

WHY A BOND ISSUE?

The school district has carefully saved their capital outlay for large projects. However, the cost of needed improvements far exceeds the amount saved.

There are 287 school districts in Kansas. The average bond and interest payments for school districts is 16.6 mills. We are one of the few schools that have 0.0 mill levy for bond and interest. If this bond passes, the **proposed rate would be 14.2 mills.**The district has also committed \$1 million of capital outlay funds to lower the cost for taxpayers.

USD 107 conducted a multi-year review of HVAC repair and replacement options. The Board of Education determined the most efficient option, installing ground-level HVAC units, at a cost of \$5.3 million.

At the same time, the district has been studying ways to **expand student opportunities, offer programs that reflect student interests, and equip them for the workforce.** The community has voiced a strong desire for additional technical and trade programs. A new Tech and Trades Center, projected at \$3.85 million, would provide students with valuable **skills that support their futures and the long-term strength of our local economies.**

Safety and security are top priorities. Approximately \$1.2 million of this bond would fund security upgrades at both the Elementary and Jr/Sr High School. The district has worked hard to maintain safety for students and staff, but further safety measures require additional support.

The proposed bond would make our schools safer, more modern, and better equipped for student success. Offering a bond allows the community to vote and have their voices heard on the future of our schools.



VOTING LOCATIONS
OPEN 7 AM – 7 PM

JEWELL COUNTY COURTHOUSE
307 N Commercial St., Mankato, KS 66956

JEWELL COMMUNITY CENTER
218 Delaware St., Jewell, KS 66949

BURR OAK COMMUNITY CENTER
212 N Lewis St., Burr Oak, KS 66936

NOTE: Voters must cast their ballots at designated locations. Find your polling location: myvoteinfo.voteks.org/voterview.

ADVANCED BALLOT BY MAIL

Application Deadline: Tues, Oct 28
Advance Voting Ends: Noon on Mon, Nov 3



★★★
BOND FINANCING

The proposed \$10.635 million bond would be repaid over 25 years. If approved, the bond would provide the necessary funding for HVAC replacement, secure entries, and modern learning spaces. These critical needs cannot be covered with the district’s regular budget. The district is committing \$1 million from its capital outlay funds, bringing the total investment in school improvements to \$11.632 million. The 25-year bond structure spreads the cost across time for taxpayers.

How the Bond Would Affect Taxpayers–

On a \$100,000 Residential Property:
\$13.61 per month increase

On a \$100,000 Commercial Property:
\$29.58 per month increase

On Farmland:*
Dry Crop Land – \$1.72 per acre annually
Grass Land – \$0.30 per acre annually

*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.
Estimates only, land owner must calculate based on crop productivity.

★★★
Use the online Tax Estimator to calculate your estimated monthly tax impact at:

usd107.org/bond25

To estimate your tax impact, please obtain your county appraised property value. You can find this on your official property tax documents or by calling the Jewell County Appraiser at 785-378-4000.

★★★



BALLOT QUESTION

Shall the following be adopted?

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.



SCHOOL IMPROVEMENTS
BOND ELECTION



QUESTIONS & ANSWERS FROM THE DISTRICT:

WHY NOW?

The district has been assessing facility needs with community members for several years. Consistent feedback from the community has been a need for updated and efficient facilities, student safety, and tech and trade opportunities.

A facilities study showed that the **57-year-old HVAC system** and pipes at the Jr/Sr High School are failing. The current system has **outlived its expected lifespan by 10-15 years.** Although replacing it costs more than the school’s budget allows, a new HVAC System remains a top priority. The proposed HVAC system allows for greater efficiency and more affordable maintenance options.

In today’s world, more than ever, **student safety is important.** New secure entrances would be added at the Elementary and Jr/Sr High Schools. Upgraded entrances and security improvements help **keep students and staff safe.** These measures help slow down intruders and give first responders more time to arrive.

