



BUILDING BOND BASICS

What is a Building Bond?

- A Building Bond is an election in which voters can approve or disapprove an increase in the school district's revenue to be used for the betterment of school sites and facilities.
- Specified use. Does not go into the general fund for other uses.
- Bonds are for Buildings – Levy is for Learning.

Why The Need for the Bond?

- Roof Assessment was completed in 2023 and 2024 based on evidence of age of roofs and continual problems. The District is working with Tremco Roofing.
 - 46 Total Roof Areas – 2 Buildings – 340,679 sq ft – 78% of roofs are over 19 years old
 - Proposal includes 241,240 square ft of roof replacements/restorations.
- Age of HVAC Units on the old portion of the high school and the field house.
- Need for façade work on the building envelope
- Need for dehumidification to areas of the Glencoe campus that are used 12 months of the year.
 - Kitchen
 - Field House
 - Purple Gym
 - Auditorium

Roof Condition Summary



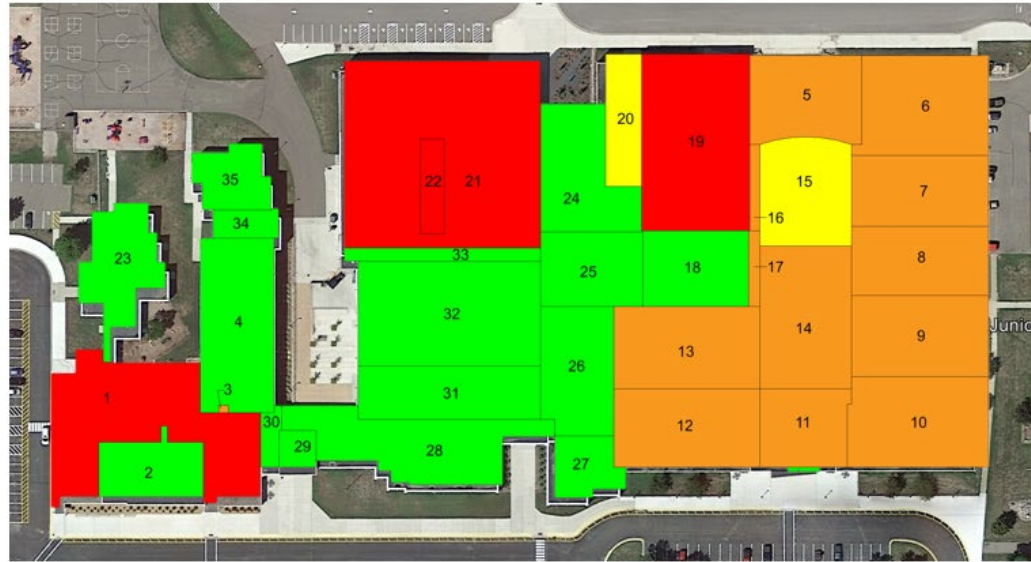
Glencoe Campus

1825 16th St. E.

