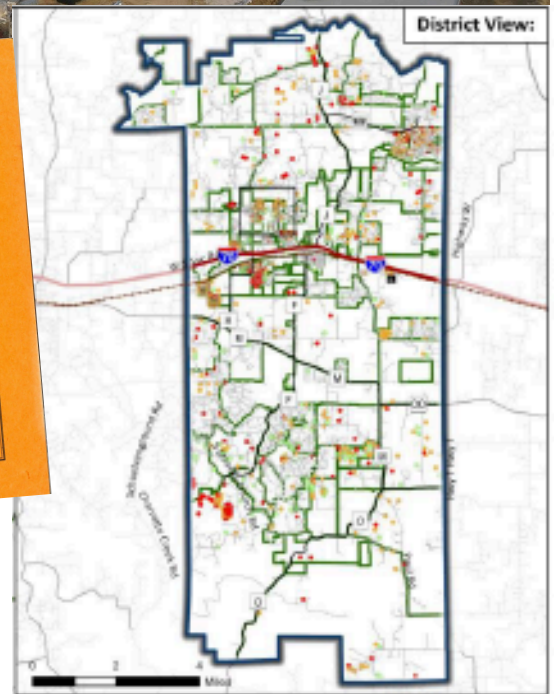
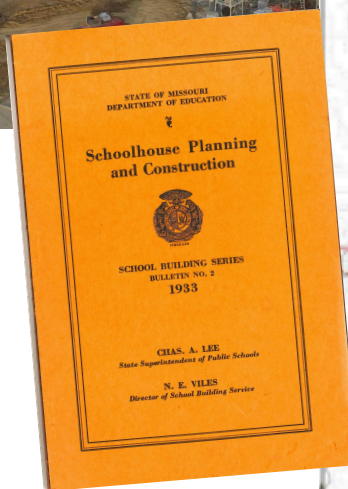
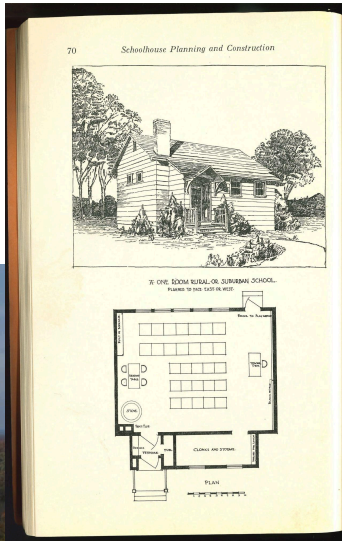




Dedicated to our students' success

# Wright City R-II School District

## Master Plan Fall 2023



Wright City R-II School District  
90 Bell Road  
Wright City, Missouri 63390

# TABLE OF CONTENTS

INTRODUCTION

HISTORY

ANALYSIS OF CURRENT FACILITIES

CONTINUING PROCESS

STUDENT ENROLLMENT

FINANCIAL ASSESSMENT AND BONDING CAPACITY

TIMELINE

APPENDICES

## INTRODUCTION

The Wright City R-II School District is located in Warren and Lincoln Counties in Missouri and includes nearly 92 square miles of residential, commercial, and agricultural development. Wright City R-II School District encompasses five school buildings, various support buildings, and athletic facilities. Currently, the district comprises over 1700 students in grades Pre-K through twelfth grade.

Board of Education (Fall 2023)

Board President, Austin Jones

Board Vice-President, Erin Williams

Treasurer, Mary Groeper

Secretary, David Mikus

Member, Heidi Halleman

Member, Beth Dean

Member, Kyle Lewis

## **Mission**

Dedicated to our students' success.

## **Vision**

The Wright City R-II School District will be a Professional Learning Community that promotes high expectations of student achievement as assessed by Annual Performance Report (APR) and by consistently improving stakeholder involvement.

## **Connections to Strategic Improvement Goals**

The district's most recent Comprehensive School Improvement Plan (CSIP) was approved by the Board of Education in June 2023. While facilities improvements generally support all aspects of student learning, the following CSIP goals and objectives are directly aligned with the WCR2 Master Plan: 1.) Academic Performance, 2.) College & Career Readiness, 3.) Staff Recruitment and Retention and 4.) Community Culture & Engagement.

