

# **FACILITIES ADVISORY COMMITTEE 2016-17**

**Michelle Hughes, TM Strategy & Design Group**

**September 8, 2016**



**LEWISVILLE INDEPENDENT SCHOOL DISTRICT**

# Lewisville ISD Mission

Students, staff and community design and implement a learning organization that provides engaging, innovative experiences every day.





LISD Superintendent  
**Dr. Kevin Rogers**



LISD Board of Trustees President  
**Trisha Sheffield**



# YOUR FACILITATORS

**Michelle Hughes, TM Strategy & Design Group**

**Amy Hughes, TM Strategy & Design Group**

- **The experience of the facilitator**
- **The role of the facilitator**
- **The tools of the facilitator**
- **The goal of the facilitator**
- **From Bond Plans to Ballot Box**

**Contact info for Michelle:**

**[michelle.hughes@tmstrategygroup.com](mailto:michelle.hughes@tmstrategygroup.com)**

**(979) 220-3508**

**Contact info for Amy:**

**[amy.hughes@tmstrategygroup.com](mailto:amy.hughes@tmstrategygroup.com)**

**(281) 684-1811**



# FACILITATOR'S GOAL: PEAK PERFORMANCE

- Maintains order. . . even in chaos
- Agrees upon norms of behavior (commonly called ground rules)
- Allows time to process complex information
- Assures equitable and uniform communications
- Knows how decisions will be made
- Is clear on process
- Honors all members; honors all input



# YOUR TASK CYCLE

*Exactly what is a task cycle?*

## **Purpose of LISD Facilities Advisory Committee 2016:**

Collaborative development of a bond referendum recommendation for presentation to the Lewisville ISD Board of Trustees and ultimately to the Lewisville ISD community in May 2017



# OUTCOMES FOR TONIGHT

- Aligned work group; cohesive owners of the Facilities Advisory Committee  
2016-17 work
- Superintendent's Charge
- Board Welcome
- Shared Values
- Ground Rules (norms) and Acceptable Decision-making Model
- Clarity on Process & Group Dynamics
- Review of Facilities Advisory Committee Charter/  
Acceptance of Work
- History of Lewisville ISD 2008 Bond
- Demographics
- Public School Finance 101
- Overview of subsequent meetings  
(see bottom of task cycle)



# HOUSEKEEPING

## **WHERE TO FIND MATERIALS**

All presented materials and information will be distributed to you as handouts and on the Lewisville ISD website Facilities Advisory Committee 2016-17 Bond Tab. ([www.lisd.net](http://www.lisd.net) )

## **BREAKS (NONE)**

Because of time constraints, no breaks have been scheduled, so please take plumbing or motion breaks as needed. Restrooms and exits are right out the doors behind you.

## **YOUR CONTACT INFORMATION**

A committee roster will be distributed. If your information is incorrect, write the correct information on a post-it and leave it on your table. Your attendance at every meeting will help yield optimum results for this committee and this community.



# HOUSEKEEPING

## ASK, ASK, ASK

Ask any questions. Unanswered questions or frequently asked questions and answers will be posted on the Lewisville ISD website Facilities Advisory Committee Tab.

# INTRODUCTIONS

Who are you? Your name . . . (You have only 10 minutes at your tables. You will get to know others on the committee as you work together.)

1. **Your role in the community or Lewisville ISD**
2. **Do you have children in Lewisville ISD schools?**

# GROUND RULES

**How will we work together on this historic project?**

**Try thinking backwards. . .**

**“What would make these meetings a disaster?”**

**Here are some ground rules that have emerged from every bond committee with which I have worked. Shall we use some of them? All of them? Shall we add to them? Shall we take any away?**



# GROUND RULES

- One conversation at a time; no side-bar talk
- Honor the time contract
- Stay on topic and on task
- Share ideas freely; no “duck shooting”
- Listen to understand; respect and honor others’ input
- Think holistically; sublimate personal agendas; consider the whole District.
- Be kind
- Be honest
- Be relentless in pursuing consensus
- HAVE FUN!
- \_\_\_\_\_
- \_\_\_\_\_

# COMMITTEE CHARTER

May we agree to the Charter?

Take a moment at your tables to review the Charter for this LISD Facilities Advisory Committee 2016-17

# HOW WILL WE MAKE DECISIONS

“If we don’t decide how we will  
decide now, someone will do it for us  
later.”

# PROPOSED DECISION MAKING MODEL

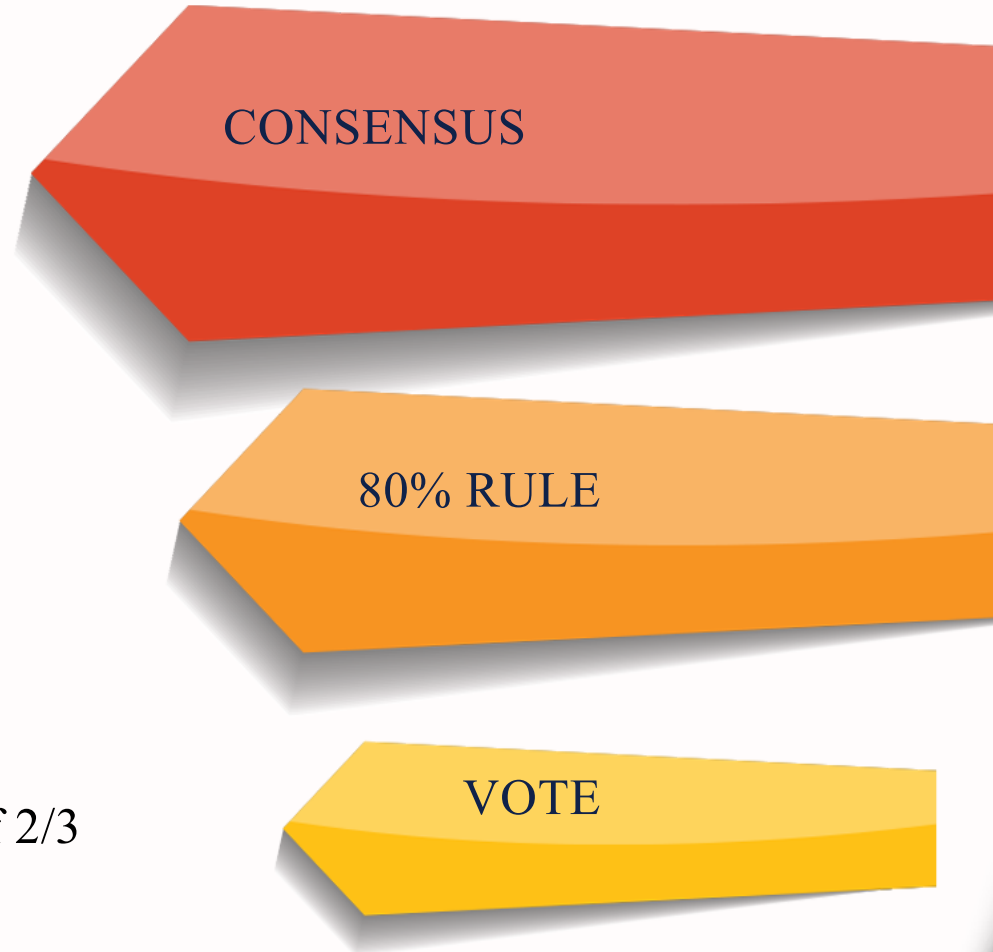
Sustainable Decision

Super Majority of 2/3

CONSENSUS

80% RULE

VOTE





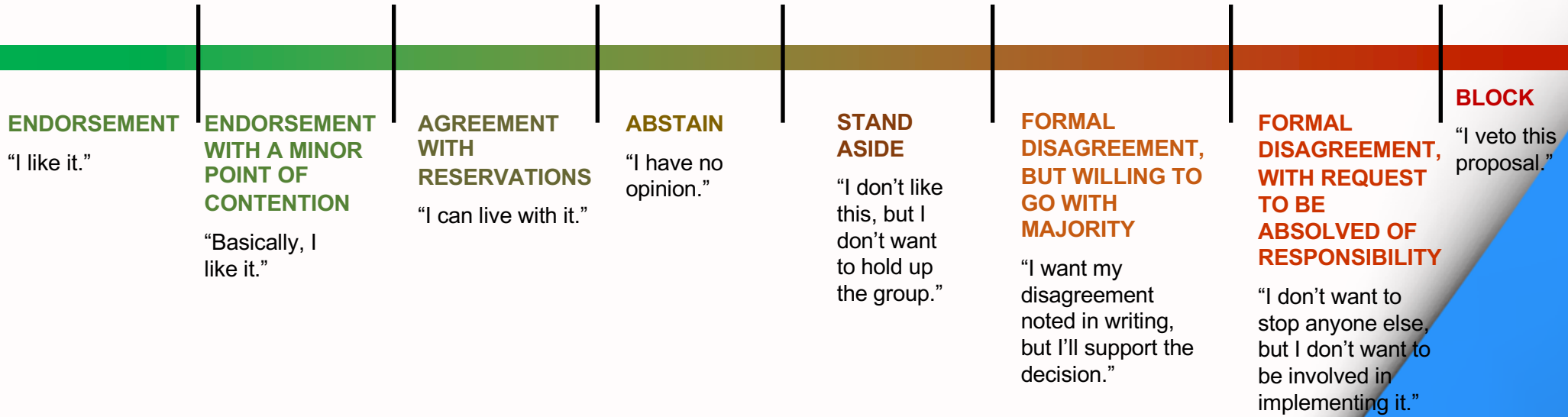
# THE 80% RULE

If, after group discussion, consensus is not achievable, 80% agreement will constitute a sustainable decision.

# VOTE . . .

**If the group is not able to achieve consensus or an 80% agreement, a super majority vote of 2/3 of the committee will constitute a decision.**

**Even a super majority vote is the least desirable process for our committee.**



# GRADIENTS OF AGREEMENT

This is the Community At Work Gradients Of Agreement Scale.

This scale makes it easier for participants to be honest. Using it, members can register less-than-whole-hearted support without fearing that their statement will be interpreted as a veto.

