

## Fort Dodge Community School District Ballot: February 2, 2016

On February 2, 2016, a vote will be held in the FDCSD for the purpose of building a new elementary school, adding safety and security features to existing schools and to remodel and expand portions of the high school facility.

[www.fdschools.org](http://www.fdschools.org)

### Duncombe Elementary

- Modern and innovative learning environment that embraces 21st Century learning opportunities
- Design that promotes interaction and student social growth
- Durable and lasting construction for long-term life

### Safety and Security

- Enhanced safety and security improvements at all buildings including secure entrances and cameras

### Fort Dodge Senior High

- Remodel/renovate the pod area to be ADA compliant and conducive to learning
- Construct an addition for use as another gym space
- Renovate the existing auxiliary gym into a wrestling room/multi-purpose space



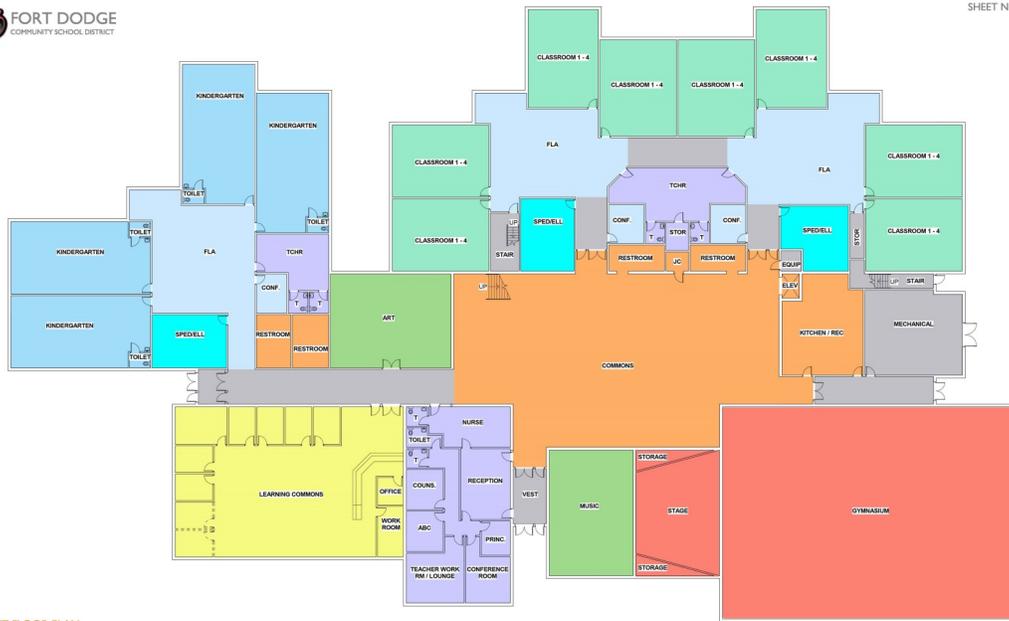
The mission of the FDCSD is to provide quality learning experiences and build relationships that develop productive citizens ready for their futures.



# DUNCOMBE ELEMENTARY SCHOOL



SHEET NUMBER 1/5



FIRST FLOOR PLAN

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING [www.is-grp.com](http://www.is-grp.com)

**DUNCOMBE ELEMENTARY**  
FORT DODGE, IA - 18180 - 12.8.2015



Preliminary Drawing: 2nd floor would mirror 1st floor over the Classroom 1-4 area (green classrooms near top of drawing)

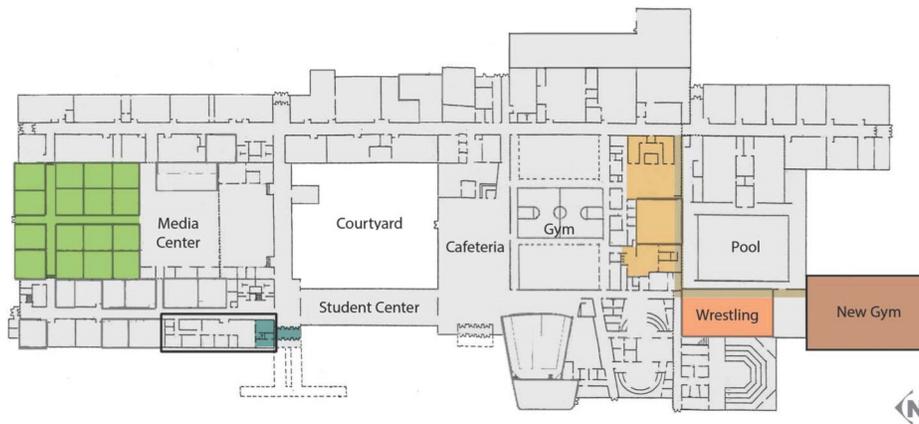
## ITEMIZED COST ESTIMATE (PRELIMINARY)