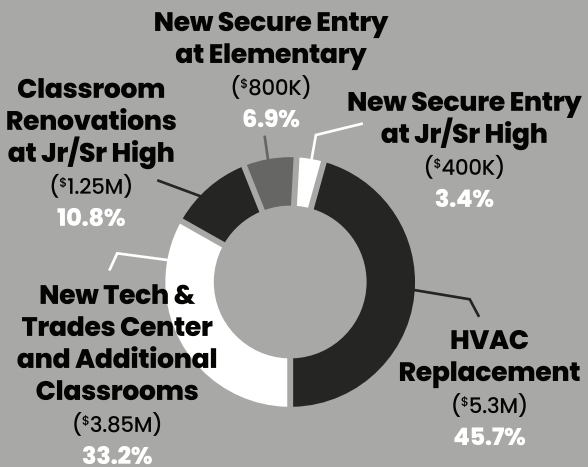
As education shifts toward individualized instruction, modern education requires different types of learning spaces. At times, students are sitting on the floors in hallways during active learning. **Some offices and teaching spaces are currently located in converted closets and bathrooms.** Classrooms, offices, and the tech and trade programs are **limited by a lack of room.** Modernization and new facilities aren’t about adding extras. This bond addresses *essential* needs for students and staff moving forward. Modern facilities increase the potential to attract and retain teachers.

Tech and trade education in Kansas has changed. When students learn in modern

learning spaces with the right tools, they are **better prepared for hands-on jobs and gain confidence** to keep learning throughout life. Technical schools and community colleges can now team up with school districts to give students increased opportunities. Students can now **earn a technical education paid for by the State of Kansas** while in high school.

The new Tech & Trades Center creates the adequate space to better prepare students to **join the local workforce, stay in our communities, reduce student debt, learn from local experts, and/or prepare for college.** When students can learn, work, and build their lives in the communities that raised them, **everyone in the community benefits.**

WHAT DOES THE
BOND PAY FOR?



NOTE: Project costs include prorated contractor and engineering fees. For a more detailed cost breakdown, please visit usd107.org/bond25.

WHAT IF THIS BOND
DOESN'T PASS?

USD 107 will continue to maintain the best learning environment possible within the current facilities and will explore capital improvement options. However, the district cannot address all of these challenges without additional community support.

If the bond does not pass, our HVAC, security, and limited space challenges are not going away.

Meanwhile, **the HVAC system and its pipes are old and failing.** On September 3 of this year, a pipe burst, causing a water leak in the art room to displace the class. The school district has dealt with this issue for several years, causing disruptions in instruction and classes to be displaced.

The facilities study identified major concerns with the current HVAC pipe system. The pipes are rusting from the inside out and causing issues throughout the building. The system is currently being patched to meet the requirements in hopes that it will heat the building through the winter.

When the HVAC system inevitably fails, it will leave the building completely without heat or cooling, potentially closing the school building until repaired. **Patching the old system is not a sustainable, long-term solution.**

This bond is a careful and cost-effective way to invest in our schools and our community. **A strong school district relies on the support of its community.**

LOCAL
POSTAL CUSTOMER

PRSR STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL



NOTE: This election is relevant to all registered voters residing within the USD 107 Rock Hills School District. If you do not reside within the district, please disregard this notice.

★
COMPLETE
BOND
ELECTION
INFORMATION:

usd107.org/bond25

COMMUNITY MEETINGS
★ ASK QUESTIONS & GET THE FACTS ★

ESBON
Wednesday, October 15
7:00PM
Esbon Community Center

MANKATO
Sunday, October 19
2:00PM – Tour
3:00PM – Meeting
Rock Hills Jr/Sr High School

**FORMOSO/WEBBER/
LOVEWELL**
Tuesday, October 21
7:00PM
Fire Hall, Formoso

JEWELL/RANDALL
Thursday, October 23
7:00PM
Jewell Community Center

NOTE: Details and meeting dates are subject to change. For the most current information on community meeting times and locations, please visit usd107.org/bond25. Additional informational meetings are available upon request. To schedule, please contact USD 107 Superintendent, Jeff Sells, at 785.378.3102.