Community At Work © 1996

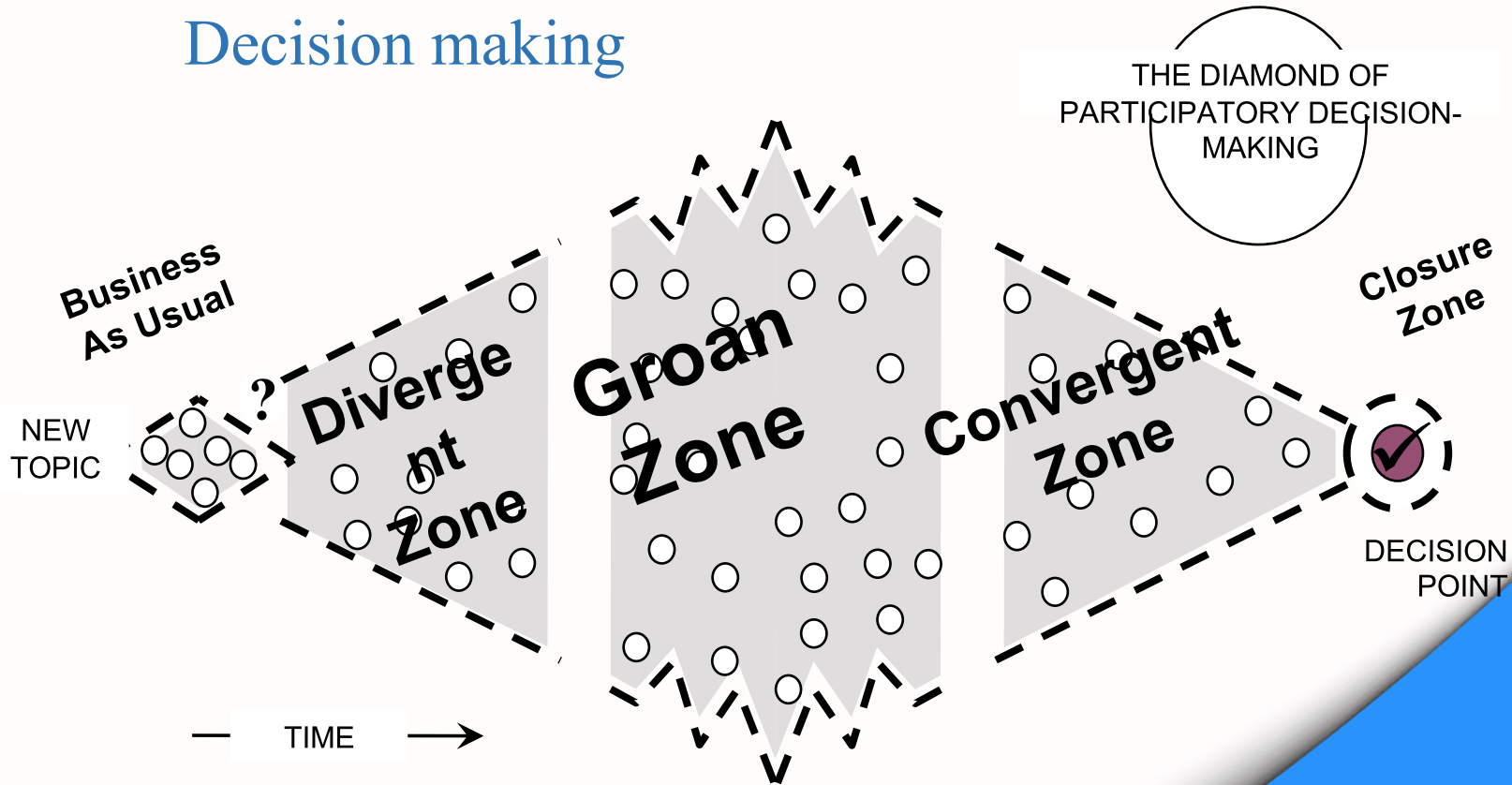
# **SHARED VALUES**

**LISD Facilities Advisory  
Committee 2016-2017 shared  
values for this work**



# GROUP DYNAMICS

## Decision making





# GENERAL PROCESSES

## *What you can expect during meetings*

- We will be uniform and fair in our decision-making.
- We will have time to process information and ask questions.
- We will be presented complex school finance information by district and external professionals.
- We will gain understanding and insight into district needs through presentations by demographers and district professionals in several meetings.
- We will be given a spreadsheet with the projects and associated costs when all the presentations are complete.



# GENERAL PROCESSES

## *What you can expect during meetings*

- We will be informed of the District's financial capacity in meeting #6.
- We will deliberate and make decisions individually, at our tables, in four larger groups, in two large teams, then collectively (more detailed description later).
- We will reach consensus on a bond referendum that we consider viable in the community, represents good stewardship, and that meets the needs of our district/students.
- We will present that proposed referendum to the Board of Trustees who have the final decision on bond election.





LISD Superintendent  
**Dr. Kevin Rogers**

- **History of the 2008 Bond**
- **Project status**

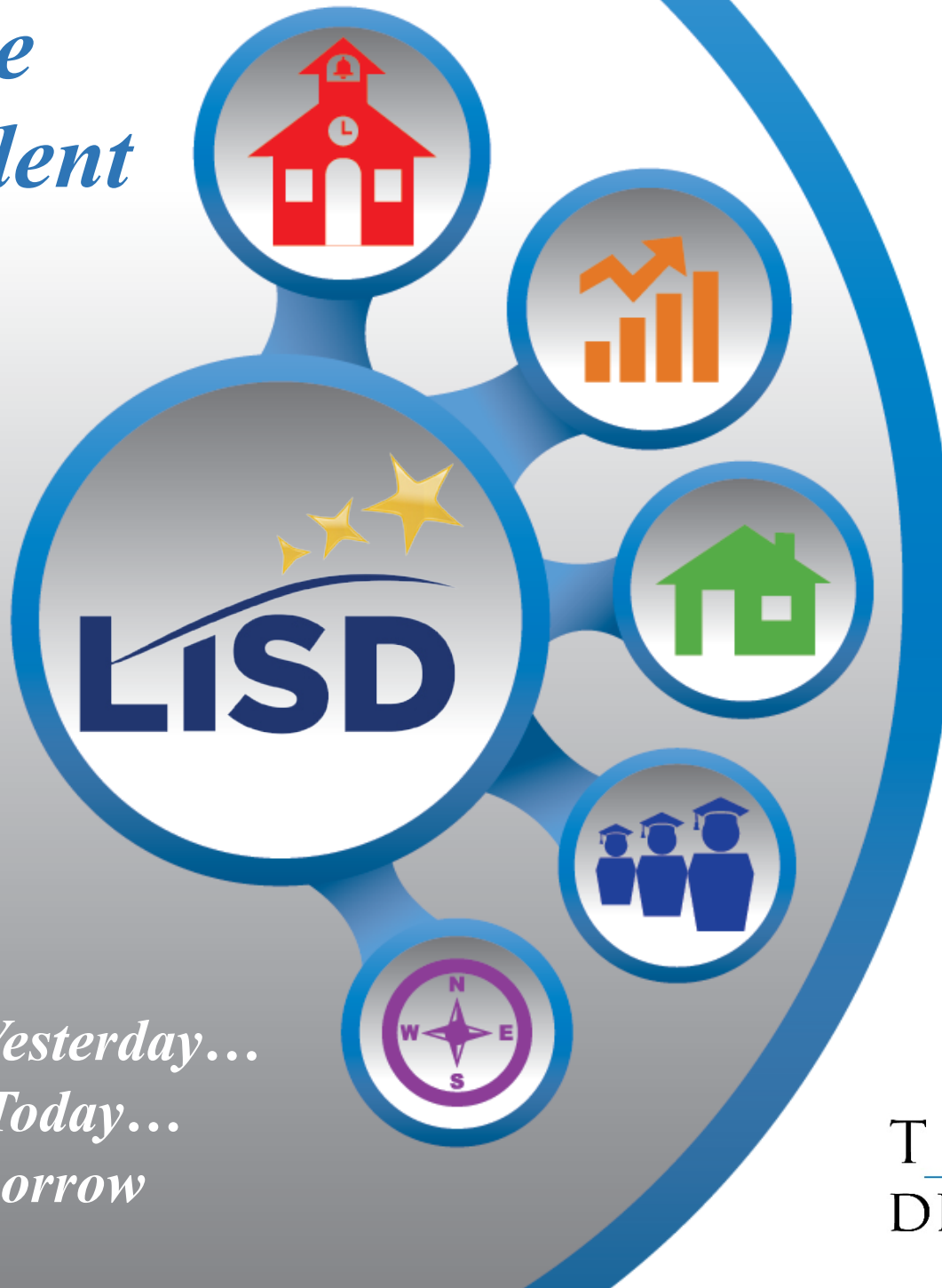


Templeton Group  
**Bob Templeton**

**Demographic changes we can  
expect in Lewisville ISD and local  
communities**



*Lewisville  
Independent  
School  
District*



Quarterly  
Report  
2Q16

*Learn from Yesterday...  
Understand Today...  
Plan for Tomorrow*



TEMPLETON  
DEMOGRAPHICS

# Economic Conditions – DFW Area (June 2016)

**3.2%**

108,700 new jobs  
National rate 1.7%



**Job Growth**

**Unemployment  
Rate**



U.S. 5.1%  
Texas 4.8%  
DFW MSA 4.0%  
Lewisville 3.4%

**-0.2%**

**29,562**

5,566 more  
than 2Q15



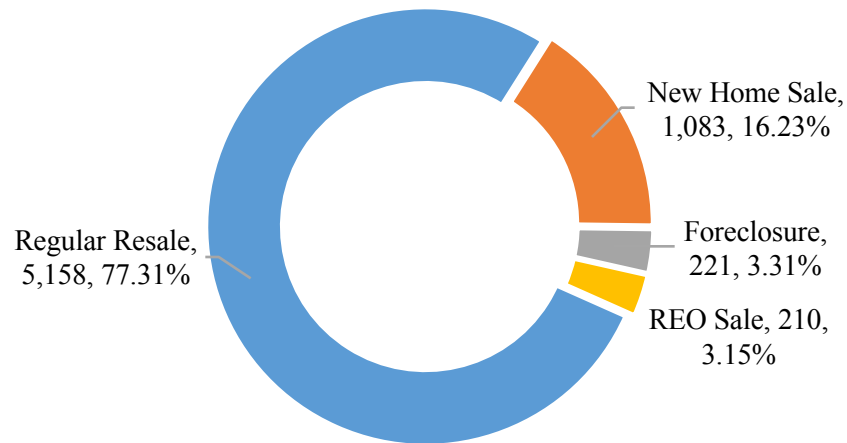
**Annualized  
Home Starts**



# LISD Home Sales

## 2015 Home Sales by Transaction Type

Lewisville ISD 2015 Home Sales by Type



- The district had 6,672 home sales in 2015, and roughly 16% were of new homes
- The average sale price in 2015 for a new home was \$428,653, a rise of 6.4% over 2014
- The average sale price in 2015 for an existing home was \$298,923





# DFW New Home Ranking Report

## ISD Ranked by Annual Closings – 2Q16

Rank	District Name	Annual Starts	Annual Closings	VDL	Future
1	Frisco ISD	2,892	2,723	3,843	7,678
2	Denton ISD	2,123	1,881	2,410	17,068
3	Prosper ISD	2,201	1,627	4,336	28,370
<b>4</b>	<b>Lewisville ISD</b>	<b>1,341</b>	<b>1,211</b>	<b>1,916</b>	<b>4,576*</b>
5	Northwest ISD	1,307	1,212	2,340	22,201
6	Dallas ISD	1,376	1,113	2,261	6,224
7	Little Elm ISD	1,274	1,037	928	5,005
8	Keller ISD	856	954	1,014	2,035
9	Eagle Mt.-Saginaw ISD	899	909	990	19,624
10	Rockwall ISD	918	716	1,840	8,347
11	Mansfield ISD	726	633	1,005	5,339
12	Wylie ISD	737	608	911	4,784
13	Crowley ISD	716	579	817	8,986
14	McKinney ISD	743	566	1,700	5,859
15	Forney ISD	531	497	977	14,655
16	Allen ISD	559	489	1,224	1,440
17	Burleson ISD	481	486	482	3,349
18	Plano ISD	492	456	1,209	2,529
19	HEB ISD	448	452	395	4,866
20	Midlothian ISD	550	413	1,154	20,692

