### BOND 2024



#### Overview

Why a Bond Election?

Bond Information & Projects

Financial Impact

Ballot Information

#### Background Information

**WILLIS ISD AT A GLANCE** 



#### 12 Schools

- 1 Early Childhood Center
- 6 Elementary Schools
- 2 Middle Schools
- 1 High School
- 2 Non-Traditional Campuses



63.9% Economically Disadvantaged 15.51% Bilingual/ESL 11.32% Special Education Population 33% Homeless





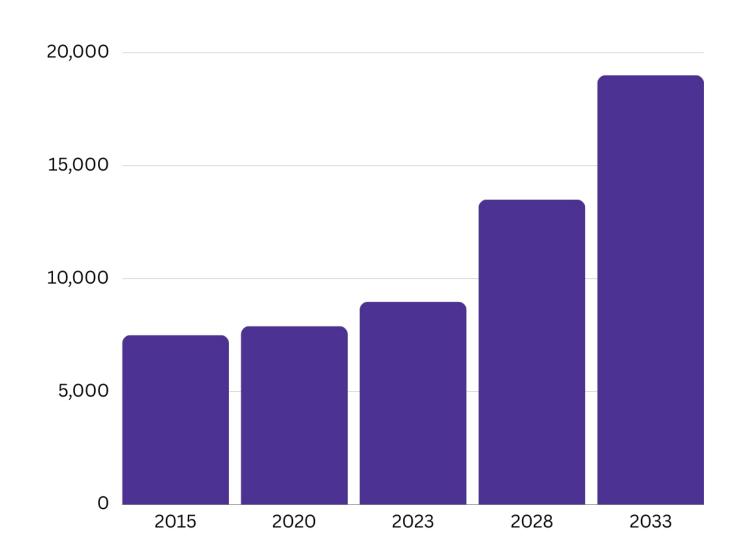
126 miles in Montgomery County 32 miles in San Jacinto County



ONE TEAM – ONE PURPOSE

## Why a Bond Election?

#### Ten Year Growth Predictions



18,970

**Students** 

30,240

New housing occupancies

#### Developments with largest 10-year single family projections

3,441 units

#### The Woodlands Hills

Howard Hughes Corp. is ramping up lot development in the 777 acres north of FM 830 where 1,891 homesites remain unoccupied. South of FM 830, another 1,561 lots are planned. This southern portion could begin developing within the next 2-4 years.

1,597 units

#### Republic Grand Ranch

Patten Properties is developing the 5,000-acre Republic Grand Ranch along and south of FM 1097 northeast of Caney Creek. Former timber land, this subdivision is being subdivided into majority 2-acre homesites.

884 units

#### **Moran Ranch**

Approximately 900 homes are planned in this new community east of I-45 and north of Seven Coves. Along the freeway, several multi-family tracts and many commercial/retail buildings are proposed.

750 units

#### Ridgeland Hills

Camillo Development is developing 215 acres at the northwest corner of I-45 and Longstreet; total lot count is unconfirmed but PASA estimates 750 lots.

600 units

#### **Conroe Ventures**

MUD 216 is planned here and will serve 1,080 lots in both WISD and CISD; Conroe Venture LTD (Goodrich Family) has ~260 ac. in WISD (plus an additional ~218 ac. in CISD); ~600 lots could develop within WISD.

#### Why a Bond Election?

Address
overcrowding and
enrollment growth
at WHS

Provide additional space for and serve more school buses

BOND DOLLARS
COULD PROVIDE
FUNDING TO...

Have a community space for events, meetings, etc.

Build new facilities to support student programs in a growing 6A district

Provide indoor space for student activities and programs

#### Developed by Citizens

- Long-range facility planning committee
  - Over 70 community members:
    - parents, business owners, and employees
- Committee reviewed
  - Demographics
  - Enrollment Information
  - Financial Bonding Capacity
  - Tax Implications
  - Existing Facility Status and Needs
  - Previous Bond Projects
  - Future Growth
- Board of Trustees voted unanimously
  - \$218.1 million bond package





