



Monticello Community School District

October 11, 2017

**School Facilities Presentation
2017-2018 School Year**

School Facilities

School Board Meeting 10/11/17 School Facilities Discussion:

- Share Information Going out to the School Facility Committee
- School Board Perspective on School Facilities
 - What are the needs and what are your ideas for our facility challenges?
 - What solutions can you live with?
 - Why do we need to do this now?
 - How will this make us better?
 - Long Range Facility planning ideas?



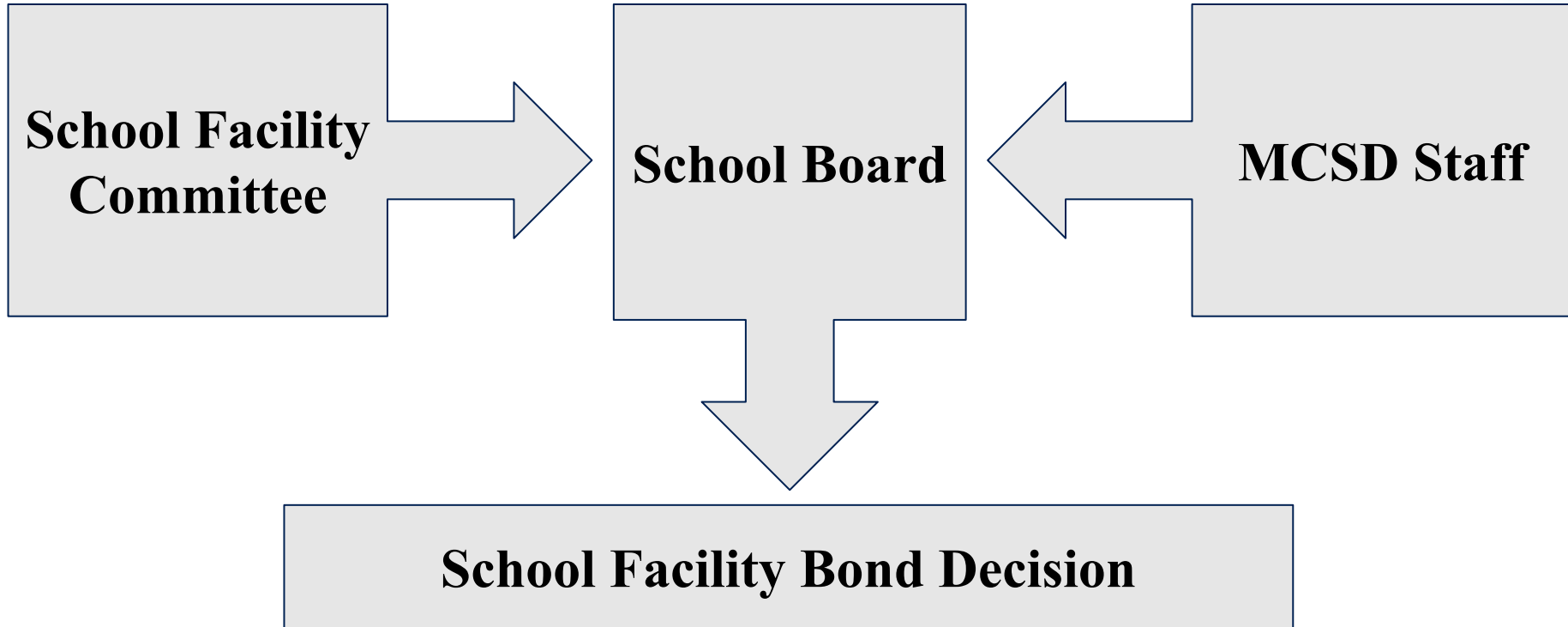
School Facilities

School Board Meeting 10/11/17 School Facilities Discussion:

- Share Community Feedback, Staff Feedback Themes
- Discussion on Architect/Engineering firms...when to hire? RFP?
- Discussion on School Facilities Timeline
- How will we utilize our SAVE account for school facilities?
- What guidance can we give to the School Facility Committee?



