

EARLHAM COMMUNITY SCHOOL DISTRICT

COMMUNITY INFORMATION SESSION



BACKGROUND

SCHEDULE

WHERE ARE WE?

WHERE DO WE WANT TO BE?

HOW DO WE GET THERE?

COMMUNICATE



2023
Mini Master
Plan

Focus Groups
Educational
Leadership
Facilities
Committee

April

Board Workshop

Compile
Information

May & June

Plan &
Communicate
Community
Input Sessions

Community
Input Sessions

July

Small Group
Presentations

Board Meeting -
Board Action to
Approve Petition
Language

Petition

August

Petition

Board Meeting -
Board to Receive
Petition and Call
for Election

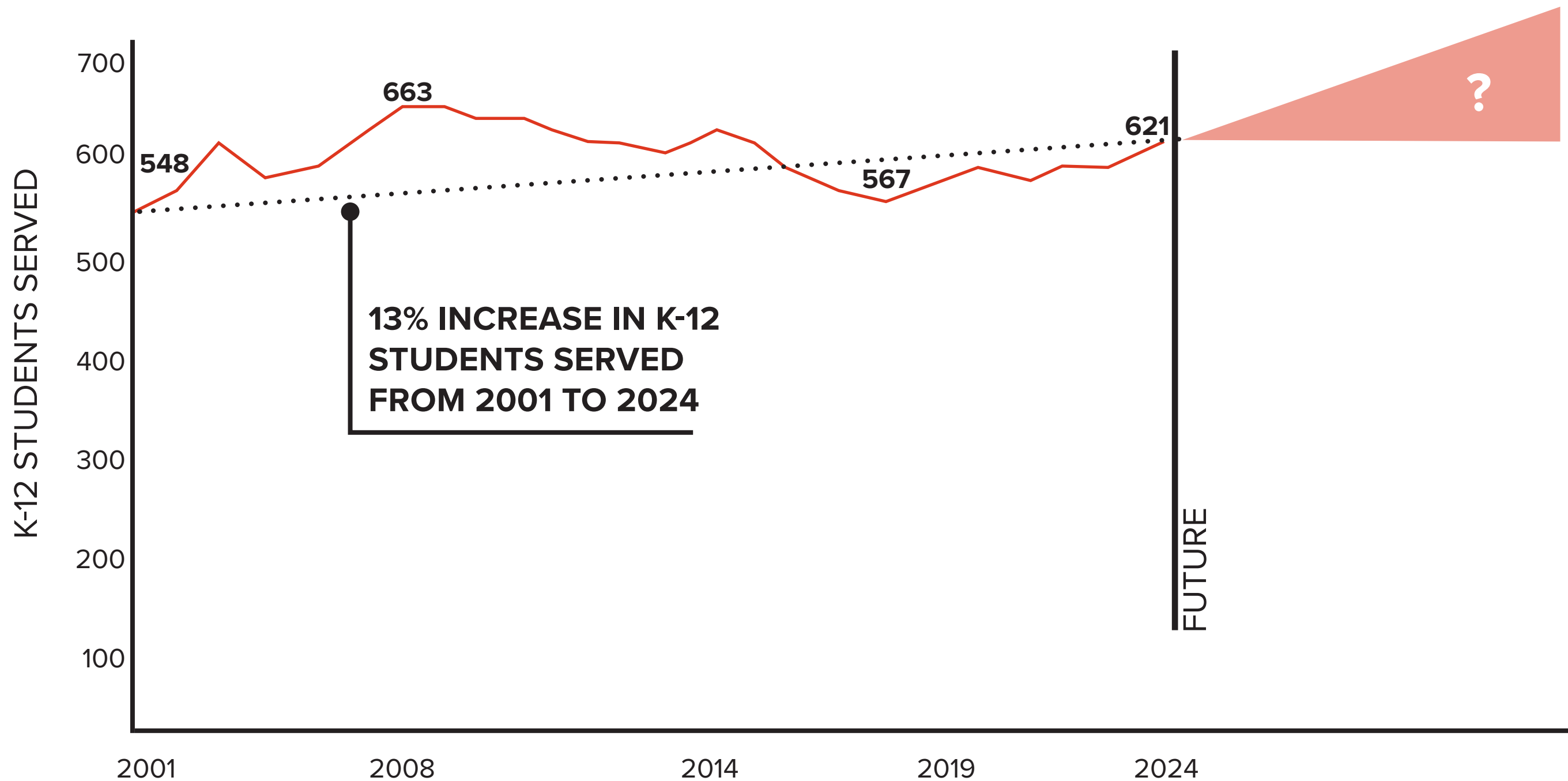
**September &
October**

Information
Campaign -
Website, Flyers,
Meetings, etc.

