THOMPSON SCHOOL DISTRICT

800 South Taft Avenue • Loveland, CO 80537

Master Plan Committee Meeting Minutes

September 11, 2023 5:00 PM

Location: Admin Building

ATTENDEES: Alek Miller, Brad Chope, Brendan Willits, Brent Grimditch, Candie Joshi, Carmen Polka, Chris Wright, Cole Hanks, Frank Haug, Heidi Delaney, Jennifer Swanty, Lamb Caro, Lyndsey Martin, Mark Seeley, Rita Chadwick, Sam Bradley, Stephani Bradley, Theo Robison, Tom Pitts

GUESTS: TSD Superintendent Dr. Schaeffer, TSD Board President Barb Kruse

Todd Piccone, Kristen Battige, Ryan Baker, Tara Flores

Agenda Item
Call to Order/Pledge of Allegiance Chris Wright called the meeting to order at 5:01 pm
Approval of Agenda for September 11, 2023 Candie Joshi moved to approve the agenda for September 11, 2023 as presented. Brendan Willits seconded the motion. *Motion passed.*
Welcome and Introductions The committee members introduced themselves sharing their connection to MPC (community member, parent, staff, etc.) as well as years served on committee.
Approval of New Members Brad Chope moved to approve the new members. Cole Hanks seconded the motion. *Motion passed.* Approved new members: Sam Bradley, Stephani Bradley, Heidi Delaney, Frank Haug, Lyndsey Martin, Alek Miller, Mark Seeley, Jejebe Spransy, Jennifer Swanty and Wietse Wullink.
Superintendent Address Dr. Schaffer welcomed the committee members and expressed his appreciation for the committee members' time, commitment, and dedication to

THOMPSON SCHOOL DISTRICT

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Master Plan Committee Meeting Minutes

Thompson School District.

MPC Parameters

Todd Piccone briefly discussed MPC parameters:

• Why we're here • The work we do • Demographics (increase vs decrease) • Sustainability

The focus of MPC is "what are our needs?"

MPC Objectives

Kristen Battige gave a brief presentation outlining MPC objectives: Utilization, Learning Space Enhancements, and Capital Maintenance Forecasting. The committee broke into groups and discussed the MPC objectives.

Some of the highlights for each objective:

Capital Maintenance Forecasting

- Exterior door and hardware
- Lighting or natural lighting
- What, if any, is the cost benefit of solar energy? Could this help w/cost?

Existing Utilization & Projected Demographics

- Low or declining enrollment in some schools
- Ensuring spaces to keep our ESS students in their neighborhood schools
- Improving transportation so we can improve utilization

Learning Space Enhancements

- Air conditioning- mechanical upgrades
- ADA accessible playgrounds
- Alternative student spaces (no desks/minimal desks)
- Gender neutral bathrooms/lockers

Master Plan Update

Todd Piccone reviewed the Master plan committee long range master plan timeline outlining 0-3 years; 3-7 years and 7-10 year completed and outstanding projects.

Kristen Battige led the committee in an activity defining long range needs

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Highlights from committee on long range needs

- Transparent criteria regarding investment policy
- Durability of new vs existing construction
- Developers being held responsible
- Land acquisition for investment
- Diversity of offerings – is there space available to grow programs at TCC
- New school or renovate existing school in Berthoud
    - Can we move high/secondary school to the 3-7 year time period
- What is the current modular building plan – does district own or lease
- Demographics – why do some populations move from TSD schools to private/charter
- What has the board identified as learning space enhancement needs
- How to deal with uncertainty in growth projections
- Are we meeting security needs at all schools
- For existing schools compare learning spaces to master plan standards to identify needed upgrades
- MLO for maintenance going forward
- What about Erwin/LHS? NW monitoring should be listed
- NE part of district 7+…would like info on this
- Would district consider talking to Weld RE4 or Poudre to move Windsor part of TSD boundary

Announcements

The next MPC Meeting will be November 6, 2023 @ High Plains. The committee was asked to think about Vice Chair nominees.

Adjourn

Lyndsey Martin moved to adjourn the meeting. Meeting adjourned at 6:35 p.m.

Master Plan Committee

11 September 2023

THOMPSON SCHOOL DISTRICT

Tonight's Agenda

Master Plan Committee 2023 - 2024

AGENDA

September 11, 2023
5:00 P.M.
Location: Administration Building, 800 S. Taft

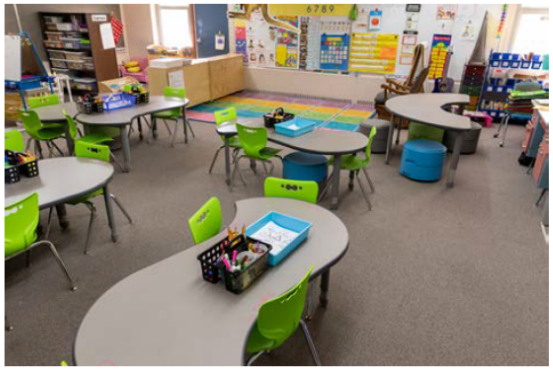
Agenda Item	Presenter	Start Time
Call to Order/Pledge of Allegiance	Chris Wright	5:00
Approval of Agenda for September 11, 2023	Chris Wright	5:03
Welcome and Introductions	Kristen Battige	5:05
Approval of New Members	Chris Wright	5:20
Superintendent Address	Marc Schaffer	5:25
MPC Parameters	Todd Piccone	5:30
MPC Objectives- Activity	Kristen Battige	5:45
Master Plan Update	Todd Piccone/ Kristen Battige	6:00
Announcements: • Vice Chair Nominees • Next MPC: November 6, 2023 at High Plains	Chris Wright	6:25
Adjourn	Chris Wright	6:30

THOMPSON SCHOOL DISTRICT

Welcome and Introductions

- NAME
- CONNECTION TO MPC *(community member, parent, staff, etc.)*
- YEARS SERVED ON THE COMMITTEE

Master Plan Committee Shared Vision Statement 2019



*"We see learning spaces that are **safe, innovative, flexible, equitable and engaging** for all students, staff and community. We see environments that are **healthful, naturally bright, comfortably conditioned and designed for longevity, durability and sustainability**. We see facilities that **adapt to our ever-changing world** and provide learning systems for our students that empower to learn, challenge to achieve and inspire to excel through **relevant technology, collaboration and creative experiences**."*

THOMPSON SCHOOL DISTRICT

Approval of New Members

Sam Bradley
Stephani Bradley
Heidi Delaney
Frank Haug
Lyndsey Martin
Alek Miller
Mark Seeley
Jejebe Spransy
Jennifer Swanty
Wietse Wullink

THOMPSON SCHOOL DISTRICT

Superintendent’s Welcome

Dr. Marc Shaffer

THOMPSON SCHOOL DISTRICT

MPC Parameters

Todd Piccone, Chief Operations Officer

THOMPSON SCHOOL DISTRICT

Board Policy FBA

https://www.thompsonschools.org/cms/lib/CO01900772/Centricity/Domain/4000/FBA.pdf

PLANNING ADVISORS

The Board of Education shall appoint an ongoing, broad-based master plan committee (MPC) composed of staff and community members to develop and maintain the district long-range facilities master plan (LRFMP).

The MPC shall study current facility use, expected enrollment trends and the effects of changing educational practices on facility needs. Annually it shall report its findings to the Board, including analysis of options and recommended strategies for addressing district facility utilization and needs in an economic manner. Its recommendations should be consistent with Board policy and goals and aim at minimizing undesirable effects on the quality of the district educational program.

The MPC shall develop by-laws governing its membership, terms of service, meeting schedule and procedures and include these in the appendices of the district LRFMP.

The Board may also authorize the employment of professional consultants or advisors from outside agencies when specialized knowledge or services are required to supplement the efforts of district personnel or to assist the MPC.

Adopted November 1, 1995
Revised May 18, 2011

Cross refs.: FB, Facilities Planning
FBB, Enrollment Projections
FBC, Facility Capacity

Please refer to the most current LRFMP on the district website at www.thompsonschools.org.

THOMPSON SCHOOL DISTRICT

MPC By-laws

https://www.thompsonschools.org/cms/lib/CO01900772/Centricity/Domain/4000/MPC_BYLAWS.pdf

Master Plan Committee Bylaws

Article I. Authority

The Master Plan Committee (MPC) is an advisory body commissioned by the Board of Education to evaluate growth trends within the district and to make recommendations to the Board on the utilization of existing facilities and on other ways to address the needs associated with enrollment and other required services to students. The Committee is also charged with ongoing modification of the Master Plan as appropriate.

Article II. Membership

A. Voting
The Master Plan Committee shall consist of at least ten community members that provide a balanced representation of all areas of the district. In addition, there shall be one voting member representing the developer/real estate community, one district teacher, one elementary principal, one middle school principal/assistant principal, one high school principal/assistant principal, and one central administrator. High school students that have been nominated/recommended by their principal will serve as full members.

B. Ex-Officio
In addition to the voting members, there shall be four ex-officio (non-voting) members. These members shall consist of the Superintendent or his designee, the district's Construction Project Manager or designee, a classified staff representative, and the district's facilitator.

C. Resource
In addition to the voting members and the ex-officio members, there are numerous resource members. The resource members do not regularly attend meetings but are available as needed. Resource members include district administrative support staff and representatives from the planning staffs of all jurisdictions serviced by the District.

Article III. Terms of Service

A. General
The term of service shall be three (3) years beginning on September 1st and continuing through June 30th. No more than two consecutive terms may be served by any community member. A member may be reappointed for a one-year term.

B. Time of Appointment
New members of the MPC shall be approved by the Master Plan Committee at a regularly scheduled meeting in September of each year or at other times as necessary to complete terms and fill vacancies caused by resignation, removal, death, or incapacity. Interested candidates shall apply for consideration after appropriate notice of vacancy has been given through the local media and school publications.

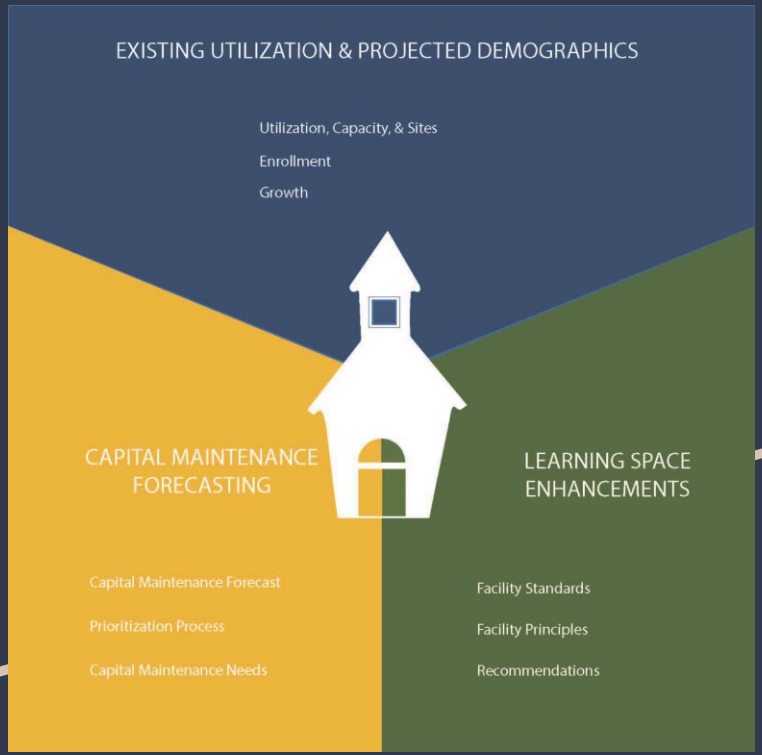
C. Reappointments
Members may be reappointed at the discretion of the Master Plan Committee in accordance with the provisions of paragraphs A & B above.

D. Attendance Obligations
The voting members of the MPC are expected to attend all regular and special meetings of the Committee. Should a member be chronically absent, that member may be removed from the MPC, and a replacement shall be appointed for the balance of the term. Three (3) consecutive or any four (4) absences will be considered chronic absenteeism. The MPC shall review any special circumstances involving absenteeism and has the prerogative of making exceptions to the dismissal procedure.

Article IV. Officers

A. Positions
At the September meeting, the MPC shall elect from its voting membership a Vice-Chairperson and a Secretary. The preceding year's Vice-Chairperson will serve as the Chairperson for that

2023/2024 MPC Objectives



2023-2024 Meeting Outline

- Master Plan Document update
- Utilization and Demographic update
  - Present to BOE in January
- Needs updates- Capital- maintenance/new infrastructure, Learning Spaces, Safety
  - Fine-tune information
  - Present to BOE in June for needs/possible bond

What are we missing??

THOMPSON SCHOOL DISTRICT

Master Plan Update



Long Range Master Plan Timeline

0-3 years:

- Acquire land for future secondary campus in SE quadrant (between Mountain View and Berthoud HS)
- Acquire all in-process dedication sites
- ~~Address over-utilization at High Plains PK-8 through: program, provide additional classrooms, and/or boundary change~~
- ~~Address boundary issue at Truscott/Garfield Elementary Schools due to dual language immersion program~~
- ~~Define opportunities for Summerfield site (Highway 287 and County Road 30)-possible sale~~
- Provide solutions to address learning space enhancement needs
- Develop funding plan for Capital Maintenance
- Define modular building plan, including reallocation and removal

3-7 years:

- Build new elementary at Heron Lakes site in Berthoud area
- Build new elementary at obligated site in the northeast part of the District
- Address Capital Maintenance and Learning Space enhancement needs
- Build new middle school at the site south of Mountain View

7-10+ years:

- ~~Monitor capacity at Conrad Ball Middle School and Mary Blair Elementary School~~
- Monitor capacity in Berthoud area for secondary school additions
- Address Capital Maintenance and Learning Space enhancement needs

Updates from 2020 Master Plan timeline

- Crossed out= Completed
- HIghlighted= In-process/ Ongoing

THOMPSON SCHOOL DISTRICT

Activity

Proposed 2023 Update:

0-3 years

- Acquire all in-process dedication sites
- Provide solutions to address learning space enhancement needs
- Develop funding plan for Capital Needs–potential bond
- Update modular building plan, including reallocation and removal
- Monitor utilization per policy FCA

3-7 years

- Address PK8 population growth in Berthoud area
- Address Capital Maintenance and Learning Space enhancement needs
- Monitor utilization per policy FCA

7-10+ years

- Monitor capacity in Berthoud area for secondary school additions
- Address Capital Maintenance and Learning Space enhancement needs
- Address PK8 population growth in the northeast part of the District
- Acquire land for future secondary campus in SE quadrant

What other Long Range items do we need to look at specifically?

THOMPSON SCHOOL DISTRICT

THOMPSON SCHOOL DISTRICT

800 South Taft Avenue • Loveland, CO 80537

Master Plan Committee Meeting Minutes

November 6, 2023 5:00 PM

Location: High Plains PK8, 4255 Buffalo Mountain Drive

ATTENDEES: Anne Messerli, Alek Miller, Bill Breunig, Brad Chope, Brendan Willits, Brent Grimditch, Candi Joshi, Chad Racine, Chris Wright, Cole Hanks, Mark Seeley, Michael Keen, Stephani Bradley, Stu Boyd, Tom Pitts

Todd Piccone, Kristen Battige, Ryan Baker, Tara Flores

Agenda Item
Call to Order/Pledge of Allegiance Chris Wright called the meeting to order at 5:01 p.m.
Approval of Agenda for November 6, 2023 Mark Seeley moved to approve the agenda for September 11, 2023 as presented. Cole Hanks seconded the motion. Motion passed.
Approval of Minutes from September 11, 2023 Brendan Willits moved to approve the minutes for September 11, 2023 as presented. Mark Seeley seconded the motion. Motion passed.
Vice Chair Nominations There were no nominations so the committee was asked to think about Vice Chair nominations.
Town of Berthoud Planning Update Walt Elish, Town of Berthoud reviewed the presentation going over Berthoud history and growth for the next 2-3 years.
City of Loveland Planning Update Randy Maizland, Civil Engineer with the City of Loveland gave a brief review of development under review Citywide.
Finance Update Gordon Jones, Chief Financial Officer reviewed the financial update with the committee. Gordon also explained how mill levy rates

impact financing and taxation.

MPC Activity Follow-Up

Kristen Battige reviewed the top topics the committee noted from the September 11th meeting as well as the long-range master plan.

Intro to TSD Demographic Update

Ryan Baker gave a brief review of what December topics will be relating to TSD demographics.

- Enrollment projections
- School utilization
- High growth areas (Berthoud, East Loveland)

Announcements:

The next MPC meeting will be December 4, 2023 at Berthoud Elementary. The committee was asked to think about Vice Chair nominations.

Adjourn

Chris Wright moved to adjourn the meeting. Meeting adjourned at 7:06 p.m.

High Plains Tour

Kristen Battige took committee members on a tour of High Plains.

Master Plan Committee

6 November 2023

THOMPSON
SCHOOL DISTRICT

Tonight's Agenda

Master Plan Committee 2023 - 2024

AGENDA

November 6, 2023
5:00 P.M.
Location: High Plains PK8, 4255 Buffalo Mountain Drive

Agenda Item	Presenter	Start Time
Call to Order/Pledge of Allegiance	Chris Wright	5:00
Approval of Agenda for November 6, 2023	Chris Wright	5:03
Approval of Minutes from September 11, 2023	Chris Wright	5:04
Vice Chair Nominations	Chris Wright	5:05
Town of Berthoud Planning Update	Walt Elish/ Chris Kirk	5:15
City of Loveland Planning Update	Nicole Hahn	5:35
Finance Update	Gordon Jones	6:00
MPC Activity Follow-Up	Todd Piccone/ Kristen Battige	6:30
Intro to TSD Demographic Update	Ryan Baker	6:50
Announcements: • Vice Chair Nominees • Next MPC: December 4, 2023	Chris Wright	6:55
Adjourn	Chris Wright	6:57
High Plains Tour	Kristen Battige	6:57

THOMPSON SCHOOL DISTRICT

Vice Chair Nominations

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Town of Berthoud Planning Update

Anne Johnson, Community Development Director
Chris Kirk, Town Administrator

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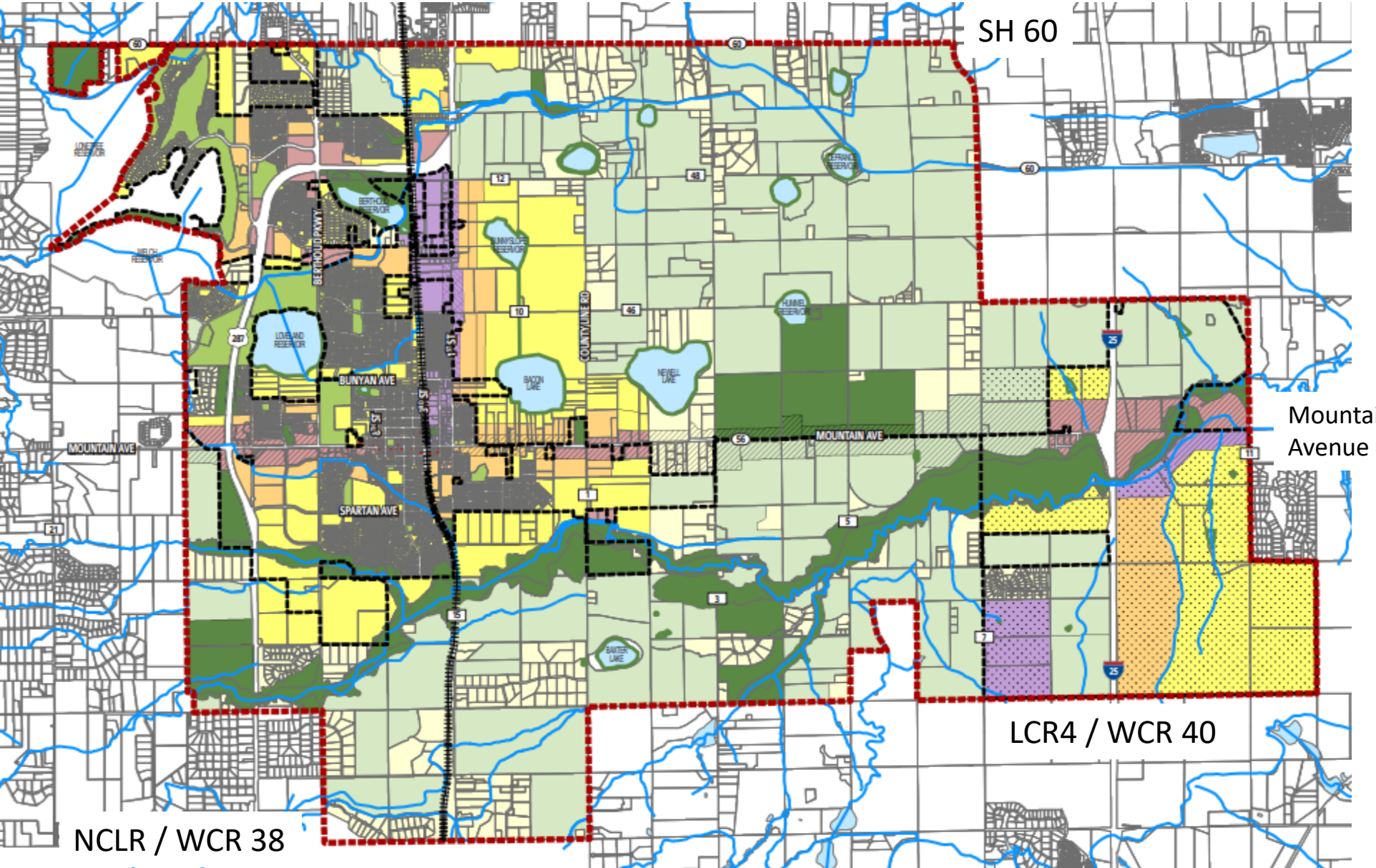
Welcome to Berthoud







Berthoud Future Growth Plan



Legend

- Growth Management Area

Place Type: Natural Areas

- Environmentally Sensitive Area
- Open Space
- Parks, Recreation & Trails
- Ditch/Canal - Potential Trail Connections

Place Type: Rural Areas

- Agricultural
- Rural Residential

Place Type: Suburban Areas

- Suburban Residential
- Suburban Business

Place Type: General Urban Areas

- Urban Residential
- Innovation District

Place Type: Urban Center

- Old Town Residential
- Downtown

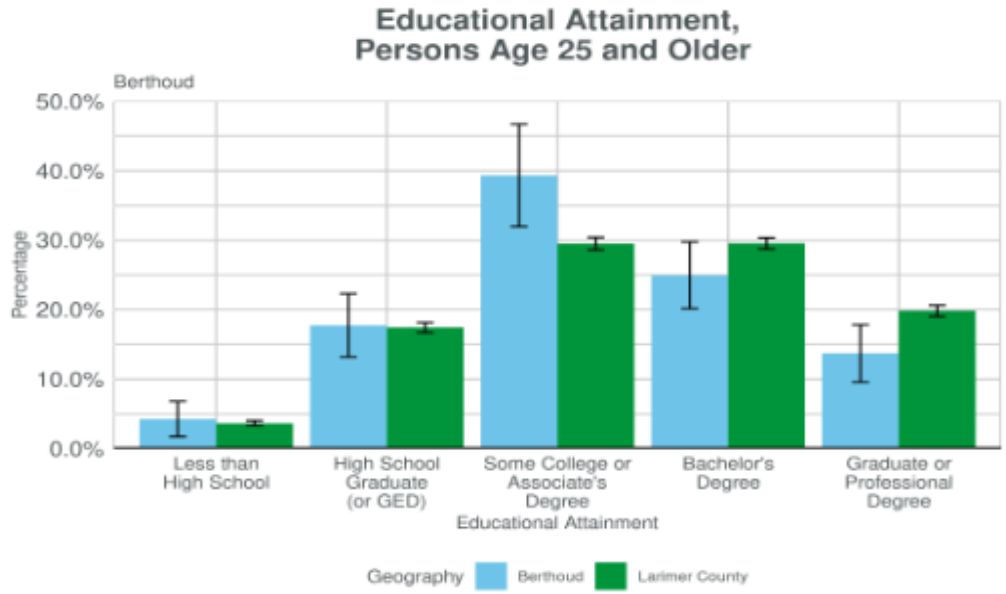
Place Type: Special Districts

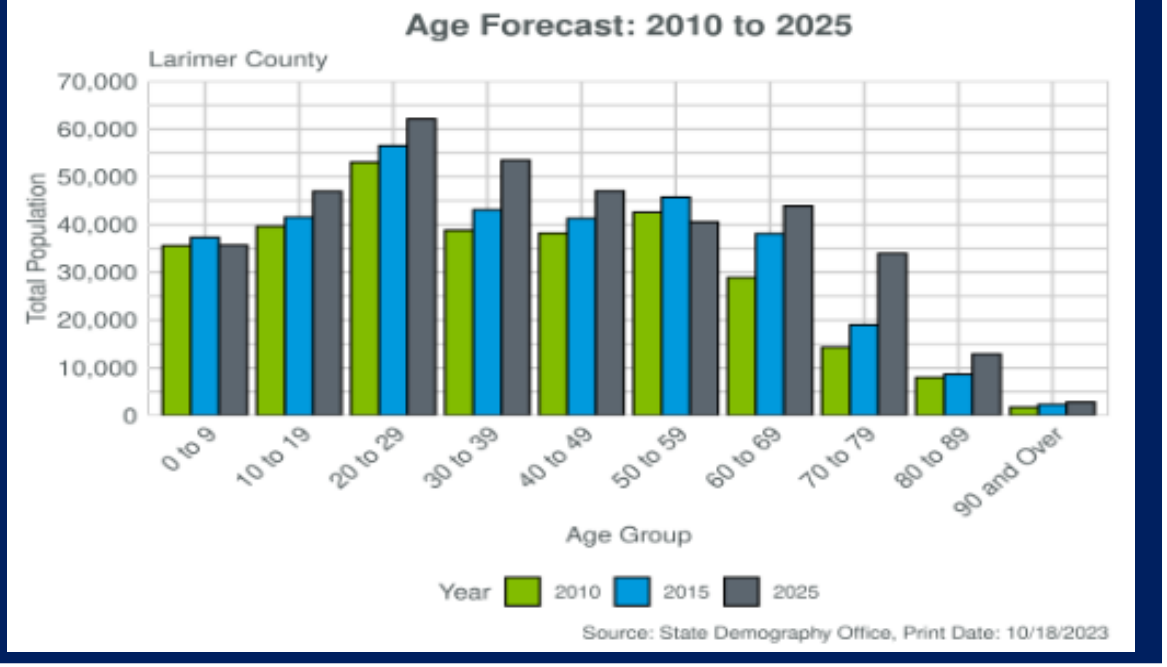
- New Berthoud
- 1st Street Corridor
- Mountain Avenue Corridor

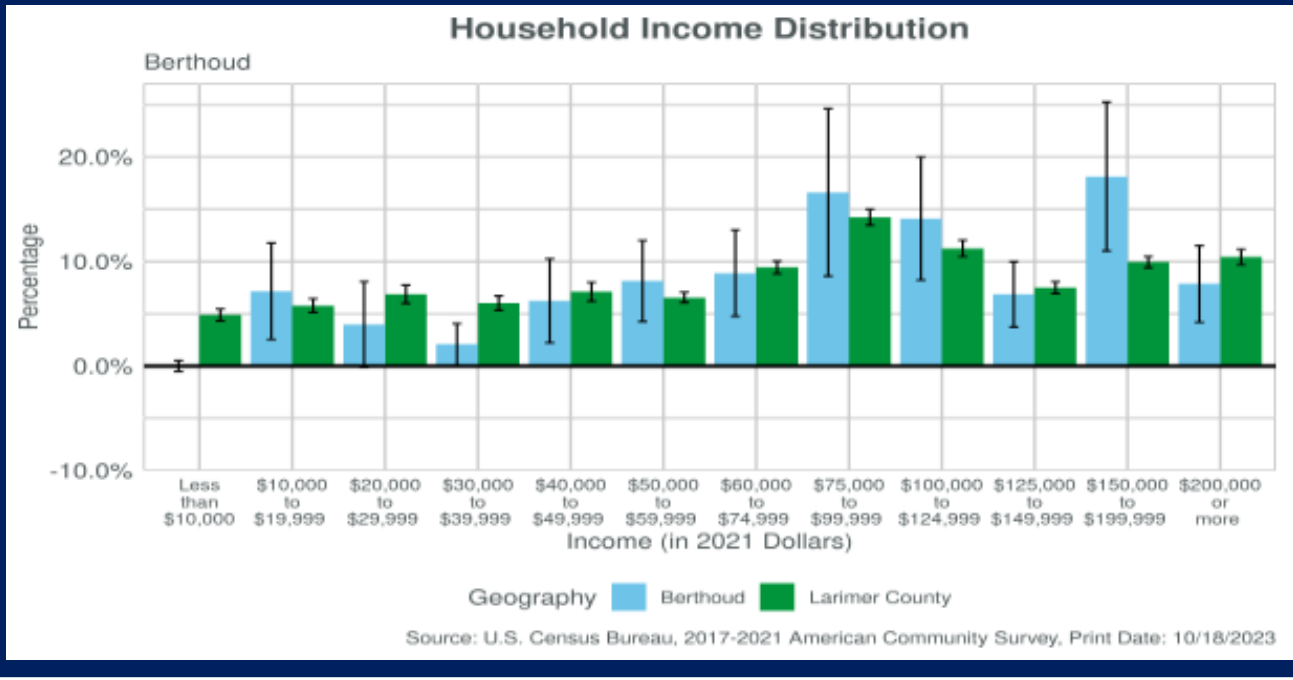
Population Growth Rate

Nearly doubled in 6 years

	Berthoud		Larimer County		Colorado	
Year	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	2,990		186,136		3,294,473	
1995	3,799	4.9%	221,622	3.6%	3,811,074	3.0%
2000	5,005	5.7%	253,088	2.7%	4,338,801	2.6%
2005	4,885	-0.5%	275,873	1.7%	4,662,534	1.4%
2010	5,103	0.9%	300,532	1.7%	5,050,332	1.6%
			333,445	2.1%	5,446,594	1.5%
			359,815	1.5%	5,784,156	1.2%
			362,771	0.8%	5,814,707	0.5%