School Facilities



School Facilities

Goal of the School Facility Committee:

- To look at the big picture as it relates to school facilities
- Explore the facts and ask questions to better understand our circumstances and options
- Determine a facility plan our community can get behind
- Make a recommendation to the school board
- We will work toward reaching consensus as a group
 - Thumbs up/side/down
- Talk with others in the community
- Represent our students, staff, and community
- Make MCSD be the best it can be

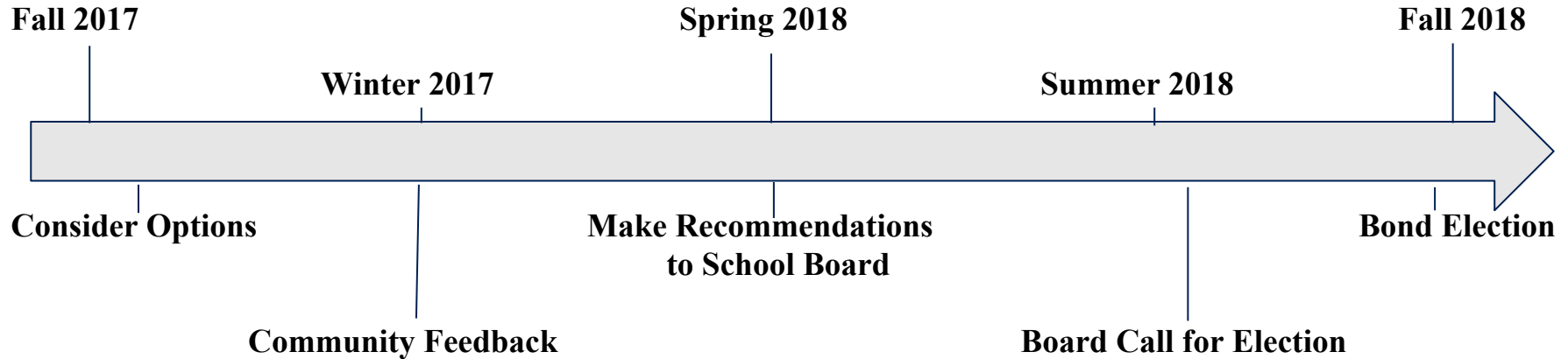
School Facilities

Norms of the School Facility Committee:

- Please be at the meetings (Share Schedule)
- Will be a lot of discussion/activities at meetings
- Please be open minded (If you are a NO under any circumstances or if you believe the only solution is the option you thought of, this is not the committee for you)
- Ask questions-Even if they are tough ones
- Questions that can't be answered will be put in the "Parking Lot" to explore the answers
- Respect and listen to others opinions
- Consider solutions in the best interest of the community

School Facilities

Anticipated Timeline:



School Facilities

Artifacts Discovered in this process:

- 1973 Report on school facilities timelines
- 1980's, 1990's, and 2010's school boards and committees indicate they want to move to a "Centralized Campus Plan"
- Found old activity sheets with many of the same facility concerns we have today
- Renderings from the 2015 Bond Election
- FEH 2012 Facility Assessment Report
 - Five years ago to do the needed repairs was approximately \$20.3 million dollars (Shannon, Carpenter, MS, Bus Barn)
 - Several School Options Listed in FEH Report

School Facilities

What facts do you need to make an informed decision about this project? Ticket Out the Door....Feedback

- Can a bond issue be approved with a multi year time table?
- What would it look like to have a Central Campus? Would we tear down some baseball/softball diamonds?
- Is it still feasible to build a high school at Kirkwood? Is there room?
- How can we improve traffic flow at the current high school?
- Facts and figures on remodel versus new build?
- How much space per student?
- How many buildings do we need?
- How much money would a bond be?
- What are the needs for a student's education in the future?
- What are other districts doing with facilities?

School Facilities

What facts do you need to make an informed decision about this project? Ticket Out the Door....Feedback (September 6)

- A needs assessment.
- What is being done in other districts/states/countries?
- How to efficiently communicate information to the community?
- I need to know a total cost for the project and how much each plan costs?
- I also need to know what our education will look like in 10-20 years?
- What is the cost to taxpayers?
- Maintenance on new facilities to make sure they last?
- The temperature of the community of the possible support?
- Cost of maintenance on 4 buildings?
- What will best meet the needs of our students?