Construction of Duncombe	\$14,200,000	
Demolition of Existing Building	\$1,000,000	
Furnish & Equip New Duncombe	\$1,000,000	
Security Enhancements at Other Facilities	\$1,100,000	(includes secure entrances/offices and cameras)
Professional & Owner Provided Costs	\$2,422,000	
Project Contingency	\$1,730,000	
Bonding & Underwriting Costs	\$334,610	
<b>TOTAL</b>	<b>\$21,786,610</b>	= approximately \$1.66 levy rate



# FORT DODGE SENIOR HIGH

SENIOR HIGH SCHOOL



- RENOVATE EXISTING RECEPTION ENTRY to create a secure entrance
- RENOVATE 1969 POD AREA
- REMODEL LOCKER ROOMS
- REPURPOSE EXISTING AUXILIARY GYM into new wrestling gym
- NEW AUXILIARY GYMNASIUM
- RENOVATE EXISTING SPACE to create circulation space



## ITEMIZED COST ESTIMATE (PRELIMINARY)

Renovation of 1969 Pod Area at Senior High	\$2,100,000
New Gym Addition & Remodeling of Auxiliary Gym into Wrestling Room	\$2,000,000
Remodel Locker Rooms at Senior High	\$1,175,000
Professional & Owner Provided Costs	\$738,500
Project Contingency	\$527,500
Bonding & Underwriting Costs	\$128,530
<b>TOTAL</b>	<b>\$6,669,530 = approximately \$0.51 levy rate</b>

## Property Tax Impact

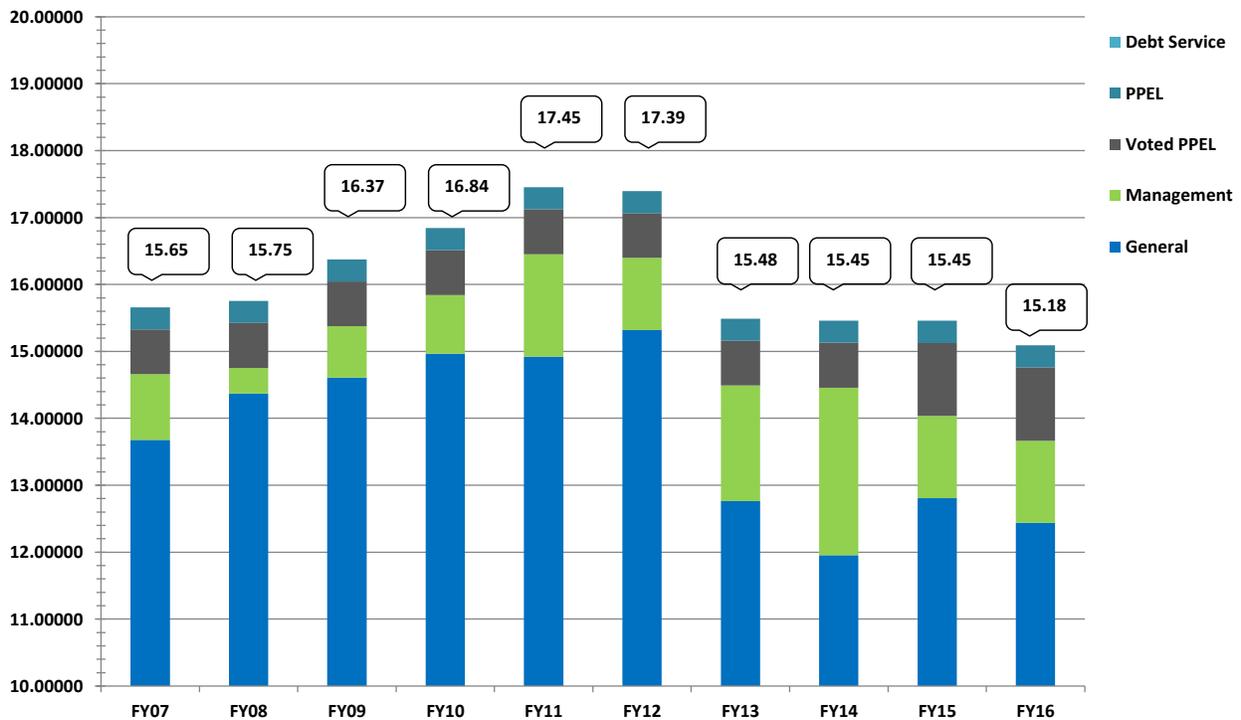
Total Cost of Proposition A = \$21,790,000 = Approx. \$1.66

