

# Rock Hills Facility Committee

USD 107 Facility Needs and Planning

April 27, 2022



PIPER | SANDLER



HTK ARCHITECTS

MCCOWNGORDON

# WHAT WE HEARD LAST TIME



- ☐ IMPROVE SECURITY
- ☐ VEHICULAR CIRCULATION
- ☐ ACCESSIBILITY
- ☐ DAYCARE / EARLY CHILDHOOD EDUCATION
- ☐ STEM EDUCATION
- ☐ WINDOWS – JR/SR HIGH
- ☐ GYM

# BOND FINANCING



## Unified School District No. 107

Jewell County, Kansas (Rock Hills)  
Home Owner Property Tax Increase

Mill Levy Increase	25 Years			
	\$10MM	\$15MM	\$20MM	\$25MM
	9.750	14.500	19.500	24.500

### Cost to Homeowner of Projected Mill Levy Increase

#### Annual Property Tax

\$50,000 Home	56.06	83.38	112.13	140.87
\$75,000 Home	84.09	125.06	168.19	211.31
\$100,000 Home	112.13	166.75	224.25	281.75
\$150,000 Home	168.19	250.13	336.38	422.62
\$200,000 Home	224.25	333.50	448.50	563.50

#### Monthly Property Tax

\$50,000 Home	4.67	6.95	9.34	11.74
\$75,000 Home	7.01	10.42	14.02	17.61
\$100,000 Home	9.34	13.90	18.69	23.48
\$150,000 Home	14.02	20.84	28.03	35.22
\$200,000 Home	18.69	27.79	37.38	46.96

#### Daily Property Tax

\$50,000 Home	0.15	0.23	0.31	0.39
\$75,000 Home	0.23	0.34	0.46	0.58
\$100,000 Home	0.31	0.46	0.61	0.77
\$150,000 Home	0.46	0.69	0.92	1.16
\$200,000 Home	0.61	0.91	1.23	1.54

# BOND FINANCING



## Unified School District No. 107

Jewell County, Kansas (Rock Hills)  
Commercial Property Tax Increase

	25 Years			
	\$10MM	\$15MM	\$20MM	\$25MM
Mill Levy Increase	9.750	14.500	19.500	24.500

### Cost to Commercial Businesses of Projected Mill Levy Increase

#### Annual Property Tax

\$50,000 Property	121.88	181.25	243.75	306.25
\$75,000 Property	182.81	271.88	365.63	459.38
\$100,000 Property	243.75	362.50	487.50	612.50
\$150,000 Property	365.63	543.75	731.25	918.75
\$200,000 Property	487.50	725.00	975.00	1,225.00

#### Monthly Property Tax

\$50,000 Property	10.16	15.10	20.31	25.52
\$75,000 Property	15.23	22.66	30.47	38.28
\$100,000 Property	20.31	30.21	40.63	51.04
\$150,000 Property	30.47	45.31	60.94	76.56
\$200,000 Property	40.63	60.42	81.25	102.08

#### Daily Property Tax

\$50,000 Property	0.33	0.50	0.67	0.84
\$75,000 Property	0.50	0.74	1.00	1.26
\$100,000 Property	0.67	0.99	1.34	1.68
\$150,000 Property	1.00	1.49	2.00	2.52
\$200,000 Property	1.34	1.99	2.67	3.36

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# BOND FINANCING



## Unified School District No. 107

Jewell County, Kansas (Rock Hills)

Agricultural Property Tax Increase

	25 Years			
	\$10MM	\$15MM	\$20MM	\$25MM
Mill Levy Increase	9.750	14.500	19.500	24.500

### Cost to Agricultural Property Owners of Projected Mill Levy Increase

#### Annual Property Tax

Dry Crop Land (Median Use Value = \$419/acre) 160 Acres	196.09	291.62	392.18	492.74
Irrigated Land (Median Use Value = \$729/acre) 160 Acres	341.17	507.38	682.34	857.30
Grass Land (Median Use Value = \$45/acre) 160 Acres	21.06	31.32	42.12	52.92

#### Annual Cost per Acre

Dry Crop Land	1.23	1.82	2.45	3.08
Irrigated Land	2.13	3.17	4.26	5.36
Grass Land	0.13	0.20	0.26	0.33

#### Monthly Property Tax

Dry Crop Land 160 Acres	16.34	24.30	32.68	41.06
Irrigated Land 160 Acres	28.43	42.28	56.86	71.44
Grass Land 160 Acres	1.76	2.61	3.51	4.41