School Facilities

What facts do you need to make an informed decision about this project? Ticket Out the Door....Feedback (September 6)

- Is there a safety issue with having one complex vs. 2 or 3 buildings?
- Demographics of the student population (how many kids are in community, how many open enroll, how many in each grade, etc.)
- What does the future models look like? What would our dream be?
- What the new research/trends in public education that most effect facilities? Floor space, location, ?
- How much money to bring our current high school up to code?(Paint, carpet, leaking, etc)
- What is the plan to move forward and what will it cost?
- Master plan? Finances?
- What are the arguments against? What facts would dispute those?
- If centralized campus is an option, where would it be?

School Facilities

Three themes are standing out with the Facility Committee:

- Central Campus vs Multiple Sites
- Costs are a **VERY** important factor
- Repair vs New Build

What has been lingering with me? (October 4)

- The cost of \$20.3 million dollars to repair and make ADA updates
- 5 years ago (2012)
- Does not include changing entry areas

School Facilities

Aimee Hospodarsky Presentation to School Facility Committee...

Monticello Heart and Soul...

The number one priority identified through data collection in Monticello is to:

“Improve School Facilities”



1

**Promote
Community
Celebrations**



2

**Support
Business
Ventures**



3

**Establish
Recreational
Trails**



4

**Improve
School
Facilities**



5

**Welcome
Newcomers**

School Facilities

Monticello Community School District (History)

- **1849/1850** First School Placed on the Corner of 3rd Street and Main Street
- **1851** Miss Rosalia Bartholmew Became First Teacher
- **1859** Two Story School Built Just South of Present Day Community Building. It was labeled as “Extravagant” and cost \$1200
- **1875** Lizzie Burnight was the First High School Graduate

School Facilities

- **1878** Opera House and School Built (Present Day Community Building) at a Cost of \$17,000. Added the Clock for \$625.
- **1895** High School Building Built for \$8000 (Masonic Temple)
- **1918** Remodeled a Building for Domestic Science (Family and Consumer Science) Now the Baptist Church on the Corner of Grand and Sycamore
- **1924** New School Built Now the Middle School Cost \$200,000
- **1954** Eight Rooms of Carpenter Elementary Built
- **1960** Seven Rooms added to Carpenter Elementary

School Facilities

- **1960 BOND PASSED** for High School Addition and Shannon Elementary, Cost \$750,000
- **1962** Shannon Elementary Completed
- **1963** High School Addition Completed
- **1974 BOND FAILED** 20% Yes 80% No to build new HS
- **1977 BOND FAILED** for \$750,000 to add lunchroom, library, and classrooms at Central School
- **1978 MAY BOND FAILED** for \$750,000 57.5% Yes
- **1978 November BOND FAILED** for \$750,000 55% Yes

School Facilities

- 1989 **BOND FAILED** 35% Yes
- 1993 **BOND FAILED** for new Middle School 52% Yes
- 1994 **BOND FAILED** for new Middle School 54% Yes
- 1996 **BOND PASSED** to build new High School for \$8,850,000
71% Yes
- 2015 **BOND FAILED** to build \$22,000,000 middle school
addition to current high school ~~and demolition of current middle
school~~, 28% Yes
- 2016 Payed off last payment of high school

School Facilities

Piper Jaffray (June 13, 2017)

What is a General Obligation Bond?

- GO Bonds are funding approved by the community through a bond referendum for specific projects such as construction or remodeling of buildings.
- They are paid back over a 20 year period.
- They require 60% voter approval.

School Facilities

Piper Jaffray (June 13, 2017)

What is our Bonding Capacity?

- The limit on the amount of money we can ask for in a GO Bond.
- Based on the voter approved levy amount.
- In September of 1996, Monticello voters passed a measure that the levy limit can be up to \$3.95 per \$1000 of property taxable valuation.
- Based on the maximum amount of \$3.95 per \$1000 of property taxable valuation, the MCSD Bonding Capacity is \$21.6 million dollars.

School Facilities

Piper Jaffray (June 13, 2017)

What is our Debt Limit?

- Not to be confused with Bonding Capacity.
- It is the maximum principal amount we are allowed to be in debt in the Monticello Community School District.
- This amount is based on 5% of the total estimated **actual** valuation of property within our school district's boundaries
- The Debt Limit in the MCSD is \$33.6 million dollars.
- We are currently Debt Free.

