information Gathering: Previous Bonds



**Bonds Passed From 1999-2021 in similar sized districts in the same TEA Type Classification as ROISD**

TEA Snapshot 2020 Enrollment	District	TEA District Type	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Bonds Approved 1999-2020 (Millions)
9,754	MIDLOTHIAN ISD	OTHER CENTRAL CITY						18.075		35.27	2.5				97.3					268						421.15
8,561	LONGVIEW ISD	OTHER CENTRAL CITY				14.89						286.875														281.57
9,468	WAXAHACHIE ISD	OTHER CENTRAL CITY	37.3							59.25				28.12						125			23			272.67
6,882	CLEBURNE ISD	OTHER CENTRAL CITY	29						36								10			130.55				68.884	272.43	
7,510	SHERMAN ISD	OTHER CENTRAL CITY							77													178				253.00
7,203	SEGUIN ISD	OTHER CENTRAL CITY				35.86						35.48828					83.3						64.7			219.35
8,074	WEATHERFORD ISD	OTHER CENTRAL CITY	97	15 years, largest gap															74.9							171.90
5,899	ENNIS ISD	OTHER CENTRAL CITY							89.9			48.985														138.89
6,054	RED OAK ISD	OTHER CENTRAL CITY	18			14						95	14 years- Tied for Second Largest Gap											125.00		
7,034	GALVESTON ISD	OTHER CENTRAL CITY					69.45	14 years- Tied for Second Largest Gap											31			100.45				
			**14 years is the 2nd largest gap in these districts and Red Oak is one of them.																							
			-- Weatherford has a 15 year gap, however, their bond total is still larger than Red Oak for the time period.																							
			-- Several articles can be found from the Galveston ISD gap time period about the ISD receiving FEMA funding.																							
			--Longview has a 13 year gap, but it follows the largest bond election on the chart by more than double																							
			-- The average gap is 5.62 years																							

\*\*Texas Bond Review Board

\*\*TEA School Data

# Information Gathering: Current Conditions



Nearly all ROISD schools are close to full capacity or are already over capacity with current zoning.

	<b>November 2021</b>	<b>2026</b>	<b>2030</b>
<b>Shields</b>	92%	111%	111%
<b>Eastridge</b>	95%	135%	131%
<b>Wooden</b>	88%	115%	116%
<b>ROE</b>	101%	78%	79%
<b>Schupmann</b>	81%	114%	106%
<b>Red Oak MS</b>	152%	163%	157%
<b>Red Oak HS</b>	94%	106%	100%

# Information Gathering: Current Conditions



## **CTE students are spending educational hours in transit.**

- **Career & Technical Education Programs**
  - Ag, Architecture, Automotive, A/V, Business, Construction, Cosmetology, Education, Engineering, Graphic Design, Health Science, IT, Law, Robotics
- **Current CTE Building at the Middle School**
  - Certain ROHS programs
  - ROMS CTE and regular middle school courses
  - ROHS - 18-25 minutes of transit in a 45-minute instructional period
  - CTE students and teachers are spending extra evening hours working to complete required hours for certificates

# Information Gathering: Current Conditions



## Goodloe Stadium is in danger of being unusable

- Locker room conditions
- Restrooms conditions
- Concessions
- The track is only 7 lanes; 8 lanes recommended for UIL competitions
- Visitor parking area lacks lighting
- ADA requirements:
  - Visitor stands; entry ways
  - Restrooms
  - Slopes under home stands
  - Press box and elevator

# Information Gathering: Current Conditions



## Transportation building and parking lots are inadequate

- Flooding issues
- Facility too small for number of employees passing through each day
  - Restrooms
  - Training
- Gravel bus parking
- Lacks necessary maintenance space
  - Fleet washing
  - Insufficient parts storage and bay capacity
  - Fuel Storage
- 2015-16 to 2021-22
  - Ridership increase 39%
  - Mileage increase 19%

# Information Gathering: Current Conditions



## Many other areas need attention

- Elementary playgrounds lack ADA accessibility
- Middle and high school students share the track at Goodloe
- High school needs more indoor practice space for multiple organizations
- Energy management upgrades (will save money)
- Current middle school safety and security

# School Board Q&A #1



# What's Proposed





# Committee Consensus



The total for all projects that the  
Citizen's Facility Planning Committee deem necessary  
to fulfill district needs and prepare for future growth:

**\$230,100,000**

# Overview



## **The Bond Program Recommendation includes:**

- New CTE building on high school campus grounds
- High school additions and renovations
- New middle school (land already acquired)
- Renovations and classroom additions for two elementary campuses
- Fully renovated Goodloe Stadium
- Athletic improvements at the high school
- New transportation center
- Elementary playgrounds
- Energy management upgrades

# Overview



## The Bond Program Recommendation addresses:

- District growth
  - Almost 1,000 students by 2026
  
- Safety and security
  - Less crowded facilities
  - Student access to facilities
  
- Aging facility conditions
  - ADA compliance for facilities
  - Upgrades to playgrounds and fields

# Proposed Projects



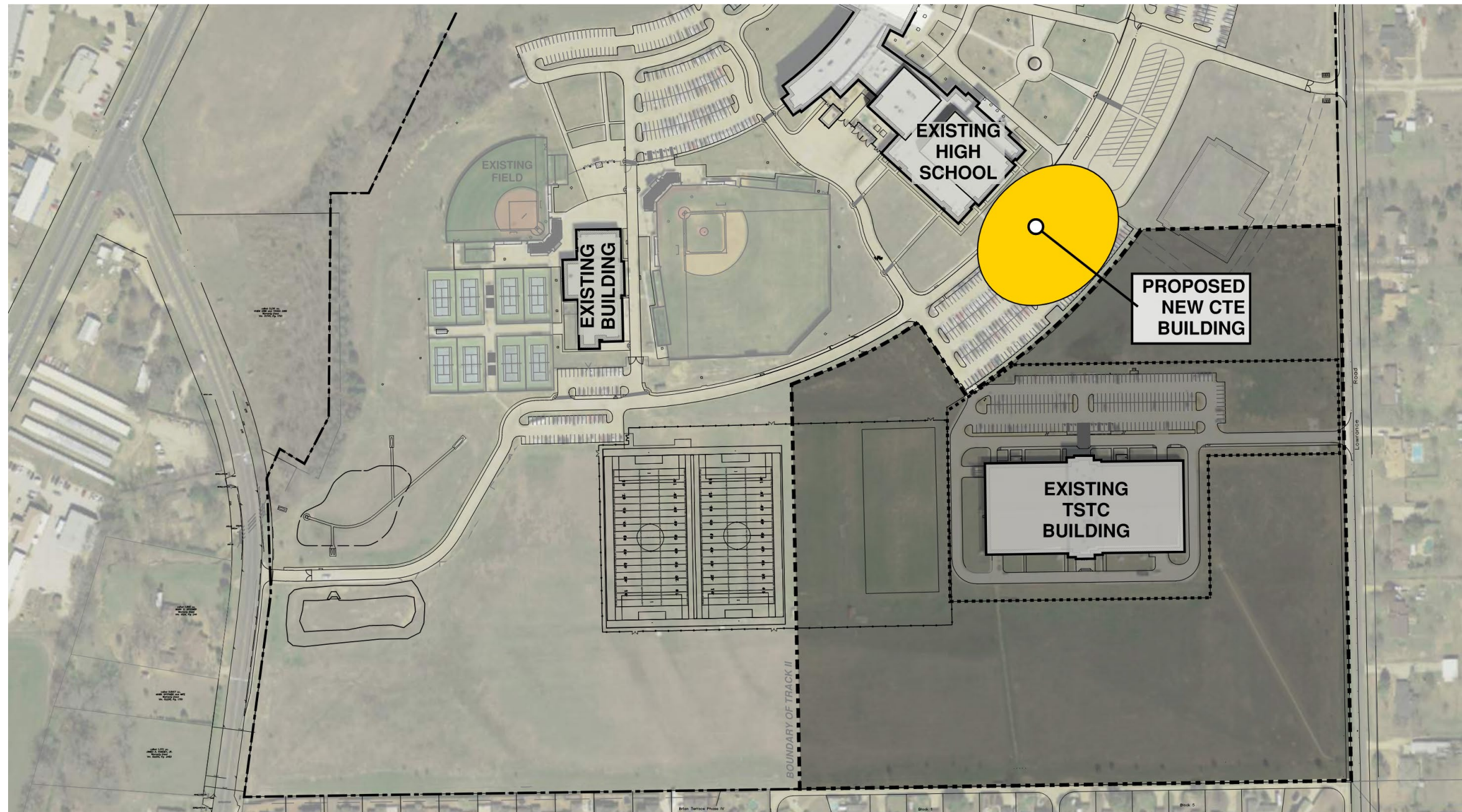
Facility	Project	Project Budget
High School	CTE Addition	\$25.5M
	High School Addition & Renovation	\$13M
Middle School	New Middle School	\$85M
	Existing Middle School – Securely Connect All Buildings	\$1.5M
Elementary School	Addition to Wooden Elementary	\$14M
	Addition to Eastridge Elementary	\$14M
Goodloe Stadium	Full Stadium Reconstruction	\$45M
High School Athletic Improvements	JV Track/ Turf Field	\$6M
	Baseball/Softball Turf at Existing Fields	\$3M
	Re-surface Tennis Courts	\$300K
Transportation Facility	New Facility	\$19M
District-Wide Maintenance Items	Playgrounds (all elementary schools)	\$1.5M
	Energy Management System Upgrades	\$2.3M



