

## North Mahaska Community School District Facility Needs July 2019

The NMCS D had a facilities assessment completed in 2015 by Estes Construction, a preferred provider endorsed by the Iowa Association of School Boards. The facilities assessment identified several areas of need including building repairs and upgrades. Several, but not all, upgrades were completed in the latest Jr./Sr. High renovation project in 2016. In addressing the previous facilities assessment and identifying additional priorities for facilities planning, the North Mahaska administration met with North Mahaska staff and a Facilities Planning Committee comprised of a group of stakeholders from the community.

**Community Stakeholders and North Mahaska staff identified the following areas of need to be funded through a General Obligation Bond:**

Identified Need	Rationale
<p><b>HVAC (air-conditioning) in K-12 Buildings</b></p>	<p><b>Health &amp; Safety</b> is of utmost importance.</p> <p><b>Existing Condition:</b> The Elementary and Jr./Sr. High School Buildings are not air-conditioned. Some of the current issues include:</p> <ul style="list-style-type: none"> <li>● Mold due to high humidity and heat, wet floors from the humidity, swelling of doors, and moisture decay of windowsills</li> <li>● Poor indoor air quality pose health concerns for students and staff</li> <li>● Students have reported it is difficult to concentrate when the building is hot and humid</li> <li>● Decreased instructional time due to early release for high heat and humidity</li> <li>● A less secure building with multiple doors and windows opened for air flow</li> </ul> <p><b>Proposed Improvement:</b> Provide air-conditioning and increased ventilation air that meet current code requirements. This would provide:</p> <ul style="list-style-type: none"> <li>● Increased air quality</li> <li>● More comfortable learning and teaching environment</li> </ul>

	<ul style="list-style-type: none"> <li>● Better focus for students</li> <li>● Improved safety and security</li> <li>● Increased instructional time.</li> </ul>
<p><b>Safe Room (Wrestling/Fitness Room)</b></p>	<p><b>Safety</b> is of utmost importance.</p> <p><b>Existing Condition:</b> The Early Childhood, Elementary, and Jr./Sr. High School Buildings do not have a designated Safe Room. Hallways and other internal spaces are used during inclement weather.</p> <p><b>Proposed Improvement:</b> Provide a Safe Room constructed to provide better protection during inclement weather. This room is proposed to be a hardened structure. It may be designed and constructed to meet FEMA Safe Room criteria should FEMA funding be available. The room is proposed to provide capacity for 600-700 students and staff.</p> <p>The Safe Room will be dual purposed as the Wrestling Room and/or the Fitness Room. Wrestling and Fitness Rooms are wide open spaces providing a large, safe space for a maximum number of occupants.</p> <p>The desire is for the Fitness Room to be located and designed for community use and access.</p>
<p><b>Secure Jr./Sr. High School North Entrance</b></p>	<p><b>Safety &amp; Security</b> is of utmost importance.</p> <p><b>Existing Condition:</b> The north entrance of the Jr./Sr. High School is a blind entrance. There are no offices or classroom windows to provide supervision to those entering the building. Individuals gaining access to the building have access to the entire building.</p> <p><b>Proposed Improvement:</b> Improve security at this location by providing a secure vestibule and technology allowing access to be controlled by an operator in the</p>

	main office.
--	--------------

<p><b>Secure Elementary Main Entrance</b></p>	<p><b>Safety &amp; Security</b> is of utmost importance.</p> <p><b>Existing Condition:</b> The current main entrance of the elementary does not flow through the office. Individuals gaining access to the building have access to the entire building.</p> <p><b>Proposed Improvement:</b> A new secure entrance and office is proposed for the Elementary Building. It is to function similar to the Jr./Sr. High secure entrance. After school starts, students and visitors must access the building through the office, adding a layer of security for students and staff.</p>
<p><b>Early Childhood Expansion</b></p>	<p><b>Existing Condition:</b> The North Mahaska Early Childhood Building is full and has a need for additional space. There are several children on the New Sharon Child Care and Preschool waiting list who cannot be served at this time because space is not available. This is a potential loss of students for our schools as many of the children who attend our childcare subsequently feed into our NM Schools.</p> <p><b>Proposed Improvement:</b> Relocate the preschool (<i>currently within the Early Childhood Building</i>) to the Elementary Building. Renovate the current office area adjacent to Kindergarten for Preschool. This move provides additional childcare space and greater collaboration between NM Preschool and Kindergarten.</p>
<p><b>Early Childhood Building &amp; Elementary Building Corridor Connection</b></p>	<p><b>Safety &amp; Security</b> is of utmost importance.</p> <p><b>Existing Condition:</b> The Early Childhood Building is not connected to the main school building and does not have a designated safe location or basement for inclement weather. During inclement weather the children, ages 6-weeks to school age, and staff travel outside to access the main building to seek shelter. Babies are transported by placing four in a</p>