\*Adjusted based on additional research by Templeton Demographics staff

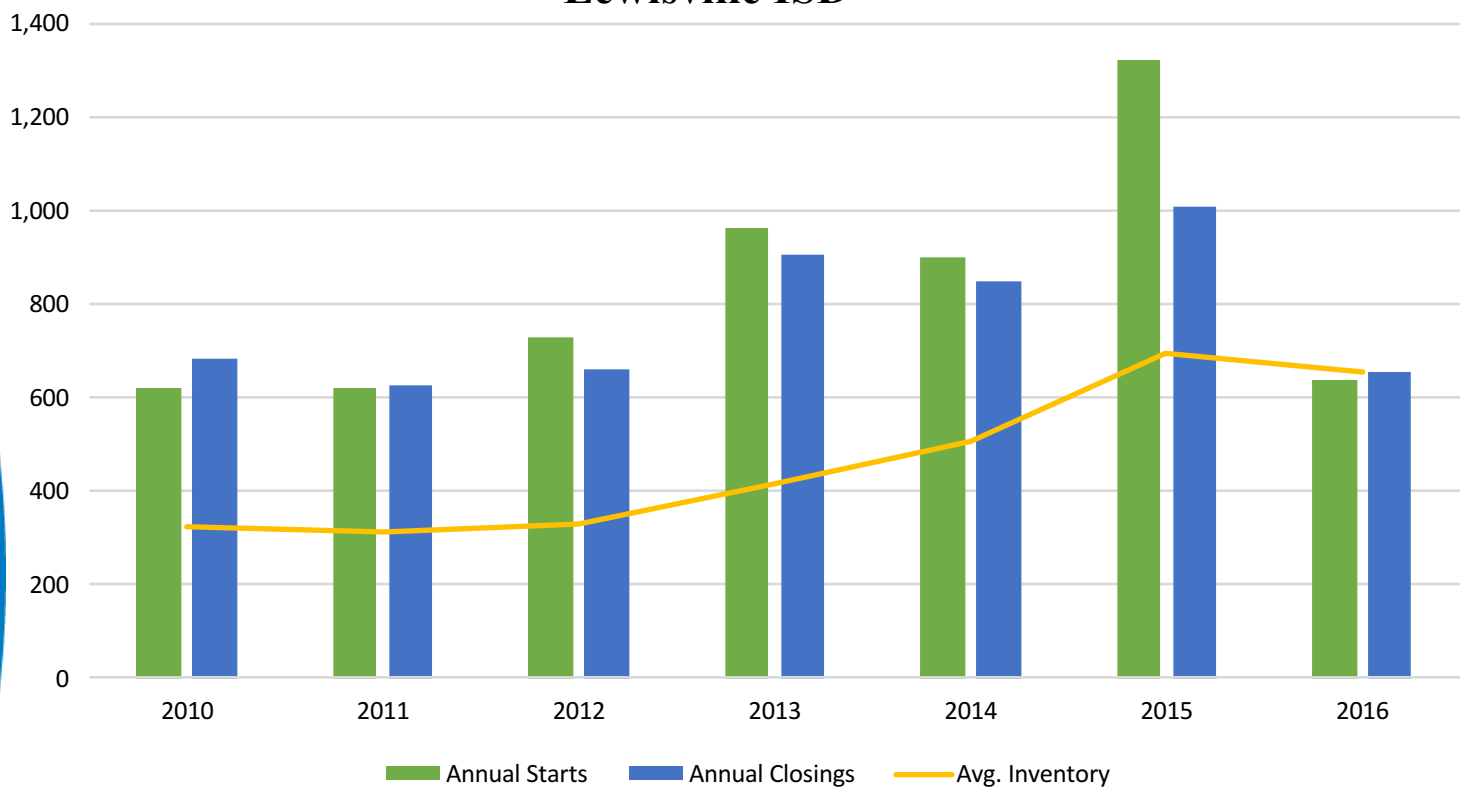
\* Table does not include age restricted communities The Legends and Four Seasons at Vista Gardens





# New Housing Activity

## Lewisville ISD



Starts	2010	2011	2012	2013	2014	2015	2016
1Q	133	103	131	223	188	284	336
2Q	167	156	189	273	254	281	304
3Q	193	199	190	225	262	428	
4Q	130	165	221	243	194	327	
Total	623	623	731	964	898	1,320	640

Closings	2010	2011	2012	2013	2014	2015	2016
1Q	170	118	133	222	159	182	356
2Q	165	136	191	245	205	244	300
3Q	183	168	173	204	228	305	
4Q	166	206	161	233	258	275	
Total	684	628	658	904	850	1,006	656

- LISD had over 300 home starts for the 4<sup>th</sup> consecutive quarter
- LISD 2Q16 closings increased 22% over 2<sup>nd</sup> quarter 2015
- Inventory remains in good condition to sustain current closing rates





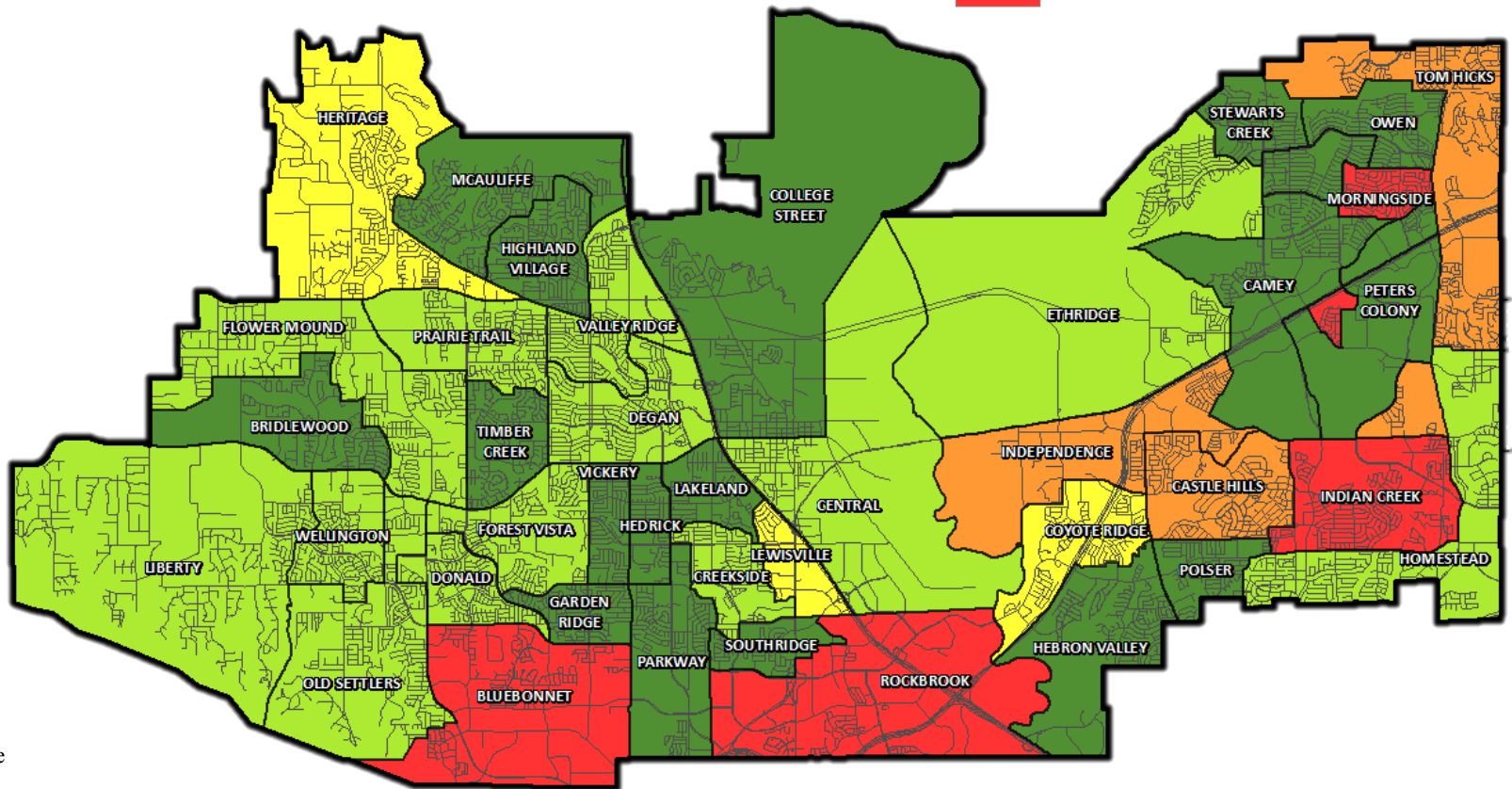
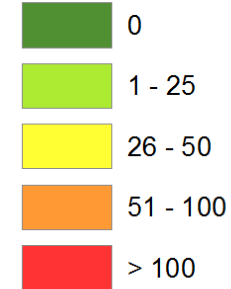


# Annual Closing Distribution 2Q16

Elementary	Annual Closings
BLUEBONNET	123
CASTLE HILLS	53
CENTRAL	14
COYOTE RIDGE	48
CREEKSIDE	6
DEGAN	14
DONALD	18
ETHRIDGE	10
FLOWER MOUND	17
FOREST VISTA	2
HERITAGE	31
HOMESTEAD	4
INDEPENDENCE	75
INDIAN CREEK	241
LEWISVILLE	29
LIBERTY	11
MORNINGSIDE	224
OLD SETTLERS	8
PRAIRIE TRAIL	14
ROCKBROOK	146
TOM HICKS	99
VALLEY RIDGE	4
WELLINGTON	20
<b>Grand Total</b>	<b>1,211*</b>

\*Does not include age restricted communities

## Annual Closings



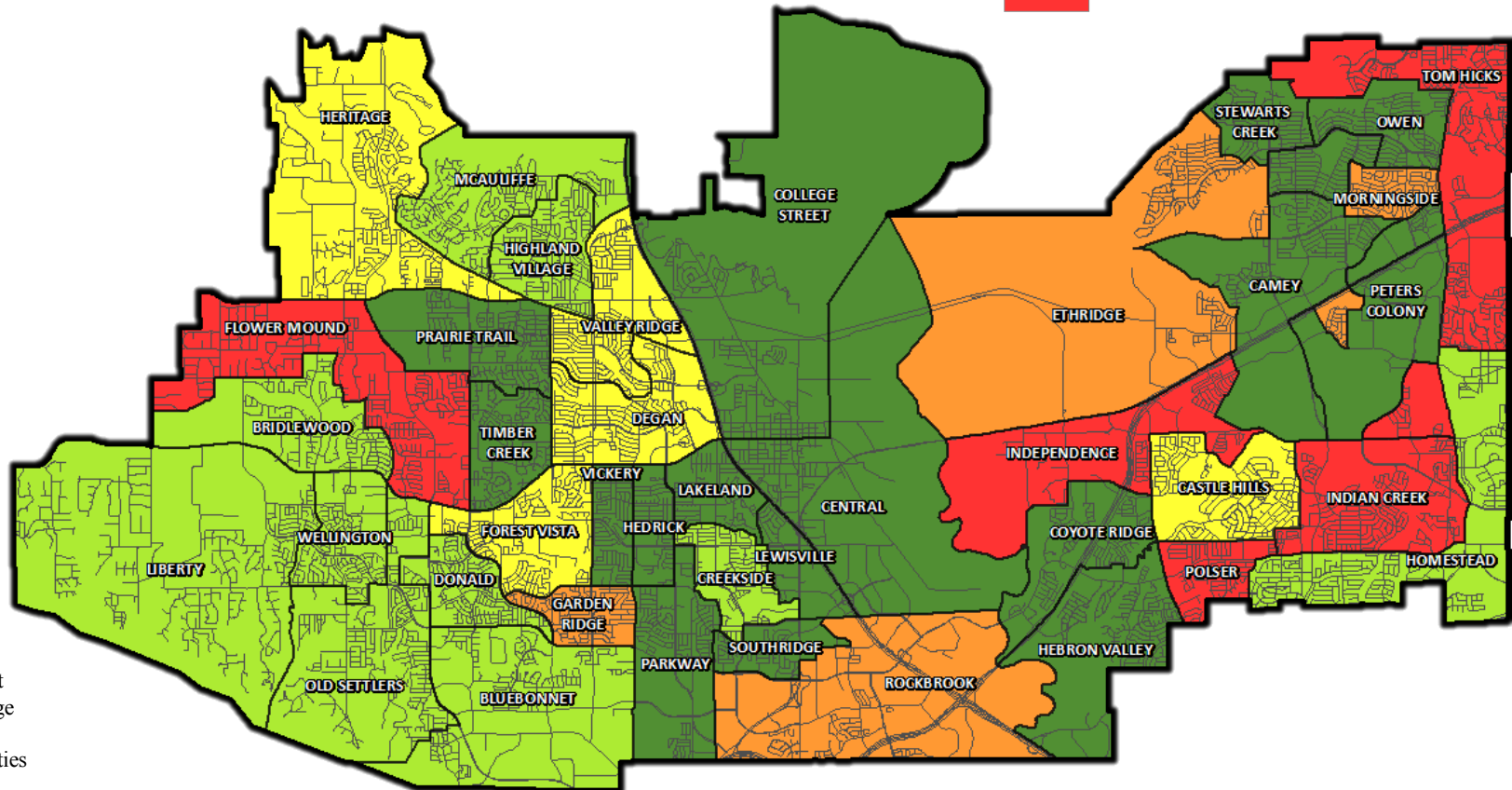
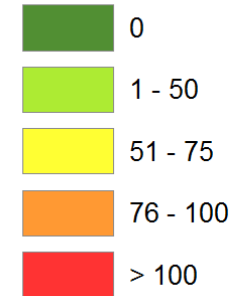