School Facilities

Breakdown of Taxable Valuation

Other

6.0%

Commercial/Industrial

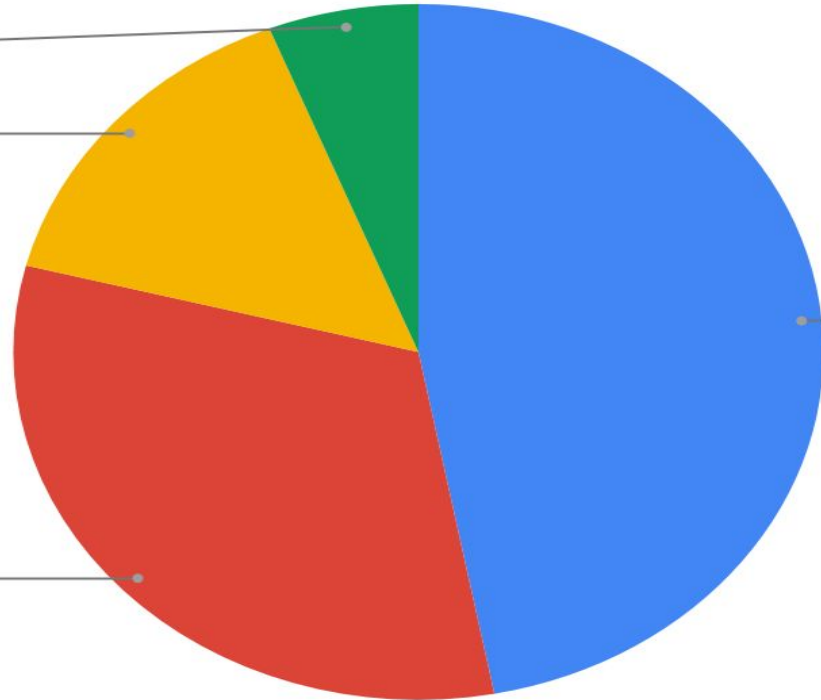
15.0%

Agricultural

32.0%

Residential

47.0%



School Facilities

Bond Issues in Iowa Since 2008:

- 78 Bond Issues have passed in Iowa since the 2008-2009 School Year.
- 48 Bond Issues have failed in Iowa since the 2008-2009 School Year.

Bonds Passing Near the MCSD:

College Community \$49.5 million	Midland \$12.9 million	Mid-Prairie \$10.6 million	Wilton \$11.5 million
Solon \$25.5 million	Williamsburg \$6.2 million	Anamosa \$16.9 million	Northeast Gooselake \$7.5 million
Center Point-Urbana \$12 million	Riverside \$15.1 million	Clear Creek Amana \$48 million	Western Dubuque \$16.5 million
Marion \$8.8 million	Waverly-Shell Rock \$18.9 million		

School Facilities

Year:	4%	5%	6%
1998	\$8.85m	\$8.85m	\$8.85m
1999	\$9.2m	\$9.3m	\$9.4m
2000	\$9.6m	\$9.8m	\$9.9m
2001	\$9.9m	\$10.2m	\$10.5m
2002	\$10.3m	\$10.8m	\$11.2m
2003	\$10.7m	\$11.3m	\$11.8m
2004	\$11.2m	\$11.9m	\$12.5m
2005	\$11.6m	\$12.5m	\$13.3m
2006	\$12.1m	\$13.0m	\$14.1m
2007	\$12.6m	\$13.8m	\$15.0m
2008	\$13.1m	\$14.4m	\$15.8m
2009	\$13.6m	\$15.1m	\$16.8m

Year:	4%	5%	6%
2010	\$14.1m	\$15.9m	\$17.8m
2011	\$14.7m	\$16.7m	\$18.9m
2012	\$15.3m	\$17.5m	\$20.0m
2013	\$15.9m	\$18.4m	\$21.2m
2014	\$16.6m	\$19.3m	\$22.5m
2015	\$17.2m	\$20.3m	\$23.8m
2016	\$17.9m	\$21.3m	\$25.3m
2017	\$18.6m	\$22.3m	\$26.8m
2018	\$19.4m	\$23.5m	\$28.4m
2019	\$20.2m	\$24.6m	\$30.1m
2020	\$20.9m	\$25.8m	\$31.9m
2021	\$21.8m	\$27.1m	\$33.8m