Private Investment





$100 million + in new construction 2020 - 2023



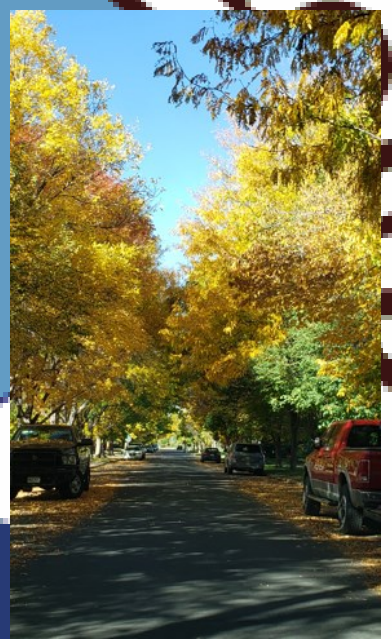


Residential Construction Outlook: 2023

New Residential Building Permits Issued by Year

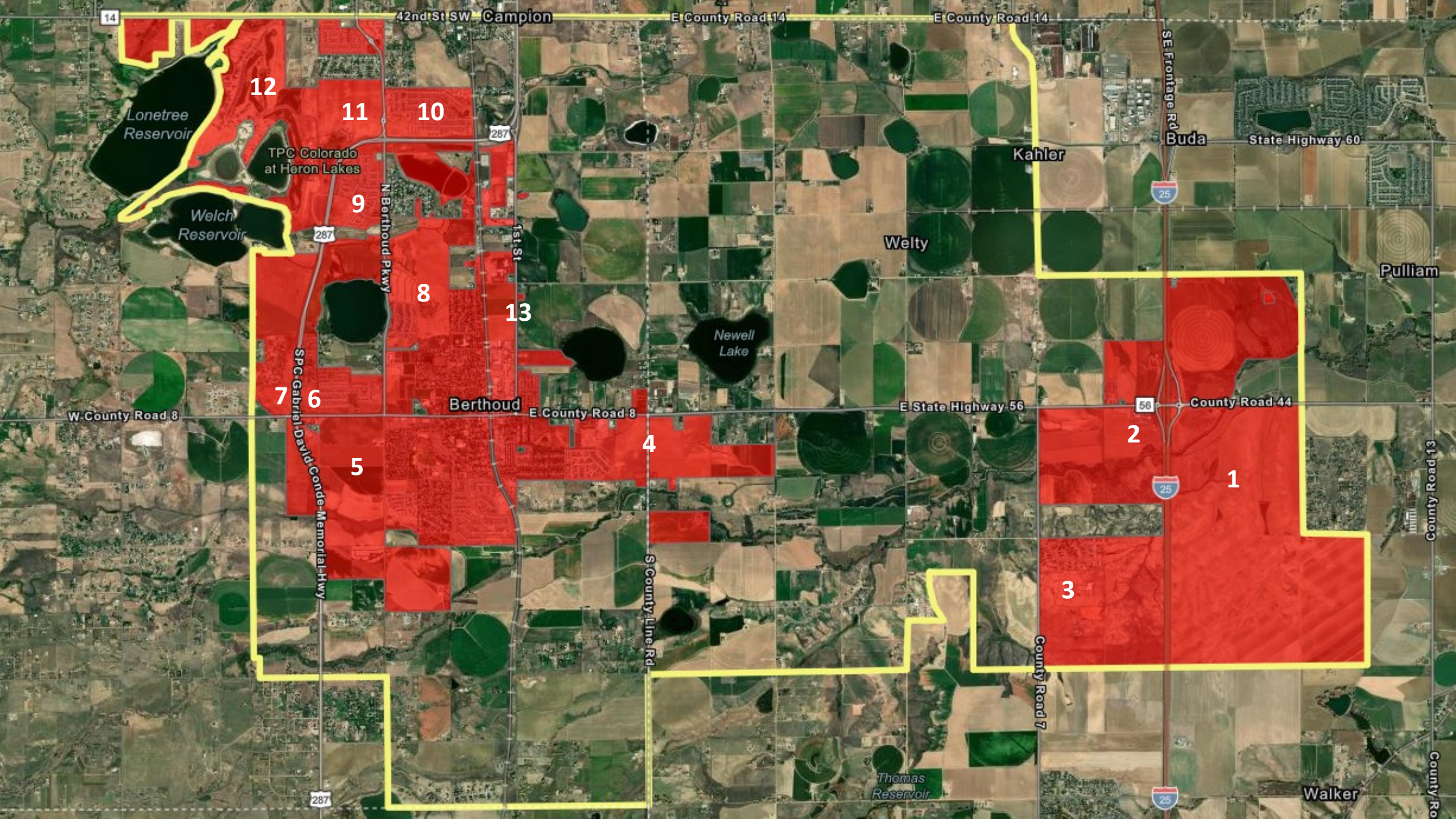
2015: 111
2016: 264
2017: 435
2018: 521
2019: 347
2020: 505
2021: 509
2022: 223
2023: 144, as of 9/30





Residential Projects	Units
Farmstead 2nd/Apartments	285 sf / 281 mf
Farmstead 3rd Filing	*629 sf*
Fickel Farm	101 sf
Hammond	371 sf + mf
Harvest Ridge	97 sf
Heritage Ridge	430 sf
Heron Lakes	705 sf + mf
Ludlow	*1,800 sf + mf*
Prairie Star	508 sf + mf
Revere	*31 sf + 222 mf*
Trails at Creekview	435 sf + mf
Westside Crossing	56 sf
Vantage	693 sf

TOTAL dwelling units approved or in *Development Review* **6,644 units *(2,682)***


42nd St SW
Campion
E County Road 14
E County Road 14
SE Frontage Rd
Buda
State Highway 60
Kahler
Welty
Pulliam
Lonetree Reservoir
TPC Colorado at Heron Lakes
Welch Reservoir
N Berthoud Pkwy
1st St
Newell Lake
SPC Gabriel David Conde Memorial Hwy
W County Road 8
Berthoud
E County Road 8
E State Highway 56
County Road 44
S County Line Rd
County Road 7
County Road 13
Thomas Reservoir
Walker
12
11
10
9
8
13
7
6
5
4
2
1
3
14
287
25
56

Parks and Future Planning Activities



Town Hall



Innovation District













Berthoud Town Park



3rd Street


Typical street furniture
Curbless, detectable warning surface
Diagonal Parking
Street pavers
Splash-Pad
Banners
Parallel Parking
Art-wall
Picnic shelter

Waggoner



Legend

1. Recreation Center
2. Outdoor Aquatics
3. Multi-Purpose Field
4. Pavilion/Special Events
5. Picnic Pavilion + Restrooms
6. Parking
7. Entry Plaza, Auto Drop-off, and Pedestrian Promenade
8. Tennis Courts
9. Basketball Courts
10. Playground/Nature Play
11. Community Gardens
12. Orchard
13. Demonstration Agricultural Fields
14. Loop Trail
15. Regional Trail Connections
16. Natural/Open Space
17. Irrigation Pond























1. Ball Fields
2. Multi-purpose Fields
3. Future Water Access
4. Basketball Court (2)
5. Tennis Court (2)
6. Destination Playground
7. Amphitheater
8. Pump Track/BMX Park
9. Picnic Pavilion + Restrooms
10. Concessions
11. Parking
12. Natural/Open Space
13. Loop Trail
14. Regional Trail
15. Maintenance/Emergency Access

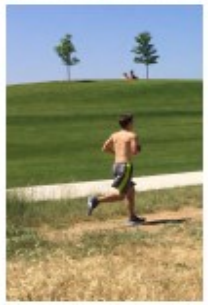


Waggoner












City of Loveland Planning Update

Nicole Hahn, City Engineer

THOMPSON
SCHOOL DISTRICT

THOMPSON SCHOOL DISTRICT

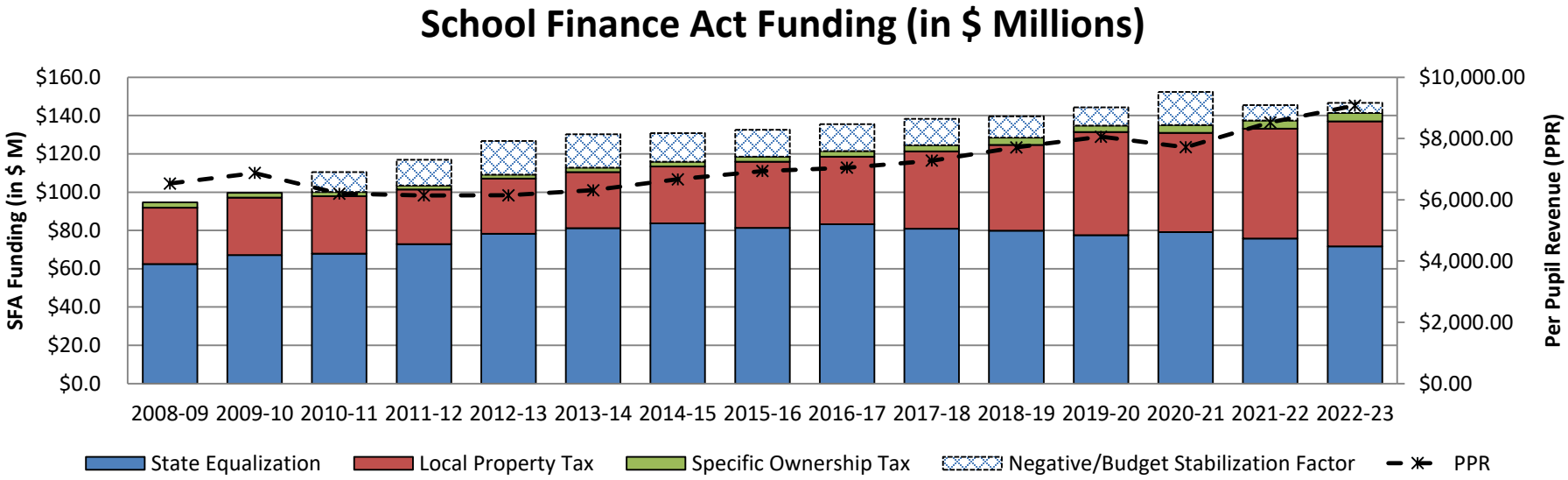
Financial Update

Master Planning Committee (MPC) Meeting

November 6, 2023

THOMPSON
SCHOOL DISTRICT

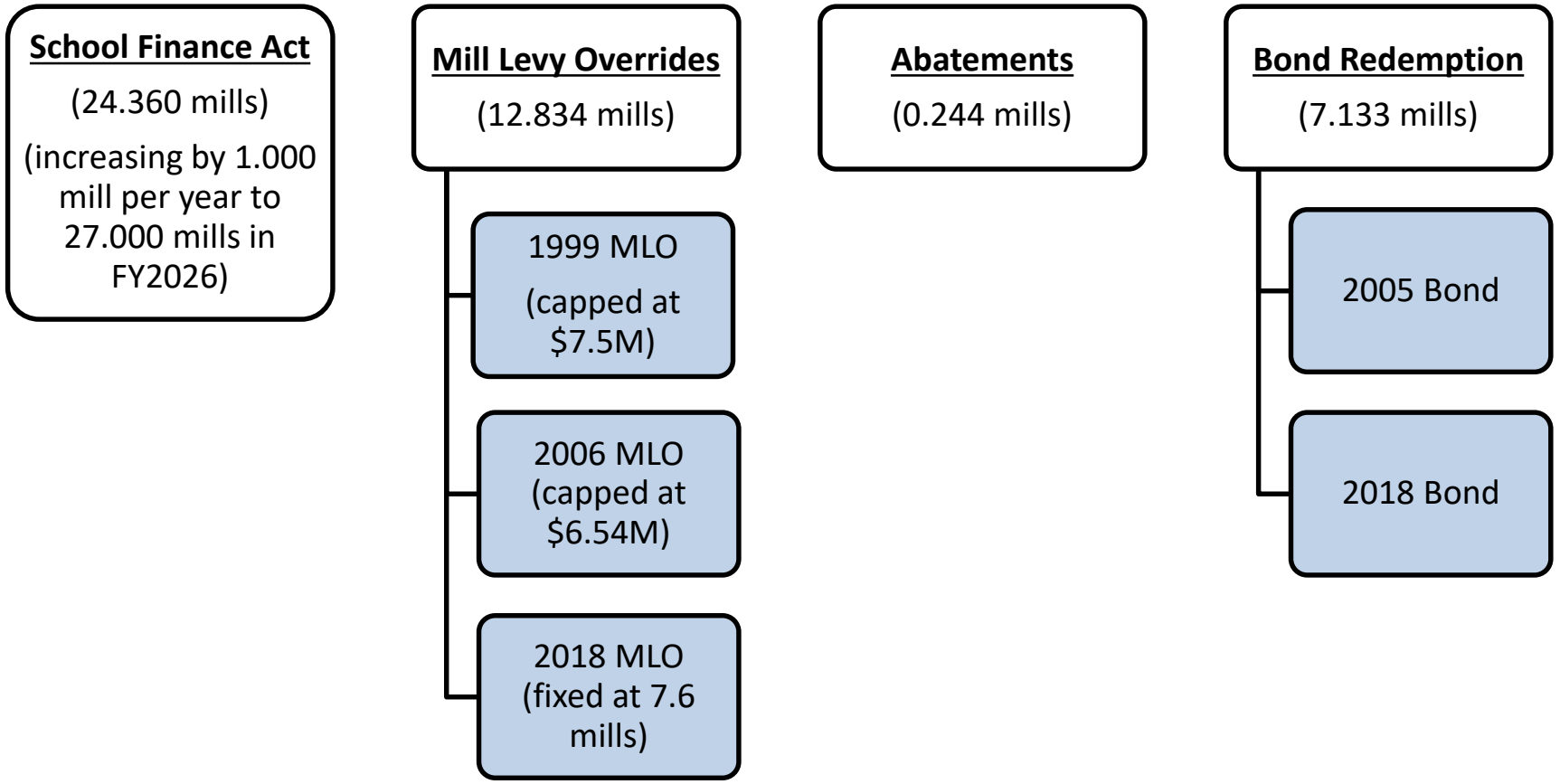
School Finance Act (SFA) Funding



- Funding of the SFA is called for in the state constitution and was adopted in 1994 and remains one of the 5 oldest, unmodified education funding programs in the nation
- SFA calls for funding from three primary sources: 1) local real estate property tax; 2) local specific ownership tax; and 3) state equalization
- Budget Stabilization (BS) Factor (formerly known as Negative Factor) was fully initiated in FY11, which is a reduction in revenue for schools, thus cutting K-12 funding (cumulative $166.8M) [*Scheduled to be removed in 2024-25 state budget*]
- For FY23 local taxes were approximately 51.2% of total education funding vs 48.8% from the state, after allowing for $5.2 million less in funding from the BS Factor

THOMPSON SCHOOL DISTRICT

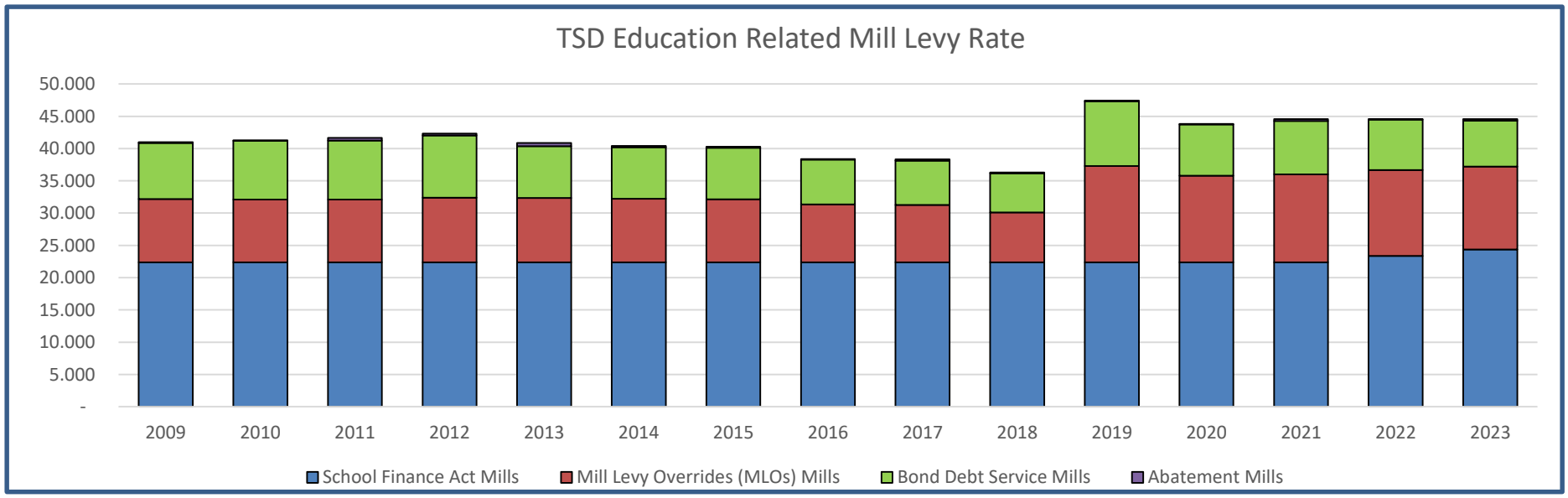
K-12 Education Related Mill Levy Tax Rates Assessed by TSD

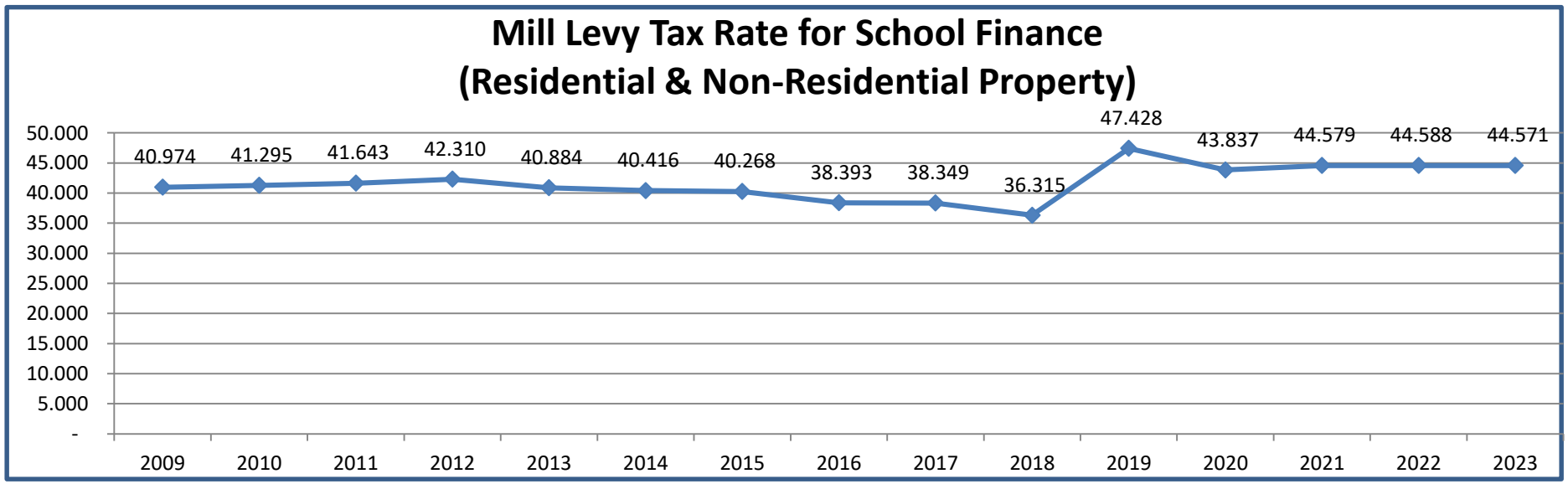


Total TSD mills levied in FY2023 = 44.571 mills

THOMPSON SCHOOL DISTRICT

Mill Levy Tax Rates in Thompson School District





THOMPSON SCHOOL DISTRICT

Education Related Mill Levy Tax Rates in Thompson School District

- Mill levy tax rates for FY23 for Thompson School District are comprised of the following:
  - School Finance Act – dictated by the state as part of the School Finance Act (24.360 mills)
  - Local Mill Levy Overrides (MLO) – initiatives passed locally by voters to allow for additional education funds that typically are not construction related (12.834 mills)
  - Bond Redemption – initiatives passed locally by voters to service the bond debt for proceeds used for capital improvement/construction purposes (7.133 mills)
  - Abatement – for appeals/abatements of assessed valuations (0.244 mills)

TSD education related property tax calculation - EXAMPLE:

[(Residential Property Value - $15,000) x 6.765%] x 44.571 mills / 1000

[($500,000-$15,000) x 6.765%] x 44.571 mills / 1000 = $1,462 per year

$1,462 / $500,000 = 0.29% of residential property value

Education Related Mill Levy Rates FY2023 – District Comparisons

• St. Vrain	58.385 mills
• Poudre	55.865 mills
• Windsor	50.879 mills
• Greeley	50.399 mills
• Johnstown	45.735 mills
• Thompson	44.571 mills

THOMPSON SCHOOL DISTRICT

Estimated Impact of Proposition HH on Property Taxes in TSD - 2024

- Residential Assessment Rate (RAR) reduces from 6.765% to 6.700%
- Residential property credit increases from $15,000 to $50,000 ($40,000 in subsequent years)
- Homestead Exemption would become portable (first $100,000 of home value)
- TABOR cap increases by 1% (additional revenue used for education funding & local govt backfill)
- TABOR refunds at flat rate for all taxpayers (based on taxable income in subsequent years)
- Assessed Valuation (AV) would be less, resulting in less of an increase in property taxes

TSD education related property tax calculation – EXAMPLE (w/Prop HH):

[(Residential Property Value - $50,000) x 6.7000%] x 44.571 mills / 1000

[($500,000-$50,000) x 6.700%] x 44.571 mills / 1000 = $1,344 per year

$1,344 / $500,000 = 0.27% of residential property value

TSD education related property tax calculation – EXAMPLE (no Prop HH):

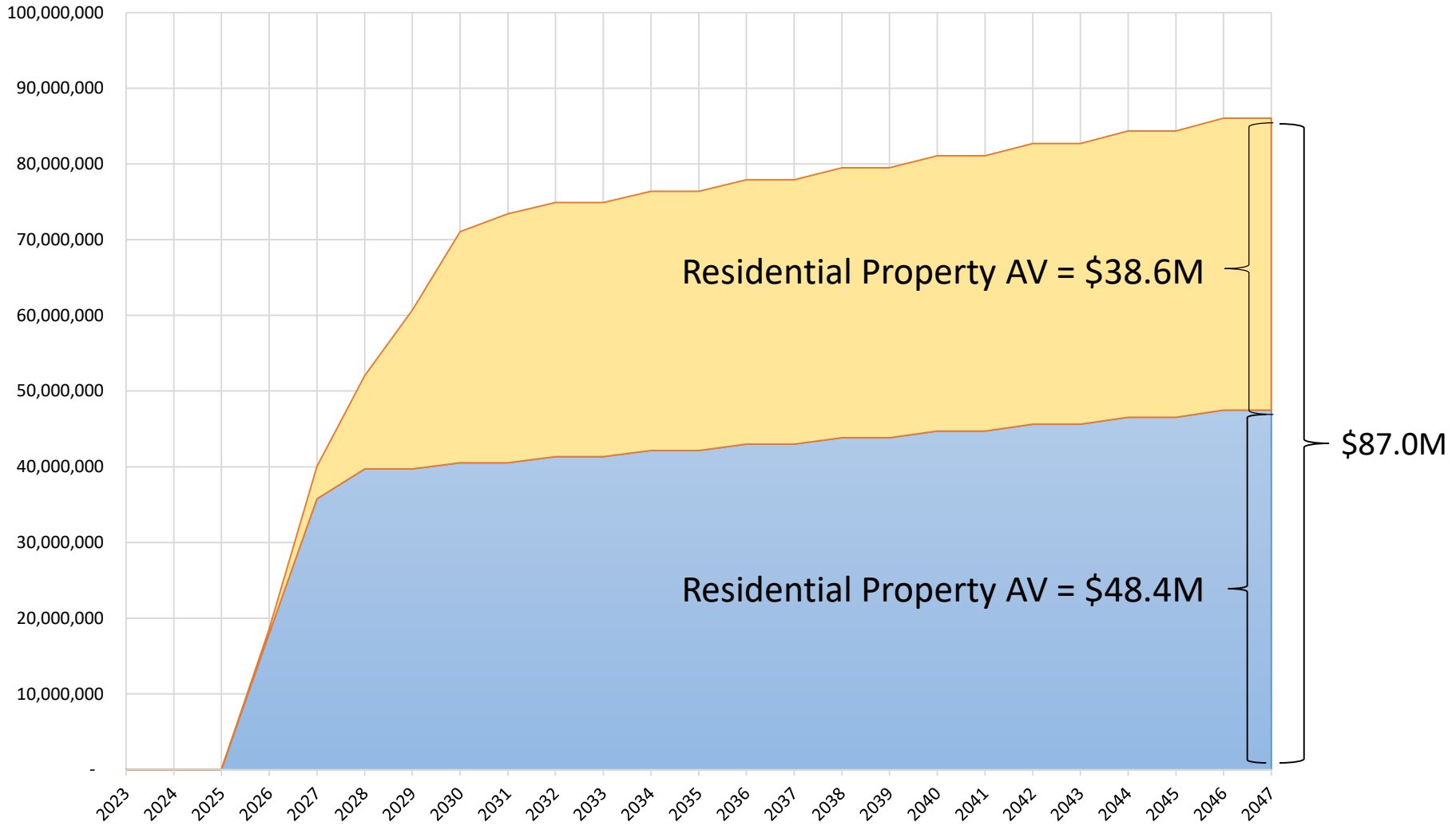
[(Residential Property Value - $15,000) x 6.765%] x 44.571 mills / 1000

[($500,000-$15,000) x 6.765%] x 44.571 mills / 1000 = $1,462 per year

$1,462 / $500,000 = 0.29% of residential property value

THOMPSON SCHOOL DISTRICT

Estimated Centerra South Assessed Valuation Build Out Schedule



THOMPSON SCHOOL DISTRICT

Impact of URA on TSD Tax Revenue

School Finance Act

- Any portion of K-12 education program funding not collected via local property tax is backfilled by the state so no impact to TSD occurs in this category under current Colorado statute

Mill Levy Overrides

- 1999 MLO – revenue is capped at $7.5M on this MLO per original ballot language and the net AV in the District results in the tax revenue calculation meeting that maximum so no impact to TSD occurs in this category
- 2006 MLO – revenue is capped at $6.54M on this MLO per original ballot language and the net AV in the District results in the tax revenue calculation meeting that maximum so no impact to TSD occurs in this category
- 2018 MLO – revenue is calculated at a fixed 7.600 mills on this MLO per the original ballot language so any URA AV that is deducted in arriving at the net AV amount used for mill levy revenue calculations will be remitted back to TSD through the IGA revenue distribution negotiated with LURA

Abatements

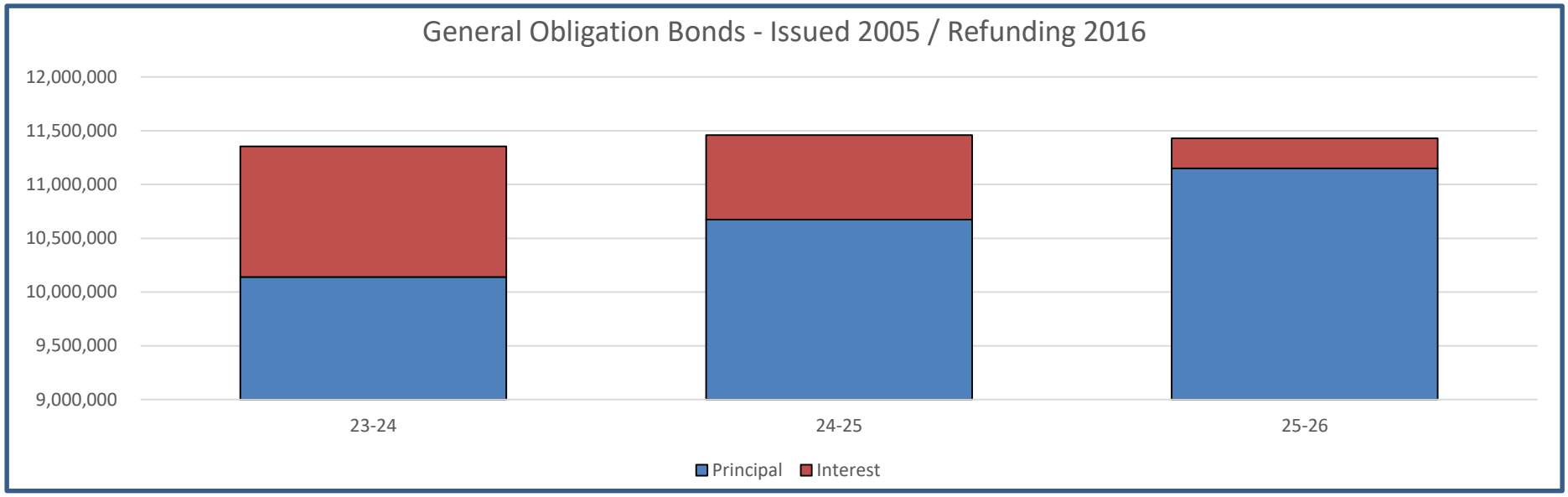
- Mill levy rate is adjusted based on net AV to collect the amount required so no impact to TSD occurs in this category

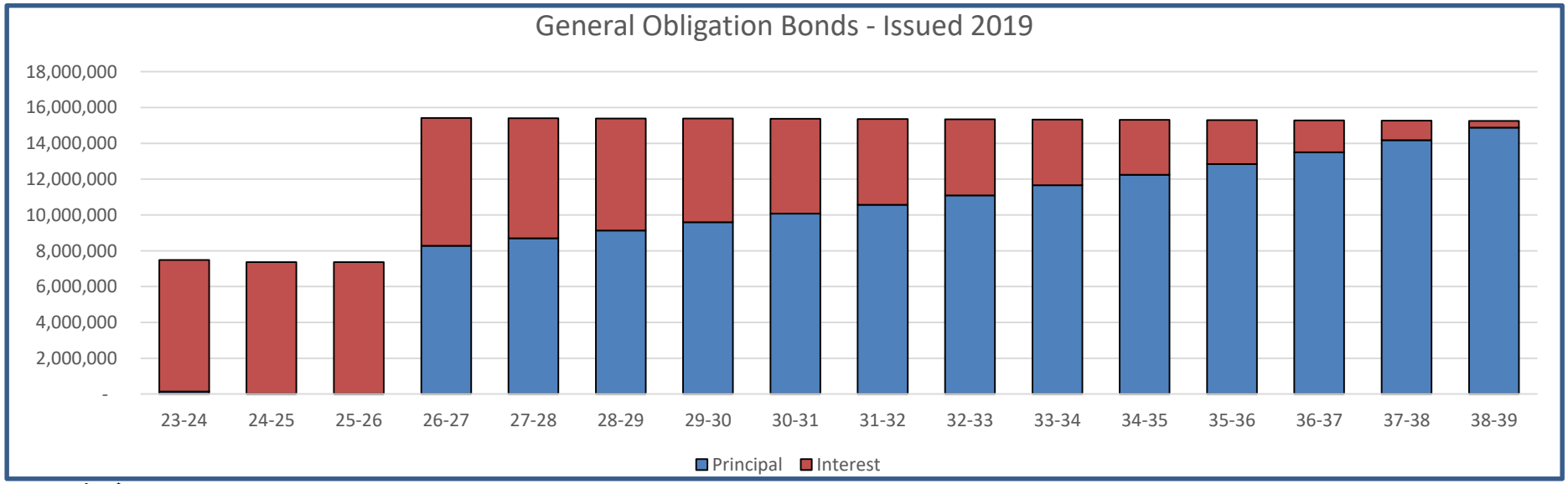
Bond Debt Service

- 2005 Bond – mill levy rate is adjusted based on net AV to collect the amount required for servicing this debt so no impact to TSD occurs in this category
- 2018 Bond – mill levy rate is adjusted based on net AV to collect the amount required for servicing this debt so no impact to TSD occurs in this category

THOMPSON SCHOOL DISTRICT

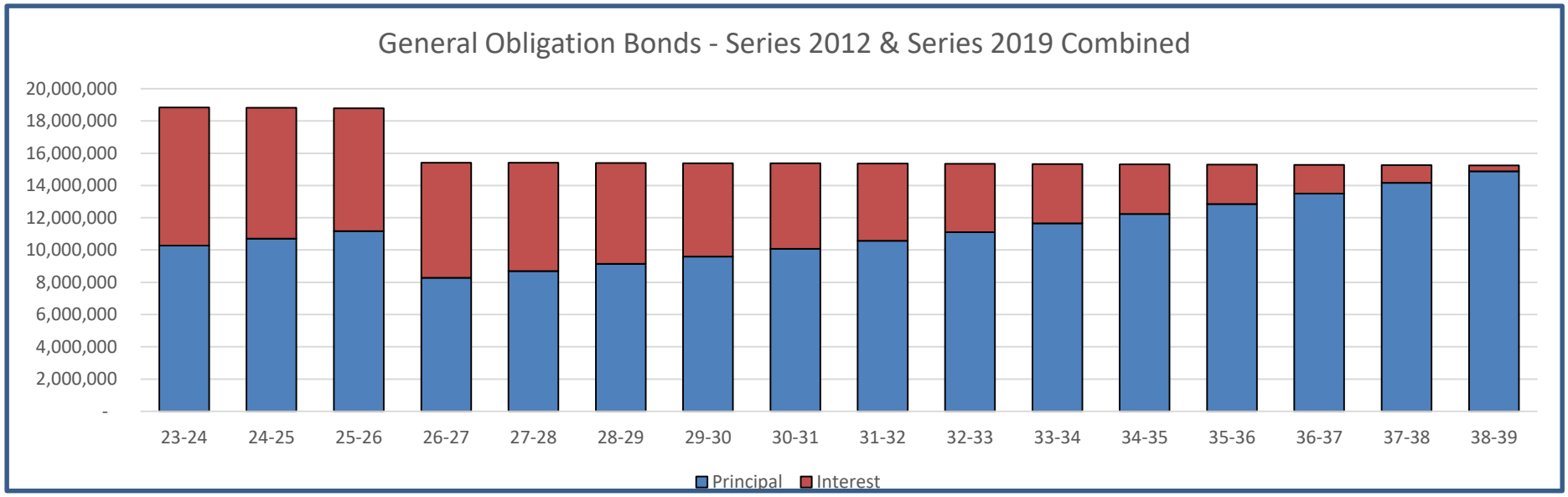
Thompson School District – General Obligation Bond Debt





