

MAY 5, 2018 BOND ISSUE
(Frequently Asked Questions)

1. What are the Proposed Projects Included within the bond election?

PROPOSITION A: Parks and Trails \$7.38 million.

**What are the proposed projects that account for the \$7.38M cost?*

1. \$1.6M – 20% matching funds for already approved 80% state grants that will fund the cost of 3 projects that continue the completion of the 26-mile circle trail system:
 - a. Seymour Highway to Barnett Road along railroad easement; and
 - b. Loop 11 to Lucy Park along the Wichita River; and
 - c. Along north shore of Lake Wichita from Larry’s Marine east to Lake Wichita Park.
2. \$2.38M – 20% matching funds for forthcoming City requests for 80% state grants that could fund 2 trail “spur” projects connecting to the 26-mile circle trail system:
 - a. 3.6-mile section along SH 240 (MLK Blvd/Burk Rd) between the Wichita River and the Sheppard AFB Main Gate; and
 - b. 0.9-mile section between Holiday Creek at Southwest Parkway to Sikes Lake.
3. \$3.0M – Renovate with artificial turf 4 existing fields at the City’s Sports Complex on Sheppard Access Rd; and
4. \$400,000 – Resurface the southernmost parking lot and entrance at Lake Wichita Park, adjacent to Fairway Blvd and Lakeshore Drive.

**How were these projects identified?* The trail projects are identified as priority projects in the City’s adopted Parks Master Plan; installing artificial turf at the softball complex was identified by City staff and the City’s Park Board as a method to facilitate local and regional tournaments, and provide a “multi-sports” surface; the parking lot resurfacing at Lake Wichita Park was identified by City staff based on existing conditions.

PROPOSITION B: Lake Wichita \$3.915 million.

**What are the proposed projects that account for the \$3.915M cost?*

1. \$640,804 – Construction of a boardwalk and pavilion on the shore of Lake Wichita near the Spillway. The total project cost of \$1.14M includes an already awarded state grant of approximately \$500,000, leaving \$640,804 to complete the project; and
2. \$1.275M – Construction of a Veteran’s Memorial Plaza along the shore of Lake Wichita near the Spillway. The total project cost of \$2M includes \$725,000 in private funds (pledges), leaving \$1.275M to complete the project; and
3. \$2.0M – 1.0-mile section of the 26-mile circle trail system along the shore of Lake Wichita between Larry’s Marina west to Barnett Road.

**How were these projects identified?* The boardwalk/pavilion is identified as a priority project in the City’s Parks Master Plan and by the Lake Wichita Revitalization Committee (LWRC); the Veterans Memorial is identified as a priority project by the LWRC; the shoreline trail is identified as a priority project in the City’s Parks Master Plan.

PROPOSITION C: Streets \$17.3 million.

**What are the proposed projects that account for the \$17.3M cost?*

1. \$11M – Provides funds to rehabilitate existing City streets. The total project cost would be dedicated to street overlays, a method of street rehabilitation that reduces pavement roughness, cracking, and irregularities at a lesser cost than street reconstruction; and
2. \$1.6M – Connect and expand to 4 lanes Maplewood Ave between Lawrence Rd and McNeil Ave; and

3. \$4.7M – Expand Taft Boulevard from 2 lanes to 4 lanes from Southwest Parkway south to Kemp Boulevard, including related drainage improvements.

**How were these projects identified?* Street rehabilitation was identified by City staff based on the general condition of the City's streets; the Maplewood Ave project is identified as a priority project by the Tax Increment Finance (TIF) #3 Board; the expansion of Taft Boulevard is identified as a priority project in transportation plans of both the City and the Wichita Falls Metropolitan Planning Organization (MPO).

PROPOSITION D: Downtown-area Municipal Government Center \$77 million.

**What is the proposed project that accounts for the \$77M cost?* New downtown-area Municipal Government Center facility that would include (1) \$34M - City government administrative offices, and (2) \$43M - new central police/fire department headquarters and a new Fire Station #1.

**How was this project identified?* This project is a priority of the City Council's Strategic Plan of March 2017; existing City Hall is within the 90-year old Memorial Auditorium and requires repairs and renovations to address structural and federal accessibility issues; both the 55-year old police station and 53-year old Fire Station #1/Fire Administration require repairs to address overcrowding, federal accessibility, and systems-related issues.

**Isn't the preferred site (Scott Street and 5th Street) in the 100-year flood zone?*

- Yes, the property is in the 100-year flood plain but not the floodway. All 3 downtown sites under consideration are partially or fully in the 100 year flood plain. The Travel Center was in the 100-year flood plain too and built up to account for that.
- The conceptual building design at the preferred site is built up 1 foot above the 100-year flood plain (approximately 3' of fill) which serves two purposes. First it gets the building a foot above the 100-year flood plain as our city ordinances require, and secondly it provides the barricading recommend for security and terrorism preparedness. The grade then slopes back down toward the northeast away from the building to reduce the amount of fill required so that part of the parking is in the flood plain. The cost of this has been included in our estimates
- Even in a 100-year flood event, the building would be accessible from the south.
- The majority of the businesses in the preferred site are in the 100-year flood plain.
- The MPEC components were originally in the 100-year flood plain and those buildings were raised for the same reason. The same thing was done with the WFISD Scotland Park Elementary which stayed high and dry when we had the last flood event in about 2010.

PROPOSITION E: MPEC Improvements \$2.175 million.

**What are the proposed projects that account for the \$2.175M cost?*

1. \$1.03M – Renovations at the Exhibit Hall including a new sound system and video surveillance, restroom renovations, and replacement of the air walls/room dividers; and
2. \$635,000 – Renovations at the Agricultural Center including roof replacement, new video surveillance, and replacement of the panels, chutes, and announcer stands; and
3. \$510,000 – Renovations at the Coliseum including new video surveillance and ticket scanners, replacement of video board cameras, portable seating, and interior lighting with LED lights.

