



**City of Wichita Falls Local  
Bond Election  
Rep. James B. Frank  
April 22, 2018**



## Election on May 5th, Early Voting Starts Monday, April 23

Early voting for the proposed bonds begins on Monday and continues through the actual election day of May 5<sup>th</sup>. It is my hope that every voter in Wichita Falls will take the time to review and decide how to vote on each and every bond proposal on the ballot. Before jumping into specifics on each proposal, I would like to share some general thoughts about the issue:

1. I am excited about some of the projects that are being proposed. I firmly believe that it is incredibly important that we look forward with both optimism and vision so that we can grow and prosper as a city and as a region.
2. I am also concerned about the increase in tax burden that these projects will be adding to the already high property taxes in the area. I am concerned from both a personal standpoint and the impact that these higher costs will have on existing and prospective businesses, especially capital intensive businesses which pay a disproportionate share of real estate taxes.
3. That being said, the votes are not nearly as clear-cut as some would have you believe. I have heard many essentially suggest that you must "VOTE YES or you don't love this city." I completely reject that argument as it is fine to love this city and want it to grow, but have honest disagreements over the means. On the other hand, I have heard others imply that there is no such thing as a worthwhile government project, which is neither true nor particularly forward thinking. **There are real advantages of voting yes on these bonds and real costs and consequences as well.**

Whatever voters choose to do in the upcoming weeks of early voting and on May 5th, it is my hope that we can continue to work together to bring economic opportunities to Wichita Falls and encourage growth. Let's not lose sight of the goal that we all want great things for the future of our city and will have to work together after this election to make it happen.

## Summary Facts

1. The bond election is broken into 7 different propositions that will pass or fail on their own. The bottom line is that while many people will vote YES on all propositions and many others will vote NO on all propositions, you will be expected to vote on all of them individually. I truly believe that you should look at each proposal on its own merits and decide accordingly.
2. WF Tax Rates - The current adopted property tax rate on real property for the city of Wichita Falls is \$.70598 per \$100 of assessed value (\$705.98 annually on \$100,000 property). NOTE: This is only your city property taxes--this does not include school or county taxes.
3. For comparison, here are the adopted rates for three other similarly sized cities with similar growth rates over the last five years:
  1. Abilene - \$.7751

2. San Angelo - \$.7760
3. Beaumont - \$.6900
4. If voters approve all propositions, our new adopted tax rate is estimated to be \$.86788. For context the only city with > \$1B in taxable value (we have \$4.85B) that has a higher rate is Galveston.\*

\*-This is according to 2016 data (most recent that is available) from the Comptroller's website: [Texas Comptroller Tax Rates and Levies](#)

## Overview of the Propositions

- **Prop A - (\$7.4 million) Park and Trail Improvements**
  - Spurs and Expansion of Hike & Bike Trail
  - Returf of Softball Complex Fields
- **Prop B - (\$3.9 million) Lake Wichita Shoreline Improvements**
  - Veteran's Memorial Plaza
  - Grant Matching for Boardwalk
  - Expansion of Hike & Bike Trail to Barnett Road
- **Prop C - (\$17.3 million) Street Improvements**
  - Maintenance of quality of roads across city
  - Expand Taft Blvd from Southwest Pkwy to Kemp to 4 lanes and improve drainage along Taft
  - Maplewood extension to McNeil
- **Prop D - (\$77.0 million) New Downtown Municipal Government Center**
  - Main admin center for city government, police department, fire department, and Fire Station #1
  - Under current proposals, would require land acquisition of currently developed property in downtown
- **Prop E - (\$2.2 million) MPEC Improvements**
  - Renovations at the Exhibit Hall including sound system, video surveillance, and interior improvements
  - Renovations at the Ag Center including roof replacement, video surveillance, and interior improvements
  - Renovations at the Coliseum
- **Prop F - (\$1.5 million) Memorial Auditorium Improvements**
  - Stage-related improvements and new sound system
- **Prop G - (\$21.9 million) Downtown Streetscapes and Other Downtown Improvements**
  - New intersections, sidewalks, curbs, utilities
  - Landscaping, new lighting, parks, other new features

The City of Wichita Falls website has detailed information on the overall project proposal as well as detailed information for each project here: <http://www.wichitafallstx.gov/1929/Proposed-Bond-Projects>.

## My Take

If you have made it this far in the newsletter, there is a chance you are interested in what I plan to do in the election. Currently, I am planning on voting as follows:

**Prop A (\$7.4 million) Park & Trail - No**  
**Prop B (\$3.9 million) Lake Wichita - Yes**  
**Prop C (\$17.3 million) Street Improvements - Yes**  
**Prop D (\$77.0 million) Downtown Government Center - No**  
**Prop E (\$2.2 million) MPEC Improvements - Yes**  
**Prop F (\$1.5 million) Memorial Auditorium - Yes**  
**Prop G (\$21.9 million) Downtown Improvements - Yes**

I truly believe it is important to continue to work to improve the quality of life in Wichita Falls and to improve our infrastructure, including downtown. That being said, I cannot support the larger municipal facility at this time as I think it is dangerous for us to have one of the highest real estate tax rates in the state. I also believe that the current facilities can be upgraded at a fraction of the

cost and that eminent domain was never meant to target individual properties simply because a government entity "prefers" one location over another. Eminent domain should not be used for a preference, but only if there is no other reasonable choice.

No matter which side you fall on for these proposals, please get out and vote and make your voice heard.

May God bless you and your family,



James B. Frank

## Early Voting Locations and Hours

### Memorial Auditorium (1300 7th Street)

Monday, April 23 - Friday, April 27: 8am - 5pm  
Monday, April 30 - Tuesday, May 1: 7am - 7pm

### Sikes Senter Mall (3111 Midwestern Parkway)

Monday, April 23 - Friday, April 27: 10am - 7pm  
Monday, April 30 - Tuesday, May 1: 9am - 9pm

### Home Depot (3705 Kell Blvd.)

Monday, April 23 - Friday, April 27: 10am - 7pm  
Monday, April 30 - Tuesday, May 1: 9am - 9pm

#### Capitol Office:

Texas Capitol, E2.304  
P.O. Box 2910  
Austin, TX 78768  
(512) 463-0534  
Fax: (512) 463-8161

#### District Office:

1206 Hatton Road  
Wichita Falls, TX 76302  
(940) 767-1700

Note: Please forward this email to individuals interested in receiving updates from Representative James Frank. If you, or someone you know, would like to receive these updates, please email [votejamesfrank@gmail.com](mailto:votejamesfrank@gmail.com)

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