	<p>crib and wheeling the crib to the main building. Toddlers and Preschoolers walk outside to the main building.</p> <p><b>Proposed Improvement:</b> A new corridor is proposed to connect the two buildings and provide increased protection for these children and staff. The new connection also provides improved connection to shared resources and improved security at these entrance points.</p>
<p><b>Wrestling/Fitness Building Relocation</b></p>	<p><b>Existing Condition:</b> The current Wrestling and Fitness programs are located in a metal building detached from the main school building. The location of this building creates expansion challenges for the main school building. This detached building also creates security and supervision issues by having to travel outside between the two entrances.</p> <p><b>Proposed Improvement:</b> Move the existing metal building and reuse the building for much needed district storage. The relocation of this building frees space to provide expansion opportunities for parking, pick-up/drop-off, a new Safe Room, Wrestling, Fitness, Multi-purpose Rooms, and Locker Room expansion. These proposed spaces are proposed to be connected to the main building.</p>
<p><b>Exterior Door Position Sensors and Access Control</b></p>	<p><b>Safety &amp; Security</b> is of utmost importance.</p> <p><b>Existing Condition:</b> The majority of exterior doors do not have access control and have multiple keys. Unknowingly, exterior doors are propped open multiple times throughout the day for various reasons, creating safety and security risk. Additionally, in the event of an emergency, several teachers have to step outside of the classroom to lock their doors.</p> <p><b>Proposed Improvement:</b> Exterior door position sensors are proposed to provide alert when doors are open. This</p>

	<p>technology provides notification to staff. Access control and key fobs allow for increased security and safety by providing programmed control to when an entrance can be accessed, as well as being able to deny access immediately, if needed. Key fobs can also be given to law enforcement allowing quick access.</p>
<p><b>Other Building &amp; Maintenance Improvements:</b></p> <ul style="list-style-type: none"> <li>● <b>Roof Repair</b></li> <li>● <b>Retaining Wall Repair</b></li> <li>● <b>Locker Room Upgrades</b></li> </ul>	<p><b>Existing Condition:</b></p> <ul style="list-style-type: none"> <li>● <b>Roof</b> - The Facilities Assessment identified Jr./Sr. High roof as a need of improvement. Currently, the metal roof has areas that leak.</li> <li>● <b>Retaining Wall</b> - The Early Childhood retaining wall is leaning.</li> <li>● <b>Locker Rooms</b> - The Facilities Committee identified Locker Room upgrades citing poor appearance and facilities that are out of date. The locker rooms have not been updated since 1966 and there is currently no privacy for students to shower.</li> </ul> <p><b>Proposed Improvement:</b></p> <ul style="list-style-type: none"> <li>● <b>Roof</b> – A proposed solution could range from repair to replacement, pending further investigation with roofing consultants</li> <li>● <b>Retaining Wall</b> – Repair or replace the wall, pending further investigation with structural consultant</li> <li>● <b>Locker Rooms</b> – Upgrade locker room finishes, and provide new shower layout</li> </ul>

## How will the increased safety and secure & building improvement projects be funded?

The North Mahaska CSD is looking for support from taxpayers through a 20-year general obligation bond to fund the facility upgrades for increased safety, security, and additions of a safe room and classroom.

## How will the general obligation bond affect my property taxes?

The general obligation bond is funded through a direct levy on taxes. The current tax rate for North Mahaska Schools for Fiscal Year 2020 is \$12.64 per 1000 of assessed valuation. (This is a \$0.5 cent drop from the previous year.) With the general obligation bond in place, we can reasonably estimate and project that we can keep the tax levy constant over the next 5 years.

The current tax rate will drop in Fiscal Year 2021. If approved, the \$2.70 general obligation bond would make the overall tax rate for Fiscal Year 2021 \$12.62 per thousand of assessed valuation. You can see from the projections below; the tax rate keeps falling each year and is projected to be **below what you are currently paying now** even with the addition of the \$2.70 cent levy.

### (Past) & Projected Property Tax Rates with General Obligation Bond

Property Tax Rates											
Fund Name	Historical					BUDGET	Projections				
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General	10.5399	11.5485	10.5814	10.2278	10.4613	11.4194	9.1478	8.6988	8.6496	8.5988	8.5479
Management	0.6900	0.9000	1.0200	1.0600	0.9400	0.9400	3.1579	0.9238	0.9013	0.8793	0.8579
Regular PPEL	0.3300	0.3300	0.3300	0.3300	0.3300	0.3300	0.3300	0.3300	0.3300	0.3300	0.3300
Voted PPEL	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
PERL	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Library	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Debt Service	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.6724	2.6137	2.5359	2.4775
<b>Total Rate</b>	<b>11.5599</b>	<b>12.7785</b>	<b>11.9314</b>	<b>11.6178</b>	<b>11.7313</b>	<b>12.6894</b>	<b>12.6357</b>	<b>12.6250</b>	<b>12.4946</b>	<b>12.3440</b>	<b>12.2133</b>

## What will my taxes likely be with the passing of the General Obligation Bond?

The financial projection models show taxes remaining stable with no increase. In fact, even with the passing of a general obligation bond, it is possible to decrease the property taxes (based on the current \$12.64 per \$1000 of assessed valuation).

