Planning Board Recommendations

Commissioners Court Meeting
August 7, 2023

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Planning Board Members

- Rusty Glover – Frisco (Chair)
- Mark Quinn – Melissa (Vice-Chair)
- Benjamin Hangartner - Celina
- Bill Mills - Fairview
- Bill Moore – Plano
- Brian Reinhardt - Frisco
- Douglas Reece - Plano
- Joe Helmberger – Farmersville
- Sammy Yang - Plano
- Scott Manis - Richardson
- Shep Stahel - Plano
- Steve Terrell - Allen
- Steve Wright - Wylie
- Terrie O'Donnell - Frisco
- Tim Bennett - Wylie

Planning Board Timeline – 2023

February 20
- Commissioners Court approved to proceed with a bond election and for the Planning Board to make recommendations

March 9
- Introduction of new Bond Election – up to $630M without any tax increase
- County staff provided a presentation on the needs of facilities and road project categories

April 5 & 20
- County staff provided updated tax information, which would enable the bond to increase to $680M without raising taxes
- County staff and elected officials provided a presentation on the Facilities, Parks & Open Space and Road needs

May 4
- County Staff provided a presentation on county roads and roadway improvements
- Parks Foundation Advisory Board Chair presented on Parks & Open Space needs

June 8
- County staff provided updated escalated costs for Facilities projects
- Board voted on propositions to recommend to Commissioners Court
  - Recommended all Facilities projects - $280M (excludes Myers Park)
  - Recommended $22,450,000 for Parks and Open Space (including $2,450,000 for Myers Park)
  - Recommended for Roads the residual amount that would not raise taxes - $300M
  - Also recommended Commissioners Court consider raising the amount for Roads to $600M

July 13
- Board finalized Planning Board Recommendations presentation for upcoming Commissioners Court meeting