VOTE ★ NOV 4



USD107 BOND '25 ROCK HILLS

>>> SCHOOL IMPROVEMENTS <<<

VOTE ★ NOV 4

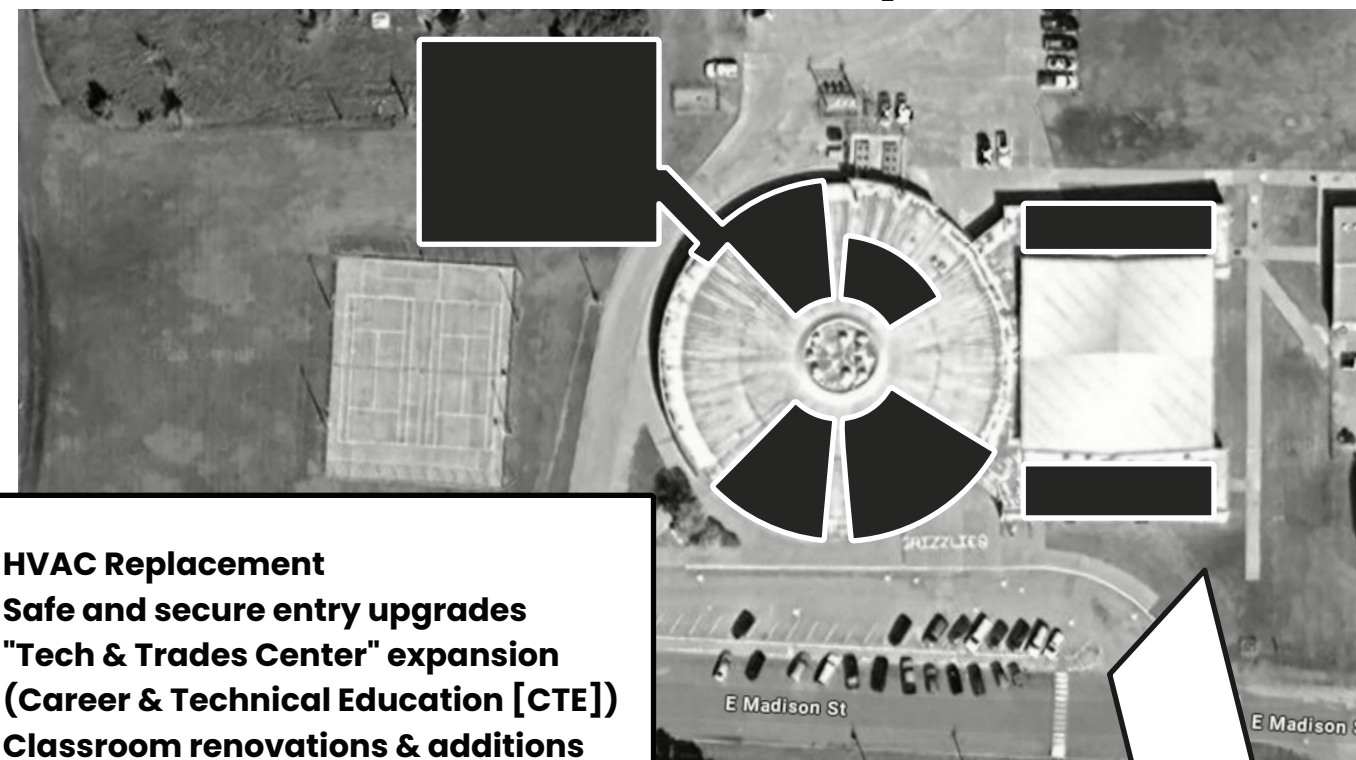


**\$10.635
MILLION**

...is the total cost of the 2025 bond for USD 107 Rock Hills School District. \$1M of the district's funds will be contributed to the improvement projects, bringing the total amount to **\$11.632M**.