Estimated Median Use Value of 160 Acres Dry Crop Land is \$67,040  
Estimated Median Use Value of 160 Acres Irrigated Land is \$116,640  
Estimated Median Use Value of 160 Acres Grass Land is \$7,200

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# MILL LEVY COMPARISON

## Mill Levy Comparison (2021/22) – Before Mill Levy Increase

District	Assessed Valuation	District Levy	Annual Cost To \$100,000 Homeowner
USD 289 (Wellsville)	\$69,582,436	57.782	\$664.49
USD 444 (Little River)	\$68,627,295	56.825	\$653.49
USD 240 (Twin Valley)	\$41,442,710	56.442	\$649.08
USD 401 (Chase-Raymond)	\$23,808,202	54.959	\$632.03
USD 392 (Osborne County)	\$31,437,235	49.707	\$571.63
USD 110 (Thunder Ridge Schools)	\$29,917,669	49.563	\$569.97
USD 374 (Sublette)	\$60,263,221	49.291	\$566.85
USD 426 (Pike Valley)	\$28,344,602	47.984	\$551.82
USD 399 (Paradise)	\$26,340,838	44.956	\$516.99
<b>USD 107 (Rock Hills)</b>	<b>\$60,136,035</b>	<b>41.007</b>	<b>\$471.58</b>
USD 112 (Central Plains)	\$108,557,619	40.667	\$467.67
USD 299 (Sylvan Grove)	\$37,215,672	37.238	\$428.24

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# COMMITTEE RESPONSIBILITY



- ✓ NEEDS ASSESSMENTS
- ✓ COMMUNITY SURVEY & TOWN HALL
- ✓ INITIAL OPTIONS
- ☐ EVALUATE CURRENT OPTION(S)
- ☐ FINALIZE PREFERRED OPTION RECOMMENDATION
- ☐ SOLICIT COMMUNITY FEEDBACK

# THE NEED – TOP THREE



Safety

Engaging  
Learning  
Environments

Career & Tech  
Education

# ELEMENTARY SCHOOL

## Safety

- Secure Entry
- Kitchen functionality
- Basement water issues
- Accessibility – elevator
- Lighting
- Storage
- Building systems
  - Bell / Intercom
  - Cameras
  - Life Safety

## Engaging Learning Environments

- Old HS – Vacate or Renovate
  - Gym
  - Pre-K, art, library, PAT,
- Courtyard for outdoor education
- SPED & Student support space
- Staff Workroom

## Career & Tech Education

- S.T.E.A.M. Education

# EARLY CHILDHOOD EDUCATION

## Safety

## Engaging Learning Environments

## Career & Tech Education

- Currently in old HS building
- Future option - right location
  - Renovate old HS building?
  - Build new classroom space?
- 3-4 classrooms needed
- Small group learning
- Activity space
- Office & meeting space
- Playground

# JR/SR HIGH SCHOOL

## Safety

- Secure Entry
- HVAC
- Kitchen functionality
- Accessibility – elevator
- Lighting
- Storage
- Parking lot
- Restrooms
- Building systems
  - Bell / Intercom
  - Cameras
  - Life Safety

## Engaging Learning Environments

- Classroom renovation
- Additional classrooms
- Gym
- Additional locker rooms
- Small group learning space
- Support spaces