# New CTE Building

New CTE @ High School

**\$25.5M**

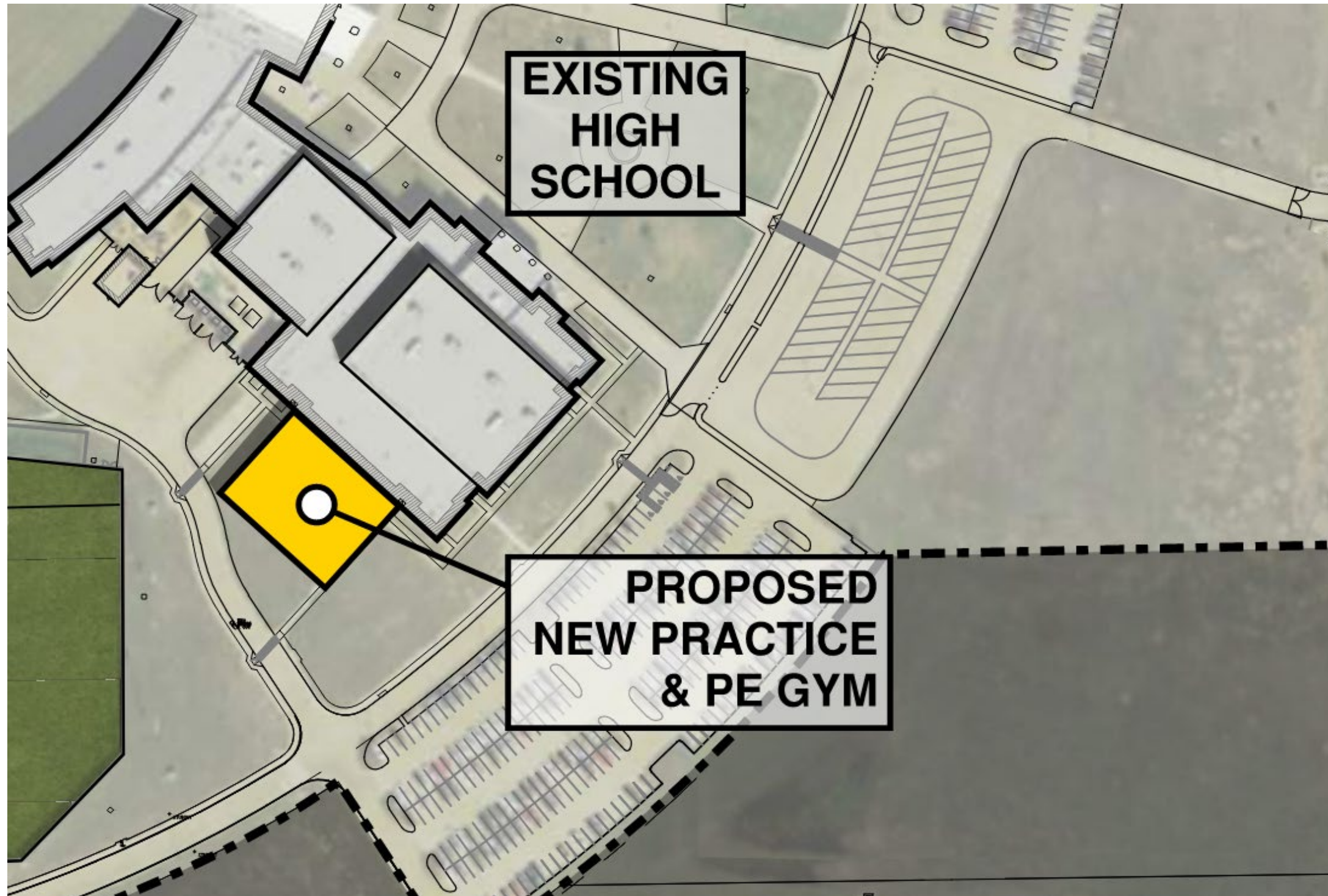


- Reduce lost instructional time due to transporting students to the middle school
- Exact configuration and layout will be determined after Bond passes



