

Called Meeting  
Monday, May 1, 2023 5:30 PM

Collegiate Academy and High School  
1515 W. Beltline Rd.  
Cedar Hill, Texas 75104

## **Agenda**

1. CALL TO ORDER  
FIRST ORDER OF BUSINESS - Announcement by the Board President whether a quorum is present, and that the notice of the meeting has been duly called, and posted in the time and manner required by the Texas Open Meetings Act, Texas Government Code Chapter 551.
2. PUBLIC COMMENTS  
The Board encourages comments about the District from members of the public. Anyone who has signed up to speak in advance of the meeting in accordance with procedures may do so at this time. Each participant should address the Board from the podium microphone, stating their name and address before speaking. The Board asks that each participant's comments pertain to District business and be no longer than three (3) minutes. Copies of presentations should be made available to all Trustees and the Superintendent.
3. COMMUNICATIONS/RECOGNITIONS  
3.A. Student Recognitions
4. INFORMATION  
Theses items are presented to the Board for information only. No presentations will be made unless specifically requested by the Board.  
4.A. May 2023 Bond Update

**Cedar Hill Independent School District  
BOARD OF TRUSTEES**

**Meeting Date:** May 1, 2023

**Presented by:** Dr. Gerald Hudson, Superintendent of Schools

**Subject:** CHISD May Bond Update

**Information**

**BACKGROUND INFORMATION:** At a special-called school board meeting on February 9, the Cedar Hill ISD Board of Trustees voted 6-0 to include a \$208 million bond proposal on the May 6, 2023 ballot. When residents consider the CHISD bond election this spring, they'll be choosing whether to fund projects for safety and security, capital improvements, technology network upgrades, new elementary playgrounds, and renovations for Career & Technical Education (CTE), Science, Technology, Engineering & Math (STEM), fine arts, and more.

**RECOMMENDATION:**

Information Only

**BOARD ACTION REQUIRED:**

None

**POLICY AUTHORIZATION:**

None

**CONTACT PERSON:**

Tierney Tinnin, CHISD Chief of Communications & Marketing

**FUNDING SOURCE:**

None

**ENCLOSURES:**

None

#### 4.B. Budget Update

**Cedar Hill Independent School District  
BOARD OF TRUSTEES**

**Meeting Date:** May 1, 2023

**Presented by:** Dr. Gerald Hudson, Superintendent of Schools

**Subject:** CHISD May 2023 Budget Update

**Information**

**BACKGROUND INFORMATION:** 2023-24 Budget update will present required information as outlined in the FIRST rating discussing property values for the 2023 October levy. Also included is a draft of revenue assumptions and parameters and an estimated scenario from the most recent updates as HB100 has moved to Budget Conference

**RECOMMENDATION:**

Information Only

**BOARD ACTION REQUIRED:**

None

**POLICY AUTHORIZATION:**

BAA(LEGAL)

**CONTACT PERSON:**

Carla Settle, CHISD Chief Financial Officer

**FUNDING SOURCE:**

None

**ENCLOSURES:**

None



CEDAR HILL INDEPENDENT SCHOOL DISTRICT

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# **Board of Trustees – Financial Update**