November 7
- Hold bond election

Debt Capacity Analysis - $683,374,864

Collin County

Future Debt Capacity Analysis

A	B	C	D	E	F	G	H	I	J	K	L	M
					Potential New Bond Authorization (5 Year Capacity) - $683,375,000							
FYE	Freeze Adj Net Taxable Assessed Valuation[1]	Growth Rate	Current Outstanding Debt Service[2]	Existing Debt Projected Tax Rate[3]	Series 2024 $245,000,000 6/15/2024 - 5.00% Proj D/S	Series 2025 $245,000,000 6/15/2025 - 5.00% Proj D/S	Series 2026 $65,000,000 6/15/2026 - 5.00% Proj D/S	Series 2027 $65,000,000 6/15/2027 - 5.00% Proj D/S	Series 2028 $63,375,000 6/15/2028 - 5.00% Proj D/S	$683,375,000 Total New Debt Service	Projected Grand Total Net Debt Service	Projected I&S Tax Rate[3]
2023	192,741,380,440	16.44%	84,681,000	0.04427						-	84,681,000	0.04427
2024	208,949,219,452	8.41%	92,505,936	0.04427						-	92,505,936	0.04427
2025	215,217,696,036	3.00%	68,749,995	0.03194	26,532,792					26,532,792	95,282,787	0.04427
2026	221,674,226,917	3.00%	64,378,379	0.02904	18,949,375	14,808,417				33,757,792	98,136,171	0.04427
2027	228,324,453,724	3.00%	60,783,410	0.02662	18,949,000	17,556,750	3,791,667			40,297,417	101,080,827	0.04427
2028	235,174,187,336	3.00%	58,113,156	0.02471	18,948,875	17,960,875	5,297,500	3,791,667		45,998,917	104,112,073	0.04427
2029	242,229,412,956	3.00%	55,190,882	0.02278	18,948,000	18,803,125	5,299,750	5,297,500	3,696,875	52,045,250	107,236,132	0.04427
2030	249,496,295,345	3.00%	55,214,699	0.02213	18,950,250	20,473,625	5,301,375	5,299,750	5,167,500	55,192,500	110,407,199	0.04425
2031	256,981,184,205	3.00%	55,234,848	0.02149	18,949,500	20,469,875	5,297,250	5,301,375	5,167,375	55,185,375	110,420,223	0.04297
2032	264,690,619,731	3.00%	52,897,137	0.01998	18,949,625	20,471,375	5,297,125	5,297,250	5,166,875	55,182,250	108,079,387	0.04083
2033	272,631,338,323	3.00%	50,685,266	0.01859	18,949,375	20,471,750	5,300,500	5,297,125	5,165,750	55,184,500	105,869,766	0.03883
2034	280,810,278,473	3.00%	48,832,950	0.01739	18,952,375	20,469,750	5,297,125	5,300,500	5,163,750	55,183,500	104,016,450	0.03704
2035	289,234,586,827	3.00%	46,812,978	0.01619	18,947,375	20,469,000	5,296,750	5,297,125	5,165,500	55,175,750	101,988,728	0.03526
2036	297,911,624,432	3.00%	44,051,269	0.01479	18,948,000	20,472,875	5,298,875	5,296,750	5,165,625	55,182,125	99,233,394	0.03331
2037	306,848,973,165	3.00%	43,901,488	0.01431	18,947,625	20,469,875	5,298,125	5,298,875	5,168,750	55,183,250	99,084,738	0.03229
2038	316,054,442,360	3.00%	43,896,784	0.01389	18,949,625	20,473,375	5,299,125	5,298,125	5,164,625	55,184,875	99,081,659	0.03135
2039	325,536,075,630	3.00%	43,905,450	0.01349	18,947,375	20,471,625	5,301,375	5,299,125	5,167,875	55,187,375	99,092,825	0.03044
2040	335,302,157,899	3.00%	35,376,519	0.01055	18,949,125	20,472,875	5,299,500	5,301,375	5,168,000	55,190,875	90,567,394	0.02701
2041	345,361,222,636	3.00%	26,334,950	0.00763	18,948,000	20,470,250	5,298,125	5,299,500	5,164,750	55,180,625	81,515,575	0.02360
2042	355,722,059,315	3.00%	21,518,300	0.00605	18,952,000	20,471,750	5,296,750	5,298,125	5,167,625	55,186,250	76,704,550	0.02156
2043	366,393,721,095	3.00%	17,462,400	0.00477	18,949,125	20,470,250	5,299,750	5,296,750	5,166,125	55,182,000	72,644,400	0.01983
2044	377,385,532,728	3.00%			18,952,250	20,473,500	5,301,500	5,299,750	5,164,875	55,191,875	55,191,875	0.01462
2045	388,707,098,709	3.00%				20,469,250	5,301,500	5,301,500	5,168,250	36,240,500	36,240,500	0.00932
2046	400,368,311,671	3.00%					5,299,250	5,301,500	5,165,750	15,766,500	15,766,500	0.00394
2047	412,379,361,021	3.00%						5,299,250	5,166,875	10,466,125	10,466,125	0.00254
2048	424,750,741,852	3.00%							5,166,000	5,166,000	5,166,000	0.00122
2049	437,493,264,107	3.00%								-	-	-
Totals:			$ 1,070,527,797		$ 386,569,667	$ 396,670,167	$ 104,472,917	$ 104,472,917	$ 101,858,750	$ 1,094,044,417	$ 2,164,572,213	

(1) FYE 2023 and FYE 2024 are the Freeze Adjusted Net Taxable Value provided by the County; Projected Growth Rates as provided by County Officials.
(2) "Current Outstanding Debt Service" includes both Unlimited and Limited Tax Debt.
(3) Assumes 100% collection rate; FY 2023 tax rate is actual.

