



Willis ISD

Long Range Planning Committee Bond Recommendation

Presentation to the Board of Trustees | January 10, 2024

ONE TEAM – ONE PURPOSE



Overview



Background Information

**Long-Range Planning Committee
Overview & Process**

Financial Information

Bond Project Considerations

Recommendation

Next Steps

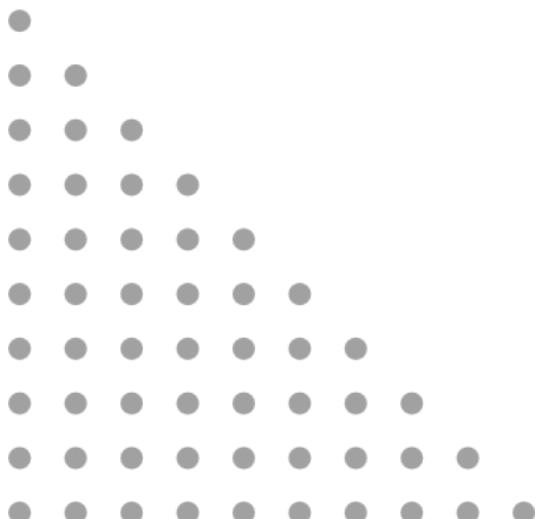


Background Information



12 Schools

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



8,950

Students

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



1,200

Employees



158

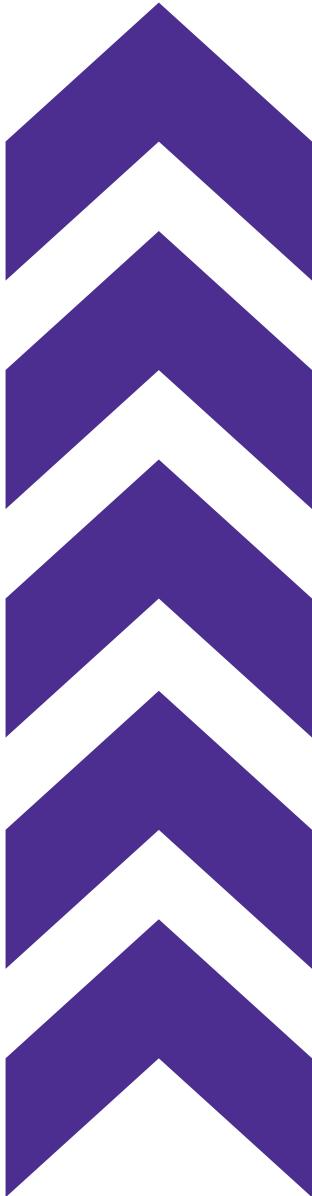
Square Miles

126 miles in Montgomery County
32 miles in San Jacinto County

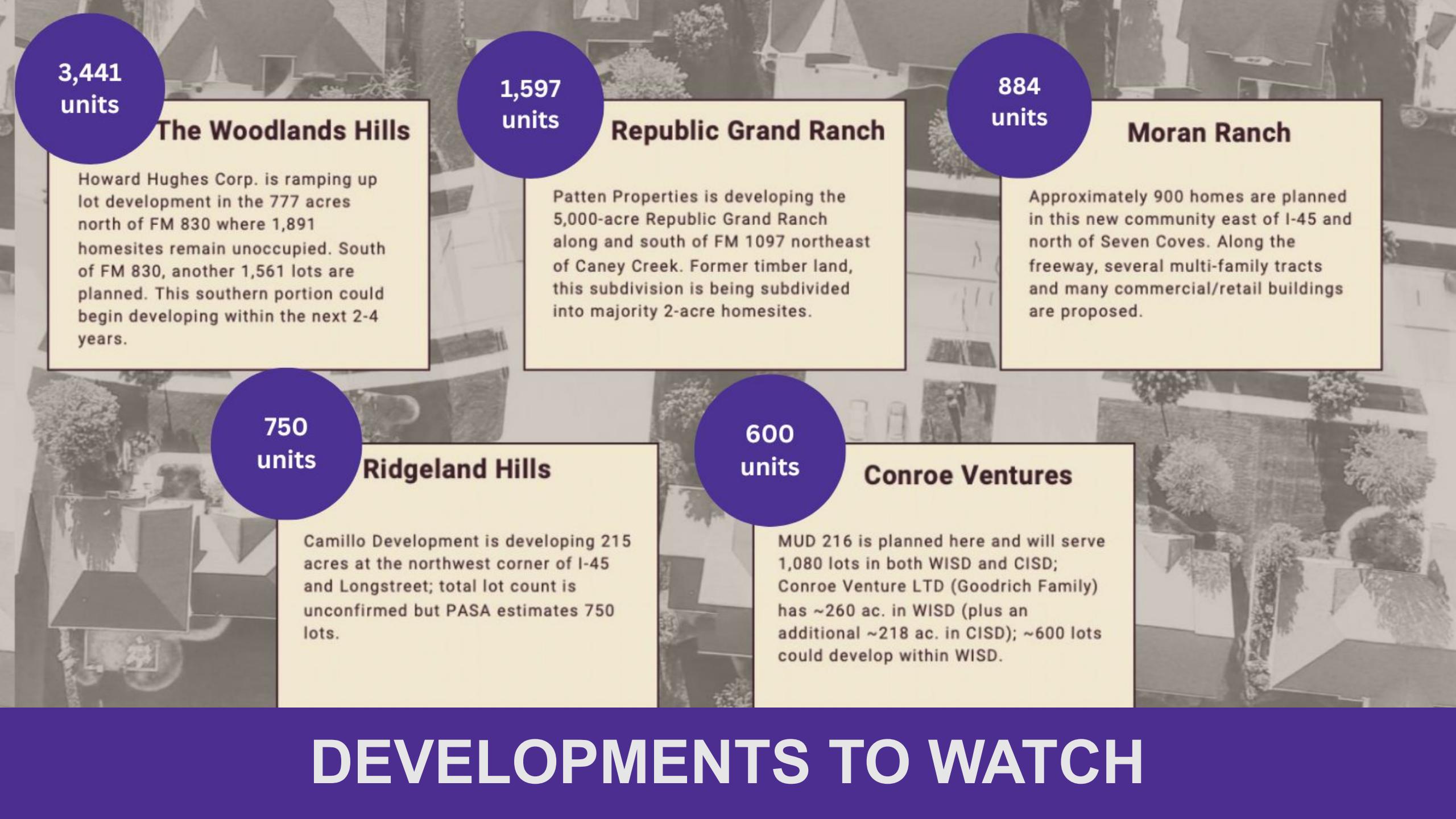


ONE TEAM – ONE PURPOSE

Willis Independent School District
One Team - One Purpose



Population and Survey Analysts