## **MAY 1, 2023**

# AGENDA

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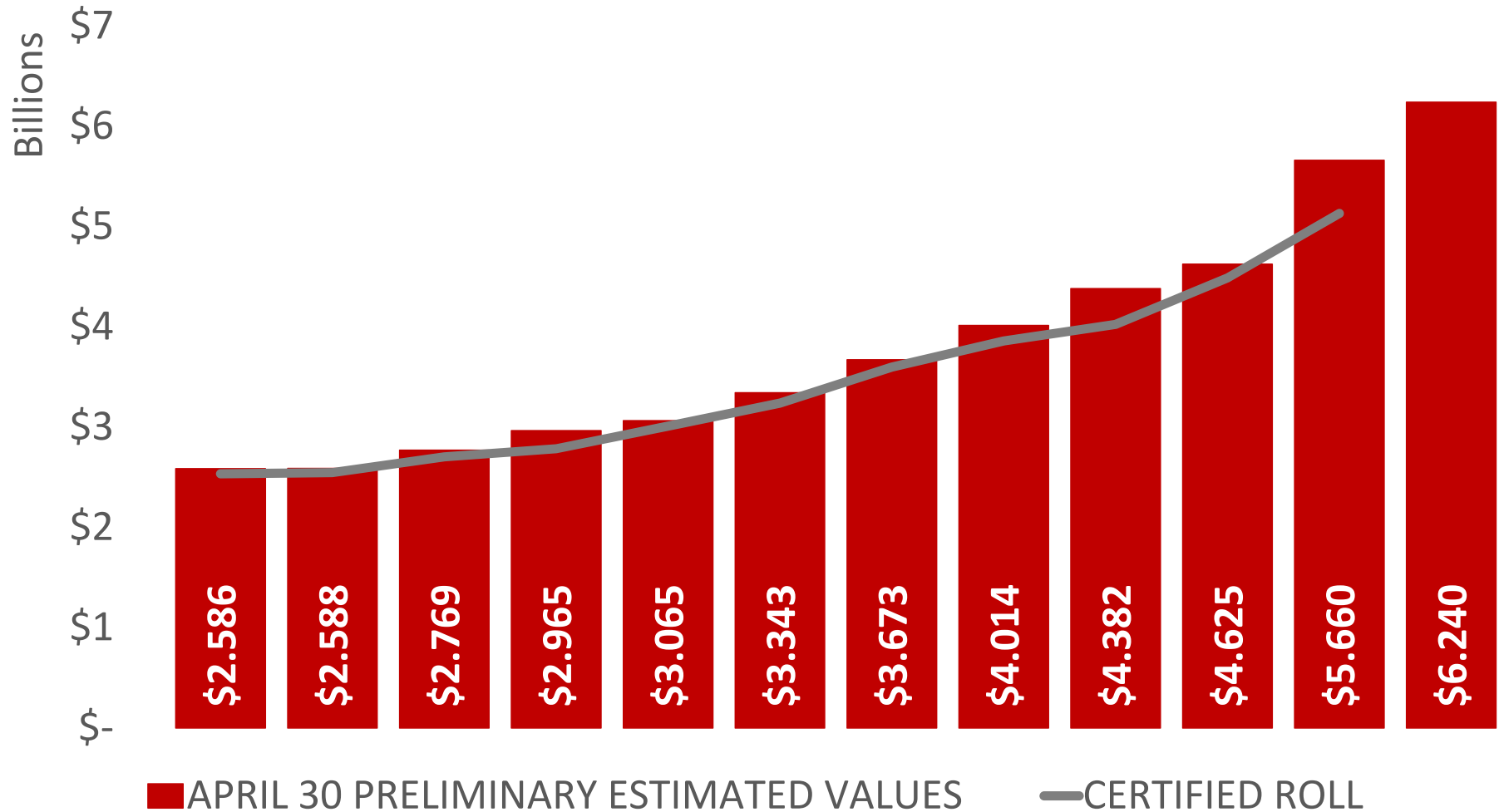
## 2023-2024 Budget Update

- Dallas Central Appraisal District Update
  - Property Value Trends
  - Mitigating Factors
  - Tax Rate Trends
- General Fund Operating Assumptions
- What Ifs



# Building the Taxpayer Bill

## CEDAR HILL ISD 10-YEAR PROPERTY VALUE TREND



# Mitigating Factors: Property Values

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## Residential

- Reappraisals – 71.43% Accounts Planned
- Market and taxable values will increase due to 2023 reappraisal effort and capped homestead recalculations
- New construction similar to 2022 (estimated \$48M)

## Commercial

- Reappraisals – 49.13% Accounts Planned
- Commercial will see increases in preliminary market values but overall impact will not be known until after July ARB Hearings are completed
- Major Property Types
  - Office, Retail & Hotels – will see increases
  - Industrial & Apartment – market remains strong/will see continued growth
- New construction similar to 2022 (estimated \$85M)