Prepared by Hilltop Securities

Debt Capacity Analysis - $1 Billion

Collin County

Future Debt Capacity Analysis

A	B	C	D	E	F	G	H	I	J	K	L	M
					Potential New Bond Authorization (5 Year Capacity) - $1,000,000,000							
FYE	Freeze Adj Net Taxable Assessed Valuation[1]	Growth Rate	Current Outstanding Debt Service[2]	Existing Debt Projected Tax Rate[3]	Series 2024 $200,000,000 6/15/2024 - 5.00% Proj D/S	Series 2025 $200,000,000 6/15/2025 - 5.00% Proj D/S	Series 2026 $200,000,000 6/15/2026 - 5.00% Proj D/S	Series 2027 $200,000,000 6/15/2027 - 5.00% Proj D/S	Series 2028 $200,000,000 6/15/2028 - 5.00% Proj D/S	$1,000,000,000 Total New Debt Service	Projected Grand Total Net Debt Service	Projected I&S Tax Rate[3]
2023	192,741,380,440	16.44%	84,681,000	0.04427						-	84,681,000	0.04427
2024	208,949,219,452	8.41%	92,505,936	0.04427						-	92,505,936	0.04427
2025	215,217,696,036	3.00%	68,749,995	0.03194	26,530,542					26,530,542	95,280,537	0.04427
2026	221,674,226,917	3.00%	64,378,379	0.02904	15,063,375	18,696,417				33,759,792	98,138,171	0.04427
2027	228,324,453,724	3.00%	60,783,410	0.02662	15,062,000	15,713,750	15,946,917			46,722,667	107,506,077	0.04708
2028	235,174,187,336	3.00%	58,113,156	0.02471	15,060,000	15,714,250	15,947,375	15,946,917		62,668,542	120,781,698	0.05136
2029	242,229,412,956	3.00%	55,190,882	0.02278	15,061,500	15,718,250	15,948,000	15,947,375	12,378,417	75,053,542	130,244,424	0.05377
2030	249,496,295,345	3.00%	55,214,699	0.02213	15,060,625	15,715,000	15,947,000	15,948,000	16,242,500	78,913,125	134,127,824	0.05376
2031	256,981,184,205	3.00%	55,234,848	0.02149	15,061,500	15,718,625	15,948,500	15,947,000	16,247,125	78,922,750	134,157,598	0.05221
2032	264,690,619,731	3.00%	52,897,137	0.01998	15,063,125	15,718,125	15,946,625	15,948,500	16,244,750	78,921,125	131,818,262	0.04980
2033	272,631,338,323	3.00%	50,685,266	0.01859	15,059,625	15,717,625	15,945,500	15,946,625	16,244,625	78,914,000	129,599,266	0.04754
2034	280,810,278,473	3.00%	48,832,950	0.01739	15,060,000	15,716,125	15,944,125	15,945,500	16,245,750	78,911,500	127,744,450	0.04549
2035	289,234,586,827	3.00%	46,812,978	0.01619	15,063,000	15,717,500	15,946,375	15,944,125	16,247,125	78,918,125	125,731,103	0.04347
2036	297,911,624,432	3.00%	44,051,269	0.01479	15,062,500	15,715,625	15,946,125	15,946,375	16,242,875	78,913,500	122,964,769	0.04128
2037	306,848,973,165	3.00%	43,901,488	0.01431	15,062,375	15,714,375	15,947,250	15,946,125	16,246,875	78,917,000	122,818,488	0.04003
2038	316,054,442,360	3.00%	43,896,784	0.01389	15,061,375	15,717,375	15,948,500	15,947,250	16,243,000	78,917,500	122,814,284	0.03886
2039	325,536,075,630	3.00%	43,905,450	0.01349	15,063,125	15,718,250	15,943,750	15,948,500	16,245,125	78,918,750	122,824,200	0.03773
2040	335,302,157,899	3.00%	35,376,519	0.01055	15,061,250	15,715,750	15,946,625	15,943,750	16,246,875	78,914,250	114,290,769	0.03409
2041	345,361,222,636	3.00%	26,334,950	0.00763	15,059,375	15,718,375	15,945,625	15,946,625	16,242,125	78,912,125	105,247,075	0.03047
2042	355,722,059,315	3.00%	21,518,300	0.00605	15,060,875	15,714,625	15,944,375	15,945,625	16,244,500	78,910,000	100,428,300	0.02823
2043	366,393,721,095	3.00%	17,462,400	0.00477	15,059,125	15,717,875	15,946,250	15,944,375	16,242,500	78,910,125	96,372,525	0.02630
2044	377,385,532,728	3.00%			15,062,375	15,716,375	15,944,625	15,946,250	16,244,625	78,914,250	78,914,250	0.02091
2045	388,707,098,709	3.00%				15,718,375	15,947,750	15,944,625	16,244,250	63,855,000	63,855,000	0.01643
2046	400,368,311,671	3.00%					15,943,875	15,947,750	16,244,750	48,136,375	48,136,375	0.01202
2047	412,379,361,021	3.00%						15,943,875	16,244,375	32,188,250	32,188,250	0.00781
2048	424,750,741,852	3.00%							16,246,250	16,246,250	16,246,250	0.00382
2049	437,493,264,107	3.00%								-	-	-
Totals:			$ 1,070,527,797		$ 312,697,667	$ 317,312,667	$ 318,925,167	$ 318,925,167	$ 321,028,417	$ 1,588,889,083	$ 2,659,416,880	

(1) FYE 2023 and FYE 2024 are the Freeze Adjusted Net Taxable Value provided by the County; Projected Growth Rates as provided by County Officials.
(2) "Current Outstanding Debt Service" includes both Unlimited and Limited Tax Debt.
(3) Assumes 100% collection rate; FY 2023 tax rate is actual.

