



Alexandria Public Schools, ISD 206

M.S. 123B.71

REVIEW AND COMMENT

PROPOSAL

2025 Capital Project Levy

Submitted by

Rick Sansted, Superintendent

August 1, 2025

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Dear Commissioner Jett,

Please find enclosed an electronic copy of the review and comment for Alexandria Public Schools, ISD 206.

In accordance with M.S. 123B.71 Independent School District #206 is submitting Review and Comment for the district's proposed capital project levy referendum. The School Board has approved this Review and Comment submission at their Board Meeting on June 16, 2025.

The district will seek voter approval on a capital project levy question on Tuesday, November 4, 2025.

We appreciate your review and subsequent comments on this important proposal and look forward to your reply.

Sincerely,

Rick Sansted
Superintendent

1. Geographic area and population served:

Alexandria Public Schools (ISD #206) is headquartered in the City of Alexandria, in west central Minnesota, approximately 130 miles northwest of the Minneapolis-St. Paul metropolitan area. Approximately 99.7% of the tax capacity of the District is located in Douglas County, with the balance located in Pope County. The District covers an area of approximately 344 square miles (220,160 acres) and encompasses all or a portion of six cities (Alexandria, Carlos, Forada, Garfield, Miltona, and Nelson) and fifteen townships.

The District’s current population is estimated to be 31,653, which is not that much different from the 2020 census of 31,644. The population is split quite evenly between the male population (15,937) and female (15,716). The median age for residents within the District is 43.8 years (state average is 38.5 years).

Below are actual enrollment figures for fiscal years 2021 through 2025 (October 1 student count) and projected enrollment for the next five years (fiscal years 2026 through 2030). The district anticipates enrollment to remain relatively consistent.

Year	Actual K-12 Enrollment
2020-21	3,993
2021-22	3,971
2022-23	3,923
2023-24	3,889
2024-25	3,922

Year	Projected K-12 Enrollment
2025-26	3,865
2026-27	3,852
2027-28	3,879
2028-29	3,892
2029-30	3,901

2. Existing district facilities:

The District provides educational services across 12 locations (six elementary schools, one middle school, one high school, an early education center, and three alternative learning locations). The District houses the Administrative Offices, Community Education and Food & Nutrition Services within Woodland Elementary School. Transportation, Technology & Maintenance services are located either at the Douglas County Fairgrounds or Operations Hub. An unattached Agricultural Education Center and Mechanical Trades Building are located on the site of Alexandria Area High School.

Carlos Elementary School

Address: 20 North Douglas Avenue | Carlos, MN 56319
Original Building: 1958 | 13,040 square feet
Addition #1: 1965 | 3,360 square feet
Addition #2: 1978 | 3,600 square feet
Total square footage: 20,000 | Roof square footage: 18,383
October 1, 2024 Enrollment: 108 | Sq ft per student: 185.19
Maintained site acreage: 5 | Total site acreage: 15
Boundary square mileage: 59.74 | Boundary acreage: 38,233



Garfield Elementary School

Address: 303 Sanstead Street East | Garfield, MN 56332
Original Building: 1969 | 17,000 square feet
Addition #1: 2008 | 1,500 square feet
Total square footage: 18,500
Roof square footage: 20,563
October 1, 2024 Enrollment: 117 | Sq ft per student: 158.12
Maintained site acreage: 6 | Total site acreage: 10
Boundary square mileage: 74.15 | Boundary acreage: 47,456



Lincoln Elementary School

Address: 1120 Lark Street | Alexandria, MN 56308
Original Building: 1952 | 48,806 square feet
Addition #1: 1978 | 12,390 square feet
Addition #2: 2011 | 725 square feet
Total square footage: 61,921 | Roof square footage: 62,100
October 1, 2024 Enrollment: 482 | Sq ft per student: 128.47
Maintained site acreage: 10 | Total site acreage: 21
Boundary square mileage: 85.79 | Boundary acreage: 54,907



Miltona Elementary School

Address: 27 Dale Avenue | Miltona, MN 56354
Original Building: 1962 | 12,700 square feet
Addition #1: 1979 | 2,300 square feet
Addition #2: 2010 | 1,344 square feet (outdoor classroom/ storage)
Addition #3: 2019 | 3,400 square feet
Total square footage: 19,744 | Roof square footage: 19,015
October 1, 2024 Enrollment: 126 | Sq ft per student: 156.70
Maintained site acreage: 6 | Total site acreage: 18.5
Boundary square mileage: 46.69 | Boundary acreage: 29,881