# Bond Projects

#### 9<sup>th</sup> Grade Center

- > 1,200 students
- > 2 Gymnasiums
- > Cafeteria



## Willis HS Parking Lot Upgrades

- Removing 299 spots
- > Adding 902 spots



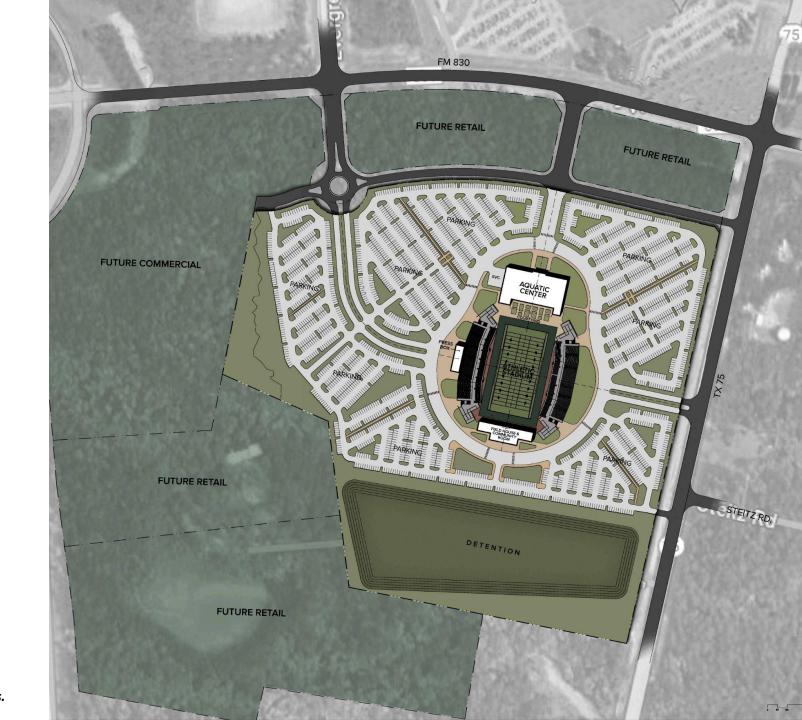
## New Transportation Facility

- Accommodation for 100 buses
- > 6 bays
- > Staff Offices
- > Training & Break Rooms
- Located off 75 at North end of district



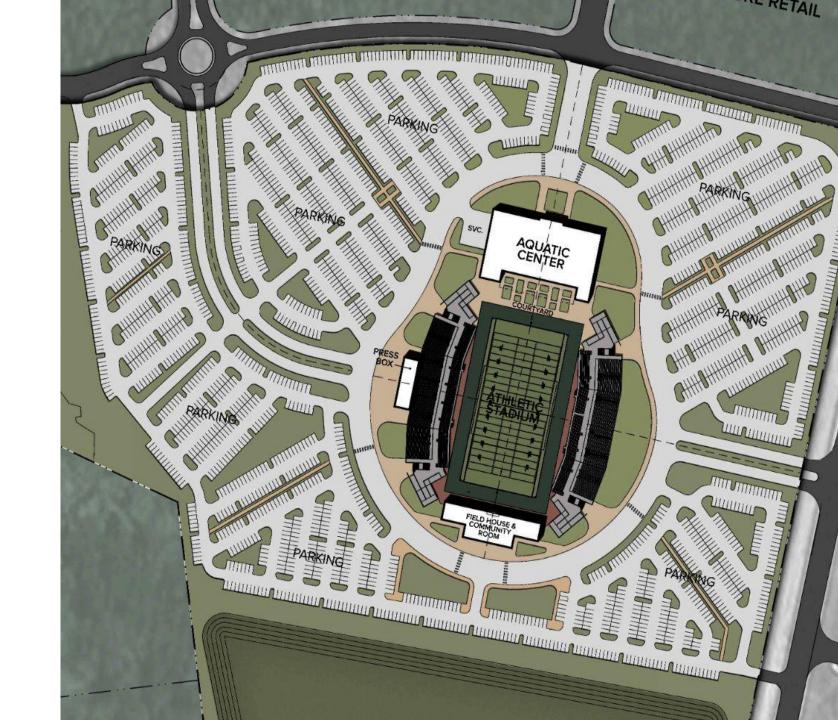
#### **Athletic** Complex & Stadium with Community Room

- → Approximately 8,500 Seats
- 3,400 Parking Spots
- **☐** Concessions
- ☐ Field House
- ☐ Community Room (400)