Prepared by Hilltop Securities

Project Funding Recommendations

Current and Proposed Projects	Project Type	Current Estimates	Bond Funds
Project Funding for Medical Examiner Public Health Facility	new construction	$17,308,362	$13,360,685
Adult Detention Center Future Housing Build-out	interior build-out	$24,876,000	$24,876,000
Adult Detention Center Existing Infirmary Renovation	renovation	$7,789,000	$7,789,000
Adult Detention Center Kitchen Move	move	$11,559,000	$11,559,000
Courthouse Courtroom Addition	new construction	$129,472,717	$129,472,717
Courthouse Parking Garage	new construction	$19,913,987	$19,913,987
Courthouse Office Addition	new construction	$44,082,475	$44,082,475
Juvenile Cluster 1	new construction	$20,089,000	$20,089,000
Juvenile Probation (Plano)	move	$4,082,000	$4,082,000
Project Funding for Justice Facility Projects		$261,864,179	$261,864,179
Project Funding for Animal Shelter Facility Expansion	new construction	$5,700,000	$5,700,000
Open Space Projects			$20,000,000
Myers Park			$2,450,000
Bond Funding for Parks & Open Space Projects			$22,450,000
Bond Funding for Road Projects			$380,000,000
		Total Bond Funds	$683,374,864

Bond Fund Recommendations – Public Health Facility Project

Medical Examiner's Office

ADDRESS: 2300 Bloomdale Rd, McKinney, TX 75071
PROJECT BUDGET: $13,360,685 *(excludes ARPA-funded portion of $3,947,677)*

PROJECT SCOPE: Construction of a one story, 20,000 sq. ft. Medical Examiner's Office to the Northeast of the Health Care Services Parking Garage/Vaccination Hub. This project is partially financed with ARPA funds.

PROJECT DEPENDENCIES: No dependencies.

PROJECT DESCRIPTION: One story, 20,000 sq. ft. building with a public entry and lobby, family meeting rooms, administration and shared office areas, an autopsy complex and a drive-through sally port with storage. The autopsy complex will include evidence and property rooms, lab and imaging space, as well as multiple body coolers and autopsy areas.

PROJECT JUSTIFICATION: This project will enable the Medical Examiner's Office the ability to support future county population growth through 2055 and meet the incremental needs of our community resulting from the COVID-19 pandemic. Currently, the Medical Examiner's Office is in a 9,509 sq. ft., off-campus building constructed in 1988.

CONSTRUCTION SCHEDULE TIMELINE: 2 years, 11 months **- completion estimated August 2025**

- Design: 1 year - **WIP**
- Permits and Bidding: 5 months
- Construction: 18 months

Bond Fund Recommendations – Justice Facility Projects

Justice Facility Projects

TOTAL PROJECT BUDGET: $261,864,179

PROJECT SCOPE: These projects address the county's need for expansion of Justice facilities related to the Adult Detention Center, Courthouse and Juvenile Justice facilities.

PROJECT DEPENDENCIES:
The Adult Detention Center projects are inter-related and should be coordinated in planning and construction. The existing infirmary area will be an extension of the new infirmary building and will provide the long term building corridor connection point between the main jail and the new infirmary.

The Courthouse Courtroom Addition, Office Addition and Courthouse Parking Garage projects should be constructed in parallel or slightly step-staggered in construction.

PROJECT DESCRIPTION: The Justice projects encompass the completion of the Adult Detention Center infirmary expansion and renovation projects, as well as the move of the jail kitchen. Projects related to the Russell A. Steindam Courts Building including a building expansion to add 12 court rooms and their related office suites, a building expansion to handle the incremental staffing of departments directly supporting the courts and a 400+ vehicle parking garage. Juvenile Justice projects include construction of an additional housing cluster and the move and expansion of the Plano Juvenile Probation Office.