## Career & Tech Education

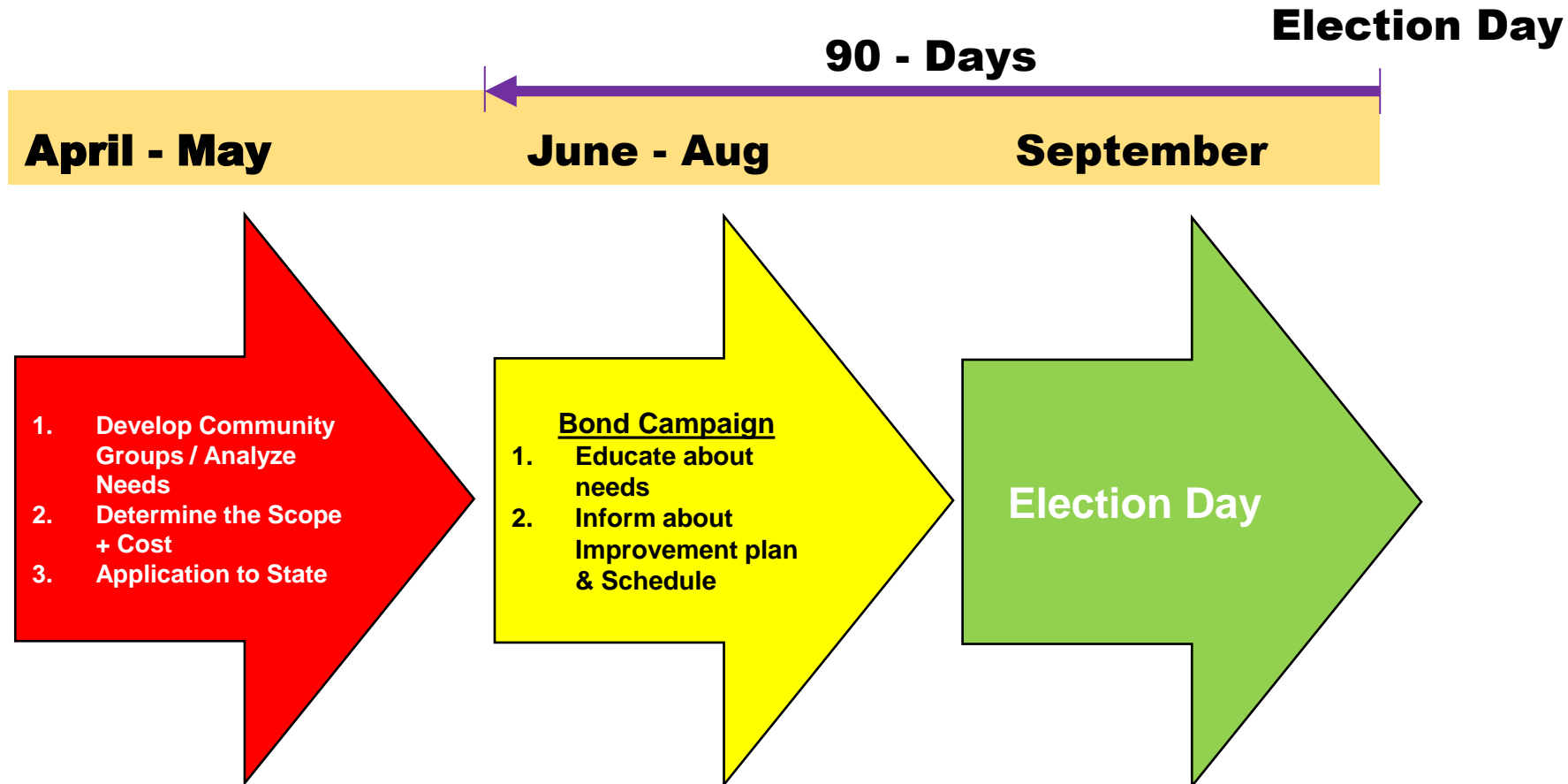
- S.T.E.A.M. Education
- Expand Tech building