# High School Additions & Renovations

**\$13M**



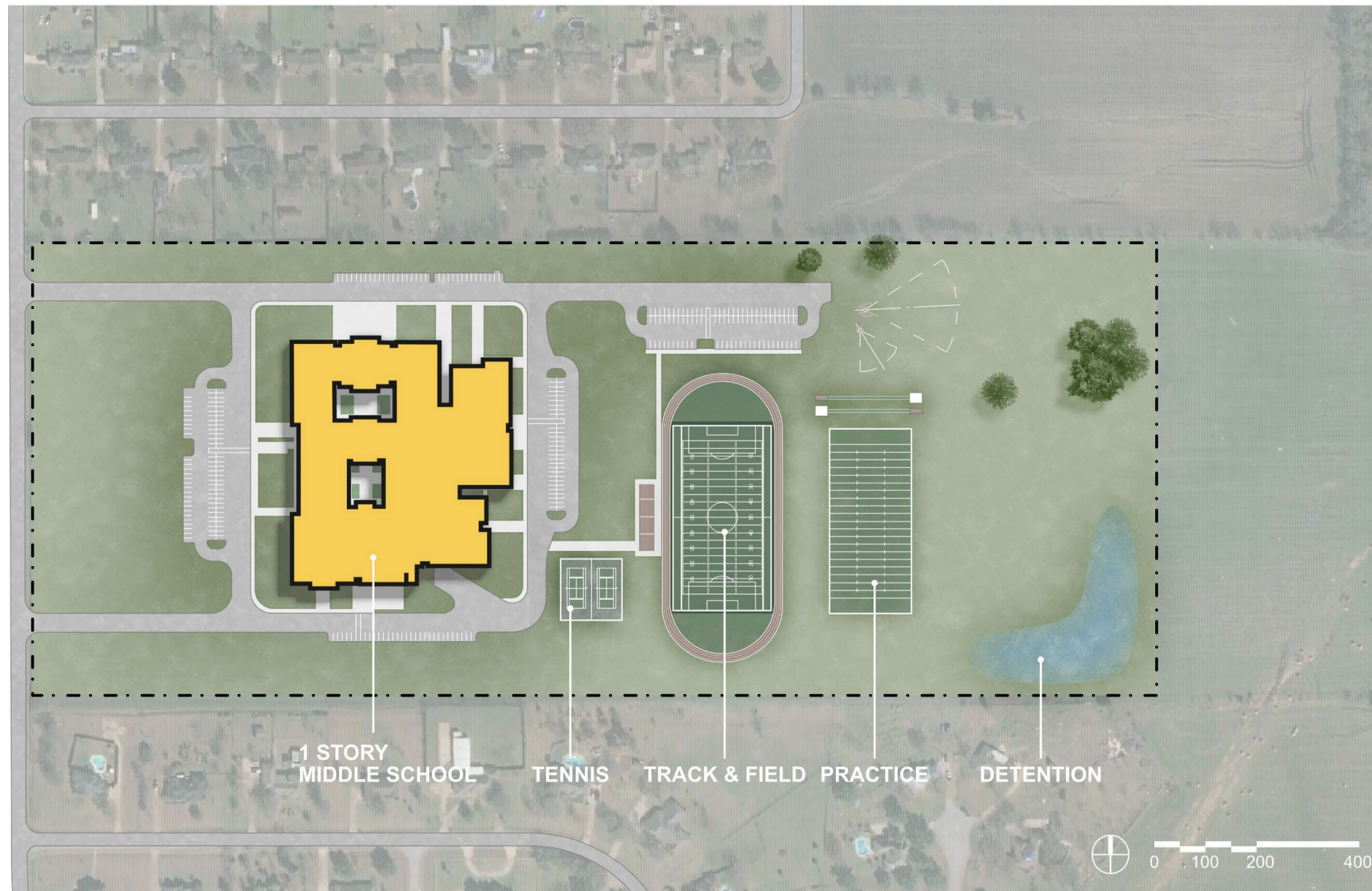
- **Indoor Practice Space, Gym**
  - \$13M



# Middle School

New Middle School on New Site

**\$85M**



- **New middle school on west side of district (Land already acquired)**
- **Includes track, fields and tennis courts**
- **Exact configuration and layout will be determined after bond passes**
- **Security updates to existing middle school**

# Middle School

## New Middle School on New Site

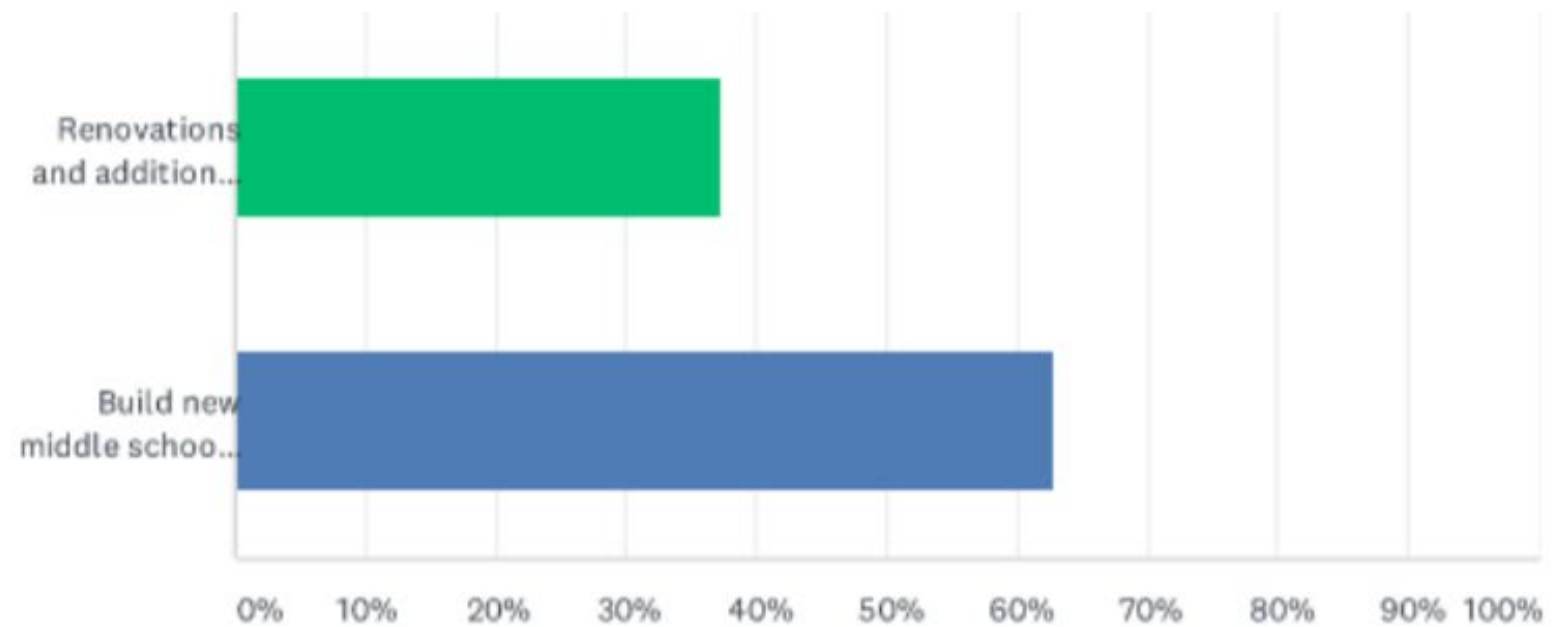


### FACILITIES SURVEY



MAY 2021 Q11 How would you support additional classroom space to accommodate the projected area growth at the middle school level?