Glencoe, MN 55336

BUILDING	ROOF SECTION	YEAR INSTALLED	CURRENT AGE	ROOF TYPE	CURRENT CONDITION	SIZE (SQ. FT.)
Glencoe Campus	1	1993	30	Built-Up Roof	REPLACE	16,617
Glencoe Campus	2	2011	12	Adhered EPDM	GOOD	4,890
Glencoe Campus	3	1999	24	Adhered EPDM	REPLACE EVENTUALLY	63
Glencoe Campus	4	2012	11	Adhered EPDM	GOOD	10,817
Glencoe Campus	5	2001	22	Adhered EPDM	REPLACE EVENTUALLY	8,052
Glencoe Campus	6	2001	22	Adhered EPDM	REPLACE EVENTUALLY	10,813
Glencoe Campus	7	2001	22	Adhered EPDM	REPLACE EVENTUALLY	8,190
Glencoe Campus	8	2001	22	Adhered EPDM	REPLACE EVENTUALLY	8,001
Glencoe Campus	9	2001	22	Adhered EPDM	REPLACE EVENTUALLY	9,387
Glencoe Campus	10	2001	22	Adhered EPDM	REPLACE EVENTUALLY	10,690
Glencoe Campus	11	1998	25	Adhered EPDM	REPLACE EVENTUALLY	5,816
Glencoe Campus	12	2001	22	Adhered EPDM	REPLACE EVENTUALLY	9,648
Glencoe Campus	13	2001	22	Adhered EPDM	REPLACE EVENTUALLY	10,117
Glencoe Campus	14	1999	24	Adhered EPDM	REPLACE EVENTUALLY	11,004
Glencoe Campus	15	1999	24	Adhered EPDM	RESTORE EVENTUALLY	8,206
Glencoe Campus	16	1999	24	Adhered EPDM	REPLACE EVENTUALLY	751
Glencoe Campus	17	1999	24	Adhered EPDM	REPLACE EVENTUALLY	730
Glencoe Campus	18	2010	13	Adhered EPDM	GOOD	6,742
Glencoe Campus	19	1997	26	Ballasted EPDM	REPLACE	16,038
Glencoe Campus	20	2001	22	Adhered EPDM	RESTORE EVENTUALLY	4,010
Glencoe Campus	21	1998	25	Ballasted EPDM	REPLACE	28,956
Glencoe Campus	22	1998	25	Ballasted EPDM	REPLACE	1,914
Glencoe Campus	23	2013	10	Adhered EPDM	GOOD	6,443
Glencoe Campus	24	2017	6	Adhered EPDM	GOOD	8,420
Glencoe Campus	25	2017	6	Adhered EPDM	GOOD	6,440
Glencoe Campus	26	2017	6	Adhered EPDM	GOOD	7,804
Glencoe Campus	27	2017	6	Adhered EPDM	GOOD	3,175
Glencoe Campus	28	2017	6	Adhered EPDM	GOOD	10,830
Glencoe Campus	29	2017	6	Adhered EPDM	GOOD	1,156
Glencoe Campus	30	2017	6	Adhered EPDM	GOOD	939
Glencoe Campus	31	2017	6	Adhered EPDM	GOOD	8,183
Glencoe Campus	32	2017	6	Adhered EPDM	GOOD	16,032
Glencoe Campus	33	2017	6	Adhered EPDM	GOOD	2,160
Glencoe Campus	34	2017	6	Adhered EPDM	GOOD	1,593
Glencoe Campus	35	2017	6	Adhered EPDM	GOOD	3,695
Glencoe Campus	36	2020	3	Adhered EPDM	GOOD	120

ROOF CONDITION OVERVIEW



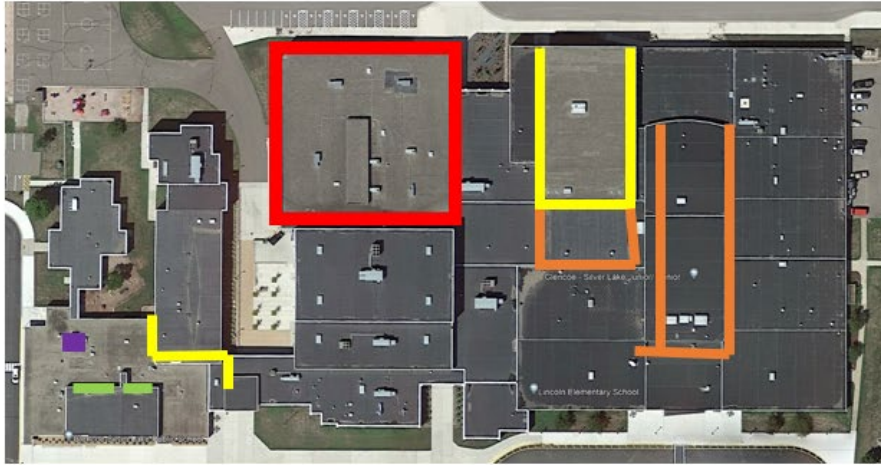
Glencoe-Silver Lake Junior/Senior High School