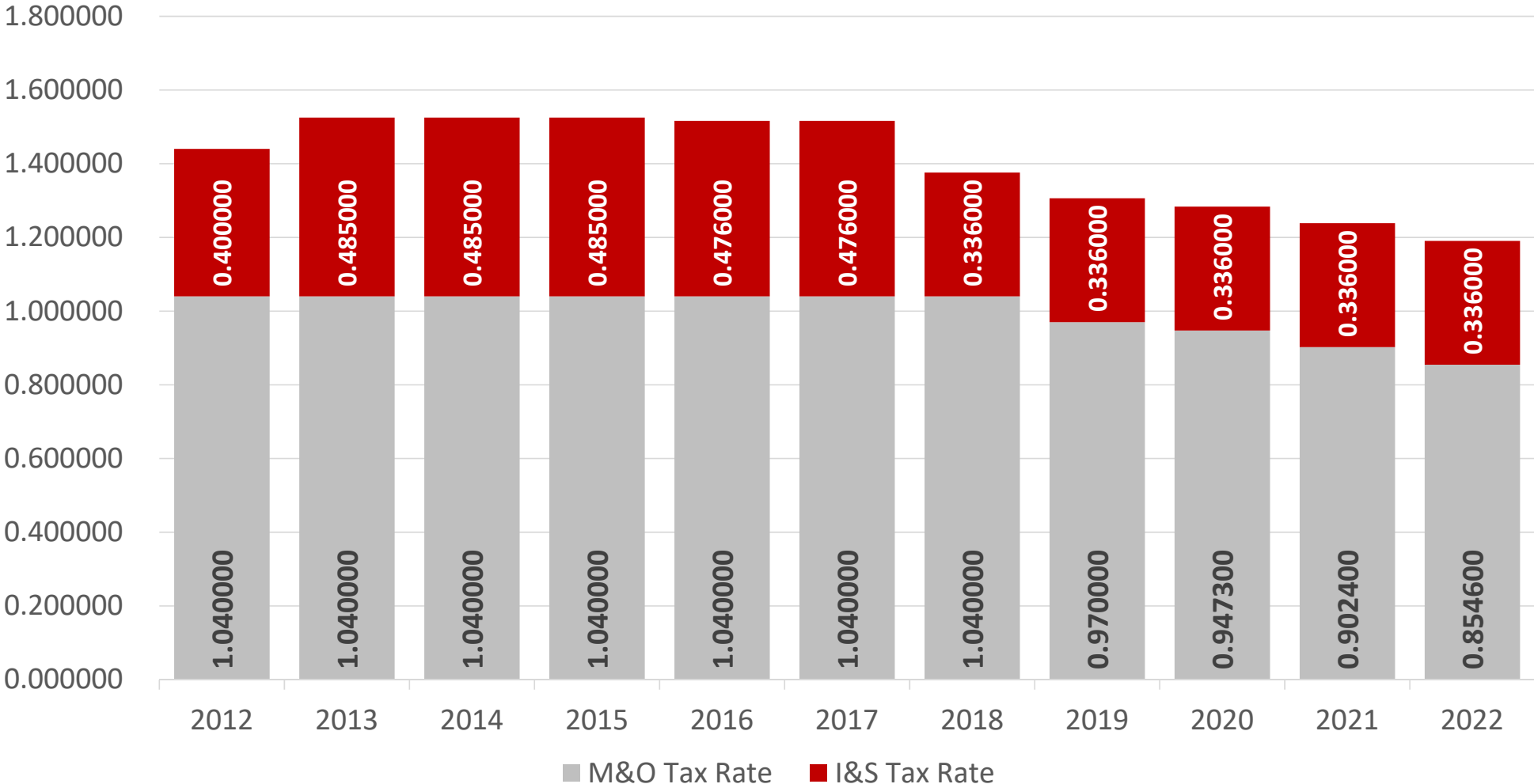
## DALLAS CAD IMPORTANT DATES

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- April 21 – First Mailing (Commercial & Residential)
- May 9 – Second Mailing (Business Personal Property)
- May 22 – First Mailing Protest Deadline
- June 8 – Second Mailing Protest Deadline
- July 25 – Certified Appraisal Roll