Answered: 1,866 Skipped: 415



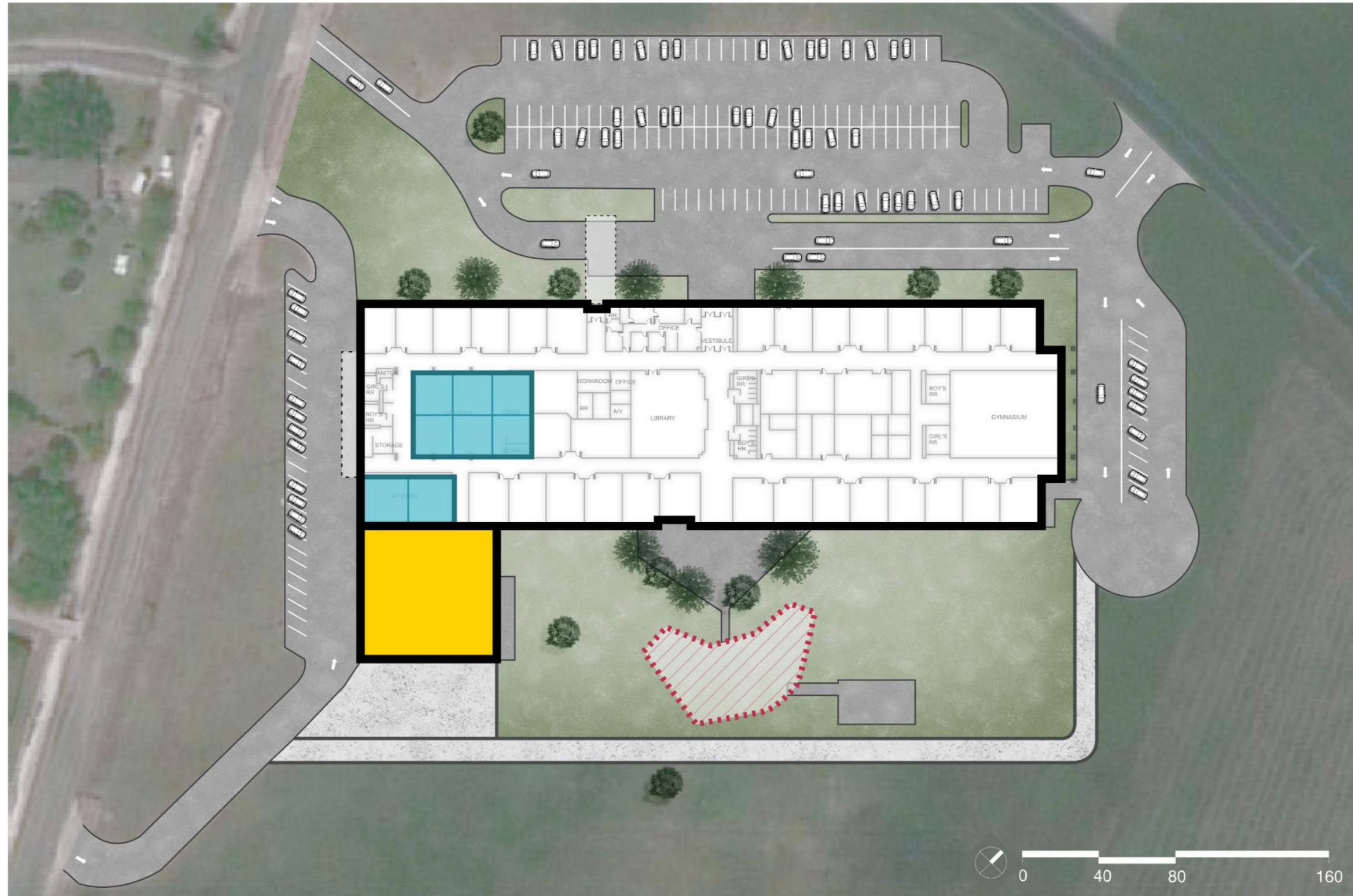
ANSWER CHOICES	RESPONSES
Renovations and additions to the existing campus	37.30% 696
Build new middle school campus	62.70% 1,170
TOTAL	1,866



# Wooden Elementary





## Addition & Renovations

\$14M



- New kitchen and cafeteria
- Adds (8) new classrooms in existing school
- New road around the back of school

### LEGEND

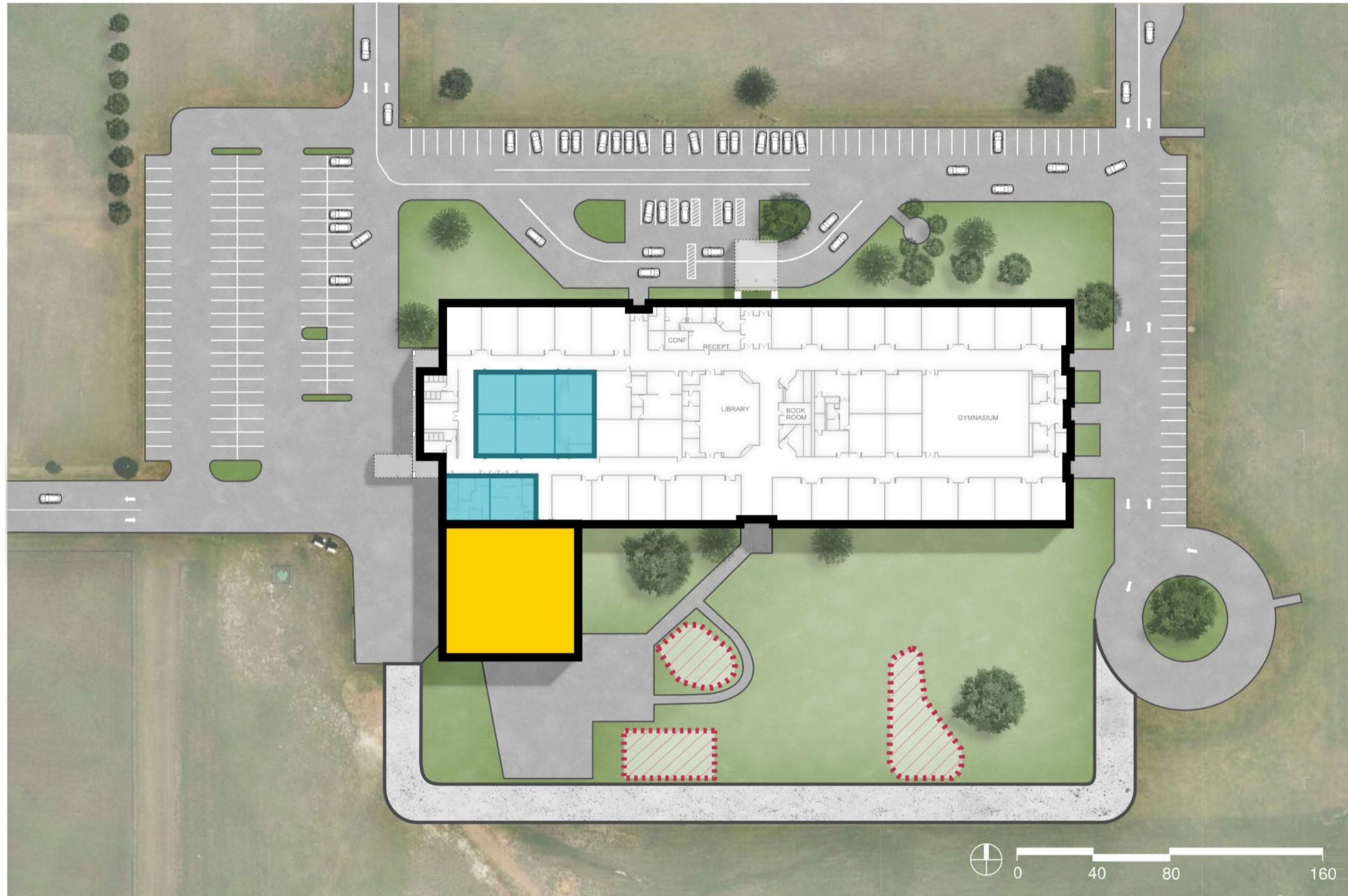
-  CAFETERIA & KITCHEN ADDITION
-  NEW PLAYGROUND EQUIPMENT
-  RENOVATION - NEW CLASSROOMS
-  NEW PAVING



# Eastridge Elementary




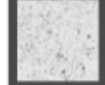
## Addition & Renovations

\$14M



- New kitchen and cafeteria
- Adds (8) new classrooms in existing school
- New road around the back of school