School Facilities

Year:	4%	5%	6%
2022	\$22.7m	\$28.5m	\$35.8m
2023	\$23.6m	\$29.9m	\$38.0m
2024	\$24.5m	\$31.4m	\$40.3m
2025	\$25.5m	\$32.3m	\$42.7m
2026	\$26.5m	\$34.6m	\$45.2m
2027	\$27.6m	\$36.3m	\$47.9m
2028	\$28.7m	\$38.1m	\$50.8m
2029	\$29.8m	\$40.0m	\$53.8m
2030	\$31.0m	\$42.0m	\$57.0m
2031	\$32.3m	\$44.1m	\$60.5m
2032	\$33.6m	\$46.4m	\$64.1m
2033	\$34.9m	\$48.7m	\$68.0m

Year:	4%	5%	6%
2034	\$36.3m	\$51.1m	\$72.0m
2035	\$37.8m	\$53.7m	\$76.4m
2036	\$39.3m	\$56.3m	\$81.0m
2037	\$40.8m	\$59.2m	\$85.8m
2038	\$42.5m	\$62.1m	\$91.0m

What would a high school cost 20 years from now?

Can we build up our SAVE account and use it to purchase a building?

School Facilities

Secure an Advanced Vision for Education (SAVE) Account:

- Many School Districts have avoided GO Bonds and used SAVE account funds (Penny Sales Tax).
- Our SAVE account was used to pay down the last bond as a cost savings measure (2016).
- We have approximately \$3 million in our SAVE account.
- The SAVE account currently brings in approximately \$960,000 per year in the Monticello Community School District.
- Voters extended the language of the Revenue Purpose Statement on September 12, 2017.
- Bad news from Governor's office on SAVE