THOMPSON SCHOOL DISTRICT

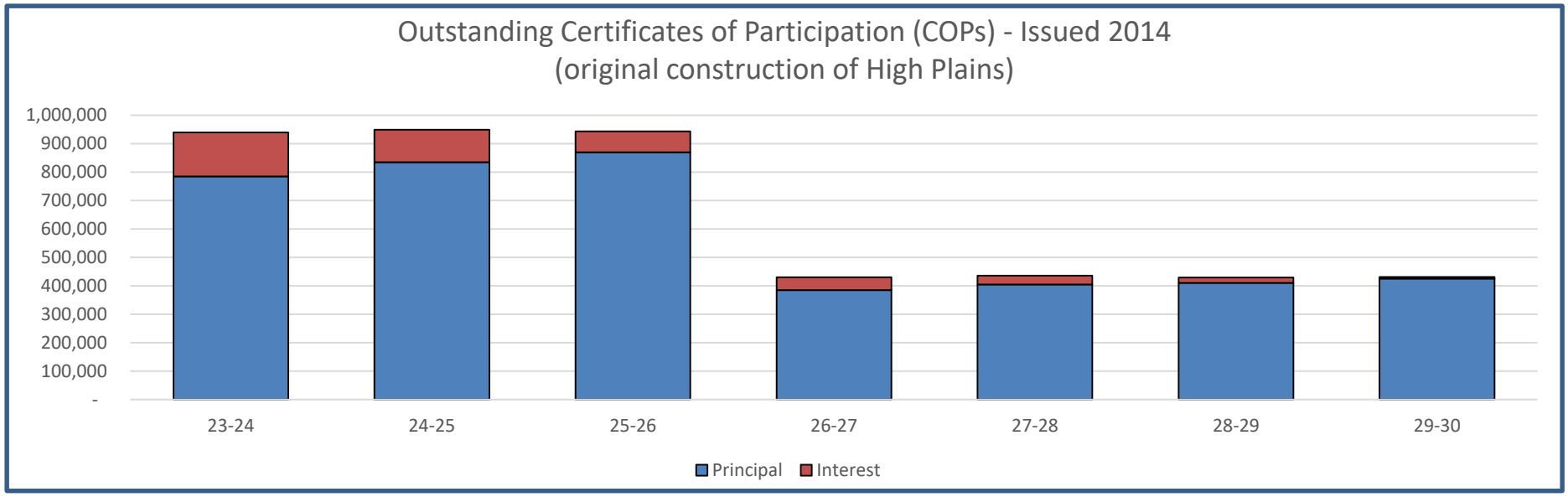
Thompson School District – General Obligation Bond Debt

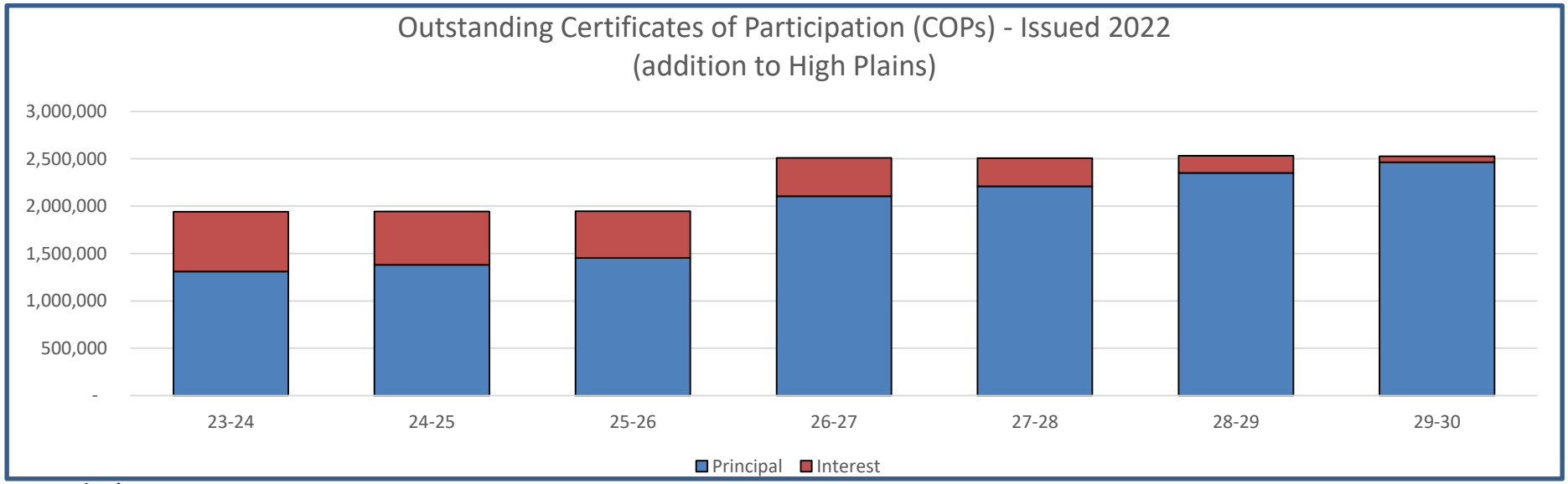


- Issue 2005 par amount approved by voters = $89.2 million
- Issue 2019 par amount approved by voters = $149.0 million
- Total 2019 bond projects estimated to be ~$205.0 million
  - Par amount
  - Premium
  - BEST grants
  - Sale of buildings / land
  - Approx. 37.6% more benefit than authorized

THOMPSON SCHOOL DISTRICT

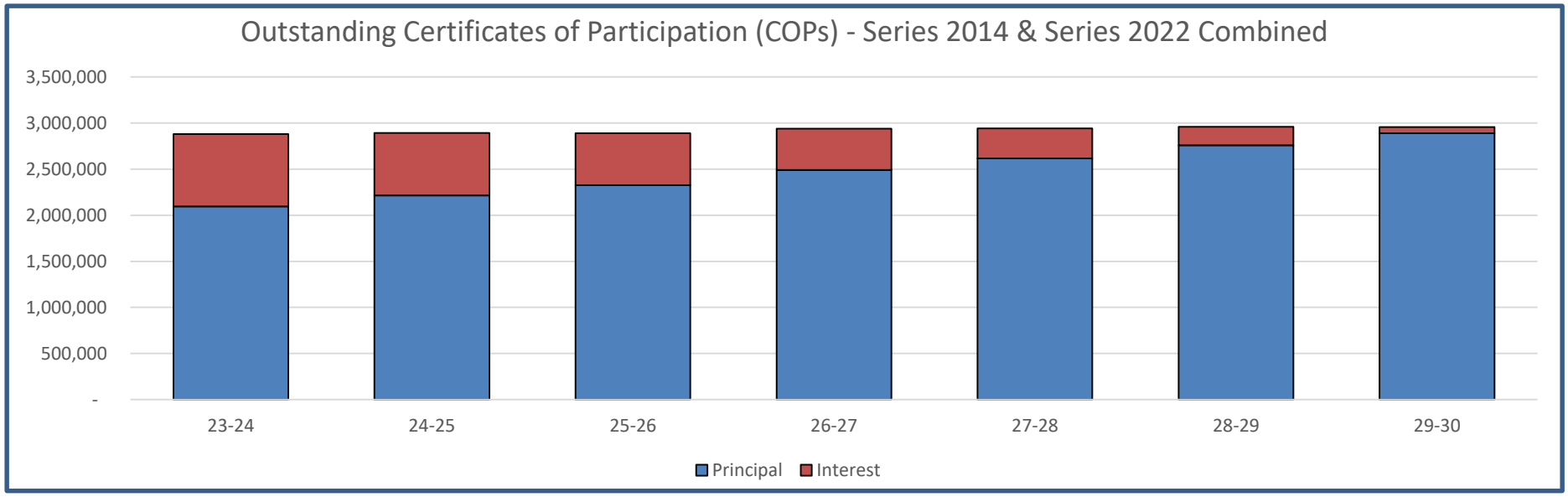
Thompson School District – Certificates of Participation (COPs)





THOMPSON SCHOOL DISTRICT

Thompson School District – Certificates of Participation (COPs)



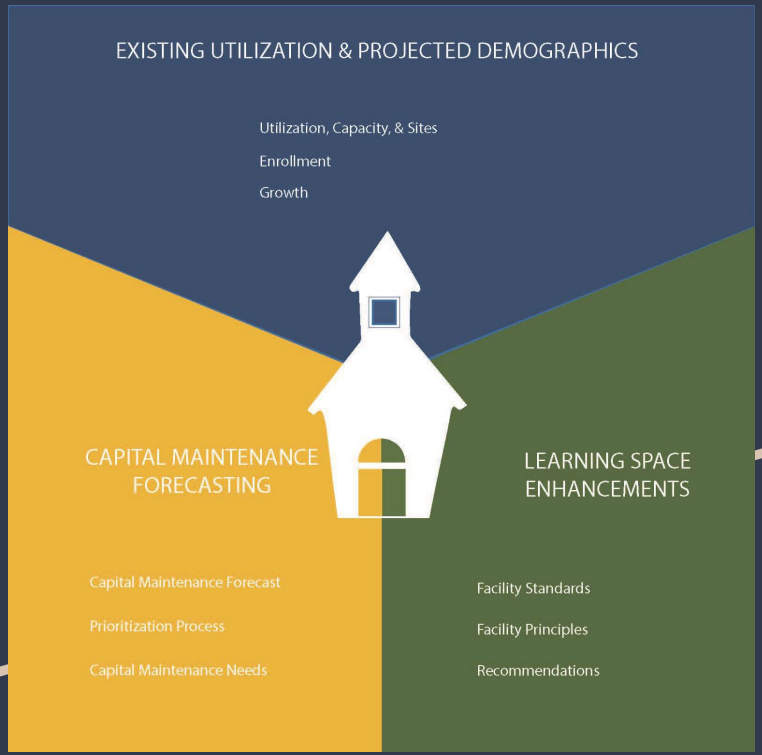
- Issue 2014 par amount = $9,095,000
- Original construction of High Plains included funds from:
  - Issued COPs
  - District Capital Projects budget
  - Previously deposited funds from the IGA
- Issue 2019 par amount = $14,870,000

THOMPSON SCHOOL DISTRICT

Questions
???

THOMPSON SCHOOL DISTRICT

2023/2024 MPC Objectives



NOTES FROM MEETING:

Capital Maintenance Forecasting

- Exterior door and hardware
- Lighting or natural lighting
- What, if any, is the cost benefit of solar energy? Could this help w/cost?

Existing Utilization & Projected Demographics

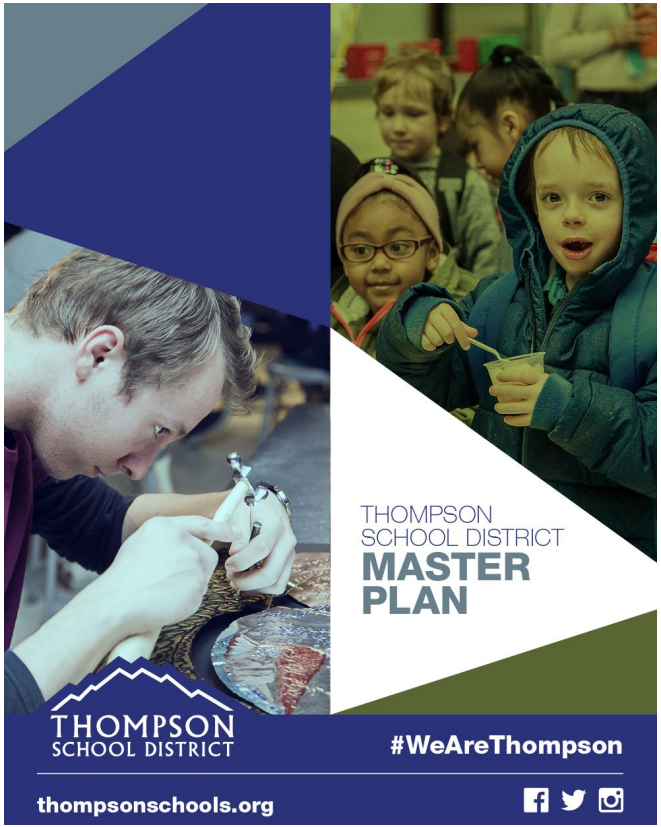
- Low or declining enrollment in some schools
- Ensuring spaces to keep our ESS students in their neighborhood schools
- Improving transportation so we can improve utilization

Learning Space Enhancements

- Air conditioning- mechanical upgrades
- ADA accessible playgrounds
- Alternative student spaces (no desks/minimal desks)
- Gender neutral bathrooms/lockers

THOMPSON SCHOOL DISTRICT

Master Plan Update



THOMPSON
SCHOOL DISTRICT

Long Range Master Plan Timeline

Proposed 2023 Update:

0-3 years

- Acquire all in-process dedication sites
- Provide solutions to address learning space enhancement needs
- Address PK8 population growth in Berthoud area
- Develop funding plan for Capital Needs–potential bond
- Update modular building plan, including re-allocation and removal
- Monitor utilization per policy FCA

3-7 years

- Monitor capacity in Berthoud area for high school addition
- Address Capital Maintenance and Learning Space enhancement needs
- Monitor utilization per policy FCA

7-10+ years

- Address Capital Maintenance and Learning Space enhancement needs
- Address PK8 population growth in the northeast part of the District
- Acquire land for future secondary campus in SE quadrant

THOMPSON SCHOOL DISTRICT

Master Plan Update Activity Follow-Up

Highlights from committee on long range needs -

(Blue items will be addressed at future meetings and green adjusted in 0-7 year plan)

- Transparent criteria regarding investment policy- Capital Maintenance Forecasting
- Durability of new vs existing construction- Capital Maintenance Forecasting
- Developers being held responsible - RYAN
- Land acquisition for investment- TODD
- Diversity of offerings – is there space available to grow programs at TCC- Learning Space Enhancements
- New school or renovate existing school in Berthoud
  - Can we move high/secondary school to the 3-7 year time period- Adjusted in timeline
- What is the current modular building plan – does district own or lease- KRISTEN
- Demographics – why do some populations move from TSD schools to private/charter- TODD
- What has the board identified as learning space enhancement needs- KRISTEN
- How to deal with uncertainty in growth projections - RYAN/ TODD
- Are we meeting security needs at all schools- TODD
- For existing schools compare learning spaces to master plan standards to identify needed upgrades- Learning Space Enhancements
- MLO for maintenance going forward - TODD
- What about Erwin/LHS? NW monitoring should be listed- RYAN and Projected Demographics
- NE part of district 7+…would like info on this- Projected Demographics
- Would district consider talking to Weld RE4 or Poudre to move Windsor part of TSD boundary- TODD

THOMPSON SCHOOL DISTRICT

Intro to TSD Utilization and Projected Demographics Update

Ryan Baker, TSD Planning Manager

THOMPSON
SCHOOL DISTRICT

THOMPSON SCHOOL DISTRICT

Master Plan Committee Meeting Minutes

800 South Taft Avenue • Loveland, CO 80537

December 4, 2023 5:00 PM

Location: Berthoud Elementary - 560 Bunyan Ave

ATTENDEES:

Cole Hanks, Bill Breunig, Tom Pitts, Anne Messerli, Lamb Caro, Michael Keen, Chad Racine, Candie Joshi, Lyndsey Martin, Brent Grimditch, Brad Chope, Stu Boyd, Kevin Woodward

Todd Piccone, Kristen Battige, Ryan Baker

Agenda Item
Call to Order/Pledge of Allegiance Todd Piccone called the meeting to order at 5:01 p.m. Ice breaker: Something good from your Thanksgiving
Approval of Agenda for December 4, 2023 Michael Keen moved to approve the agenda for December 4, 2023 as presented. Bill Breunig seconded the motion. Motion passed.
Approval of Minutes from November 6, 2023 Brad Chope moved to approve the minutes for November 6, 2023 as presented. Tom Pitts seconded the motion. Motion passed.
Vice Chair Nominations Tom Pitts Bill Breunig moved to nominate Tom Pitts, Candie Joshi seconded the motion
Utilization Todd introduced the topic and discussed the BOE presentation according to FCA and FCA-R. Todd will be talking to the Board of Education later this week about the needs and potential bond. Ryan discussed:

THOMPSON SCHOOL DISTRICT

800 South Taft Avenue • Loveland, CO 80537

Master Plan Committee Meeting Minutes

Thompson is following state-wide district trends with decline in enrollment.

Utilization table- NES, WCMS, WES are quite low. High schools are doing well.

Question about whether or not capacity changes over time (e.g. newer schools have more flex space built in) and how we can invest in our current schools to make them more like the “new schools”.

Historical utilization- some schools have rebounded since COVID, some have not.

Not recommending any schools for closure this year. Schools we are keeping an eye on: Lincoln, Sarah Milner, Namaqua, Walt Clark. Focused on how to attract more students to schools.

Additional schools we’re looking at: BFK- new developments coming in. District- north Elementary schools- new developments coming in. Winona- highest resident population in District

Choice in choice out. Biggest draws to Charter Schools- Winona, Namaqua, Peakview, Bill Reed, Lucile Erwin

Consideration around Transportation- how to improve. Consideration around State of the Art Technology.

Question about the old Van Buren boundary- do we have info on where those kids went–did they follow the boundary change?

Activity

Ryan Baker led the committee in an activity to discuss questions/concerns regarding utilization, choice in/out, and school capacities. The discussion brought the following questions/concerns:

- What choice out of Peakvew boundary now vs. before (Monroe, Mary Blair, Conball)

  * Need some awesome programming at Winona
- How can we invest in schools we are losing to choice out?
- How do you adjust older schools' capacity?
- What do we predict will happen for choice out enrollment going forward?

THOMPSON SCHOOL DISTRICT

Master Plan Committee Meeting Minutes

800 South Taft Avenue • Loveland, CO 80537

District Trends/Growth

Todd reviewed with the committee the district trends and growth.

Berthoud Area:

- Anticipated upward trend in Berthoud despite flattening out currently.
- Reviewed projections in more detail through 2030.
- Options to capture growth: renovations/ addition of Turner Middle, Berthoud Elementary, Ivy Stockwell; or new PK-8.
    - new school- reviewed potential boundary changes and impact to school resident population

Kinston area:

- Looked at Riverview and High Plains- additional capacity not needed at this time.

Announcements:

The next MPC meeting will be February 5, 2023 at Cottonwood Plains located 525 Turman Drive, Fort Collins.

Adjourn

_____ moved to adjourn the meeting. Meeting adjourned at 6:20 p.m.

High Plains Tour

Kristen Battige took committee members on a tour of Berthoud Elementary.

Master Plan Committee Meeting Minutes

February 5, 2024 at 5:00 P.M.
Cottonwood Plains Elementary, 525 Turman Drive, Fort Collins, 80525

Committee Members Present: Alek Miller, Brad Chope, Brendan Willits, Brent Grimditch, Candie Joshi, Carmen Polka, Chris Wright, Cole Hanks, Frank Haug, Jennifer Fodness, Jennifer Swanty, Kevin Woodward, Lyndsey Martin, Michael Keen, Stu Boyd, Tom Pitts

Ryan Baker, Tammie Knauer, Tara Flores, Todd Piccone

1. **Call to Order/Pledge of Allegiance**
   Chris Wright, Committee Chair called the meeting to order and led the committee in the Pledge of Allegiance at 5:01 pm.

2. **Approval of Agenda for February 5, 2024**
   Moved by: Tom Pitts
   Seconded by: Kevin Woodward
   Motion passed.

3. **Approval of Minutes from December 4, 2023**
   Moved by: Brad Chope
   Seconded by: Chris Wright
   Motion passed.

4. **Needs Discussion Update**
   Todd Piccone, Chief Operations Officer updated the committee on the districts needs focusing on infrastructure and program needs as well as bond successes.

5. **Needs Next Steps**
   Todd Piccone, Chief Operations Officer shared the future needs assessment with the committee. Focused needs being overall maintenance, overall classroom/educational enhancement needs, overall safety needs and overall demographic needs.

6. **Growth Option Discussion/Activity**
   Todd Piccone, Chief Operations Officer led the committee in an activity focusing on demographic and growth needs.

   The results of the activity can be found here: MPC Activity 2.5.24.pdf

7. **Announcements**
   The next MPC Meeting will be April 1, 2024 @ Peakview Academy located at 2660 N. Monroe, Loveland.

8. **Adjourn**
   Lyndsey Martin moved to adjourn the meeting.
   Meeting adjourned at 6:35

Master Plan Committee

5 February 2024

THOMPSON SCHOOL DISTRICT

Tonight's Agenda

Master Plan Committee 2023 - 2024

AGENDA

February 5, 2024
5:00 P.M.
Location: Cottonwood Plains Elementary, 525 Turman Drive, Fort Collins, 80525

Agenda Item	Presenter	Start Time
Call to Order/Pledge of Allegiance	Chris Wright	5:00
Approval of Agenda for February 5, 2024	Chris Wright	5:03
Approval of Minutes from December 4, 2023	Chris Wright	5:04
Needs Discussion Update	Todd Piccone	5:05
Needs Next Steps	Todd Piccone	5:30
Growth Option Discussion/ Activity	Todd Piccone	5:35
Announcements: • Next MPC: April 1, 2024 at Peakview Academy	Chris Wright	6:25
Adjourn	Chris Wright	6:30
Cottonwood Plains Tour	Kristen Battige	6:30



TSD Infrastructure and Program Needs

THOMPSON SCHOOL DISTRICT

AGENDA

01

District Overview

02

Previous Bond Success

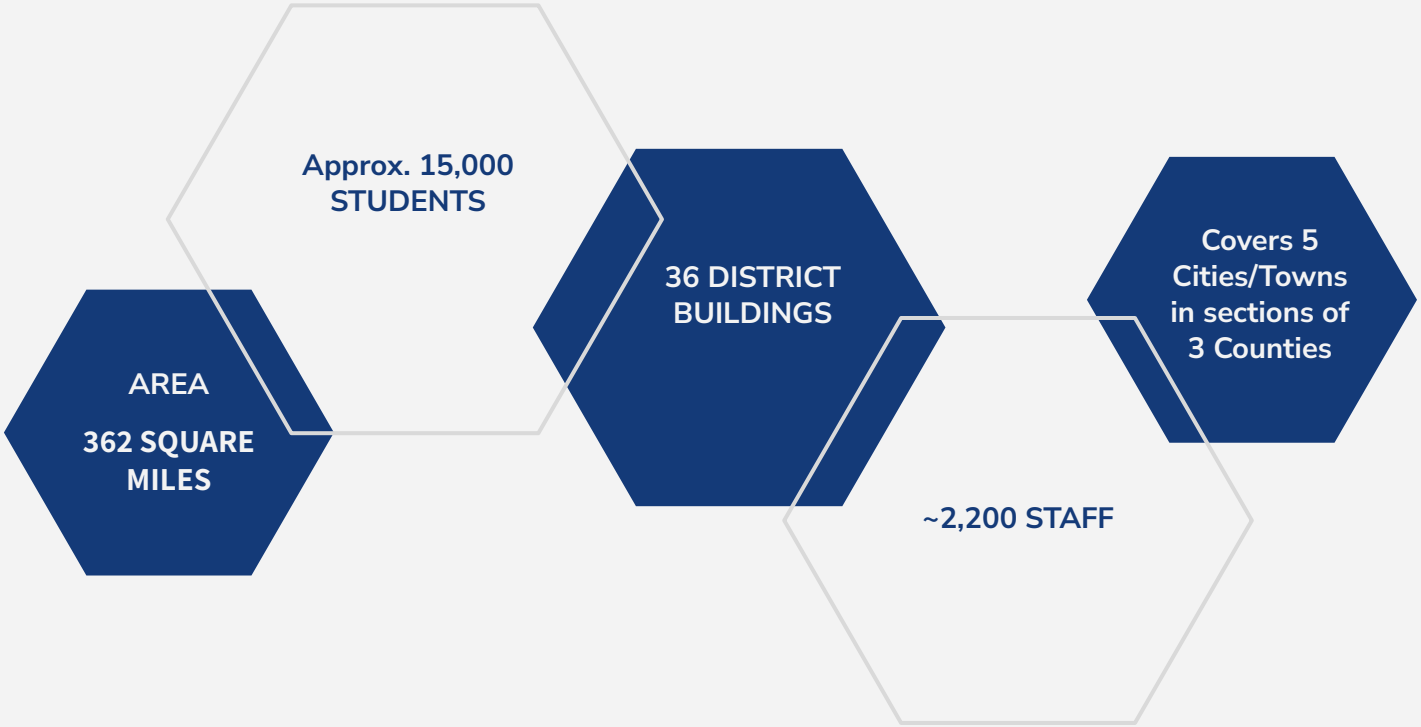
03

Future Needs

THOMPSON SCHOOL DISTRICT

DISTRICT OVERVIEW

THOMPSON SCHOOL DISTRICT



2018 BOND SUCCESS

THOMPSON SCHOOL DISTRICT

$149M VOTER APPROVED
****INVESTED OVER *$208M* IN SCHOOLS**

~ $15M in GRANTS AWARDED

SOLD DISTRICT ASSETS TO REINVEST ~$11M

BOND PREMIUM AND INTEREST EARNED ~$33M

2018 BOND Career Technical Education

THOMPSON SCHOOL DISTRICT

CTE Programs

THOMPSON CAREER CAMPUS

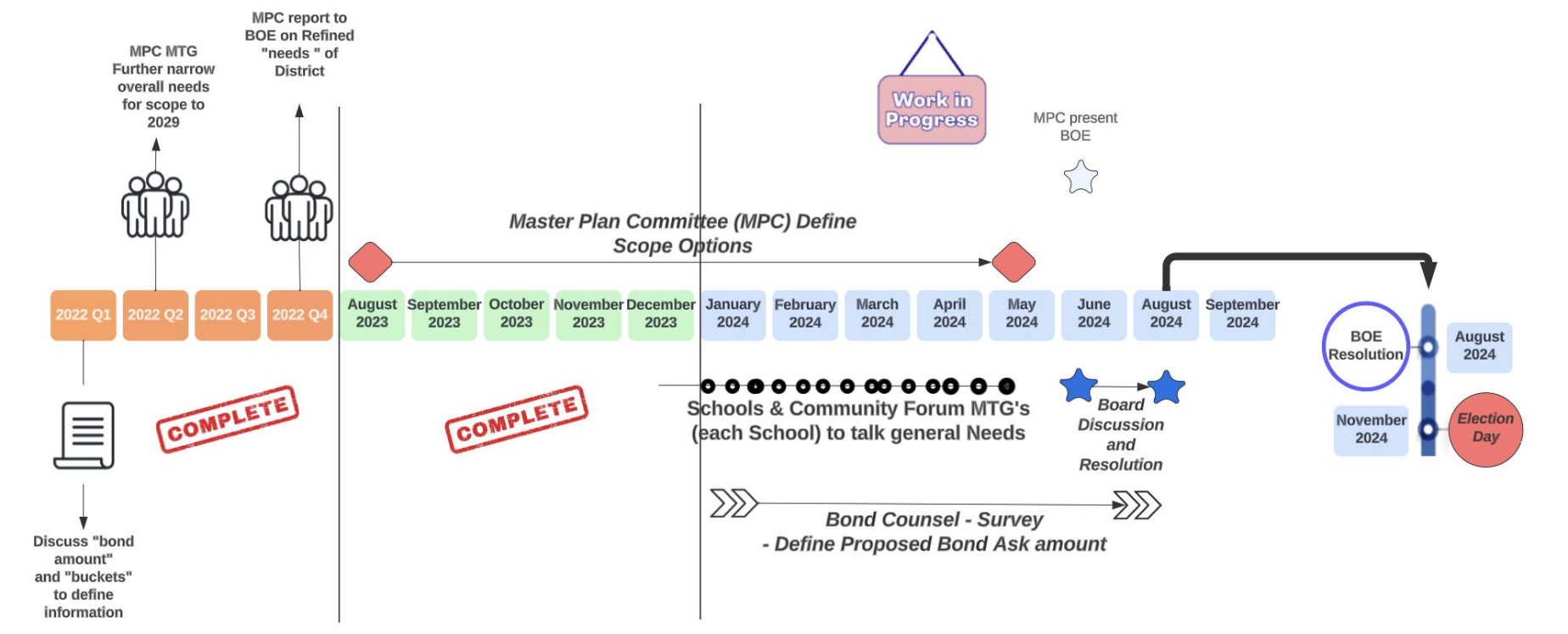
Medical Certification/ Dual Enrollment

Advanced Manufacturing and Cyber Security

Construction Trade Certifications

Timeline of Activities for Proposed Bond Initiative

THOMPSON SCHOOL DISTRICT



Public Opinion Research

THOMPSON SCHOOL DISTRICT

About Magellan Strategies



We are a public opinion research firm specializing in measuring and understanding resident and voter opinion for school districts, local governments, special districts, and public policy organizations.

We have conducted more than 1,000 public opinion community and ballot measure surveys since 2007.

