



# Wharton County Junior College

## Proposed Agenda Item Board of Trustees Meeting

Complete this form and submit it to the Office of the President by noon on Monday of the week before the Tuesday evening meeting of the Board of Trustees. If this form does not provide enough space, you may use an expanded version *as long as you follow the format specified below.*

Date of Board Meeting: April 20, 2021      Date of This Proposal: April 7, 2021

**SUBJECT:**

Approve an increase to Frankie Hall and Mullins Hall room rates charged to students living on campus from \$750.00 a semester to \$1,000.00 a semester beginning with the fall of 2021.

**RECOMMENDATION:**

Approve an increase to Frankie Hall and Mullins Hall room rates charged to students living on campus from \$750.00 a semester to \$1,000.00 a semester beginning with the fall of 2021.

**BACKGROUND/RATIONALE:**


The College contacted 3 apartment complexes in Wharton, as well as other community colleges in our area to determine the current cost of student housing. After reviewing the cost of housing, and considering the benefits of being on campus, with 24 hour security, all utilities provided, as well as cable TV, and an expanded wireless internet service, it became obvious that we needed to update the current cost of on campus student housing. The last update to the on campus housing rates was in 2013 after the Mullins Hall renovation.

**Estimated Cost & Budgetary Support (how will this be paid for?):** \$250,000.00 in revenue  
Auxiliary Fund Budget for 2021 - 2022


**RESOURCE PERSON(S) [name(s) and title(s)]:**

Bryce D. Kocian, Vice President of Administrative Services  
Gus Wessels Jr., Dean of Business Services  
Philip Wuthrich, Director of Purchasing

**SIGNATURES:**

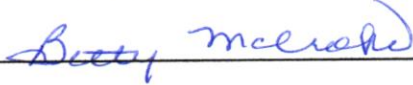
  
\_\_\_\_\_  
Originator

4-8-21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Cabinet-Level Supervisor

04/09/2021  
\_\_\_\_\_  
Date

**PRESIDENT'S APPROVAL:**

  
\_\_\_\_\_  
Date

4-9-21  
\_\_\_\_\_  
Date

**REVIEW of PROPOSED DORMITORY RATES**

**COPY**

**9 years ago at WCJC 2012 - 2013 school year**

Frankie Hall - \$750 per semester  
 Mullins Hall - \$650 per semester  
 Brooking Hall - \$600 per semester

Dormitories include all utilities as well as on campus security, cable TV to each room, and expanded wireless internet service at no additional charge.

**Current Dormitory Rates for 2020 - 2021**

Frankie Hall - \$750 per semester  
 Mullins Hall - \$750 per semester

**Wharton Apartment Information - One Bedroom Units**

Apartments Contacted	Lease Term	College Lease ?		Included with Lease	
		9-10 Month	Monthly Rent		
Mill Creek Apts - Stadium Road	12 month	NO	\$739.00	Water / sewer	
River Bend Apts - Jr College Road	12 month	NO	\$745.00	Water / sewer	
Brair Point Apt - Briar Lane	12 month	NO	\$625.00	Water/sewer & electricity	None avail at present

**Student / Parent Cost Estimates**

		Annual Rent Owed	Cost per Semester	Semester Cost w Roommate	
Mill Creek Apts - Stadium Road	\$739. X 12mo	\$8,868.00	\$4,434.00	\$2,217.00	Plus Elect-Cable-Internet
River Bend Apts - Jr College Road	\$745. X 12mo	\$8,940.00	\$4,470.00	\$2,235.00	Plus Elect-Cable-Internet
Brair Point Apt - Briar Lane	\$625. X 12mo	\$7,500.00	\$3,750.00	\$1,875.00	Plus Cable-Internet

**PROPOSAL**

**Increase the semester charge for living in the dormitory to \$1,100. per semester.**

**Justification Statement**

Given the cost of housing in the community, the College offers the convenience of being on campus, with the value of 24 hour security, and in room cable TV, along with internet service, and all utilities covered, for half the price of the cheapest option available off campus.

**Added Benefit**

This increase would add approximately \$89,000 a year to the Auxillary Account. Half from scholarship students and the other half from paying students.

**Other Community College Dorm Rates in our area.**

Blinn in Brenham	\$1,825.00 per sem	Note.....
Galveston College	\$1,500.00 per sem	Galveston charges students \$1,961. for 14 meal/week plan.
Coastal Bend in Beeville	\$900.00 per sem	
Alvin & San Jacinto do not have on campus housing.		



As modified with the close of Brooking Hall.

*Current*

**Proposed Board Plan Rates w 3.7% increase for Food Away from Home 18 meals per week**

		Actual Sem Charge	1500. Minus Sales Tax	Cost / (Credit) With \$1,500. Charge
<b>Aug 2021</b>				
116 - 130	\$11.27	\$1,329.86	\$1,376.25	(\$46.39) Income
100 - 115	\$12.04	\$1,420.72	\$1,376.25	\$44.47 Loss
99 and below	negotiated			
Penalty for fewer than 100 Est 95 (5X\$4.00=\$20. X 118days = \$2,360.)		\$2,360.00		

**COPY**

**Proposed Board Plan Rates w 3.7% increase for Food Away from Home 18 meals per week**

		Actual Sem Charge	1550. Minus Sales Tax	Cost / (Credit) With \$1,550. Charge
<b>Aug 2019</b>				
116 - 130	\$11.27	\$1,329.86	\$1,422.13	(\$92.27) Income
100 - 115	\$12.04	\$1,420.72	\$1,422.13	(\$1.41) Income
99 and below	negotiated			
Penalty for fewer than 100 Est 95 (5X\$4.00=\$20. X 118days = \$2,360.)		\$2,360.00		

**Proposed Board Plan Rates w 3.7% increase for Food Away from Home 18 meals per week**

		Actual Sem Charge	1600. Minus Sales Tax	Cost / (Credit) With \$1,600 Charge
<b>Aug 2019</b>				
116 - 130	\$11.27	\$1,329.86	\$1,468.00	(\$138.14) Income
100 - 115	\$12.04	\$1,420.72	\$1,468.00	(\$47.28) Income
99 and below	negotiated			
Penalty for fewer than 100 Est 95 (5X\$4.00=\$20. X 118days = \$2,360.)		\$2,360.00		

2024-00-250 X 1189494 = 25,300.00

Revenue for Jewel Plan 100 1st Q2

80,500 below

negative

100 - 112

215.00

111.33

40.512

215.00

111.33

40.512

21,368.00

21,368.00

21,368.00

21,368.00

(263.58) income

(21,387.74) income

With 21,200 change

Cost 1 (C16410)

Proposed Board Plan Rates w 3.1% increase for Food Allowance from Home 18 weeks per week

2024-00-250 X 1189494 = 25,300.00

Revenue for Jewel Plan 100 2nd Q2

80,500 below

negative

100 - 112

215.00

111.33

40.512

215.00

111.33

40.512

21,433.13

21,433.13

21,433.13

(21.41) income

(21,353.53) income

With 21,200 change

Cost 1 (C16410)

Proposed Board Plan Rates w 3.1% increase for Food Allowance from Home 18 weeks per week

2024-00-250 X 1189494 = 25,300.00

Revenue for Jewel Plan 100 3rd Q2

80,500 below

negative

100 - 112

215.00

111.33

40.512

215.00

111.33

40.512

21,368.00

21,368.00

21,368.00

(263.58) income

(21,387.74) income

With 21,200 change

Cost 1 (C16410)

Proposed Board Plan Rates w 3.1% increase for Food Allowance from Home 18 weeks per week

COBY

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As modified with the change of brooking rate