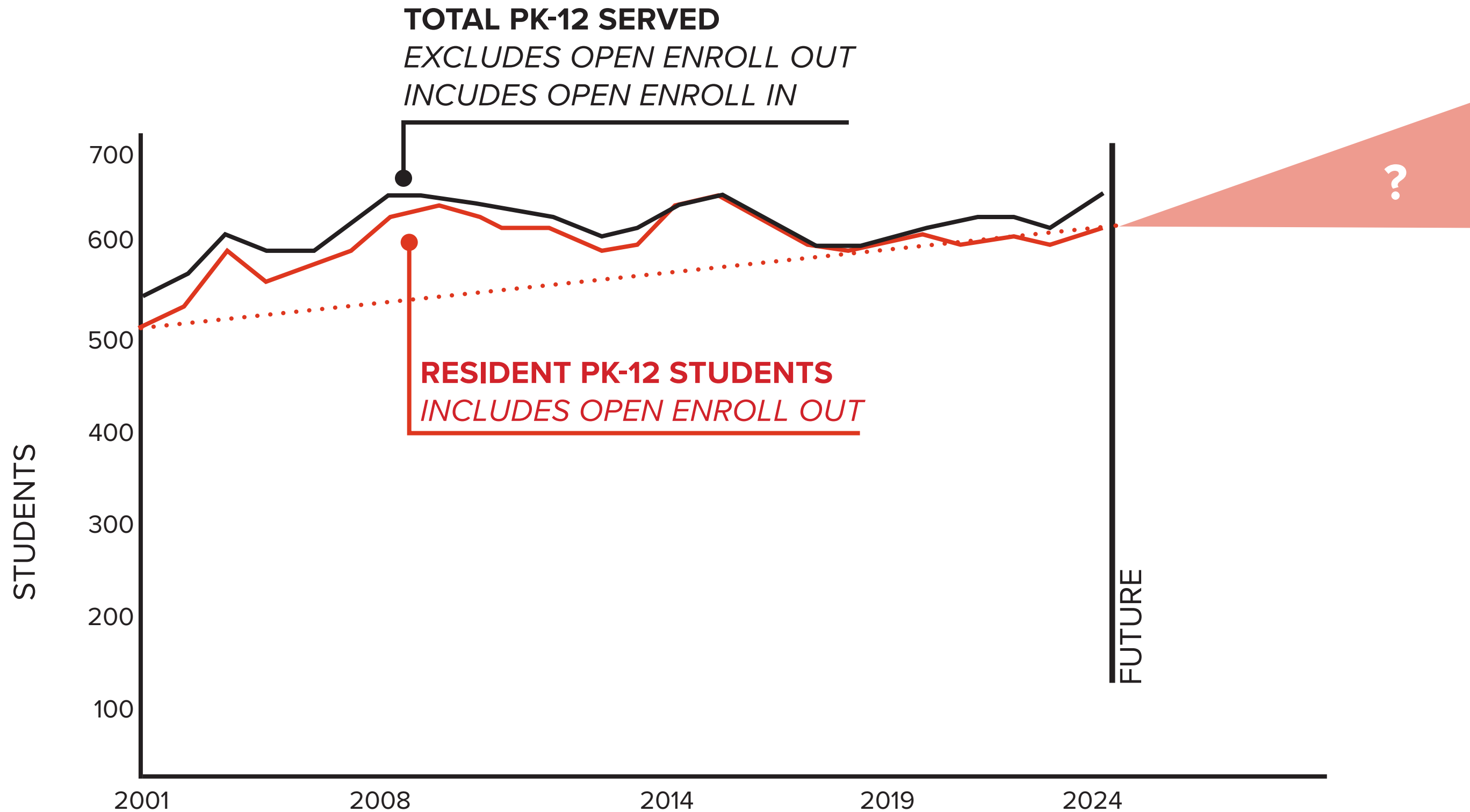
November

Vote

TRENDS



TRENDS



EXISTING

DONE or IN PROGRESS

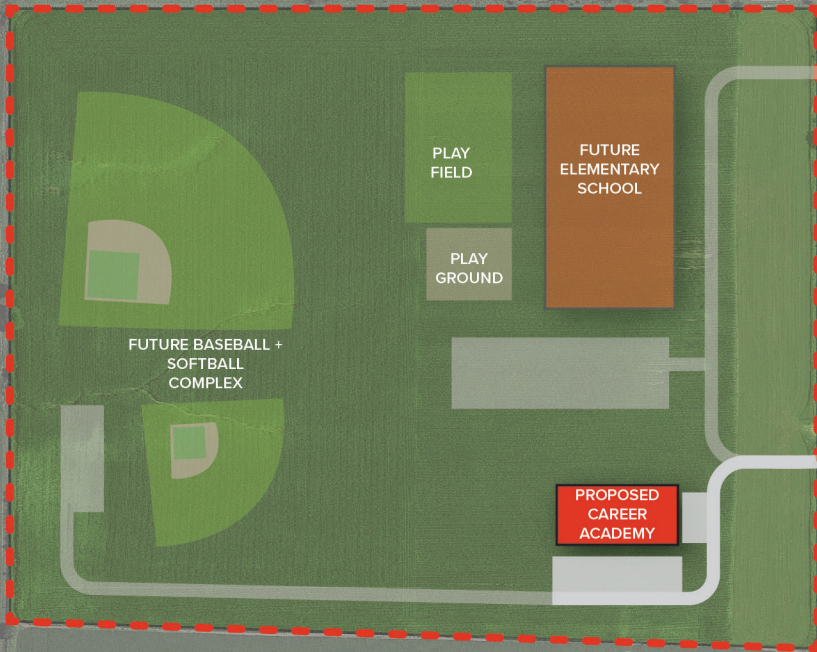
- ☑ FURNITURE UPGRADES FOR CAFETERIA
- ☑ FURNITURE UPGRADES FOR COMMONS
- ☑ PAINTING OF HS HALLWAY BRICK
- ☑ REPAIR AND PAINT HS HALLWAY SHEETROCK
- ☑ RESURFACE AND PAINT THE TRACK
- ☑ REMOVE ASH TREES / PLANT TREES
- ☑ ROOF REPLACEMENT ON 2003 ADDITION
- ☑ NEW WRESTLING MATS
- ☑ REPAY LOAN FOR GYM / WEIGHTROOM
- ☑ REPLACE DOORS BY CAFETERIA + ART ROOM
- ☑ PAINT CLASSROOMS AS NEEDED
- ☑ STEM ROOM
- ☑ REPLACE KUBOTA
- ☑ RENOVATE LIBRARY
- ☑ INFILL TURF PELLETS
- ☑ REPLACE BURNT OUT LIGHTS AT FIELD
- ☑ PRESCHOOL PLAYGROUND
- ☑ REPLACE PHONE SYSTEM
- ☑ NEW CARPET IN HALLWAYS AND CLASSROOMS
- ☑ REMOVE FENCING AROUND CREEK
- ☑ SECURITY CAMERAS - MORE
- ☑ UPDATE PLUMBING AND ELECTRICAL FOR 3 STORY BUILDING
- ☑ REMODEL ALL 3 STORY RESTROOMS
- ☑ FACELIFT FOR 3 STORY
- ☑ UPDATE NORTH GYM LIGHTING
- ☑ WINDOW SHADES ON 3 STORY BUILDING
- ☑ FOB SYSTEM AT ENTRIES

