



Board of Trustees  
Agenda of Special Meeting  
Wednesday, January 29, 2025, 6:00 PM  
WISD Administration Building, 951 FM 2325,  
Wimberley, TX 78676

**Vision Statement - Excellence, Innovation, Service**

**Mission Statement - Wimberley I.S.D. is dedicated to excellence in education, empowering the next generation of Texans to have a positive impact locally and globally.**

*The subjects to be discussed or considered or upon which any formal action may be taken are as listed below. Items do not have to be taken in the order shown on this meeting notice.*

1. Call the Meeting to Order and Determine a Quorum - Presiding Officer Pledge of Allegiance, Reflection, Welcome
2. Public Forum - Presiding Officer
  - Persons who wish to present public comments must sign in prior to meeting start on the day of the meeting and list his/her name; name of the group that he/she represents; and agenda item.
  - Each speaker's submitted comments will be allowed three minutes for presentation to the Board, with six minutes granted to a person with a translator.
  - The same rules will be observed for public comments on non-agenda items with the following exceptions, 1) public comments on non-agenda items will only be scheduled for regular meetings of the Board and 2) the total time that will be allowed on non-agenda public comments will be 30 minutes.
  - Please keep your comments or criticisms civil and courteous.
  - Please also avoid using profanity and refrain from making personal attacks on others.
  - Except for the speaker's student, no other student's name or identity should be discussed.
  - If you have a concern that you would like heard and resolved, please present your concern through the District's grievance policies. Grievance forms can be obtained at the Central Administration Office or on the District's website.
  - Trustees are not permitted by law to respond or discuss public comments. However, the Board President may direct a speaker to the appropriate administrator for further discussion.
3. Board Workshop
  - A. The Board will discuss the Facility Needs Task Force Recommendation for a May 2025 Bond Election
4. Closed Session - Presiding Officer - The Board may adjourn into closed session pursuant to Texas Government Code Section: 551.071 *et seq.* The Board may then re-enter into Open Session for further discussion and necessary action.
  - A. Deliberation Regarding Security Devices or Security Audits. *Texas Gov't Code §551.076 and §551.089*
  - B. Personnel Matters. *Texas Gov't Code §551.074*
    - 1) New hires/terminations/employee discipline
    - 2) The Board will discuss the Superintendent's annual evaluation and contract.
  - C. Deliberation Regarding Real Property. *Texas Gov't Code §551.072*
  - D. Consultation with Attorney. *Texas Gov't Code §551.071*
5. The Board will reconvene and take possible action on items discussed in executive session - Presiding Officer

6. Adjourn - Presiding Officer

1.29.25

# Wimberley ISD Board Facility Bond Workshop



O'CONNELL ROBERTSON



THANK YOU!



The overarching reason for any<sup>5</sup> decision for WISD



# Task Force Process

1. September 17/18, 2024 - Introductory Meeting
2. September 30, 2024 - School Funding System, Defining Consensus
3. October 7, 2024 - Facility Site Visits
4. October 21, 2024 - AG/CM Facility Condition Assessment Review
5. November 11, 2024 - Facility Master Plan / Review of Potential Projects; Construction Cost Overview
6. December 2, 2024 - Safety, Security, Technology & Transportation; Project Prioritization & Estimated Project Costs; WISD Bond Capacity
7. December 9, 2024 - Review Texas Bond Laws, Financial Advisor - Tax Rate Impacts; Project Consensus Activity
8. December 17, 2024 - Finalize Task Force Recommendations

# Board Engagement

- Review of Task Force Videos Sept. - Dec.
- Task Force Presentation January 13, 2025
- Board Facility Bond Workshop January 29, 2025
- Board Meeting February 10, 2025
- Last Day to Call an Election February 14, 2025
- Election Date May 3, 2025



# Potential Bond Program

Wimberley High School	\$ 41,690,000
Danforth Junior High	\$ 21,740,000
Multipurpose Educational Auditorium	\$ 27,730,000
Jacob's Well Elementary	\$ 5,580,000
Blue Hole Primary	\$ 160,000
District Athletics	\$ 18,960,000
Safety, Security + Tech	\$ 13,220,000
<u>District Support</u>	<u>\$ 5,920,000</u>
<b>Potential Bond Total</b>	<b>\$135,000,000</b>

Prop 1 – General Proposition	\$109,990,000
Prop 2 – Instructional Technology	\$ 6,050,000
Prop 3 – Texan Stadium Improvements	\$ 5,730,000
<u>Prop 4 – Shaded Multipurpose Activity Center</u>	<u>\$ 13,230,000</u>
<b>Potential Bond Total</b>	<b>\$135,000,000</b>

# Question - Estimated M&O Impact

Multipurpose Educational Auditorium Square Footage	34,825
Estimated Price Per Square Foot	\$1.67
Estimated Additional M&O Cost	\$58,158
Estimated Additional Cost of Insurance	\$45,000
Estimated Additional M&O Total	\$103,158

- **School District Elections, including bond elections, are governed by Texas Secretary of State**  
<http://www.sos.state.tx.us/elections/laws/schoollaws.shtml>
- **School Bond Elections can only be held on General Election days in May (3) & November (4)**
- **School District bond elections must be called by 78<sup>th</sup> day before the General Election Day (Feb 14, Aug 18 - 2025)**
- **Filings, Early Voting schedules, Coordination with other political subdivisions**

# Prop A (General) - \$109,990,000

## PROPOSITION A

“Shall the Board of Trustees of the Wimberley Independent School District be authorized to issue and sell bonds of the District in the principal amount not to exceed \$109,990,000 for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping school facilities, the purchase of the necessary sites for school facilities, the purchase of buses and vehicles, and the retrofitting of buses and vehicles with emergency, safety, or security equipment, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the District sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds?”