THOMPSON SCHOOL DISTRICT

Using Survey Research to Develop an Effective Communication & Ballot Measure Strategy

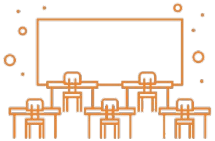
FUTURE NEEDS ASSESSMENT



THOMPSON
SCHOOL DISTRICT

Overall Thompson School District Needs 2024–2030

THOMPSON SCHOOL DISTRICT



Overall Classroom/Educational Enhancement Needs
$23,000,000



Overall Maintenance Needs 2023-2030
$294,000,000



Overall Demographic Needs 2023-2030
$75,000,000



Overall Safety Needs 2023-2030
$12,000,000

Building Maintenance Needs

THOMPSON SCHOOL DISTRICT

Overall Maintenance Needs 2023-2030 $294,000,000

High Priority Needs (Code compliance/Safety)
$49,000,000

Priority Needs 2028-2030
$48,000,000

Medium Priority Building Needs

$197,000,000



District Safety Needs

THOMPSON SCHOOL DISTRICT

Overall Safety Needs 2023-2030 $12,000,000

Secure Vestibules
$10,000,000

Physical System Upgrades

$1,000,000

Radio Amplification Systems

$1,000,000



District Educational Enhancement Needs

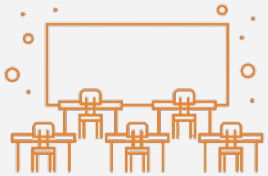
THOMPSON SCHOOL DISTRICT

Overall Educational Enhancement Needs
$23,000,000

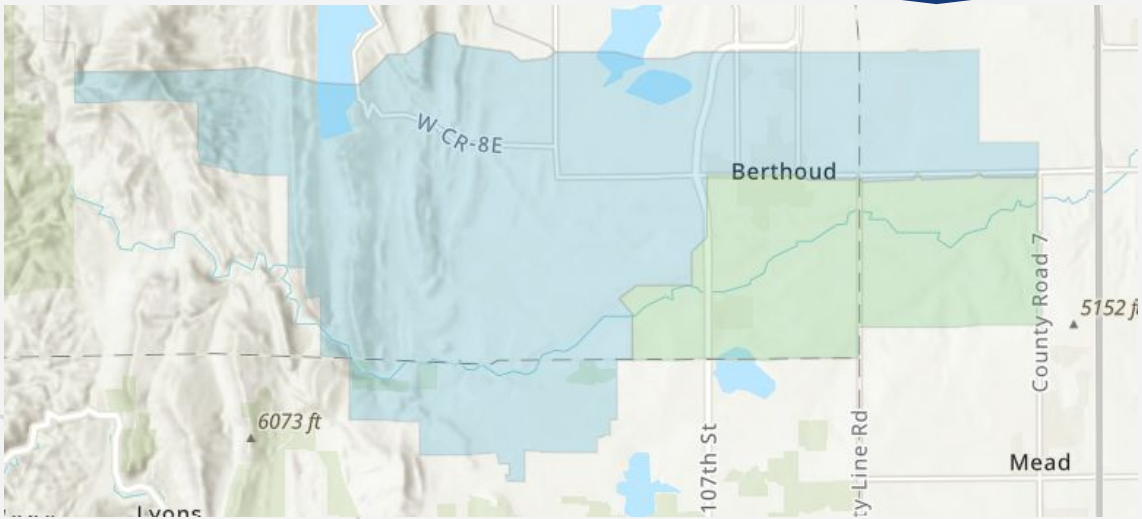
CTE Enhancement of Programs
***$9,000,000**

Innovation Space Upgrades
$3,000,000

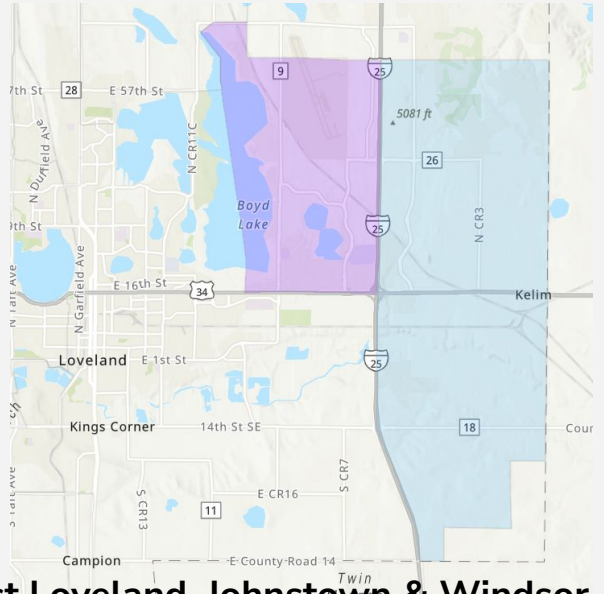
Educational Program Enhancement
$11,000,000



Demographics and Growth Needs



Berthoud Area



East Loveland, Johnstown & Windsor



THOMPSON SCHOOL DISTRICT

Areas of Focus for Growth - The NEED

Berthoud - Need approx. *250 seats* in the next ~6 years

Options:

- ***Option 1*** **- Remodel Ivy, Berthoud El, and Turner to capture needed capacity. This would be a major renovation including AC**

- ***Option 2*** **- New Elementary School in Berthoud. This would capture the growth needs but no AC in other school included. Small renovation to TMS**



THOMPSON SCHOOL DISTRICT

GENERAL BOND RANGE

THOMPSON SCHOOL DISTRICT



Estimated high priority capital projects needs through 2026
= approximately $150 million

Estimated capital projects needs 2027 - 2030
= approximately $350 million

SCHOOL FUNDING

Funding Sources

> School Finance Act (~73%)
> Mill Levy Overrides (~19%)
> Other Revenue (~8%)

Salaries & Benefits
(FTE)

(~73%)

Charter School Transfers

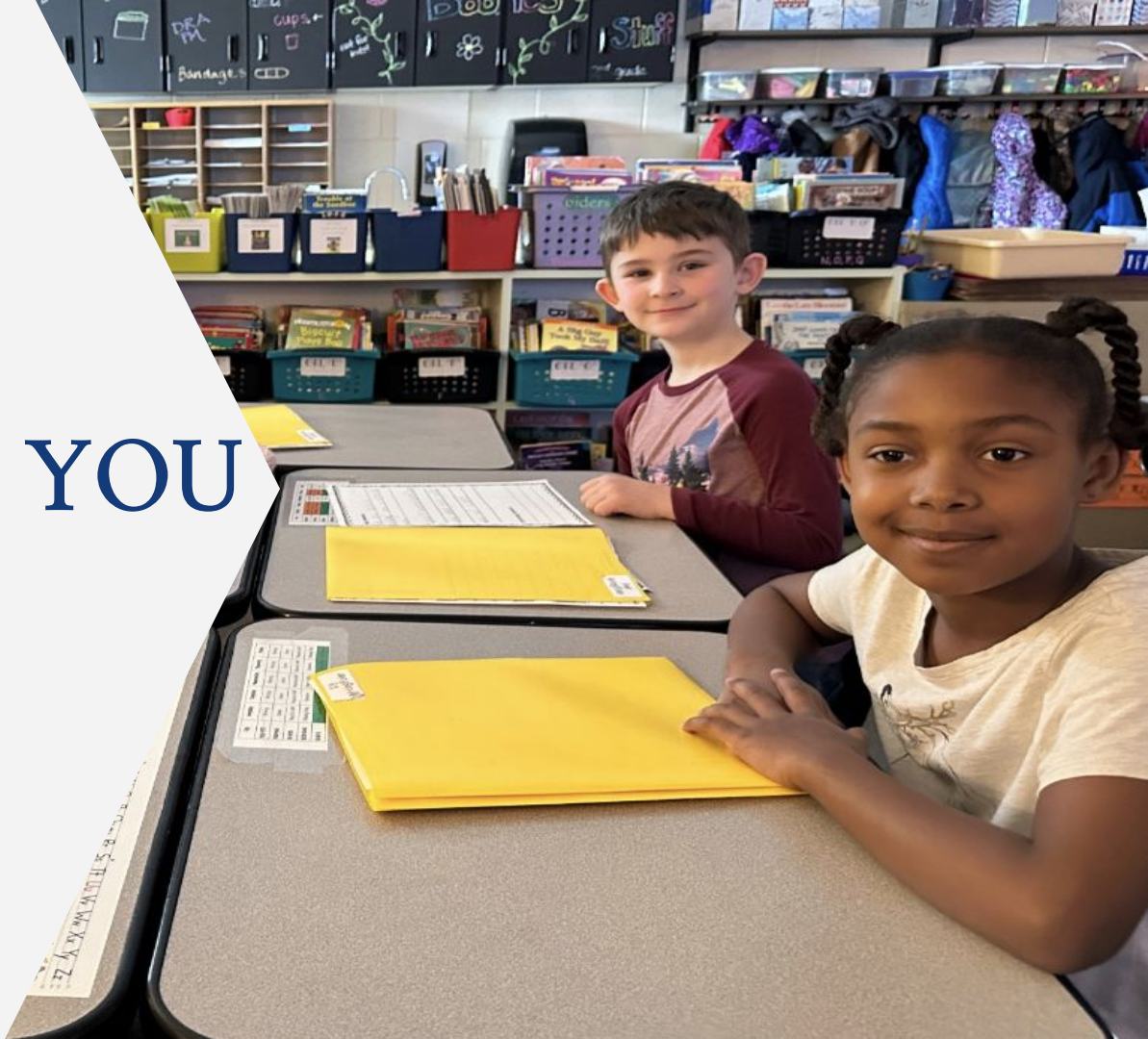
(~12%)

Non-FTE Costs
> Utilities
> Transportation
> Maintenance
> Purchased Services
(~15%)

THOMPSON SCHOOL DISTRICT

THOMPSON
SCHOOL DISTRICT

THANK YOU



Options - Review

Option 1 -

Renovation of 3 Schools

Ivy
Berthoud
Turner Middle

- Add capacity for 4 round Elementary
- Full AC Installed
- Major remodel

Option 2 -

New Elementary School

Smaller addition to Turner Middle

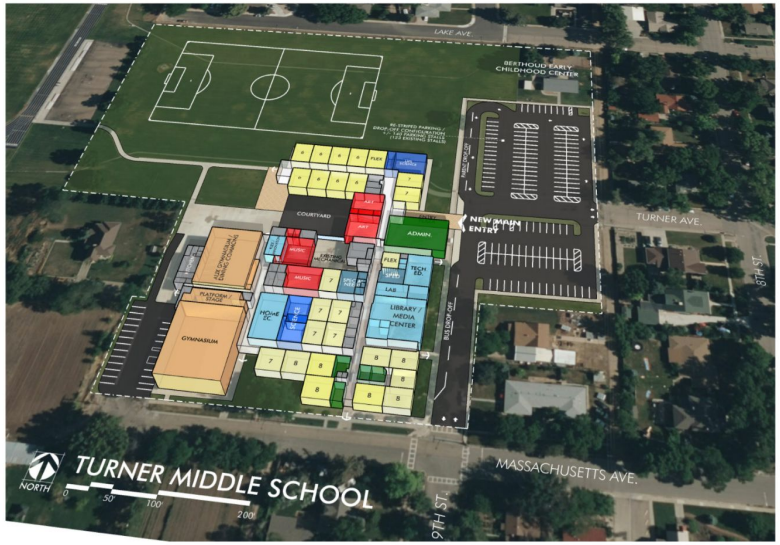
-No AC install at TMS, BEL, or IVY

THOMPSON SCHOOL DISTRICT

Option - Additions and Remodel

THOMPSON SCHOOL DISTRICT

TURNER MIDDLE SCHOOL





SITE CONCEPT MASSING

CONCEPTUAL

TURNER MIDDLE SCHOOL



Option - Additions and Remodel

THOMPSON SCHOOL DISTRICT

BERTHOUD ELEMENTARY





SITE CONCEPT MASSING

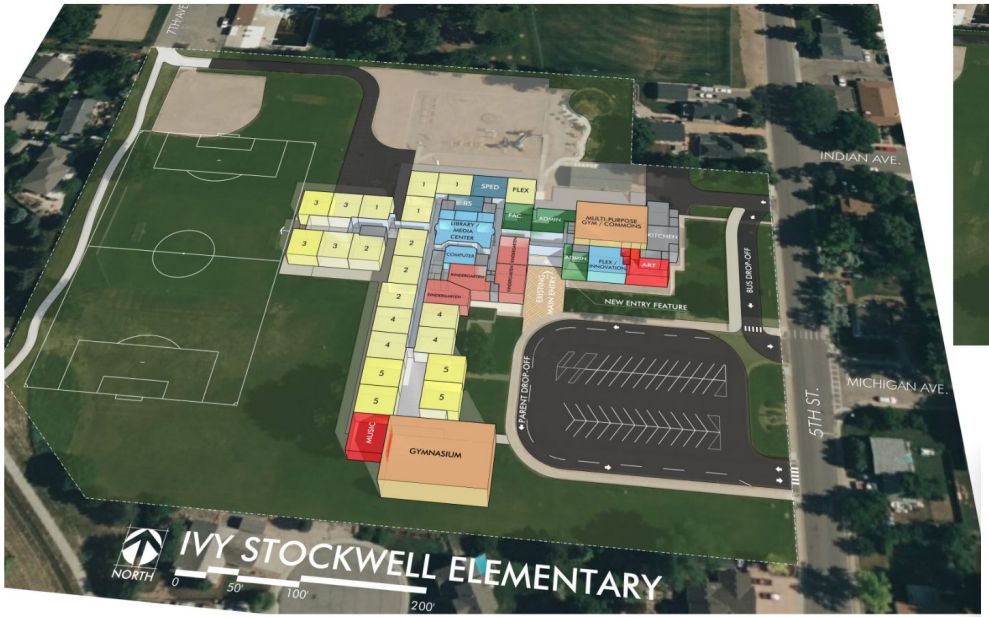
BERTHOUD ELEMENTARY



THOMPSON SCHOOL DISTRICT

IVY STOCKWELL ELEMENTARY

THOMPSON SCHOOL DISTRICT



SITE CONCEPT MASSING



CONCEPTUAL

IVY STOCKWELL ELEMENTARY





THOMPSON SCHOOL DISTRICT

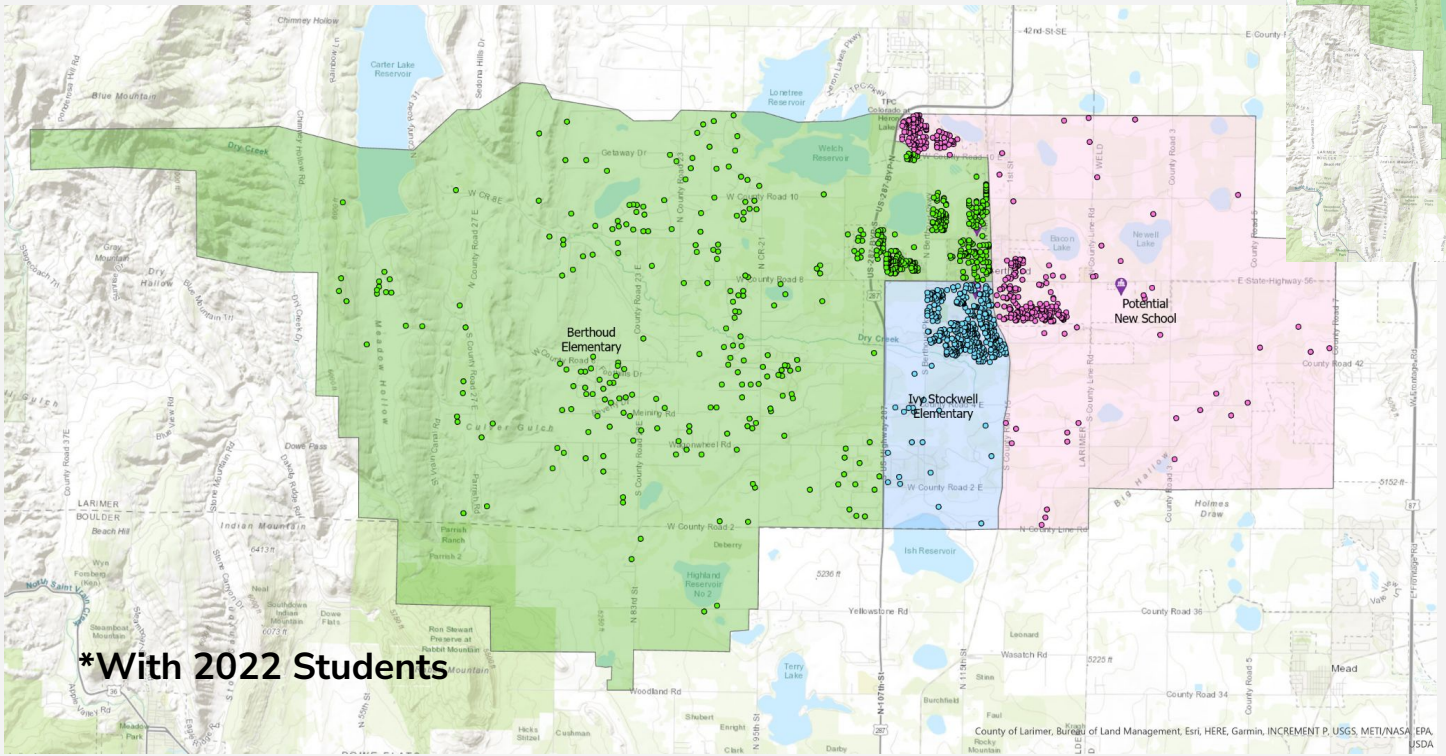
CONCEPTUAL Rendering

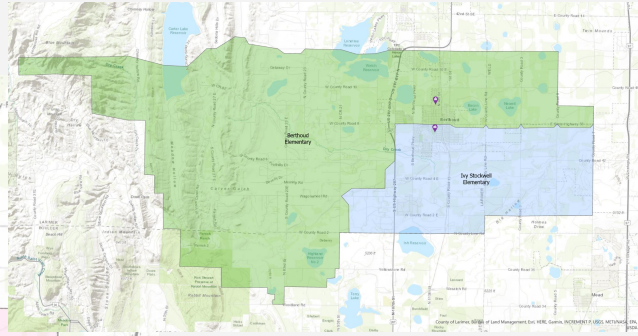


Option -- New Elementary School

New School Option

Thompson School District has two school sites in waiting to be dedicated. Here is a look at how a new elementary school option would adjust existing boundaries.





Existing Boundary

*Hypothetical boundary change, for illustrative purposes only at this time.

Activity

Feed Back

- Board #1 - Pros/Cons Option 1
- Board #2 - Pros/Cons Option 2
- Board #3 - Questions or Suggestions

THOMPSON SCHOOL DISTRICT

Master Plan Committee Meeting Minutes

May 6, 2024 at 5:00 P.M.
Peakview Academy at Conrad Ball, 2660 N. Monroe Ave., Loveland

Committee Members Present: Alek Miller, Bill Breunig, Brad Chope, Brendan Willits, Brent Grimditch, Candie Joshi, Chad Racine, Chris Wright, Cole Hanks, Jennifer Fodness, Kevin Woodward, Mark Seeley, Tom Pitts

Guests: Dr. Melissa Schneider, Chief Academic Officer - Learning Services

Kristen Battige, Ryan Baker, Tammie Knauer, Tara Flores, Todd Piccone

1. **Call to Order/Pledge of Allegiance**
   Chris Wright, Committee Chair called the meeting to order and led the committee in the Pledge of Allegiance at 5:01 pm.

2. **Approval of Agenda for May 6, 2024**
   Moved by: Chris Wright
   Seconded by: Brad Chope
   Motion passed.

3. **Approval of Minutes from February 5, 2024**
   Moved by: Chris Wright
   Seconded by: Brendan Willits
   Motion passed.

4. **Master Plan Updates**
   Kristen Battige, Director of Operations and Ryan Baker, Planning Manager are currently working on updating the Master plan document focusing on demographic trends, capital maintenance forecasting and education enhancement info. There will also be a snapshot for each school. The committee will work to finalize the master plan document the first part of the 24/25 school year.

5. **Infrastructure and Program Needs Update/ Recommendations**
   Todd Piccone, Chief Operations Officer reviewed the districts overall needs 2024-2030 with the committee. Focused needs being overall maintenance, overall classroom/educational enhancement needs, overall safety needs and overall demographic needs for the proposed bond initiative.

   Infrastructure and program needs/recommendations came from student and staff input, feeder meetings with the community as well as data compiled from the public opinion research & outreach survey sent to the community by Magellan Strategies.

   Tammie Knauer, Bond Director reviewed research/data – size study information. Some of the findings were:

   - Studies for school size considerations have mostly focused on secondary schools
   - Elementary studies typically focus on classroom size
   - Many factors go into size considerations - unique to state, city, district, school. Leaders must take all things into account.

Dr. Melissa Schneider, Chief Academic Officer discussed school size and what impacts student's development.

- Collective Teacher Efficacy
- Student expectations
- Response to Intervention
- Peer tutoring and extracurricular opportunities for students

Todd Piccone, Chief Operation Officer reviewed the survey objectives and demographics with the committee:

- The primary objective of this survey was to measure voter support and opposition to a $160 million bond initiative, a $250 million bond initiative, or a $350 million bond initiative paid for with property tax increases.
- The survey educated respondents about the needs of the students in the district.
- The survey also measured Thompson School District approval ratings on educating students, fiscal responsibility, and whether the district is headed in the right direction

Staff took their seats and Chris Wright, Committee Chair then led the committee in discussions on possible bond range and impact.

After discussion, the MPC unanimously recommended bond needs of ~$200-$220m which includes a recommendation for Option 1 (remodels of Ivy, Berthoud El, and Turner Middle).

6. Announcements

The next MPC Meeting will be on June 3, 2024, @ the Admin Building in the boardroom.

7. Adjourn

Brad Chope moved to adjourn the meeting.

The meeting adjourned at 6:40

THOMPSON SCHOOL DISTRICT

Master Plan Committee 2023 - 2024

AGENDA

May 6, 2024
5:00 P.M.
Location: Peakview Academy at Conrad Ball, 2660 N. Monroe Ave., Loveland

Agenda Item	Presenter	Start Time
Call to Order/Pledge of Allegiance	Chris Wright	5:00
Approval of Agenda for May 6, 2024	Chris Wright	5:03
Approval of Minutes from February 5, 2024	Chris Wright	5:04
Master Plan Updates	Kristen Battige	5:05
Infrastructure and Program Needs Update/ Recommendations	Todd Piccone	5:10
Announcements: • Next MPC: June 3rd, Administration Building	Chris Wright	6:30
Adjourn		6:32
Peakview Tour		

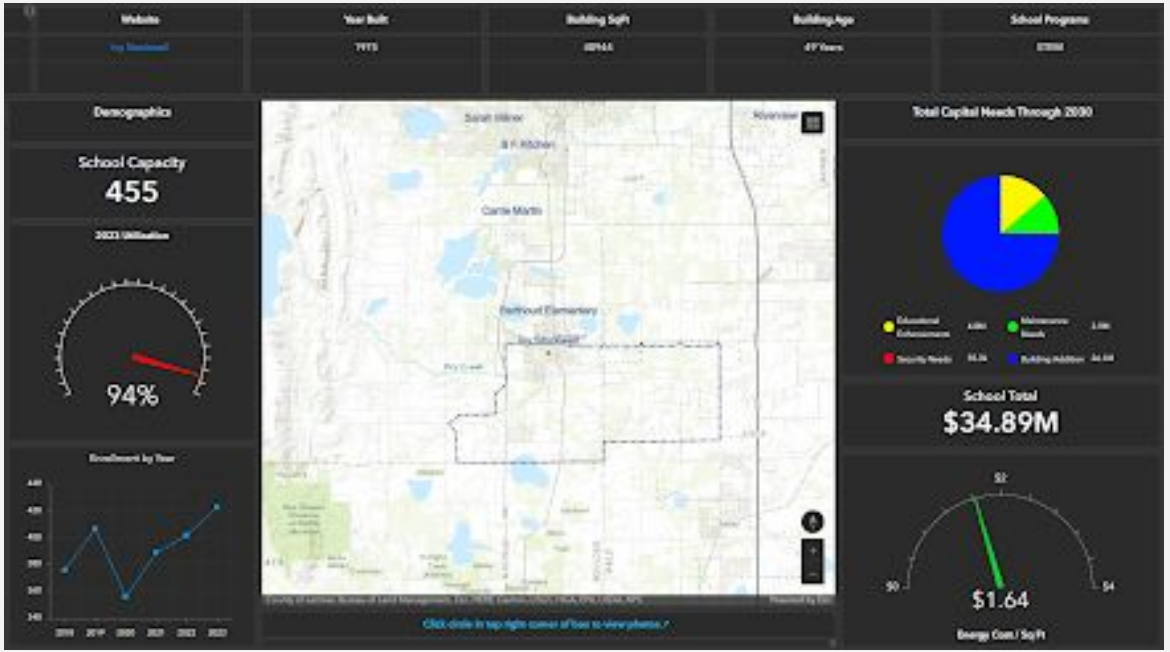
Master Plan Updates

Updating Master Plan with current information:

- Timeline we worked on earlier this year
- Demographic trends
- Capital Maintenance forecasting
- Education Enhancement Info
- “Snapshot” for each school

Timeline:

- Will finalize this in the first meetings of next school year



THOMPSON SCHOOL DISTRICT



Infrastructure and Program Needs

THOMPSON SCHOOL DISTRICT

AGENDA

01 District Overview – Process

02 District Needs & Community Input

03 Review of Option 1&2 Comments

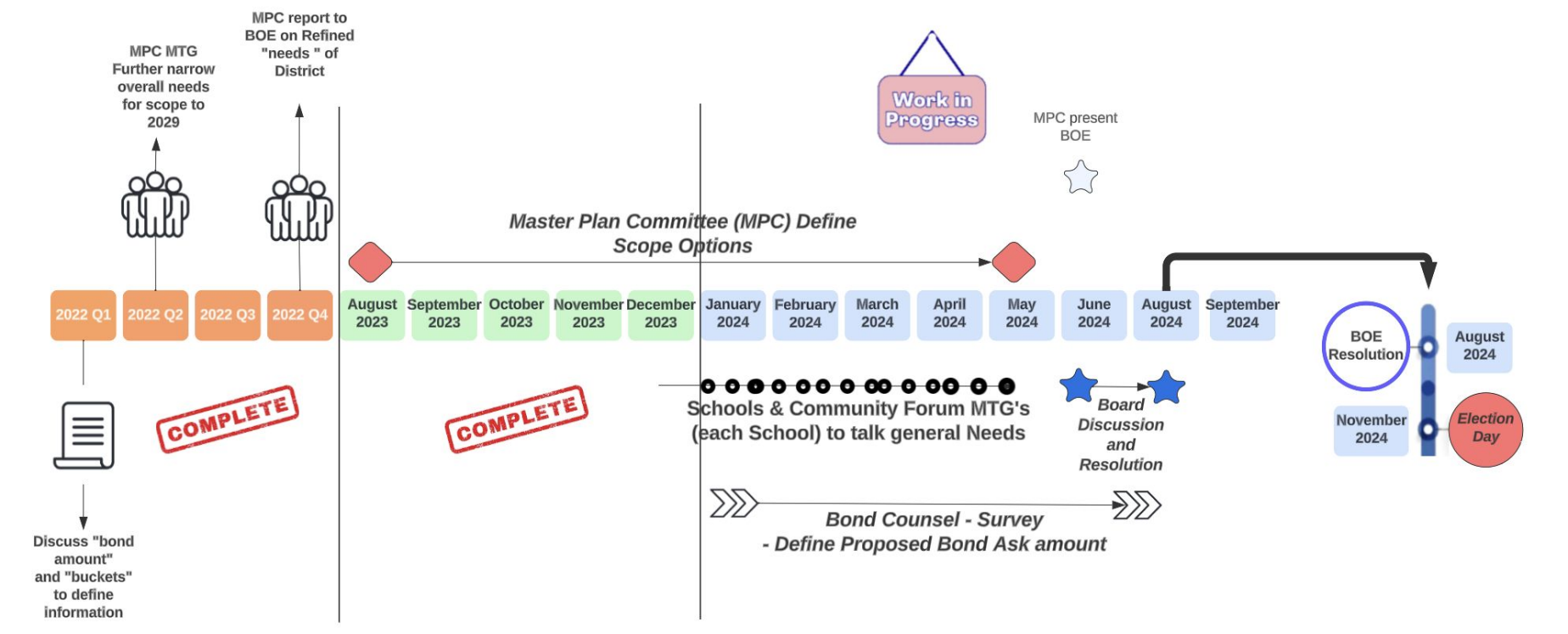
04 Survey Results

05 Recommendations and Next Steps

THOMPSON SCHOOL DISTRICT

Timeline of Activities for Proposed Bond Initiative

THOMPSON SCHOOL DISTRICT



Public Opinion Research & Outreach

THOMPSON SCHOOL DISTRICT





About Magellan Strategies



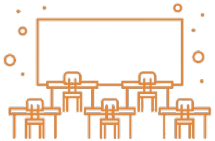
We are a public opinion research firm specializing in measuring and understanding resident and voter opinion for school districts, local governments, special districts, and public policy organizations.

We have conducted more than 1,000 public opinion community and ballot measure surveys since 2007.



Overall Thompson School District Needs 2024–2030

THOMPSON SCHOOL DISTRICT



Overall Classroom/Educational Enhancement Needs
$23,000,000



Overall Maintenance Needs 2023-2030
$294,000,000



Overall Demographic Needs 2023-2030
$75,000,000



Overall Safety Needs 2023-2030
$12,000,000

Overall Student Input

- **Technology:**
  - Faster PCs and more MacBooks, TVs, Chromebooks
  - Better WiFi coverage and speed
  - More charging stations, power outlets
- **Infrastructure and Facilities:**
  - Collaborative spaces
  - Auditorium, stadium, gym upgrades
  - Improved cafeteria, bathrooms, gym floors, locker rooms
  - Building upgrades: lighting, windows, heating/cooling controls, paint, ceiling tiles, flooring
  - Parking lot upgrades, striping, signs
  - Upgrades to special needs areas
  - Bathroom upgrades (paint, light, partitions, flooring, mirrors, women products/trash)
- **Health and Wellness:**
  - More health and wellness equipment & playground options (treadmills, basketball, monkey bars, swings, tetherball)
  - Mental health support and awareness
  - More access to vending machines, better lunch options, chocolate milk
  - Expanded sports options (volleyball, lacrosse, men's volleyball, etc.)
- **Safety and Security:**
  - Fences around the soccer field, general fence upgrades
  - Dress code adjustments (uniforms to allowing hoods)
  - Bulletproof glass, metal detectors, cameras
  - Supervision improvements (more hall monitors, crossing guards, recess, passing periods)
  - Vape/metal detectors and consequences for bullies
- **Academic Resources:**
  - More music practice rooms, Updated library books, More art supplies
  - Better career and concurrent class information
  - Music funding and instrument improvements
- **Student Comfort and Convenience:**
  - Cafeteria: More seating options (type and # students)
  - More areas to socialize inside and outside
  - Classrooms: Comfortable chairs, softer furniture
  - Cleaner bathrooms and gym floors
  - Furniture preferences (e.g., different heights, sled desks, soft options)

Feeder Meeting Comments

THOMPSON SCHOOL DISTRICT

Themes from the feeder meetings that encapsulated the key concerns and questions:

- **Funding Challenges and Budget/ Bond Passage Impact:**
  - Colorado's low per pupil funding, ranking in the bottom 5 compared to other states.
  - Implications of reduced scope with lower bond ranges
  - Do we have enough money without? No.
  - Consequences if the bond does not pass, including impacts on maintenance and facility upgrades.
  - Understanding of when other bonds/mills sunset
  - How long is the debt and is inflation considered
- **Enrollment Management and School Closures:**
  - Plans for addressing declining enrollment, potential school closures, and projections for the next 5-7 years.
- **Special Levy Education:**
  - Clarification on the purpose and utilization of special levies
  - Could be hard to explain; all struggle to save
- **Educational Resources and Staffing:**
  - Strategies for addressing staff needs, and securing additional funding for teacher salaries.
- **Communication and Transparency:**
  - Focus on efforts to provide clear information through simple graphics, tax calculators, and comparisons to other districts regarding funding and costs to taxpayers.
  - Explain urgency- why now?
  - Awareness around 2018 bond projects
  - More details on bond items
  - Outreach strategies to community groups–libraries and Rotary clubs.
- **Berthoud Options Questions and Feedback:**
  - Info summarized on later slide.