TO DO

- ☐ RENOVATE RESTROOMS IN HS
- ☐ RENOVATE RESTROOMS IN 2003 AND GYM ADDITION
- ☐ REPLACE BURNT OUT LIGHTS AT FIELD
- ☐ BLEACHERS FOR BASEBALL/SOFTBALL
- ☐ EQUIPMENT FOR CTE PROGRAMS
- ☐ ADDRESS PARKING ISSUES
- ☐ RESURFACE PARKING
- ☐ REPLACE PORTION OF WEST DRIVE
- ☐ NEW KITCHEN EQUIPMENT
- ☐ UPDATE MS LOCKER ROOMS
- ☐ REPLACE AHU ABOVE CAFETERIA/HS

THESE PROJECTS HAVE UTILITZED PPEL AND SAVE FUNDS

PROJECTS



EARLHAM
COMMUNITY SCHOOL DISTRICT
PROPOSED PROJECTS

INVISION

PROJECTS

1

BUILD NEW CAREER ACADEMY TO EXPAND PROGRAMMING, MEET THE LABOR FORCE NEEDS AND OPEN UP SPACE IN EXISTING BUILDING

2

RENOVATE EXISTING CAREER AND TECH (CTE) SPACE INTO **MIDDLE SCHOOL CLASSROOMS**, OPENING UP CLASSROOMS FOR FUTURE ELEMENTARY SECTIONS

3

BUILD PRACTICE FACILITY TO PROVIDE NEW WRESTLING SPACE AND LOCKER ROOMS

CAREER ACADEMY



- 13,000-15,000 square feet of dedicated career academy building to support skill training, hands-on experiences, and potential pathway exploration
- Flexible trades lab to support a wide variety of skills and experiences in multiple trades (woods, metals/ welding, advanced manufacturing, and construction)
- Classroom space for ag and industrial tech
- Technology lab and greenhouse space
- Hybrid wet lab and classroom to support science based programming
- Potentially 1-2 additional classrooms to support future programming