# Vacant Developed Lots 2Q16

Elementary	Vacant Dev. Lots
BLUEBONNET	37
BRIDLEWOOD	48
CASTLE HILLS	51
CREEKSIDE	25
DEGAN	67
DONALD	19
ETHRIDGE	79
FLOWER MOUND	112
FOREST VISTA	52
GARDEN RIDGE	95
HERITAGE	58
HIGHLAND VILLAGE	29
HOMESTEAD	7
INDEPENDENCE	111
INDIAN CREEK	148
LIBERTY	40
MCAULIFFE	19
MORNINGSIDE	99
OLD SETTLERS	36
POLSER	143
ROCKBROOK	89
TOM HICKS	455
VALLEY RIDGE	75
WELLINGTON	22
<b>Grand Total</b>	<b>1,916*</b>

\*Does not include age restricted communities

## Vacant Dev. Lots



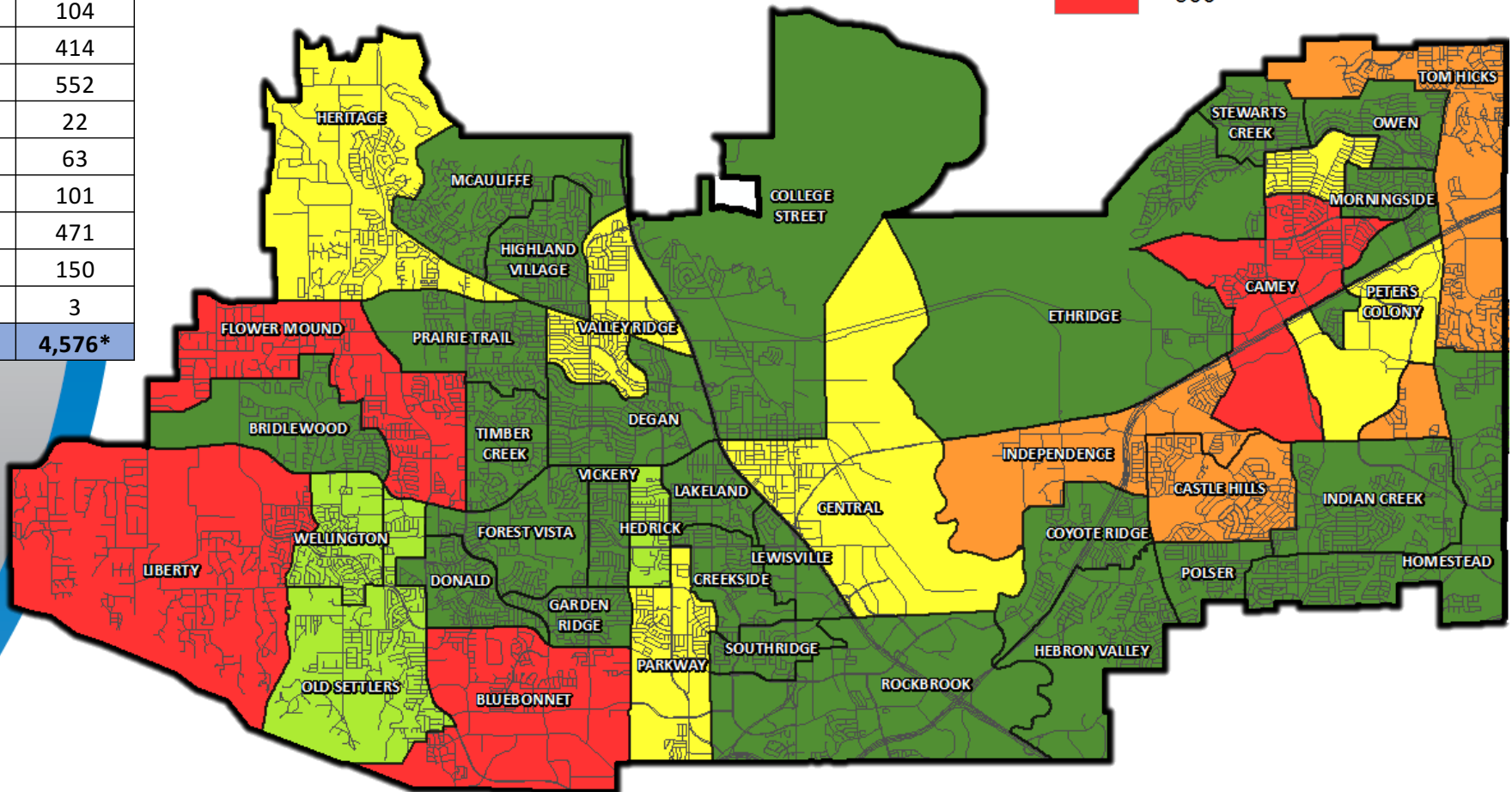
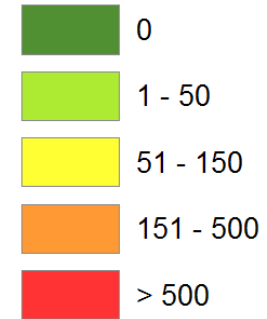


# Future Lots 2Q16

Elementary	Future
BLUEBONNET	749
CAMEY	874
CASTLE HILLS	314
CENTRAL	100
FLOWER MOUND	655
HEDRICK	4
HERITAGE	104
INDEPENDENCE	414
LIBERTY	552
OLD SETTLERS	22
PARKWAY	63
PETERS COLONY	101
TOM HICKS	471
VALLEY RIDGE	150
WELLINGTON	3
<b>Grand Total</b>	<b>4,576*</b>

\*Does not include age restricted communities

## Future







# Residential Activity

## Lakeside DFW

- Lakeside DFW**
- Phase 1: 255 total single family lots
    - 184 homes occupied
    - 23 vacant developed lots
    - 41 homes under construction
  - Phase 2: 426 apartment units and 40 townhomes
    - construction beginning Sept. 2016
    - Complete March 2018
  - Phase 3: 200 future age restricted multi-family units
  - Lakeside Tower: 52 future condo units
    - Opening Spring 2017
  - Elan Lakeside Apartments
    - 425 units
    - Open and leasing
  - Bluebonnet Elementary



**Lakeside Phase 2**  
426 MF units and 40 Townhomes

**Lakeside Phase 3**  
200 Age restricted units

**Lakeside Tower 15 stories**  
52 multi-family units







# Residential Activity

## The River Walk at Central Park

### River Walk at Central Park

- 158 acres
- 97 single family lots currently delivered
- 263 future townhomes
  - Lakeshore Terrace (84 lots) home construction expected February 2017
  - Riverside Point (72 lots) home construction beginning Sept. 2016
  - Parkmont Place Townhomes (52 lots) still in planning stages
  - Pinnacle at River Walk (55 lots) still in planning stages
- River Walk Village Apartments under construction
  - 238 units open and leasing
  - 120 units complete Nov. 2016
- Flower Mound Elementary

### River Walk Villas

- 97 total lots
- 4 homes occupied
- 83 VDL
- 1 home under construction
- 8 finished vacant homes
- 1 model home
- \$430K - \$450K
- Building appx. 20 homes
- Flower Mound Elementary







# Residential Activity

## Mustang Park & Mustang Park Townhomes



**Mustang Park**

- 386 total lots
- 282 homes occupied
- 52 vacant developed lots
- 45 homes under construction
- 4 finished vacant homes
- 3 model homes
- Building appx. 110 homes per year
- Indian Creek Elementary

**Mustang Park Townhomes**

- 177 total lots
- 75 homes occupied
- 76 vacant developed lots
- 25 homes under construction
- 1 model home
- Building appx. 55 homes per year
- Indian Creek Elementary







# Residential Activity

## Townlake

- Townlake**
- Phase 1 (161 total lots)
  - First 34 lots delivering by end of 2016
  - Large lots with more than 50% open space in the development
  - \$700K - \$800K
  - Future section with 200-250 lots still in design phase
  - Liberty Elementary







# Residential Activity

## Lakewood Hills Addition

- ### Lakewood Hills Addition
- 525 total lots
  - Groundwork underway on 258 lots
  - Camey Elementary
    - 424 total lots
    - 200 lots delivering January 2017
  - Peters Colony Elementary
    - 101 total lots
    - Groundwork not started







# Castle Hills Housing Overview



### Castle Hills

- 4,653 total lots
- 764 future lots
- 3,413 homes occupied
- 348 vacant developed lots
- 96 homes under construction
- 26 finished vacant homes
- 6 model homes
- 297 annual home starts
- 285 annual home closings
- 5,500 future multi-family units

Built out
Future
Active
MF under const.
Future MF





# Overall Housing Data

Town of Flower Mound

July 2016

## Single-Family Residential

- 2,736 Total Lots (LISD Only)
- 2,040 Undeveloped Lots Approved (LISD Only)

## Developments Not In LISD:

- Belle Trace (Denton ISD)
- Canyon Falls (Argyle ISD)
- Montalcino (Argyle ISD)
- Trailwood Terrace (Argyle ISD)

Development	Status	Total # of SF lots	# Under Construction/# Built	# Undeveloped
Adams Estates	Subdivision Accepted	29	0	2
Auburn Farms	Subdivision Accepted	16	0	0
Belle Trace	Zoning Pending	156	0	156
Brighton Place	Under Construction	3	0	3
Canyon Falls	Various	972	32	662
Creekside at Heritage Park I	Subdivision Accepted	56	51	5
Creekside at Heritage Park II	Under Construction	44	7	37
Creekside at Heritage Park III	Record Plat Pending	42	0	42
Edgewood	Under Construction	51	0	51
Estancia Estates	Subdivision Accepted	54	28	26
Forest Vista Estates	Subdivision Accepted	12	9	3
Graham Tract	Zoning Pending	53	0	53
Highland Court	Under Construction	97	0	97
High Meadow	Subdivision Accepted	15	8	7
Hilliard Tract (Oakbridge) Phase I	Record Plat Approved	54	0	54
Hilliard Tract (Oakbridge) Phase II	Development Plan Approved	41	0	41
Hillside of Flower Mound	Record Plat Pending	27	0	27
Hunter's Glen	Subdivision Accepted	69	37	32
Lakeside DFW Single Family	Subdivision Accepted	255	246	9
Legends	Subdivision Accepted	91	27	64
Liberty Park	Under Construction	12	0	12
Magnolia Park	Under Construction	26	0	26
Montalcino I	Subdivision Accepted	51	29	22
Montalcino II	Record Plat Pending	63	0	63
Montalcino III	Development Plan Approved	63	0	63
Orchard Flower	Under Construction	102	13	89
Parkside at Woodlake	Subdivision Accepted	40	32	8
Preserve	Subdivision Accepted	83	73	10
Red Hawk	Replat Approved	4	0	4
Regency Park II	Subdivision Accepted	37	28	9
River Walk Villas	Subdivision Accepted	97	14	83
River Walk	Various Plats Approved	262	0	262
Saddlewood	Under Construction	49	9	40
Southgate	Ph. 1 Record Plat Pending	437	0	437
Terracina	Subdivision Accepted	167	71	96
Trailwood Terrace	Under Construction	310	0	310
Townlake Phase I (Bunn West)	Under Construction	161	0	161
Townlake Phase II (Bunn East)	Record Plat Pending	250	0	250
<b>Totals:</b>		<b>4,351</b>	<b>714</b>	<b>3,316</b>





