

DENTON INDEPENDENT SCHOOL DISTRICT

BOND PACKAGE: 2013

QUESTIONS AND ANSWERS

What is the total amount of the 2013 proposed bond package?

TOTAL COST of Bond Package: \$312,564,749.

The total cost of the bond package is \$312,564,749. However, the cost of the projects in the bond proposal totals \$329,564,749. The bond package is \$17 million less than the projects cost because the district was able to save this amount from the \$282 million bond package that was approved by voters in 2007. The savings was from value engineering and decreases in construction costs.

The bond package includes (by priority):

- **Fourth comprehensive high school** - \$149,634,067
- **Elementary school No. 23** - \$23,137,496
- **Renovations to existing schools** - \$11,366,073
- **Improvements for energy conservation** - \$1,583,000
- **Middle school No. 8** - \$48,235,473
- **Addition to Guyer High School – ninth grade addition-** \$49,903,352
- **Elementary School No. 24** - \$27,705,288
- **Land acquisitions** - \$18,000,000

The \$312.5 million bond package would provide facilities for the district's growing population and refurbish existing facilities. These amounts are projections. Each bond project and its costs are consistently reviewed by a Citizens' Bond Oversight Committee and then approved by the Board of Trustees.

Does Denton ISD encompass only the City of Denton?

Denton ISD actually stretches beyond the city limits of Denton and encompasses portions of several different cities, towns and major developments that include:

Argyle
Bartonville
Copper Canyon
Corinth
Cross Roads
Cross Oak Ranch
Denton
Double Oak
Lantana
Oak Point
Paloma Creek
Providence
Robson Ranch
Savannah
Shady Shores (and others)

The City of Denton currently incorporates about 80 square miles, while Denton ISD now includes more than 180 square miles. The boundaries stretch south to F.M. 1171 (Main Street) in Lewisville, east

to F.M. 1385 near Collin County, north to just below Lake Ray Roberts and west beyond Denton Regional Airport.

FUTURE GROWTH

Every year, about 1,000 new students have been arriving at Denton ISD’s school doors for more than a decade. People move to the Denton area because of its prime location in the Dallas-Fort Worth Metroplex and its schools. Even during the recent economic downturn, the district continued to grow by 600 to 1,000 students annually.

- Denton ISD is ranked fourth in North Texas - based on its annual closings of new homes.
- Denton ISD closed 893 homes in 2012 and started construction on 990 new homes. It has 2,336 vacant developed lots and 13,751 future lots, plus thousands of lots in developments that are currently being planned.
- The district currently has 700 more kindergarten students than 12th-graders.
- There are about 10,000 lots in future and current developments in its current Top 10 subdivisions.

PAST, CURRENT AND PROJECTED GROWTH

<i>School Year</i>	<i>Reported/ Projected Growth</i>
2002-03	14,962
2003-04	15,951
2004-05	17,329
2005-06	18,377
2006-07	19,800
2007-08	20,892
2008-09	22,189
2009-10	22,825
2010-11	24,024
2011-12	24,855
2012-13	25,786
2013-14	Projected: 26,677
2014-15	Projected: 27,483
2015-16	Projected: 28,388
2016-17	Projected: 29,336
2017-18	Projected: 30,336
2018-19	Projected: 31,437
2019-20	Projected: 32,446
2020-21	Projected: 33,485
2021-22	Projected: 34,586
2022-23	Projected: 35,766

Examples of fast-growing areas:

Eastern area

- **Savannah:** This development- east of Providence and Paloma Creek – has almost 2,300 homes planned and almost 1,300 occupied.
- **Paloma Creek:** A master planned community - east of Denton and south and north of U.S. 380 - includes more than 1,000 homes north of U.S, 380 with more than 900 occupied and almost 3,000 homes planned for Paloma Creek South with 1,500 occupied.
- **Cross Oak Ranch:** - Located between F.M. 720 and Naylor Road and south of 380 - this development has almost 2,000 lots platted with almost 1,000 home occupied.
- **Lakeview Ranch** – located just south of U.S. 380 will have 1,585 homes at buildout.
- **Providence:** Located east of Denton and north of U.S. 380, this area will contain almost 2,300 homes with more than 1,800 home occupied.
- **Spiritas Ranch West** and **Spiritas Ranch East** are two new developments that have about 2,000 homes planned.
- **Union Park:** Located in the far eastern section of the district, this will be an 800-acre development.