PROJECT JUSTIFICATION: The 2 courts authorized during the FY21 legislative session reached the court suite capacity of the existing courthouse. With the county's population continuing to expand, this addition is needed to support future growth in the judiciary. As a direct impact of the courthouse expansion, the courthouse office addition and parking garage are needed to handle the incremental staffing of the various supporting county departments and to meet the highest parking capacity demand on days large jury pools are summoned. Juvenile Justice facilities are nearing capacity and require expansion to meet future growth demands.

CONSTRUCTION SCHEDULE TIMELINE: Timelines vary by project.

Bond Fund Recommendations – Animal Shelter Facility Project

Animal Shelter

ADDRESS: 4750 Community Avenue, McKinney, TX 75071
PROJECT BUDGET: $5,700,000

PROJECT SCOPE: Construction of a 1 story, 10,000 sq. ft. addition attached to the North side of the existing Animal Services building.

PROJECT DEPENDENCIES: No dependencies.

PROJECT DESCRIPTION: One story, 10,000 sq. ft. addition to the Animal Shelter building. This addition will consist of 4 kennel runs; a cat quarantine room and sick bay; clinic room with 2 surgery bays; office and storage areas; an education/meeting room and a sallyport.

PROJECT JUSTIFICATION: The existing Animal Shelter that was built in 2006 is near capacity and has been experiencing a decline in adoptions. With adoptions down in 2022 from 2019 by 11%, the acceptance of owner animal surrenders currently have to be scheduled and are 3 months out due to capacity constraints.

CONSTRUCTION SCHEDULE TIMELINE: 2 years, 9 months **- completion estimated February 2027**

- Architect Selection: 4 mos
- Design: 9 months
- Permits and Bidding: 5 months
- Construction: 15 months

Bond Fund Recommendations – Parks & Open Space Projects

Parks & Open Space

PROJECT BUDGET: $22,450,000

PROJECT SCOPE: Provide $20M in funding to cities or other organizations on a matching basis for the development of Parks and Open Space, as well as perform $2,450,000 in selected construction and renovation projects at the Myers Park and Event Center.

PROJECT DEPENDENCIES: No dependencies.

PROJECT DESCRIPTION: After evaluation of applications, funds are provided annually to cities and other organizations on a matching basis for the development of Parks and Open Space. These funds are allocated according to the priority of 1) land, 2) trails and 3) improvements. Funds for the Myers Park and Event Center will be used to re-construct elements of various buildings in order to overcome structural failures due to the age of the facilities.

PROJECT JUSTIFICATION: Extreme population growth throughout Collin County, especially in the cities, stretches the need for Park and Open Space facilities far beyond the resources available to cities and other organizations providing these facilities. These funds augment the existing resources to provide more parks and open spaces than could otherwise be provided by the cities. During the 2018 bond program, $10M was provided for Parks & Open Space projects, but more than twice that in funds had been requested. With the increasing cost of land and construction, recent requested amounts for projects are escalating and are more than sufficient to cover the $20M recommended.

Myers Park is a 158 acre park and event center with a variety of buildings and structures as old as 50 years. The age of the facilities results in frequent costly repairs. Additional funds are requested to restore some structural components and renovate several features.

CONSTRUCTION SCHEDULE TIMELINE: Timelines vary by project.

Bond Fund Recommendations – Road Projects

Road Projects

PROJECT BUDGET: $380,000,000

PROJECT SCOPE: Various types of road improvements

PROJECT DEPENDENCIES: Partially dependent on a federal grant or the next bond program

PROJECT DESCRIPTION: Rebuilding county roads that are projected to be overloaded due to rural development, development of regional corridor roadways, further development of the Outer Loop, additional funding for US-380 freeway, regular contribution to TxDOT projects and improvement of city thoroughfares.

PROJECT JUSTIFICATION: All the needs are tied to overcoming the projected dramatic increase in traffic by providing adequate capacity on roadways and the construction of long-life roads.

CONSTRUCTION SCHEDULE TIMELINE: All projects will be under contract for the use of these funds by the end of five years.

Recommendation

The Planning Board is recommending the Commissioners Court call a bond election for the following projects:

• Public Health Project (Medical Examiner)	$ 13,360,685
• Judicial Facilities Projects	$ 261,864,179
• Animal Shelter Facility Project	$ 5,700,000
• Parks & Open Space Projects	$ 22,450,000
• Road Projects	$ 380,000,000
	$ 683,374,864

The Planning Board requests the Court consider increasing Road Projects by $220M to $600M, resulting in total of $903,374,864 for all fund categories.