



**USD 107**

**ROCK HILLS**

**2025 BOND**

**COMMUNITY  
MEETING**

# STUDENT CAREER OPPORTUNITIES

How can we provide our students better opportunities?

Current classes we teach:

- Ag Mechanics
- Ag Welding & Fabrication
- Animal Science
- Agriscience
- Industrial Arts
- Computer Apps
- Interactive Media
- Advanced Materials
- Plant & Soil Science
- Teacher Ed
- Cabinetry
- Accounting
- Entrepreneurship

# STUDENT CAREER OPPORTUNITIES

Opportunities the new Tech & Trades Center can provide:

**Welding**

**Construction Trades**

**& Woodworking**

**(sUAS) Drones**

**Robotics**

**3-D Printing**

CNA

CMA

Automotive Service Technology

Engineering

EMT

Heavy Equipment

Small Engine Repair

HVAC

Architectural Design

Manufacturing

Vet Tech

**Agronomy**

**Horticulture**

**CDL**

Carpentry

**Drafting/CAD**

Graphic Design

Fashion & Interior Design

Electrician

Restaurant & Event Management

**Graphic Arts**

**Digital Media**

**Web & Digital Communication**

**Business Entrepreneurship &**

**Management**

Dual Credit/Concurrent Credit Lab

Electronics

**Solar Energy** (Concurrent with CCCC)

**Wind Energy** (Concurrent with CCCC)

**BOLDED in red** are classes we could provide presently with the Tech and Trades Center.

# CAREER & TECHNICAL EDUCATION



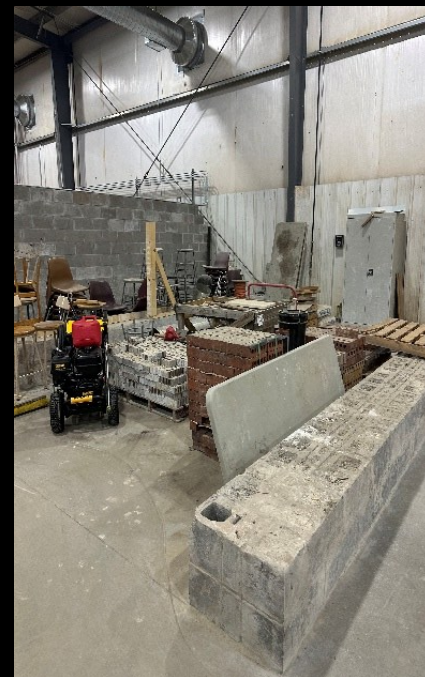
# CAREER & TECHNICAL EDUCATION







# CTEC | PITTSBURGH, KS





# WHAT ARE THE NEEDS?

We explored all options and assessed the best course

1. Safety and security at our schools
2. New HVAC at Jr/Sr High School
  - Several options were studied:
    - Replace boiler and piping – most expensive option to replace what we currently have
    - Ground-mounted rooftop units – cost-effective option that meets code requirements and controls humidity
    - Mini-split system – cheapest option, but does not meet code and does not control humidity