# CEDAR HILL ISD TAX RATE 10-YEAR TREND



# General Fund Revenue

## Revenue Assumptions/Parameters 2023-24

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- Student enrollment projection: 6,830
- **Average Daily Attendance: 6,300 (92.5% attendance rate)**
- Projected taxable appraised value (TAV): 7%
- Tax compression is anticipated based on local growth >2.5%
- Maximum compressed M&O tax rate (MCR): \$.7854 (SB1)
- District's maximum maintenance and operations tax rate: \$.8354 (\$.7854+\$.05)
- Tax rate will change based on certified values used by the Comptroller and communicated to districts
- Debt Service Rate: .3360



## Revenue Assumptions/Parameters 2023-24

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- 98.5% tax collection rate
- State mandatory homestead exemption applicable to school districts increased to \$70,000
- Homestead exemption is not applicable to new debt BUT state would hold harmless districts who pass a May bond election.
- **April 2023 Dallas Central Appraisal District (DCAD) preliminary letter for appraised values**
- **July 2023 certified estimated values**



# What If?

| FOUNDATION SCHOOL PROGRAM (FSP) STATE FUNDING                        | 2023-24 School Year |                |                   | 2024-25 School Year   |                |                   |
|--|---------------------|----------------|-------------------|-----------------------|----------------|-------------------|
|  | CURRENT LAW         | CSHB100        | DIFFERENCE        | CURRENT LAW           | CSHB100        | DIFFERENCE        |
| 43. FSP State Share of Tier One                                      | \$6,961,305         | \$8,054,833    | \$1,093,528       | \$3,780,238           | \$6,777,022    | \$2,996,784       |
| 44. Tier Two   | \$4,174,066         | \$4,190,847    | \$16,781          | \$4,020,408           | \$4,065,679    | \$45,271          |
| Golden Penny Yield   | \$126.21            | \$126.21       | \$0.00            | \$129.52              | \$129.52       | \$0.00            |
| Golden Penny Entitlement   | \$8,471,777         | \$8,488,558    | \$16,781          | \$8,463,540           | \$8,508,811    | \$45,271          |
| Golden Penny Local Share   | \$4,297,711         | \$4,297,711    | \$0               | \$4,443,132           | \$4,443,132    | \$0               |
| Golden Penny State Aid   | \$4,174,066         | \$4,190,847    | \$16,781          | \$4,065,679           | \$4,065,679    | \$45,271          |
| Copper Penny Yield   | \$49.28             | \$50.00        | \$0.72            | \$49.28               | \$51.69        | \$2.41            |
| Copper Penny Entitlement   | \$3,721,902         | \$3,724,241    | \$2,339           | \$3,623,260           | \$3,636,181    | \$12,921          |
| Copper Penny Local Share   | \$4,835,604         | \$4,759,538    | -\$76,066         | \$4,999,226           | \$4,757,690    | -\$241,536        |
| Copper Penny State Aid   | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| 45. Other Programs   | (\$8,735)           | (\$8,597)      | \$138             | (\$9,218)             | (\$9,044)      | \$174             |
| Supplemental TIF Payment   | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| Chapter 313 Credit   | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| Texas School for the Blind and Visually Impaired                     | (\$8,735)           | (\$8,597)      | \$138             | (\$9,218)             | (\$9,044)      | \$174             |
| Texas School for the Deaf  | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| Charter School Facilities Funding                                    | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| Additional Aid for Partnering to Operate a District Campus (SB 1882) | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| Formula Transition Grant - TEC 48.277                                | \$0                 | \$0            | \$0               | Expires after 2023-24 | \$0            | \$0               |
| Equalized Wealth Transition Grant - TEC 48.278                       | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| NEW Salary Transition Allotment - TEC 48.280                         | N/A                 | \$0            | \$0               | N/A                   | \$0            | \$0               |
| Additional State Aid for Homestead Exemption - TEC 48.2543           | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| 46. Total FSP Operations Funding                                     | \$26,636            | \$12,237,083   | \$1,110,447       | \$7,791,428           | \$10,833,657   | \$3,042,229       |
| <b>STATE AID BY FUND CODE</b>  | <b>CURRENT LAW</b>  | <b>CSHB100</b> | <b>DIFFERENCE</b> | <b>CURRENT LAW</b>    | <b>CSHB100</b> | <b>DIFFERENCE</b> |
| 47. 199/5812 - Foundation School Fund                                | \$11,113,702        | \$12,237,083   | \$1,110,447       | \$7,791,428           | \$10,833,657   | \$3,042,229       |
| 48. 199/5811 - Available School Fund                                 | \$3,042,229         | \$3,080,677    | \$38,448          | \$3,815,690           | \$3,815,690    | \$0               |
| <b>LOCAL REVENUE IN EXCESS OF STATE SHARE</b>                        | <b>CURRENT LAW</b>  | <b>CSHB100</b> | <b>DIFFERENCE</b> | <b>CURRENT LAW</b>    | <b>CSHB100</b> | <b>DIFFERENCE</b> |
| 54. Local Revenue in Excess of State Share                           | \$1,113,702         | \$1,035,297    | (\$78,405)        | \$1,375,966           | \$1,121,509    | (\$254,457)       |
| Tier One Recapture   | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| Adjustment under TEC 48.257(a)                                       | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| NEW Adjustment under TEC 48.257(b-1)                                 | N/A                 | N/A            | \$0               | N/A                   | \$0            | \$0               |
| Tier Two, Level Two Recapture  | \$1,113,702         | \$1,035,297    | -\$78,405         | \$1,375,966           | \$1,121,509    | (\$254,457)       |
| CAD Cost Credit  | \$0                 | \$0            | \$0               | \$0                   | \$0            | \$0               |
| <b>SUMMARY DATA</b>  | <b>CURRENT LAW</b>  | <b>CSHB100</b> | <b>DIFFERENCE</b> | <b>CURRENT LAW</b>    | <b>CSHB100</b> | <b>DIFFERENCE</b> |
| Total M&O Revenues   | \$64,421,606        | \$65,535,213   | \$1,113,607       | \$62,918,083          | \$65,970,282   | \$3,052,199       |
| Total M&O Revenues per ADA   | \$10,285            | \$10,463       | \$178             | \$10,308              | \$10,809       | \$500             |
| State Share  | 20%                 | 22%            | 1%                | 16%                   | 21%            | 4%                |
| Local Share  | 80%                 | 78%            | -1%               | 84%                   | 79%            | -4%               |
| ADA-Enrollment Ratio   |                     |                |                   |                       |                | 93.61%            |