Total Cost of Proposition B = \$6,670,000 = Approx. \$0.51

**\$28,460,000 = Approx. \$2.17**

	Project Size	Est. Debt Service Levy Rate	FY16 Total Tax Rate	Est. Total Tax Rate with New Debt Service	Annual Tax for \$100,000 Home	Monthly Tax for \$100,000 Home
Proposition A	\$21,790,000	\$1.66	\$15.18	\$16.84	\$84.29	\$7.02
Proposition B	\$6,670,000	\$0.51	\$15.18	\$15.69	\$25.90	\$2.16
Combined A & B	\$28,460,000	\$2.17	\$15.18	\$17.35	\$110.19	\$9.18

## FDCSD Historical Levy Rates



The District has worked to lower its tax burden by \$2.27 over the past five years. If both propositions A and B should pass, the tax rate would increase by \$2.17, making the levy rate 17.35, which is still less than what the it was five years ago.



# FREQUENTLY ASKED QUESTIONS

## What construction projects will the bond fund?

Proposition A addresses:

- Construction and furnishing of a new Duncombe Elementary
- Safety and security improvements at existing facilities including entrances, offices, cameras, etc.

Proposition B Addresses:

- Remodeling and renovation of the pod area at Senior High
- Addition of a gym space at the high school
- Remodeling of Senior High auxiliary gym into a wrestling and multi-purpose room

## How much is the referendum?

- Proposition A (Duncombe and safety) is \$21,790,000
- Proposition B (Senior High) is \$6,670,000
- Total is \$28,460,000

## If the referendum passes, how much will property taxes increase?

- Proposition A - approximately \$1.66 per \$1000 of taxable valuation.
- Proposition B - approximately \$0.51 per \$1000.
- Both A & B - approximately \$2.17 per \$1000

The exact change will be subject to actual interest rates assigned to the new bonds, and property valuations in any given year in the future. Keep in mind with all property tax calculations you are working with the TAXABLE valuation not the Market value, which would result in higher tax impacts.

## If the referendum passes, can the list of construction projects be changed?

No, it cannot be changed. The district is obligated to construct only the projects that are specified.

## What happens if the construction bids for the projects come back higher than \$28,460,000?

The FDCSD Board of Education could direct the architects and engineers to review and analyze the plans to try to discover ways to make the project more economical without sacrificing quality. The board of education does have some contingency funds built into the estimates to help cover any overages.

## Did all of the members of the Board of Education support this plan?

The Board of Education voted 7-0 in favor of this plan.

## What is the proposed construction timeline?

Following the vote on February 2, construction documents would be provided to contractors that would result in the District scheduling a date to open bids. If low bids were at the established levels for the projects, work would begin as soon as possible. The estimated completion date for Duncombe Elementary is December 2017.

## What availability will the community have to use/rent facilities?

The District is designing facilities with the intent of making them available for the public when not in use by the school. Prior to completion, the Board of Education will review, and update if needed, the District policy for use and rent of facilities.

## Why construct a new elementary school?

The current Duncombe Elementary building has structural issues which resulted in students and staff moving to a temporary location for the current school year. Beginning with the 17-18 school year we do not have a learning location for these students. In addition, the cost to renovate the current building was estimated at \$13 million and would not address some of the 21st century learning concerns that exist.

## What is the need for safety and security upgrades at other district buildings?

A top goal of the District is to provide a safe and secure learning environment for our students and staff. Altering entrances, adding cameras, etc. will enhance our efforts to keep our students and staff safe.

## Why the need for renovations at the high school?

First and foremost, we want to provide students with the best learning environment possible. The current pod area (north of the library) consists of classrooms with accordion walls, heating/cooling issues, safety concerns as well as noise and accessibility issues. The wrestling room is small and has circulation issues which contribute to skin issues in these athletes. Building an addition of a new auxiliary gym space would allow the current auxiliary gym to be renovated into a wrestling room which would more than double the size of the current space and allow for better ventilation. The current wrestling space could then be used for additional locker room space.



## FREQUENTLY ASKED QUESTIONS

**Does the referendum include a budget for furnishings?**

Yes

**What is needed for the referendum to pass?**

Bond referendums need 60% of the votes cast to be “yes” in order to pass. In recent years, multiple school bond referendums have been decided by less than three votes. This demonstrates that everyone’s opinion and vote is important.

**Does the prior bonded debt of the District impact our ability to fund a project now?**

No. The prior debt of the FDCSD is an obligation of sales tax and not property taxes.