# Ten Year Forecast

## By Grade Level



Year (OCT)	EE	PK	EE/PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Totals	Total Growth	% Growth
2011/12	224	1,240	1,464	3,570	3,855	3,817	3,896	3,959	4,020	4,136	4,040	3,979	4,078	3,919	3,702	3,485	51,920		
2012/13	199	1,532	1,731	3,613	3,701	3,840	3,815	3,939	3,996	4,065	4,170	4,136	4,144	3,991	3,736	3,651	52,528	608	1.2%
2013/14	168	1,527	1,695	3,493	3,752	3,782	3,918	3,906	4,008	4,020	4,118	4,189	4,275	4,044	3,925	3,676	52,801	273	0.5%
2014/15	158	1,695	1,853	3,405	3,643	3,786	3,864	3,978	3,987	4,064	4,124	4,181	4,400	4,225	4,047	3,799	53,356	555	1.1%
2015/16	175	1,635	1,810	3,358	3,570	3,612	3,834	3,890	4,059	4,049	4,115	4,210	4,465	4,364	4,159	3,995	53,490	134	0.3%
2016/17	175	1,635	1,810	3,430	3,516	3,604	3,695	3,892	3,966	4,160	4,118	4,214	4,453	4,404	4,298	4,082	53,641	151	0.3%
2017/18	175	1,635	1,810	3,512	3,572	3,597	3,686	3,774	3,989	3,992	4,214	4,203	4,444	4,391	4,329	4,243	53,756	115	0.2%
2018/19	175	1,635	1,810	3,564	3,672	3,682	3,691	3,753	3,864	4,104	4,068	4,277	4,427	4,397	4,331	4,273	53,912	156	0.3%
2019/20	175	1,635	1,810	3,603	3,704	3,741	3,801	3,753	3,831	3,935	4,180	4,145	4,509	4,349	4,324	4,259	53,944	32	0.1%
2020/21	175	1,635	1,810	3,675	3,719	3,767	3,825	3,855	3,821	3,937	4,011	4,226	4,381	4,431	4,260	4,246	53,964	20	0.0%
2021/22	175	1,635	1,810	3,721	3,802	3,778	3,855	3,859	3,941	3,913	3,996	4,050	4,450	4,322	4,349	4,194	54,039	76	0.1%
2022/23	175	1,635	1,810	3,756	3,837	3,868	3,849	3,909	3,928	4,031	3,969	4,051	4,265	4,394	4,240	4,278	54,184	145	0.3%
2023/24	175	1,635	1,810	3,780	3,872	3,908	3,945	3,889	3,978	4,000	4,094	4,009	4,270	4,199	4,309	4,169	54,231	47	0.1%
2024/25	175	1,635	1,810	3,814	3,905	3,934	3,981	3,987	3,959	4,058	4,069	4,148	4,225	4,195	4,120	4,237	54,441	210	0.4%
2025/26	175	1,635	1,810	3,853	3,938	3,970	3,996	4,024	4,062	4,047	4,123	4,118	4,370	4,162	4,116	4,052	54,640	199	0.4%

\*Yellow box = largest grade per year  
\*Green box = second largest grade per year

- Research
  - Residential Development
  - Cohort Trends
  - Birth rates
  - Neighborhood Regeneration or yields
- Methodology
  - Bottom up approach from elementary level
  - High historical level of accuracy

Lewisville ISD	2014/15	2015/16
Projected Enrollment	53,069	53,549
Actual PEIMS Enrollment	53,356	53,490
Actual vs Projected	287	-59
Percent	0.54%	-0.11%



# Ten Year Forecast

## By Elementary Campus

CAMPUS	Optimal Capacity	Current 2015/16	ENROLLMENT PROJECTIONS									
			2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
BLUEBONNET ELEMENTARY	535	528	555	583	615	639	647	664	680	707	736	762
BRIDLEWOOD ELEMENTARY	792	443	412	382	383	379	380	387	354	360	363	370
CAMEY ELEMENTARY	720	507	546	595	673	773	821	818	847	848	867	897
CASTLE HILLS ELEMENTARY	713	710	690	665	661	659	662	685	682	686	692	695
CENTRAL ELEMENTARY	1,287	951	960	949	948	959	969	962	958	953	943	940
COLLEGE ST. ELEMENTARY	277	250	233	228	209	199	196	201	202	205	208	211
COYOTE RIDGE ELEMENTARY	673	673	660	655	630	627	624	631	648	659	673	686
CREEKSIDE ELEMENTARY	535	475	457	441	427	391	375	377	384	393	396	400
DEGAN ELEMENTARY	673	640	625	613	609	607	618	627	633	640	641	650
DONALD ELEMENTARY	752	481	467	445	437	417	407	411	413	414	414	417
ETHRIDGE ELEMENTARY	554	494	475	472	458	453	448	457	463	468	475	482
FLOWER MOUND ELEMENTARY	574	506	500	500	524	537	546	564	584	590	596	607
FOREST VISTA ELEMENTARY	832	527	505	505	513	510	527	536	539	540	542	544
GARDEN RIDGE ELEMENTARY	515	439	431	432	440	455	474	484	497	505	517	527
HEBRON VALLEY ELEMENTARY	792	580	587	610	625	623	633	635	631	635	636	636
HEDRICK ELEMENTARY	792	623	631	656	653	656	657	662	659	660	663	663
HERITAGE ELEMENTARY	871	640	615	594	583	578	561	560	561	561	563	566
HICKS ELEMENTARY	673	590	579	599	604	615	652	671	689	693	689	684
HIGHLAND VILLAGE ELEMENTARY	495	365	361	373	373	398	417	426	437	440	437	437
HOMESTEAD ELEMENTARY	634	594	590	603	626	637	640	654	645	653	657	655
INDEPENDENCE ELEMENTARY	931	798	807	850	870	874	880	907	916	946	962	984
INDIAN CREEK ELEMENTARY	713	627	623	612	608	608	609	609	616	617	625	639
JACKSON EARLY ED. CENTER		726	726	726	726	726	726	726	726	726	726	726
LAKELAND ELEMENTARY	871	896	877	873	876	870	858	857	854	849	845	842

- Early enrollment numbers indicate larger declines at several campuses than was anticipated
- Regeneration in some neighborhoods has slowed.

# Ten Year Forecast

## By Elementary Campus

CAMPUS	Optimal Capacity	Current	ENROLLMENT PROJECTIONS									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
LEWISVILLE ELEMENTARY	713	847	857	876	869	878	885	897	900	906	909	902
LIBERTY ELEMENTARY	851	609	574	542	516	517	526	534	542	554	565	576
MCAULIFFE ELEMENTARY	614	512	516	531	532	532	522	531	534	535	542	547
MORNINGSIDE ELEMENTARY	535	423	420	433	466	478	483	485	477	477	483	487
OLD SETTLERS ELEMENTARY	871	586	561	532	523	522	530	535	535	532	536	538
OWEN ELEMENTARY	515	466	465	464	459	481	500	504	509	509	510	510
PARKWAY ELEMENTARY	673	519	514	510	489	479	471	475	483	490	497	507
PETERS COLONY ELEMENTARY	792	803	800	797	793	796	812	824	831	851	858	876
POLSER ELEMENTARY	634	440	430	441	451	442	464	472	481	492	502	512
PRAIRIE TRAIL ELEMENTARY	792	644	666	679	712	724	711	714	709	698	691	688
ROCKBROOK ELEMENTARY	832	752	747	728	732	751	766	769	790	809	818	833
SOUTHRIDGE ELEMENTARY	673	631	628	622	604	612	612	621	628	630	642	655
STEWARTS CREEK ELEMENTARY	436	412	414	422	432	440	454	461	462	468	464	466
TIMBER CREEK ELEMENTARY	535	461	463	462	454	470	483	482	488	494	497	500
VALLEY RIDGE ELEMENTARY	832	524	500	495	496	504	516	526	539	549	558	567
VICKERY ELEMENTARY	634	537	529	500	483	472	468	483	494	503	517	532
WELLINGTON ELEMENTARY	851	900	913	941	950	951	938	938	933	933	931	933
<b>ELEMENTARY TOTALS</b>	<b>27,452</b>	<b>24,129</b>	<b>23,909</b>	<b>23,936</b>	<b>24,032</b>	<b>24,239</b>	<b>24,468</b>	<b>24,762</b>	<b>24,953</b>	<b>25,178</b>	<b>25,386</b>	<b>25,649</b>
Elementary Total Change		-382	-220	27	96	207	229	294	191	225	208	263
Elementary Percent Change		-1.56%	-0.91%	0.11%	0.40%	0.86%	0.94%	1.20%	0.77%	0.90%	0.83%	1.04%



# Ten Year Forecast

## By Middle School Campus

CAMPUS	Optimal Capacity	Current 2015/16	ENROLLMENT PROJECTIONS									
			2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
ARBOR CREEK MIDDLE SCHOOL	909	983	995	981	940	906	903	884	900	918	951	965
BRIARHILL MIDDLE SCHOOL	909	894	883	858	859	823	829	799	809	794	807	818
CREEK VALLEY MIDDLE SCHOOL	888	757	711	674	660	670	671	690	673	686	676	683
DELAY MIDDLE SCHOOL	1,015	982	1,074	1,075	1,178	1,219	1,218	1,150	1,123	1,107	1,123	1,135
DOWNING MIDDLE SCHOOL	846	602	570	539	501	448	405	369	395	400	413	380
DURHAM MIDDLE SCHOOL	846	813	853	866	852	845	831	810	798	785	798	808
FORESTWOOD MIDDLE SCHOOL	1,079	789	847	882	813	768	704	702	701	724	734	740
GRIFFIN MIDDLE SCHOOL	1,128	794	784	827	828	797	747	737	781	811	821	813
HEDRICK MIDDLE SCHOOL	867	717	719	737	791	814	840	819	810	794	804	810
HUFFINES MIDDLE SCHOOL	867	830	867	861	864	822	821	807	798	803	802	805
KILLIAN MIDDLE SCHOOL	1,121	929	945	951	1,012	1,015	1,039	990	962	941	970	973
LAKEVIEW MIDDLE SCHOOL	846	765	788	765	804	823	878	903	949	978	985	969
LAMAR MIDDLE SCHOOL	888	709	686	682	688	695	689	715	735	745	758	757
MCKAMY MIDDLE SCHOOL	910	1,078	1,035	964	960	941	951	925	930	923	928	922
SHADOW RIDGE MIDDLE SCHOOL	867	690	693	705	657	632	606	617	645	652	663	668
<b>MIDDLE SCHOOL TOTALS</b>	<b>13,986</b>	<b>12,332</b>	<b>12,450</b>	<b>12,367</b>	<b>12,407</b>	<b>12,218</b>	<b>12,132</b>	<b>11,917</b>	<b>12,009</b>	<b>12,061</b>	<b>12,233</b>	<b>12,246</b>
Middle School Total Change		1	118	-83	40	-189	-86	-215	92	52	172	13
Middle School Percent Change		0.01%	0.96%	-0.67%	0.32%	-1.52%	-0.70%	-1.77%	0.77%	0.43%	1.43%	0.11%