### **Aquatic Center**

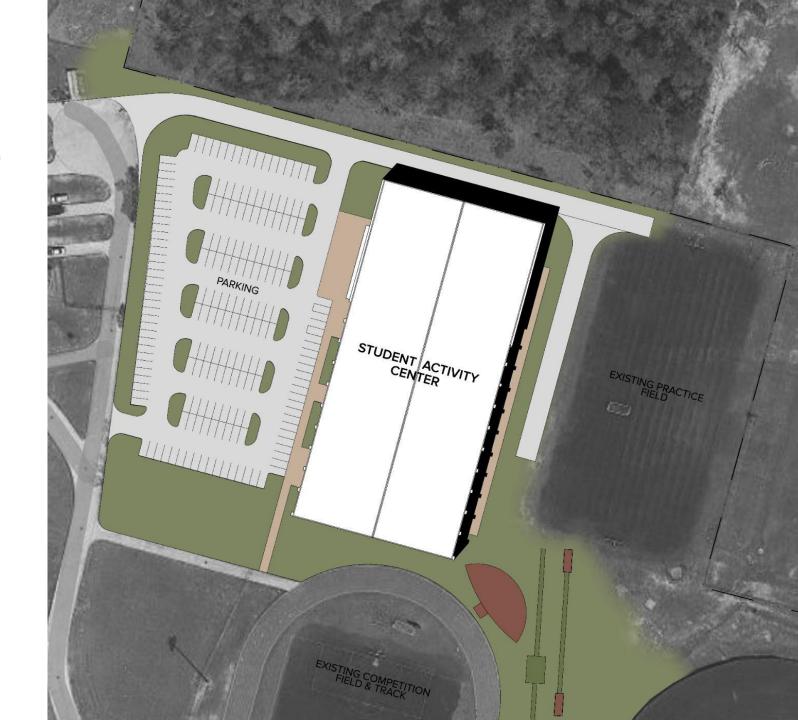
- 50-Meter USA-Sanctioned Competition Pool
- Platform & Springboard Diving Area
- Girls & Boys Locker Rooms
- > Classrooms
- Capacity for 800 Spectators
- Outside Gathering Areas
- Community Use (Swim Lessons/Lap Swim)
- >> Storage





### Student Activity Center

- > Foyer for Art Shows / Events
- Classrooms & Media Room
- ➤ Wrestling Room
- Air Force JROTC Space
- Baseball/Softball Batting Nets
- Soccer and Golf Nets
- ➤ Indoor Practice Facility
- >> Band
- > Cheer
- > Dance
- Girls & Boys Locker Rooms
- ➤ Weight Room
- Equipment Storage; Staff Offices

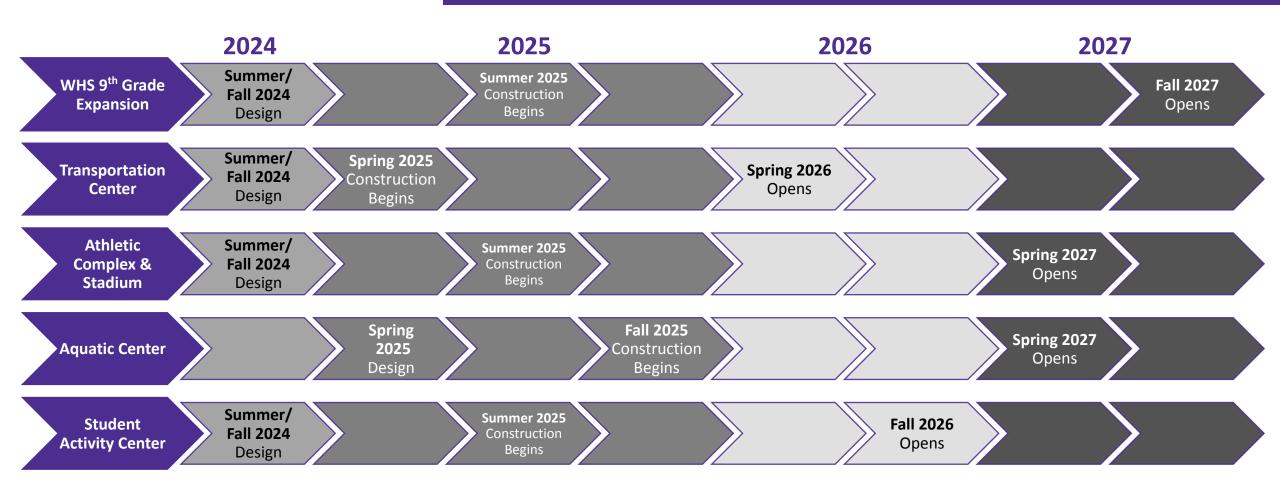








#### **Potential Timeline**



#### **Anticipated Timeline - Subject to Change\***

<sup>\*</sup>Dependent on Board Action, Voter Approval, Bond Issues, Completed and Approved Designs, Labor and Material Availability, etc.

# Financial Impact

#### Tax Rate Components

There are two components that make up the Willis ISD Total Tax Rate: M&O and I&S

#### Maintenance & Operations (M&O) Rate

Funds the daily operations or recurring costs of the district:

- Staff salaries
- School supplies/materials
- Bus repairs/maintenance/fuel
- Utilities