Building Maintenance Needs

Overall Maintenance Needs 2023-2030 $294,000,000

High Priority Needs (Code compliance/Safety)
$49,000,000

Priority Needs 2028-2030
$48,000,000

Medium Priority Building Needs

$197,000,000



THOMPSON SCHOOL DISTRICT

High Priority Needs Pictures

THOMPSON SCHOOL DISTRICT

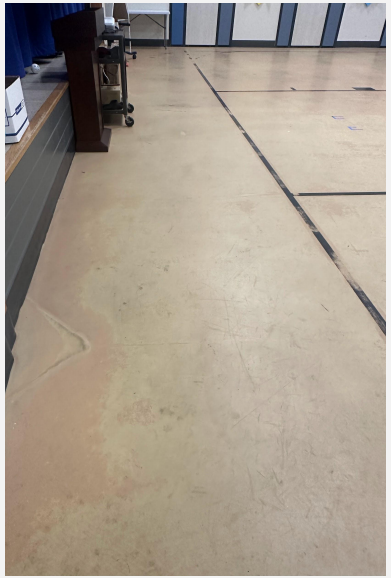
MVHS tennis courts



BES CMU cracking



SEC gym floor



TMS Roofing





PES playground surfacing



LES Boiler



ISES Rooftop Unit



GES asphalt

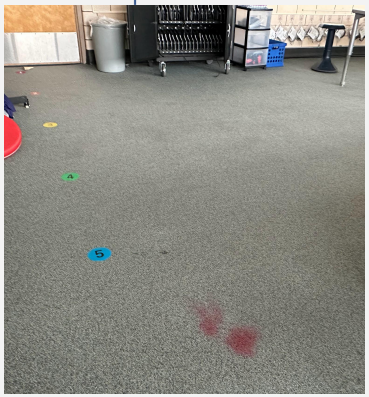
Medium Priority Needs Pictures

THOMPSON SCHOOL DISTRICT

LHS Ductwork Insulation



TES Carpet



LEES water heater





BHS shop dust collector



BRMS Asphalt



NES casework

CRES exterior doors





PES settling

Priority Needs 2028-2030 Pictures

THOMPSON SCHOOL DISTRICT



WCMS boilers

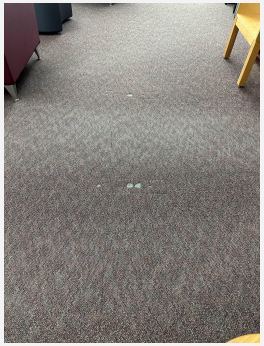


GES unit ventilator



CES casework

LEMS carpet





BTES kitchen equipment



BES gym lighting

TVHS exterior lights



TES play structure



District Safety Needs

THOMPSON SCHOOL DISTRICT

Overall Safety Needs 2023-2030 $12,000,000

Secure Vestibules
$10,000,000

Physical System Upgrades

$1,000,000

Radio Amplification Systems

$1,000,000



Safety Needs Pictures



Bill Reed Middle



Berthoud Elementary



Ivy Stockwell Elementary

District Educational Enhancement Needs

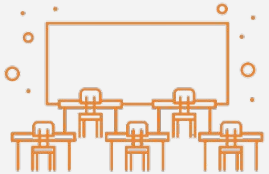
Overall Educational Enhancement Needs
$23,000,000

CTE Enhancement of Programs
$9,000,000

Innovation Space Upgrades
$3,000,000

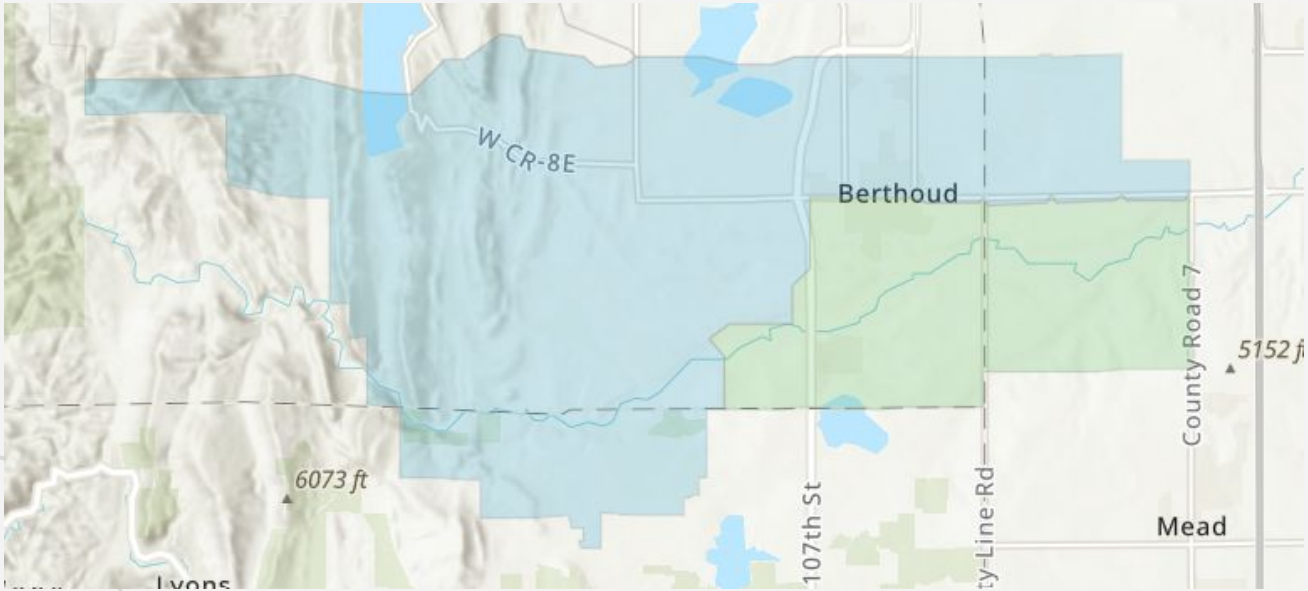
Educational Program Enhancement
$11,000,000

Examples:
ILC space enhancemnets, TCC expansion, Lirbray enhancements, program enhancements in older schools



THOMPSON SCHOOL DISTRICT

Demographics and Growth Needs



Berthoud Area

THOMPSON SCHOOL DISTRICT

Areas of Focus for Growth - The NEED

Berthoud - Need approx. 250 seats in the next ~6 years

- **Option 1 - Remodel Ivy, Berthoud El, and Turner to capture needed capacity. This would be a major renovation including AC**

- **Option 2 - New Elementary School in Berthoud. This would capture the growth needs but no AC in other schools included. Small renovation to TMS**



THOMPSON SCHOOL DISTRICT

Staff Comments

THOMPSON SCHOOL DISTRICT

Option 1 - Pros

- Taken care of current maintenance needs
- Will create interchangeable new spaces
- Upgrades to failing play area
- Ivy - currently not enough space for gym and lunch new cafeteria would solve this
- Fix modernization needs
- AC

Option 1 - Cons

- Concern over process for design
- Questions about construction process
- Site logistics and parent drop off/bussing

Option 2 - Pros
no comments

Option 2 - Cons

- New school would create concerns for New Vs Old Schools

MPC Comments - Options 1

THOMPSON SCHOOL DISTRICT

Pros

- More Improvements for kids' - equity x 3
- Refresh of deteriorating buildings
- Air conditioning
- Ability to improve learning space for 3 schools per master plan standards
- Improve current assets/$ goes further
- Maintain community spirit to keep people invested in Berthoud
- More robust extra-curricular options
- Allows time to grow responsibly
- Greater impact on more students
- Keeps schools in heart of Berthoud-community identity
- Quicker to see results
- Ivy gets a gym

Cons

- Bus in from growth areas – especially the east
- No sidewalk from east to Ivy
- Growth – not putting solution/new school in growth area

MPC Comments - Options 2

THOMPSON SCHOOL DISTRICT

Pros

- Expansion east
- Serve 500ish students
- Staffing model similar to current model
- Blank slate
- East/Farmstead puts school in direction of development
- Potentially draw new residents for new school

Cons

- Utilities & roads to new school $$$ while leaving needs unmet
- Growth further from existing population
- Possible nimby opposition/Have/have nots
- Help fewer students
- More bussing
- Less bang for buck compared to option #1
- Disrupts the fabric of the Berthoud community
- Uncertainty of development
- TPC lot won't have growth
- Leaves Berthoud El, Ivy, Turner in "current" conditions that do not meet master plan learning space standards
- Boundaries adjustments
- Does Not protect asset
- No A/C for other schools

Feeder Community Comments Option 1 & 2

THOMPSON SCHOOL DISTRICT

General Comments and questions:

- What is the reasoning to remodel instead of building new?
- Parent drop off and pickup and site coordination
- Concern with Railroad track crossing
- Why 2 large ES with a remodel versus a new ES with less students?
- What if it does not pass?
- No High School modifications needed right now?
- Only option 1 seems to solve maintenance needs
- Operational costs with an additional school?
- $350m would be cooling in all 3 schools.
- Strategy for adding a school and the staff - how to get more funding for teachers
- Lower enrollment overall - how do we justify the need now?

Research/Data- School size Vs Perfromance

THOMPSON SCHOOL DISTRICT

District	School	Class Rounds	ollment (2(	School Framework Scores	Rating
Poudre	**Eyestone Elementary School**	**4**	**663**	61.70%	Performance Plan
	Tavelli Elementary School	**3.5**	**555**	77.60%	Performance Plan
	Bethke Elementary School	**3.5**	**554**	82.80%	Performance Plan
	Traut Core Elementary School	3	502	98.70%	Performance Plan
	Putnam Elementary School	2	306	69.40%	Performance Plan
	Cache La Poudre Elementary School	2	298	47.70%	Performance Plan
	Bamford Elementary School	2	294	69.50%	Performance Plan
	PSD Mountain Schools	1	99	52.50%	Improvement Plan
JeffCo					
	Jefferson Academy Elementary	**4.5**	**733**	71.10%	Performance Plan
	Fairmount Elementary School	**4**	**633**	89.30%	Performance Plan
	Dennison Elementary School	**4**	**612**	100.00%	Performance Plan
	West Woods Elementary School	**3.5**	**525**	74.70%	Performance Plan
	Thomson Elementary School	2	186	38.50%	Priority Improvement
	Parr Elementary School	2	185	45.00%	Priority Improvement
	Peck Elementary School	2	151	35.10%	Priority Improvement
	Glennon Heights Elementary School	2	136	55.70%	Performance Plan

District	School	Class Rounds	Enrollment (2022)	School Framework Scores	Rating
Adams 12	**Silver Creek Elementary**	**4**	**565**	90.50%	Performance Plan
	Mountain View Elementary School	**4**	**544**	54.40%	Performance Plan
	Meridian Elementary School	**3.5**	**541**	86.70%	Performance Plan
	Arapahoe Ridge Elementary Schoo	**3.5**	**500**	86.60%	Performance Plan
	Cherry Drive Elementary School	2.5	359	57.10%	Performance Plan
	Skyview Elementary School	2.5	357	57.50%	Performance Plan
	Stukey Elementary School	2	329	43.30%	Improvement Plan
	Rocky Mountain Elementary School	2	298	49.80%	Improvement Plan
St Vrain					
	Mead Elementary School	**5**	**833**	85.10%	Performance Plan
	Red Hawk Elementary	**4**	**612**	88.50%	Performance Plan
	Black Rock Elementary	**4**	**607**	96.40%	Performance Plan
	Blue Mountain Elementary	**4**	**553**	79.40%	Performance Plan
	Sanborn Elementary School	2	267	75.40%	Performance Plan
	Lyons Elementary School	2	265	92.50%	Performance Plan
	Indian Peaks Elementary School	2	251	57.80%	Performance Plan
	Columbine Elementary School	2	239	70.40%	Performance Plan

Conclusion - School size is independent of School Framework Performance

Research/Data- Size Study

THOMPSON SCHOOL DISTRICT

REVIEW OF:

- ✓ **10 +** published summaries/documents
- ✓ Over **40** cited studies
- ✓ **90** data entries pulled from the documents/studies
- ✓ 12 categories created/compared

FINDINGS:

1. Studies for school size considerations have mostly focused on secondary schools
2. Elementary studies typically focus on classroom size
3. Many factors go into size considerations - unique to state, city, district, school. Leaders must take all things into account.
4. Acknowledged it is a difficult endeavor

SUMMARY: Inconclusive

Cited Study Statements:

Elementary School Size and Student Performance: A conceptual analysis - *No statistically significant relationship between student achievement and school size.*

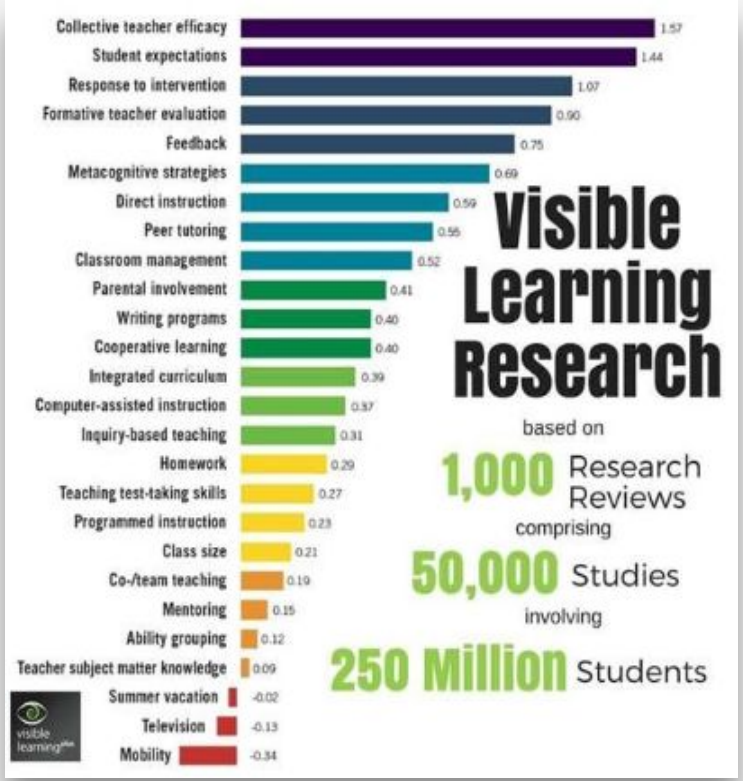
The Effect of Primary School Size on Academic Achievement - *No direct effect of school size on academic achievement.*

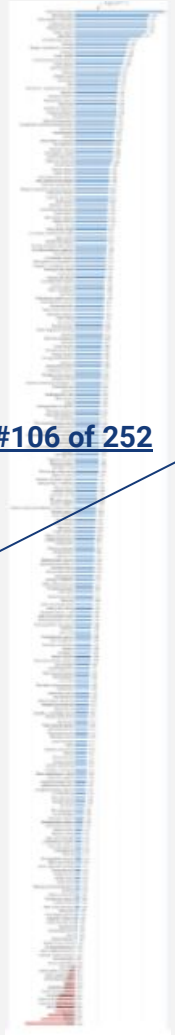
National Clearinghouse for Educational Facilities: School Size and Its Relationship to Student Outcomes and School Climate - *Overall school size was not a predictor of student performance.*

Research/Data - Hattie Ranking: Influences And Effect Sizes Related to Student Achievement

Why: To find what works best in education.

Studied: student, home, school, curricula, teacher and teacher/learning approaches.





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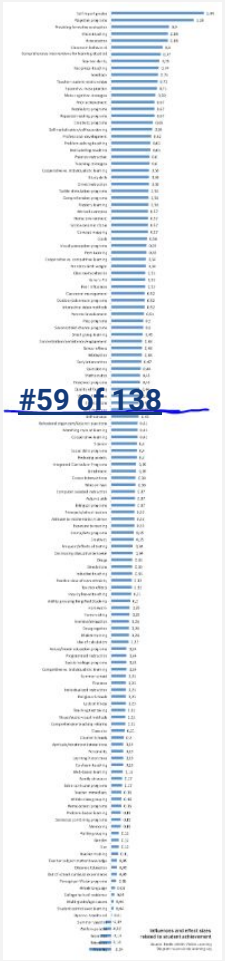
School size ranking



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School Size and Student Service Opportunities

The top influences mentioned in Hattie's research are easier and more affordable to deliver in larger schools (not to be confused with larger class sizes).

- ***Collective Teacher Efficacy***
- ***Student expectations***
- ***Response to Intervention***
- ***Peer tutoring and extracurricular opportunities for students***

THOMPSON
SCHOOL DISTRICT

Learning Services & Leadership Comments

THOMPSON SCHOOL DISTRICT

Option 1 ~ Pros

- More opportunity to collaborate
- Staff and student going into system that is all ready working
- AC will enhance learning environment for 3 school
- More robust staff and not as much sharing
- Take care of what we have
- EC addition to school will help centralize
- Efficiency of staffing - specialized, counseling, admin
- Will help air quality
- Will remove asbestos
- More equitable
- More responsive to current growth realities

Option 1 ~ Cons

- May not look new

Option 2 ~ Pros

- New school is more exciting and easy to promote

Option 2 ~ Cons

- A new school will create “have” and “have nots”
- Boundary shifts for new school
- Community divider
- Only one group gets something
- Creates equity issues
- Overall cost of operations increase
- Additional transportation issue
- Enrolment concerns Vs open enrollment
- Initial cost to develop
- Additional building maintenance

Option 1 & 2 Recommendation Process

THOMPSON SCHOOL DISTRICT

- Reviewed overall input from community, staff, and district leadership
- Reviewed data from several published studies
- Reviewed overall budget impacts
- Reviewed best practices for learning spaces

Conclusion - Recommend Option 1

Strive 2025

Indicators of Success:

- ***Transparency in the use of resources***
- ***Prioritization of capital and human resources to support mission and vision***
- ***Community partnerships***

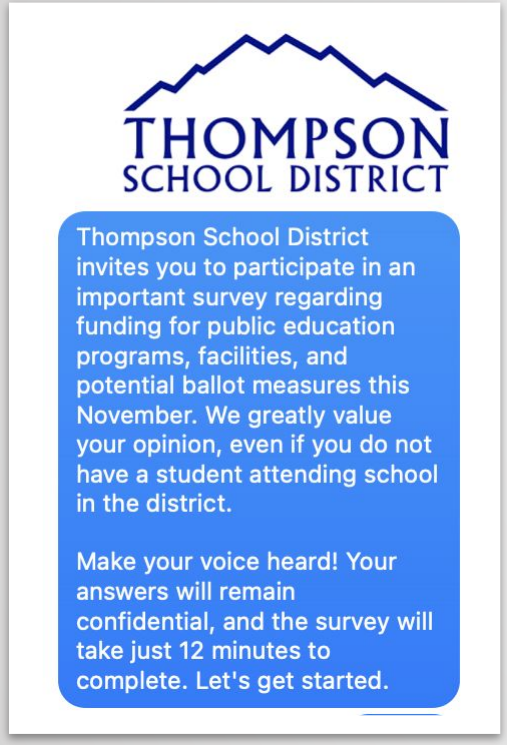
THOMPSON SCHOOL DISTRICT

Survey Objectives

- The primary objective of this survey was to measure voter support and opposition to a $160 million bond initiative, a $250 million bond initiative, or a $350 million bond initiative paid for with property tax increases.
- The survey educated respondents about the needs of the students in the district.
- The survey also measured Thompson School District approval ratings on educating students, fiscal responsibility, and whether the district is headed in the right direction.

Magellan Strategies
Your Trusted Survey Research Partner

Methodology



Magellan Strategies is pleased to present the results of the interviews conducted with 3,190 residents and voters in the Thompson School District from March 27th to April 8th, 2024.

The overall survey responses have a margin of error of +/- 1.71% at the 95% confidence interval. Population subgroups will have a higher margin of error than the overall sample.

The survey data were weighted to represent the demographics of presidential election year turnout within the District.

Thompson School District Voter Registration and Past Turnout Demographics

Thompson School District R2-J
Magellan Strategies Voter Registration and Past Election Turnout Report

Municipality	Registration		2022		2021		2020		2019	
City of Loveland	62,201	57.9%	38,968	56.6%	26,388	58.8%	48,680	58.1%	25,929	59.4%
Town of Berthoud	10,003	9.3%	6,416	9.3%	3,718	8.3%	6,783	8.1%	2,691	6.2%
City of Fort Collins	6,523	6.1%	4,242	6.2%	2,445	5.4%	5,175	6.2%	2,511	5.8%
Town of Johnstown	4,034	3.8%	2,002	2.9%	921	2.1%	2,539	3.0%	849	1.9%
Town of Windsor	3,386	3.2%	2,261	3.3%	1,348	3.0%	2,606	3.1%	1,225	2.8%
Unincorportated	21,279	19.8%	14,978	21.7%	10,084	22.5%	18,053	21.5%	10,460	24.0%
Total	107,426	100.0%	68,867	100.0%	44,904	100.0%	83,836	100.0%	43,665	100.0%

Sex	Registration		2022		2021		2020		2019	
Female	55,114	51.3%	36,075	52.4%	23,529	52.4%	43,817	52.3%	22,917	52.5%
Male	52,312	48.7%	32,792	47.6%	21,375	47.6%	40,019	47.7%	20,748	47.5%
Total	107,426	100.0%	68,867	100.0%	44,904	100.0%	83,836	100.0%	43,665	100.0%

Age Group	Registration		2022		2021		2020		2019	
18-34	27,861	25.9%	11,408	16.6%	5,254	11.7%	18,786	22.4%	5,255	12.0%
35-44	18,056	16.8%	10,293	14.9%	5,627	12.5%	13,008	15.5%	4,784	11.0%
45-54	14,920	13.9%	9,965	14.5%	6,023	13.4%	12,315	14.7%	5,827	13.3%
55-64	16,992	15.8%	13,237	19.2%	9,289	20.7%	16,107	19.2%	10,163	23.3%
65+	29,597	27.6%	23,964	34.8%	18,711	41.7%	23,620	28.2%	17,636	40.4%
Total	107,426	100.0%	68,867	100.0%	44,904	100.0%	83,836	100.0%	43,665	100.0%

Party	Registration		2022		2021		2020		2019	
Unaffiliated	51,447	47.9%	28,866	41.9%	17,151	38.2%	33,801	40.3%	15,050	34.5%
Democrat	21,886	20.4%	15,807	23.0%	10,501	23.4%	18,866	22.5%	10,436	23.9%
Republican	32,026	29.8%	23,256	33.8%	16,760	37.3%	29,904	35.7%	17,648	40.4%
Libertarian	1,263	1.2%	663	1.0%	344	0.8%	879	1.0%	382	0.9%
Other	804	0.7%	275	0.4%	148	0.3%	386	0.5%	149	0.3%
Total	107,426	100.0%	68,867	100.0%	44,904	100.0%	83,836	100.0%	43,665	100.0%

THOMPSON SCHOOL DISTRICT

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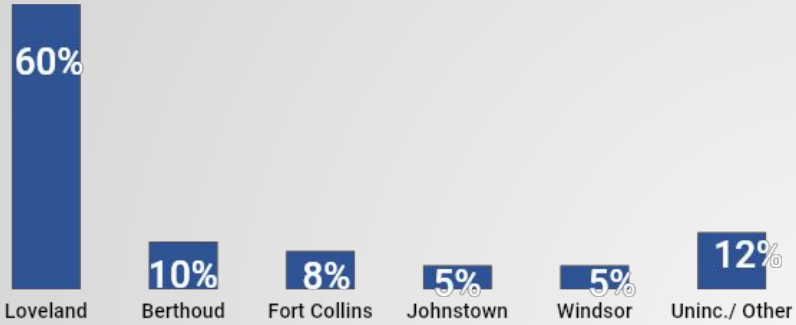
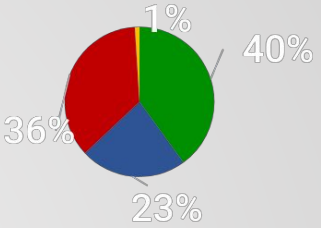
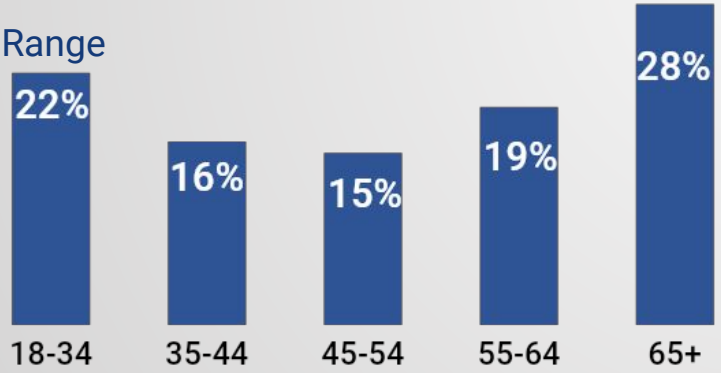
Survey Demographics



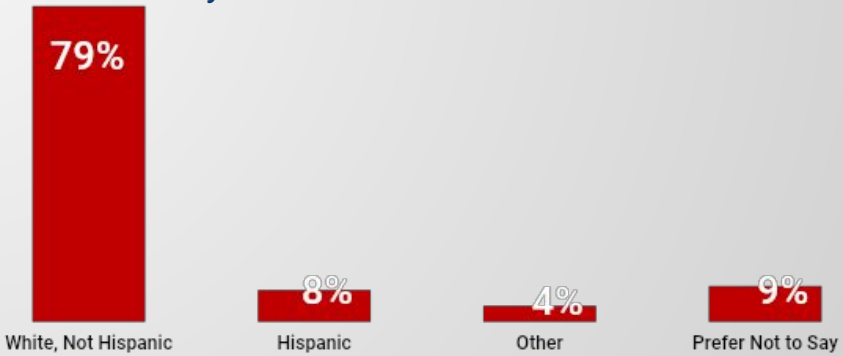
Party Affiliation



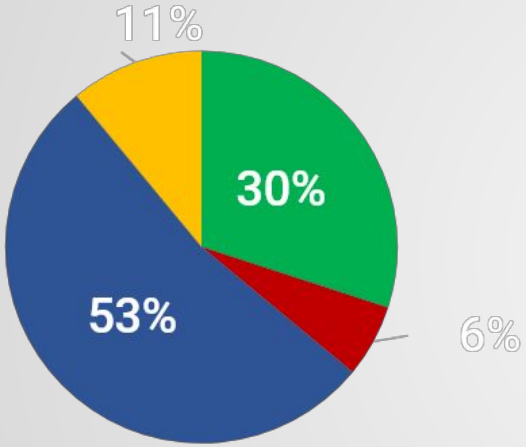
Age Range



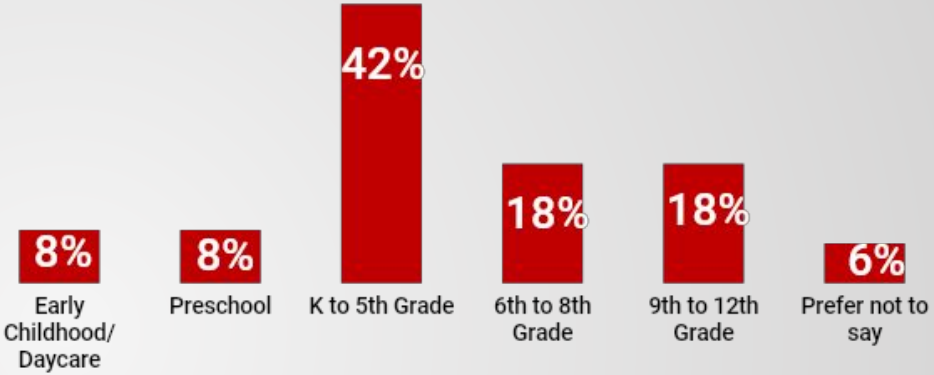
Race/Ethnicity



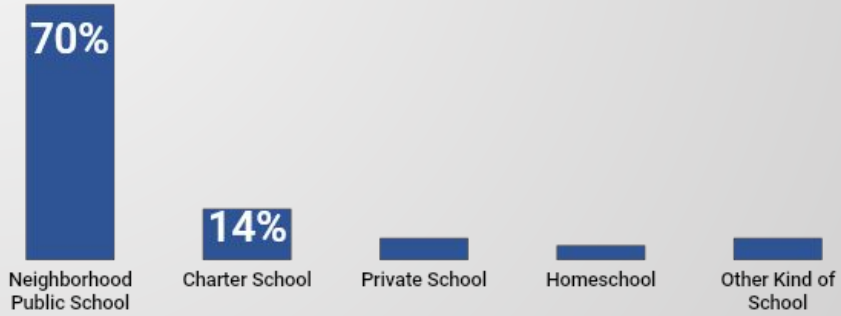
Are you a parent or guardian of a student attending school in Thompson School District?



Please answer the following question regarding the oldest student in your household. What grade is your student in this school year?



Does your student attend:



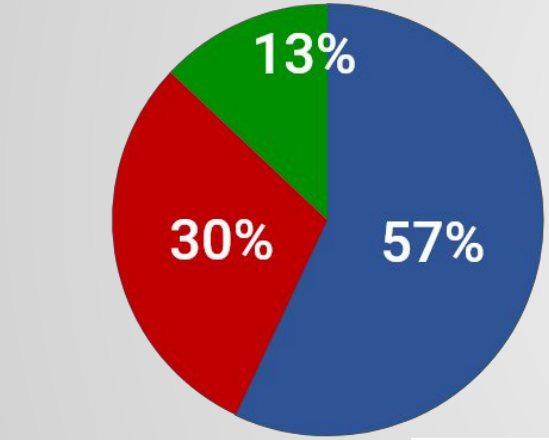
THOMPSON SCHOOL DISTRICT

Thompson School District Bond Measure Survey, March/April 2024, 3,190n, +/- 1.71% MoE

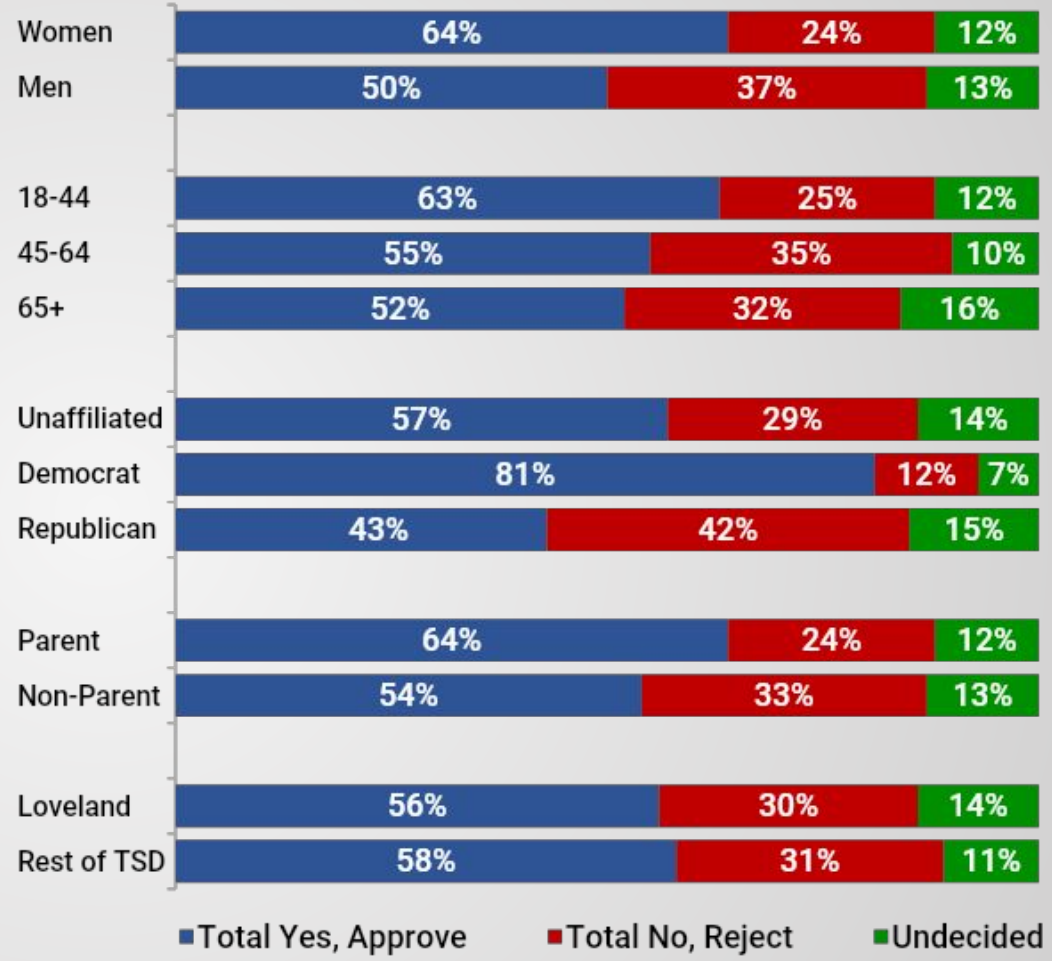
Magellan Strategies
Your Trusted Survey Research Partner

Informed Ballot Test
$160 Million in Bonds

If a 1.93 mill property tax were on the ballot this year, would you vote yes and approve it or vote no and reject it?



Definitely Yes, Approve	34%
Probably Yes, Approve	23%
Definitely No, Reject	20%
Probably No, Reject	10%



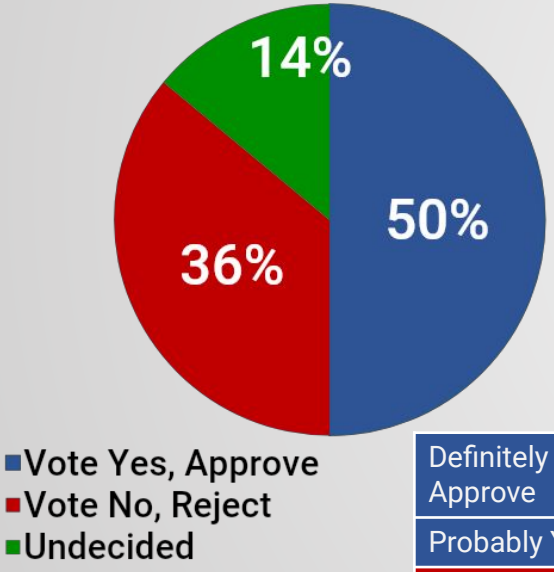
THOMPSON SCHOOL DISTRICT

Thompson School District Bond Measure Survey, March/April 2024, 3,190n, +/- 1.71% MoE

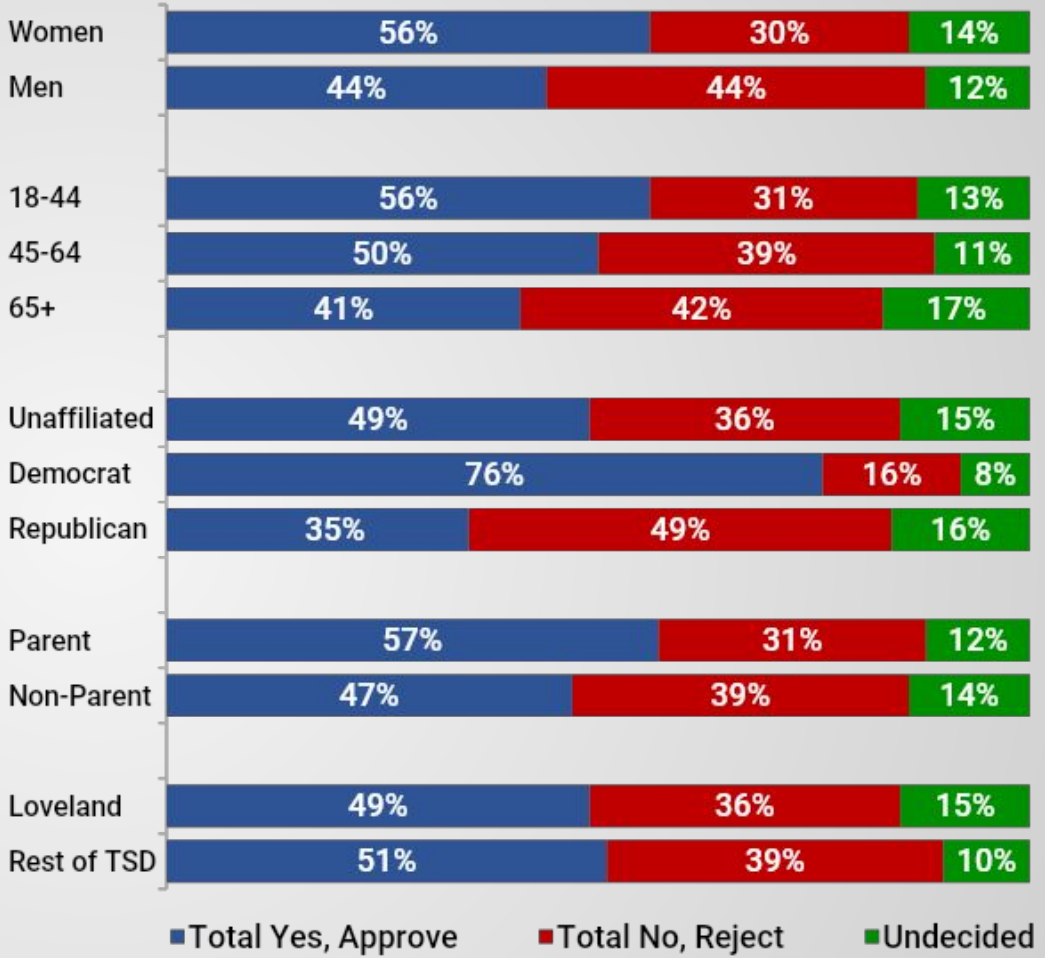
Magellan Strategies
Your Trusted Survey Research Partner

Informed Ballot Test
$250 Million in Bonds

If a 4.12 mill property tax were on the ballot this year, would you vote yes and approve it or vote no and reject it?