# Revenue Assumptions/Parameters 2023-24

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Basis for determining whether voter approval elections are required:

| <b>Tier</b>             | <b>Pennies</b> | <b>Action Required to Access</b>  |
|-------------------------|----------------|---|
| Tier one                | 0-MCR          | No voter approval   |
| Tier two golden pennies | 1-5            | No voter approval, but majority Board vote required (or previously accessed in tax year 2021) |
| Disaster golden penny   | 6              | Accessible through TEA exception – no voter approval but majority Board vote required in 2021 |
| Tier two golden pennies | 7-8            | Voter approval required (or previously accessed in tax year 2021)                             |
| Tier two copper pennies | 9-17           | Voter approval required (or previously accessed in tax year 2021)                             |

- Current Law: No district will have a maximum Tier one tax rate lower than \$0.7854 in tax year 2023
- In theory, maximum M&O tax rate for any district in tax year 2023 will be \$0.9554 /\$100 valuation (\$.08354+ \$0.17)



## Next Steps: Developing the Budget for FY 2023-24

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- Review Draft post-Chief Decisions
- Execute salary management process
- Finance Committee meeting
- Budget Draft for May 15<sup>th</sup> Board Meeting





CEDAR HILL INDEPENDENT SCHOOL DISTRICT

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# Comments & Questions

5. CLOSED SESSION

Recess to Executive Session, pursuant to Texas Open Meetings Act, Texas Government Code Section:

551.071) Private consultation with the board's attorney,

551.074) To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

551.082) Considering discipline of a public school child, or complaint or charge against personnel.

If, during the course of the meeting, the Board of Trustees should determine that a closed session is required, the Board will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code Section listed above.

The Board will vote on matters in Open Session considered in Closed Session or matters considered if the Board enters into a Closed meeting during the meeting, if applicable.

6. ADJOURN