# TIMING



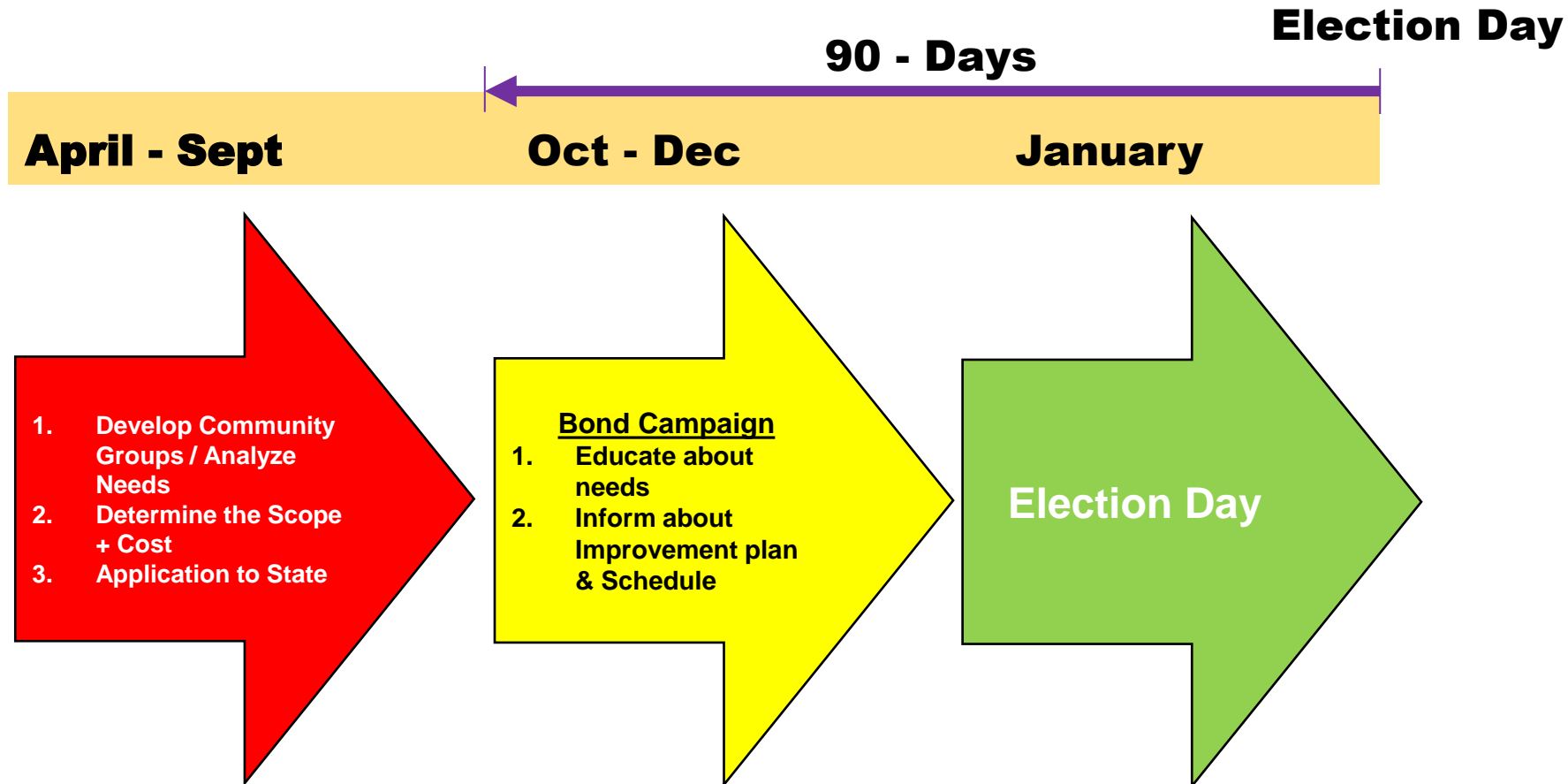
- ☐ Solidify Scope, Budget, Method of Finance
- ☐ Community feedback & input
- ☐ Refinement of the plan
- ☐ Bond resolution