## **HISTORY**

With the passage of Propositions 1967 (80% approval), and 2025 (78% approval) of April 2022, the Wright City R-II School District began work to construct a new Wright City High School and to add 4 classrooms at East Elementary. With the promise of increased capacity at the high school level, the district took a step back to further examine its future growth projections. RSP-School Planning Experts (RSP) was engaged to analyze enrollment in the summer of 2023. Stakeholders were involved in the planning process through a Master Plan Study Group Charter to analyze possible changes in school schedules and boundaries based on growth projection data, building capacities, and transportation.

# ANALYSIS OF CURRENT FACILITIES

1. Existing High School
  - a. 79,490 GSF
  - b. 31 Classrooms
  - c. 550 Student Capacity
2. East Elementary School (including the 2023 4-room addition)
  - a. 63,543 GSF
  - b. 480 Student Capacity
3. West Elementary School
  - a. 63,490 GSF
  - b. 600 Student Capacity
4. Middle School
  - a. 70,509 GSF
  - b. 30 Classrooms
  - c. 8 Half-size Classrooms
  - d. 700 Student Capacity
5. Early Childhood Center
  - a. 6,659 GSF
  - b. 5 Classrooms + 2 Modular Classrooms starting January 2024

## CONTINUING PROCESS:

The Wright City R-II Schools' Master Facilities Plan represents a needed step in mapping out facility needs for the next decade. Because of projected unprecedented growth, the plan cannot be addressed at one time by one single Board of Education. The Wright City R-II School District seeks to increase student achievement by providing modern educational facilities that provide appropriate accommodations for the district's students and academic programs. The Board of Education recognizes that this long-range facility plan must be a living, ever-changing document because no document can take into account all future issues. Future issues include, but are not limited to: growth in student population, changes in zoning, shifts in community expectations, changes in community demographics, passage of new state laws, alterations to building codes, revisions to best practices for teaching, etc.

# STUDENT ENROLLMENT

RSP-School Planning Experts (RSP) also provided enrollment projections strategies on maximizing the current capacity. Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability. As detailed in the table below, over 2,600 potential units have been identified for development over the next decade. Recent building activity has been increasing and the AFG Foods expansion will spur multiple growth factors. In addition, there are multiple multi-family projects on the horizon that historically have a high yield rate of students. As a result, RSP & Associates forecasted enrollment to increase over the next five years by more than 400 students.

- 300 additional students in elementary by 2027-2028
- 30 additional students in middle school by 2027-2028
- 80 additional students in high school by 2027-2028

## Development Table

| Development Outlook: | Existing Units | Potential Units |
|----------------------|----------------|-----------------|
| Current              | 276            | 1,168           |
| 5 Year               | 17             | 1,414           |
| 10 Year              | 0              | 28              |
| Total                | 293            | 2,610           |