Voyager Elementary School

Address: 203 County Road 44 NW | Alexandria, MN 56308
Original Building: 1988
Total square footage: 76,340
Roof square footage: 75,443
October 1, 2024 Enrollment: 446 | Sq ft per student: 171.17
Maintained site acreage: 7 | Total site acreage: 17
Boundary square mileage: 25.39 | Boundary acreage: 16,247



Woodland Elementary School

Address: 1410 South McKay Avenue | Alexandria, MN 56308
Original Building: 2009
Total square footage: 92,400 (not including EEC & DO)
Roof square footage: 61,365
October 1, 2024 Enrollment: 411 | Sq ft per student: 224.82
Maintained site acreage: 8 | Total site acreage: 48
Boundary square mileage: 50.87 | Boundary acreage: 32,555



Discovery Middle School

Address: 510 McKay Avenue North | Alexandria, MN 56308
Original Building: 1994 | 240,000 square feet
Addition #1: 2023 | 31,420 square feet
Total square footage: 271,420
Roof square footage: 214,173
October 1, 2024 Enrollment: 899 | Sq ft per student: 301.91
Maintained site acreage: 20 | Total site acreage: 101
Boundary square mileage: 342.62 | Boundary acreage: 219,279



Alexandria Area High School

Address: 4300 Pioneer Road SE | Alexandria, MN 56308
Original Building: 2014 | 283,000 square feet
Addition #1: 2016 | 5,809 square feet (Ag Center)
Addition #2: 2019 | 2,640 square feet (Mechanical Trades)
Total square footage: 291,449 | Roof square footage: 187,216
October 1, 2024 Enrollment: 1,333 | Sq ft per student: 218.64
Maintained site acreage: 45 | Total site acreage: 167
Boundary square mileage: 342.62 | Boundary acreage: 219,279



Early Education Center

Address: 1410 South McKay Avenue | Alexandria, MN 56308
Original Building: 2009 | 20,600 square feet
Addition #1: 2023 | 9,868 square feet (including Shenanigans)
Total square footage: 30,468
Roof square footage: 19,303

District Administration, Community Education, & Food & Nutrition Services

Address: 1410 South McKay Avenue | Alexandria, MN 56308
Original Building: 2009
Total square footage: 12,000

District Operations Hub & Bridgeway Learning Academy

Address: 5398 South Broadway Street | Alexandria, MN 56308
Original Building: 1972
Addition #1: 1998
Purchased in 2021
Total square footage: 23,250

Transition Center

Address: 720 Broadway Street | Alexandria, MN 56308
Leased from GoodNeighbor Properties, LLC
Total square footage: 3,274

Transportation Services

Address: 740 3rd Avenue West | Alexandria, MN 56308
Leased from Viking Sportsment & Douglas County Fair Board
Total square footage: 474 (Offices)
Total square footage: 29,348 (Bus Storage)

Adult Basic Education

Address: 1601 Jefferson Street | Alexandria, MN 56308
Leased from Alexandria Technical & Community College
Total square footage: 1,800

Runestone Community Center

Address: 802 3rd Avenue West | Alexandria, MN 56308
Owned & operated by the City of Alexandria
Purpose: Ice Arena

3. A list of specific capital deficiencies:

Technology:

We spend \$1.4 million annually to support our educational technology needs. Our staff has been very resourceful in seeking multiple funding opportunities including e rate funds.

As our high school continues to age (opened in 2014) our replacement cycles for the aging equipment will require additional revenue as the entire building technology was purchased with the building bond dollars. This includes the video displays, interactive whiteboards and security cameras.

We also want to maintain our security when it comes to potential cyber-attacks and phishing scams.

The capital projects levy will allow us to continue serving our students, staff and families with relevant tools to prepare students for their future.

Facilities:

Alexandria Public Schools have facility needs across the district with a high priority connected to safe and secure entrances at Garfield, Carlos and Lincoln Elementary Schools. All these schools were designed in the pre-Columbine era. Our partnerships with our community and our parents have increased and thus the need to modernize our facility to allow for controlled secure entrances is present.