# TIMING



**Schedule scenario 1**

# TIMING



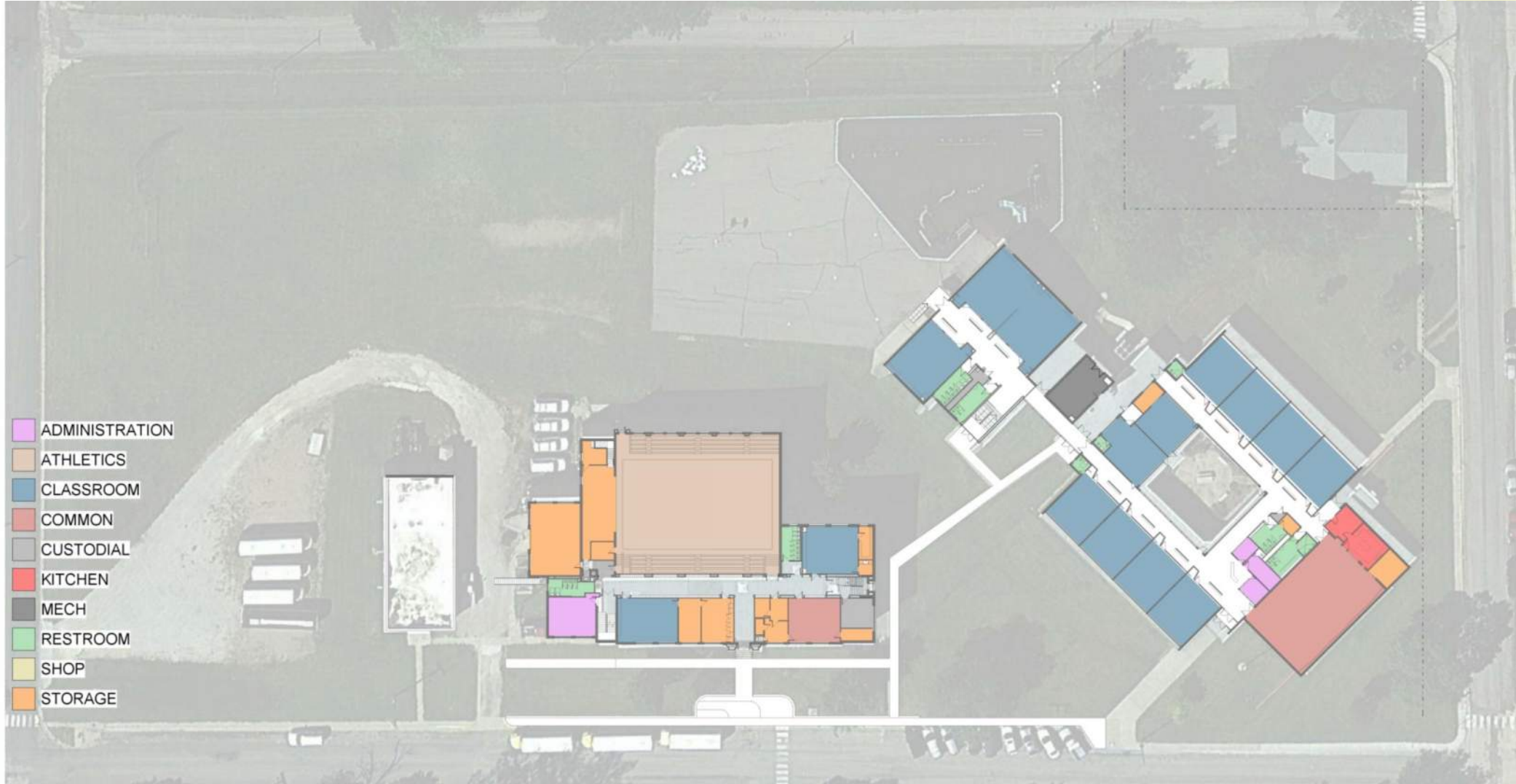
## Schedule scenario 2

# QUESTIONS?

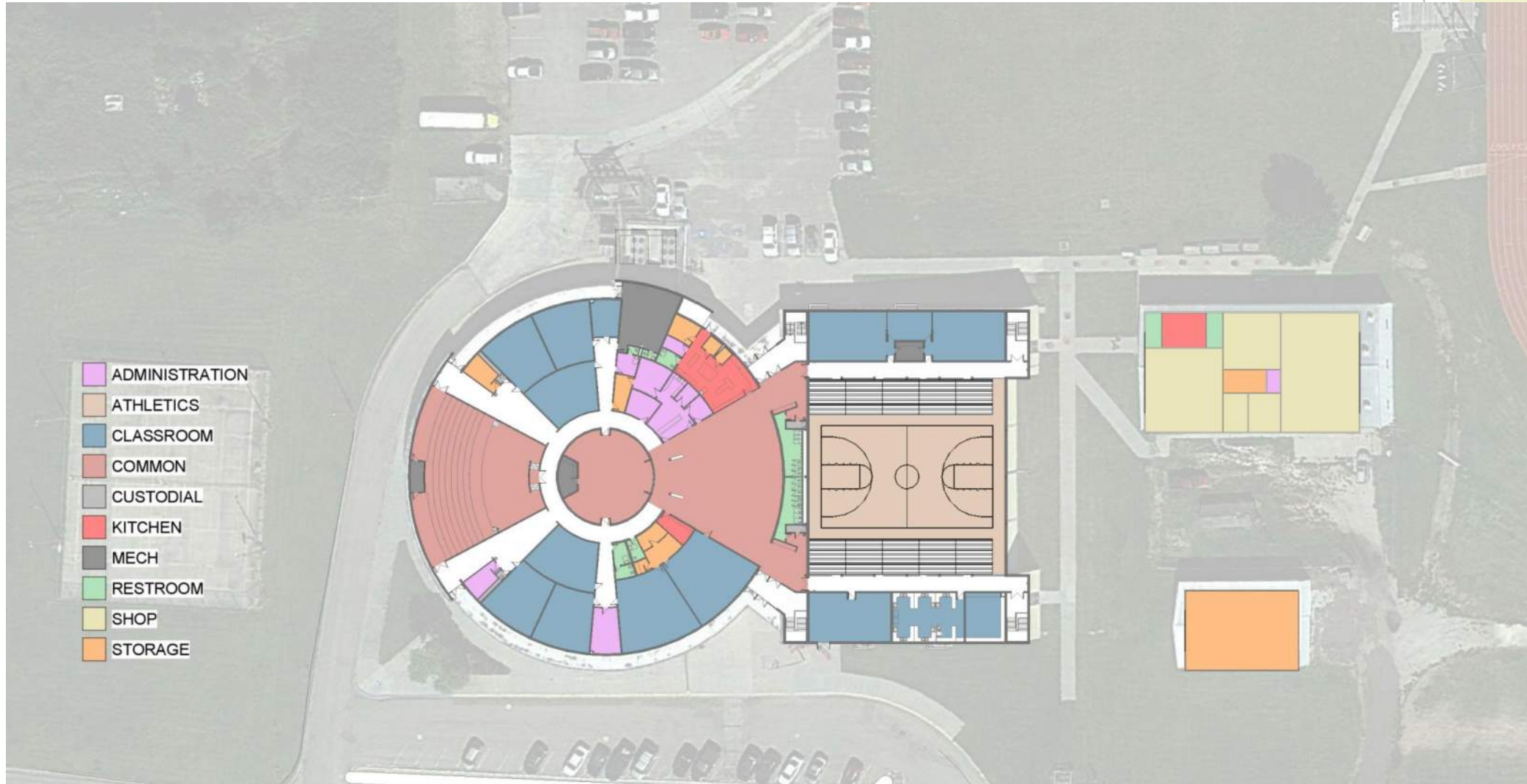


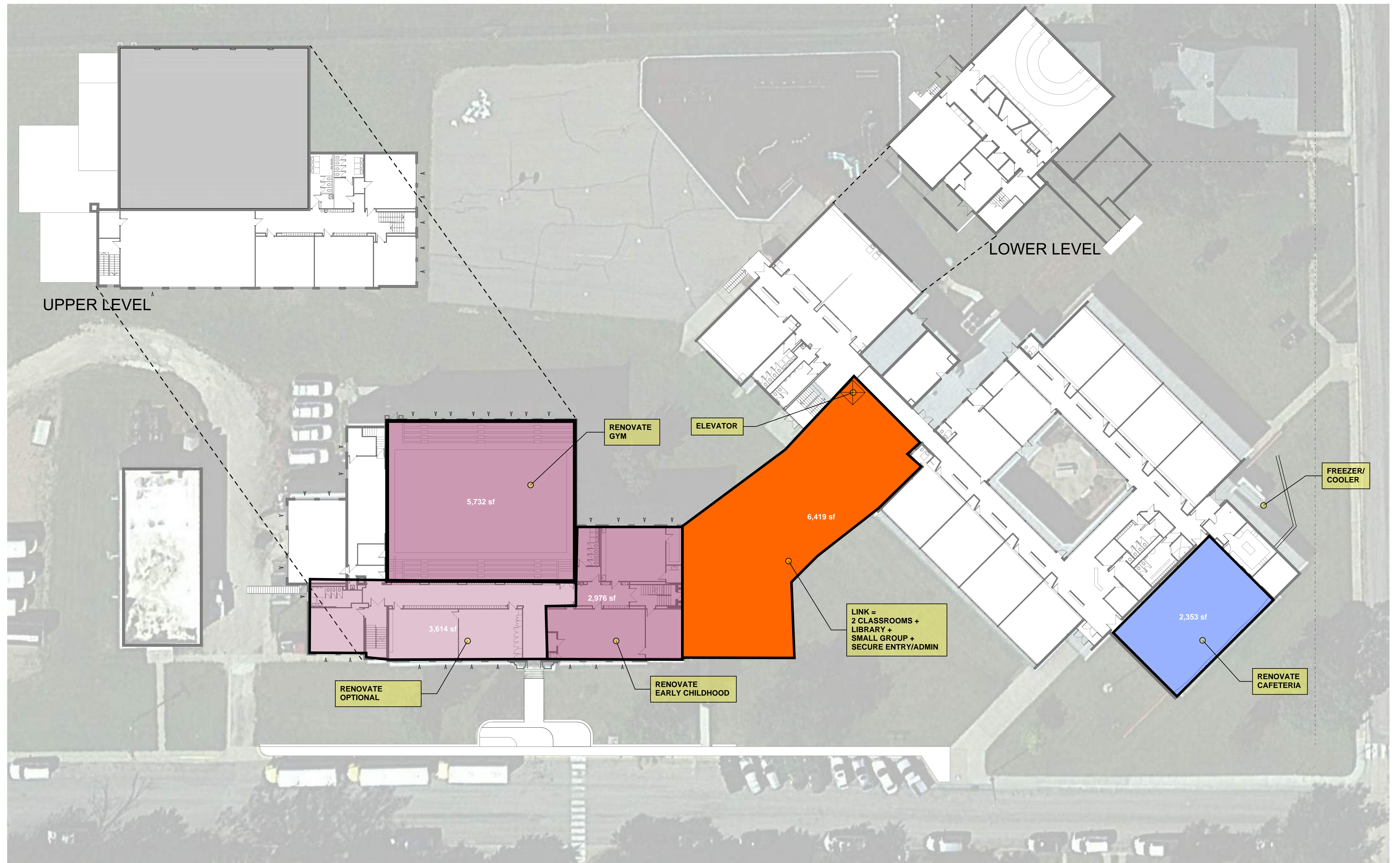
- ☐ Do these address the needs of Rock Hills?
- ☐ Would you change anything?
- ☐ What information will be critical for making decisions?
- ☐ Is the old HS Building worth investing in?
- ☐ What's more important – renovating and improving facilities or building new facilities?
- ☐ Is this something the larger community will support?