**The concept of millions of dollars is difficult to grasp. There is much gossip that circulates regarding tax levies and bond voting. Is there a simple way I can calculate what the tax impact to my personal pocketbook will be?**

Yes. Simply divide the taxable valuation shown on your tax bill by 1000 and multiply that figure by \$2.17 to get a very close estimate of what the impact would be to you personally should both questions pass. The tax impact is typically up to 1/2 what a residential homeowner might expect, and up to 1/10 what an agricultural land owner might expect due to rollback and assessed vs. market values of properties. If you would like help in determining the estimated tax impact for your property, bring your property tax bill to our Central Administration Office and we would be happy to show you how the calculation is done.

**I don’t have children in the District because I have raised my children to adulthood. Why should I be concerned with the future of this District, and why should I pay to foot the bill of the improvements (if the community agrees that such improvements are desired)?**

Public schools are a big part of any vital and healthy community. If we want Fort Dodge to continue to prosper and grow, our schools must be a point of pride. Facilities are one piece of that pride.

In Iowa, every property owner or consumer paying sales tax pays for the construction of our schools. When you were 5-18 years old someone else was paying for your school; your parents, but also your neighbors, relatives and other community members regardless of whether they had school aged children attending.

**Can a school use bond money to give teachers or staff a raise or pay employment-related expenses?**

Absolutely not. These are two separate pots of money. Debt Service Fund, PPEL and Sales Tax monies are ONLY to be used for infrastructure improvement.

**Who can vote on the referendum?**

Anyone who lives in the Fort Dodge Community School District, is eighteen years of age, and is registered to vote can cast a ballot on February 2. A person that is not registered to vote can register at the polling place the same day by providing proof of age and residence.

**What companies are working with the District on this project?**

ISG is the architect on the project. They have been working with the District on a long range plan for some time. Local company Kolacia Construction is the construction manager for the project.

**What happens if the referendum fails?**

We researched local facilities prior to moving Duncombe students to the Fair Oaks building. There is no other cost effective and appropriate location for educating our Duncombe students.

**Where can I get additional information or have questions answered?**

Our website: [www.fdschools.org](http://www.fdschools.org)

Dr. Van Zyl, Superintendent:  
574.5651 or  
[dvanzyl@fdschools.org](mailto:dvanzyl@fdschools.org)

Mr. Hansel, Director of Financial Services: 574.5644 or  
[bhansel@fdschools.org](mailto:bhansel@fdschools.org)

Mr. Cochrane, Board President:  
570.5088 or  
[stu.cochrane@johnsonlawia.com](mailto:stu.cochrane@johnsonlawia.com)

Rob Hughes, Assistant Superintendent: 574.5657 or  
[rhughes@fdschools.org](mailto:rhughes@fdschools.org)



## Question A & B Tax Impact

### Propositions A & B: \$28,460,000

#### SUMMARY TAX IMPACT: Putting a Potential Property Tax Increase into Correct Perspective

Fort Dodge Community School District, Iowa

\*Any suggested tax increase (a) is only an estimate, and (b) does not include any change upward or downward in tax rates that your city, county and community college may cause to their budgets in any given fiscal year.

1/1/2015 Assessed Value *	1/1/2015 Rollback	Taxable Value	Less Homestead Credit **	Net Taxable Value	Est. Tax Rate Change per \$1,000	Change in Annual Tax Payment	Change in Tax Payment per Month
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#### Residential Property

\$40,000	x	55.6259%	=	\$22,250	-	\$4,850	=	\$17,400	x	\$2.17	=	\$37.76	\$3.15
\$75,000	X	55.6259%	=	\$41,719	-	\$4,850	=	\$28,526	X	\$2.17	=	\$80.01	\$6.67
\$100,000	X	55.6259%	=	\$55,626	-	\$4,850	=	\$50,776	X	\$2.17	=	\$110.18	\$9.18
\$150,000	X	55.6259%	=	\$78,589	-	\$4,850	=	\$78,589	X	\$2.17	=	\$170.54	\$14.21
\$200,000	X	55.6259%	=	\$111,252	-	\$4,850	=	\$106,402	X	\$2.17	=	\$230.89	\$19.24

#### Multi-residential (Apartment, Nursing, etc.) ... gradually grandfathering down to residential rollback in 2022

\$75,000	x	86.2500%	=	64,688	-	0	=	\$64,688	x	\$2.17	=	\$140.37	\$11.70
\$150,000	X	86.2500%	=	\$129,375	-	0	=	\$129,375	X	\$2.17	=	\$280.74	\$23.40