COMPLETE INFORMATION:
usd107.org/bond25

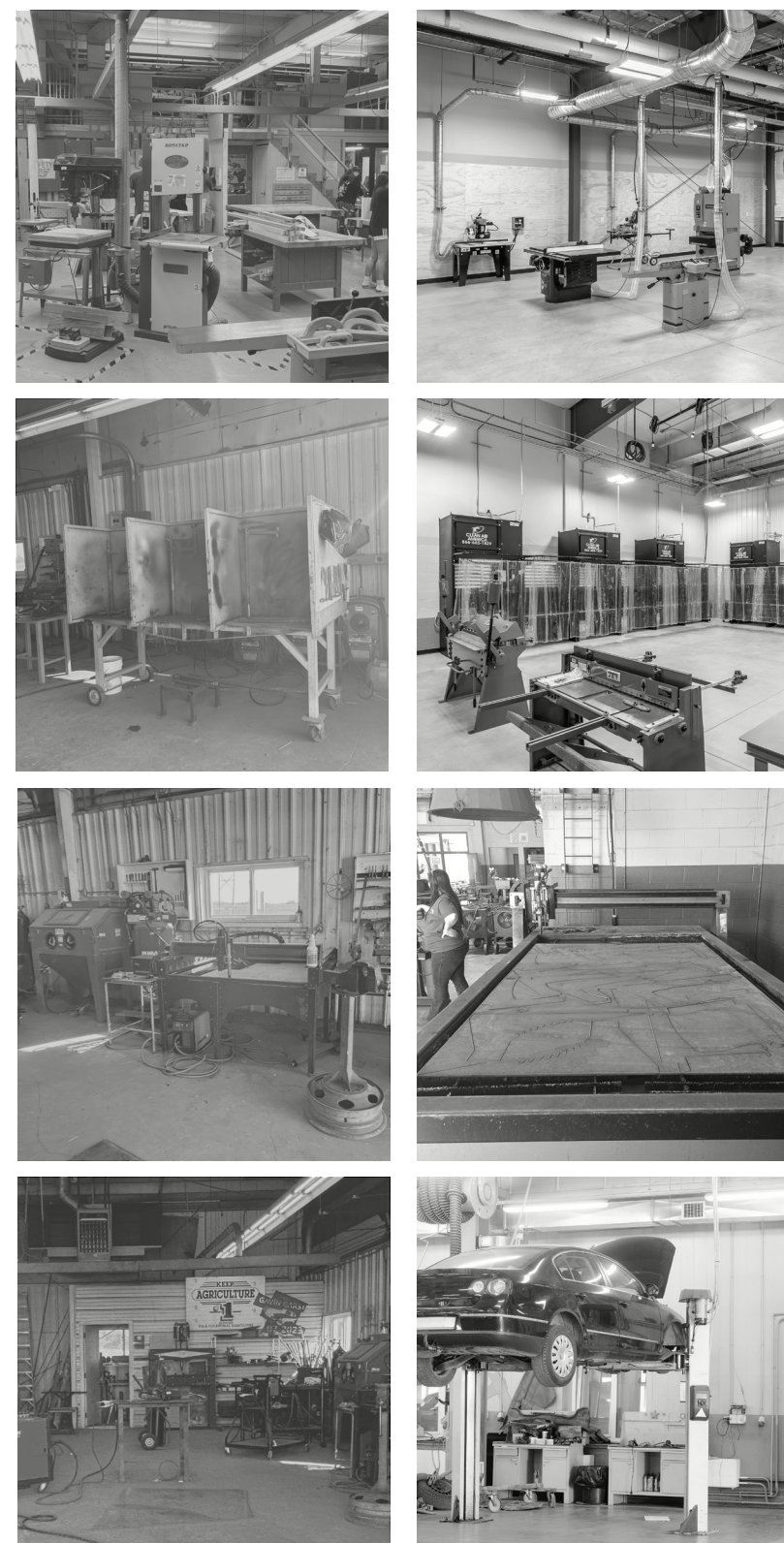
JR/SR HIGH SCHOOL



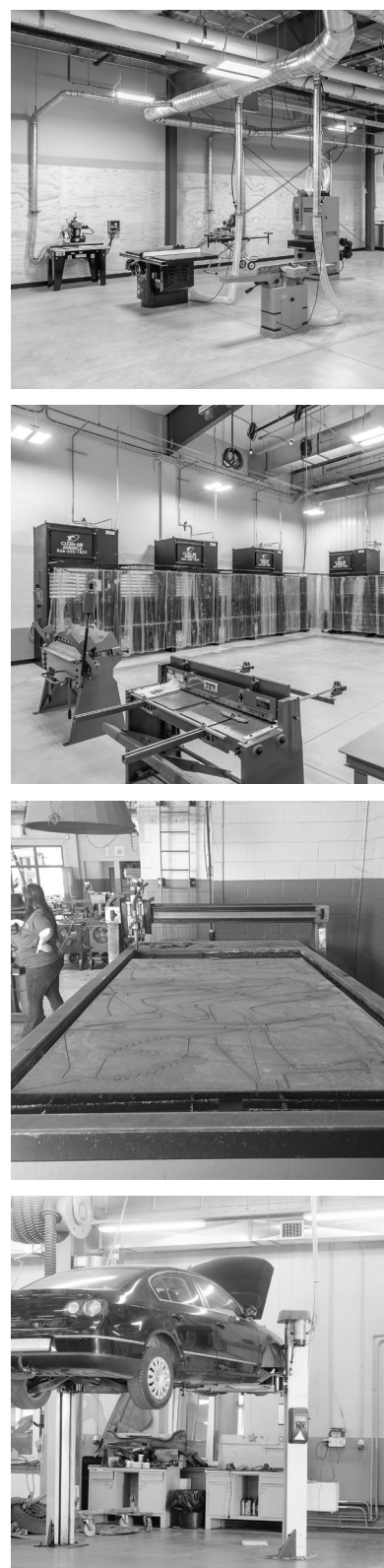
ELEMENTARY SCHOOL



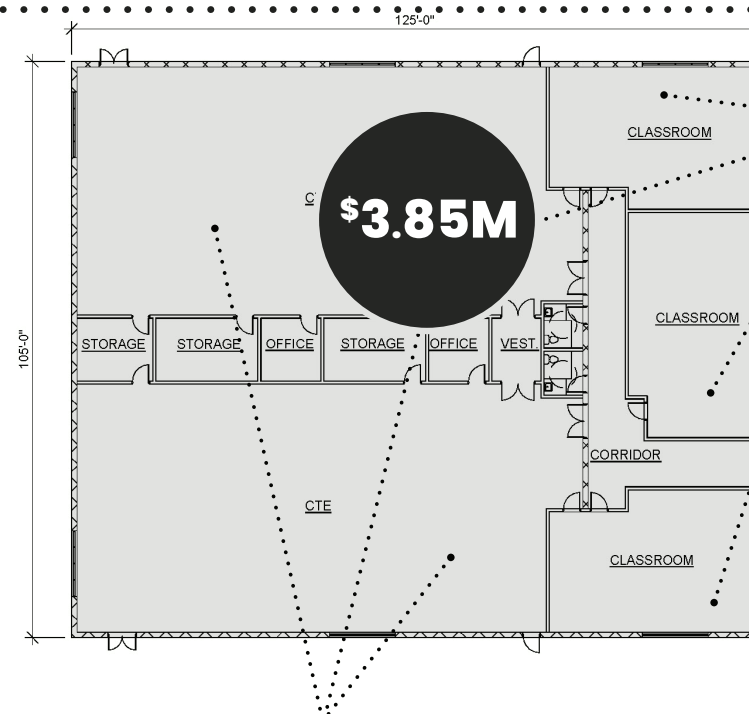
\$800K



(Current conditions of Tech & Trades Center at Jr/Sr High School)



(Photos of similar spaces in Andale, Hesston, and Pittsburg, KS)



\$3.85M

TECH & TRADES CENTER EXPANSION

Hands-on spaces expanded for training and readying the next local workforce

Classes currently taught:

