



Finance Department

# **Lewisville ISD**

## **Community Bond Committee Meeting**

**October 27, 2021**



# Overview of Tonight's Discussion

- Construction projects update
- Fine Arts project overruns
- Tax Rate History – M+O and I+S
- Capacity – LISD debt management
- Looking ahead to Fiscal 2021-22
  - Property values, enrollment, recapture
- Legislative intent for 2022-23 school year
- Property sales
- Debt Posture – Possible refundings



## 2017 Bond Year 1

1. Purnell Demo (Mill Street Phase 2) – Substantially Complete
2. TECC-West
3. Mill Street ES
4. Polser ES 20-Year Refresh
5. Creekside ES 20-Year Refresh
6. Restroom Renovations at 8 Campuses
7. District Wide Access Control Upgrades
8. Wall Finishes at 3 Campuses
9. Exterior Lighting Replacements – Phase 1
10. The Colony HS Softball Field and Athletics Renovations
11. Valley Ridge ES Playground Replacement
12. Stage Curtain and Lighting Replacements
13. Marcus HS Limited Refresh
14. Marcus HS Track and Turf Replacement
15. Donald and Polser ES STEM Academies



## 2017 Bond Year 2

1. Memorial ES – Substantially Complete
2. LISDOLA Renovations – Substantially Complete
3. Fiber Installation at 4 Locations – Substantially Complete
4. College Street Renovations – Substantially Complete
5. MS Fine Arts Additions/Renovations (ACMS, BMS, DMS)- Substantially Complete
6. The Colony HS Entry and Limited Refresh – Substantially Complete
7. Degan ES 20-Year Refresh
8. Central ES 20-Year Refresh
9. Parkway ES 20-Year Refresh
10. Timbercreek ES 20-Year Refresh
11. Valley Ridge ES 20-Year Refresh and STEM Academy
12. Hedrick MS
13. Hebron HS Multi-Purpose/IAC/Practice Fields
14. Exterior Lighting Replacements – Phase 2
15. Security Vestibule Upgrades at All Facilities
16. Ethridge ES Re-Roof
17. Vickery ES 10 Classroom Addition
18. Forest Vista ES Playground Replacement
19. Lakeview MS Flooring
20. Campus Support Renovations – Building was sold



## 2017 Bond Year 3

1. Distribution Center Renovations
2. MS Fine Arts Additions/Renovations (Huffines and DeLay) – Substantially Complete
3. Flower Mound HS 20-Year Refresh Phase 1
4. Hebron HS 20-Year Refresh Phase 1
5. The Colony HS Fine Arts Renovation and Black Box Theater – Substantially Complete
6. Forest Vista ES 20-Year Refresh – Substantially Complete
7. Prairie Trail ES 20-Year Refresh – Substantially Complete
8. Bridlewood ES 20-Year Refresh and STEM Academy – Substantially Complete
9. Lewisville HS Athletics Renovations
10. Bridlewood ES Playground Replacement
11. Heritage ES Fire Alarm Replacement
12. Track Replacements at Huffines and McKamy MS
13. Flooring Replacements at 4 Campuses
14. Garden Ridge ES Restroom Renovations
15. Chester Boyd Ag Barn Expansion



## 2017 Bond Year 4

1. Wellington ES 20-Year Refresh and Playground Replacement
2. Dale Jackson Renovation – Substantially Complete
3. High School Turf Replacements at FMHS, HHS, and TCHS
4. Heritage ES Re-Roof – Substantially Complete
5. Homestead ES 20-Year Refresh
6. Lakeview MS Electrical Upgrades
7. Flooring Replacements at Lamar MS, Rockbrook ES, Shadow Ridge MS, and Vickery ES – Substantially Complete
8. Southridge ES 20-Year Refresh
9. MS Fine Arts Additions/Renovations at Creek Valley, Durham, and Lamar
10. Flower Mound HS Fine Arts Addition/Renovation
11. Hebron HS Fine Arts Addition/Renovation
12. Lewisville HS Fine Arts Addition/Renovation
13. Homestead ES Playground Replacement
14. MS Track Replacements at Creek Valley, Durham and Lakeview



# 2017 Bond Year 5 Projects in Design

1. Bluebonnet ES 20-Year Refresh
2. TECC-East Addition
3. Flooring Replacements at Coyote Ridge ES and LHS Killough
4. Lakeview MS Fire Alarm Replacement
5. Electrical Upgrades at Lamar MS
6. Marcus HS Fine Arts Renovation
7. Pre-K Playground Replacement at McAuliffe ES
8. The Colony HS Multi-Purpose Facility, Football Press Box Replacement and Fiber to Press Box