Lakeside Elementary School

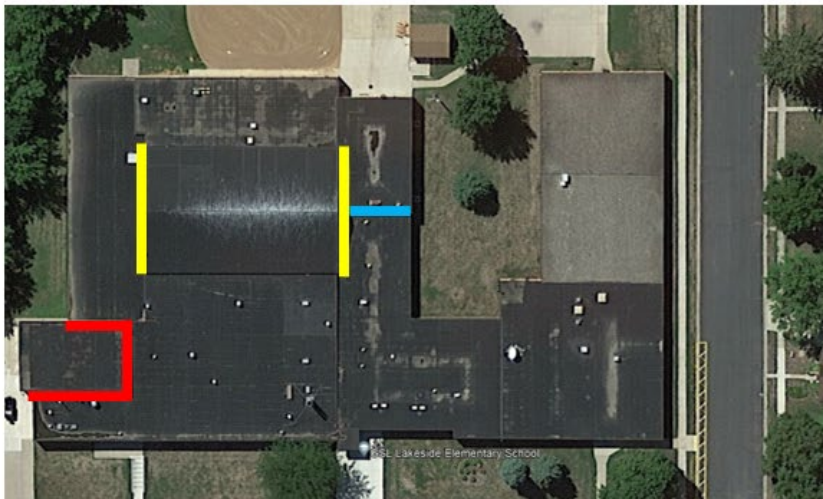
- GOOD/MAINTAIN
- RESTORE EVENTUALLY
- REPLACE EVENTUALLY
- REPLACE IMMEDIATELY

Façade Scope - Glencoe Campus



- 1. Replace joint sealants
- 2. Solid tuckpointing on roof masonry walls
- 3. Wash and apply penetrating sealer
- 4. Spot brick replacement on masonry walls
- 5. Lintel replacement
- 6. Repairs to chimney by brick replacement and tuckpointing.
- 7. Limestone panel joint sealant replacement

Façade Scope – Silver Lake Campus



- 1. Solid tuckpointing on roof masonry walls
- 2. Wash and apply penetrating sealer
- 3. Spot brick replacement on masonry walls
- 4. Through wall flashing install
- 5. Replace masonry expansion joints

HVAC Project Summary

■ Summary of Project Goals

1. Field House - Upgrade HVAC and improve cooling and climate control
2. Kitchen – Add cooling
3. Auditorium, Media Center, Classrooms & Office spaces – Update dated HVAC
 - a. Add cooling (alternate)
4. Purple Gym - Upgrade HVAC
 - a. Add cooling (alternate)

■ Project Team

- Project Manager – Tremco
- AHU Restoration – PureAir
- Mechanical Engineering – Hallberg Engineering
- Structural Engineer – ERA
- Controls Contractor – UHL
- Mechanical Supplier – Equipment Procurement (TBD)
- Mechanical Contractor – Equipment Installation (TBD)

■ Project Variables

- Structural concerns – Load capacity on Field House (Viability Assessment)
- Mechanical equipment and sizing





Why Bond Now?

- Age of Roofs
- Insurance Coverage Changes – No longer replacement coverage – Beginning 7/1/2025
 - Any roof over 15 years old will only be covered at a higher deductible (\$75,000) and will only be covered at a decreased value based on age and condition of roof.



Review and Comment

- District has to submit a Review and Comment document to the Commissioner of the Minnesota Department of Education that provides details of your district, your project, the tax impact and the ballot language.
- Positive Review and Comment was received.
- *(Both of these documents are available on the school website)*

How does the Building Bond generate revenue?

- \$10,900,000 not to exceed. Flat amount. Does not fluctuate based on student enrollment.
- Property tax based on the property owners market value of their property.
- **All Levy – No State Aid**
- 20 Year Bond

What will happen to my Taxes?