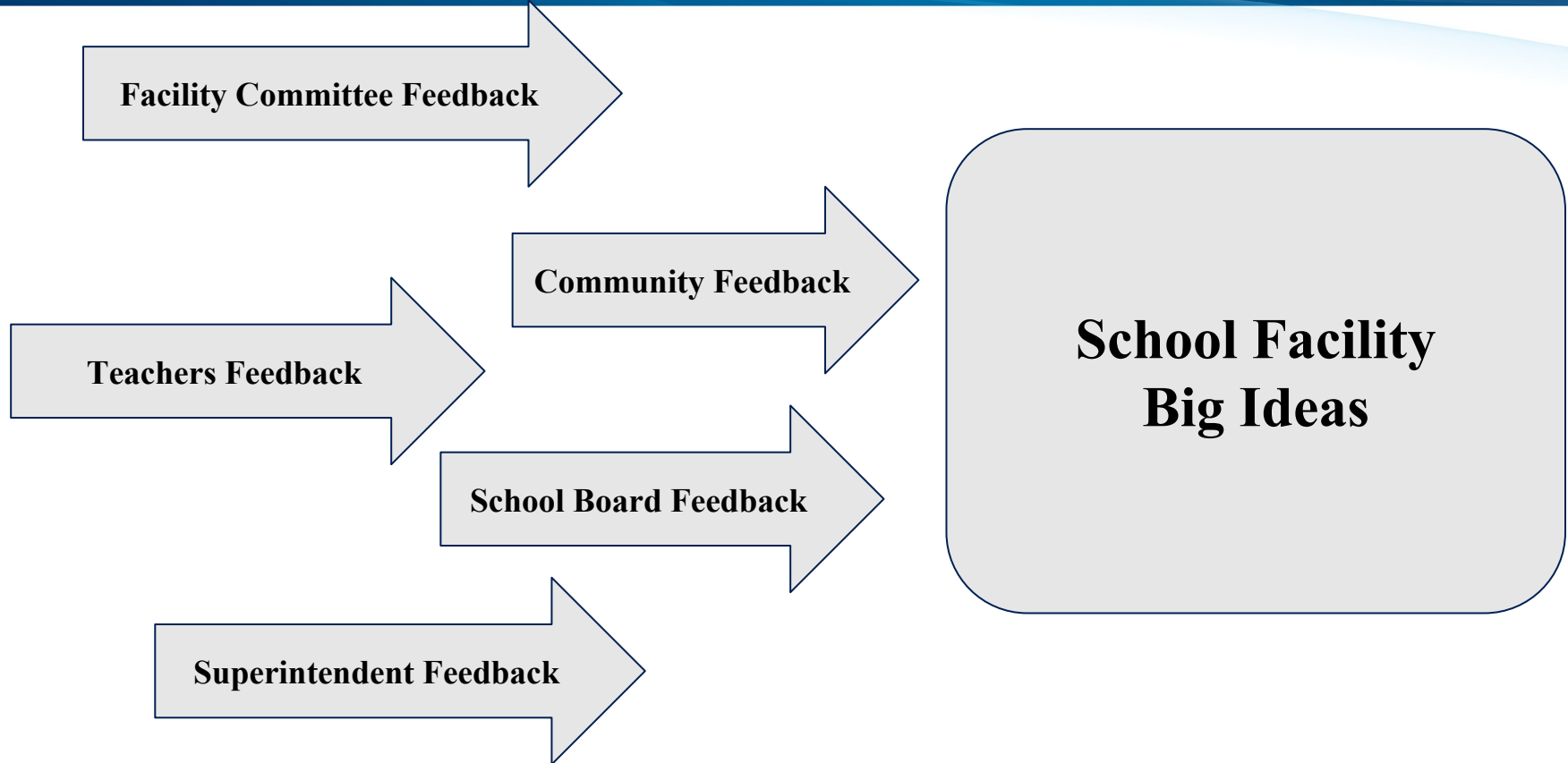
School Facilities

Next Facility Committee Meeting will be: (October 18)

- Activity to determine School Facility Committee Perspective
- Share Boards Perspective/Guidance
- Share Staff Perspective
- Share Superintendent Perspective

Begin narrowing down solutions of what the community can get behind and what recommendations can be sent to the board..

School Facilities



School Facilities

Ticket Out The Door from 10/4/2017: (Questions/Thoughts)

- Can we build at the HS where the Geo field is?
- How can we define the value of new facilities to our community?
- Can SAVE money be used for HS repairs and safe entries to schools?
- At what point do we start sharing our findings with the newspaper and other media outlets?
- I am impressed with the diversity of the Facilities Committee, that there are people that care so much about the future of MCSD!!

School Facilities

Ticket Out The Door from 10/4/2017: (Questions/Thoughts)

- When we built the HS, local contractors were approached about being “Project Managers” for the entire project. There were no takers because of the enormity of the project and the time it would’ve taken. To move forward without a general architect/contractor concerns me.
- Create a needs/benefits proposal - as if this project was seeking large \$ donors.
- Tonight: Thought - Campus #1, Funding, I would not promote what is in savings...

School Facilities

Ticket Out The Door from 10/4/2017: (Questions/Thoughts)

- Great to see the cost of a building years into the future - Perspective!
- I'd like to find out what the middle school students opinion on the school is.
- How can we get everyone on the same page?
- Make it Simple!!! Public Education will be the deciding factor whether YES or NO
- I think the Heart and Soul is a great tool for the committee and community to use. I think fundraising or donations for a new school is fantastic.

School Facilities

Ticket Out The Door from 10/4/2017: (Questions/Thoughts)

- We need to show a real need and solutions...What will community get behind?
 - trust/facts/data
 - conservative spending
 - Creative ways to come up with funds
- How close to the max of both bonds should we go with?
- Are there “no” voters in this room or on this committee? What happens if that is the case?

School Facilities

School Board Perspective on school facilities?

- **Board Discussion Activity (Gretchen Record)**
 - What are the needs and what are your ideas for our facility challenges?
 - What solutions can you live with?
 - Why do we need to do this now?
 - How will this make us better?
 - Long Range Facility Planning Ideas?

School Facilities

What is the Superintendent's perspective on school facilities?