CAREER ACADEMY



CAREER ACADEMY

INVISION
PLANNING | ARCHITECTURE | INTERIORS

CAREER ACADEMY

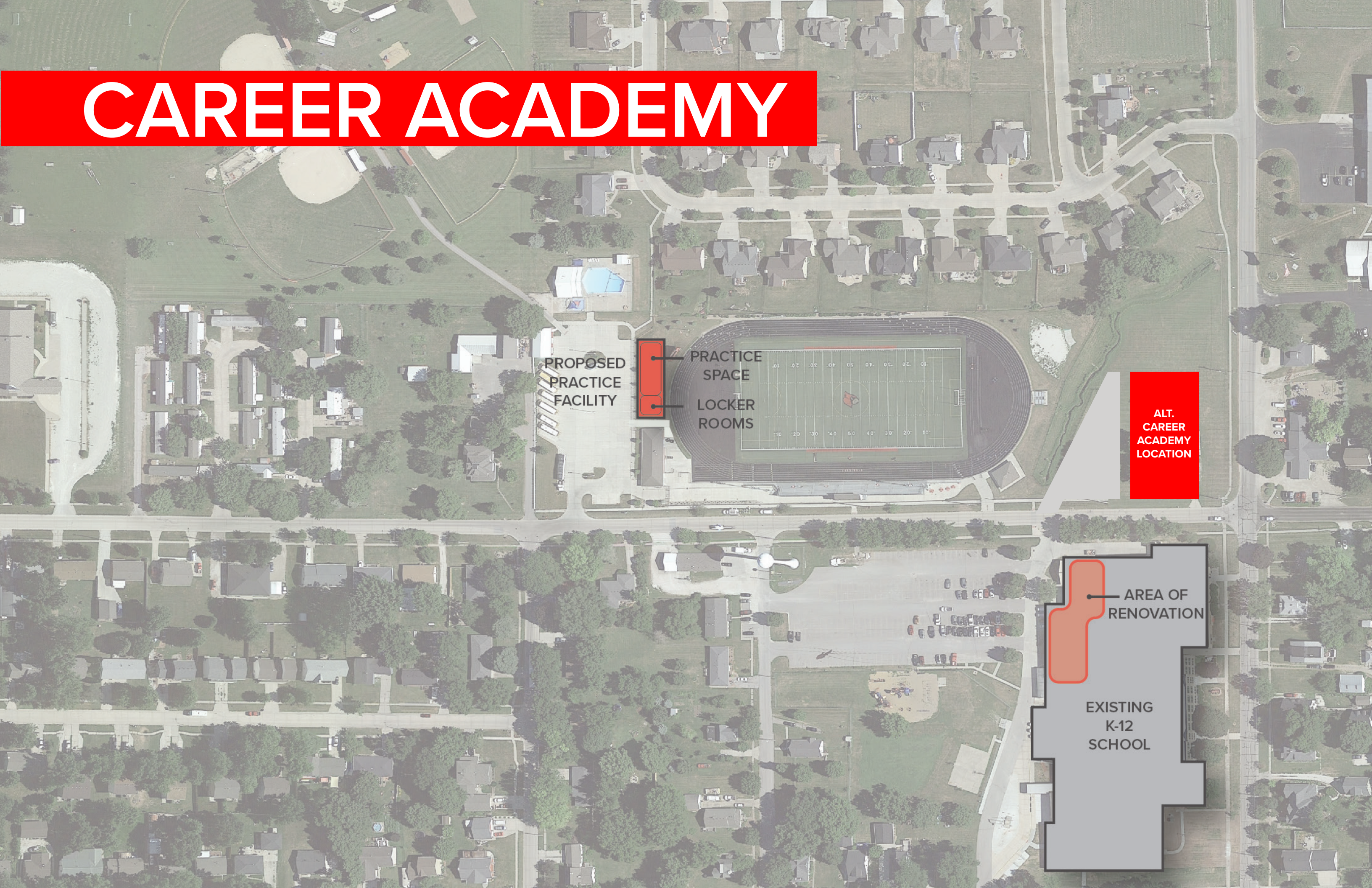
PROPOSED
PRACTICE
FACILITY

PRACTICE
SPACE
LOCKER
ROOMS

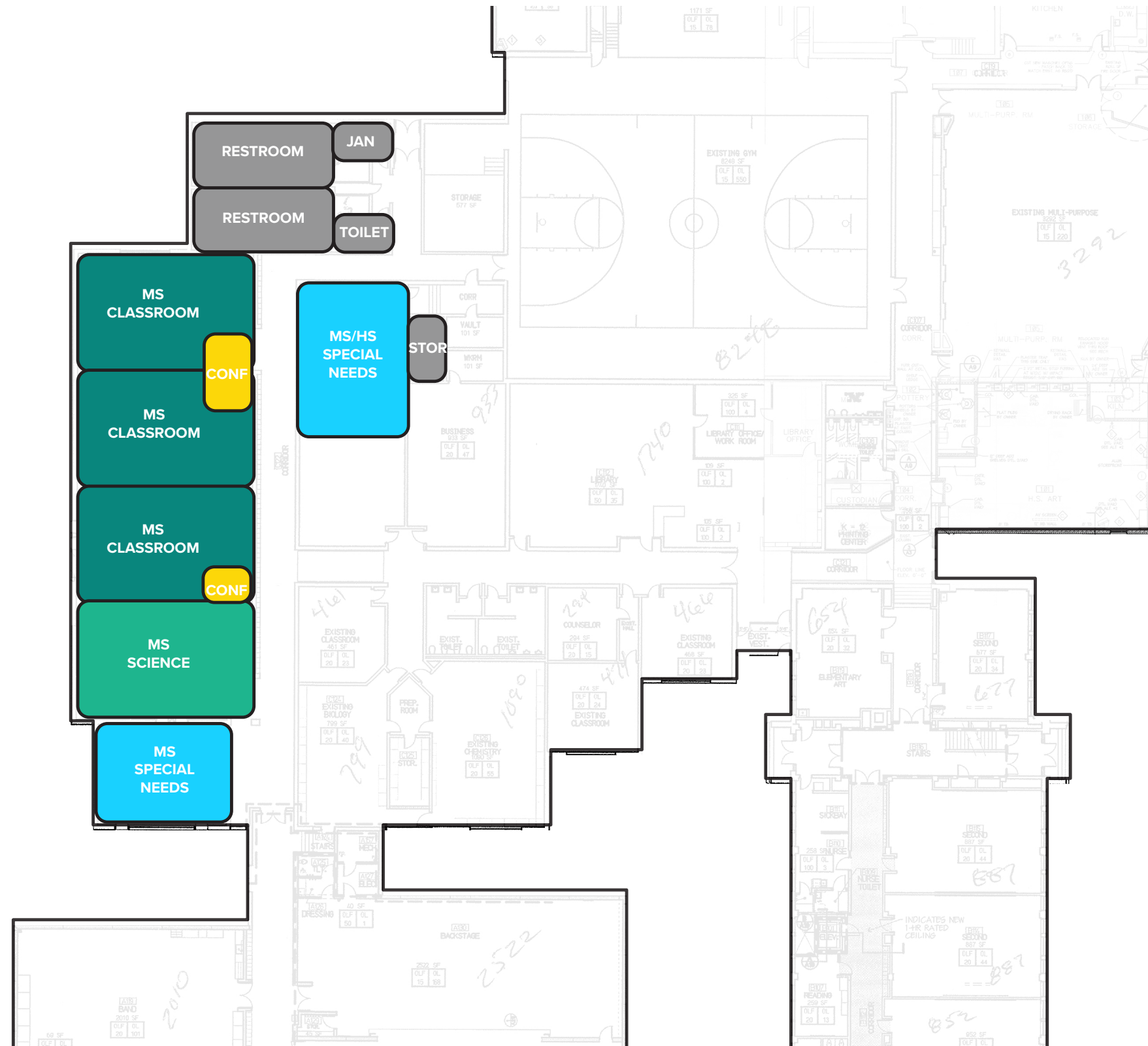
ALT.
CAREER
ACADEMY
LOCATION

AREA OF
RENOVATION

EXISTING
K-12
SCHOOL



MIDDLE SCHOOL



- +/- 7,500 square feet of space for grades 6, 7, and 8
- Provides a dedicated Middle School area of the building
- 3 general classrooms
- 1 science classroom
- 1 special needs level 1/2 classroom
- 1 self contained special education 1/2/3 middle school/high school classroom with life skills lab and private bathroom
- Shared collaborative conference room
- Dedicated middle school restrooms

This work will allow the three story to transition to a complete three section elementary school.



