

Belmont Community School District

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Home of "First State Capitol"

August 1, 2018

Dear Belmont Community Members,

The Belmont Board of Education (BOE) would like to take a few moments of your time to provide details about our potential upcoming referendum. Our goal is to reach every taxpayer and voter in our community via a mailing to ensure everyone is receiving the same accurate information. The information below will describe the process that has occurred so far, where we are now and what the future steps of the referendum process may be.

In 2000, a referendum was passed that added the "new" section of the high school and it had an expected debt run-out date of October 2018. Knowing that this debt would be gone and that we would have to look at another referendum in order to complete necessary maintenance, safety upgrades and other items needed to improve the educational needs for our district, we started discussions about the need for another referendum.

The BOE recognizes we are not experts in construction, architecture design, air quality standards, student safety, building codes and many other areas. It is because of this that the BOE made the decision to work with a project manager to ensure every aspect of this process was formal, legal and completed with the highest level of understanding.

The BOE met with Johnson Control Incorporated approximately two years ago, but we determined they were not the right company for us to work with. Additionally, there were other companies who asked to work with our school district; however, it was felt these companies did not provide enough overall information concerning our current facility.

In August of 2017, the BOE met with Unesco and unanimously decided to work with this company. At this time, Unesco was tasked with providing a Preliminary Analysis Report to the BOE.

On November 7, 2017, Unesco presented the Belmont School District with the Preliminary Analysis Report. This detailed report provided information about the overall condition of the school (physical needs, education needs, and functional needs).

At the board meeting in December of 2017, the BOE discussed the information disclosed in the Preliminary Analysis Report and approved Unesco to move forward with completion of a Master Facility Plan. The master plan laid the groundwork for 5 proposed scenarios. The creation of this master plan included input received during multiple meetings with Belmont School Staff and BOE Members.

As part of the Master Facility Plan, Unesco agreed to a list of objectives which were provided to the Belmont Community School District. If the BOE decides the objectives were met but chooses not to continue working with Unesco, a fee of \$9,950 will be due to Unesco for the work completed so far. If the BOE makes the decision to continue working with Unesco, any fees owed for services rendered by Unesco will be rolled into the total cost of the referendum.

Starting in January of 2018, the Steering Committee, consisting of Belmont School staff and some BOE members, met with Unesco to start the process of narrowing the needs and wants for our elementary, middle and high schools. Through many continued meetings and ideation sessions, over 80 wants and needs were described. Based off these wants and needs, there were five initial scenarios created ranging from \$7,783,450 to \$23,992,850.

There was a community listening meeting held on May 21, 2018 where Unesco presented the results of the physical needs assessment. This physical needs assessment presented an overall picture of the state of our facility. This included, but was not limited to, air quality issues, potential space issues, classroom asbestos tile abatement, and heating and air conditioning concerns. There were many ideas given for the BOE to take under consideration.

On June 26, 2018, the Community Facility Advisory Committee met to discuss the five scenarios. At this meeting, there was a survey provided which allowed the public to select what they felt were actual needs within the scenarios given. A similar survey was also posted to the Belmont School's Facebook page and our school website for those unable to attend this meeting. Taking all of this information into consideration, the BOE determined a Building Project Steering Committee was needed to discuss the results of the surveys and to narrow down the five scenarios. On July 10, 2018, the BOE met with the Building Project Steering Committee. The five scenarios were narrowed down to two based on information collected at the June 26th meeting and Facebook survey.

On July 19, 2018, a community meeting was held where the two scenarios or possible referendum questions, were presented. Question one was presented with security and maintenance upgrades totaling \$7,020,000 and a net mill rate impact of \$0.49. Question two was presented with education, life safety and maintenance upgrades totaling \$3,346,200 and a net mill rate impact of \$1.04. If both question one and question two pass, the total referendum amount would be \$10,370,000 with a net mill rate impact of \$1.53 per \$1,000 valuation. Please see enclosed tax impact sheet. At this meeting, the potential tax impacts were also presented. The potential tax impacts are based on the above two questions and are as follows:

1. Do Nothing: If a referendum does not pass, the mill rate will go down. No large maintenance updates will be done to the building with referendum money. We do not know what the cost of the materials, taxes, etc, will be in future years and do not know what the mill rate will be if a future referendum would be passed.
2. Pass Question one in the referendum: The mill rate will change from \$8.36 to \$8.85.
3. Pass both questions in the referendum: The mill rate will change from \$8.36 to \$9.89.

The BOE has talked with many comparable school districts who have recently gone through the referendum process to determine if they hired a project manager, costs of the project manager, and any contingency fees or hidden fees. After speaking with the other school districts, it was determined that all of them used a project manager for their referendum. Through the information obtained, we have also learned that many schools had some money left over from the original referendum amount. This is due to the project managers estimating costs during initial planning.

On August 6, 2018, the BOE will meet with our financial advisor to discuss question options for the potential referendum. This includes determining if there will be one or two questions for the referendum. We will also be discussing the need for a permanent project manager for this process.

On August 20, 2018, at our regularly scheduled school board meeting, we will be discussing and possibly adopting a resolution which allows the BOE to call for an election on proposed borrowing and authorizes the school board to incur debt. If the school board adopts the resolution, there will be more community meetings and informational fliers/brochures available in the future providing detailed information on the referendum question(s).

November 6, 2018, is election day. If the referendum passes, and a project manager has been selected, they will initiate detailed designs based upon the question(s) passed. Within the next few months after November 6th, there will be committee design team meetings, invitation to bid, bid contracts awarded by the BOE and the start of the building project. It is the intent of the BOE to develop committees consisting of community members, school staff and BOE members to help with the detailed design for the building project prior to and during construction. It is the intent that the building project will be substantially completed before the start of the 2019 school year.

The Belmont Community School website provides detailed information regarding the proposed questions, previous meetings, and work completed by Unesco. When looking at the website, you will find the information under the "Facilities" tab. If you are not able to access the website, you may contact the school office at 608-762-5131 and request a printed copy. We also have an email address for any questions you may have regarding the building project. The email address is: Belmontschoolsproject@belmont.k12.wi.us. All questions will be sent to the BOE members.

Thank you for your interest in maximizing the educational opportunities for our students and our district's future. We all share the same sentiments at heart; our youth are the hope and heart of our future.

Sincerely,

Belmont Board of Education

Belmont Community School District

SUMMARY OF EXAMPLE REFERENDUM TAX IMPACTS

	QUESTION #1	QUESTION #2	TOTAL
REFERENDUM AMOUNT	\$7,020,000	\$3,350,000	\$10,370,000
MAX MILL RATE IMPACT (OVER 2017-18) (Per \$1,000 valuation)	\$0.49	\$1.04	\$1.53
TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE:			
\$100,000 Home			
Maximum Impact	\$49.00	\$104.00	\$153.00
Per Month	\$4.08	\$8.67	\$12.75
\$150,000 Home			
Maximum Impact	\$73.50	\$156.00	\$229.50
Per Month	\$6.17	\$13.00	\$19.17
\$200,000 Home			
Maximum Impact	\$98.00	\$208.00	\$306.00
Per Month	\$8.17	\$17.33	\$25.50



Assumptions:

20 year borrowing amortized at an estimated interest rate of 4.25%.
 Mill rate based on 2017 Equalized Valuation (TID-OUT) of \$169,511,046 with annual growth of 2.00%.
 Tertiary Aid Impact: 21.07%.

Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates are subject to change.