- We need to address facility concerns in every building
 - HS, MS, Carpenter, Shannon, Panther Academy, Bus Barn
 - \$20.3 million (2012) + HS not included + changing entry areas for HS, MS, Shannon, Carpenter, and PA
 - I think it is smarter to put \$ into new facilities
 - In 20 years when they are paid off what will you have if you repair vs new build
- Time to get out of a 5-8 building
 - Time for a new district footprint: Pre-k-6, 7-8, 9-12

School Facilities

What is the Superintendent's perspective on school facilities?

- Central Campus Option would be very efficient
 - Building where geothermal currently exists
 - Can it be done? Two firms believe so...
 - Would avoid softball fields and tennis courts
- Move district office to a building (Transition School at DO)
- Keep MS GYM/Bus Barn and take down Shannon/Carpenter
- Need to have a long range plan
 - Timeline, financing the changes, what do we do with old structures, new buildings placed where, bussing, traffic issues, etc...

School Facilities

What is the Superintendent's perspective on school facilities?

- We need to make changes in phases to be the most cost effective
 - **Phase 1**-General Obligation Bond for Pre-K-6 building
 - Focus on one thing, can we get a community behind it?
 - Pre-K-6 building fixes most of our problems
 - Least expensive building to build is elementary
 - **Phase 2**-Use the SAVE (Penny Sales Tax) account to address ALL other concerns...if we have enough SAVE money
 - Approximately \$7m for Revenue Bonds through 2029, then add \$4m (Summer 2018) from SAVE (\$11m)
 - After 2029 if SAVE is extended use funds to pay off GO Bond earlier
 - I am not optimistic on longer solution from legislature

School Facilities

What is the Superintendent's perspective on school facilities?

- Passed PPEL last year (10 more years)
- Facility Projects 5 Year Plan (Annually)
- Revenue Purpose Statement passed on Sept 12 (Indefinitely)
- Why remodel and in 20 years figure out how to buy a building for \$45 million dollar building next
- Prices of buildings we need are at the point where they will outgrow the amount we make each year in the SAVE account
- Building now and paying it off in 20 years will put us in a position of maintenance only for many years
- The Pre-K-6 option addresses: Cost, Central Campus, Rebuild vs New Build which are the primary themes in the community

School Facilities



School Facilities

School Board Meeting 10/11/17 School Facilities Discussion:

- **Finish Discussions on each topic**
- Share Information Going out to the School Facility Committee
- School Board Perspective on School Facilities
 - What are the needs and what are your ideas for our facility challenges?
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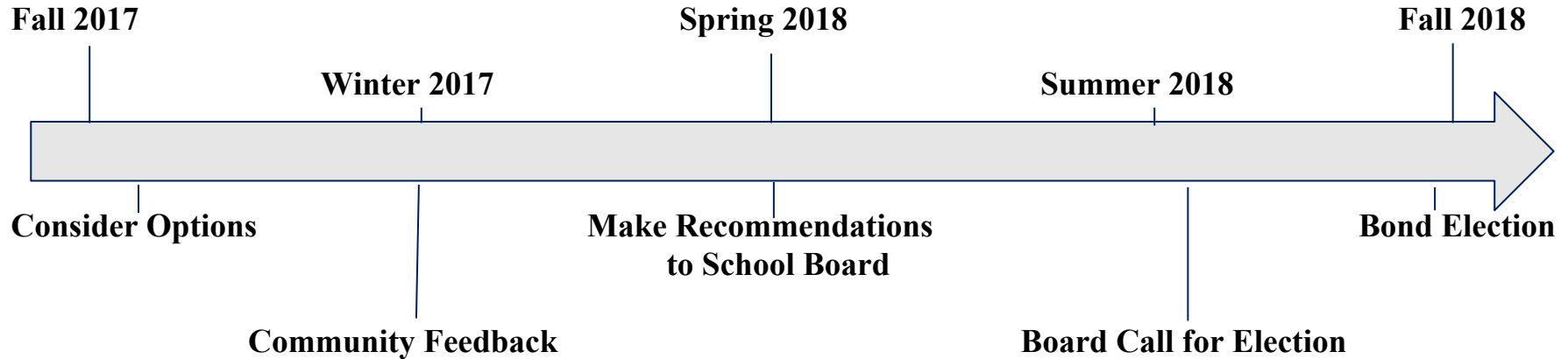
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School Facilities

Anticipated Timeline:



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School Facilities