Southern area

- **Lantana:** A master-planned community - in the southern section of Denton ISD along F.M. 407 - platted for more than 4,000 homes at “buildout” and currently has 2,800 homes occupies.
- **The Preserve at Pecan Creek:** East of I-35 in the Shady Shores area - has more than 700 homes constructed with about **1,200** homes planned
- **Wheeler Ridge:** 800 homes planned; **Lexington Park**, 150 homes; and **Robinson Oaks**, 122 homes

Western area

- **Country Lakes:** North of Crawford Road and west of U.S. 377 – 1,500 homes planned with almost 1,000 already constructed.
- **Robson Ranch:** West of I-35 in South Denton – an adult retirement community – 3,000 homes planned with more than 1,400 occupied.
- **Cole Ranch:** This development – still in the planning stages – is anticipated to include 10,000 Single Family Homes.
- **Hunter Ranch (Inspiration):** This area –also in the planning stages – in anticipated to have 10,000 Single Family and 4,200 Multi-Family homes.

Northern area

- **Clear Creek** – More than 400 single-family homes are planned for this area – east of I-35 and west of U.S. 377.
- **Rayzor Ranch** – This is a planned commercial area with residential units planned for the future.
- **King’s Ridge Estates** – This is just east of I-35 and has more than 600 homes planned.
- **Hills of Denton** – This development is in the planning stages and will be east of I-35 and west of Locust. The area is planned for up to 7,000 homes.

Other tracts also are being planned or developed within the district’s boundaries. A number of developments are also being planned, platted and/or studied for multi-family and other single-family use.

The Dallas-Fort Worth-Denton Metroplex area is expected to grow to 10 million by 2040, an increase from today’s 6.5 million. Texas is projected to have 36 million residents by 2040.

Denton ISD’s rapid growth necessitates planning for the future. These developments reflect only new growth and do not include the number of new families moving into Denton’s existing multi-family developments and single-family neighborhoods.

2013 Bond Proposed Bond Projects

High School Projects

Comprehensive High School No 4: \$149,634,067

The district's current comprehensive high schools – Denton, Guyer and Ryan – are at or over capacity. During 2012-13 school year, there were **6,556** high school students. In five years, the district will have more than 8,200 high school students and by 2022, there will be almost 9,700 students.

The district is planning to build its fourth high school in the district's eastern section of the district, known as the 380 corridor. For the past 10 years, it has been the fastest-growing area in the district. There are 7,368 occupied homes and another 5,032 future lots planned for single-family homes. Currently, the high school students riding the buses to Ryan High or Denton High spend up to three hours a day on the bus.

All three high schools currently utilize every available classroom, with many teachers "floating" from class to class to maximize space. This new high school will alleviate the overcrowding of Ryan High and Denton High.

In the 2007 bond election, there was \$3.5 million allocated to plan and design the fourth high school, which has helped increase the construction timeline and opening of the new high school. If the bond election is approved by voters, the high school would be scheduled to open in August, 2015.

Ninth-grade addition to Guyer High: \$49,903,352

Guyer High School opened in 2005 and it quickly has grown to capacity. To help accommodate the fast-growth the school is experiencing in its southern portion of the district, the Bond Committee and Board are recommending adding a ninth-grade addition to the Guyer High campus.

The addition will provide the school with the space needed for future and current students, and will increase the school's capacity to house 2,600 to 3,000 students.

The addition will help maximize the campus space at a minimum cost to taxpayers. The new construction will be designed exclusively for ninth-graders and as a "school within a school" with shared services and many shared common spaces.

The ninth-grade addition will promote collaborative work spaces and provide access to the latest technology. The ninth-graders will have access to the main high school and all of its academic, career/technical, fine arts and athletics offerings, but will also enjoy a physical environment and school culture where "everyone knows their name."

This addition to Guyer High will allow the district to keep high school boundary changes in the southern section to a bare minimum.

ONE NEW MIDDLE SCHOOL

PROJECTED COST - MIDDLE SCHOOL No. 8: \$48,235,473

The location of this middle school will be dictated by student growth. It will feature many energy efficient and "green" concepts. The district plans to build Middle School No. 8 and open it in 2017 – depending on growth.

During the 2012-13 school year, the district enrolled more than 5,559 middle school students. Although the district opened Myers Middle School in August, 2013, the district's seven middle schools are at or near their capacities, especially Navo Middle School in the eastern section of the district.

- By 2017 there will be about 6,740 middle school students enrolled in the district's seven middle schools.
- By 2022, the number will exceed to more than 8,000 students.