### LEGEND

-  CAFETERIA & KITCHEN ADDITION
-  NEW PLAYGROUND EQUIPMENT
-  RENOVATION - NEW CLASSROOMS
-  NEW PAVING

# Wooden & Eastridge Elementary

## Addition & Renovations

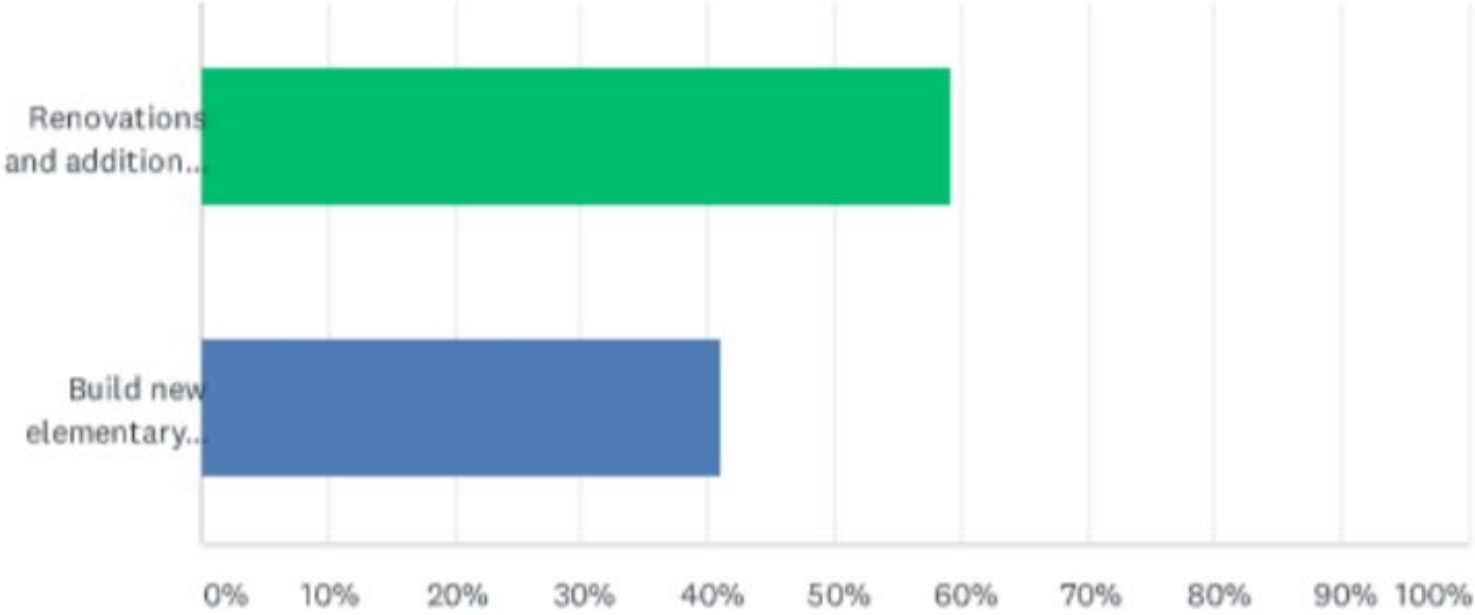


### FACILITIES SURVEY

MAY 2021

Q10 How would you support additional classroom space to accommodate the projected area growth at the elementary level?

Answered: 1,866 Skipped: 415



ANSWER CHOICES	RESPONSES	
Renovations and additions to existing campuses	58.90%	1,099
Build new elementary campuses	41.10%	767
TOTAL		1,866

# Capacity Analysis



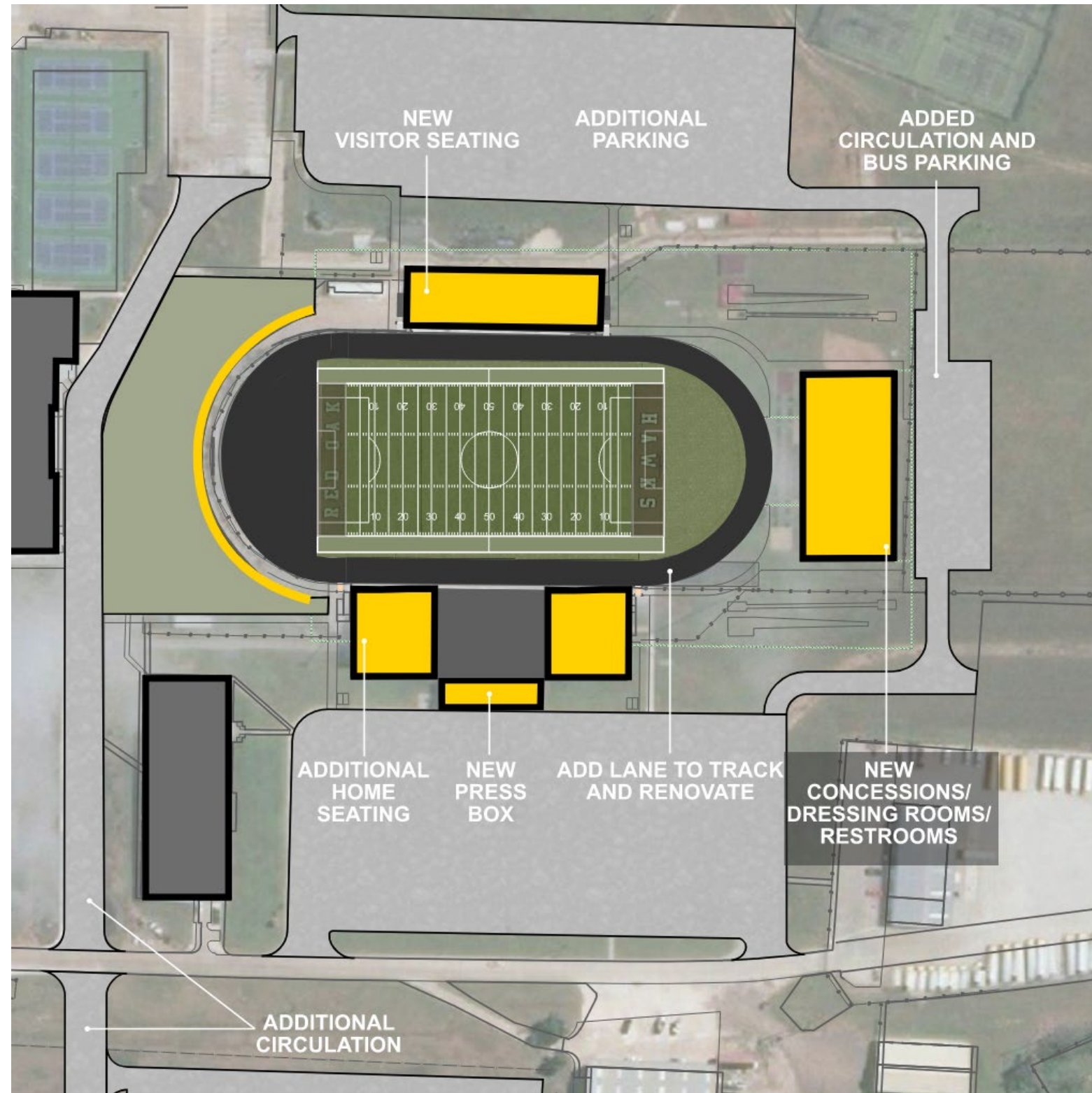
**With the proposed elementary renovations, we can accommodate our projected enrollment for the next 5-10 years**

	<b>DTS</b>	<b>EES</b>	<b>HAW</b>	<b>ROE</b>	<b>RPS</b>
Enrollment 11-6-2021	559	481	505	544	614
2026	673	680	660	415	886
2030	672	660	665	423	808
Current Capacity	607	504	576	537	760
Capacity (with additions)	-	664	736	-	-



# Goodloe Stadium

**\$45M**



- **New locker rooms, concessions and restrooms**
- **New press box**
- **Added lane at existing track and full track renovations**
- **New seating on visitors' side**
- **Additional seating on home side**
- **Additional parking**
- **Added circulation roads**
- **New visitors bus and officials parking area**
- **New scoreboard**