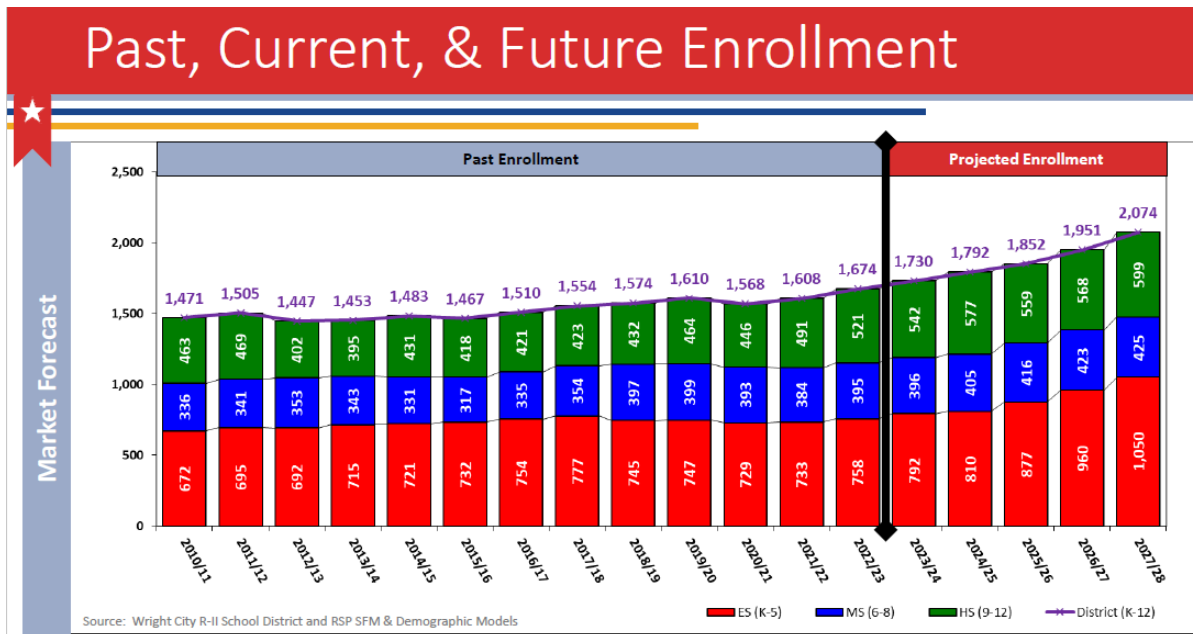
### Definition

- Table has been created to illustrate the type and amount of potential development
- The speed in which any developments are built are influenced by who owns the property, access to infrastructure, and economic indicators
- Growth Areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
  - **Green:** identifies where development activity is happening
  - **Yellow:** identifies areas that could develop within 5-years
  - **Purple:** identifies areas that could develop within 10-years

| RSP Potential Growth Areas:   | Type of Development | Timing  | Existing Units | Potential Units | Acres  |
|-------------------------------|---------------------|---------|----------------|-----------------|--------|
| Vista on the Park             | Multi-Family        | Current | 1              | 234             | 40.29  |
| Gettysburg 2                  | Single-Family       | Current | 13             | 135             | 51.77  |
| Auburn Meadows 2              | Single-Family       | Current | 74             | 36              | 50.25  |
| The Shire 1                   | Single-Family       | Current | 119            | 34              | 54.77  |
| Shire 2                       | Single-Family       | Current | 0              | 90              | 31.52  |
| Hickory Trails PDA Phase      | Single-Family       | Current | 34             | 46              | 29.91  |
| Villas at Incline             | Single-Family       | Current | 27             | 40              | 31.95  |
| Springview Estates            | Single-Family       | Current | 2              | 13              | 68.26  |
| Angus Trails                  | Single-Family       | Current | 0              | 11              | 92.52  |
| Windy Woods                   | Single-Family       | Current | 4              | 16              | 98.16  |
| Alder Creek                   | Single-Family       | Current | 0              | 154             | 58.24  |
| Green Trails Court            | Single-Family       | Current | 2              | 14              | 70.93  |
| Providence Estates            | Single-Family       | Current | 0              | 338             | 132.62 |
| Indian Creek Plat 1           | Single-Family       | Current | 0              | 7               | 61.60  |
| Incline Village 25-29         | Single-Family       | 5 Year  | 0              | 223             | 108.62 |
| Incline Village Future        | Single-Family       | 5 Year  | 0              | 62              | 22.17  |
| Royal Wood Estates            | Single-Family       | 5 Year  | 11             | 11              | 41.62  |
| Timber Trails 2               | Single-Family       | 5 Year  | 0              | 128             | 41.06  |
| Katherine Place Estates       | Single-Family       | 5 Year  | 1              | 9               | 47.82  |
| Howell Land Development       | Single-Family       | 5 Year  | 3              | 180             | 109.93 |
| Southwest Village Common      | Single-Family       | 5 Year  | 0              | 120             | 53.99  |
| S of Trotters Ridge           | Single-Family       | 5 Year  | 0              | 100             | 42.92  |
| S of Auburn Meadows           | Single-Family       | 5 Year  | 0              | 78              | 34.20  |
| N of Hickory Trails           | Single-Family       | 5 Year  | 1              | 175             | 76.02  |
| W of Hickory Trails PDA Phase | Single-Family       | 5 Year  | 1              | 300             | 146.03 |
| Northridge Apt and DG Market  | Townhomes           | 5 Year  | 0              | 28              | 2.32   |
| Foristell Acres               | Single-Family       | 10 Year | 0              | 46              | 246.41 |

Source: Cities of Foristell, Innsbrook, and Wright City; Warren County; RSP

As the following chart depicts, the largest enrollment change is expected at the elementary level, with an increase of 2.3- 9.5% per year (a total increase of 35.5% by 2027-28).