TWO NEW ELEMENTARY SCHOOLS

PROJECTED COST: \$54,842,784

Elementary School No. 23: \$23,137,496

Elementary School No. 24: \$27,705,288

Presently, Denton ISD accommodates more than 13,500 students in the district's 21 elementary schools. In 2018, that number is expected to reach 15,710 students. By 2022, the number of elementary students will total more than 17,884. The district attempts to keep the elementary school campuses to about 700 to 750 students to provide optimum instructional success for every student. Student growth will determine the location of these proposed new schools.

Denton ISD works with developers who build within the district from the beginning with the planning stages. Almost all of the recently built elementary school sites have been donated. Developers realize the importance of schools in their neighborhoods and work with the district to donate appropriate school sites.

RENOVATIONS OF EXISTING SCHOOLS

PROJECTED COSTS: \$11,366,073

The following items are included in the bond package to renovate some of the district's current facilities:

Elementary Schools:

Ann Windle School for Young Children: New roof in old areas - \$680,684

Borman Elementary: Provide covered walkway from exterior door at library to drive - \$50,000

Evers Elementary: Replace standing seam roof with energy efficient materials. (A standing seam roof is a roof made of metal interlocking panels. The district would replace it with another standing seam room and better insulation under the roof.) - \$577,365

Ginnings Elementary: New roof in all old areas - \$1,701,709

Ginnings Elementary: Additional parking - \$105,000

Hodge Elementary: Replace standing seam roof with energy efficient materials. (A standing seam roof is a roof made of metal interlocking panels. The district would replace it with another standing seam room and better insulation under the roof.) - \$577,365

McNair Elementary: Replace standing seam roof with energy efficient materials. (A standing seam roof is a roof made of metal interlocking panels. The district would replace it with another standing seam room and better insulation under the roof.) - \$577,365

Newton Rayzor Elementary: New roof in all old areas - \$911,630

Newton Rayzor Elementary: Perimeter fence around playground - \$20,000

Rivera Elementary: New roof in all old areas - \$1,093,956

W.S. Ryan Elementary: New flooring and carpet replacement throughout the building - \$350,000

W.S. Ryan Elementary: Painting and replacing wainscot and tackwall. (Wainscot is a product that goes half way up a wall and needs replacing. The tackwall is a product like a bulletin board but it covers a larger portion of the wall.) - \$150,000

Wilson Elementary: New roof in all old areas - \$911,630

Middle Schools:

Calhoun Middle: New roof in all old areas - \$1,580,158

Crownover Middle: Covered walkway and canopy outside cafeteria - \$100,000
Crownover Middle: Replace heating boilers - \$115,000
McMath Middle: Covered walkway and canopy outside cafeteria - \$100,000
Strickland Middle: New roof in all old areas - \$459,461

High Schools:

Denton High: New bleachers and press box for baseball field – \$195,750
Denton High: New bleacher for tennis courts - \$29,000
Fred Moore High: Constructing secure entry vestibule - \$50,000
Fred Moore High: Installing fire alarm system and new PA and bell system - \$180,000
Fred Moore High: Replacing flooring and carpet throughout building, including gym - \$100,000
Ryan High: Replace chillers in main building - \$700,000
Ryan High: Press box at baseball field - \$50,000

ENERGY CONSERVATION MEASURES

PROJECTED COSTS: \$1,583,000

The Board of Trustees and Citizens Bond Committee are committed to continuously working on more energy-efficient facilities. The bond proposal includes the following “green” features:

Intelligent irrigation: \$1,211,000
Exterior lighting retrofit: \$340,000
Retrofitting the HVAC at Guyer High School: \$32,000

LAND ACQUISITIONS

PROJECTED COSTS: \$18,000,000

The district needs more property to prepare for future growth. The average cost per acre within the school district is determined by local market value. These funds are needed so the district can acquire property in the areas of projected growth. Long-range planning has helped keep the district abreast of its current and future rapid growth.

What is a school bond?

A bond is a long-term debt issued by the school district. Similar to a home mortgage, a bond is sold to competing lenders to raise funds to pay the costs of constructing and equipping facilities, which can include buildings, furniture, technical equipment, school buses and other property.

Typically, the bonds are issued in accordance with a proposal, such as a school bond package, that has been authorized by the voters. They are repaid over a period of years from local tax revenues in the school district’s interest and sinking fund budget. Most school districts in Texas – including Denton ISD - utilize bonds to finance their school facilities.

The board only issues bonds when the need for the facilities has been determined.

Why is the bond election on Nov. 5?