Definitely Yes, Approve	28%
Probably Yes, Approve	22%
Definitely No, Reject	24%
Probably No, Reject	12%



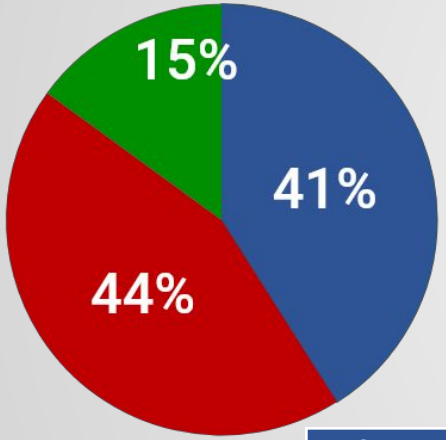
THOMPSON SCHOOL DISTRICT

Thompson School District Bond Measure Survey, March/April 2024, 3,190n, +/- 1.71% MoE

Magellan Strategies
Your Trusted Survey Research Partner

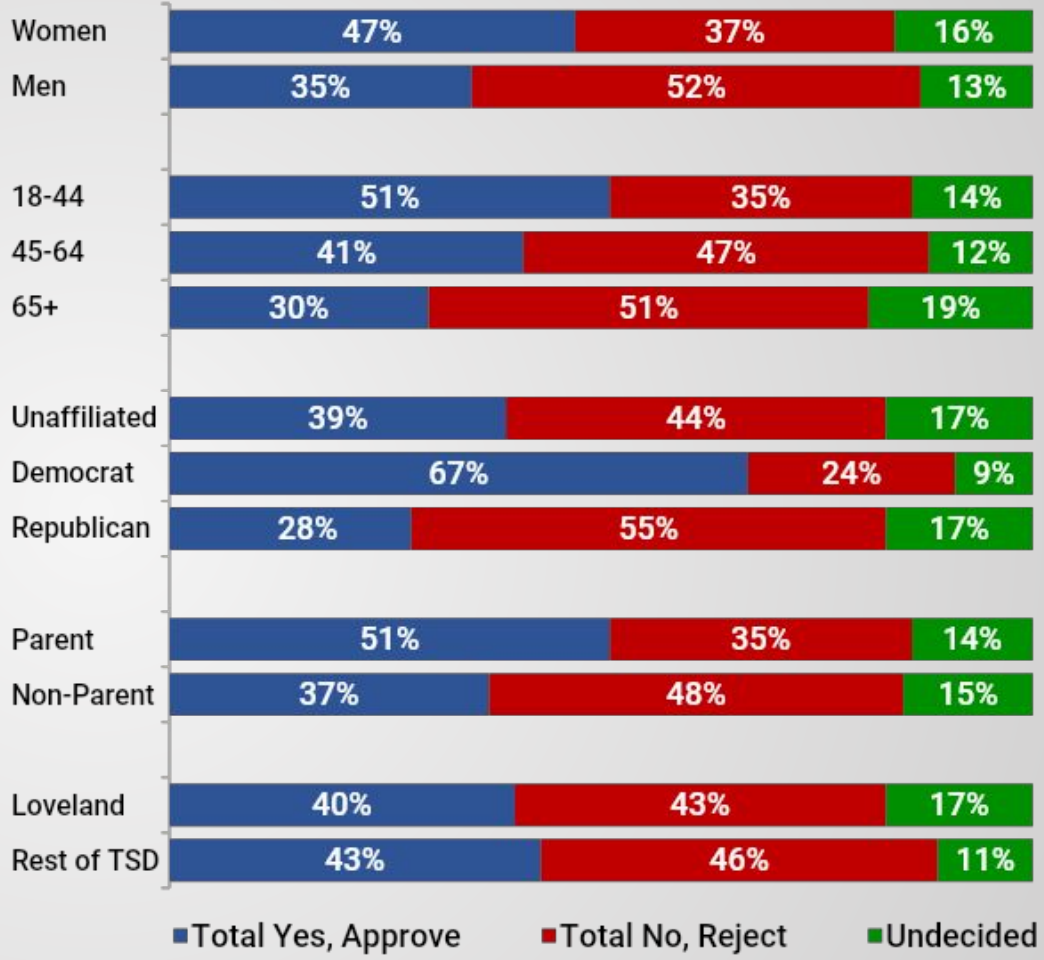
Informed Ballot Test
$350 Million in Bonds

If a 6.54 mill property tax were on the ballot this year, would you vote yes and approve it or vote no and reject it?



- Vote Yes, Approve
- Vote No, Reject
- Undecided

Definitely Yes, Approve	23%
Probably Yes, Approve	18%
Definitely No, Reject	27%
Probably No, Reject	17%

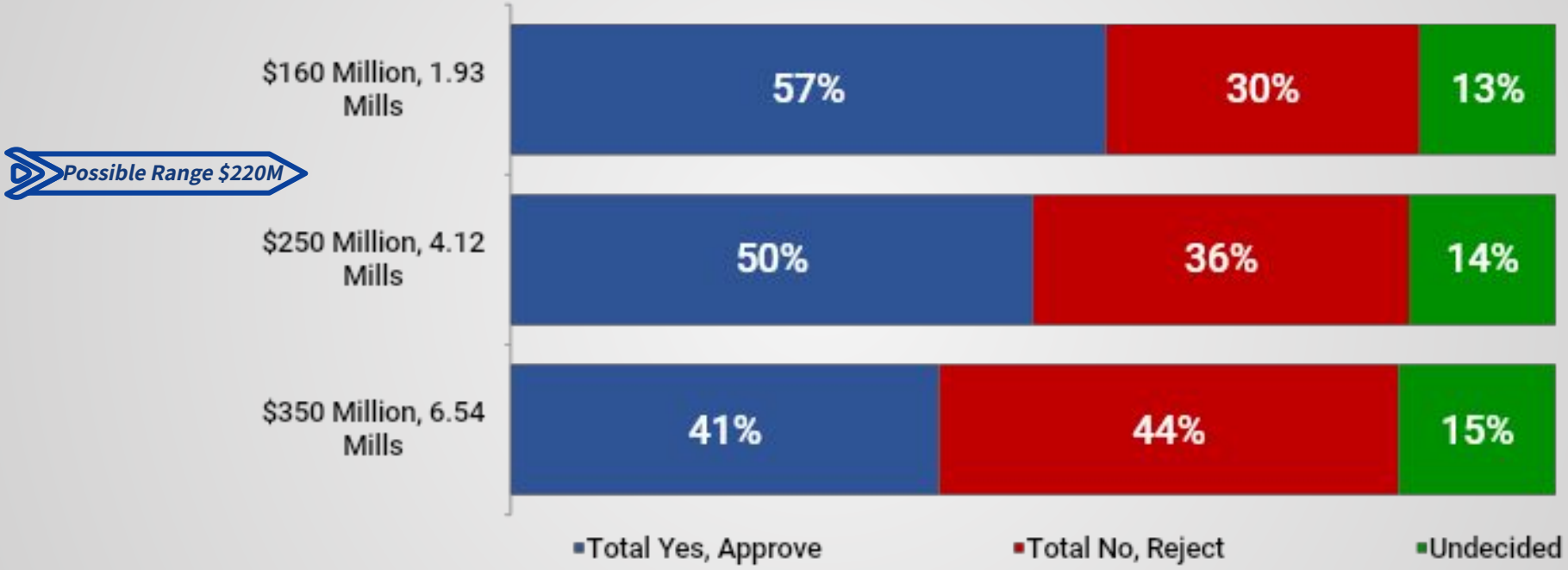


THOMPSON SCHOOL DISTRICT

Thompson School District Bond Measure Survey, March/April 2024, 3,190n, +/- 1.71% MoE

Magellan Strategies
Your Trusted Survey Research Partner

Informed Ballot Test
Comparison of Each Option and Amount



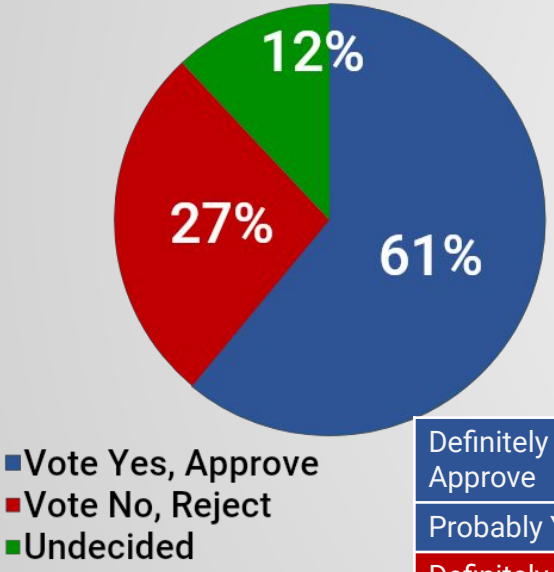
THOMPSON SCHOOL DISTRICT

Thompson School District Bond Measure Survey, March/April 2024, 3,190n, +/- 1.71% MoE

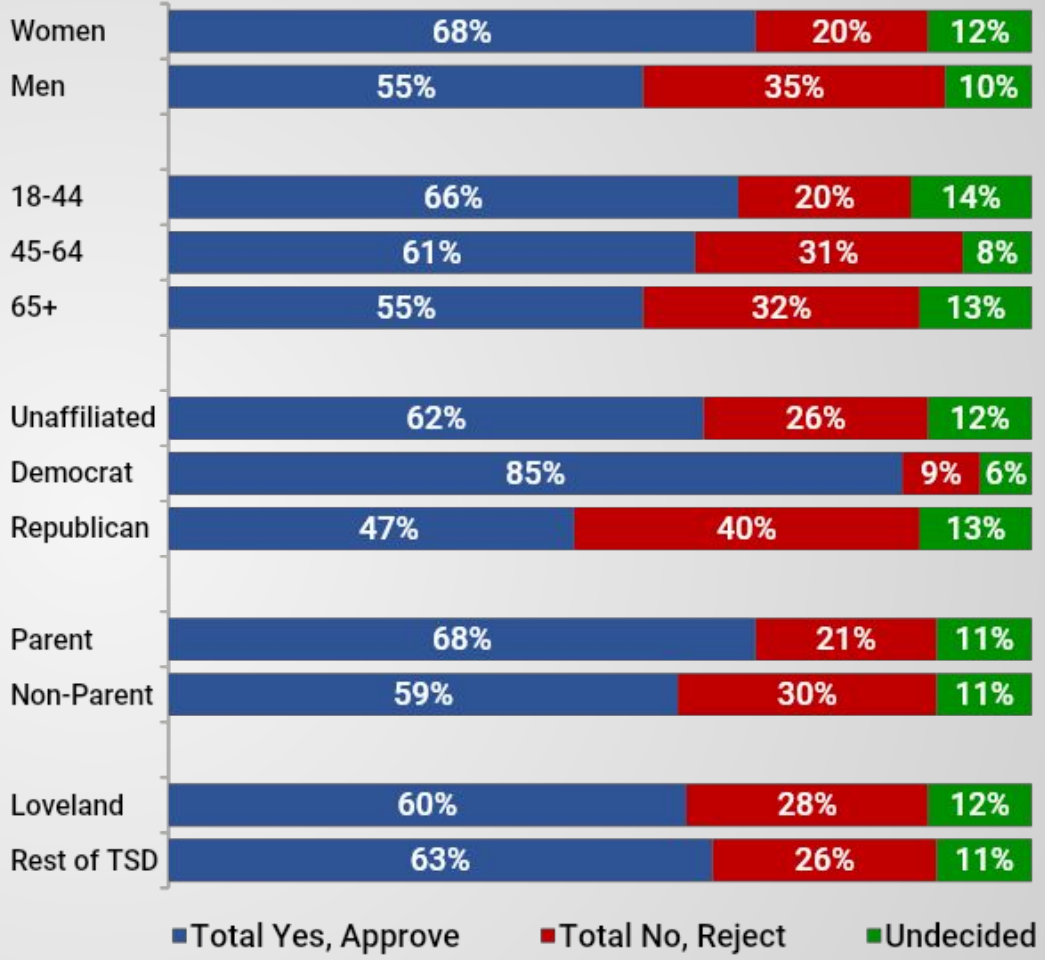
Magellan Strategies
Your Trusted Survey Research Partner

Mill Levy Override

If there was a modest tax increase, also known as a mill levy override, on the ballot sometime in the future to allow the School District to increase staff salaries, would you vote yes and approve it, or would you vote no and reject it?



Definitely Yes, Approve	39%
Probably Yes, Approve	22%
Definitely No, Reject	18%
Probably No, Reject	9%



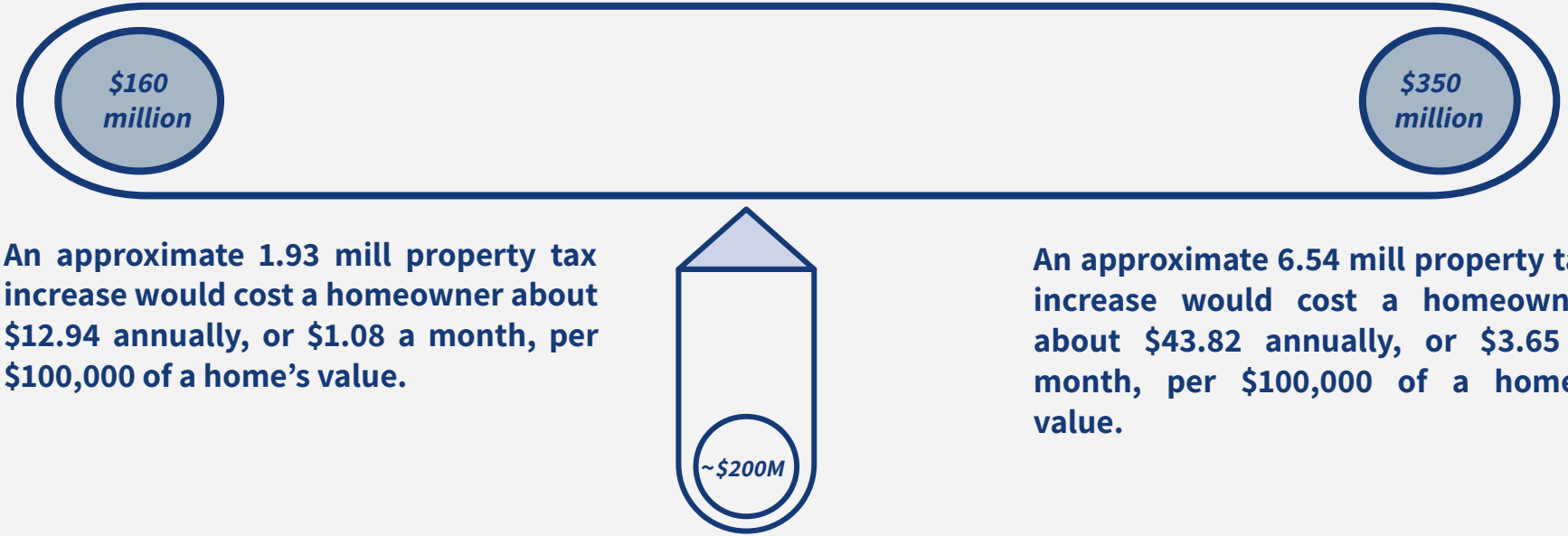
Thompson School District Bond Measure Survey, March/April 2024, 3,190n, +/- 1.71% MoE

THOMPSON SCHOOL DISTRICT

Magellan Strategies
Your Trusted Survey Research Partner

POSSIBLE BOND RANGE and Impact

THOMPSON SCHOOL DISTRICT

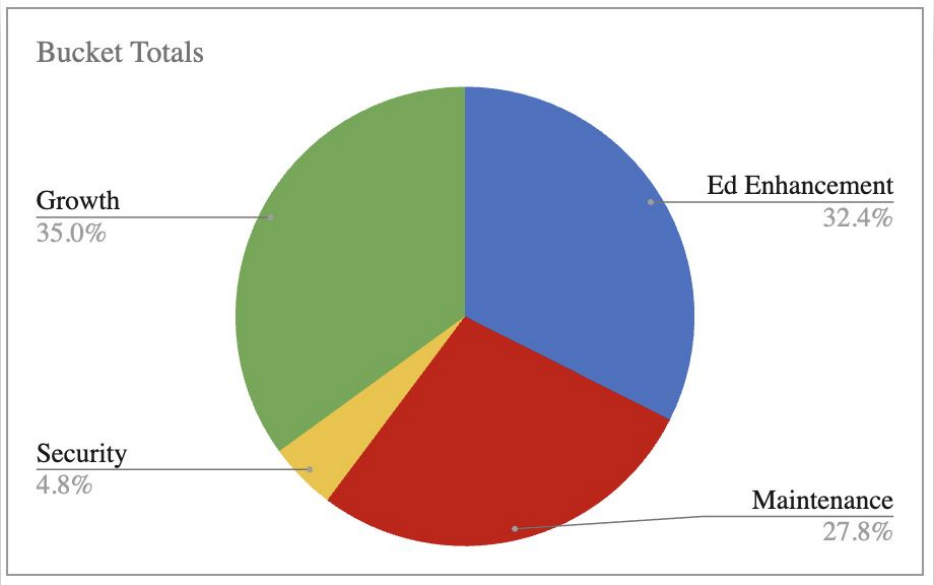


An approximate 1.93 mill property tax increase would cost a homeowner about $12.94 annually, or $1.08 a month, per $100,000 of a home's value.

An approximate 6.54 mill property tax increase would cost a homeowner about $43.82 annually, or $3.65 a month, per $100,000 of a home's value.

Approximately 2.9 mills. That translates into an increase of approximately $19.50 per year for every $100K of home value ($97.50 per year on a $500K home).

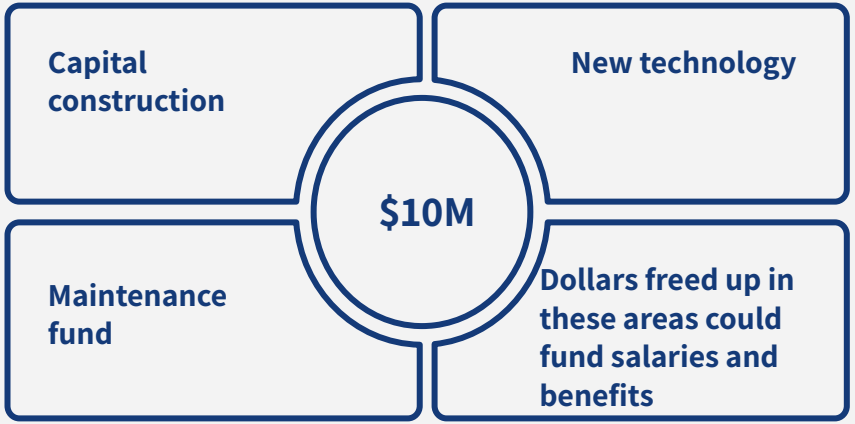
Needs Summary Total by Bucket for ~$200-$220



$200-$220M - Would provide additional Air Conditioning, addition to TCC, additional educational and maintenance enhancements

Special Levy Details

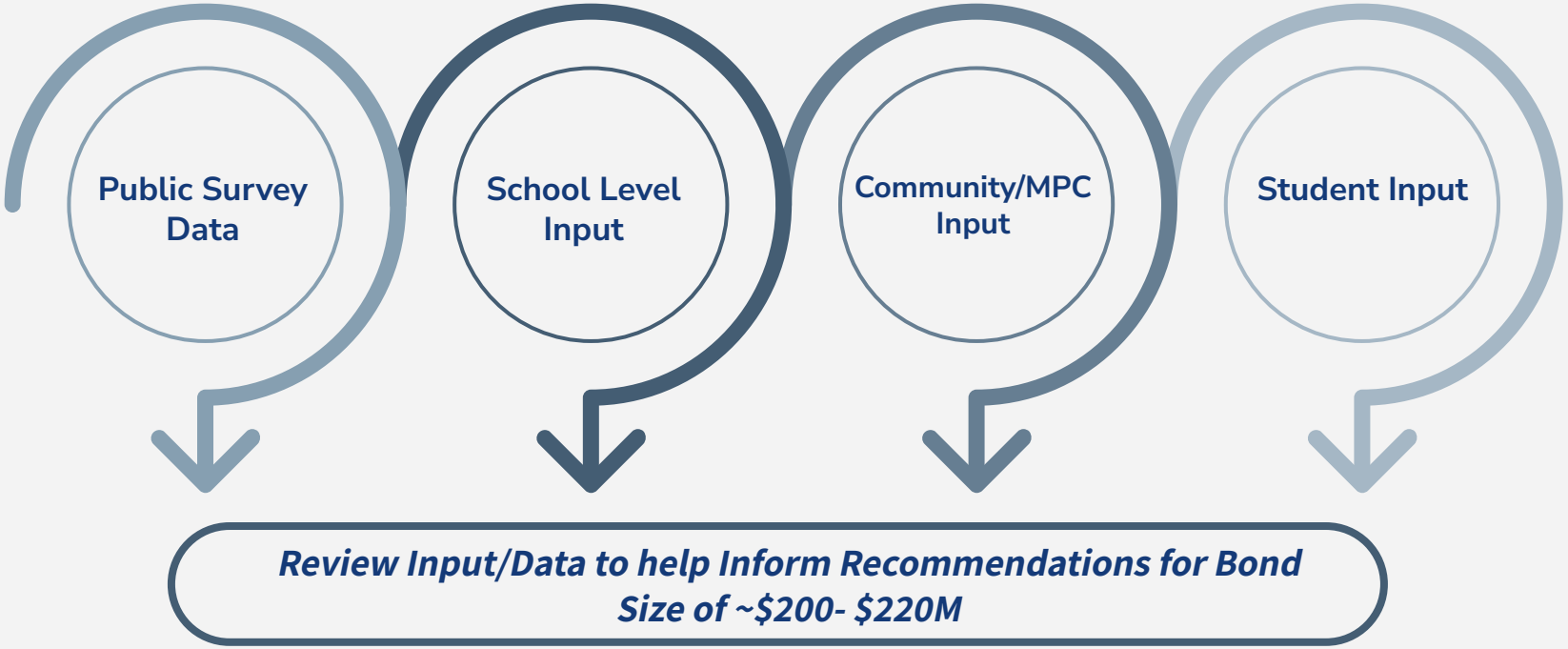
THOMPSON SCHOOL DISTRICT



An approximate 3.04 mill property tax increase would cost a homeowner about $20.38 annually, or $1.70 a month, per $100,000 of a home's value.

Next Steps

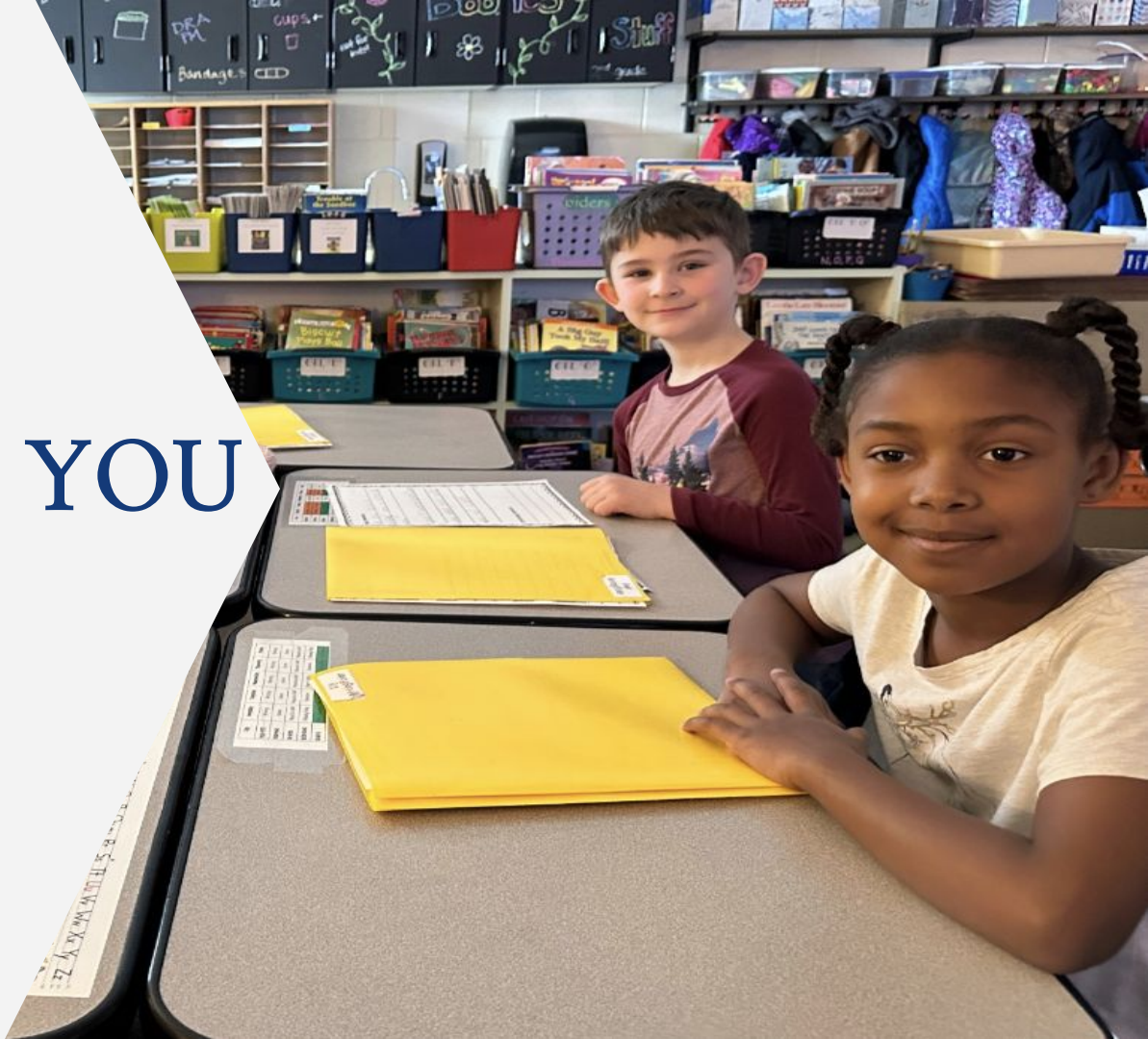
THOMPSON SCHOOL DISTRICT



****MPC Present Recommendation - May 15 (**Previous BOE presentation)**
Review details of Bond on June 3, 2024 in MPC

THOMPSON
SCHOOL DISTRICT

THANK YOU



Master Plan Committee Meeting Minutes

June 3, 2024 at 5:00 P.M.

TSD Administration Building – Boardroom, 800 S. Taft Ave, Loveland, 80537

Committee Members Present: Brad Chope, Brendan Willits, Brent Grimditch, Candie Joshi, Chad Racine, Chris Wright, Cole Hanks, Frank Haug, Jennifer Swanty, Kevin Woodward, Lamb Caro, Lyndsey Martin, Stu Boyd, Theo Robison, Tom Pitts

Kristen Battige, Ryan Baker, Tammie Knauer, Tara Flores, Todd Piccone

1. **Call to Order/Pledge of Allegiance**

   Chris Wright, Committee Chair called the meeting to order and led the committee in the Pledge of Allegiance at 5:01 pm.

2. **Approval of Agenda for June 3, 2024**

   Moved by: Brad Chope

   Seconded by: Candie Joshi

   Motion passed.

3. **Approval of Minutes from May 6, 2024**

   Moved by: Tom Pitts

   Seconded by: Cole Hanks

   Motion passed.

4. **Capital Needs Detail Review**

   Todd Piccone, Chief Operations Officer updated the committee on

the district's needs detailed by “bucket” $160M vs $220M.

5. **SB 188 Discussion**

   Gordon Jones, Chief Finance Officer gave a brief presentation covering school finance (SB 188), Mill Levy Override (MLO) and Special Levy. Gordon also reviewed the “Calculator to Estimate Potential Tax Impact on Residential Property Owner for Special Levy” which can be viewed on the district website.

6. **Master Plan/Snapshots Updates**

   Kristen Battige, Director of Operations gave a brief overview of building maintenance needs by school. Some of the needs reviewed were: structural to include concrete, asphalt, doors and security.

   Kristen and her team will be working on updates over summer.

7. **Announcements**

   THANK YOU ALL for your service this year!

8. **Adjourn**

   Brad Chope moved to adjourn the meeting.

   Meeting adjourned at 6:30 p.m.



