

ROISD

Bond Information



Developed by the
ROISD Citizen's Facility
Planning Committee

Approved by the ROISD
School Board on Jan. 24, 2022

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.

- **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 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

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



Fiscal Year Ending	M&O	I&S	Total Tax Rate
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	\$1.4383
2020-21	\$0.9939	\$0.3653	\$1.3592
2021-22	\$0.9603	\$0.3653	\$1.3256

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

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: Current Conditions



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

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

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.

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 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

Bond Projects

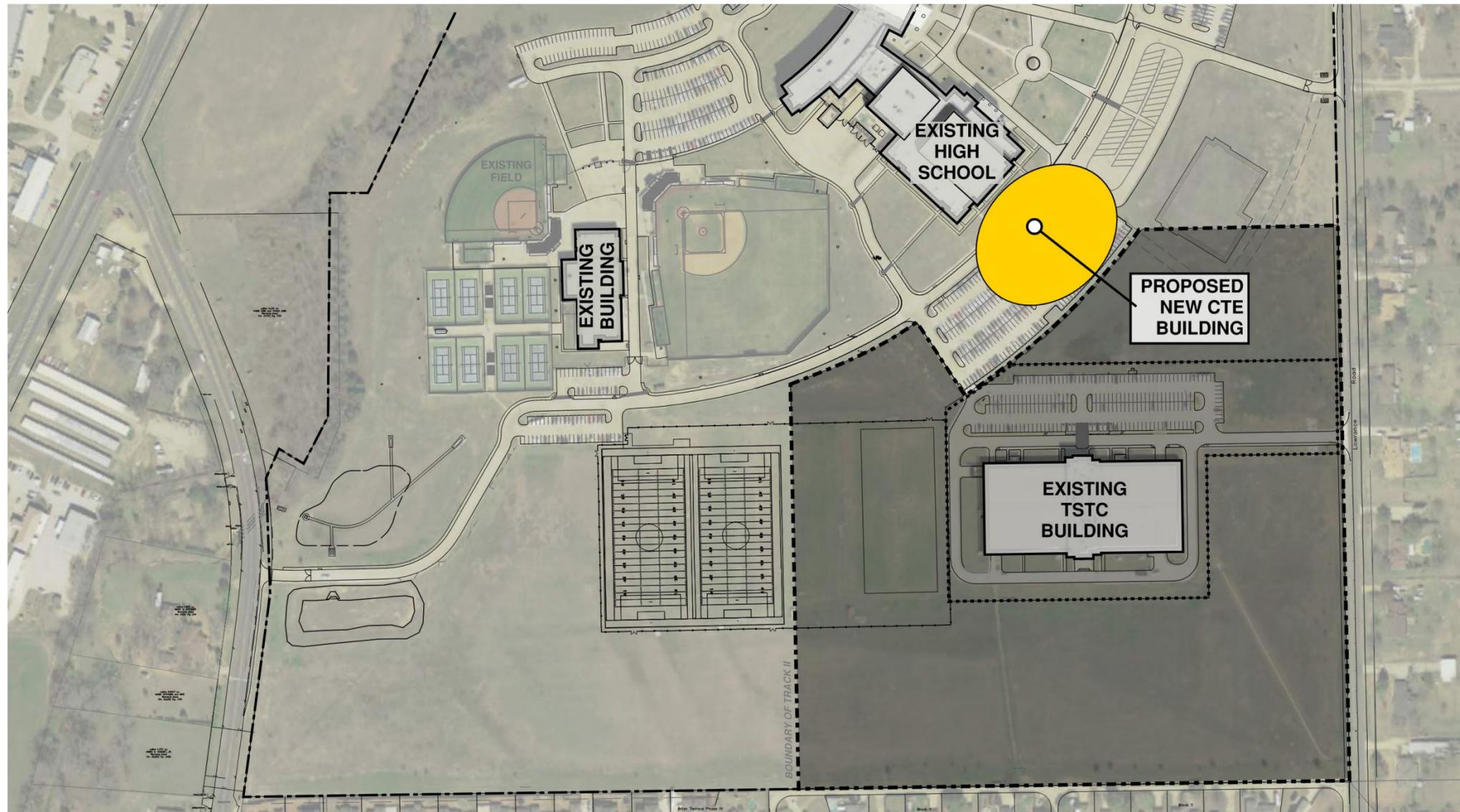


Facility	Project	Project Budget
High School	CTE Addition	\$25.5M
	High School Addition & Renovation	\$13M
Middle School	New Middle School	\$85M
	Existing Middle School – Securely Connect All Buildings	\$1.5M
Elementary School	Addition to Wooden Elementary	\$14M
	Addition to Eastridge Elementary	\$14M
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