## BALLOT

“THE ISSUANCE OF \$109,990,000 OF BONDS BY THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT FOR SCHOOL FACILITIES, THE PURCHASE OF THE NECESSARY SITES FOR SCHOOL FACILITIES, AND THE PURCHASE OR RETROFITTING OF BUSES AND VEHICLES, AND THE LEVYING OF A TAX IN PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS AND THE COST OF ANY CREDIT AGREEMENTS. THIS IS A PROPERTY TAX INCREASE.”

# Prop B (Instructional Technology) - \$6,050,000

PROPOSITION B

“Shall the Board of Trustees of the Wimberley Independent School District be authorized to issue and sell bonds of the District in the principal amount not to exceed \$6,050,000 for the purposes of acquiring and updating instructional technology equipment, such bonds to mature serially or otherwise (not more than 7 years from their date) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the District sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds?”

BALLOT

“THE ISSUANCE OF \$6,050,000 OF BONDS BY THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT FOR INSTRUCTIONAL TECHNOLOGY, AND THE LEVYING OF A TAX IN PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS AND THE COST OF ANY CREDIT AGREEMENTS. THIS IS A PROPERTY TAX INCREASE.”

# Prop C (Texan Stadium Improvements) - \$5,730,000

<u>PROPOSITION C</u>	<u>BALLOT</u>
<p>“Shall the Board of Trustees of the Wimberley Independent School District be authorized to issue and sell bonds of the District in the principal amount not to exceed \$5,730,000 for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping Texan Stadium, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the District sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds?”</p>	<p>“THE ISSUANCE OF \$5,730,000 OF BONDS BY THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT FOR TEXAN STADIUM, AND THE LEVYING OF A TAX IN PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS AND THE COST OF ANY CREDIT AGREEMENTS. THIS IS A PROPERTY TAX INCREASE.”</p>

# Prop D (Shaded Multipurpose Activity Center) - \$13,230,000

<u>PROPOSITION D</u>	<u>BALLOT</u>
<p>“Shall the Board of Trustees of the Wimberley Independent School District be authorized to issue and sell bonds of the District in the principal amount not to exceed \$13,230,000 for the purposes of designing, constructing, renovating, improving, upgrading, updating, acquiring, and equipping a shaded multi-purpose activity center, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; any issue or series of such bonds to bear interest per annum at such rate or rates (fixed, floating, variable, or otherwise) as may be determined within the discretion of the Board of Trustees, provided that such rate or rates of interest shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of such bonds; and shall the Board of Trustees of the District be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the District sufficient, without limit as to rate or amount, to pay the principal of and interest on the bonds and the cost of any credit agreements executed in connection with the bonds?”</p>	<p>“THE ISSUANCE OF \$13,230,000 OF BONDS BY THE WIMBERLEY INDEPENDENT SCHOOL DISTRICT FOR A SHADED MULTI-PURPOSE ACTIVITY CENTER, AND THE LEVYING OF A TAX IN PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS AND THE COST OF ANY CREDIT AGREEMENTS. THIS IS A PROPERTY TAX INCREASE.”</p>



## District Tax Rate Comparison

School District	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
Navarro	\$0.7228	\$0.4599	\$1.1827
Hays	0.6669	0.4877	1.1546
Dripping Springs	0.7552	0.3500	1.1052
Comal	0.7369	0.3500	1.0869
Lake Travis	0.7381	0.3275	1.0656
New Braunfels	0.6969	0.3408	1.0377
San Marcos	0.6969	0.3183	1.0152
Wimberley	0.7088	0.2711	0.9799
Blanco	0.6969	0.1150	0.8119

If the Task Force proposed \$135M bond were approved by voters, the total tax rate is estimated to increase by \$.03 and become \$1.0099.

Wimberley ISD would remain eighth among the nine districts listed.



## Preliminary Summary of Results

Maximum I&S Tax Rate	27.11 Cents	30.11 Cents
Change from Current Rate	None	3 Cent Increase
Projected Debt Capacity	\$109,905,000	\$135,000,000
Projected Annual Increase on Home Value of \$100,000	\$0.00	\$30.00
Projected Monthly Increase on Home Value of \$100,000	\$0.00	\$2.50
Projected Annual Increase on Home Value of \$200,000	\$0.00	\$60.00
Projected Monthly Increase on Home Value of \$200,000	\$0.00	\$5.00
Projected Annual Increase on Home Value of \$300,000	\$0.00	\$90.00
Projected Monthly Increase on Home Value of \$300,000	\$0.00	\$7.50

Maximum I&S Tax Rate	27.11 Cents	30.11 Cents
Change from Current Rate	None	3 Cent Increase
Projected Debt Capacity	\$109,905,000	\$135,000,000
Projected Annual Increase on Home Value of \$400,000	\$0.00	\$120.00
Projected Monthly Increase on Home Value of \$400,000	\$0.00	\$10.00
Projected Annual Increase on Home Value of \$500,000	\$0.00	\$150.00
Projected Monthly Increase on Home Value of \$500,000	\$0.00	\$12.50
Projected Annual Increase on Home Value of \$600,000	\$0.00	\$180.00
Projected Monthly Increase on Home Value of \$600,000	\$0.00	\$15.00

- All financing assumptions are as of October 29, 2024 for purposes of illustration only. Please see “Preliminary Debt Capacity Model Assumptions” for more detailed information.
- Home values shown net of \$100,000 exemption.



Questions?