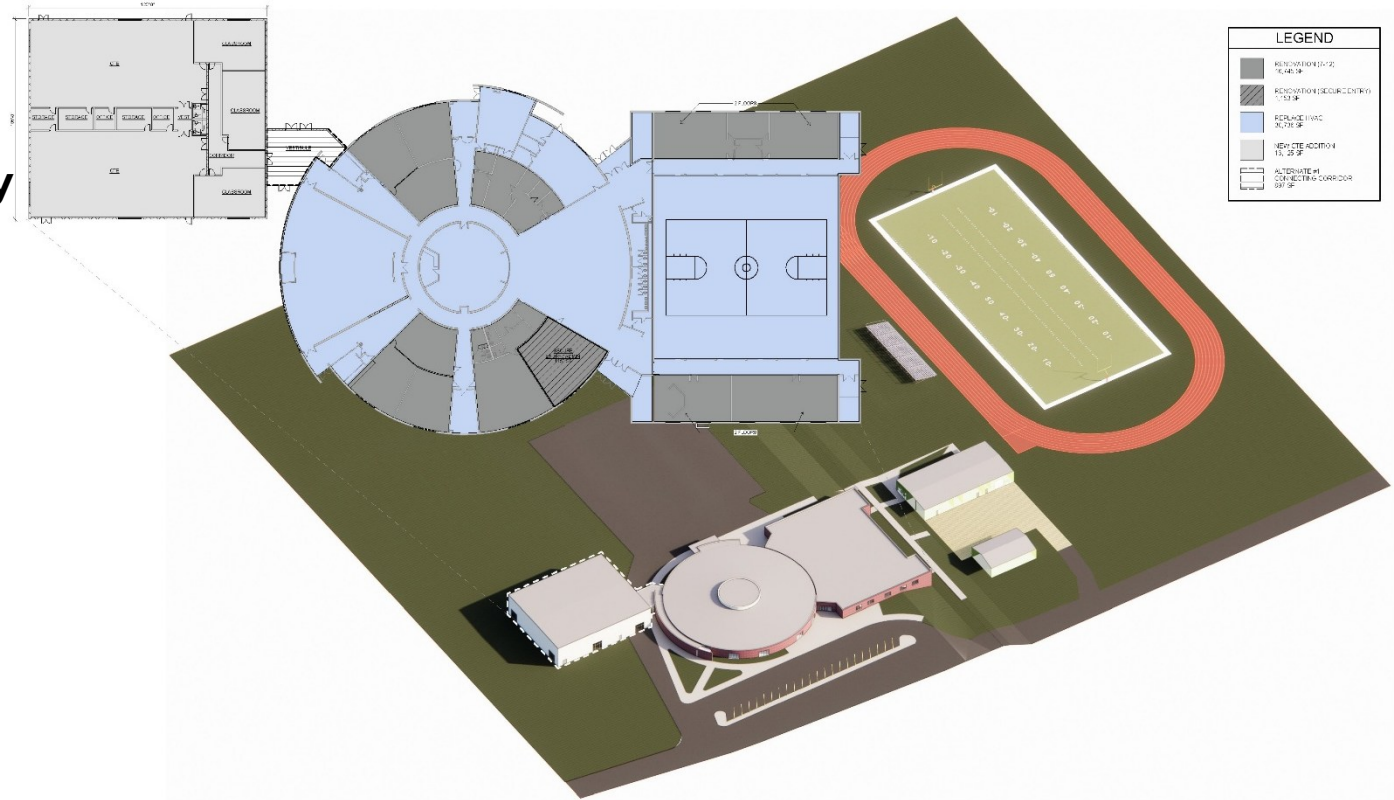




# WHAT IS INCLUDED?

## JH/SH BUILDING

- New HVAC (blue)
- Secure entry (shaded)
- Renovated classrooms (gray)
- New CTE & additional classrooms (light gray)



# WHAT IS INCLUDED?

- Secure Entry (red)



## ELEMENTARY SCHOOL



# CLASSROOM RENOVATIONS?

- Natural Light
- Collaborative Learning
- Project-based Learning





# WHAT ARE THE COSTS?

- 14.2 mill Increase
  - State Average = 16 mills
- 63.9 Total mills for Schools
  - State average = 56 mills
- Property tax calculator

Rock Hills USD 107 - 2025 Bond Budgeting  
Preliminary Estimate of Probable Costs  
Concept 8 - 2025.07.24  
July 24, 2025



Construction Cost Estimate			"x" to Select	
CTE "A" Addition Subtotal (Masonry)	2,879,000			
CTE "B" Addition Subtotal (Frame)	2,389,000		X	2,389,000
West Location Site Work Budget	350,000		X	350,000
Shops A/C & Makeup Air Subtotal	360,000			
Renovation Subtotal	1,635,000			
Reduced Renovation	50% 818,000		X	818,000
Secure Entry Subtotal	290,000		X	290,000
HVAC Subtotal	4,190,000		X	4,190,000
Alt #1 Connector Subtotal	335,000		X	335,000
Alt #2 Theater Remodel Subtotal	503,000			
Add # of Classrooms to New Construction	0 -			
Elementary Secure Entrance Lump Sum	600,000		X	600,000
Sub Total				8,972,000
CMAR Quoted Fees A, B, C, D				374,000
CMAR Base Fee			2.5%	224,000
Contractor's Overhead & Profit			5%	449,000
Sub Total				10,019,000
Budgetary Contingency			7.525%	754,000
Sub Total				10,773,000
A/E Fees			8.0%	862,000
Construction Total				11,635,000
Capital Outlay Fund Expenditure			\$ 2,000,000 50%	1,000,000
Net Bond Issue				10,635,000