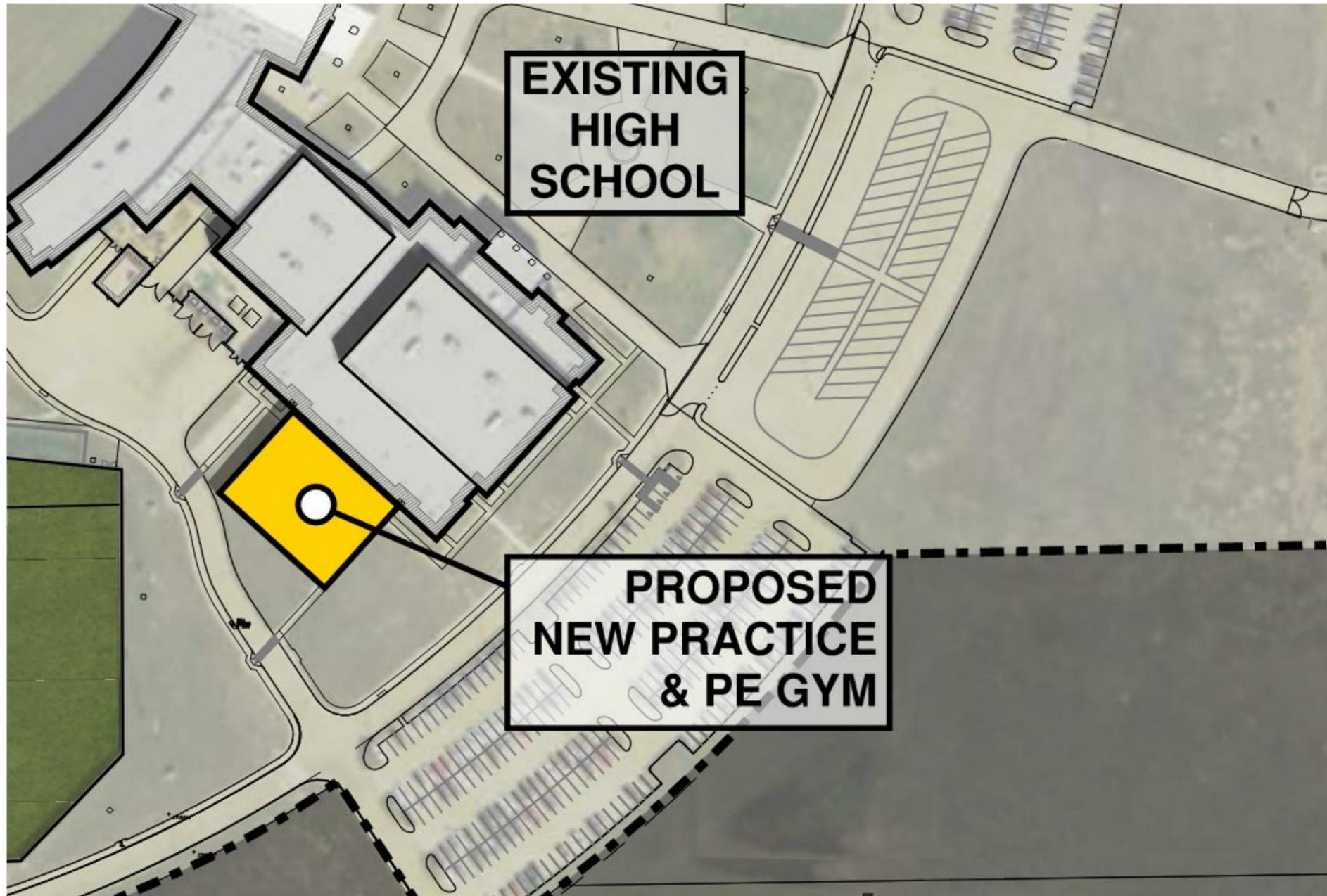
\$25.5M



- 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

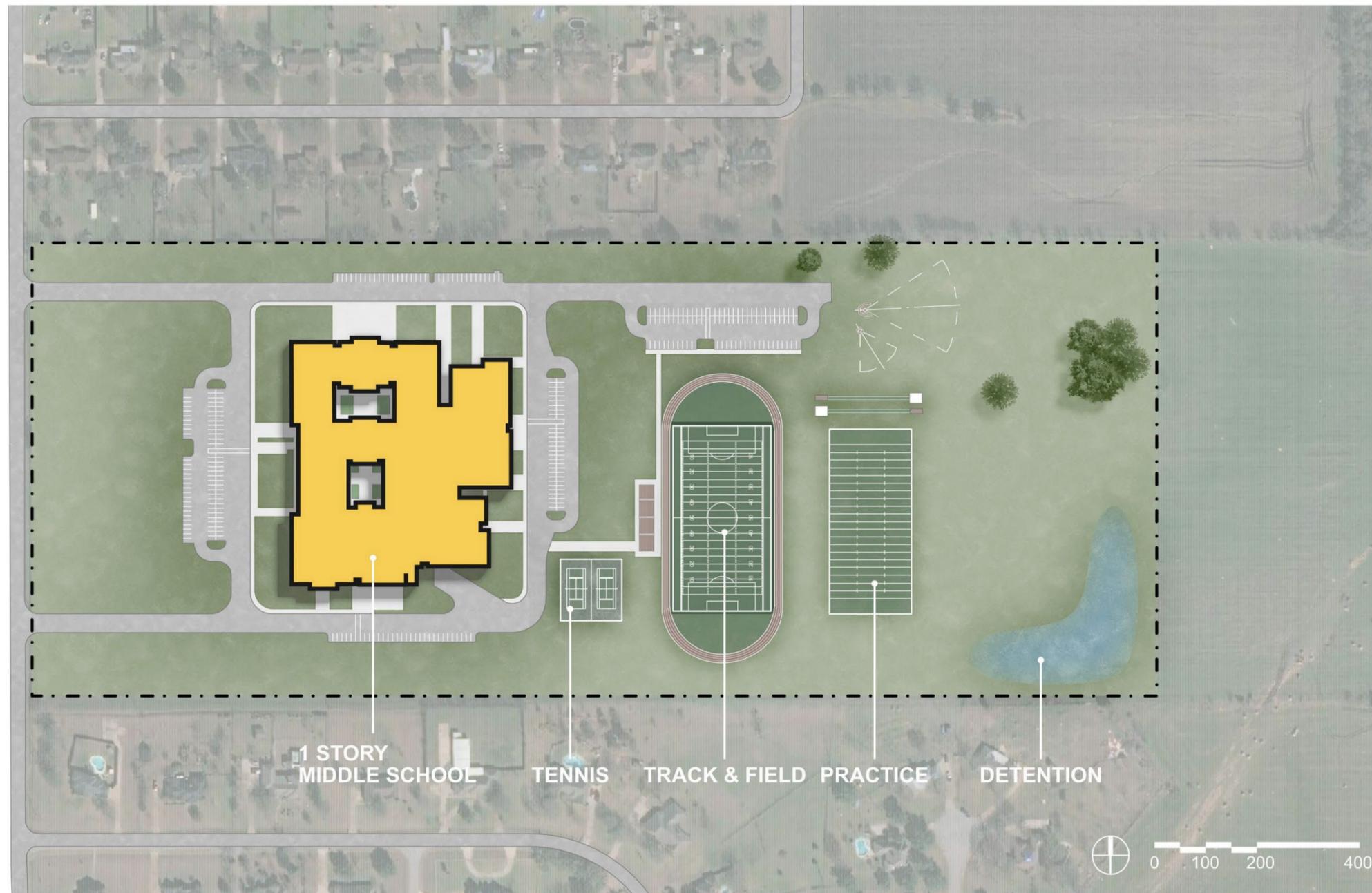


- **Indoor Practice Space, Gym**
- **Replacement of flooring throughout school**
- **Renovations to main gym seating**