MIDDLE SCHOOL

INVISION
PLANNING | ARCHITECTURE | INTERIORS

PRACTICE FACILITY

7,000-7,500 SF of space that includes

- 2 to 2 1/2 mats of wrestling practice space that can also be used for PE or other district needs
- Space for cardio equipment, coaches meeting room and training room space to support athlete development
- Locker rooms to support boys and girls programs in wrestling, football, field sports
- Coaches bathroom and single user toilet/showers



HOW MUCH?

CAREER ACADEMY

Site Development	\$1,075,000
Building	\$1,250,000
Finishes	\$730,000
Mechanical	\$980,000
Electrical	\$748,000
Soft Costs	\$1,280,000
<i>Furniture, Equipment, Fees, Testing, Contingency, etc.</i>	
Total Project Cost	\$6,063,000

MIDDLE SCHOOL RENOVATION

Demolition	\$51,000
Structural	\$102,300
Finishes	\$375,000
Mechanical	\$580,000
Electrical	\$185,000
Soft Costs	\$305,000
<i>Furniture, Equipment, Fees, Testing, Contingency, etc.</i>	
Total Project Cost	\$1,598,300

PRACTICE FACILITY

Site Development	\$290,000
Building	\$517,400
Finishes	\$282,500
Mechanical	\$384,000
Electrical	\$225,400
Soft Costs	\$486,000
<i>Furniture, Equipment, Fees, Testing, Contingency, etc.</i>	
Total Project Cost	\$2,185,300

Total Current Budget \$9,846,600

SCHEDULE

2024

2025

2026

2027

NOVEMBER 5TH
ELECTION

CAREER
BUILDING

DESIGN

BID

CONSTRUCTION

EARLY BID PACKAGE
FOR STRUCTURE

COMPLETE
SPRING 2026

PRACTICE
FACILITY

DESIGN

BID

CONSTRUCTION

EARLY BID PACKAGE
FOR STRUCTURE

COMPLETE
SPRING 2026

MIDDLE SCHOOL
RENOVATION

DESIGN

BID

CONSTRUCTION
SUMMER 2026

COMPLETE
FALL 2026

TAX IMPACT

FINANCE

- 1. OUTSTANDING DEBT AND CAPACITY REVIEW**
- 2. ESTIMATED DEBT SERVICE LEVY OF \$2.70 / \$1000**
- 3. SIMILAR PROPOSED TAX IMPACT AS THE LAST APPROVED BOND ISSUE IN 2001-2002**
- 4. ESTIMATED INTEREST RATES IF SELLING TODAY
3.75 - 4.00%**

BUCKETS

VOTED PHYSICAL PLANT & EQUIPMENT LEVY



Property tax

SALES TAX REVENUE BONDS (SAVE)



Sales tax

GENERAL OBLIGATION BONDS



Property tax

OR



Property tax

SOURCE

LEVY RATE (PER \$1,000)

\$1.34

--

Up to \$2.70

Up to \$4.05

VOTE REQUIRED

Yes
(approved through 2032)

Yes
(need to re-approve)

Yes

Yes

OF QUESTIONS

1

1

1

2 (if not previously levied)

APPROVAL NEEDED

50% + 1 vote

50% + 1 vote

60% + 1 vote

60% + 1 vote

NOTES

Separate from board approved
\$0.33 PPEL

Used for maintenance, repairs,
construction, technology,
vehicles, furniture, and
equipment