presented a comprehensive demographic report to the Board of Trustees. The extensive growth coming to Willis is highlighted in the next 5 slides.



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

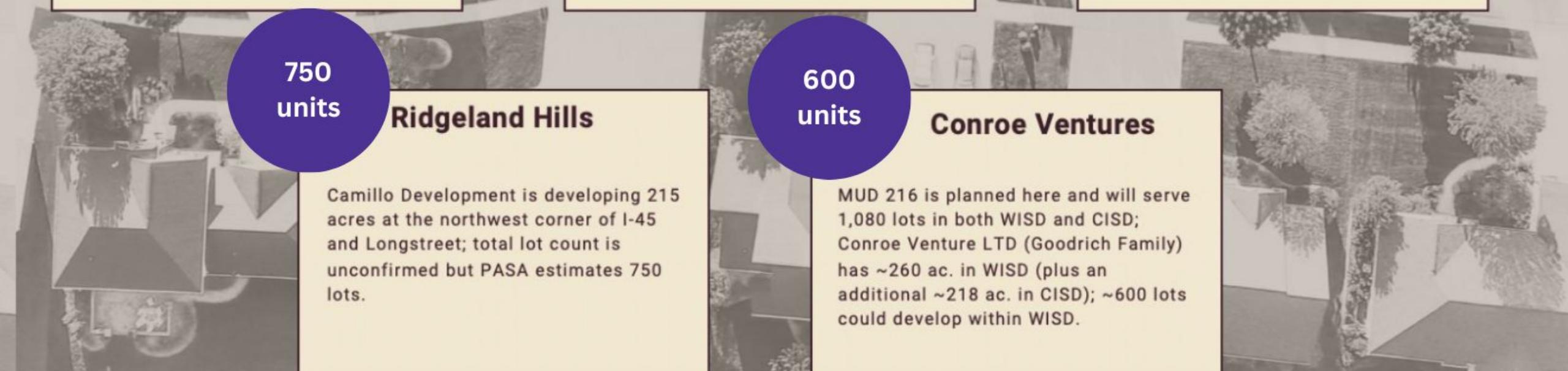
Republic Grand Ranch

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.

DEVELOPMENTS TO WATCH

20,885

SINGLE-FAMILY

5,843

MULTI-FAMILY

2,103

AGE-RESTRICTED

**PROJECTED
NEW HOUSING
OCCUPANCIES**

30,240

TOTAL PROJECTED
NEW OCCUPANCIES

1,409

MANUFACTURED

15,871

2033 Enrollment

Low Growth Assumptions

- Kindergarten enrollment remains under 1,000.
- Increasing interest rates.
- Additional private/charter school expansion within the next 3-6 years

18,970

2033 Enrollment

Moderate Growth Assumptions

- Kindergarten classes begin to increase over the next five years: KG enrollment reaches 1,200 by 2033.
- Mortgage rates remain between 6.5 to 8% in the short-term
- No new charter schools in the short-term.