# Goodloe Stadium

Survey from May 2021



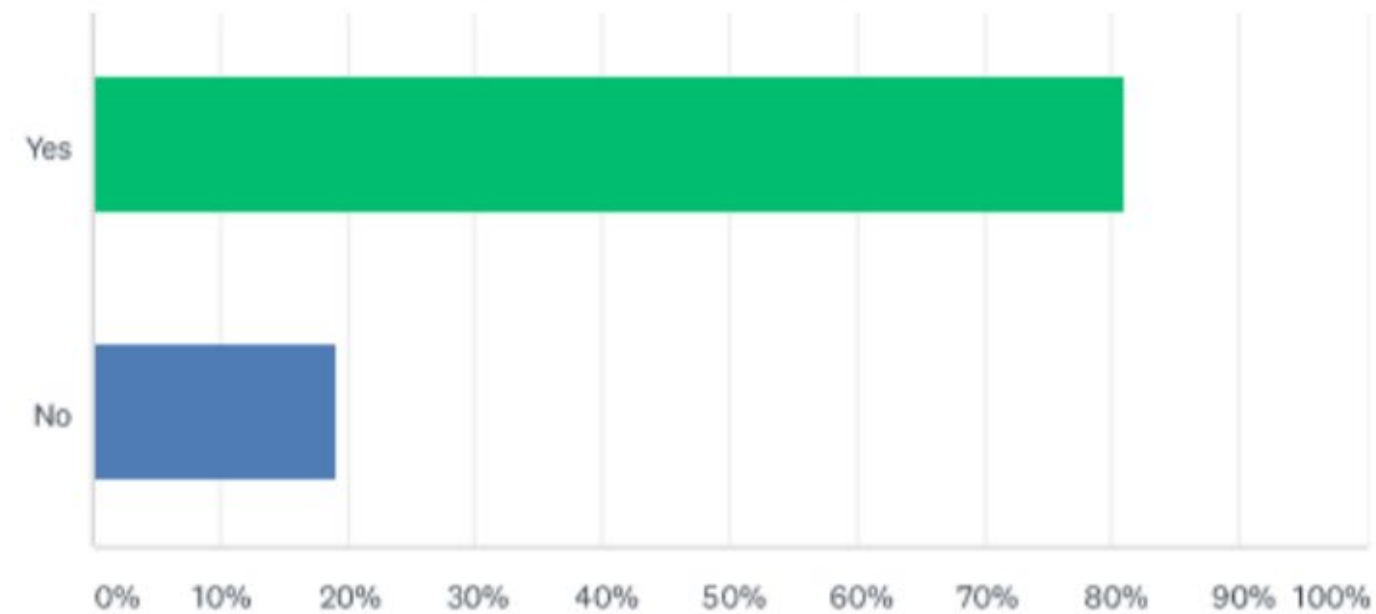
## FACILITIES SURVEY



MAY 2021

Q13 Would you support renovations or additions to Billy Goodloe Stadium?