Penny sales tax

Funds used for maintenance and
construction projects

Allows district to levy up to
\$2.70 but could be less

Project specific

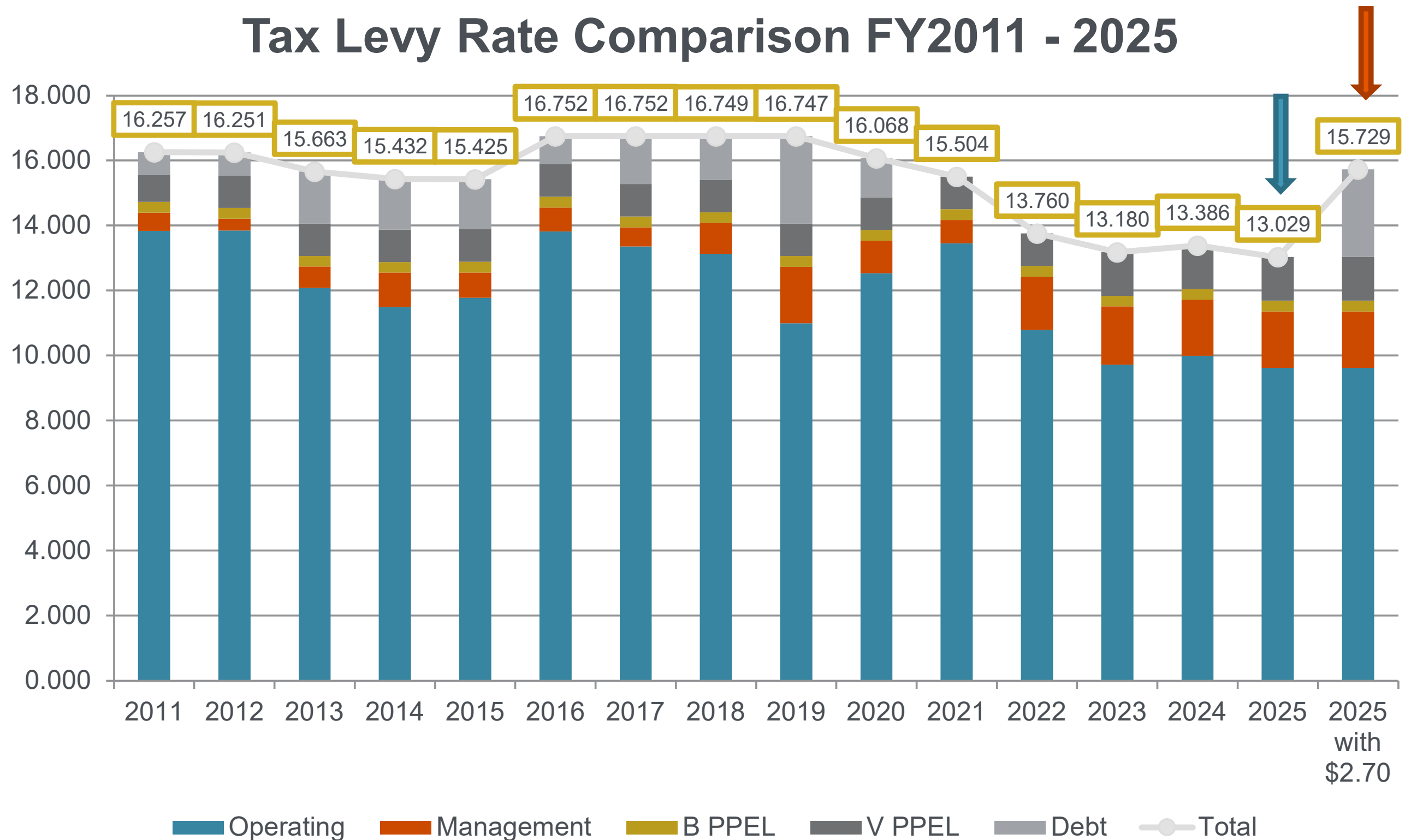
Allows district to levy up to
\$4.05 but could be less