# Ten Year Forecast

## By High School and Alternative Campus

CAMPUS	Optimal Capacity	Current	ENROLLMENT PROJECTIONS									
		2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
FLOWER MOUND 9th GRADE CAMPUS	900	891	861	892	911	874	852	789	768	772	775	802
HEBRON 9th GRADE CAMPUS	1,193	884	1,013	933	937	972	899	932	964	895	881	921
MARCUS 9th GRADE CAMPUS	900	839	791	771	714	723	714	685	633	675	638	689
FLOWER MOUND HIGH SCHOOL	2,903	2,650	2,727	2,683	2,619	2,639	2,655	2,623	2,504	2,397	2,321	2,309
HEBRON HIGH SCHOOL	3,038	2,567	2,608	2,739	2,793	2,841	2,772	2,734	2,724	2,711	2,701	2,658
LEWISVILLE HIGH SCHOOL	2,115	2,039	2,123	2,265	2,273	2,276	2,325	2,372	2,422	2,522	2,509	2,402
LEWISVILLE BEN HARMON HS	1,148	1,271	1,293	1,318	1,399	1,420	1,435	1,501	1,512	1,452	1,409	1,385
LEWISVILLE KILLOUGH	1,193	1,067	1,056	1,025	1,024	1,056	1,080	1,103	1,103	1,056	1,053	1,041
MARCUS HIGH SCHOOL	2,543	2,478	2,463	2,438	2,390	2,254	2,187	2,133	2,108	2,019	1,983	1,939
THE COLONY HIGH SCHOOL	2,228	2,058	2,084	2,115	2,145	2,161	2,175	2,218	2,214	2,223	2,282	2,329
<b>HIGH SCHOOL TOTALS</b>	<b>18,161</b>	<b>16,744</b>	<b>17,019</b>	<b>17,179</b>	<b>17,205</b>	<b>17,216</b>	<b>17,094</b>	<b>17,090</b>	<b>16,952</b>	<b>16,722</b>	<b>16,552</b>	<b>16,475</b>
High School Total Change		471	275	160	26	11	-122	-4	-138	-230	-170	-77
High School Percent Change		2.89%	1.64%	0.94%	0.15%	0.06%	-0.71%	-0.02%	-0.81%	-1.36%	-1.02%	-0.47%
DENTON COUNTY JJ AEP	0	10	10	10	10	10	10	10	10	10	10	10
LEARNING CENTER	614	275	253	264	258	261	260	260	260	260	260	260
OTHER ALTERNATIVE	0	0	0	0	0	0	0	0	0	0	0	0
<b>ALTERNATIVE CAMPUS TOTALS</b>	<b>614</b>	<b>285</b>	<b>263</b>	<b>274</b>	<b>268</b>	<b>271</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>	<b>270</b>
<b>DISTRICT TOTALS</b>	<b>60,213</b>	<b>53,490</b>	<b>53,641</b>	<b>53,756</b>	<b>53,912</b>	<b>53,944</b>	<b>53,964</b>	<b>54,039</b>	<b>54,184</b>	<b>54,231</b>	<b>54,441</b>	<b>54,640</b>
District Total Change		134	151	115	156	32	20	76	145	47	210	199
District Percent Change		0.25%	0.28%	0.21%	0.29%	0.06%	0.04%	0.14%	0.27%	0.09%	0.39%	0.37%





# Summary

- Due to strong housing demand within Lewisville, the average home price has risen 11% year-over-year.
- Roughly 16% of Lewisville ISD home sales in 2015 were of new homes.
- Second quarter home closings within LISD hit 300 units, a rise of 56 units over the previous second quarter.
- Indian Creek Elementary zone had the most annual new home closings, representing 20% of all closings in the district.
- Castle Hills has started nearly 300 homes in the past 12 months.
- LISD can expect an increase of approximately 470 students during the next 5 years.
- 2020/21 enrollment projection: 53,964 students.
- LISD is projected to have more than 54,640 students for the 2025/26 school year.



# Resources

## **ISD Development Research**

- MetroStudy: The leading provider of primary research and analysis on residential real estate development and new-home construction. Providing quarterly housing data reports which includes all active and future subdivisions which fall within Lewisville ISD.
- ALN Apartment Data, Inc. which details all existing, under construction & future apartment complexes occurring within major metro areas and their surrounding communities.
- City and Town Planning and/or Economic Development Staff
  - Cities/Towns of Carrollton, Highland Village, Double Oak, Copper Canyon, Coppell, Frisco, Plano, The Colony, Lewisville, Flower Mound
  - In person/phone/email/web site research
- Local developers & real estate agents

## **National/State/Regional Economic Research**

- Federal Reserve
- Texas A&M Real Estate Center
- Texas Education Agency historical enrollment data
- Texas Comptroller's Office
- Texas Workforce Commission
- US Bureau of Labor Statistics
- US Census Bureau
- US Department of Labor

NOTE: Additional resources are used for research and may not be listed (i.e. Local Chamber of Commerce)

# DISCUSSION

What was the most important thing you heard? Or do you have a question or comment for Mr. Templeton?

LISD Chief Financial Officer  
**Mike Ball**

**Public School Finance 101**



# **Lewisville ISD School Finance 101**

**Mike Ball, Chief Financial Officer**

**September 8, 2016**



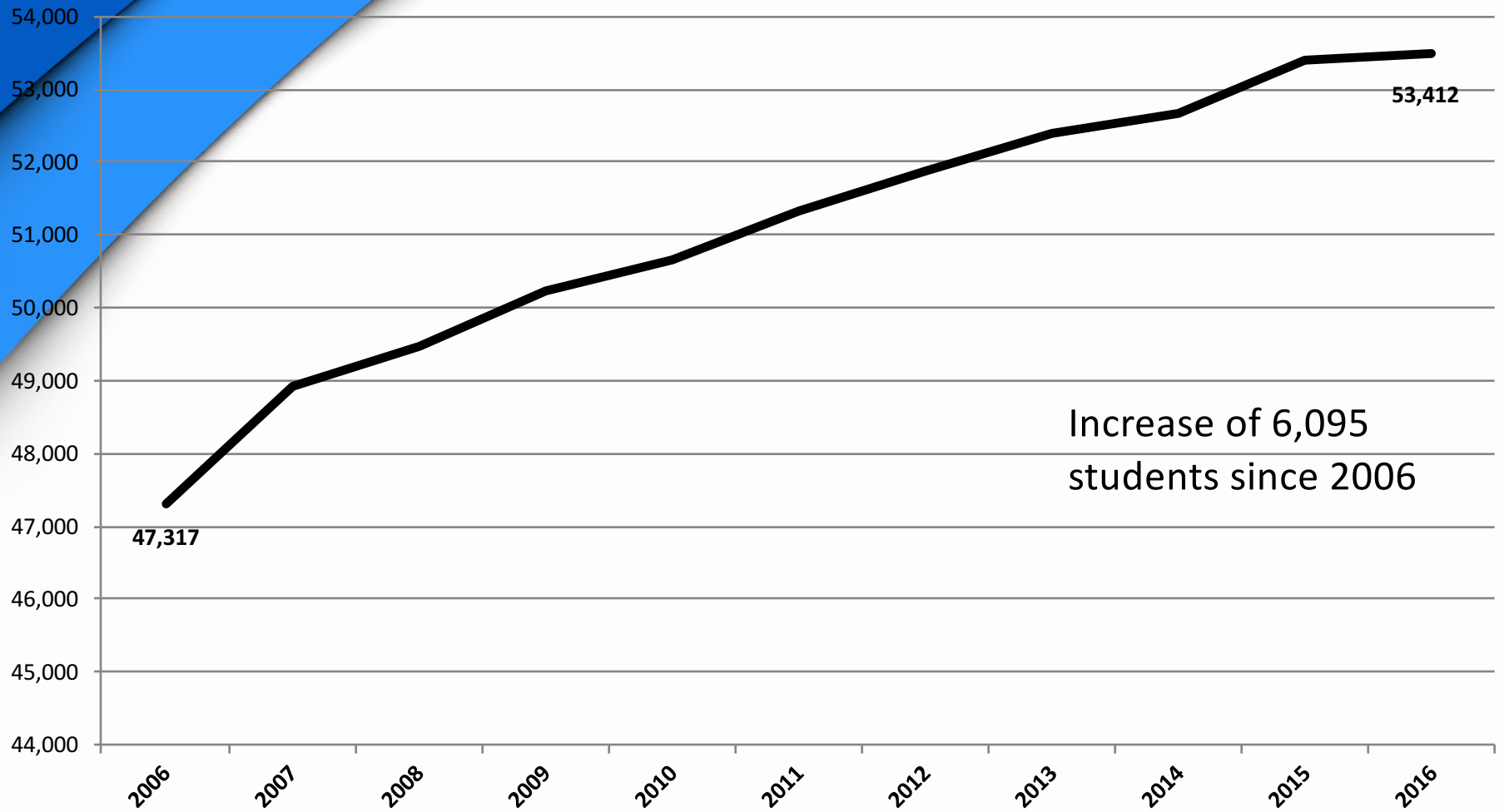
**LEWISVILLE INDEPENDENT SCHOOL DISTRICT**