The community has been great at supporting facility needs through building bonds in the past 20 years. Two of these buildings have significant needs in front of us including Woodland Elementary and Alexandria Area High School (AAHS) locations. At Woodland, HVAC, roofing and parking lot are all going to be needs withing the scope of this levy request. HVAC at Woodland is a current need due to the status of the system.

AAHS just completed a gym lighting transition to LED at the cost of \$100,000. The reset of the building will need that transition as well as the LED technology that was not implemented during the construction of AAHS. We are not able to replace the florescent bulbs and ballasts. We also have some safety concerns with our track and turf field which are both nearing their end of life.

Garfield Elementary is the one school that does not have dehumidification. We would like to provide the staff and students at that school an equitable experience.

We also have a cafeteria remodel needed at Discovery Middle School. The design was not meant to move nearly 1,000 students through the lunch line each day. The move to free school meals has increased our participation rates and thus impacted on our ability to serve students in a timely fashion within the constraints of a middle school schedule.

The capital projects levy will allow us to continue to maintain our facilities to an expectation our community has set as a high standard. As a regional center our secondary schools are regional hubs for both youth and adult recreation and learning. These are important assets to the health and stability of our region.

4. Estimated costs by year:

	Technology	Facilities	Total
2026-2027	1,400,000	1,600,000	3,000,000
2027-2028	1,400,000	1,600,000	3,000,000
2028-2029	1,400,000	1,600,000	3,000,000
2029-2030	1,400,000	1,600,000	3,000,000
2030-2031	1,400,000	1,600,000	3,000,000
2031-2032	1,400,000	1,600,000	3,000,000
2032-2033	1,400,000	1,600,000	3,000,000
2033-2034	1,400,000	1,600,000	3,000,000
2034-2035	1,400,000	1,600,000	3,000,000
2035-2036	1,400,000	1,600,000	3,000,000

** The estimated costs are aligned with the deficiencies identified in Section Three. As part of its ongoing strategic planning process, the District continually updates both its short- and long-term capital plans. The District intends to review the need for capital expenditures on an annual basis and adjust the proposed project budget accordingly*

5. Sources of funding

Alexandria Public Schools proposes to obtain financing from a voter-approved levy under the guidelines for Capital Project Levies in the maximum amount of 3.683% times the net tax capacity of the School District. The District will seek voter approval on November 4th, 2025, pursuant to Minnesota Statute 123B.63 which would result in approximately \$3,000,000 for taxes payable 2026, the first year it is to be levied, and would be authorized for ten (10) years. The estimated total cost of the projects to be funded over that time period is approximately \$30,000,000. The following table shows the estimated tax impact:

Annual Revenue for Fiscal Year 2026-27		\$3,000,000	
Type of Property	Estimated Market Value	Estimated Taxes Payable in 2026 for Capital Project Levy*	
		Annual	Monthly
Residential Homestead	\$100,000	\$22	\$2
	150,000	42	4
	200,000	61	5
	250,000	80	7
	300,000	100	8
	350,000	119	10
	400,000	139	12
	450,000	158	13
	500,000	177	15
Commercial/ Industrial	600,000	222	19
	700,000	267	22
	800,000	311	26
	\$100,000	\$53	\$4
	250,000	151	13
Agricultural Homestead ** (average value per acre of land & buildings)	500,000	329	27
	1,000,000	685	57
	2,500,000	1,752	146
	\$3,000	\$0.53	\$0.04
	4,000	0.71	0.06
Agricultural Non-Homestead ** (average value per acre of land & buildings)	5,000	0.89	0.07
	6,000	1.07	0.09
	7,000	1.25	0.10
	\$3,000	\$1.07	\$0.09
Seasonal Recreational Residential	4,000	1.42	0.12
	5,000	1.78	0.15
	6,000	2.13	0.18
	7,000	2.49	0.21
Seasonal Recreational Residential	\$100,000	\$36	\$3
	200,000	71	6
	300,000	107	9
	400,000	142	12
	500,000	178	15
	750,000	289	24

* The amounts in the table are based on school district taxes for the proposed capital project levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Some owners of homestead property may qualify for a refund, based on their income and total property taxes. This would decrease the net tax impact for those property owners.

** Average value per acre is the total assessed value of all land & buildings divided by total acres. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead.

Tax Rate to Include on Ballot: 3.683%

6. Document obligating the school district and contractor to comply:

Not applicable.