Master Plan Committee

June 3, 2024

THOMPSON
SCHOOL DISTRICT

AGENDA

01

District Needs detailed by “bucket” $160M vs $220M

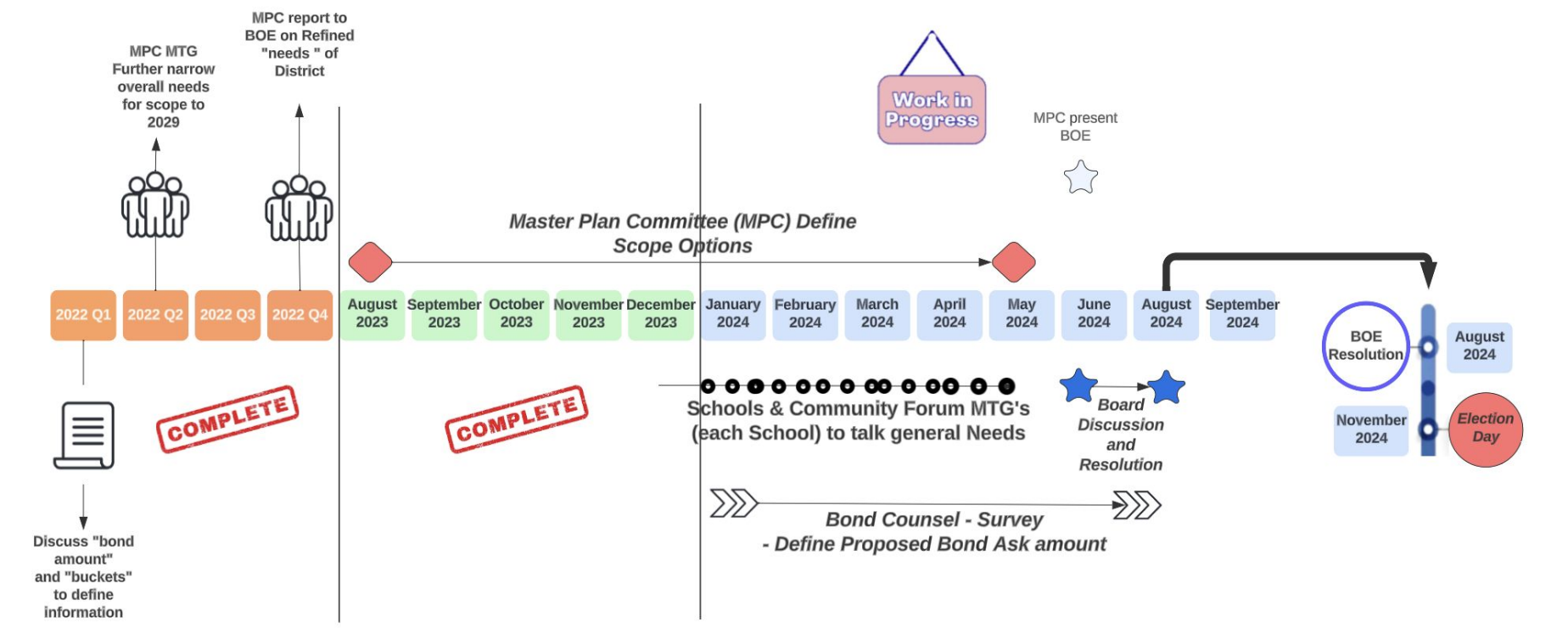
02

Special Levy Review

THOMPSON SCHOOL DISTRICT

Timeline of Activities for Proposed Bond Initiative

THOMPSON SCHOOL DISTRICT

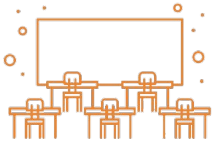


Details of District Needs

THOMPSON
SCHOOL DISTRICT

Overall Thompson School District Needs 2024–2030

THOMPSON SCHOOL DISTRICT



Overall Classroom/Educational Enhancement Needs
$23,000,000



Overall Maintenance Needs 2023-2030
$294,000,000



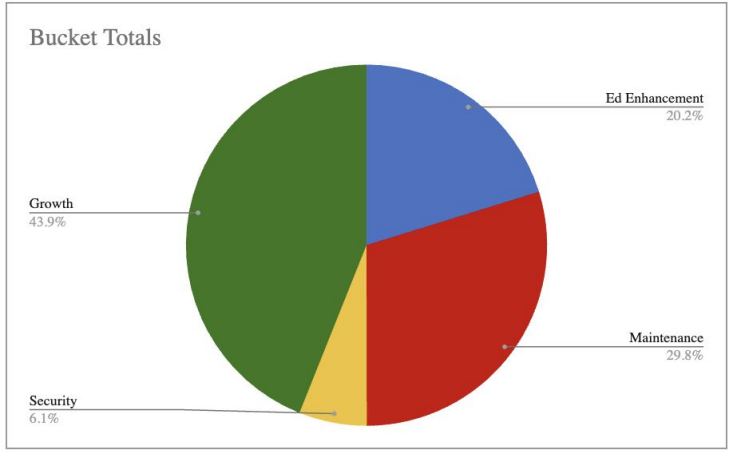
Overall Demographic Needs 2023-2030
$75,000,000



Overall Safety Needs 2023-2030
$12,000,000

Needs Summary $160M Vs $220M

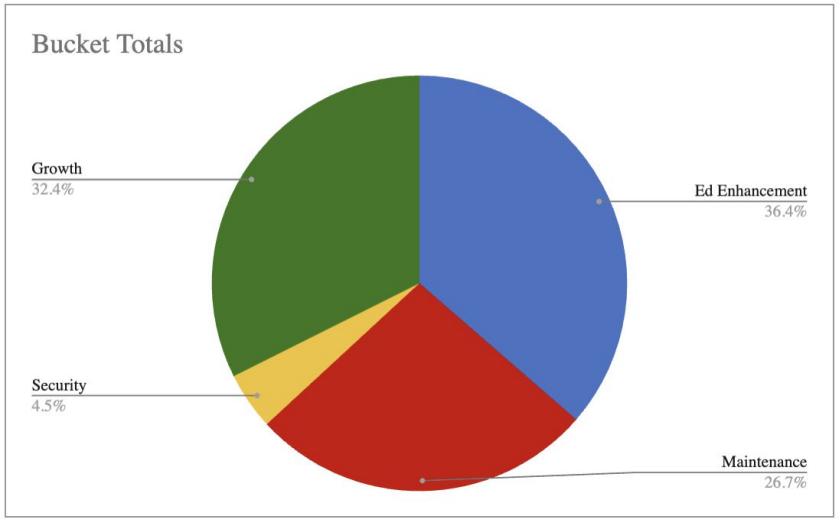
THOMPSON SCHOOL DISTRICT



Ed Enhancement	$ 32,892,572.13
Maintenance	$ 48,397,922.76
Security	$ 9,901,396.25
Growth	$ 71,488,437.50

~$162m Package

~$30m for AC
~$15m for CTE enhancement
~$13 in maintenance
****items noted as high priority in Magellan Survey**



Ed Enhancement	$ 80,349,822.13
Maintenance	$ 59,055,191.51
Security	$ 9,901,396.25
Growth	$ 71,488,437.50

~$221m Package

School Air Conditioning Overview

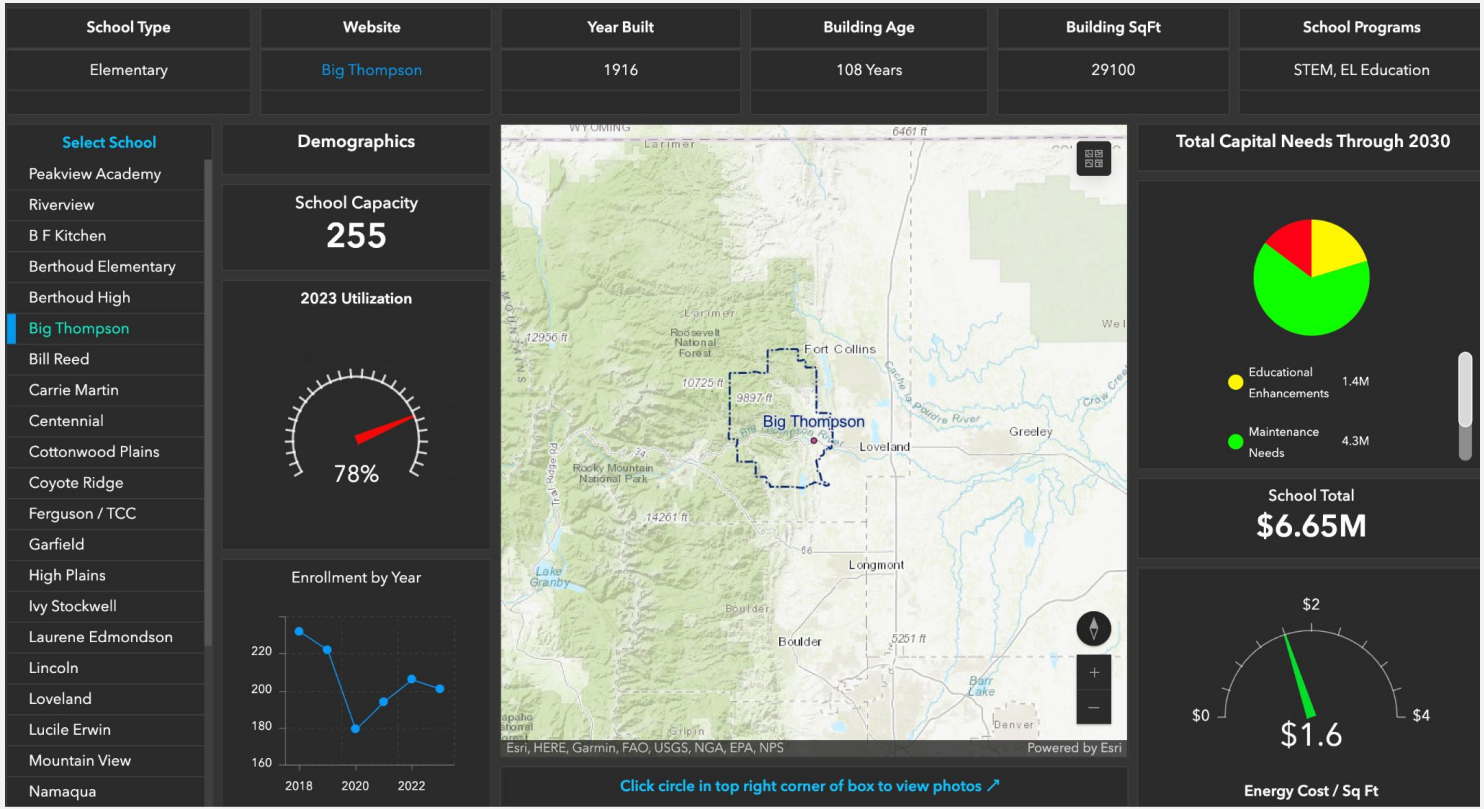
Location	Current System		System Details
B F Kitchen Elementary	No Cool	$2,624,760	AC Only in Comp Lab (140) & Admin
Carrie Martin Elementary	No Cool	$3,836,975	AC Only in Comp Lab
Garfield Elementary	No Cool	$4,160,000	AC in Library (100), Comp Lab (106) & Admin Only
Laurene Edmondson	No Cool	$3,754,290	AC Only in Comp lab
Turner MS	No Cool	$8,366,825	AC Only in Comp Lab (111)
Walt Clark	No Cool	$11,136,600	
Loveland HS	No Cool	$24,293,865	AC in Library, Band / Vocal Rooms, Admin & Counseling Offices (300s)
Berthoud Elementary	Partial Cool	$5,755,980	AC in 2020 classroom addition & Comp Lab (112)
Centennial Elementary	Partial Cool	$800,000	Cafeteria and Library cooled 2007 Addition Cooled (south)
Ivy Stockwell Elementary	Partial Cool	$3,728,588	AC in 2020 classroom addition South wing cooled (7 classrooms) AC in Comp Lab (50)
Namaqua Elementary	Partial Cool	$4,151,627	AC in 1994 Addition Only & Computer lab
Sarah Milner Elementary	Partial Cool	$3,796,484	AC Only in Comp Lab 1991 Addition cooled
Truscott Elementary	Partial Cool	$5,255,500	AC Only in Comp Lab AC in classrooms 123, 124, and 126
Bill Reed MS	Partial Cool	$15,164,510	AC in Library, Auditorium, main office, counseling & computer lab. Fans/blinds in south facing classrooms After Summer 2023 all 3rd floor classrooms cooled
Berthoud HS	Partial Cool	$8,230,205	AC in Auditorium and 2009 addition Mini Splits in three 2nd story classrooms Partially Swamp Cooled 1st and 2nd floor west from Commons AC in Admin area AC in 001A, 001B, 245A and 245B
	TOTAL	**$105,056,209**	
Big Thompson Elementary	Full Cool		
Community Connections	Full Cool		
Cottonwood Plains Elementary	Full Cool		
Coyote Ridge Elementary	Full Cool		
Lincoln Elementary	Full Cool		
Ponderosa Elementary	Full Cool		
Stansberry Early Childhood	Full Cool		
Winona Elementary	Full Cool		
Peakview PK-8	Full Cool		
High Plains K-8	Full Cool		
Lucile Erwin MS	Full Cool		
Riverview PK-8	Full Cool		
Ferguson HS/TCC	Full Cool		
Mountain View HS	Full Cool		
Thompson Valley HS	Full Cool		

** **$48,000,000 total investment in Air Conditioning for TSd schools (with Option #1)**

**Each school with AC installed decreases deferred maintenance.

THOMPSON SCHOOL DISTRICT

School “Snapshot”



Ryan

https://tsdr2j.maps.arcgis.com/apps/dashboards/aa0aed3ca4784f77b0f9ca763bca69a8

THOMPSON SCHOOL DISTRICT

Building Maintenance Needs

Overall Maintenance Needs 2023-2030 $294,000,000

High Priority Needs (Code compliance/Safety)
$49,000,000

Priority Needs 2028-2030
$48,000,000

Medium Priority Building Needs

$197,000,000



THOMPSON SCHOOL DISTRICT

Needs Summary Total by School for ~$220M

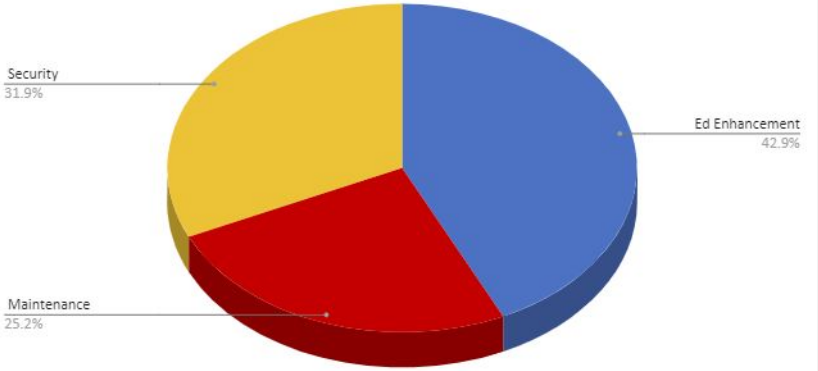
***Estimated needs by school, budgets include contingency, soft cost, etc.**

THOMPSON SCHOOL DISTRICT

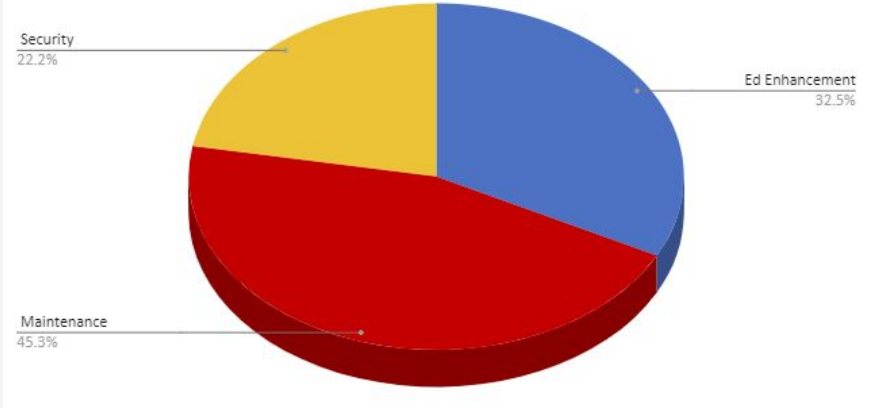


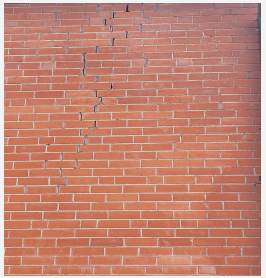


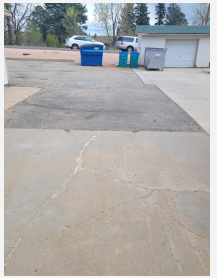
School	Ed Enhancement	Maintenance	Security	Growth
BF Kitchen Elementary School	$ 1,008,467	$ 591,592	$ 749,325	



School	Ed Enhancement	Maintenance	Security	Growth
Big Thompson Elementary ...	$ 1,373,763	$ 1,910,467	$ 936,656	

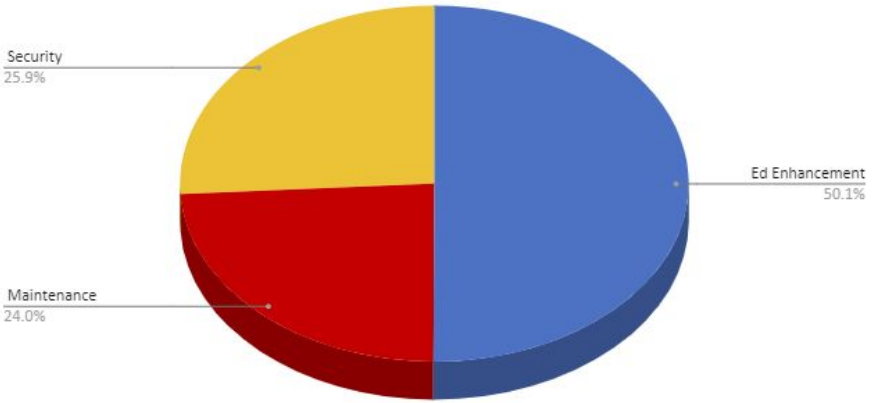






Needs Summary Total by School for ~$220M

School	Ed Enhancement	Maintenance	Security	Growth
Carrie Martin Elementary Sc...	$ 1,349,409	$ 647,073	$ 699,370	



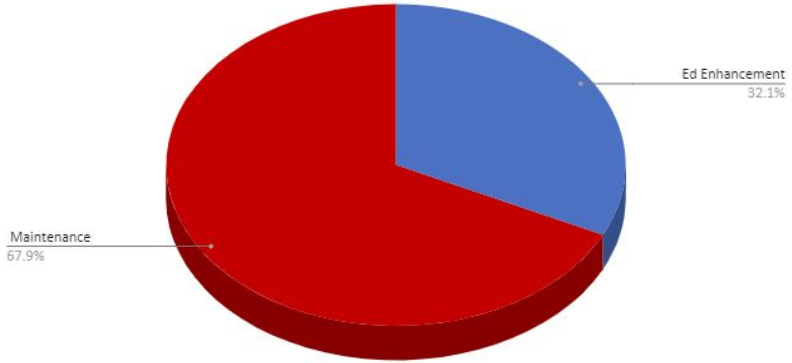






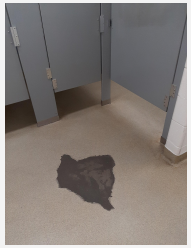


School	Ed Enhancement	Maintenance	Security	Growth
Centennial Elementary School	$ 1,146,998	$ 2,420,941	$ -	

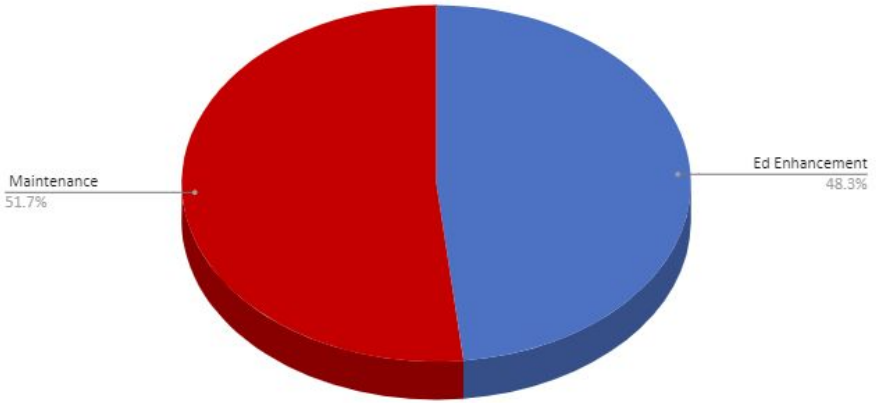


Needs Summary Total by School for ~$220M

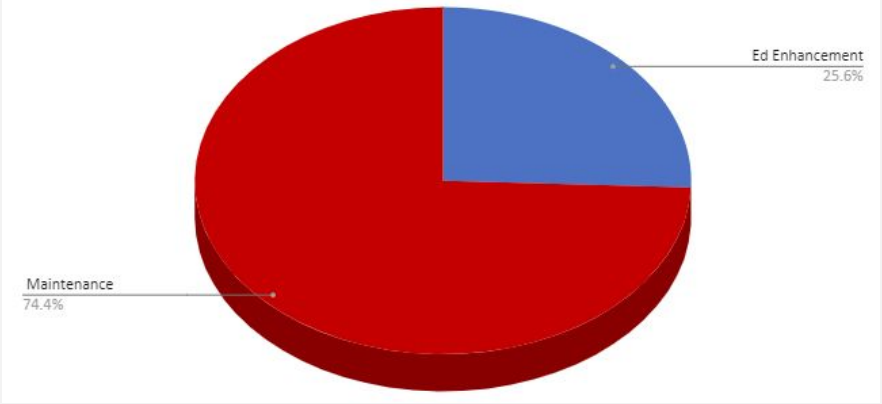




School	Ed Enhancement	Maintenance	Security	Growth
Cottonwood Plains Element...	$ 1,014,305	$ 1,086,037	$ -	



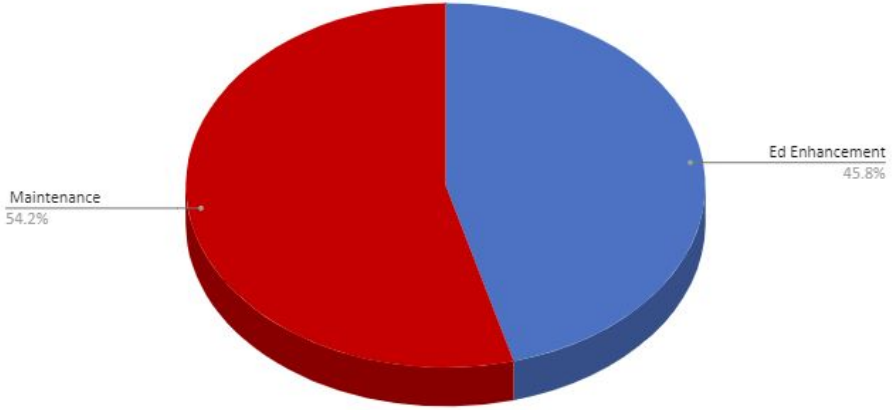
School	Ed Enhancement	Maintenance	Security	Growth
Coyote Ridge Elementary S...	$ 494,149	$ 1,434,021	$ -	





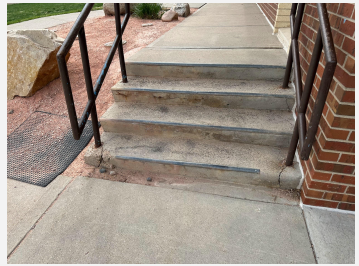
Needs Summary Total by School for ~$220M

School	Ed Enhancement	Maintenance	Security	Growth
Garfield Elementary School	$ 1,380,631	$ 1,634,721	$ -	

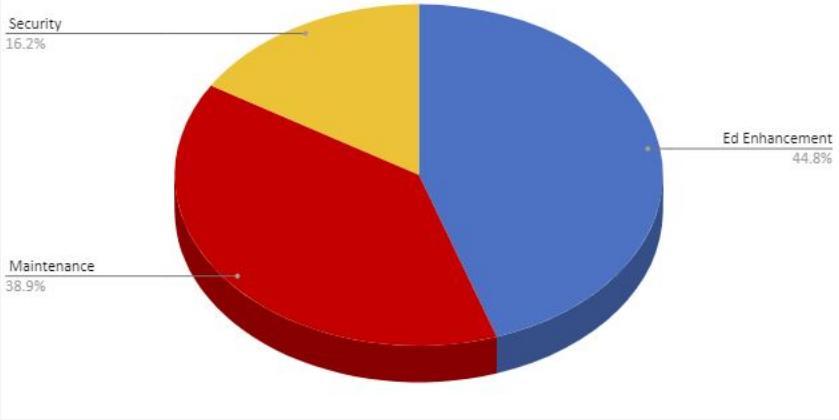








School	Ed Enhancement	Maintenance	Security	Growth
Laurene Edmondson Eleme...	$ 1,723,448	$ 1,497,395	$ 624,438	

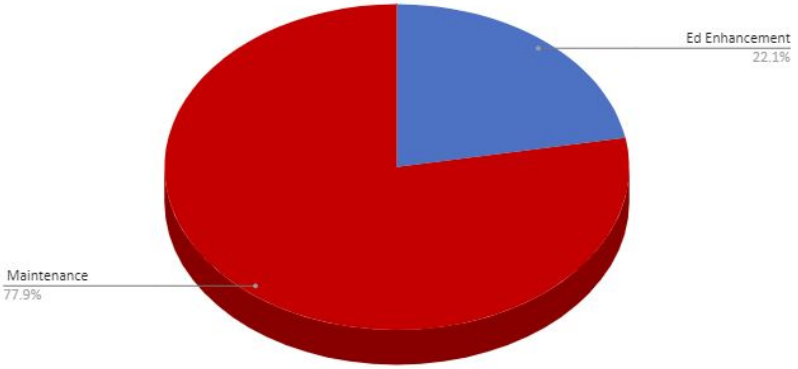


Needs Summary Total by School for ~$220M

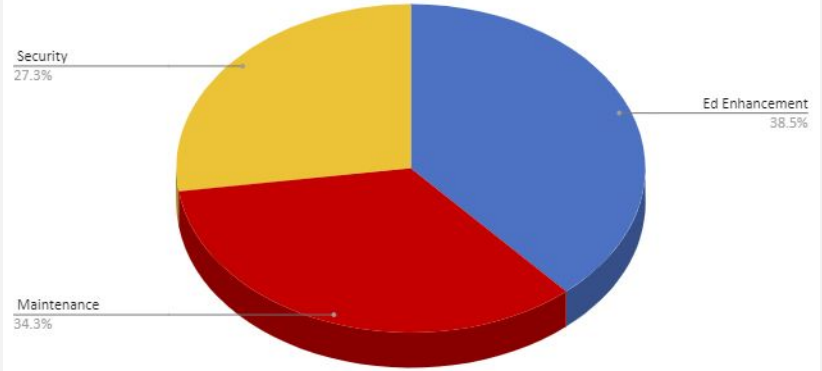




School	Ed Enhancement	Maintenance	Security	Growth
Lincoln Elementary School	$ 828,535	$ 2,915,842	$ -	



School	Ed Enhancement	Maintenance	Security	Growth
Namaqua Elementary School	$ 881,612	$ 785,168	$ 624,438	

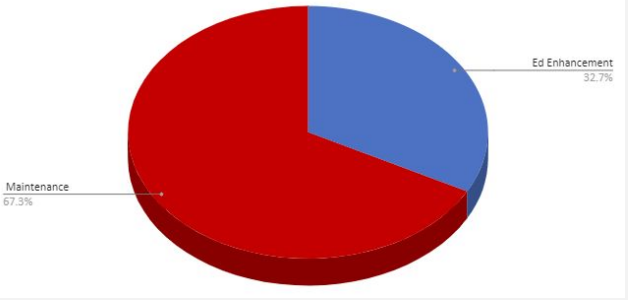






Needs Summary Total by School for ~$220M

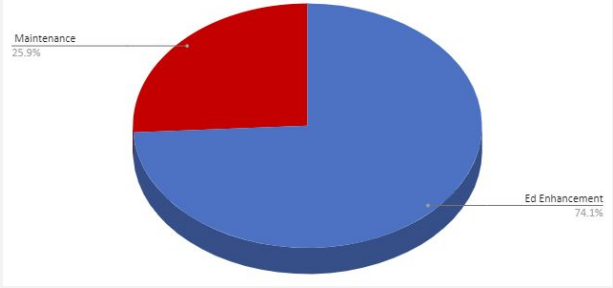
School	Ed Enhancement	Maintenance	Security	Growth
Ponderosa Elementary School	$ 244,686	$ 502,454	$ -	





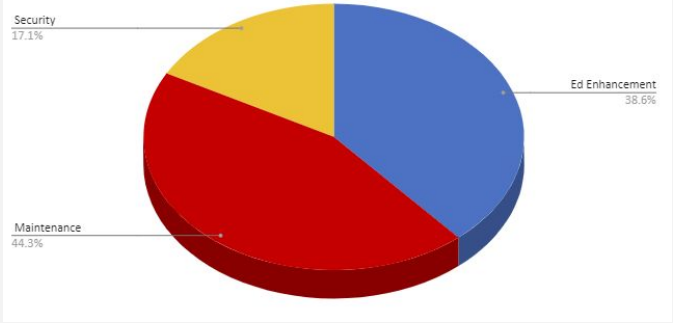


School	Ed Enhancement	Maintenance	Security	Growth
Stansberry Early Childhood ...	$ 536,610	$ 187,331	$ -	





School	Ed Enhancement	Maintenance	Security	Growth
Sarah Milner Elementary Sc...	$ 1,411,853	$ 1,617,974	$ 624,438	



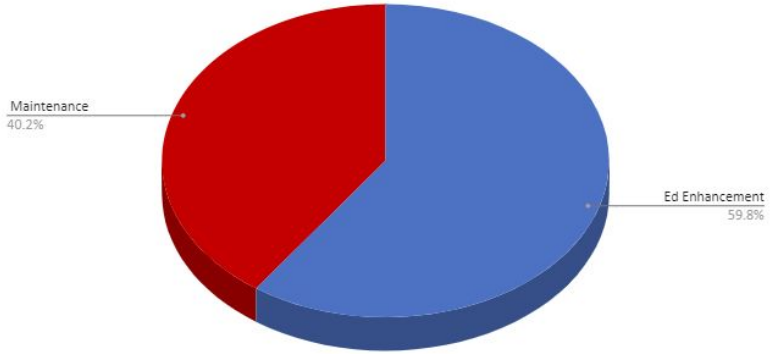


Needs Summary Total by School for ~$220M

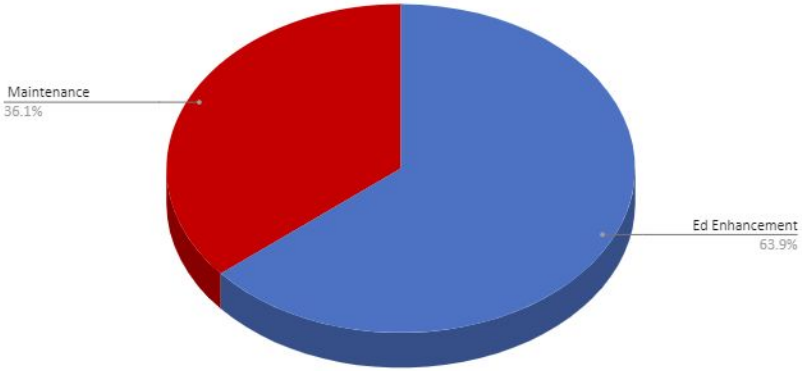




School	Ed Enhancement	Maintenance	Security	Growth
Winona Elementary School	$ 801,996	$ 538,671	$ -	



School	Ed Enhancement	Maintenance	Security	Growth
Truscott Elementary School	$ 1,785,891	$ 1,006,968	$ -	

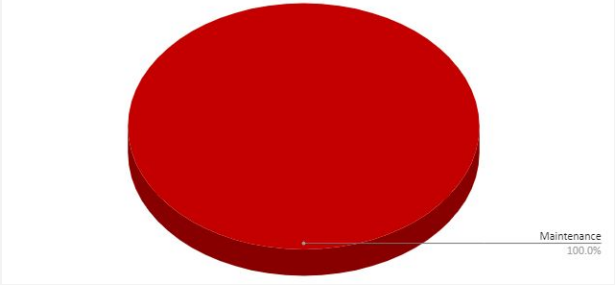




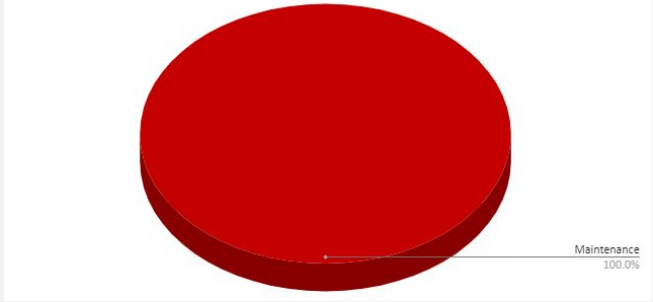


Needs Summary Total by School for ~$220M

School	Ed Enhancement	Maintenance	Security	Growth
High Plains K - 8 School	$ -	$ 345,938	$ -	

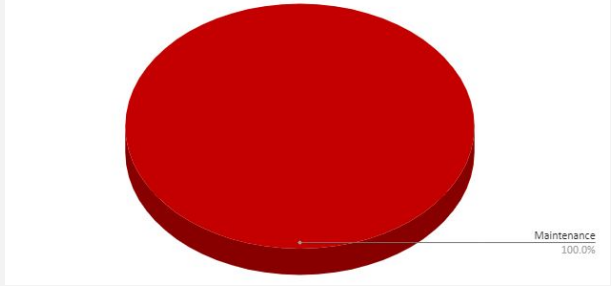


School	Ed Enhancement	Maintenance	Security	Growth
Peakview Academy	$ -	$ 989,546	$ -	





School	Ed Enhancement	Maintenance	Security	Growth
Riverview PK8 School	$ -	$ 12,489	$ -	