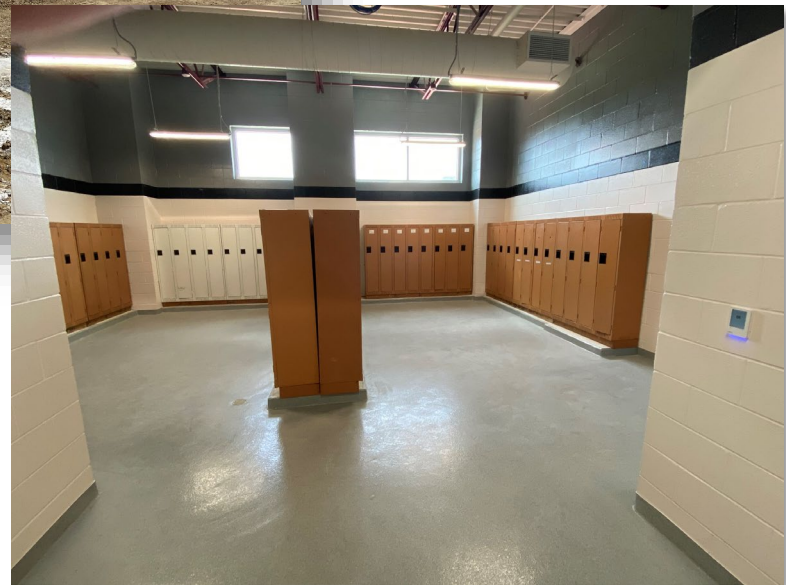


# LISD STEM Academy at Memorial ES





# Lewisville High School Athletics Renovations



# 20-Year Refreshes

**LISD STEM Academy at  
Bridlewood ES**



**Forest Vista ES**



**Prairie Trail ES**



## 20-Year Refresh



Flower Mound High School



# 20-Year Refresh

## Hebron High School





# Flooring and Playgrounds





# Stadium Turf and Middle School Track Replacements



# Hebron HS Black Box Addition



# Fine Arts Project Overruns

Flower Mound HS Fine Arts Addition and Renovation

Overall Budget - \$2.6m

Construction Cost (GMP) Budget - \$2.1m

GMP - \$4.7m

Overage (additional money needed for GMP and soft costs) - **\$2.6m**

Hebron HS Fine Arts Addition and Black Box (Storm Shelter)

Overall Budget - \$7.9 million

Construction Cost (GMP) Budget - \$7 million

GMP - \$9.86 million

Overage (additional money needed for GMP and soft costs) - **\$2.9 million**



# Fine Arts Project Overruns (continued)

Lewisville HS Fine Arts Addition and Renovation

Overall Budget - \$2.4 million

Construction Cost (GMP) Budget - \$2 million

GMP - \$3.8 million

Overage (additional money needed for GMP and soft costs) - **\$1.8 million**

Year 4 MS Fine Arts (Lamar has storm shelter)

Overall Budget - \$5.2 million

Construction Cost (GMP) Budget - \$4 million

GMP - \$11.3 million

Overage (additional money needed for GMP and soft costs) - **\$7.35 million**

**All of these overages will be funded with savings from other 2017 Bond projects.**

# Questions?



# LISD Tax Rate Definitions

- Maintenance and Operations (M+O) tax rate
  - The rate at which property values are taxed or levied for general operating expenditures.
- Interest and Sinking (I+S) tax rate
  - The rate levied to service any bonded debt that may have been issued to fund construction and renovation of schools and facilities, including technology and safety and security upgrades.
- Both rates are figured per \$100 of property value.

