

**INDEPENDENT SCHOOL
DISTRICT #624**



**WORK-STUDY
MEETING PACKET**

June 27, 2019

MISSION STATEMENT

The mission of the White Bear Lake Area School District, the community at the forefront of educational excellence, honoring our legacy and courageously building the future, is to ensure each student realizes their unique talents and abilities, and makes meaningful contributions with local and global impact through a vital system distinguished by:

- **Students who design and create their own future**
- **Diversity of people and ideas**
- **Safe, nurturing and inspiring environments**
- **Exceptional staff and families committed to student success**
- **Abundant and engaged community partners**

To: Members of the School Board

From: Dr. Wayne Kazmierczak
Superintendent of Schools

Date: June 18, 2019

A work-study session of the White Bear Lake Area School Board will be held on **Thursday, June 27, 2019**, at 5:30 p.m. in Community Room 112 at the District Center, 4855 Bloom Avenue, White Bear Lake, MN.

WORK-STUDY AGENDA

A. PROCEDURAL ITEMS

1. Call To Order
2. Roll Call

B. DISCUSSION ITEMS

1. Review of Facilities Plan 5:30 p.m.

C. ADJOURNMENT

AGENDA ITEM: Review of Facilities Plan

MEETING DATE: June 27, 2019

SUGGESTED DISPOSITION: Discussion Item

CONTACT PERSON: Tim Wald, Assistant Superintendent for Finance and Operations
Dr. Wayne Kazmierczak, Superintendent

BACKGROUND:

At its June 10 regular meeting, the School Board authorized district administration to develop parameters for a bond referendum to be discussed at the June 27 work-study meeting and acted upon at the July 15 regular School Board meeting. At the June 27 work-study meeting, an overview of the facilities plan will be provided for the School Board. Included in the presentation will be information related to the financing of the project and tax impact, proposed ballot language, the anticipated phasing of the project, and the Review and Comment Submittal which will be submitted to the Minnesota Department of Education following the July 15 meeting.

The team that supported the facilities planning process will join us at the work-study session. Participants will include Paul Aplikowski and Sal Bagley from Wold Architects and Engineers, John Huenink and Jason Peterson from Kraus-Anderson Construction, and Barbie Doyle and Shelby McQuay from Ehlers, Inc.

Review of Facilities Plan Board Work Study Meeting

Dr. Wayne A. Kazmierczak, Superintendent
Tim Wald, Assistant Superintendent for Finance & Operations
Sal Bagley & Paul Aplikowski, Wold Architects and Engineers
John Huenink & Jason Peterson, Kraus-Anderson
Barbie Doyle & Shelby McQuay, Ehlers

Facilities Planning Driving Factors

- Strategic Plan
- Enrollment
- Safety & Security
- Aging Facilities & Deferred Maintenance needs
- Future of educational programming

Facility Planning Committee's Charge

- Develop a comprehensive long-range Facilities Master Plan with one or more scenarios for recommendation to the School Board that will:
 - Best serve the School District's **educational goals**;
 - be **financially attainable and sustainable**;
 - reflect the **values and priorities** of the communities of White Bear Lake Area Schools;
 - accommodate the District's **PreK-12 enrollment** and other programs;
 - cover anticipated needs for the next **10 years**, as well as recognize major issues **beyond 10 years**;
 - be consistent with the School District's **Strategic Vision**;
 - recommend **optimal use** of facilities, accommodate **projected enrollment** and **support educational delivery** along with the rationale for the recommendations.

Process

7 months of committee process

90 community members

10+ committee meetings

3 subcommittees

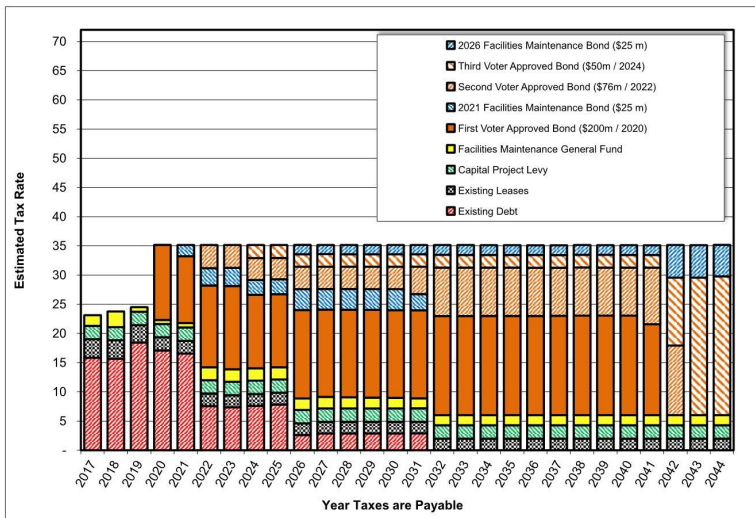
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**Comprehensive
Plan**