Project specific

TAX RATE

INCLUDING ESTIMATE IF FY2025 HAD A \$2.70 DEBT LEVY

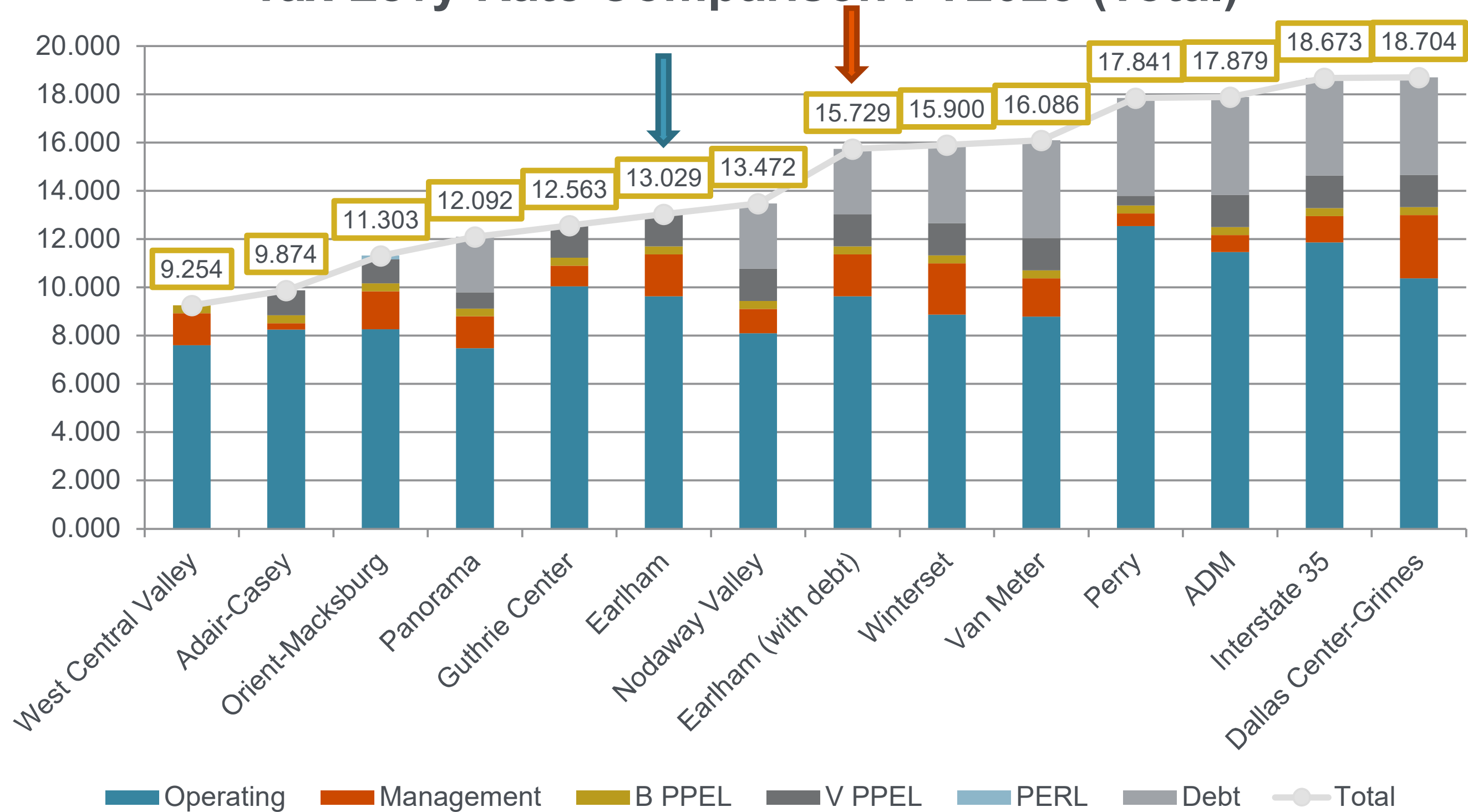
Tax Levy Rate Comparison FY2011 - 2025



TAX RATE

COMPARING OVERALL TAX RATE TO AREA DISTRICTS

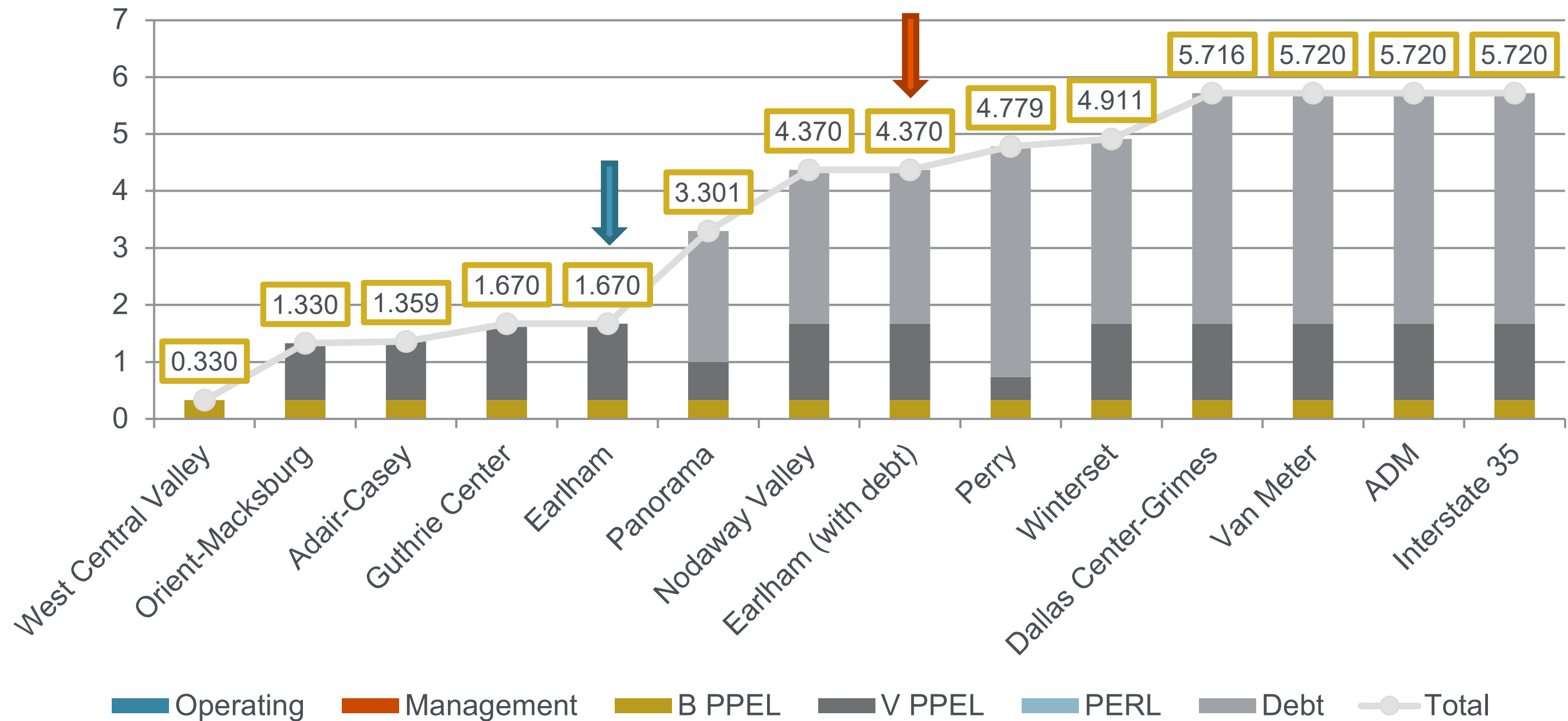
Tax Levy Rate Comparison FY2025 (Total)



TAX RATE

COMPARING CAPITAL TAX RATE TO AREA DISTRICTS

Tax Levy Rate Comparison FY2025 (Capital Levies)