**How were these projects identified?* These projects were identified as additions to and/or renovations of the 15-year old Coliseum and 25-year-old Ag Center and Exhibit Hall by City staff and the MPEC's management company Spectra.

PROPOSITION F: Memorial Auditorium \$1.45 million.

**What is the proposed project that accounts for the \$1.45M cost?* Replacement of event-related equipment including rigging, curtains, lighting, and the sound system.

**How was this project identified?* These projects were identified as needed renovations at the 90-year old auditorium facility by City staff and the MPEC's management company Spectra.

PROPOSITION G: Downtown Improvements \$21.9 million.

**What are the proposed projects that account for the \$21.9M cost?* Reconstruction, replacement, and/or additions in the downtown core area including sidewalks, landscaping, crosswalks, decorative street lights, traffic control devices, public parking, and related infrastructure and pedestrian areas.

**How were these projects identified?* "Redevelop Downtown" is a priority of the City Council's Strategic Plan of March 2017 and the City's Economic Development Strategy; the streetscape project was identified by the City's Downtown Development Steering Committee.

2. Why is the City scheduling the bond election for May 2018?

Cities in Texas are only allowed to hold municipal elections on two dates per year: (1) the first Saturday in May, or (2) the first Tuesday in November. These projects have been identified by the City Council and City staff as priority projects and they prefer to give the voters an opportunity to vote.

3. When and where does early voting begin?

Early Voting Locations and Hours

**Memorial Auditorium,
1300 7th Street, Wichita Falls, Texas**

Monday, April 23, 2018 – Friday, April 27, 2018	8:00 AM - 5:00 PM
Monday, April 30, 2018 - Tuesday, May 1, 2018	7:00 AM - 7:00 PM

**Sikes Senter Mall,
3111 Midwestern Parkway, Wichita Falls, Texas**

Monday, April 23, 2018 – Friday, April 27, 2018	10:00 AM - 7:00 PM
Monday, April 30, 2018 - Tuesday, May 1, 2018	9:00 AM - 9:00 PM

**Home Depot,
3705 Kell Blvd., Wichita Falls, Texas**

Monday, April 23, 2018 – Friday, April 27, 2018	10:00 AM - 7:00 PM
Monday, April 30, 2018 - Tuesday, May 1, 2018	9:00 AM - 9:00 PM

4. When and where should I vote on Election Day?

Election Day Voting Locations and Hours
Saturday, May 5, 2018 - 7:00 AM to 7:00 PM

County Precinct #	Location
201, 202, 203, 207, 208, 307, 310, 313, 315, 317	City View High School, 1023 City View Drive, Wichita Falls, Texas
103, 403, 406, 410, 411	Fowler Elementary School, 5100 Ridgecrest, Wichita Falls, Texas
102, 104, 105, 110, 111, 112, 402	MSU Hardin Admin, 3410 Taft, Wichita Falls, Texas
108, 109, 113, 114, 318, 319	Texas Highway Dept., 1601 SW Parkway, Wichita Falls, Texas
302, 305, 308, 314, 316, 401, 404, 405, 407, 408, 409	Crockett Elementary School, 3015 Ave. I, Wichita Falls, Texas
211, 301, 303, 304, 306, 311, 312	Booker T. Washington Elementary School, 1300 Harding, Wichita Falls, Texas

5. Why aren't 4A and 4B Sales Tax Funds being used to pay for these projects?

State Law on 4A Sales Tax Funds limits their use to projects that create primary jobs. Although it can be argued that these projects will improve the quality of life in Wichita Falls, they do not directly create primary jobs, and are ineligible for 4A Sales Tax dollars. Although the State law on eligible projects of the 4B Sales Tax is broader. Additionally, the 4B Sales Tax Fund has limited fund balances and other existing commitments that restricts taking on additional debt service obligations for projects that may qualify.

6. Why aren't additional sales taxes being considered to pay for the debt service on these bonds since sales taxes are paid also by visitors to the city?

The State of Texas currently collects 6.25% on taxable retail sales and the City receives 2% of taxable retail sales, which totals 8.25%. This percentage is the maximum allowed by the State. The City cannot raise additional sales taxes to pay the debt service on these projects.

7. If all of these projects are passed by the voters, how much will my property taxes increase?

If all of the projects are approved, we have estimated that property taxes will increase by 16 cents per \$100 of assessed property value. This means that a property owner of a home valued at \$100,000 would pay an additional \$160 per year in property taxes, or \$13.33 per month. The exact amount of the tax increase cannot be determined until the interest rates on the bonds are finalized and the City knows exactly how much the annual payment on the debt will be. This rate will be determined in the financing process that will take place soon after the election, and it is known how much borrowing is needed.

8. Why is the new Municipal Center being located in the Downtown area?

City staff determined a centralized location in the downtown area to provide City services is desired.

9. How long will it take for these projects to be constructed if they are approved by the voters?

Work on each project will begin soon after the election is completed. However, each project has will require different time frames for completion. Most of the projects could be completed within approximately two years after the election but others may take multiple years to fully complete. Work on most projects will include engineering design, contractor selection, and construction.

10. What will happen with the Memorial Auditorium and existing Police and Fire Headquarters if a new Municipal Center were constructed in downtown?

The Memorial Auditorium will continue to serve as a performance hall, so only the offices (two wings) will no longer be utilized by the City. This office area and the other two facilities will be evaluated to determine if there are other more appropriate uses for them in the community.