Answered: 1,725 Skipped: 556

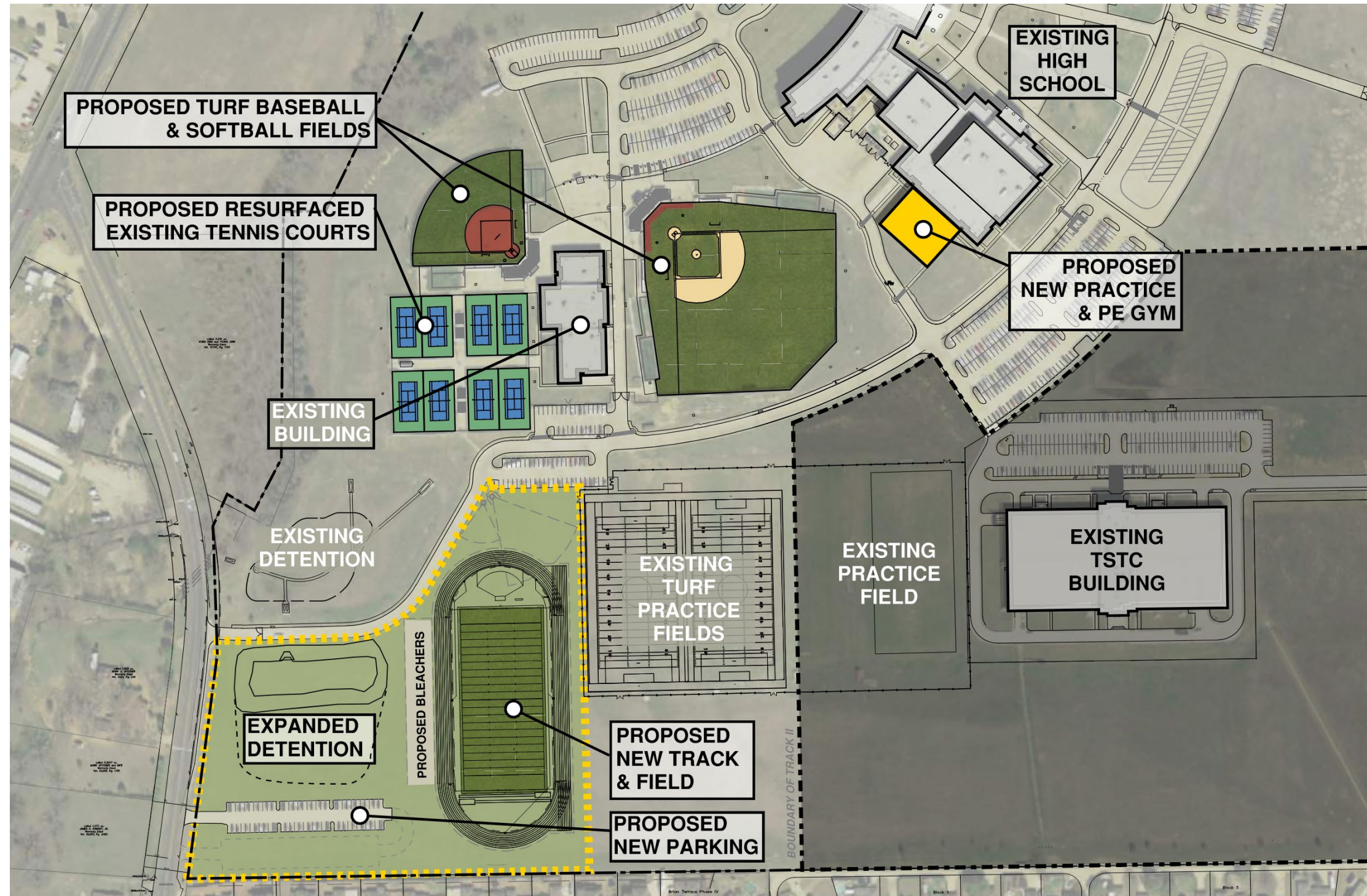


ANSWER CHOICES	RESPONSES	
Yes	80.99%	1,397
No	19.01%	328
TOTAL		1,725



# High School Athletics & Renovations

**\$9.3M**

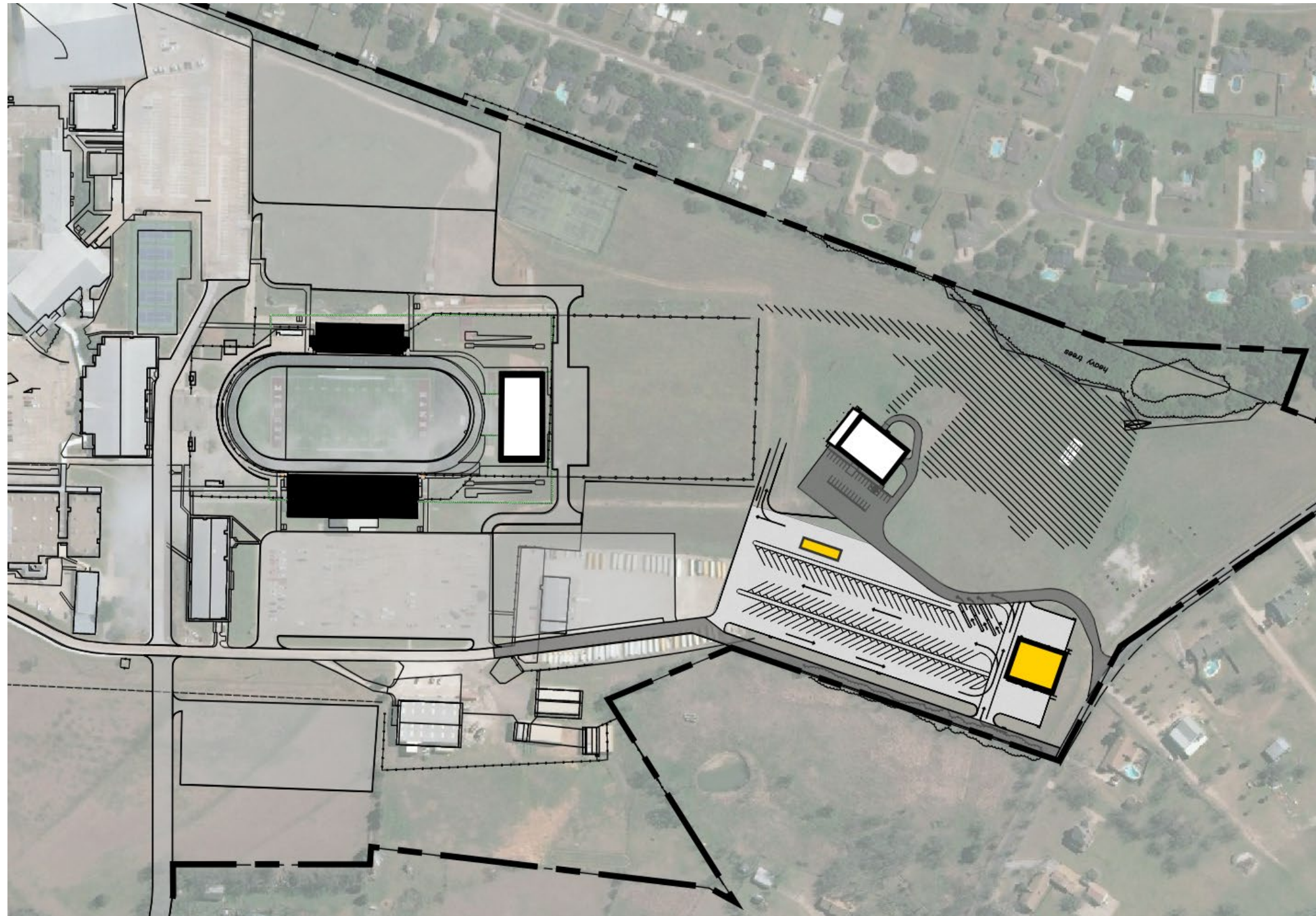


- **New JV Track/Turf Field**
  - \$6M
- **Upgrade Tennis Courts**
  - \$300K
- **Add Year-Round Turf for Baseball/Softball**
  - \$3M



# Transportation Facility

**\$19M**



- **Larger facility with more bays**
- **Paved parking with increased capacity**
- **Facility moved away from the stadium**
- **Dual access from Louise Ritter and Bells Chapel**
- **Graded for proper flood control**



# Financial Impact



# Public School Finance



Used to pay daily operations of the district:

- Staff salaries
- Facility utility costs
- Classroom supplies
- Routine maintenance items



Used to repay debt for capital improvements through voter-approved bonds:

- New construction
- Renovations and upgrades
- Land purchase
- Buses
- Technology and equipment

# Potential Tax Impact



Red Oak ISD's current I&S tax rate	\$0.3653
<b>Potential increase of I&amp;S if Bond is Passed</b>	<b><u>\$0.0410</u></b>
New I&S Tax Rate	\$0.4063

## Current Combined Tax Rate

▪ I&S	\$0.3653
▪ M&O	<u>\$0.9603</u>
▪ <b>Current Total Tax Rate</b>	<b>\$1.3256</b>

## If bond is approved by the community voters

▪ New I&S Tax Rate	\$0.4063
▪ M&O	<u>\$0.9603</u>
▪ <b>Total Potential Tax Rate</b>	<b>\$1.3666</b>

# Comparing Districts 2021/22



District	M&O Tax	I&S Tax	Overall Tax Rate
Prosper ISD	\$0.9603	\$0.5000	\$1.4603
Royse City ISD	\$0.9603	\$0.5000	\$1.4603
Midlothian ISD	\$0.8720	\$0.4800	\$1.3520
Ennis ISD	\$0.9937	\$0.4600	\$1.4537
Cleburne ISD	\$0.9942	\$0.4544	\$1.4486
Lancaster ISD	\$1.0329	\$0.4375	\$1.4704
Desoto ISD	\$0.9603	\$0.4283	\$1.3886
Grand Prairie ISD	\$0.9603	\$0.4160	\$1.3763
Birdville ISD	\$0.9241	\$0.4139	\$1.3380
Waxahachie ISD	\$0.9603	\$0.3839	\$1.3442
Rockwall ISD	\$0.9036	\$0.3700	\$1.2736
<b>Red Oak ISD</b>	<b>\$0.9603</b>	<b>\$0.3653</b>	<b>\$1.3256</b>

*Table sorted by highest to lowest I&S rate.*

**\$0.4063**  
**Where ROISD I&S tax rate will fall if bond is approved by the voters.**

# Tax Impact



**\$0.0410 I&S tax increase from  
\$0.3653 to \$0.4063**

*\* Net taxable value of the anticipated \$40,000 state homestead exemption. A \$100,000 home would be taxed on the \$60,000 net value.*

<b>Net Taxable Home Value*</b>	<b>Monthly</b>
\$60,000	\$2.05
\$110,000	\$3.76
\$160,000	\$5.47
\$210,000	\$7.18
\$260,000	\$8.88
\$310,000	\$10.59
\$360,000	\$12.30
\$410,000	\$14.01
\$460,000	\$15.72

# Tax Impact



CAD Appraised Value: \$350,000  
- State Homestead Exemption (\$40,000)  

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= Net Taxable Value: \$310,000

Bond approval of all propositions  
= \$10.59 increase per month



# Residents 65 and older



## **NO TAX IMPACT:**

The dollar amount of school taxes imposed on the residence homestead of a person 65 years of age or older **cannot be increased** above the amount paid in the first year after the person turned 65, regardless of changes in tax rate or property value unless significant improvements are made to the home.