**Students are the reason  
LISD exists – so we will  
begin with a look at  
student needs**

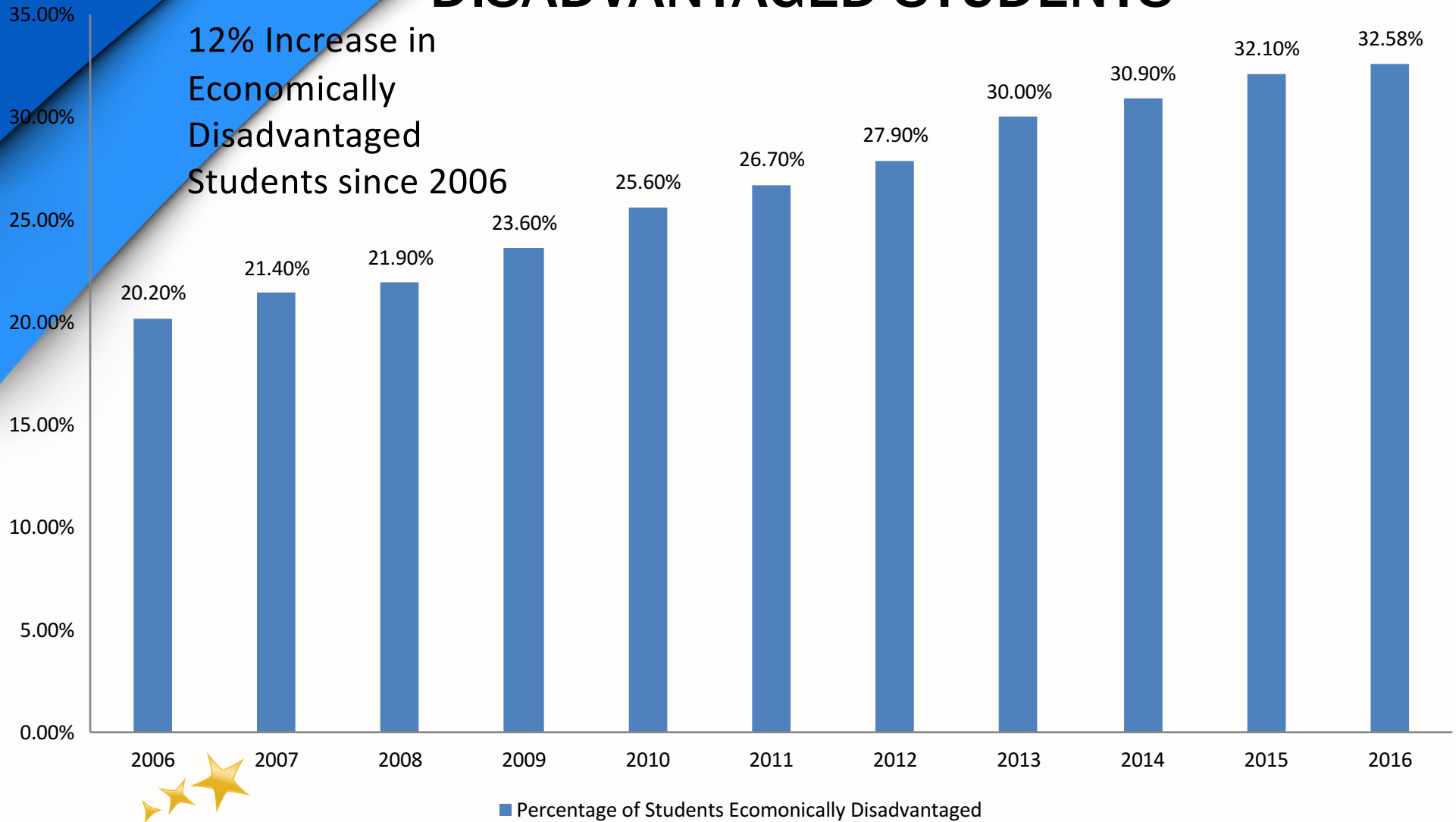




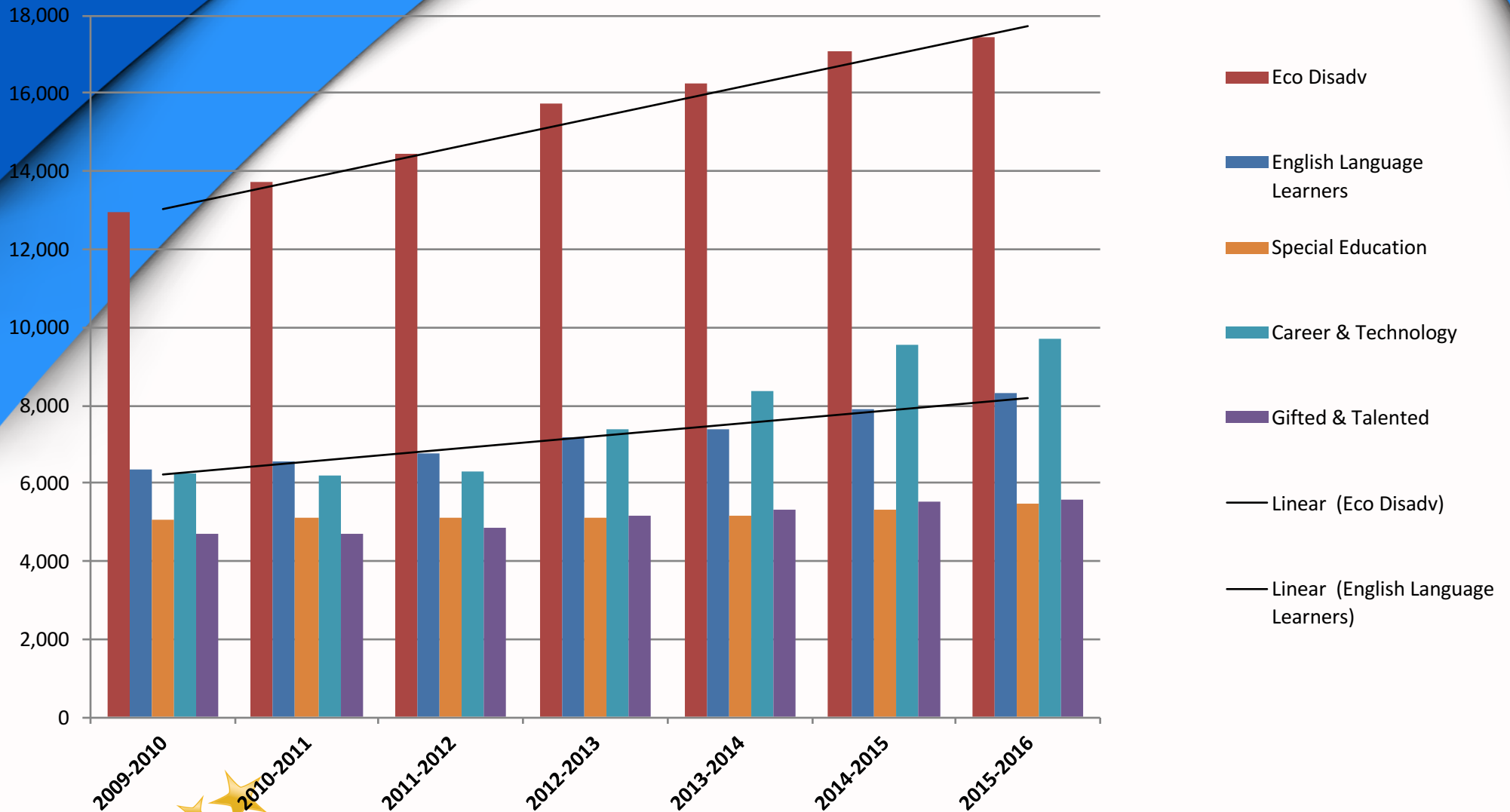
# Student Enrollment Growth



# CHANGE IN NUMBER OF ECONOMICALLY DISADVANTAGED STUDENTS



# CHANGES IN EDUCATIONAL NEEDS ALONG WITH ADDITIONAL ECONOMIC NEEDS



# Significant Factors in Finance for LISD

## Demographic Changes

More students are coming with economic disadvantages

## Property Values

Increases in Property Values bring only a one year benefit to LISD before the state equalized wealth formulas reduce state funding

## Staffing

About 80% of the budget is the cost of people



## Student Needs

More students are coming with greater educational needs that cost more to serve

## Weighted Daily Average Attendance

Attendance = funding  
Absence = no funding

## Long Term Debt Management

Debt on Short Payback

Recently Refinanced about 1/3 of outstanding debt at lower interest rate



# Two Funding “Buckets”



# TWO BUCKETS OF MONEY

## General Fund

- Day to day operations of the district such as teacher salaries, utility costs, fuel, supplies and similar costs
- Referred to as “Maintenance and Operations”
- Similar to salary in our home budgets

## Debt Service Fund

- Pays for capital expenditures for land, building construction, technology, building renovations
- Referred to as “Interest and Sinking”
- Similar to the mortgage in our home budgets

## Can't mix the two buckets



# **1<sup>ST</sup> BUCKET - DAY TO DAY OPERATIONS - WHAT GENERATES FUNDING?**

## **Student Attendance**

- Average Daily Attendance (ADA)

## **Instructional Setting of Students**

- Special Education
- English Language Learners
- Career and Technology

**For funding purposes, attendance is weighted based on the Instructional Setting**

- Weighted Average Daily Attendance (WADA)





# 1<sup>ST</sup> BUCKET - DAY TO DAY OPERATIONS – WHAT GENERATES FUNDING?

## Local Property Tax Collections

- Local district expected to levy and collect its taxes

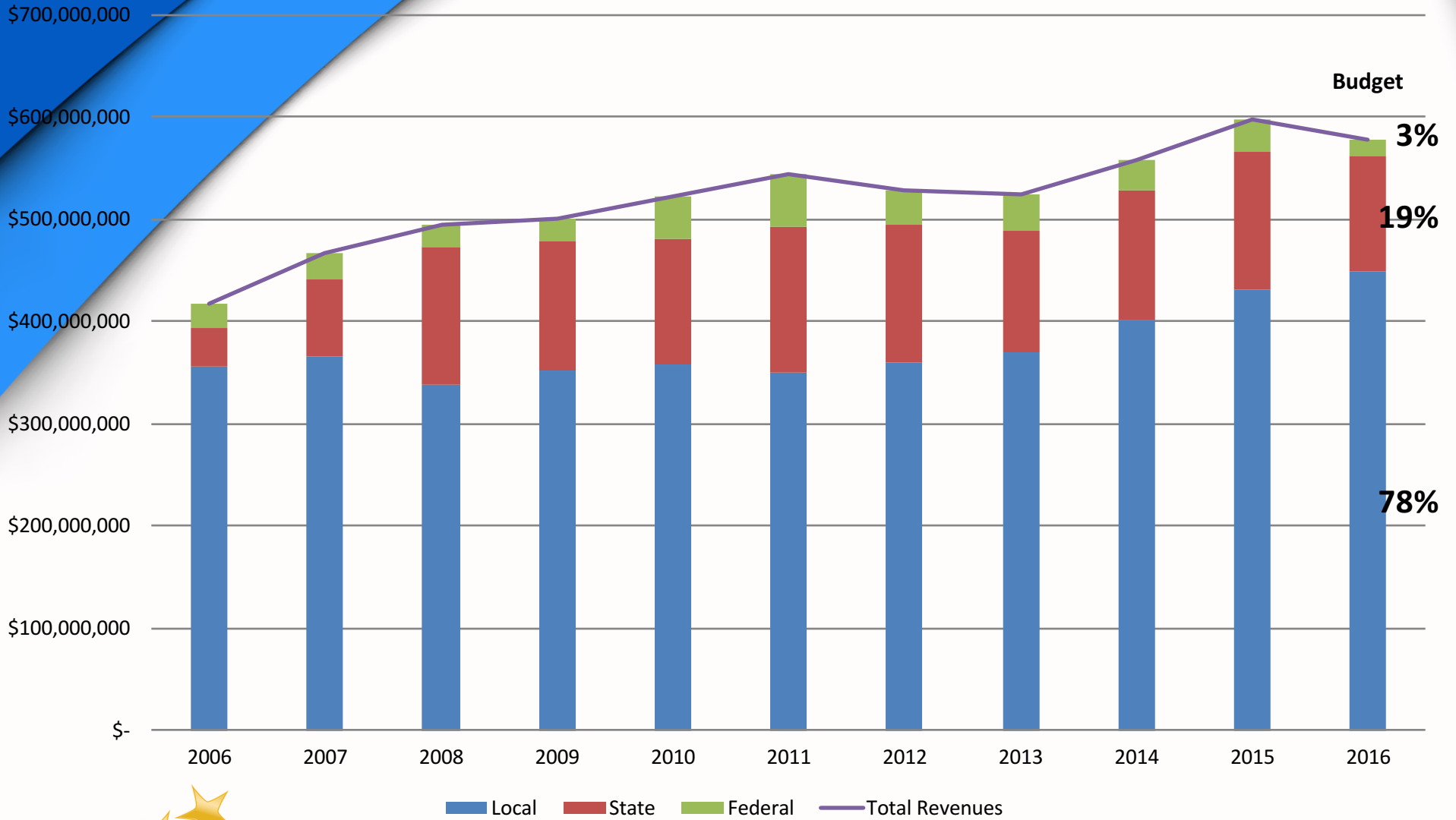
## Taxable Property Values within the District

- State funding system designed to reduce state funding as local property values increase
- There is a one year time lag for that reduction
- LISD benefits for only one year when local values increase
- The State of Texas benefits long term from rising local property values

**State funds only about 19% of the total**



# LISD SOURCES OF REVENUE



Fiscal Years Ending August 31

School Finance 101 | September 8, 2016

## **2<sup>ND</sup> BUCKET - MONEY FOR CAPITAL EXPENDITURES – BOND FUND**

**Bond Propositions that are approved by local voters of LISD**

**Voters approve -**

- the purpose of the bonds
- the issuance of bonds
- the tax levy required to repay the bonds

**Elected Board of Trustees determines the timing of the bond issuance after voter approval**

**Last bond authorization election was 2008**

**Major renovations and new construction can realistically only be funded using bonds**



## TYPICAL QUESTION YOU MAY HAVE HEARD

**We had money for a new stadium. Why didn't we get a salary increase that year?**

- Stadium and similar construction costs are paid from the bond “bucket.”
- Salary costs are paid for from the day to day operations “bucket.”
- Because the “buckets” can't be mixed, one is often in much different financial condition than the other.