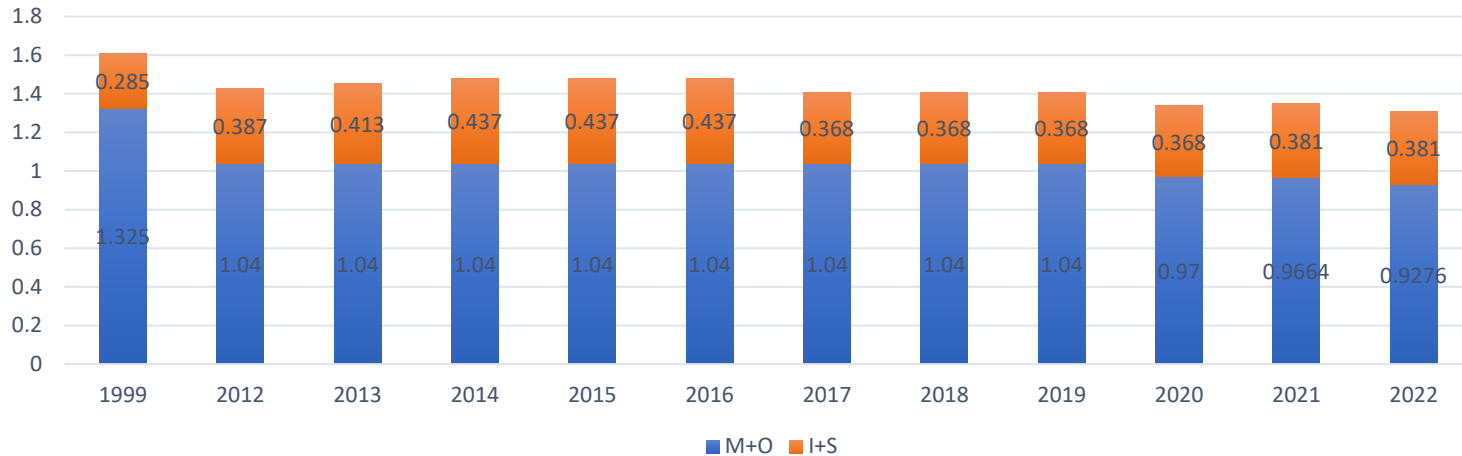


# LISD Tax Rate History

Lewisville ISD Tax Rate History

	1999	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>M+O</b>	1.325	1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04	0.97	0.9664	0.9276
<b>I+S</b>	0.285	0.387	0.413	0.437	0.437	0.437	0.368	0.368	0.368	0.368	0.381	0.381
<b>Total</b>	1.61	1.4267	1.453	1.477	1.477	1.47673	1.4075	1.4075	1.4075	1.3375	1.3473	1.3085

Lewisville ISD Tax Rate History



# Capacity – LISD Debt Management

Property Value Growth Assumptions (as of 2023)

		I+S Rate	I+S Proceeds	Incremental I+S Revenue	Incremental Debt (3%, 20yr's)
Current	46,000,000,000	0.3809	175,214,000	0	0
5%	50,715,000,000	0.3809	193,173,435	17,959,435	\$267,191,043
6%	51,685,600,000	0.3809	196,870,450	21,656,450	\$322,193,296
7%	52,665,400,000	0.3809	200,602,509	25,388,509	\$377,716,898
8%	53,654,400,000	0.3809	204,369,610	29,155,610	\$433,761,849

		I+S Rate	I+S Proceeds	Incremental I+S Revenue	Incremental Debt (3%, 20yr's)
Current	46,000,000,000	0.3900	179,400,000	4,186,000	0
5%	50,715,000,000	0.3900	197,788,500	22,574,500	\$335,851,556
6%	51,685,600,000	0.3900	201,573,840	26,359,840	\$392,167,857
7%	52,665,400,000	0.3900	205,395,060	30,181,060	\$449,017,961
8%	53,654,400,000	0.3900	209,252,160	34,038,160	\$506,401,870

		I+S Rate	I+S Proceeds	Incremental I+S Revenue	Incremental Debt (3%, 20yr's)
Current	46,000,000,000	0.4000	184,000,000	8,786,000	0
5%	50,715,000,000	0.4000	202,860,000	27,646,000	\$411,302,670
6%	51,685,600,000	0.4000	206,742,400	31,528,400	\$469,062,978
7%	52,665,400,000	0.4000	210,661,600	35,447,600	\$527,370,778
8%	53,654,400,000	0.4000	214,617,600	39,403,600	\$586,226,068



# Looking at Fiscal 2021-22

- Property values
  - 8% growth projected
  - \$1 Billion new property on tax rolls

- Enrollment trends
  - Flat to down slightly
  - Built out

- Recapture

- HB3 helped Recapture for one year. (Budgeted)

<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>
-0-	-0-	-0-	\$34.5M	\$14.6M	\$50.3M	\$57M



# Legislative Intent for 2022-23 School Year

## Property Tax Relief:

- Increase to homestead exemption from \$25K to \$40K
- This amounts to a tax relief close to \$200 for homeowners in 2022-23 school year.
- The exemption would need to be approved by voters in the May 2022 election before it became effective.