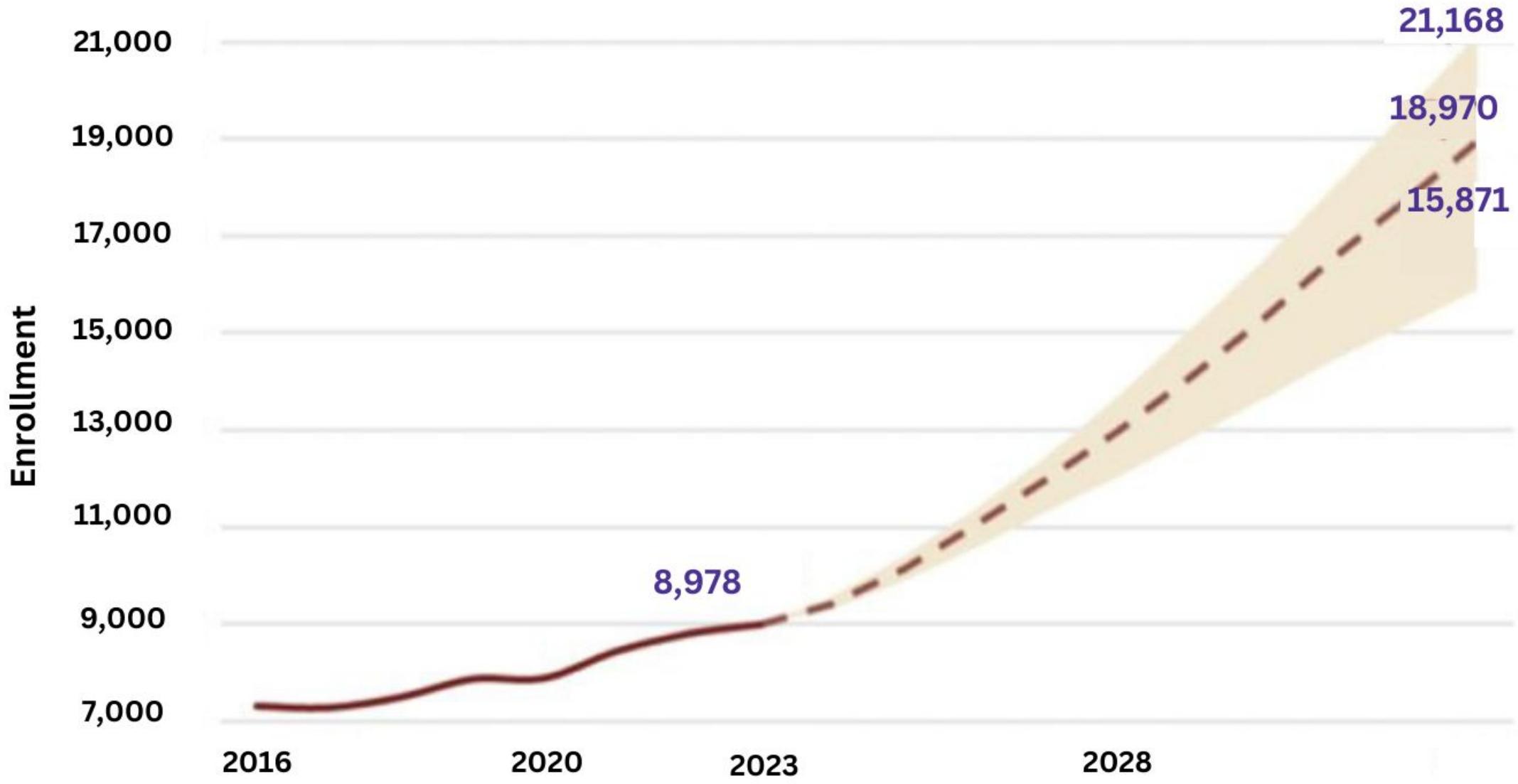
21,168

2033 Enrollment

High Growth Assumptions

- Kindergarten enrollment reaches 1,400 by 2033.
- Mortgage rates decline below 5% in the next 2-4 years.
- New development on Dunwoody/Manners Tracts is announced and starts within the next 3-6 years.
- Accelerated regeneration in existing homes.

POSSIBLE GROWTH SCENARIOS



GROWTH
SCENARIOS

Over \$352 Million Passed
since 2015

Recent Bond History

2015 Bond Program

\$109.5 Million
Passed

- Performing Arts Center
- CTE Center
- Elementary School #6
- Ag Science Center
- Driveway Improvements
- Brabham MS Expansion

2020 Bond Program

\$100.15 Million
Passed

- Roark Early Education Center
- Lynn Lucas MS Expansion
- Elementary School Gym Addition

2022 Bond Program

\$143 Million
Passed

- Prop A - \$143M
 - Middle School #3
 - Elementary School #7
 - LLMS Fine Arts Addition
 - ES Playgrounds
 - BB/SB Turf Upgrades
 - Future Land Purchases
- Prop B – 62.265M Not Passed
 - Stadium & Community Room
- Prop C – 19.39M Not Passed
 - Natatorium