Middle School

New Middle School on New Site

\$86.5M

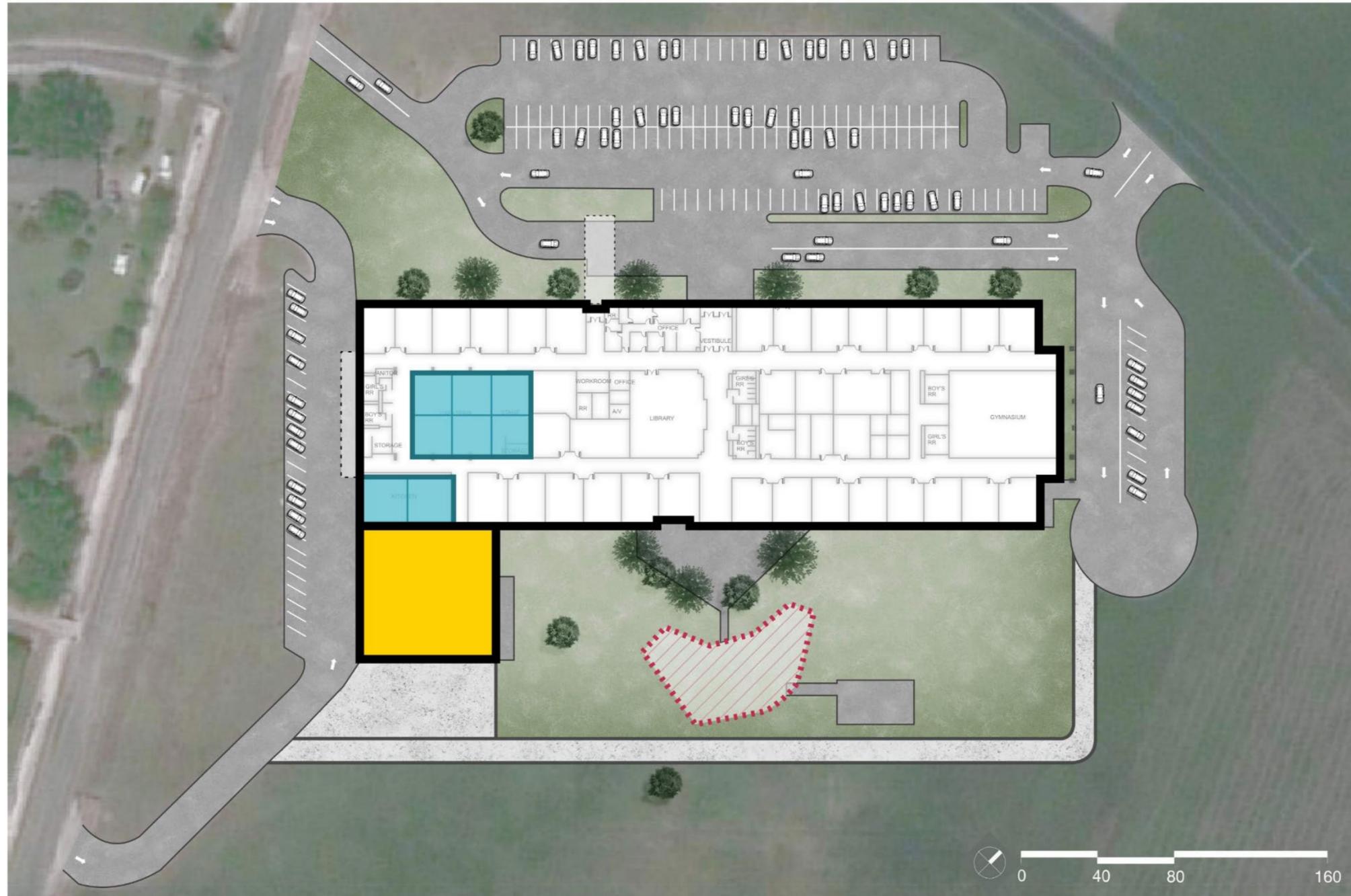


- **New middle school on west side of district (Land already acquired)**
- **Includes track, fields and tennis courts**
- **Exact configuration and layout will be determined after bond passes**
- **Security updates to existing middle school (\$1.5M)**