- Will be a slight increase in Taxes.
- A Bond levy is spread on the Market Values
- Rate Classifications are different based on the type of taxable property. Residential, Commercial, Agricultural, Agricultural Non-Homestead
- Tax Impact website – link to Ehlers Tax Calculator

What will happen to my Taxes?

Tax Impact Calculator
Available from Ehlers
Can be found on the GSL
Website

ESTIMATES FOR REVIEW AND COMMENT

Glencoe-Silver Lake School District No. 2859

Analysis of Tax Impact for Potential Bond Issue

May 14, 2024

Bond Issue Amount	\$10,800,000
Average Interest Rate	5.00%
Number of Years	20 Tax Levies

Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable in 2025*
Residential Homestead	\$100,000	\$19
	150,000	36
	200,000	53
	250,000	69
	300,000	80
	350,000	103
	400,000	120
	450,000	136
	500,000	153
Commercial/ Industrial	550,000	173
	600,000	192
	550,000	\$23
	100,000	48
	300,000	161
Agricultural Homestead** (average value per acre of land & buildings)	500,000	284
	1,000,000	591
	\$5,000	\$0.23
	6,000	0.28
	7,000	0.32
	8,000	0.37
Agricultural Non-Homestead** (average value per acre of land & buildings)	9,000	0.41
	10,000	0.46
	55,000	\$0.46
	6,000	0.55
	7,000	0.65
	8,000	0.74
	9,000	0.83
	10,000	0.92

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt issues only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homesteaders' Homestead Credit Refund ("Credit Shelter") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will change the net effect of the proposed bond issue for those property owners.

** For all agricultural property, it includes a 70% reduction in the School Building Bond Agricultural Credit. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and outbuildings will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than 65.5 million of agricultural, homestead land and outbuildings, a portion of the property will be taxed at the higher non-homestead rate.

Is Agricultural Farmland Taxed?


- Yes
- Ag land now receives an Ag credit on all school building bonds and abatement bonds that have been approved by the voters. Beginning in 2023 the credit will be 70%.
- The Tax Impact sheet reflects the 70% Ag Credit

Special Election Ballot

Independent School District No. 2859 (Glencoe-Silver Lake Public Schools)

November 5, 2024

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

☐

Yes

☐

No

Shall the school board of Independent School District No. 2859 (Glencoe-Silver Lake Public Schools) be authorized to issue its general obligation school building bonds in an amount not to exceed \$10,900,000 to provide funds for the acquisition and betterment of school sites and facilities, including the completion of roof replacements, HVAC upgrades and façade repairs and improvements at both the Glencoe and Silver Lake Campuses?

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



Election Information

- **Vote – November 5, 2024**
- **Polling Places**
 - **Vote where you vote for the General Election**
- **Absentee Ballots**
 - **Available at the County Government Building beginning September 20th**

What happens if the bond is not approved at the General Election?

- Ultimately this will be a school board decision. The roofs will only get older and cost more, so we would anticipate another election. Stand alone election conducted by the school district. Could be held on the following dates in 2025.
- February 11, 2025
- April 8, 2025
- May 13, 2025
- August 12, 2025
- November 4, 2025

Informational Meeting Dates

- Monday, September 23 – New Auburn – 6:00/Brownton – 7:30
Community Centers
- Wednesday, October 7 – Plato – 6:00 – Fire Hall
- Monday, October 14 – Glencoe – 8:00 – GSL School Room #443/444 –
(Following board meeting) Ehlers and Tremco will be present)
- Tuesday, October 15 – Biscay – 6:00 – Neisens's/Silver Lake – 7:00
– Lakeside Elementary
- November 5th – Election Day

Thank You

- Contact Information
 - GSL School Board Members
- Chris Sonju, Superintendent
 - csonju@gsl.k12.mn.us
 - 320-864-2498
- Michelle Sander, Business Manager
 - msander@gsl.k12.mn.us
 - 320-864-2496
- GSL Website – www.gsl.k12.mn.us
 - Right Hand Side – Quick Links - Click on Bond Election 2024