Completed 2015 Bond Projects

Elementary #6 - Bond 2015

Lagway Elementary School **COMPLETED 2021**

Career & Technology Education Center – Bond 2015

New CTE Center **COMPLETED 2018**

Willis High School - Bond 2015

New Performing Arts Center **COMPLETED 2019**

Overall WHS Renovations **COMPLETED 2018**

Brabham Middle School– Bond 2015

Expansion **COMPLETED 2017**

New Agricultural Science Center – Bond 2015

Ag Facility **COMPLETED 2018**

Yates Stadium Renovations – Bond 2015

Field Turf **COMPLETED 2017**

Land Acquisition – Bond 2015

85 acres off Longstreet **COMPLETED 2019**

Multi-Campus Improvements – Bond 2015

Driveway Upgrades **COMPLETED 2017**

Completed 2020 Bond Projects

A.R. Turner - Bond 2020

Gym Addition **COMPLETED 2022**

Restroom Renovations **COMPLETED 2023**

Interior Renovations and Flooring **JULY 2024**

Boilers **COMPLETED**

Cannan – Bond 2020

Energy Management System Upgrade **COMPLETED 2023**

Interior/Exterior Renovations **JULY 2024**

Gym Addition **COMPLETED 2022**

C.C. Hardy – Bond 2020

ADA Restroom & Plumbing Upgrades **COMPLETED 2022**

Chiller Replacement **COMPLETED 2022**

Cooler and Freezer Upgrade **COMPLETED 2021**

PA System Upgrade **COMPLETED 2023**

Roof Replacement **COMPLETED 2022**

Parmley – Bond 2020

Chiller Water Conversion and Boilers **COMPLETED 2022**

Full Roof Replacement **COMPLETED 2022**

Gym Addition **COMPLETED 2022**

Interior Renovation **COMPLETED 2022**

New Fire Alarm System Upgrade **COMPLETED 2022**

Parmley Central Plant **COMPLETED 2023**

Medor - Bond 2020

Energy Management System Upgrade **COMPLETED 2023**

Gear Repair (Electrical) **COMPLETED 2022**

Gym Addition **COMPLETED 2022**

Lynn Lucas - Bond 2020

Classroom, Science Lab Additions **COMPLETED 2022**

Cooler/ Freezer Upgrade **COMPLETED 2021**

Energy Management System Upgrade **COMPLETED 2022**

Brabham – Bond 2020

Chiller Replacement **COMPLETED 2021**

Willis High School – Bond 2020

Boiler Replacement **COMPLETED 2021**

Demand Control Ventilation/ Air Handler

Phase 1 **COMPLETED 2023**

Roof Replacement **COMPLETED 2022**

Roark Early Education Center – Bond 2020

New Pre-K Center **COMPLETED 2022**



2022 Bond Projects In Progress

Elementary #7 - Bond 2022
OPENING 2025

Middle School #3 – Bond 2022
OPENING 2026

Lynn Lucas Middle School- Bond 2022
Fine Arts Addition **OPENING 2026**

Baseball + Softball Field Upgrades –
Bond 2022
OPENING 2024

Elementary School Playground Upgrades
– Bond 2022
COMPLETED 2023

Land Acquisition – Bond 2015/2022
60.984 ACRES – 830/75 PROPERTY –
POTENTIAL STADIUM SITE – **COMPLETED**
SEPTEMBER 2023



Long-Range Planning Committee Overview & Process

The Long-Range Committee met 7 times over five months beginning in August 2023. Their final meeting was held on January 8, 2024.

The committee reviewed the district's demographics and enrollment information, the district's financial bonding capacity, tax implications, existing facility status and needs, previous bond projects, and discussed the future growth of the City of Willis/Conroe and Willis ISD.



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Abbie Holland
Alayna White
Allie Dickerson
Amber Gilland
Angeli Reyes
Ashley Dennis
Ashley Nixon
Beth Fleming
Bradley Kyle Gonzalez
Brenna Morris
Brittany Long
Cara McCollum
Chris Holcomb
Christen Arnold
Daralyn McGuffin
David and Melissa Adams
Debra Ross
Derek Hivnor
Doug McEntire

Erica Imhoff
Faye Lovelady
Gentry Scott
Guy Barker
Hayley Beason
Jacqueline Sparks
James Sprayberry
Jan Dial
Jared Morris
Jay Garrison
Jennifer Quirino
Jerry McCrorey
Joann Collier
John Miller
Joe Dukes
Charles Lovelady
Kandrolyn Price
Kathi Piersall
Lauren Blinka
Laurie Smith

Leslie Parker
Linda Graham
Lucy Keller
Mae Lane
Mary Osborn
Matt Adams
Matt Roberts
Melissa Evans
Melissa Salazar
Michael Hensley
Michelle Means
Nadia Virgili Mausten
Nathan Arrazate
Nichelle Nixon
Pamela Foster
Poncho Viniarski
Rev. Keith Kizzie
Richelle Theilen
Robin Sproba
Scott Harper

Shawn Benson
Shawn Cannon
Sheyi Ipaye
Stacey Nieto
Stacie Smith
Stephanie Barklage
Sue Ann Powell
Tommy Gaskins
Travis Traylor
Trey Mirenda
Vivian Delgado
Wendi Coleman
Wilbert Hightower
Zach Dorris
Rick Stanfield
Beth Taylor

30 Willis ISD employees also served on the Long-Range Planning Committee



Long-Range Planning Committee Process

COMMITTEE

Evaluate & Study

- Evaluate Facility Conditions and Needs
- Study Finances & Demographics

Prioritize

Prioritize Needs & Projects

Recommend

Make recommendation on how to proceed with long-range facilities plan

Consider

WISD Board of Trustees considers Committee recommendation

Board Action

For a May 2024 bond proposition, the Board must call election by Feb. 16

Voter Education

District informs community about bond election

BOARD + WISD

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Financial Information

TAX RATE COMPONENTS

There are two components in the Tax Rate: **M&O** and **I&S**

Maintenance & Operations (M&O) Rate

Along with state funding, this portion of the tax rate is used to help fund the operations of the district (staff salaries, school supplies/materials, bus repairs/maintenance/fuel, utilities)

Interest & Sinking (I&S) Rate

This portion of the tax rate is used to pay the annual debt payments associated with the voter-approved bond sales (new building construction, existing building renovations, land purchases, program-specific equipment, technology, school buses).



Financial Information

WILLIS ISD TAX RATE HISTORY

| | 2018-19 | 2019-20 | 2020-21 | 2021-22 | 2022-23 | Current 2023-24 |
|-------|---------|---------|-----------|-----------|-----------|--------------------|
| M&O | \$ 1.04 | \$ 0.97 | \$ 0.92 | \$ 0.8720 | \$ 0.8546 | \$ 0.6692 |
| I&S | \$ 0.35 | \$ 0.30 | \$ 0.30 | \$ 0.30 | \$ 0.30 | \$ 0.331 |
| Total | \$ 1.39 | \$ 1.27 | \$ 1.2171 | \$ 1.1720 | \$ 1.1546 | \$ 1.0002 |

Prior YR decrease

\$ (0.1544)

Change \$ - \$ (0.12) \$ (0.0529) \$ (0.0451) \$ (0.0174) \$ (0.1544) \$ (0.3898)

Willis ISD has reduced the overall Tax rate by \$.388 since 2018!