#### Commercial Property

\$25,000	x	90.0000%	=	\$22,500	-	0	=	\$22,500	x	\$2.17	=	\$48.83	\$4.07
\$75,000	X	90.0000%	=	\$67,500	-	0	=	\$67,500	X	\$2.17	=	\$146.48	\$12.21
\$100,000	X	90.0000%	=	\$90,000	-	0	=	\$90,000	X	\$2.17	=	\$195.38	\$16.28
\$200,000	X	90.0000%	=	\$180,000	-	0	=	\$180,000	X	\$2.17	=	\$390.60	\$32.55
\$500,000	X	90.0000%	=	\$450,000	-	0	=	\$450,000	X	\$2.17	=	\$976.50	\$81.38

#### Agricultural Property (land only on a per acre basis)

\$1,800	x	46.1068%	=	\$830	-	0	=	\$830	x	\$2.17	=	\$1.80	\$0.15
\$2,000	X	46.1068%	=	\$922	-	0	=	\$922	X	\$2.17	=	\$2.00	\$0.17
\$2,238	X	46.1068%	=	\$1,032	-	0	=	\$1,032	X	\$2.17	=	\$2.24	\$0.19
\$2,500	X	46.1068%	=	\$1,153	-	0	=	\$1,153	X	\$2.17	=	\$2.50	\$0.21

- Assessed Value IS NOT market value... Assessed Value is determined by the County Assessor while Market Value is determined by the open real estate marketplace. Market value plays no role in determining taxable value or property tax dollars.

- Homestead Credit may vary from county to county

- Farm Buildings are assessed with the Agriculture Property Rollback

- Ag Property will pay the school levy, but will pay a different CITY levy than Residential Property if the land is within city limits

- Within city limits Ag Property pays the Ag Levy (likely near the maximum rate of \$3.00375) and NOT the City Levy ... but, does still pay all school levies including PPEL and Debt Service. The farm home pays the entire levy just as any other home within city limits, except the city levy is replaced with the county levy.

# Ballot and Voting Information

The FDCSD Board of Education has called for a special election to submit to the voters of the school district the following proposition the purpose of which can not be accomplished within the limit of one and one-quarter percent of the assessed value of the taxable property with the School District.

**Proposition A:** Shall the Board of Directors of the Fort Dodge Community School District in the County of Webster, State of Iowa, be authorized to contract indebtedness and issue General Obligation Bonds in an amount not to exceed \$21,790,000 to provide funds to construct, build, improve, furnish and equip a new elementary building on the Duncombe School building site and to improve the site; and to install safety and security improvements at all existing school facilities?

**Proposition B:** Shall the Board of Directors of the Fort Dodge Community School District in the County of Webster, State of Iowa, be authorized to contract indebtedness and issue General Obligation Bonds in an amount not to exceed \$6,670,000 to provide funds to remodel, repair, renovate, improve, furnish and equip portions of the existing high school building and to construct an addition to the existing high school building and improve the site?

**The polls will be open from 7 a.m. to 8 p.m. on Tuesday, February 2, 2016, for voters to cast their ballots.** Absentee voting is available for this election. Forms and information are available at the Webster County Courthouse or by visiting [www.webstercountyia.org/auditor](http://www.webstercountyia.org/auditor). You may also call 515.573.7175 for information.

Polling locations are as follows:

Precinct	Location	Address	City
Fort Dodge #1	Feelhaver Elementary School	1300 14th Avenue North	Fort Dodge
Fort Dodge #2	First Presbyterian Church	1115 5th Avenue North	Fort Dodge
Fort Dodge #3	Lions Den	731 Exposition Drive	Fort Dodge
Fort Dodge #4	First Covenant Church	201 Avenue H	Fort Dodge
Fort Dodge #5	Tompkins Celebration Center	420 Kenyon Road	Fort Dodge
Fort Dodge #6	Elderbridge Agency	308 Central Avenue	Fort Dodge
Fort Dodge #7	FDCSD Central Administration Building	104 South 17th Street	Fort Dodge
Fort Dodge #8	Butler Elementary School	945 South 18th Street	Fort Dodge
Fort Dodge #9	Prince of Peace Lutheran Church	1023 South 27th Street	Fort Dodge
Fort Dodge #10	Fort Dodge Senior High	819 North 25th Street	Fort Dodge
Fort Dodge #11	Cooper Elementary School	1523 North 24th Street	Fort Dodge
Fort Dodge #12	Trinity United Methodist Church	838 North 25th Street	Fort Dodge
Fort Dodge #13	Badger Fire Station	150 1st Avenue Southeast	Badger
Fort Dodge #14	Otho Community Center	220 Rake Street	Otho