# Stewardship



# STEWARDSHIP

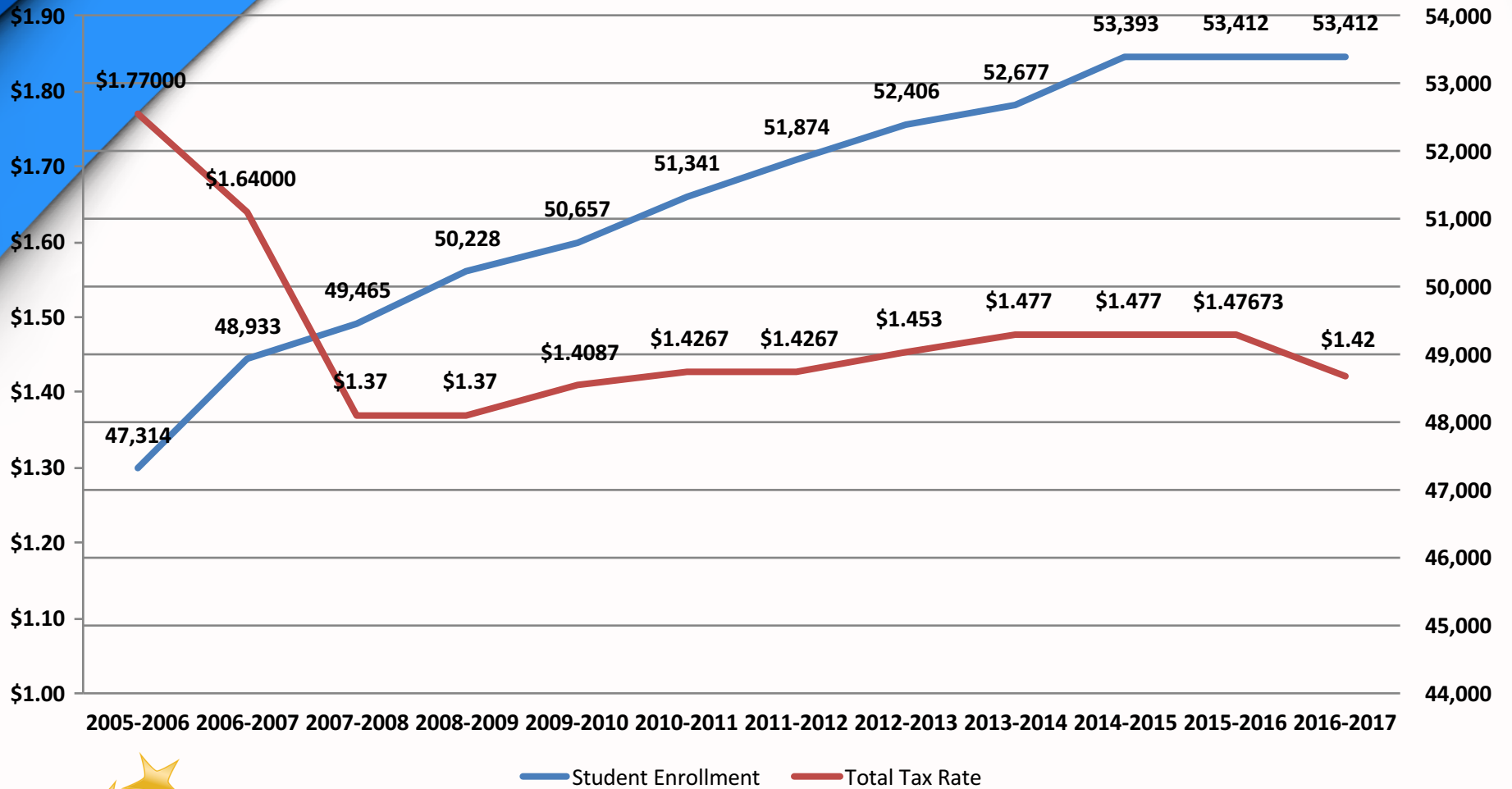
**Our community trusts us with their children each day.  
We earn that trust every day. Priority Number One.**

**Our community also trusts us with its money each day.  
We earn that trust every day also.**

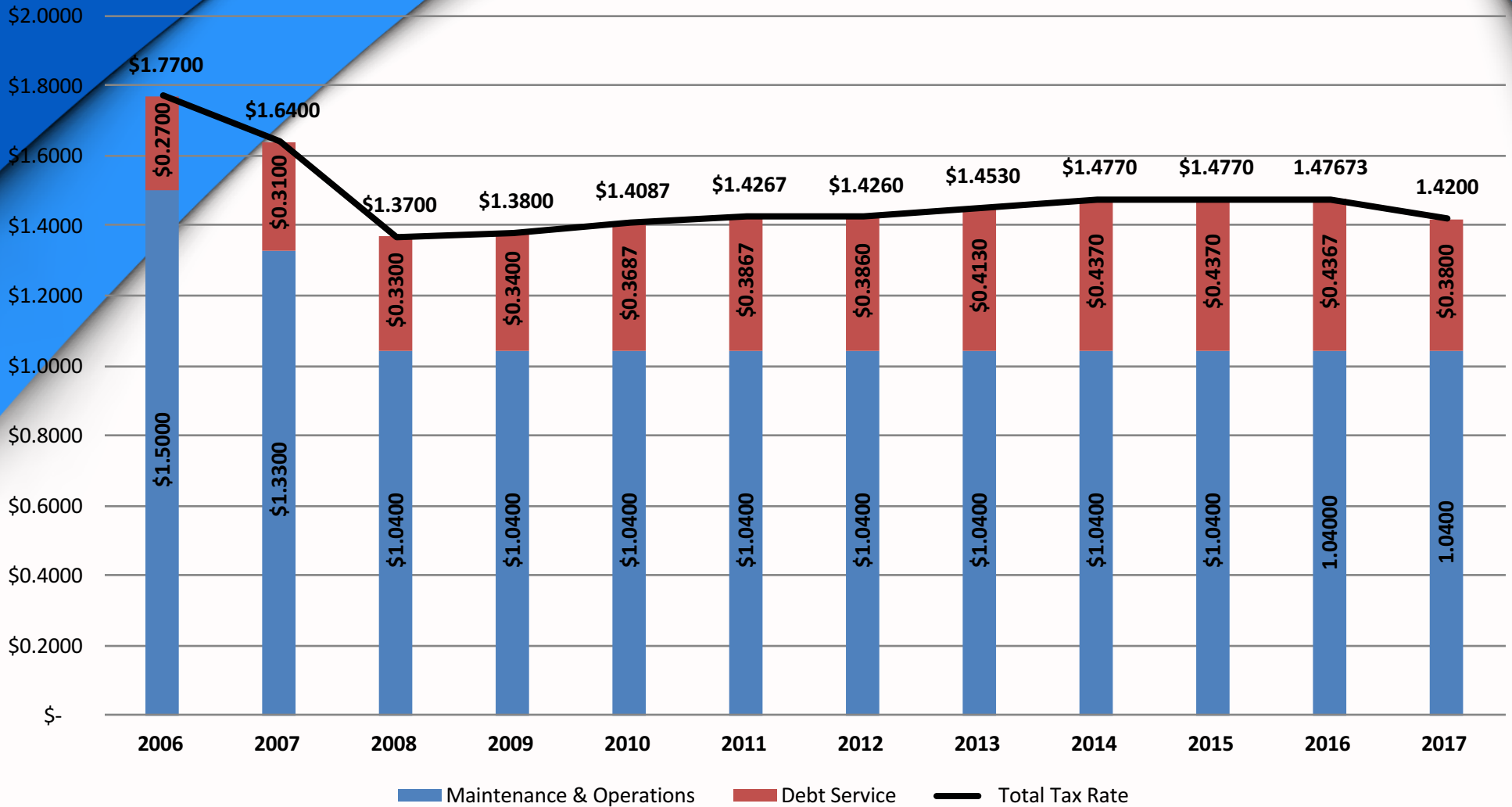
- Closely following our commitment to safety and protection of children, we are committed to continuing to be good stewards of the financial resources entrusted to our care.



# WE'RE DOING MORE WITH LESS



# LISD TAX RATE HISTORY

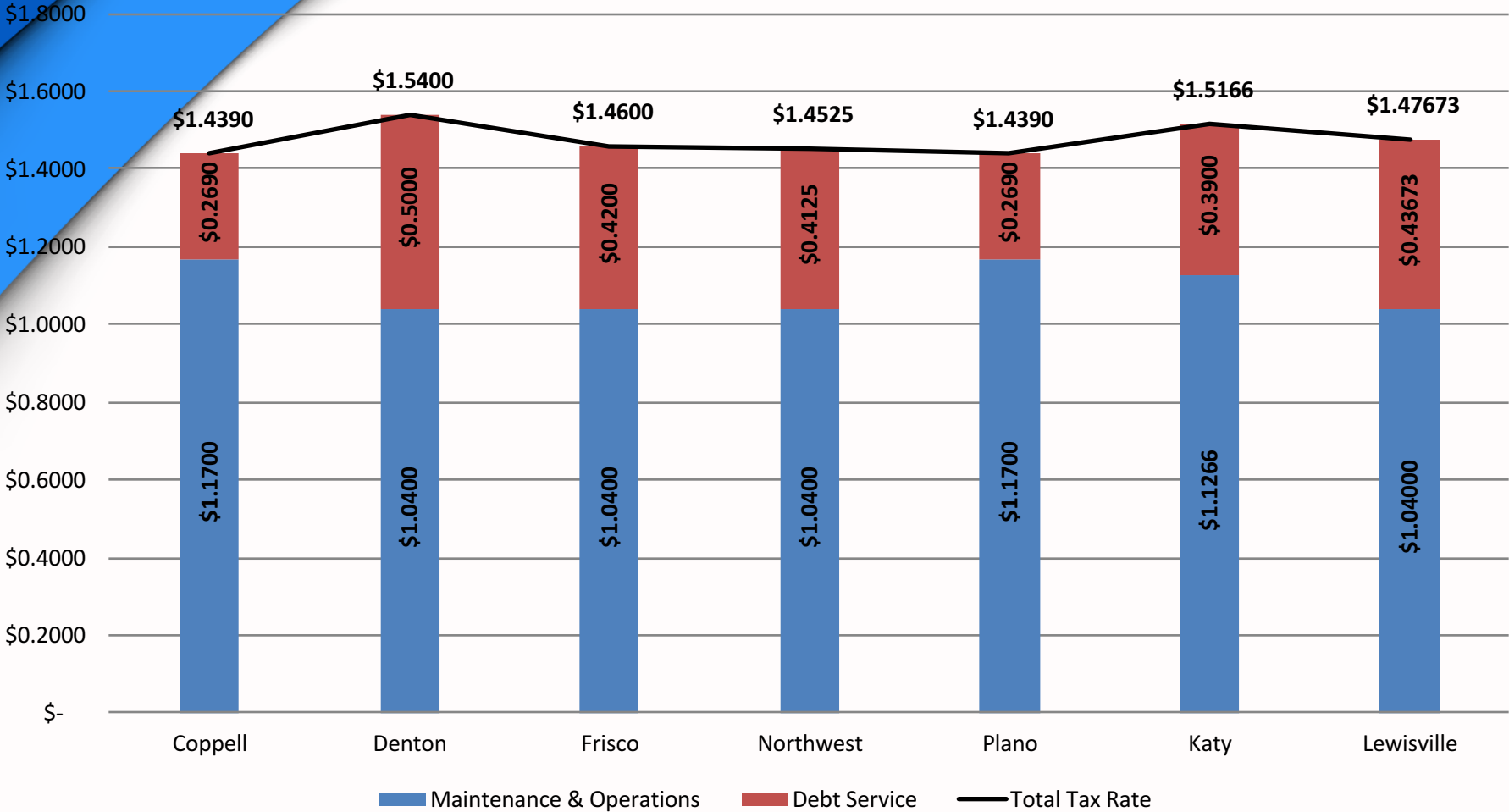


Fiscal Years Ending August 31





# LISD'S TAX RATE IN LINE WITH PEERS



## 2015-2016 Tax Rates

# SHORT DEBT REPAYMENT SCHEDULE

All of the LISD outstanding bonds are scheduled to be repaid by the year 2030 – 14 years hence

This compares to a typical debt repayment schedule by many districts of 25 to 30 years

The shorter repayment schedule saves millions of dollars in interest costs to LISD taxpayers

During the 2015-2016 fiscal year, the Board of Trustees approved a refunding (refinancing at a lower interest rate) of a significant portion of the debt portfolio that saves \$58 million over the remaining payback period without extending the final maturity date



## **ELEVATOR SPEECH POINTS**

**Student needs are changing**

**We're doing more with less**

**Day to day items and bond construction items are  
separate funds that can't be mixed**

**State of Texas benefits from rising property values, not  
LISD**

**LISD's tax rate is comparable to peer districts**

**LISD is repaying its debt much faster than peer districts**





**REAL INNOVATION**  
**LIMITLESS OPPORTUNITY**  
LEWISVILLE INDEPENDENT SCHOOL DISTRICT



# DISCUSSION

What are your questions or comments for  
Mr. Ball?



**NEXT MEETING:  
WEDNESDAY, SEPTEMBER 21**

*Facilities tour – don't miss it!*