Committee Recommendation

- District-wide **additions and renovations** to accommodate projected enrollment growth,
- **Safety and security** improvements and **deferred maintenance projects** at all district facilities,
- A **new K-5 elementary** school being built in Hugo,
- Oneka becoming a K-5 elementary and Hugo Elementary becoming a **northern Early Childhood location**,
- The current North Campus receiving an addition to allow it to become the site of a **single 9-12 high school building**,
- **Sunrise Park Middle School moving** to the current South Campus location
- the current Sunrise Park Middle School becoming the **site for the Senior Center and Early Childhood programs** currently housed at Normandy Park, the **Transition Education Center** (currently located in leased space in Hugo), and the district office,
- **Central Middle School expanding** to take over the current District Center building,
- District-wide classroom and building updates to create **flexible learning spaces**.

Estimated Tax Impact

PRELIMINARY INFORMATION - FOR REVIEW AND COMMENT



White Bear Lake Area Schools, No. 624
Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments and Proposed New Debt

November 2019 Election
\$326,000,000 Ballot Question
2 Facilities Maintenance Bonds Totalling \$50,000,000



Estimated Tax Impact

Bond / Election Issue Total		\$326,000,000	
Type of Property	Estimated Market Value	Estimated Tax Impact*	
		Annual	Monthly
Residential Homestead	\$75,000	\$48	\$4
	100,000	77	6
	150,000	135	11
	200,000	193	16
	250,000	251	21
	275,000	280	23
	300,000	309	26
	350,000	367	31
	400,000	425	35
	450,000	480	40
Commercial/Industrial **	500,000	534	45
	750,000	867	72
	\$100,000	\$103	\$9
	250,000	292	24
	500,000	636	53
	750,000	980	82
Apartments	1,000,000	1,323	110
	2,000,000	2,698	225
	\$100,000	\$133	\$11
	250,000	333	28
	500,000	667	56
	1,000,000	1,334	111

White Bear Lake Area Schools, No. 624

Analysis of Tax Impact for School Building Bond Issue

November 5, 2019 Election

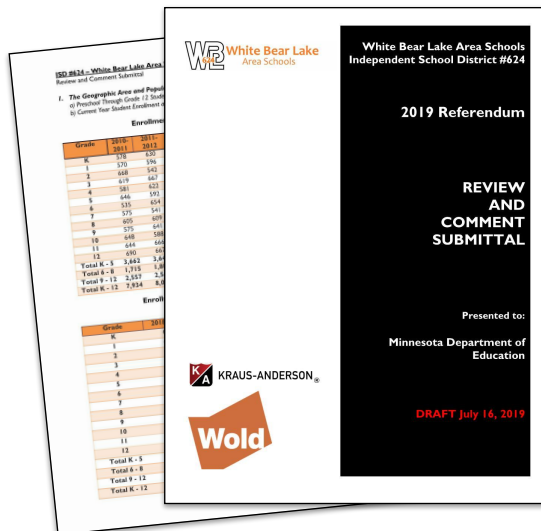
June 19, 2019

* The figures in the table are based on school district taxes for bonded debt only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for many property owners.

** For commercial-industrial property, the estimates above are for property in the City of White Bear Lake. The tax impact for commercial-industrial property in other municipalities in the district may be slightly different, due to the varying impact of the Twin Cities Fiscal Disparities program.