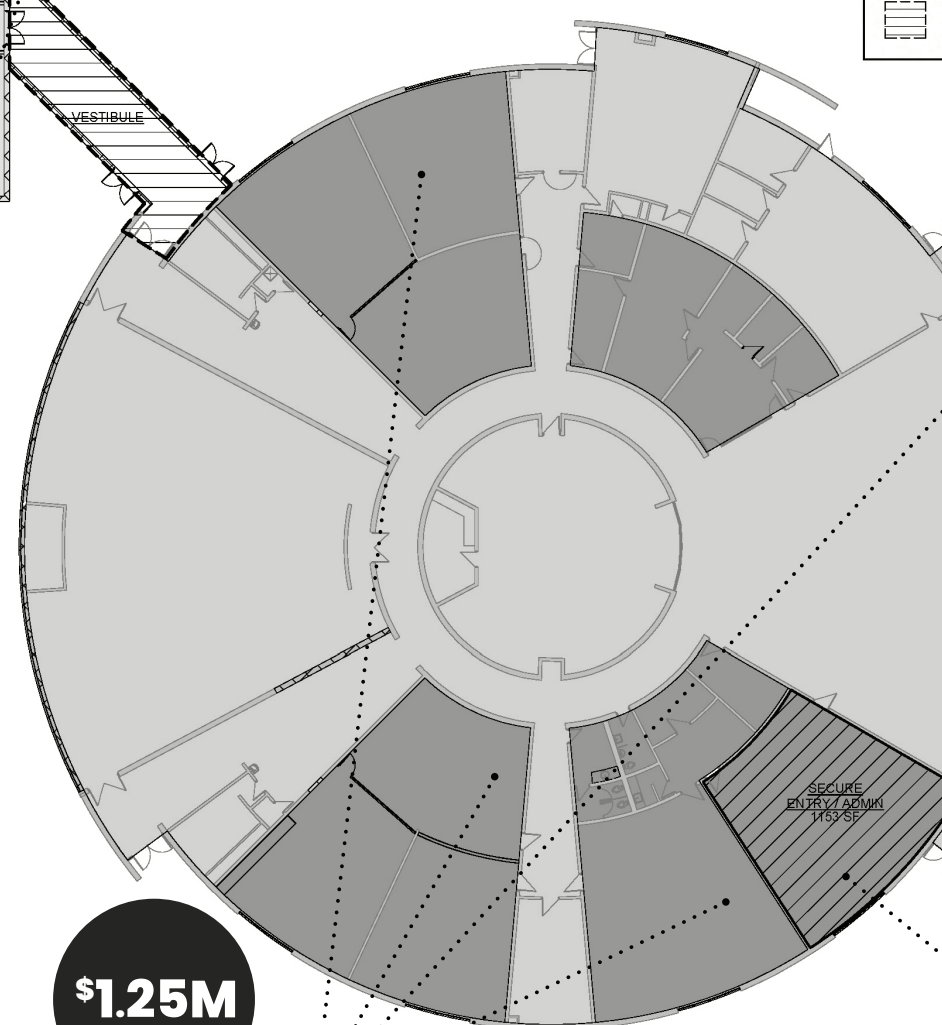
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|--------------------------|----------------------|
| Ag Mechanics | Interactive Media |
| Ag Welding & Fabrication | Advanced Materials |
| Animal Science | Plant & Soil Science |
| Agriscience | Teacher Ed |
| Industrial Arts | Cabinetry |
| Computer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

Potential new classes using current staff:

- | | |
|---|-------------------------------|
| Welding | Graphic Arts |
| Construction Trades & Woodworking (sUAS) Drones | Digital Media |
| Robotics | Web & Digital Communication |
| 3-D Printing | Business |
| Agronomy | Entrepreneurship & Management |
| Horticulture | Solar Energy |
| CDL | Wind Energy |
| Drafting/CAD | |

CLASSROOM & OFFICE ADDITIONS

Relieves the current lack of usable space



\$1.25M

CLASSROOM RENOVATIONS

Windows added to classrooms for natural light
Learning spaces updated and modernized for better hands-on and collaborative education

LEGEND	
	RENOVATION (7-12) 16,745 SF
	RENOVATION (SECURE ENTRY) 1,153 SF
	REPLACE HVAC 30,736 SF
	NEW CTE ADDITION 13,125 SF
	ALTERNATE #1 CONNECTING CORRIDOR 897 SF



(Rendering of front of Jr/Sr High School)

\$5.3M

HVAC REPLACEMENT

The 57-year-old HVAC system is failing and has outlived its expected lifespan by 10-15 years

Water leak in pipes occurred 9/3/25

Conditions worsening; patch fixes aren't a sustainable long-term solution



\$400K

NEW SECURE ENTRY

Restricts entrance through administrative offices
Bullet-resistant security film

NOTE: Project costs include prorated contractor and engineering fees. For a more detailed cost breakdown, please visit usd107.org/bond25.