Both East Elementary and West Elementary have limited capacity and are further constrained as the schools are currently configured as K-1 and 2-5. The following table reveals that West Elementary is projected to approach maximum capacity at the start of the 2025-26 school year.

### Capacity Projections Without a Boundary Concept

| School                | Maximum Capacity | Student Projection Count |         |         |         |         |
|-----------------------|------------------|--------------------------|---------|---------|---------|---------|
|                       |                  | 2023-24                  | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| East Elementary (K-1) | 560*             | 259                      | 285     | 316     | 357     | 384     |
| West Elementary (2-5) | 600              | 512                      | 525     | 561     | 603     | 666     |

*Note: Yellow shading indicates when projected enrollment is approaching maximum capacity.*

*\*Assumes 4-room add*

RSP-School Planning Experts (RSP) was also used to help explore strategies on maximizing the capacity of current facilities. By considering boundary concepts, the district could distribute enrollment between facilities to better utilize available space. In 3 scenarios provided by RSP & Associates, Boundary Scenario #2 proved through data to create the most ideal balance of demographics and capacities. As shown below, Scenario #2 allows both East and West Elementary to stay below maximum capacity until the 2027-2028 school year.

**Capacity Projections Under Scenario #2 Boundaries**

| School          | Maximum Capacity | Student Projection Count |         |         |         |         |
|-----------------|------------------|--------------------------|---------|---------|---------|---------|
|                 |                  | 2023-24                  | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| East Elementary | 560*             | 342                      | 354     | 371     | 412     | 450     |
| West Elementary | 600              | 448                      | 455     | 507     | 548     | 600     |

*Note: Yellow shading indicates when projected enrollment is approaching maximum capacity.  
\*Assumes 4-room add*

The challenges of boundary concepts lie in ever-changing projections and the implications of drawing boundary lines without knowing affirmatively which developments will take shape first. With this in mind, RSP also researched the possibility of moving 5th grade to the Middle School, where it was determined the district has available space. Based on those projections depicted in the following table, the district would stave off elementary reconfiguration through 2027-28.

**K-1 Elementary, 2-4 Elementary, 5-8 Middle School Scenario (no boundaries)**

| School                | Maximum Capacity | Student Projection Count |         |         |         |         |
|-----------------------|------------------|--------------------------|---------|---------|---------|---------|
|                       |                  | 2023-24                  | 2024-25 | 2025-26 | 2026-27 | 2027-28 |
| East Elementary (K-1) | 560*             | 280                      | 289     | 316     | 357     | 384     |
| West Elementary (2-4) | 600              | 369                      | 395     | 433     | 464     | 504     |
| Middle School (5-8)   | 700              | 539                      | 535     | 544     | 562     | 587     |

*\*Assumes 4-room add*

# FINANCIAL ASSESSMENT AND BONDING CAPACITY

The Wright City R-II School District has built and maintained trust through careful planning and taking advantage of early payment of previous debts, earning a credit rating in the top 5% of the state.

Future opportunities for future no-tax-increase ballot measures to fund projects include:

- \$12.2 million available in fiscal year 2025
- \$16.3 million available in fiscal year 2026
- \$ 35.8 million available in fiscal year 2030

If Master Plan options are realized:

- \$12.2 million available in fiscal year 2025 (Leaving approx \$4.7 M per Master Plan)
  - Performance Gym
- \$8.8 million available in fiscal year 2026
- \$ 28.3 million available in fiscal year 2030
  - Old High School Renovation to New Middle School (Projected Budget \$24M)
  - Renovation of Middle School to West B Elementary & Preschool (Projected Budget \$4.3M)