Wooden Elementary

Addition & Renovations

\$14M



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

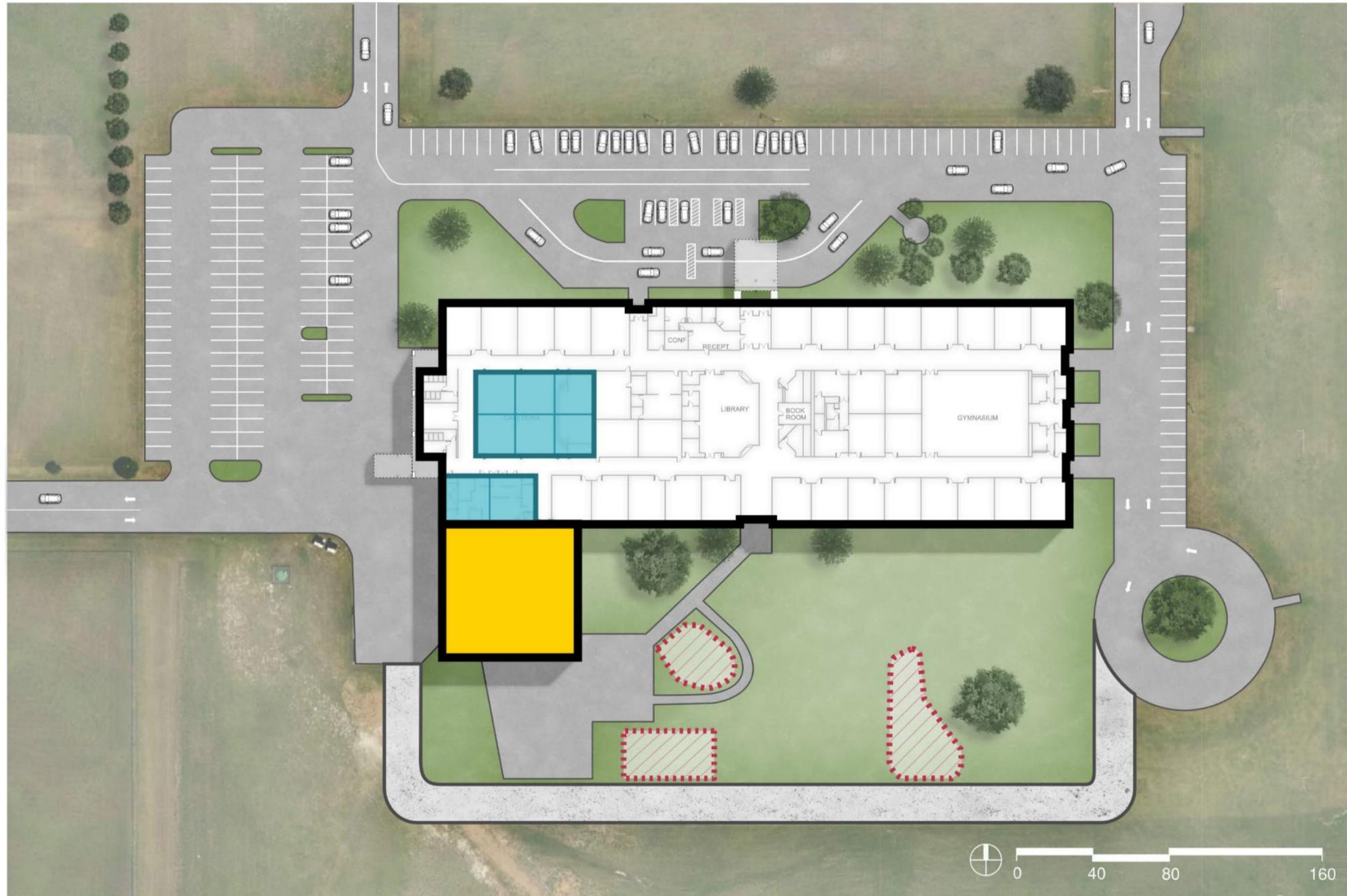
LEGEND

-  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