IMPACT

Tax Impact for Residential Property

1/1/2023 Assessed Value		1/1/2023 Est. Rollback Percentage		1/1/2023 Est. Taxable Value		Less: Est. Homestead Credit (1)(2)		Net Est. Taxable Value		Estimated Tax Rate Increase per \$1,000		Annual Additional Tax		Monthly Additional Tax	
Residential Property															
\$50,000	x	46.3428%	=	\$23,171	-	\$4,850	=	\$18,321	x	\$2.70	=	\$49.47	\$4.12		
\$75,000	x	46.3428%	=	\$34,757	-	\$4,850	=	\$29,907	x	\$2.70	=	\$80.75	\$6.73		
\$100,000	x	46.3428%	=	\$46,343	-	\$4,850	=	\$41,493	x	\$2.70	=	\$112.03	\$9.34		
\$150,000	x	46.3428%	=	\$69,514	-	\$4,850	=	\$64,664	x	\$2.70	=	\$174.59	\$14.55		
\$200,000	x	46.3428%	=	\$92,686	-	\$4,850	=	\$87,836	x	\$2.70	=	\$237.16	\$19.76		
\$250,000	x	46.3428%	=	\$115,857	-	\$4,850	=	\$111,007	x	\$2.70	=	\$299.72	\$24.98		
\$300,000	x	46.3428%	=	\$139,028	-	\$4,850	=	\$134,178	x	\$2.70	=	\$362.28	\$30.19		
\$400,000	x	46.3428%	=	\$185,371	-	\$4,850	=	\$180,521	x	\$2.70	=	\$487.41	\$40.62		
\$500,000	x	46.3428%	=	\$231,714	-	\$4,850	=	\$226,864	x	\$2.70	=	\$612.53	\$51.04		
Value of Homestead Credit:						\$4,850	=	-\$4,850	x	\$2.70	=	-\$13.10	-\$1.09		
Value of Senior / Homestead Credit:						\$8,100	=	-\$8,100	x	\$2.70	=	-\$21.87	-\$1.82		

IMPACT

Tax Impact for Commercial Property

1/1/2023 Assessed Value	1/1/2023 Est. Rollback Percentage	1/1/2023 Est. Taxable Value	Less: Est. Homestead Credit (1)(2)	Net Est. Taxable Value	Estimated Tax Rate Increase per \$1,000	Annual Additional Tax	Monthly Additional Tax
Commercial / Industrial Property							
Tax Treatment for first 150K (like residential)							
\$150,000 x	46.3428% =	\$69,514 -	\$0 =	\$69,514 x	\$2.70 =	\$187.69	\$15.64
Tax Treatment after first 150K							
\$850,000 x	90.0000% =	\$765,000 -	\$0 =	\$765,000 x	\$2.70 =	\$2,065.50	\$172.13
Tax Treatment for Property (blended "rollback rate")							
\$1,000,000 x	83.4514% =	\$834,514 -	\$0 =	\$834,514 x	\$2.70 =	\$2,253.19	\$187.77

IMPACT

Tax Impact for Ag Land Property

1/1/2023 Assessed Value		1/1/2023 Est. Rollback Percentage		1/1/2023 Est. Taxable Value		Less: Est. Homestead Credit (1)(2)		Net Est. Taxable Value		Estimated Tax Rate Increase per \$1,000		Annual Additional Tax		Monthly Additional Tax	
Agricultural Property (land only on a per acre basis)*															
\$1,000	x	71.8370%	=	\$718	-	\$0	=	\$718	x	\$2.70	=	\$1.94	\$0.16		
\$1,100	x	71.8370%	=	\$790	-	\$0	=	\$790	x	\$2.70	=	\$2.13	\$0.18		
\$1,103	x	71.8370%	=	\$792	-	\$0	=	\$792	x	\$2.70	=	\$2.14	\$0.18		
\$1,200	x	71.8370%	=	\$862	-	\$0	=	\$862	x	\$2.70	=	\$2.33	\$0.19		
\$1,300	x	71.8370%	=	\$934	-	\$0	=	\$934	x	\$2.70	=	\$2.52	\$0.21		
\$1,400	x	71.8370%	=	\$1,006	-	\$0	=	\$1,006	x	\$2.70	=	\$2.72	\$0.23		
\$1,500	x	71.8370%	=	\$1,078	-	\$0	=	\$1,078	x	\$2.70	=	\$2.91	\$0.24		
\$1,600	x	71.8370%	=	\$1,149	-	\$0	=	\$1,149	x	\$2.70	=	\$3.10	\$0.26		
\$1,700	x	71.8370%	=	\$1,221	-	\$0	=	\$1,221	x	\$2.70	=	\$3.30	\$0.27		
\$1,770	x	71.8370%	=	\$1,272	-	\$0	=	\$1,272	x	\$2.70	=	\$3.43	\$0.29		
\$1,800	x	71.8370%	=	\$1,293	-	\$0	=	\$1,293	x	\$2.70	=	\$3.49	\$0.29		
Taxable Value as % of Market:				8.55%		*1/1/2023 Average Assessed Value/Acre:				Madison		\$1,103			
						*1/1/2023 Average Market Value/Acre:				Madison		\$9,270			
Number of Acres:				40		1/1/2023 Est. Avgerage Assessed/Acre:				State Productivity		\$1,770			
Assessed Value per Acre (5):				\$1,103		1/1/2023 Average Market Value/Acre:				State Market		\$11,835			
\$44,118	x	71.8370%	=	\$31,693	-	\$0	=	\$31,693	x	\$2.70	=	\$85.57	\$7.13		

INFORMATION

- Visit [WWW.EARLHAMCSDFUTURE .ORG](http://WWW.EARLHAMCSDFUTURE.ORG) for FAQ, more information, etc.
- Registered voters who live in the district can now request a mailed absentee ballot through your county auditor's office.
- Mailed ballots will be sent out beginning October 17.
- In-person absentee voting begins October 16 at your county auditor's office, and ends November 4.
- Polls open on election day (Tuesday, November 5) from 7:00 a.m. to 8:00 p.m.

Shall the Board of Directors of the Earlham Community School District in the Counties of Dallas and Madison, State of Iowa, be authorized to contract indebtedness and issue General Obligation Bonds in an amount not to exceed \$10,000,000 to provide funds to construct, build, furnish, and equip a Career Academy building and improve the site; to renovate, remodel, repair, and improve portions of the existing building; and construct an athletic practice facility and improve the site?