# Property Sales

- The district has been successful in selling properties that have been declared surplus by the LISD Board.
- Discussions are ongoing with the Board about the possible uses of those proceeds





## Debt Posture – Possible Refundings

- Principal and interest expenditures for

Fiscal 2019-20                      \$188 Million

Fiscal 2020-21                      \$157 Million

**Savings of \$31 Million per year**



# Debt Posture – Possible Refundings

## LEWISVILLE INDEPENDENT SCHOOL DISTRICT (Denton and Tarrant Counties, Texas)

### Summary of Outstanding General Obligation Bonds

as of October 21, 2021

Series	PSF	Title	Original Par Amount	Balance	Final Maturity	Call Date	Amount Callable	% of Bal Callable
2003	x	ULT Bldg and Rfdg	59,998,544	351,626	8/15/2022	n/a	-	0.00%
2010		ULT QSCB	29,900,000	10,000,000	6/15/2026	n/a	-	0.00%
2010B		ULT Bldg (BABs)	25,055,000	25,055,000	8/15/2028	2/15/2020	25,055,000	100.00%
2011		ULT Refunding	33,659,938	1,685,000	8/15/2022	8/15/2019	1,685,000	100.00%
2012C	x	ULT Building	33,715,000	24,255,000	8/15/2029	8/15/2021	24,255,000	100.00%
2013A	x	ULT Refunding	39,635,000	2,605,000	8/15/2023	n/a	-	0.00%
2013C	x	ULT Rfdg (Taxable)	5,560,000	1,675,000	8/15/2023	n/a	-	0.00%
2013D	x	ULT Building	78,560,000	44,555,000	8/15/2029	8/15/2022	40,400,000	90.67%
2013E	x	ULT Building	67,435,000	1,210,000	8/15/2022	n/a	-	0.00%
2014A	x	ULT Building	86,620,000	61,845,000	8/15/2030	8/15/2023	48,715,000	78.77%
		(split coupon)	9,710,000	9,710,000	8/15/2029	8/15/2024	9,710,000	100.00%
2014B		ULT Refunding	54,338,570	54,338,570	8/15/2025	8/15/2023	40,625,000	74.76%
2015		ULT Refunding	64,232,167	62,407,167	8/15/2027	8/15/2024	32,595,000	52.23%
2016A	x	ULT Refunding	250,350,000	138,925,000	8/15/2028	8/15/2025	100,640,000	72.44%
2016B		ULT Refunding	84,215,000	75,355,000	8/15/2028	8/15/2025	39,410,000	52.30%
2017	x	ULT Refunding	68,850,000	46,265,000	8/15/2027	8/15/2026	4,245,000	9.18%
2017	x	ULT Building	193,950,000	157,795,000	8/15/2037	8/15/2026	115,925,000	73.47%
2017A	x	ULT Refunding	61,165,000	54,935,000	8/15/2029	2/15/2027	30,250,000	55.07%
2018	x	ULT Refunding	8,905,000	6,190,000	8/15/2027	n/a	-	0.00%
2018	x	ULT Building	117,210,000	71,645,000	8/15/2038	8/15/2027	71,645,000	100.00%
		(short call on 5% coupons)		30,570,000	8/15/2027	8/15/2023	19,180,000	62.74%
2019	x	ULT Building	109,765,000	72,475,000	8/15/2039	8/15/2028	72,475,000	100.00%
		(short call on 5% coupons)		30,375,000	8/15/2028	8/15/2024	18,340,000	60.38%
2020	x	ULT Bldg & Rfdg	262,515,000	259,630,000	8/15/2040	8/15/2029	165,495,000	63.74%
2020A	x	ULT Rfdg (Taxable)	39,270,000	38,850,000	8/15/2030	n/a	-	0.00%
2020B		ULT Rfdg (Taxable)	12,785,000	12,785,000	8/15/2027	n/a	-	0.00%
			\$ 1,797,399,219	\$ 1,295,487,363			\$ 860,645,000	66.43%



Call Date	Amount
Now	\$ 50,995,000
8/15/2022	40,400,000
8/15/2023	108,520,000
8/15/2024	60,645,000
8/15/2025	140,050,000
8/15/2026	120,170,000
2/15/2027	30,250,000
8/15/2027	71,645,000
8/15/2028	72,475,000
8/15/2029	165,495,000
	\$ 860,645,000



# Questions?



# Next CBC Meeting

January 20, 2022

LISD Administrative Center  
Boardroom