# ROCK HILLS ELEMENTARY

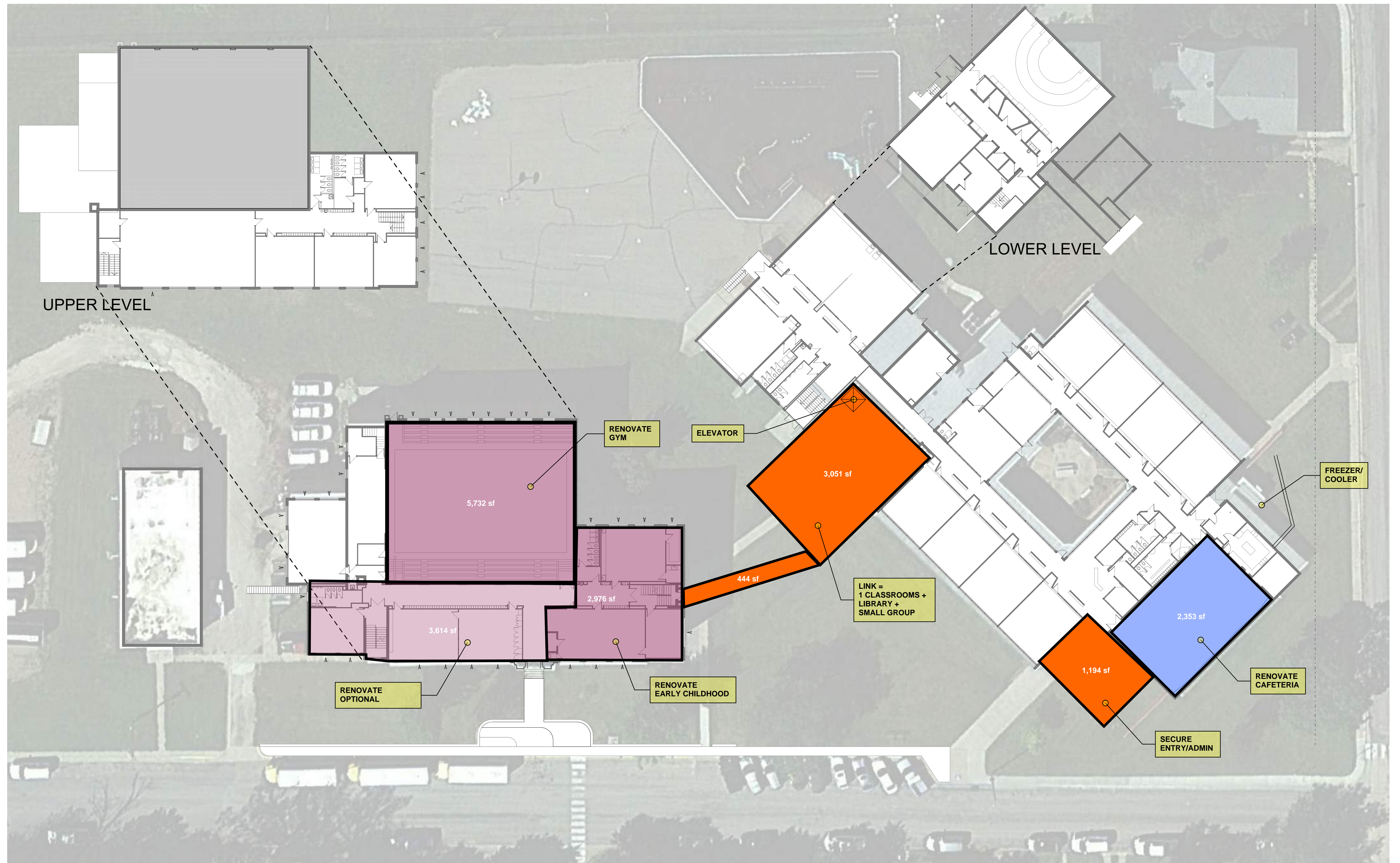


# ROCK HILLS JR/SR HIGH