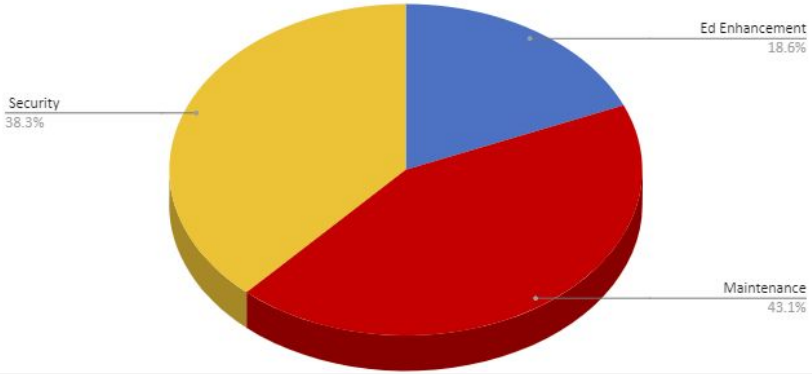


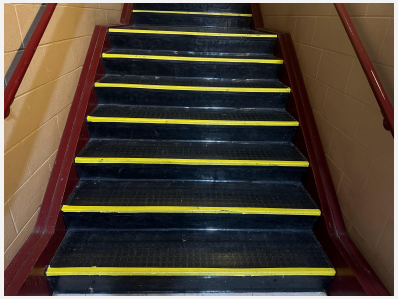




Needs Summary Total by School for ~$220M

School	Ed Enhancement	Maintenance	Security	Growth
Bill Reed Middle School	$ 2,160,975	$ 4,997,976	$ 4,434,719	



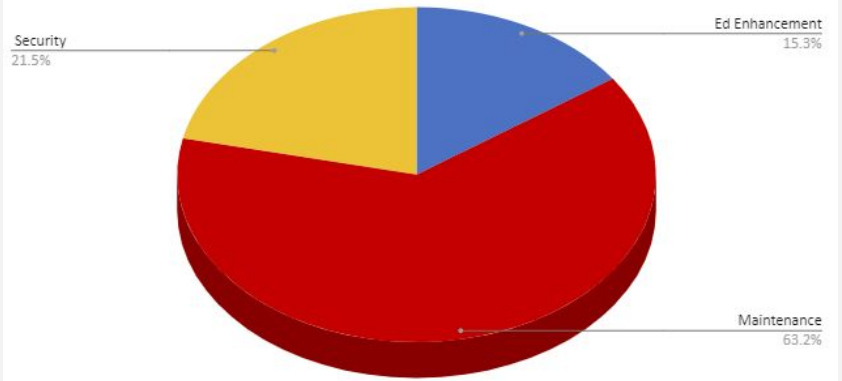






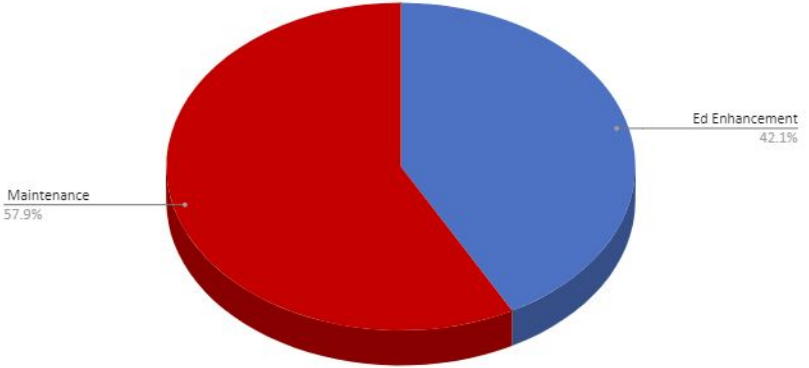


School	Ed Enhancement	Maintenance	Security	Growth
Lucile Erwin Middle School	$ 377,379	$ 1,559,158	$ 530,772	

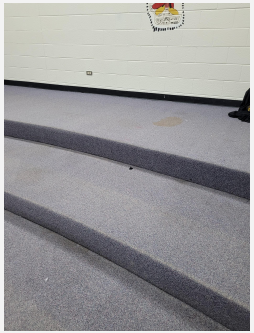


Needs Summary Total by School for ~$220M

School	Ed Enhancement	Maintenance	Security	Growth
Walt Clark Middle School	$ 2,475,670	$ 3,403,372	$ -	





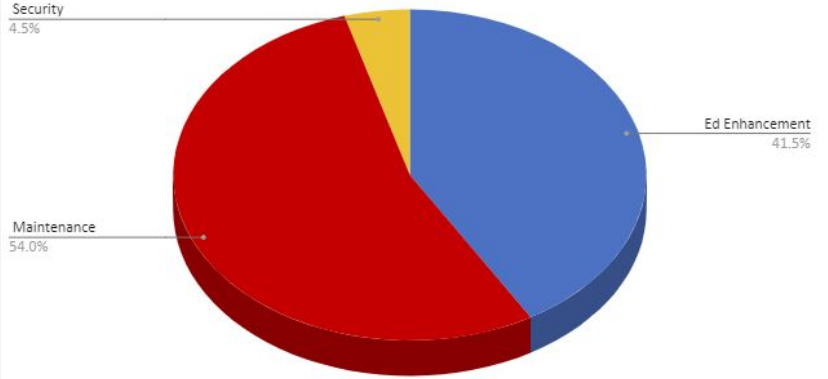


Needs Summary Total by School for ~$220M

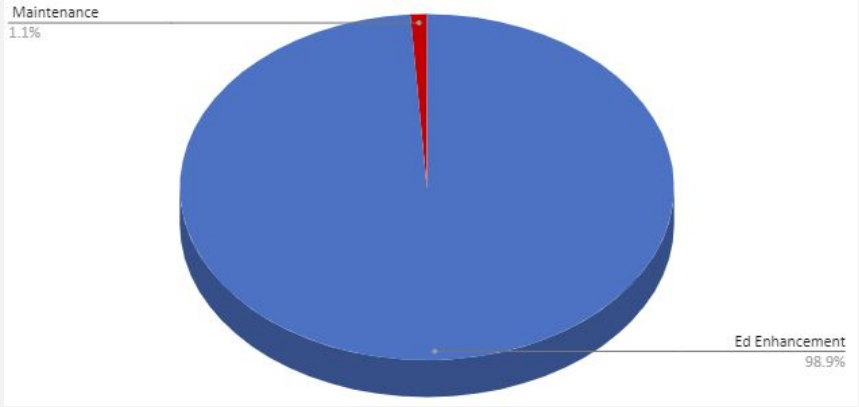




School	Ed Enhancement	Maintenance	Security	Growth
Berthoud High School	$ 2,314,696	$ 3,015,491	$ 249,775	



School	Ed Enhancement	Maintenance	Security	Growth
Ferguson HS/TCC	$ 15,257,724	$ 164,976	$ -	

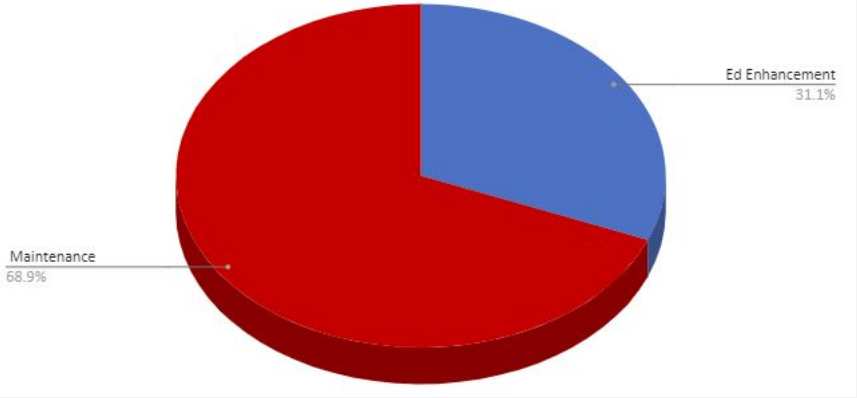




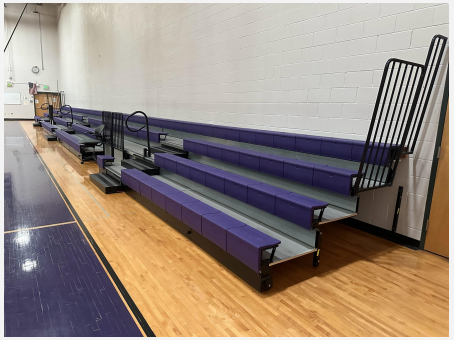
**Ed enhancement budget includes High School CTE pathway expansion

Needs Summary Total by School for ~$220M

School	Ed Enhancement	Maintenance	Security	Growth
Loveland High School	$ 2,760,014	$ 6,112,306	$ -	



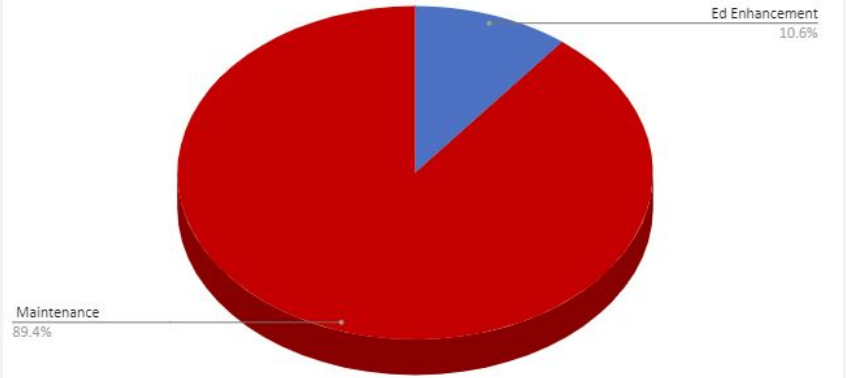




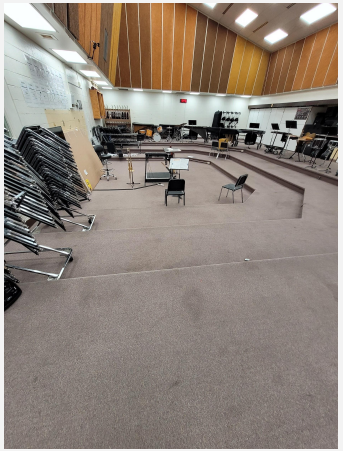




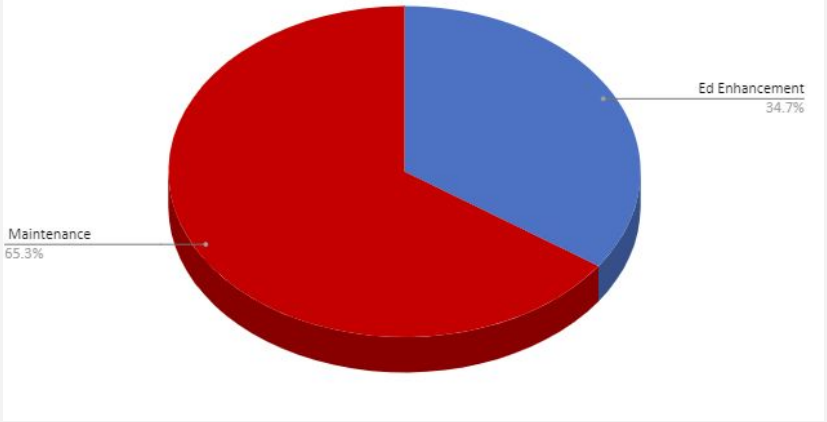
School	Ed Enhancement	Maintenance	Security	Growth
Mountain View High School	$ 743,081	$ 6,257,800	$ -	



Needs Summary Total by School for ~$220M



School	Ed Enhancement	Maintenance	Security	Growth
Thompson Valley High School	$ 2,860,548	$ 5,390,769	$ -	





High Priority Needs Pictures

THOMPSON SCHOOL DISTRICT

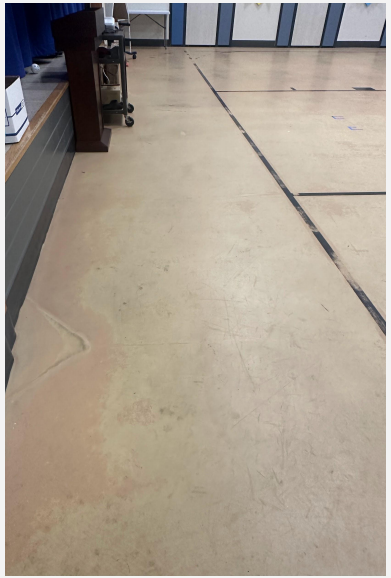
MVHS tennis courts



BES CMU cracking



SEC gym floor



TMS Roofing





PES playground surfacing



LES Boiler



ISES Rooftop Unit



GES asphalt

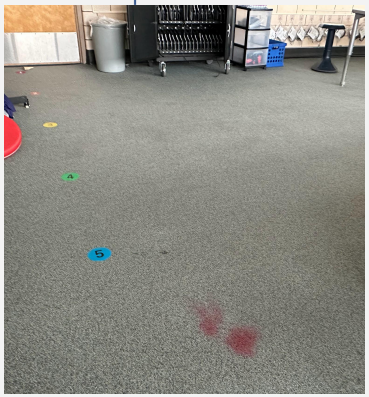
Medium Priority Needs Pictures

THOMPSON SCHOOL DISTRICT

LHS Ductwork Insulation



TES Carpet



LEES water heater





BHS shop dust collector



BRMS Asphalt



NES casework

CRES exterior doors





PES settling

Priority Needs 2028-2030 Pictures

THOMPSON SCHOOL DISTRICT



WCMS boilers

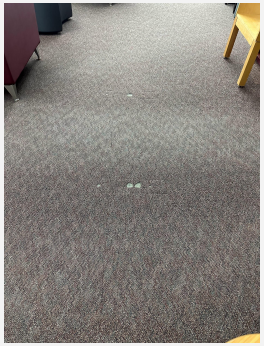


GES unit ventilator



CES casework

LEMS carpet





BTES kitchen equipment



BES gym lighting

TVHS exterior lights



TES play structure



District Safety and Security Needs

THOMPSON SCHOOL DISTRICT

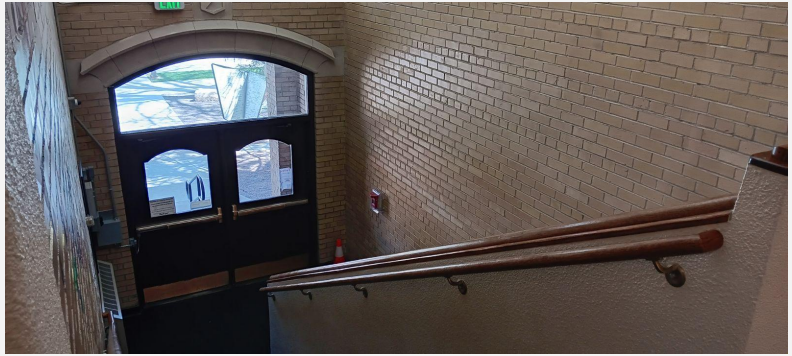
Overall Safety and Security Needs 2023-2030 $10,000,000

Secure Vestibules
$10,000,000

Radio Amplification Systems/Physical Upgrades

$1,000,000





Bill Reed Middle



Berthoud Elementary

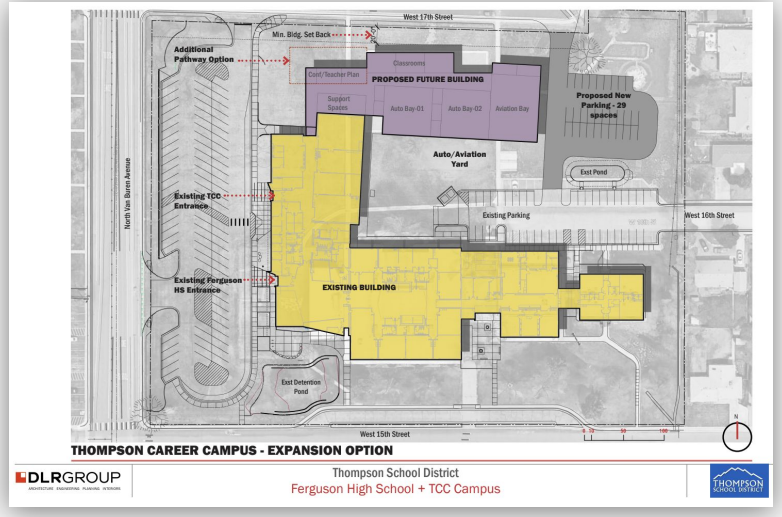
District Educational Enhancement Needs

Overall Educational Enhancement Needs
$130,000,000(
Includes cost for Air Conditioning)

CTE Enhancement of Programs
$15,000,000

Educational Program Enhancement
$35,000,000

Building Air conditioning
$30,000,000

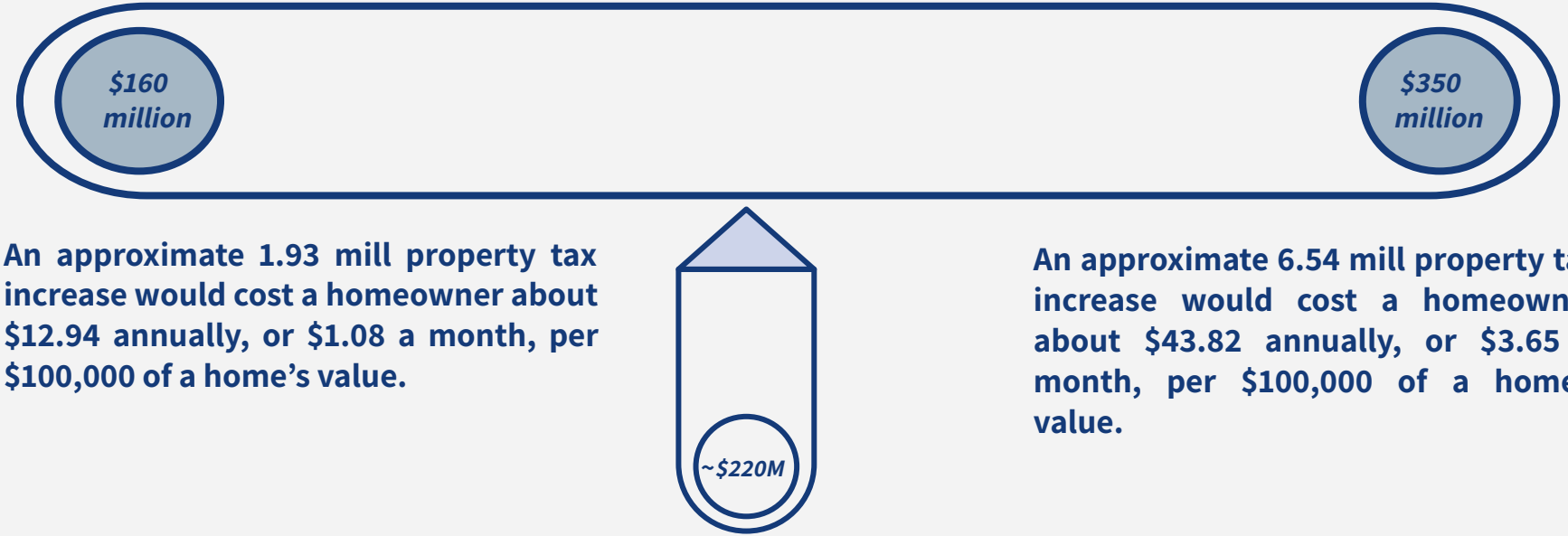


Examples:
AC, CTE, ILC space enhancements, TCC expansion, Library enhancements, program enhancements in older schools, flexible learning spaces

THOMPSON SCHOOL DISTRICT

POSSIBLE BOND RANGE and Impact

THOMPSON SCHOOL DISTRICT



An approximate 1.93 mill property tax increase would cost a homeowner about $12.94 annually, or $1.08 a month, per $100,000 of a home's value.

An approximate 6.54 mill property tax increase would cost a homeowner about $43.82 annually, or $3.65 a month, per $100,000 of a home's value.

An approximately 3.39 mill property tax increase would cost a homeowner about $22.39 annually, or $1.89 a month, per $100,000 of a home's value.

Calculator to Estimate Potential Tax Impact on Residential Property Owner for Bond

THOMPSON SCHOOL DISTRICT

Estimated Tax Impact of Proposed Bond Initiative		
Proposed bond issuance initiative		$220,000,000
Estimated value of your residential property?	**INPUT VALUE HERE**---------->	$600,000
Property Tax Calculation:		
Estimated value of your residential property		$600,000
Less: Residential credit (per state statute)		-$55,000
= Adjusted taxable value of your residential property		$545,000
x Assessment rate (per state statute)		6.7%
= Assessed value of your residential property		$36,515
X Estimated **mill levy rate** for your property for proposed bond		**3.387**
= Estimated **annual property tax f**or your property for proposed bond		**$123.68**
= Estimated **monthly property tax** for your property for proposed bond		**$10.31**
= Estimated **daily property tax** for your property for proposed bond		**$0.34**
calculations are based upon current property tax laws and are estimates for illustrative purposes only		

Special Levy Review

THOMPSON
SCHOOL DISTRICT

Types of Mill Levy Assessments per State Statute

THOMPSON SCHOOL DISTRICT

MILL LEVY OVERRIDE (MLO) - Authorization of additional local revenues (C.R.S. 22-54-108):

(1) Effective July 1, 1994, a district which desires to raise and expend local property tax revenues in excess of the district's total program, as determined in accordance with section 22-54-104, may submit the question of whether the district should be authorized to raise and expend additional local property tax revenues, subject to the limitations of subsection (3) of this section, thereby authorizing an additional levy in excess of the levy authorized under section 22-54-106 for the district's general fund for the then current budget year and each budget year thereafter.

(III) (A) …the total additional local property tax revenues that may be received pursuant to an election held pursuant to this section shall not exceed under any circumstances twenty-five percent of the district's total program…

SPECIAL LEVY - Authorization of additional local revenues for cash funding of capital construction, new technology, existing technology upgrade, and maintenance needs (C.R.S. 22-54-108.7)

(1) (A) Notwithstanding any law to the contrary, any district that chooses to raise and expend local property tax revenue in excess of the district's total program, as determined in accordance with section 22-54-104, and in addition to any revenue generated by property tax levied pursuant to sections 22-54-106, 22-54-107, 22-54-107.5, 22-54-108, and 22-54-108.5, may submit the question of whether the district should be authorized to raise and expend additional local property tax revenue, thereby authorizing an additional levy in excess of the levy authorized under sections 22-54-106, 22-54-107, and 22-54-108, to provide ongoing cash funding for the capital construction, new technology, existing technology upgrade, and maintenance needs of the district.

Special Levy Ballot Language - Examples

THOMPSON SCHOOL DISTRICT

CHERRY CREEK (November 2020 ballot question):

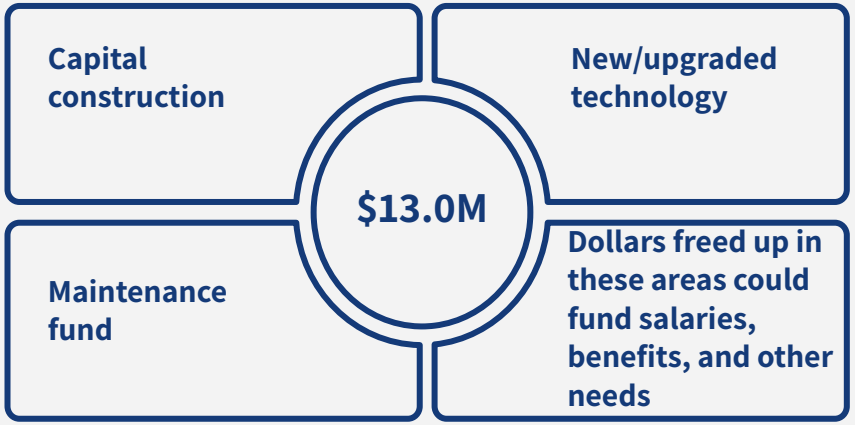
IN ORDER TO MAKE MORE GENERAL FUND REVENUES AVAILABLE FOR TEACHER COMPENSATION, MAINTAINING CLASS SIZES, MAINTAINING AND ADDING MENTAL HEALTH PROFESSIONALS AND NURSES TO SUPPORT STUDENTS, AND PROVIDING FOR THE SECURITY AND SAFETY OF STUDENTS AND STAFF, SHALL CHERRY CREEK SCHOOL DISTRICT NO. 5 TAXES BE INCREASED UP TO $30 MILLION IN TAX COLLECTION YEAR 2021, WITH SUCH AMOUNT BEING ADJUSTED ANNUALLY THEREAFTER BY THE PERCENTAGE CHANGE IN INFLATION, BY LEVYING A PROPERTY TAX AT A RATE SUFFICIENT TO GENERATE SUCH AMOUNT; PURSUANT TO SECTION 22-54-108.7, C.R.S., SHALL SUCH ADDITIONAL REVENUES BE UTILIZED FOR ONGOING CASH FUNDING FOR CAPITAL CONSTRUCTION, NEW INSTRUCTIONAL TECHNOLOGY, EXISTING TECHNOLOGY UPGRADES, AND MAINTENANCE NEEDS OF THE DISTRICT; AND SHALL THE DISTRICT BE AUTHORIZED TO COLLECT, RETAIN AND SPEND ALL REVENUES OF THE DISTRICT AS A VOTER APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE LIMITS THAT WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

ENGLEWOOD (November 2023 ballot question):

SHALL ARAPAHOE COUNTY SCHOOL DISTRICT NO. 1 TAXES BE INCREASED BY NOT MORE THAN $4 MILLION IN 2023 FOR COLLECTION IN 2024 AND BY SUCH AMOUNTS AS MAY BE RECEIVED IN ANY YEAR THEREAFTER FROM A MILL LEVY OF UP TO 11 MILLS, WITH SUCH REVENUE TO BE USED FOR ONGOING CASH FUNDING FOR NEW TECHNOLOGY, EXISTING TECHNOLOGY UPGRADES, MAINTENANCE NEEDS OF THE DISTRICT, AND CAPITAL CONSTRUCTION PROVIDED SUCH REVENUE WILL BE UTILIZED TO OFFSET COSTS WHICH WILL FREE UP MORE GENERAL FUND REVENUE FOR PURPOSES SUCH AS CONTINUING TO ATTRACT AND RETAIN QUALITY STAFF INCLUDING BUT NOT LIMITED TO TEACHERS, CUSTODIANS, PARAEDUCATORS, BUS DRIVERS, AND NUTRITION SERVICES PERSONNEL; AND SUCH MILL LEVY MAY BE INCREASED ANNUALLY TO GENERATE THE PRIOR YEAR'S REVENUE ADJUSTED FOR THE ANNUAL INCREASE IN THE CONSUMER PRICE INDEX; PROVIDED THAT THE MILL LEVY FOR THE FIRST YEAR SHALL NOT EXCEED 5 MILLS AND NO MILL LEVY INCREASE FROM YEAR TO YEAR THEREAFTER SHALL EXCEED ONE MILL IN ANY PARTICULAR YEAR; AND SHALL SUCH ADDITIONAL REVENUES, IMPOSED PURSUANT TO AND IN ACCORDANCE WITH SECTION 22-54-108.7, C.R.S., BE DEPOSITED INTO THE SUPPLEMENTAL CAPITAL CONSTRUCTION, TECHNOLOGY AND MAINTENANCE FUND; AND SHALL THE DISTRICT BE AUTHORIZED TO INCREASE SUCH MILL LEVY BEGINNING IN TAX COLLECTION YEAR 2024 AND ANNUALLY THEREAFTER TO OFFSET PROPERTY TAX REFUNDS OR ABATEMENTS OR REDUCTIONS IN THE PERCENTAGE OF ACTUAL VALUATION USED TO DETERMINE ASSESSED VALUATION?

Special Levy Details

THOMPSON SCHOOL DISTRICT



An approximate 3.96 mill property tax increase would cost a homeowner about $26.53 annually, or $2.21 a month, per $100,000 of a home's value.

Special Levy “Freed Up” Expenditures

THOMPSON SCHOOL DISTRICT

Non-FTE Expenditures	
Capital Projects	$1,276,216
General Technology	$3,138,275
Business Services Technology	$ 531,399
Operations & Maintenance	$1,988,526
Transportation Technology	$ 45,248
Human Resources Technology	$ 57,882
Total Non-FTE Expenditures	$7,037,546

FTE Salaries & Benefits (@60%)	
Custodial - School Sites (CLAS)	$4,046,515
Facilities & Operations (CLAS)	$1,678,207
Facilities & Operations (APT)	$ 349,562
Total FTE Expenditures	$6,074,284

TOTAL = $13,111,830

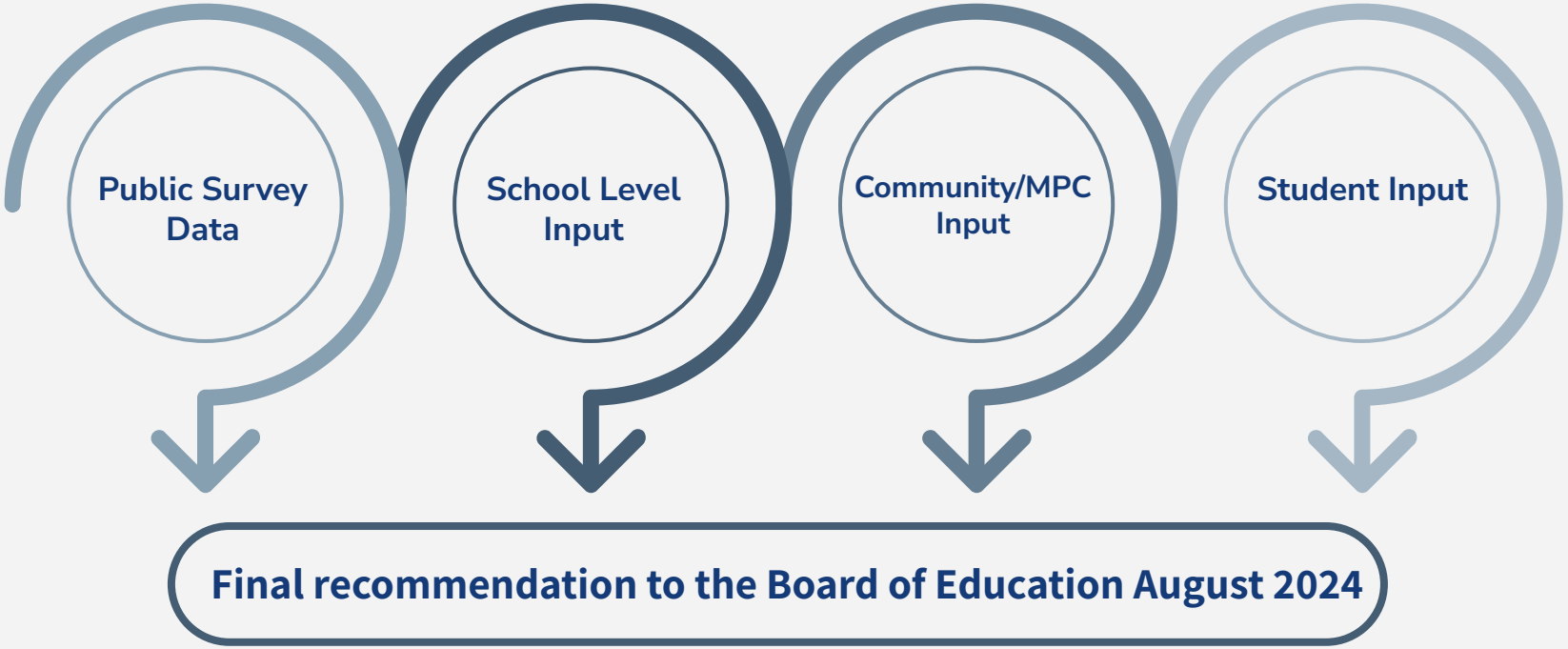
Calculator to Estimate Potential Tax Impact on Residential Property Owner for Special Levy

THOMPSON SCHOOL DISTRICT

Estimated Tax Impact of Proposed Special Levy Initiative		
Proposed special levy initiative		$13,000,000
Estimated value of your residential property?	**INPUT VALUE HERE**---------->	$600,000
Property Tax Calculation:		
Estimated value of your residential property		$600,000
Less: Residential credit (per state statute)		-$55,000
= Adjusted taxable value of your residential property		$545,000
x Assessment rate (per state statute)		6.7%
= Assessed value of your residential property		$36,515
X Estimated **mill levy rate** for your property for proposed special levy		**3.974**
= Estimated **annual property tax** for your property for proposed special levy		**$145.11**
= Estimated **monthly property tax** for your property for proposed special levy		**$12.09**
= Estimated **daily property tax** for your property for proposed special levy		**$0.40**
calculations are based upon current property tax laws and are estimates for illustrative purposes only		

Next Steps

THOMPSON SCHOOL DISTRICT



THOMPSON
SCHOOL DISTRICT

THANK YOU