### Projected Future Tax Rates -Based on Passing of General Obligation Bond

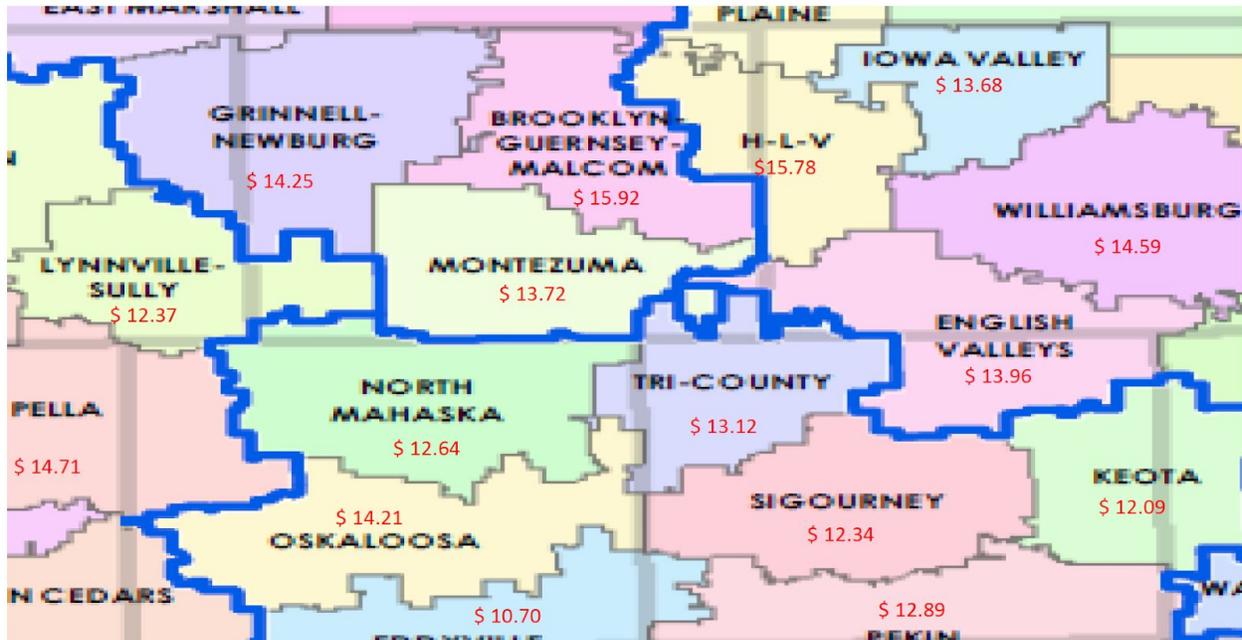
Fiscal Year 2021:	\$12.62	(The tax rate would be 2 cents lower than what is currently is for FY 2020)
Fiscal Year 2022:	\$12.49	(15 cents lower than what it currently is for FY 2020)
Fiscal Year 2023:	\$12.34	(30 cents lower than what it currently is for FY 2020)
Fiscal Year 2024:	\$12.21	(43 cents lower than what it currently is for FY 2020)

\*This is per \$1000 of assessed valuation

### **Bond Language on the Ballet:**

Shall the Board of Directors of the North Mahaska Community School District in the Counties of Mahaska and Poweshiek, State of Iowa, be authorized to contract indebtedness and issue General Obligation Bonds in an amount not to exceed \$12,800,000 to provide funds to build, furnish, and equip additions to and remodel, repair, furnish, equip, and improve existing K-12 building and site, including HVAC, safety and security improvements and related site improvements?

## How does the North Mahaska CSD tax rate compare to other districts around the area?



2019-2020 Tax Rates – Surrounding School District

	2018-19	2019-20		2018-19	2019-20
Eddyville-Blakesburg-Fremont	10.70	10.70	Montezuma	13.75	13.72
Keota	11.85	12.09	English Valley	13.93	13.96
Sigourney	12.83	12.34	Oskaloosa	14.20	14.21
Lynnville-Sully	12.46	12.37	Grinnell-Newburg	14.25	14.25
<b>North Mahaska</b>	12.69	12.64	Williamsburg	14.59	14.59
Pekin	12.95	12.89	Pella	15.19	14.71
Tri-County	13.82	13.12	HLV	15.99	15.78
Iowa Valley	13.71	13.68	Brooklyn-Guernsey-Malcom	16.00	15.92

## If the general obligation bond does not pass, how will the district fund these projects?

Quite simply, the district would not be able to fund these projects. In responding to the facilities assessment done in 2015, the district completed the first renovation project by bonding against the state-wide sales tax penny. This saved tax-payers dollars by not increasing property tax rates. Could this be done again? There would not be enough capacity at this time to bond against the state-wide sales tax penny and complete the identified projects. Additionally, the district does not have a voted Physical Plant and Equipment Levy (PPEL). The district could take a PPEL vote to the community of \$1.34, but that would not generate enough funds for the identified projects. Additionally, this would still be a levy on property taxes.

**Community Meetings:** August 6 & September 3 @ 6:30 p.m. @ North Mahaska Auditorium  
**When will the district voters be able to vote on the ballot question?** September 10th