Capacity Analysis

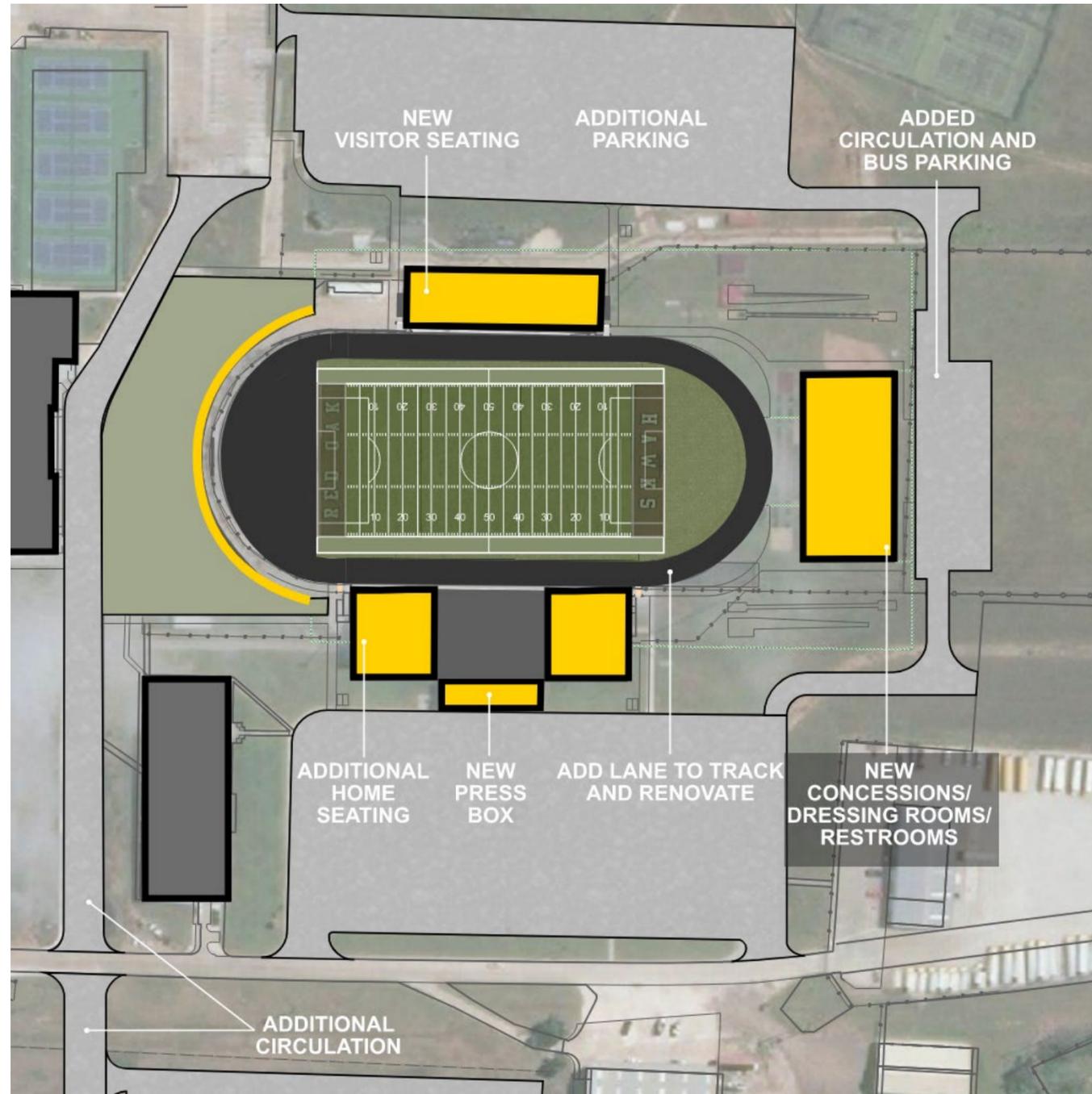


With the proposed elementary renovations, we can accommodate our projected enrollment for the next 5-10 years