*If you are 65 or older, you must file a homestead application at your appraisal district to receive the exemption.*

# Tax Impact



## **Two Bonds over last 20 years:**

- 2002 for \$14M
  - Average length of bonds: 23 years
- 2007 for \$95M
  - Average length of bonds: 30 years
- Bonds refinanced at lower rate = savings of \$16M in interest payments

**Currently paying off two bond series early to save interest of \$500K**

**Outstanding bond principal - \$82.85M (*after bond payoffs*)**

# Tax Impact



## If Bond Election (any propositions) Pass:

- First bonds issued in fall 2022
  - 30 year bonds
  - Municipal interest rates dropped from a high of 6% in 2008 to a low of 2% last summer (2021)
- Subsequent bonds would be issued for 2023, 2024

# Historical Tax Rates



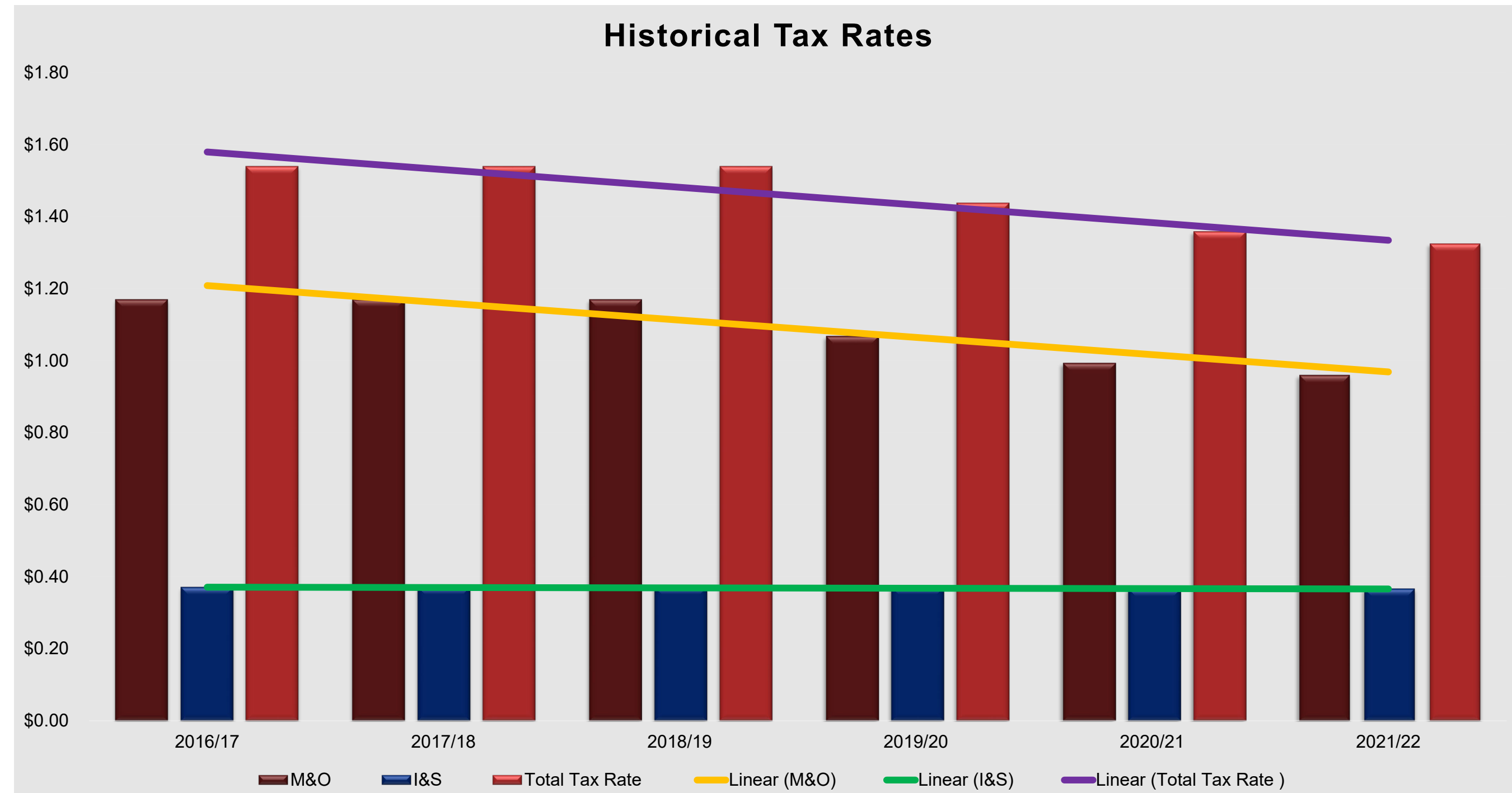
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2019-20	\$1.0683	\$0.3700	\$1.4383
2020-21	\$0.9939	\$0.3653	\$1.3592
<b>2021-22</b>	<b>\$0.9603</b>	<b>\$0.3653</b>	<b>\$1.3256</b>

*The new potential total tax rate of **\$1.3666** is still well below the 2019-20 total tax rate.*

# Historical Tax Rates



*The overall tax rate has decreased over the last three years.*



# Committee Charge to School Board



**The Citizens' Facility Planning Committee presents to the Red Oak ISD School Board a 2022 bond recommendation based upon the districts needs totaling the amount of \$230,100,000 to include the following projects:**

- New CTE building on high school campus grounds
- High school additions and renovations
- New middle school (land already acquired)
- Renovations and additions for two elementary campuses
- Fully renovated Goodloe Stadium
- Athletic improvements at the high school
- New transportation center
- Elementary playgrounds
- Energy management upgrades



# Voting Information



# Voter Registration



## **Are you registered?**

Only registered voters of Red Oak ISD are eligible to vote. The deadline to register is Thursday, April 7, 2022.

## **Not registered?**

You can fill out a voter registration at any ROISD campus or fill out an application online at [VOTETEXAS.GOV](https://VOTETEXAS.GOV)

# Voting



**Early Voting:** April 25 – May 3, 2022  
Locations and times vary

**Election Day:** Saturday, May 7, 2022  
7 a.m. to 7 p.m.

View a full listing at Ellis County Elections:  
<https://www.co.ellis.tx.us/312/Elections>



## Citizen's Facility Planning Committee

Citizen's Facility Planning Committee >

### ROISD Citizen's Facility Planning Committee

The Red Oak Independent School District Citizen's Facility Planning Committee was established in the fall of 2021 to review the current status of our facilities, address the current and future needs, collaborate as a diverse community representation, and present recommendations to the ROISD Board of Trustees.

The group was selected from primarily Red Oak ISD registered voters and taxpayers while ensuring representation from a very diverse group that includes all campuses and various groups. Members include are parents, employees, alumni, and community members. We truly want the entire district, each campus, and all sections of the community represented and their view, perception, and voice heard.

Their decisions will be imperative in the representation of our current students as well as our future ROISD students as they look at current demographics and enrollment as well as projected growth.

#### Scope of Work

- Review current use of district facilities.
- Review critical needs and future needs.
- Collaboration to prioritize facility needs.
- Planning - going forward how to meet facility needs.
- Engage the community in dialogue regarding long-range facilities and capital improvement needs.
- Provide recommendations to the board.

#### Parameters

- Keep in mind the district goals and needs as a whole with the focus consistently on students.
- Be fiscally responsible stewards of finances of the district and taxpayer dollars.

#### General Information

- [ROISD Tax Rate](#)
- [ROISD Bond History](#)
- [ROISD Facility History](#)
- [18-19 City Agreement Information](#)

#### CFPC Committee

- [CFPC Committee List](#)

#### CFPC Meeting #1

- [CFPC PPT-1](#)
- [City of Red Oak PPT](#)
- [City of Glenn Heights PPT](#)
- [City of Ovilla PDF](#)

#### CFPC Bus Tour

#### CFPC Meeting #2

- [CFPC PPT-2](#)

#### CFPC Meeting #3

- [CFPC PPT-3](#)
- [SAMCO Financial PPT](#)
- [Davis Demographics PPT](#)

#### CFPC Meeting #4

- [CFPC PPT-4](#)

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# School Board Q&A #2