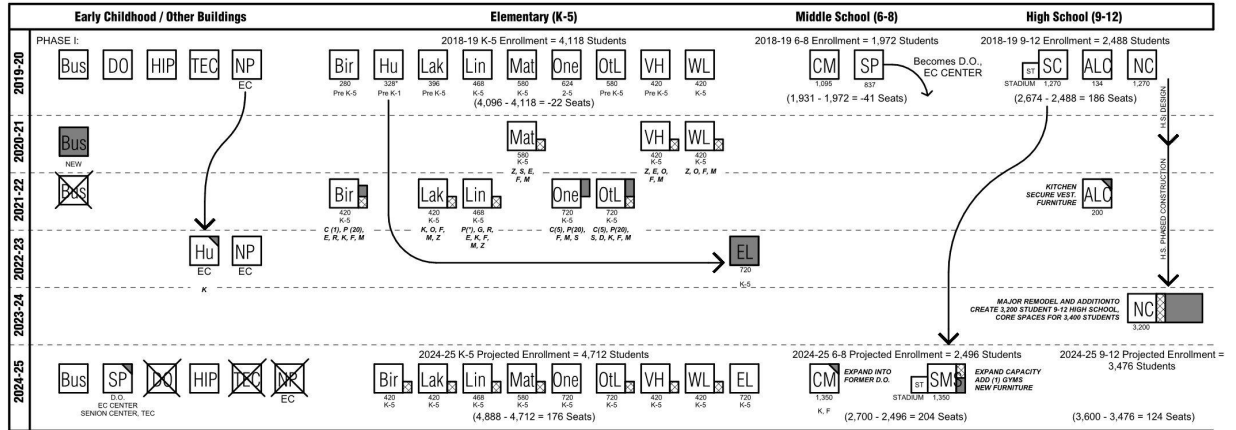
Review and Comment Submission to MDE



- The Review and Comment is a required submission to the Minnesota Department of Education for school facility projects funded by voter-approved elections
- What is included in a Review and Comment?
 - Cover Letter
 - Geographic area and population to be served
 - List of existing facilities
 - Deficiencies of the facilities
 - Description of the project, including expenditures
 - Project financing
 - Obligating documents



Conceptual Project Phasing



Ballot Language

Special Election Ballot

Independent School District No. 624
(White Bear Lake Area Schools)

November 5, 2019

Instructions to Voters:

To vote, completely fill in the oval(s) next to your choice(s) like this: ☒

To vote for a question, fill in the oval next to the word "Yes" on that question.
To vote against a question, fill in the oval next to the word "No" on that question.

School District Question 1 Approval of School District Bond Issue

Shall the school board of Independent School District No. 624 (White Bear Lake Area Schools) be authorized to issue its general obligation school building bonds in an amount not to exceed \$326,000,000 to provide funds for a phased program of acquisition and betterment of school sites and facilities, including the construction and equipping of a new grades K-5 elementary school facility; the construction of various projects to accommodate projected enrollment growth districtwide; the completion of deferred maintenance projects at all school district facilities; the construction, acquisition and installation of safety and security improvements at all school district facilities; the construction of additions and renovations to current district elementary schools; the construction of additions and renovations to the high school North Campus to convert that site and facility for use as a grades 9-12 single site high school facility; the construction of renovations to the high school South Campus to convert it for use as a middle school facility; the construction of renovations to the Sunrise Park Middle School facility to convert it for use as a senior citizen center, an early childhood center, the Transition Education Center and the District office; and the construction of renovations to the current District Center building to allow for expansion of the Central Middle School facility?

Yes

No

BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE.

Shall the school board of Independent School District No. 624 (White Bear Lake Area Schools) be authorized to issue its general obligation school building bonds in an amount not to exceed \$326,000,000 to provide funds for a phased program of acquisition and betterment of school sites and facilities, including the construction and equipping of a new grades K-5 elementary school facility; the construction of various projects to accommodate projected enrollment growth districtwide; the completion of deferred maintenance projects at all school district facilities; the construction, acquisition and installation of safety and security improvements at all school district facilities; the construction of additions and renovations to current district elementary schools; the construction of additions and renovations to the high school North Campus to convert that site and facility for use as a grades 9-12 single site high school facility; the construction of renovations to the high school South Campus to convert it for use as a middle school facility; the construction of renovations to the Sunrise Park Middle School facility to convert it for use as a senior citizen center, an early childhood center, the Transition Education Center and the District office; and the construction of renovations to the current District Center building to allow for expansion of the Central Middle School facility?

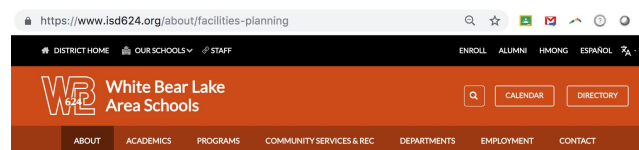
WB 624

Next Steps

- July 15, 2019 - School Board Meeting
 - Set Election
- Submit Review and Comment to MDE: July 16, 2019
- District Informational Campaign



Find Complete Information



Facilities Planning

Our projected enrollment growth and our visionary Strategic Plan underscore the need for a comprehensive facilities review and planning process that kicked off in the fall of 2018 and continued throughout the year.

Comprehensive Facilities Plan FAQs

- + How was the plan built?
- + How will the plan be implemented?
- + What is a simple explanation of the plan?
- + Is it true District Center will be torn down?



Facilities Planning Process

The district worked last summer with a demographer to project our enrollment trends and with a design and engineering firm to collect data about our facilities. Next steps included community involvement, with engagement efforts taking place in order to collect input from the community at large.

A Facility Planning Committee comprised of a trio of teams focused on the areas of learning spaces, community spaces, and physical conditions.