	DTS	EES	HAW	ROE	RPS
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

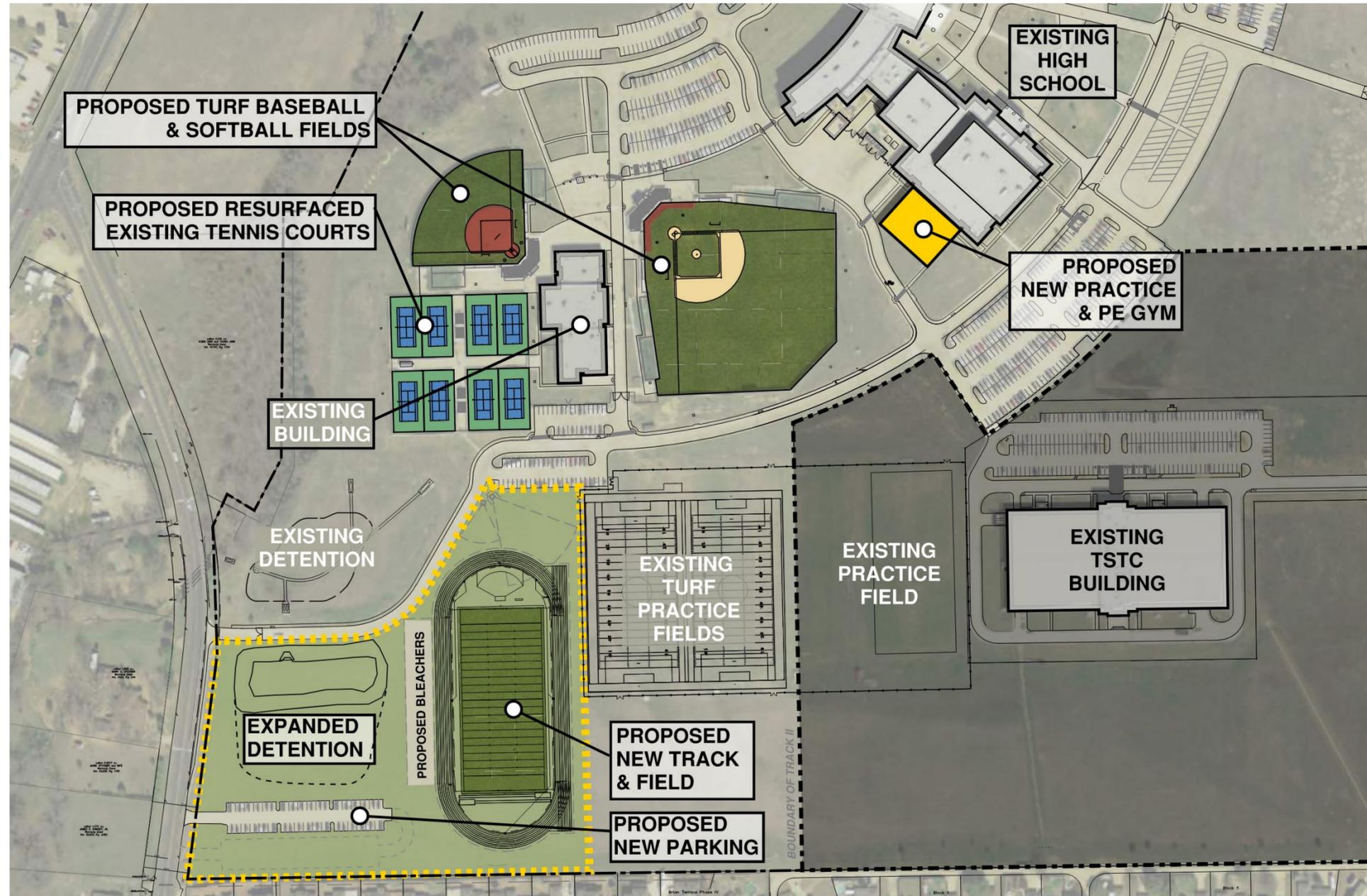
\$45M



- **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**

High School Athletics & Renovations

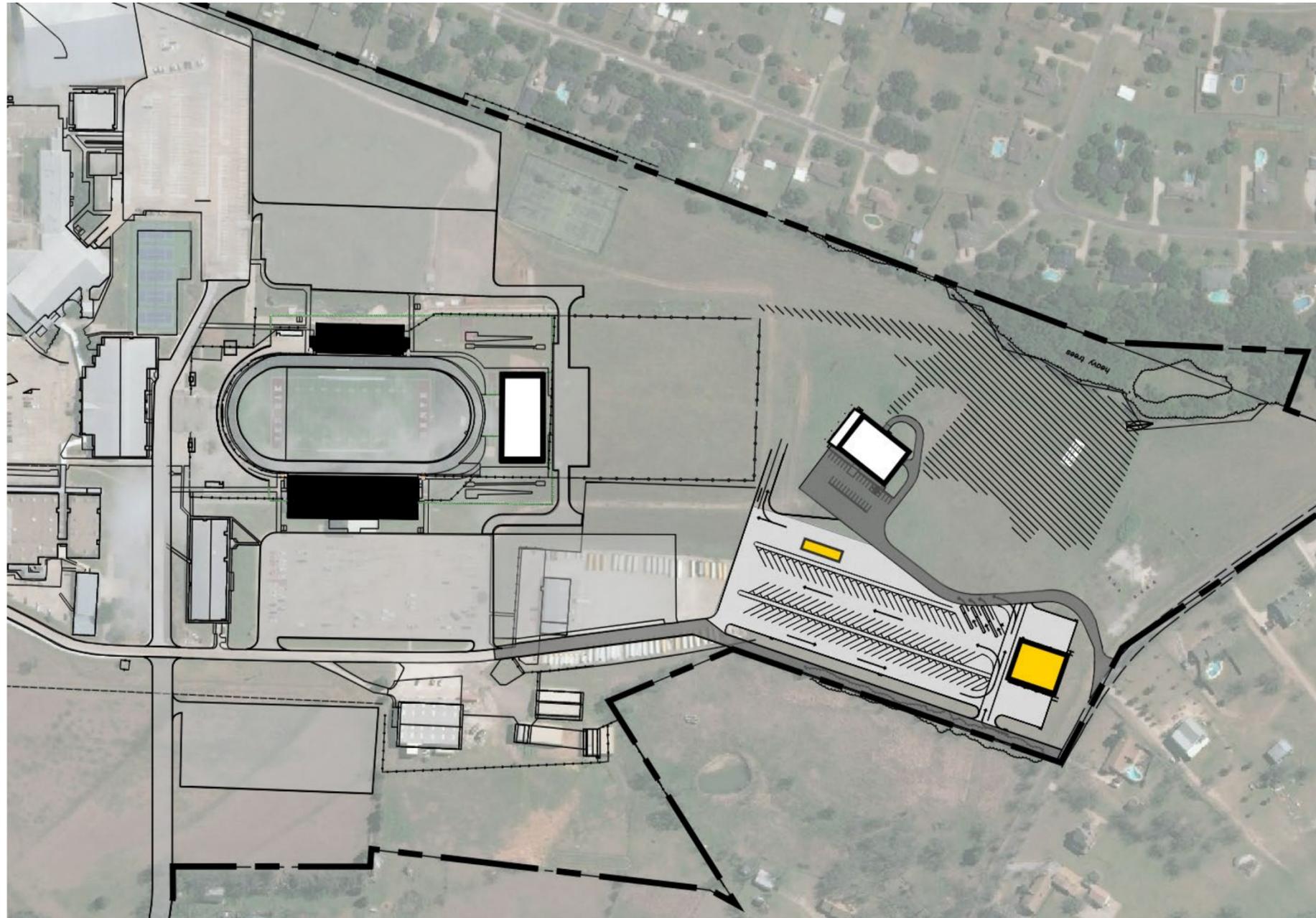
\$9.3M



- **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
Potential increase of I&S if all Passed	<u>\$0.0410</u>
New I&S Tax Rate	\$0.4063

Current Combined Tax Rate

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

If bond is approved by the community voters

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

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
Red Oak ISD	\$0.9603	\$0.3653	\$1.3256

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.*

Net Taxable Home Value*	Monthly
\$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)

= 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)*

Committee Charge to School Board



The Citizens' Facility Planning Committee presented 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

Bond Counsel – Four (4) Propositions



Following the Committee presentation, bond counsel advised the following four propositions for the election if called for May 7, 2022.

Proposition A – Constructing and Upgrading School Buildings	\$156,800,000
Proposition B – Renovating Goodloe Stadium	\$ 45,000,000
Proposition C – Upgrading Recreation Facilities at the High School	\$ 9,300,000