The Office of the Texas Secretary of State establishes the uniform election dates for local political subdivisions, which include school districts, cities, counties and other local government agencies that conduct elections. The Nov. 5th date is the scheduled fall uniform election established for the State of Texas and recently mandated by the Texas Legislature.

The last date to register to vote or change the address for this election is **Oct. 7, 2013**. The first day of early voting is **Oct. 21, 2013**, and the last day for early voting is **Nov. 1, 2013**

During early voting, Denton ISD voters can vote at any Denton County early election site and the places are listed on the Denton County elections site. When the sites are finalized, they also will be posted on the district's website at www.dentonisd.org

How did the district initiate this bond package?

The Denton ISD Board of Trustees appointed a special 2013 Citizens Bond Committee to define the district's needs, based on its growth and current facilities. This group of 36 members represented the district's diverse population and its numerous communities and developments. The group is comprised of parents, business leaders, community volunteers and concerned citizens and include:

Tim Crouch and Mike Woods, Co-Chairs

Jena Abernathy	Amy Foster	Sue O'Neill
Catherine Bell	Lisa Garcia	Lilyan Prado- Carrillo
Walter Blind	Bill Giese	Curtis Ramsey
Stacy Bloom	Martha Harrell	Greg Sawko
Ken Botts	Robert Insley	Rich Seaman
Carlotta Claiborne	Gene Jordan	Janet Shelton
Tracey Croissant	Harv Kitchens	Teresa Starrett
Mariella Cudd	Kathy Lawson	Jennifer Wages
Mike Donnelly	Dorothy Martinez	JD Walker
Sheryl English	John Turner-McClelland	Jeff Williams
Calvin Evans	Marcy Mecham	
Larry Fisher	Donald Pickens	

The Board asked the committee to receive input from community members, parents, educators, consultants and others. After conducting extensive meetings, the committee developed and prioritized a comprehensive list of projects and presented it to the Board on June 25, 2013.

Why is a bond being proposed to pay for school facilities?

A bond is being proposed because the district does not have funds in the amount of \$312.5 million to pay for these proposed facilities, renovations, land, etc. By using a bond, the district is able to spread the cost of the facilities over their useful life (similar to having a mortgage on a home) and allow future residents to assist in the payment of the facilities.

It is the intention of the district to finance all capital improvements over the life of their usefulness.

Will new residents help pay for the bond program?

Yes, as new homes are constructed within the district, these additional tax dollars would be generated for the payment of the bonds. As new homes within the district are completed, the percentage of the bonds paid for by current residents declines.

The additional commercial, industrial and business growth that comes with the residential developments also will help the overall tax base.

How will the bond package affect residents who are 65 years old or older?

- For residents, who are 65 or older and own their own home and have received an "over - 65 homestead exemption," there is a tax ceiling on the amount of school taxes that they pay.

- School taxes on their home cannot increase as long as they own and live in that home. The tax ceiling is the amount paid in the year the taxpayer qualifies for the over-65 exemption. School taxes may be below the ceiling, but not above the ceiling amount.
- Persons who have the over-65 exemption **do not** pay more taxes – even if the school district raises its tax rate or if the appraised value of their home increases.
- If a couple owns a home together and only one is 65 or older, they both qualify for the over-65 exemption.
- Taxes for those 65 and older can only go up if substantial home improvements are made on the home.
- Due to the passage of a constitutional amendment on May 12, 2007 that provided for a reduction of the limitation on the total amount of ad valorem taxes that may be imposed for public school purposes on the residences of the elderly or disabled, the tax ceiling for the amount of school property taxes to be paid on the residence homesteads of certain taxpayers that receive the “Over 65 Homestead Exemption” was reduced.

How much will the bond package increase my taxes?

A major portion of the funding for the bond package will be paid by district growth. The Board of Trustees has stated that this bond election will be managed to maintain a minimal impact on the current tax rate.

The current debt service rate is 49 cents per \$100 valuation. The maximum tax rate for bond indebtedness is 50 cents. Therefore, the maximum tax increase could not increase more than one cent per \$100 valuation.

- The estimated additional tax for a \$150,000 home would be \$15 a year or \$1.25 a month – if the Board voted to increase the debt service by one cent.
- On a \$100,000 house, the taxes will be \$10 a year or 83 cents a month.
- For a \$300,000 home, the taxes would be \$30 a year or \$2.50 a month.

By constructing school facilities only when needed by district growth, selling bonds at the most favorable rates available, and finding ways to save taxpayers money whenever possible, the Board of Trustees wants to maintain the trust that the voters have given the district during the past bond elections.