## *Unified School District No. 107*

Jewell County, Kansas (Rock Hills)

Home Owner Property Tax Increase

	25 Years
	\$10.635MM
Mill Levy Increase	14.200

Cost to Homeowner of Projected Mill Levy Increase

### Annual Property Tax

\$50,000 Home	81.65
\$75,000 Home	122.48
\$100,000 Home	163.30
\$150,000 Home	244.95
\$200,000 Home	326.60

### Monthly Property Tax

\$50,000 Home	6.80
\$75,000 Home	10.21
\$100,000 Home	13.61
\$150,000 Home	20.41
\$200,000 Home	27.22

### Daily Property Tax

\$50,000 Home	0.22
\$75,000 Home	0.34
\$100,000 Home	0.45
\$150,000 Home	0.67
\$200,000 Home	0.89

Median Home Value (Jewell County) \$62,100



## *Unified School District No. 107*

Jewell County, Kansas (Rock Hills)

Commercial Property Tax Increase

25 Years
\$10.635MM
14.200

Mill Levy Increase

Cost to Commercial Businesses of Projected Mill Levy Increase

### Annual Property Tax

\$50,000 Property	177.50
\$75,000 Property	266.25
\$100,000 Property	355.00
\$150,000 Property	532.50
\$200,000 Property	710.00

### Monthly Property Tax

\$50,000 Property	14.79
\$75,000 Property	22.19
\$100,000 Property	29.58
\$150,000 Property	44.38
\$200,000 Property	59.17

### Daily Property Tax

\$50,000 Property	0.49
\$75,000 Property	0.73
\$100,000 Property	0.97
\$150,000 Property	1.46
\$200,000 Property	1.95

## *Unified School District No. 107*

Jewell County, Kansas (Rock Hills)

Agricultural Property Tax Increase

	<table><tr><td>25 Years</td></tr><tr><td>\$10.635MM</td></tr></table>	25 Years	\$10.635MM
25 Years			
\$10.635MM			
Mill Levy Increase	14.200		

Cost to Agricultural Property Owners of Projected Mill Levy Increase

### Annual Property Tax

Dry Crop Land (Median Use Value = \$403/acre)	
160 Acres	274.68
Grass Land (Median Use Value = \$71/acre)	
160 Acres	48.39

### Annual Cost per Acre

Dry Crop Land	1.72
Grass Land	0.30

### Monthly Property Tax

Dry Crop Land	
160 Acres	22.89
Grass Land	
160 Acres	4.03

Estimated Median Use Value of 160 Acres Dry Crop Land is \$64,480

Estimated Median Use Value of 160 Acres Grass Land is \$11,360



# TIMELINE

- **Started planning in 2021**
  - **Facility Assessments**
  - **Studied several options**
  - **Really focused on needs and not wants**
    - **Driven by need for HVAC replacement at JR/SR High School**
  - **School is committing \$1 million in Capital Outlay**
- **BOE has voted to have a bond issue election November 4, 2025**



# BALLOT QUESTION

*Shall Unified School District No. 107, Jewell County, Kansas (Rock Hills) (the “District”) be authorized to issue general obligation bonds in an amount not to exceed \$10,635,000 (the “Bonds”) to pay a portion of the estimated \$11,632,000 costs to: (a) construct, furnish, and equip a Career and Technical Education Facility; (b) construct, furnish, and equip improvements and renovations to the Junior/Senior High School and the Elementary School facilities, including safety and security improvements, and HVAC improvements; (c) construct, furnish, equip and acquire other necessary renovations and improvements to District facilities; and (d) make all other necessary improvements appurtenant thereto (collectively the “Project”); and pay costs of issuance and interest on the Bonds during construction of the Project, all pursuant to the provisions of K.S.A. 10-101 et seq., K.S.A. 25-2018(f), K.S.A. 72-5457, and K.S.A. 72-5458 et seq.? The balance of the costs shall be paid from capital outlay funds of the District.*