Financial Information

WILLIS ISD BOND/DEBT CAPACITY

| Bond Capacity | Tax Increase |
|---------------|------------------|
| \$150,000,000 | 2 Cent Increase |
| \$175,000,000 | 4 Cent Increase |
| \$200,000,000 | 6 Cent Increase |
| \$225,000,000 | 8 Cent Increase |
| \$250,000,000 | 10 Cent Increase |



Financial Information

TAX IMPACT

| | |
|---------------------|------------|
| Average Home Value | \$ 268,746 |
| Homestead Exemption | \$ 100,000 |
| Taxable Value | \$ 168,746 |
| Total Tax Rate | \$ 1.0002 |
| Total Taxes WISD | \$ 1,688 |

| Bond Capacity | Tax Increase |
|---------------|------------------|
| \$150,000,000 | 2 Cent Increase |
| \$175,000,000 | 4 Cent Increase |
| \$200,000,000 | 6 Cent Increase |
| \$225,000,000 | 8 Cent Increase |
| \$250,000,000 | 10 Cent Increase |

| | 2023-24 | | | | Increase | |
|------------------|-----------|----------------|-------------|-----------|----------|-----------|
| M&O | \$ 0.6692 | Total Tax Rate | Total Taxes | Per Year | Per Year | Per Month |
| I&S | \$ 0.331 | \$ 1.0002 | \$ 1,687.80 | \$ - | \$ - | |
| 2 Cent Increase | \$ 0.351 | \$ 1.0202 | \$ 1,721.55 | \$ 33.75 | \$ 2.81 | |
| 4 Cent Increase | \$ 0.371 | \$ 1.0402 | \$ 1,755.30 | \$ 67.50 | \$ 5.62 | |
| 6 Cent Increase | \$ 0.391 | \$ 1.0602 | \$ 1,789.05 | \$ 101.25 | \$ 8.44 | |
| 8 Cent Increase | \$ 0.411 | \$ 1.0802 | \$ 1,822.79 | \$ 135.00 | \$ 11.25 | |
| 9 Cent Increase | \$ 0.421 | \$ 1.0902 | \$ 1,839.67 | \$ 151.87 | \$ 12.66 | |
| 10 Cent Increase | \$ 0.431 | \$ 1.1002 | \$ 1,856.54 | \$ 168.75 | \$ 14.06 | |



Bond Project Considerations

Willis High School 9th Grade Expansion

Willis High School Parking Upgrades

Transportation Facility

Athletic Complex & Stadium with Community Room

Aquatic Center

Multipurpose Gymnasium

Staff Daycare Center (*tabled; low-priority*)

Elementary School #8 (*tabled for future bond*)

Middle School #4 (*tabled for future bond*)

Maintenance / Repairs (*fund balance for new needs*)

Safety (*\$3M in TEA grants covers all needs*)





RECOMMENDATION

Our Recommendation

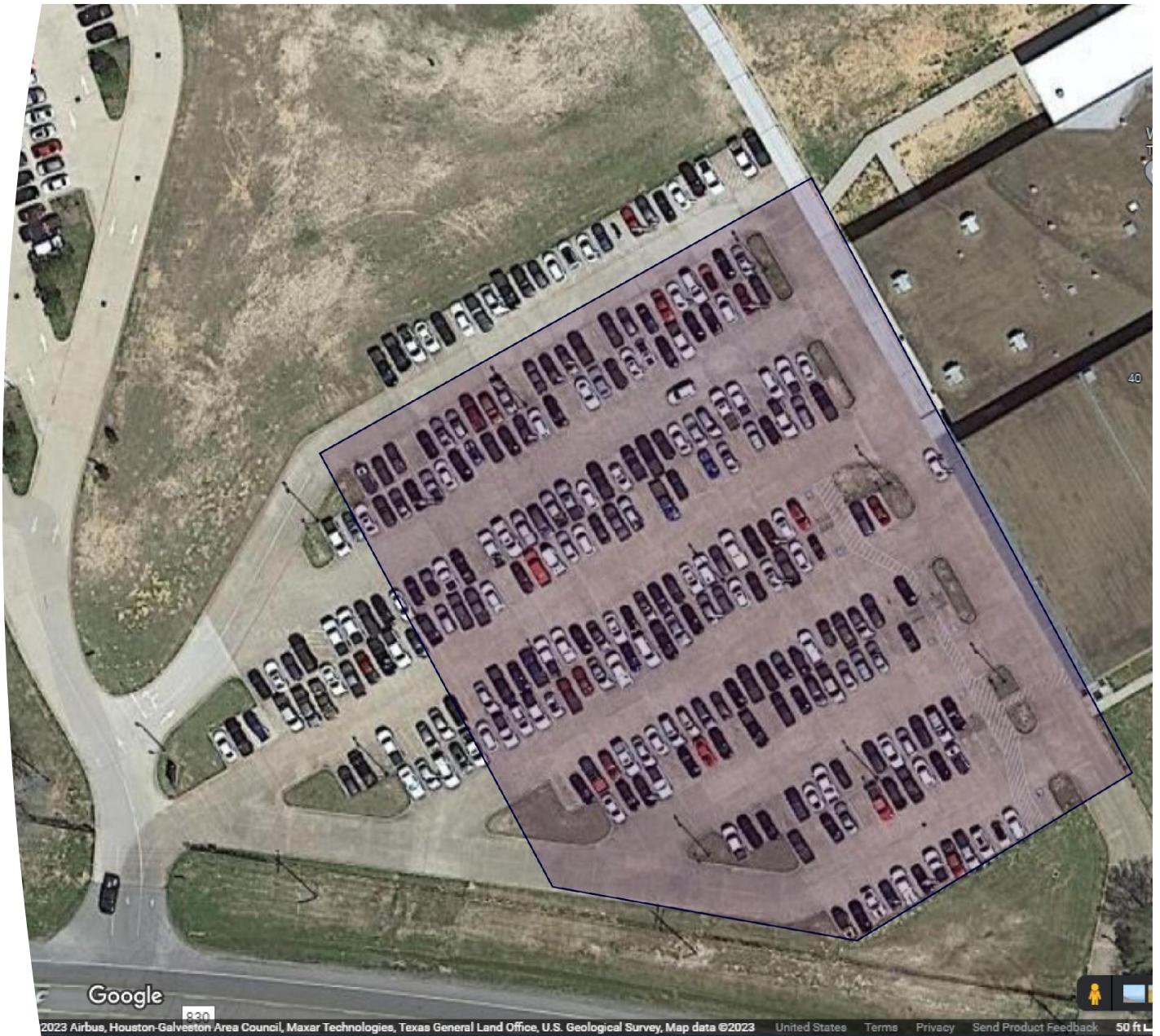
May 2024 Bond Package
Willis High School 9th Grade Center/Expansion
Willis High School Parking Upgrades
Transportation Facility
Athletic Complex and Stadium with Community Room
Aquatic Center
Student Activity Center