Proposition D – Constructing a New Transportation Facility	<u>\$ 19,000,000</u>
	\$230,100,000

Bond Counsel – Proposition A



Proposition A – Constructing and Upgrading School Buildings	\$156.8M
• NEW Career & Technical Education (CTE) Addition	\$25.5M
• Campus Practice Gym Addition & Renovations	\$13.0M
• NEW Middle School on the west side of town	\$85.0M
• Safety modifications to existing middle school	\$1.5M
• Addition to Wooden ES (8 classrooms, new cafeteria)	\$14.0M
• Addition to Eastridge ES (8 classrooms, new cafeteria)	\$14.0M
• Playgrounds (All 5 elementary schools)	\$1.5M
• Energy Management System Upgrades	\$2.3M

Bond Counsel – Proposition B



Proposition B – Renovating Goodloe Stadium

\$45.0M

Rebuild Stadium to Current Codes

Additional parking and Seating

8 Lane Track (UIL) and LED Field Lighting

New Restrooms, Locker Rooms, and Concessions

Bond Counsel – Proposition C



Proposition C – Upgrading Recreation Facilities, High School	\$9.3M
NEW JV Stadium – Track and Turf Field	\$6.0M
Baseball/Softball Artificial Turf at Existing Fields	\$3.0M
Resurface Existing Tennis Courts	\$300K

Bond Counsel – Proposition D



Proposition D – Constructing a New Transportation Facility

\$19.0M

NEW Facility and Parking

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

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>





www.redoakisd.org