#### **Interest & Sinking (I&S) Rate**

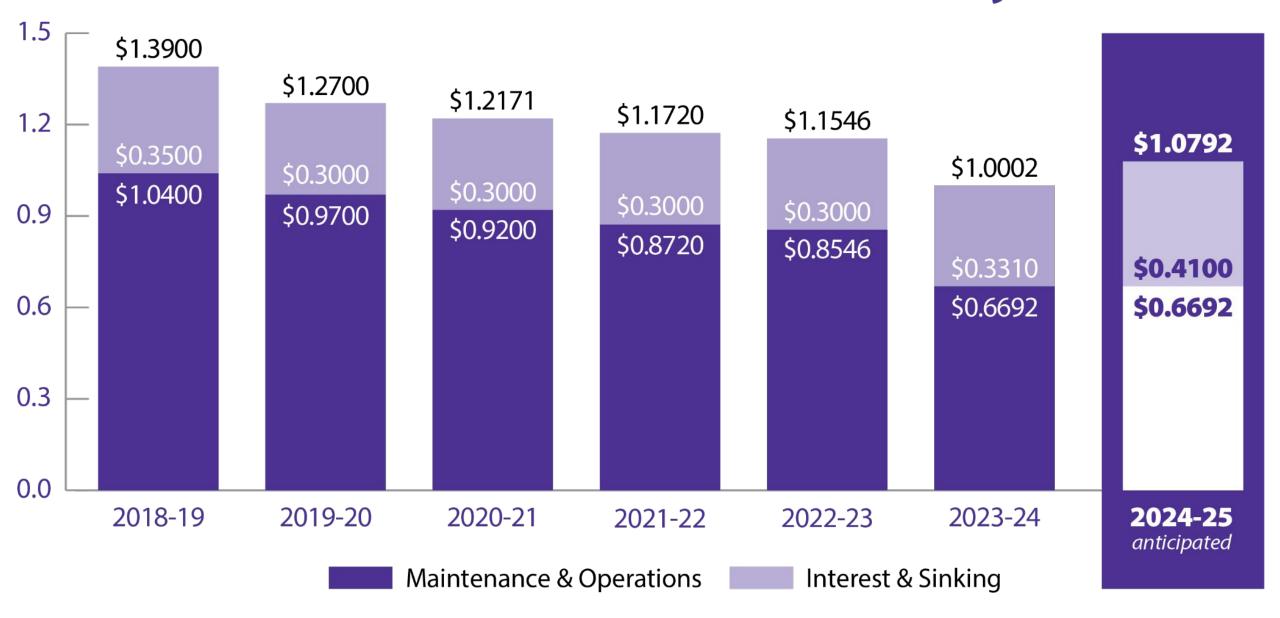
Used to pay annual debt payments approved by voters through bond elections:

- New building construction
- Existing building renovations
- School buses
- Technology



per \$100 of assessed property value

#### Willis ISD Tax Rate History



#### Maximum Tax Impact - 7.9 cents

	ı		Current		Scenario	
	2022-23		2023-24		2024-2025	
M&0	\$	0.8546	\$	0.6692	\$	0.6692
I&S	\$	0.30	\$	0.331	\$	0.410
Total	\$	1.1546	\$	1.0002	\$	1.0792

#### Tax Rate Impact

It is estimated the district's tax rate would increase from \$1.0002 to \$1.0792 after Willis ISD sells all bonds – an increase of 7.9 cents per \$100 of property value.



\$11.11 per month or \$133.31 per year

for a home valued at \$268,000



#### **Homeowners Over 65**

Homeowners over the age of 65 who have filed their Homestead Exemption with the appraisal district will not see an increase in their property taxes associated with this bond.

#### **Important Note**

The Montgomery Central Appraisal District or the San Jacinto County Appraisal District determines property values.



# Ballot Information

#### Bond Package - Four Propositions



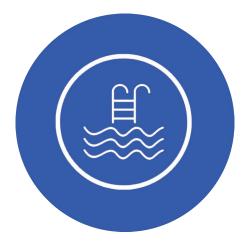
PROPOSITION A \$102,700,000

9th Grade Center Transportation Center General Infrastructure Parking Lot Upgrades



**PROPOSITION B** \$68,000,000

Athletic Complex & Stadium with Community Room



PROPOSITION C \$19,600,000

**Aquatic Center** 



**PROPOSITION D \$27,000,000** 

**Student Activity Center** 

Bond Total - \$218.1 Million

#### Next Steps - Important Dates

#### **EARLY VOTING BEGINS**

**APR** 

**22** 

Deadline to Register to Vote:

April 4

**Early Voting:** 

April 22-27, 8 a.m. - 5 p.m. April 29-30, 7 a.m. - 7 p.m.

Deadline to Apply for Ballot by Mail: **April 23** 

7 a.m. - 7 p.m.

**MAY** 

4

Are you registered to vote?

#### Stay In The Know!



- Follow our social media channels
   @WillisSchools | @WillisISD
- Learn more about Bond 2024 by visiting the District's website <u>www.willisisd.org/bond2024</u>



#### Questions?

#### Thank You!