*For the bond recommendation projects,
the Committee reached 84.4% consensus.*



Willis High School 9th Grade Center/ Expansion

*1200 students
2 Gyms
Cafeteria*

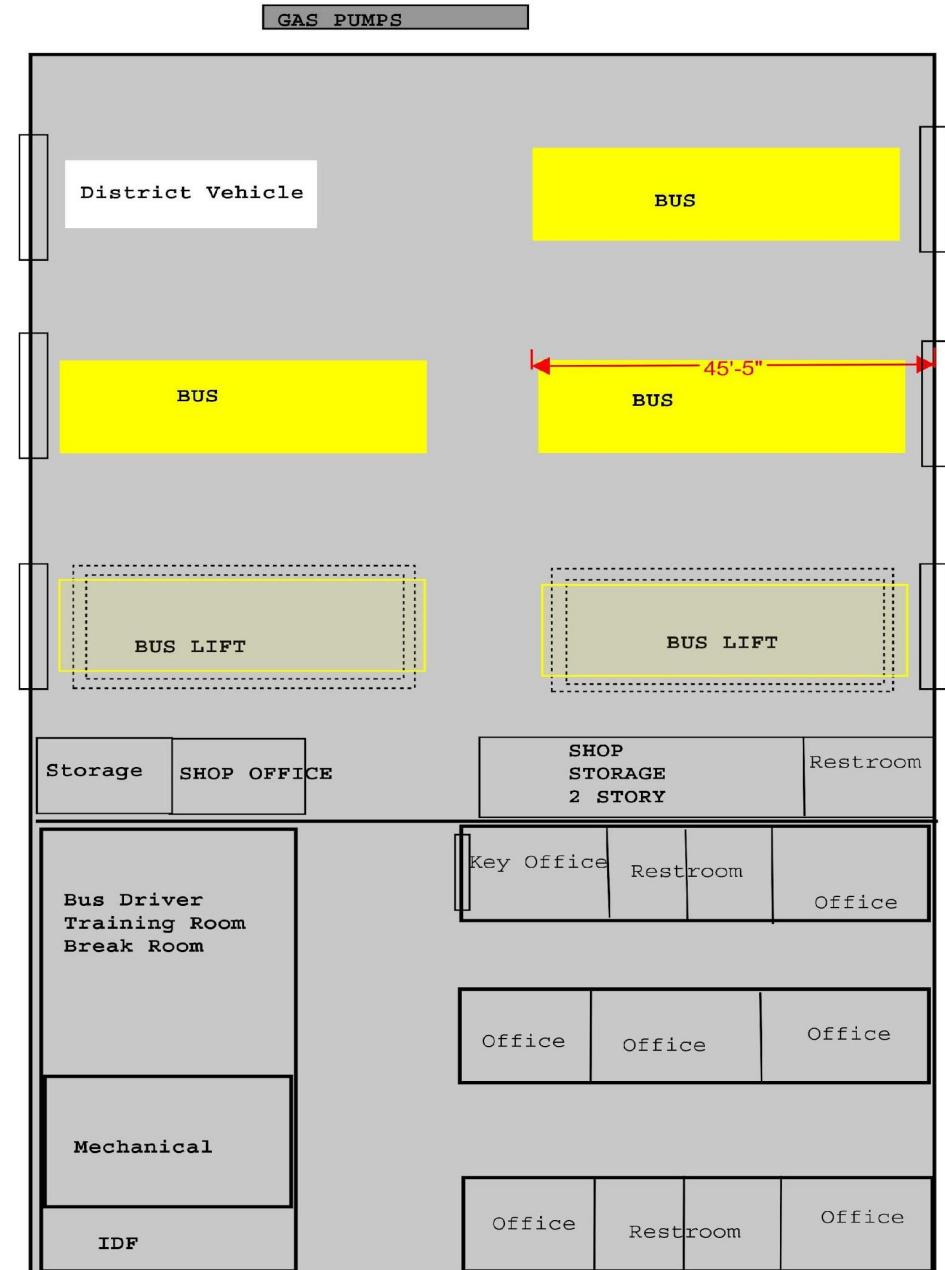


Willis High School 9th Grade Center/Expansion



New Transportation Facility

New transportation facility to secure and serve approximately 100 buses with 6 bays, Offices for 12 staff and a training room/break room



Drawings are conceptual and may not represent the final layout of projects.