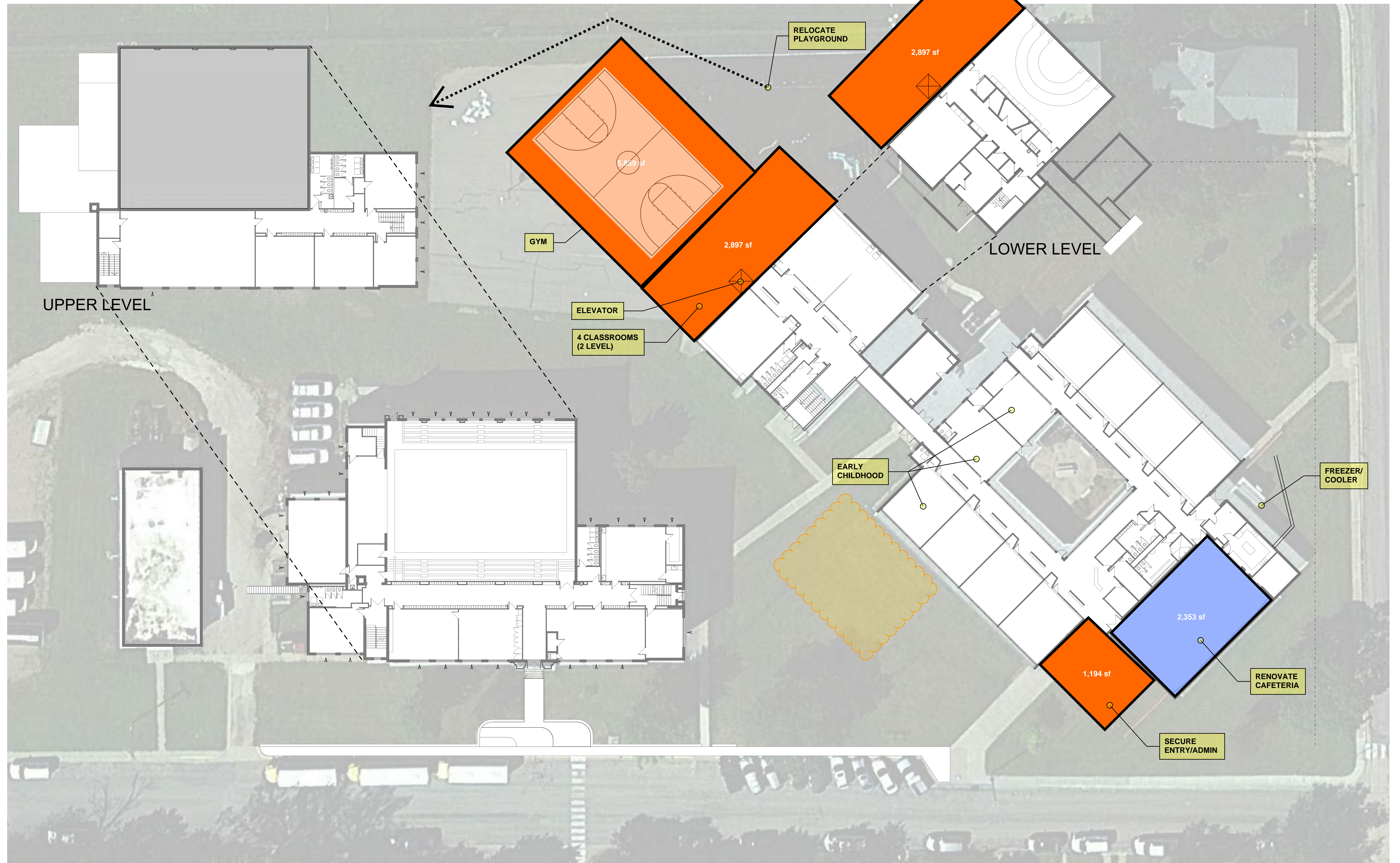




**ES OPTION 1**



ES OPTION 2



ES OPTION 3