## Wright City R-II School District

Warren County, Missouri

Bonding Capacity Recapture Schedule



| Calendar Year | Locally Assessed Valuation | State Assessed Valuation* | Total Assessed Property | 15% of Assessed Valuation | DSF Balance | Gross Bonding Capacity | Principal Outstanding | September Interest Payment | Net Bonding Capacity | Remaining Debt Capacity |
|---------------|----------------------------|---------------------------|-------------------------|---------------------------|-------------|------------------------|-----------------------|----------------------------|----------------------|-------------------------|
| 2024          | 294,065,756                | 10,357,704                | 304,423,460             | 45,663,519                | 1,372,750   | 47,036,269             | 37,037,691            | 1,112,548                  | 8,886,030            | \$31.8MM                |
| 2025          | 308,769,044                | 10,616,646                | 319,385,690             | 47,907,854                | 2,408,036   | 50,315,889             | 37,000,000            | 1,110,000                  | 12,205,889           | 12,205,889              |
| 2026          | 327,295,186                | 10,882,063                | 338,177,249             | 50,726,587                | 3,276,518   | 54,003,105             | 36,600,000            | 1,098,000                  | 16,305,105           | 16,305,105              |
| 2027          | 343,659,946                | 11,154,114                | 354,814,060             | 53,222,109                | 3,787,800   | 57,009,909             | 35,650,000            | 1,069,500                  | 20,290,409           | 20,290,409              |
| 2028          | 364,279,542                | 11,432,967                | 375,712,510             | 56,356,876                | 4,367,741   | 60,724,617             | 34,500,000            | 1,035,000                  | 25,189,617           | 25,189,617              |
| 2029          | 382,493,520                | 11,718,791                | 394,212,311             | 59,131,847                | 5,029,283   | 64,161,130             | 33,175,000            | 995,250                    | 29,990,880           | 29,990,880              |
| 2030          | 405,443,131                | 12,011,761                | 417,454,892             | 62,618,234                | 5,830,623   | 68,448,857             | 31,675,000            | 950,250                    | 35,823,607           | 35,823,607              |

*(Includes 5% AV growth in non-reassessment and 6% in reassessment years through 2030. Then 3.50% AV growth moving forward).*

# TIMELINE

## 2023-2024

- January
  - Occupy New 4 Room Classroom Addition at East Elementary
  - Study Group feedback to BOE
  - Preschool 2 Room Expansion
  - Consideration of Approval of Master Plan

## 2024-25

- August
  - Late Start & Adding 15 Minutes of Collaboration Time
  - Fifth Grade Moves to Wright City Middle School
- November
  - East 4 Room Elementary Addition, Alternate: Renovate Current HS West Entry to 6 PS Rooms & Board Room
- January
  - Occupy New High School
- April
  - **No Tax Increase** for Performance Gymnasium

## 2025-26

- January
  - Completion & Occupy 4 Room Addition at East Elementary

## 2026-27

- August
  - Occupy New Gym

## 2027-28

## 2028-29

## 2029-30

- **No Tax Increase** to Renovate Old High School to New Middle School (Projected Budget \$24,000,000)

## 2030-31

- Light Renovation of Current Middle School to West B Elementary & Preschool (Projected Budget \$4,300,000)

## 2031-32

- Fall
  - Occupy Renovated Middle School
  - Modular Classrooms Removed

## 2032-33

- Spring
  - Occupy West B Elementary & Preschool

## 2033-34 (Projected **No Tax Increase Bonding Capacity: \$21,852,674**)

- WCHS Phase II
- WC Athletic Complex Artificial Turf
- Performing Arts
- FEMA Storm Shelter Between West A & West B

### **Highlight of the Plan:**

Allows for no tax increase proposals to address capacity needs  
Renovation of current HS for WCMS utilizes existing athletic complex  
Allows for a south elementary campus (Hwy F.)

## APPENDIX

[RSP Report](#)

[Master Plan Survey Summary](#)

[Preliminary Cost Estimate Revised Bid Package](#)

[West A & West B/PS](#)

[AV Projections](#)

[East 2nd 4-room addition plans](#)

[5 Year Plan: District Facilities Upgrades FY23-FY27](#)