Athletic Complex & Stadium with Community Room

Approximately 8,500 seats



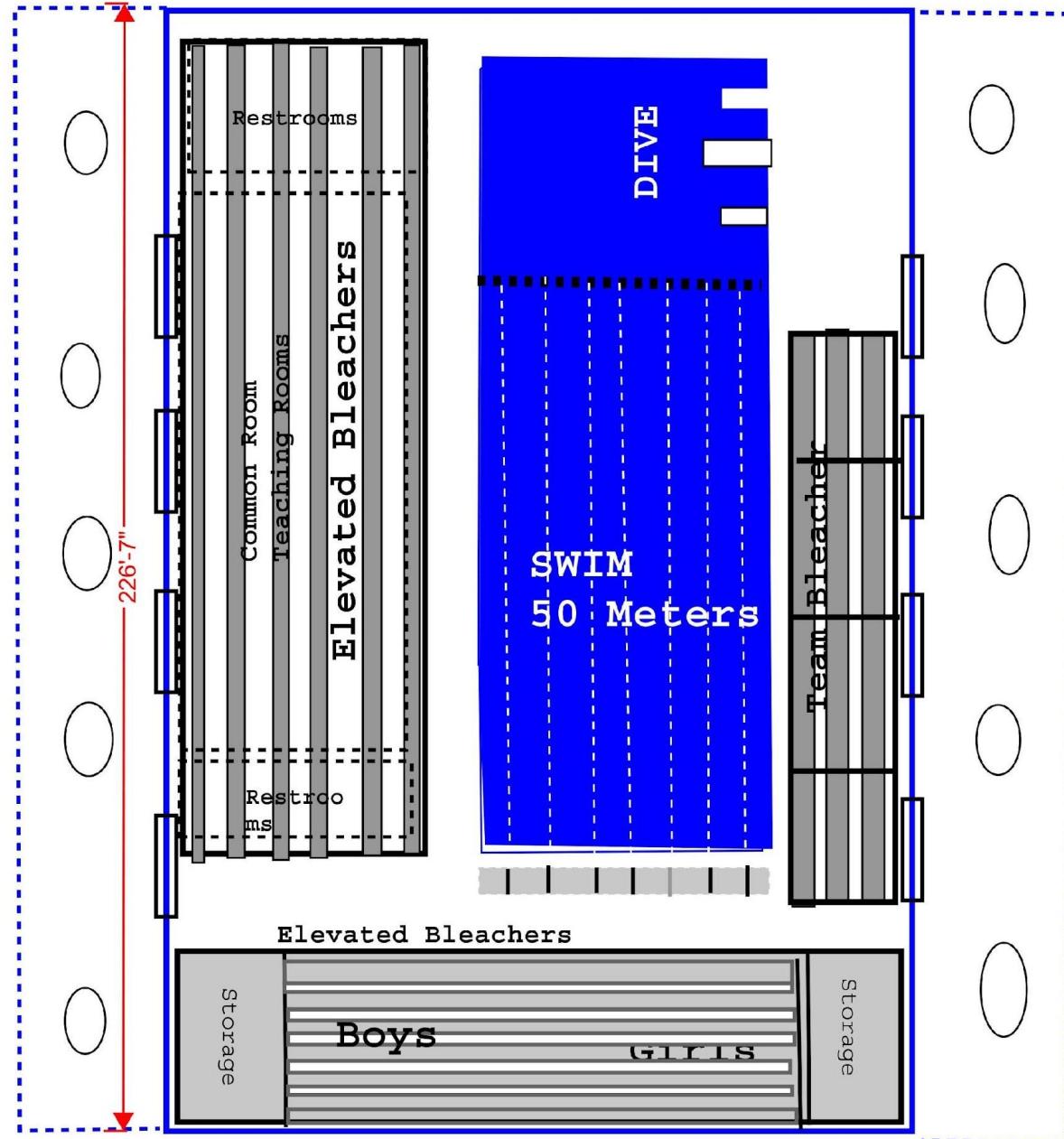


Athletic Complex & Stadium with Community Room

Aquatic Center

Competition pool providing use for student swimmers and divers, as well as community members for exercise and swim lessons.

50 Meter Competition Pool
with Separate Diving Area
Girls & Boys Locker Room
Storage
Classrooms
Outside seating area



Drawings are conceptual and may not represent the final layout of projects.

Student Activity Center

Classrooms & Media Room
Girls & Boys Locker Rooms
Offices
Weight Room
Wrestling Room
Equipment Storage
Multipurpose Use Indoor Field
Air Force JROTC Space
Baseball/Softball Area



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Requirement for Propositions

In 2019, Senate Bill 30 was also adopted, requiring separate propositions for the following:

- Stadium with seating for more than 1,000
- Natatorium/Aquatic Facility
- Recreational Facility other than a gym, playground, or play area
- Performing Arts Facility
- Housing for Teachers
- Technology Devices





Four Propositions = \$218.1M

PROP A

WHS 9th Grade
Expansion & Parking
Lot Upgrades
1,200 Students

New Transportation
Center
100 Buses

General Infrastructure
\$102,700,000

PROP B

Athletic Complex
and Stadium with
Community Room
8,500 Seats

\$68,800,000

PROP C

Aquatic Center

\$19,600,000

PROP D

Student Activity Center

\$27,000,000

Tax Impact of Proposed Bond

Bond May 2024: \$218,100,000

Willis High School 9th Grade Expansion

High School Parking Upgrades

Transportation Facility

Athletic Complex/Stadium

Aquatic Center

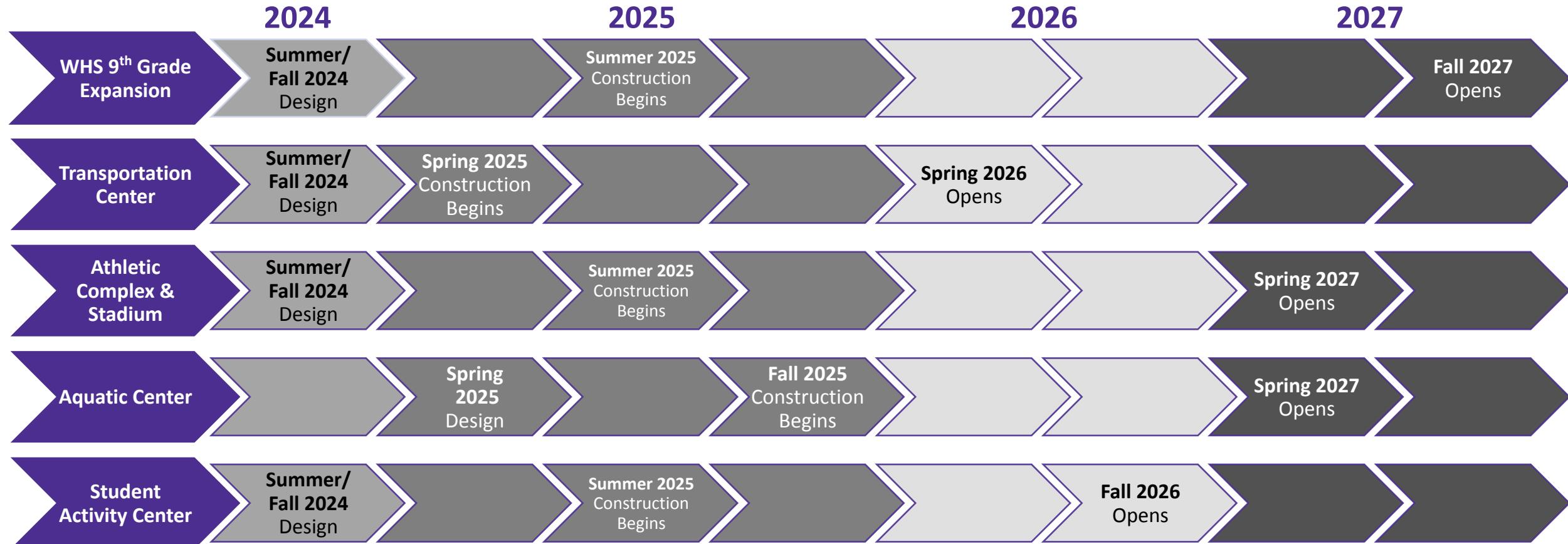
Student Activity Center

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

Maximum Tax Impact – 7.9 cents



Potential Timeline



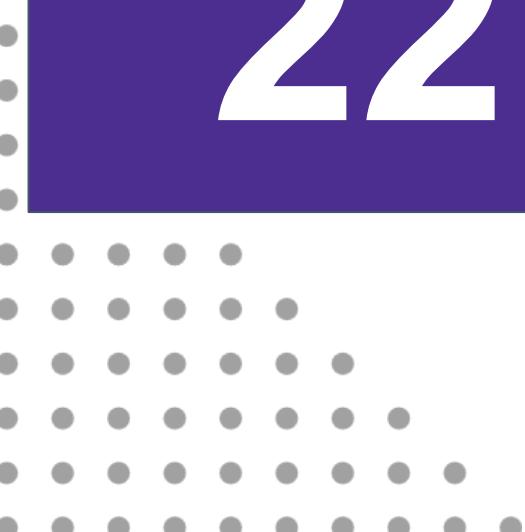
Anticipated Timeline - Subject to Change*

**Dependent on Board Action, Voter Approval, Bond Issues, Completed and Approved Designs, Labor and Material Availability, etc.*

Next Steps - Important Dates

EARLY VOTING BEGINS

**APRIL
22**



**Deadline to Register to Vote:
April 4**

**Early Voting Begins:
April 22**

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

**Early Voting Ends:
April 30**

ELECTION DAY

**MAY
4**



Next Steps





Questions?



Thank You!

ONE TEAM – ONE PURPOSE



Potential Timeline

| May 2024 | Summer/Fall 2024 | Spring 2025 | Summer 2025 | Fall 2025 | Spring 2026 | Fall 2026 | Spring 2027 | Fall 2027 |
|---------------|---|---|--|------------------------------------|-----------------------------|-------------------------------|---|------------------------------------|
| Bond Election | Design for 9 th Grade Center, Transportation Center, Multi-Purpose Gymnasium, Athletic Stadium | Construction begins on Transportation Center; Aquatic Center Design | Construction begins on 9 th Grade Center, Multi-Purpose Gymnasium, Athletic Stadium | Aquatic Center Construction Begins | Transportation Center Opens | Multi-Purpose Gymnasium Opens | Athletic Stadium & Aquatic Center Opens | 9 th Grade Center Opens |

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