



School District of Altoona

1903 Bartlett Avenue • Altoona, Wisconsin 54720
715-839-6033 • Fax 715-839-6066 • www.altoona.k12.wi.us

Special Meeting of the Board of Education
October 17, 2022, 6:00 pm
District Office Conference Room

This meeting is open to the public. If a member of the public requires an accommodation to attend the meeting, he or she should contact Executive Assistant Lisa Boss at least 24 hours in advance of the meeting to request an accommodation.

Please note that any meeting where more seating is needed than is available will be moved to the Pederson Commons, which is directly adjacent to the Conference Room. Please watch for door signage.

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Pledge of Allegiance
- V. Communication with the Board (OE 5.5, OE 6.1)
 - A. Debt Defeasement Option within 2022-2023 Budget
- VI. Agenda-Related Public Comment (OE 8.4)
- VII. Matters Reserved for Board Action (B/SR 2.1)
 - A. Community Survey Related to Facilities Project (OE 8.4)
- VIII. Recess
- IX. Discussion of the Meeting (GC 2.2)
- X. Adjourn to Executive Session pursuant to Wisconsin State Statute 19.85(1)(e) to consider strategy related to competitive bargaining.
- XI. Following closed session, the Board will entertain a motion to reconvene into open session and will take any further action that is necessary and appropriate, including acting on any resolution that may be presented. Thereafter, the Board will entertain a motion to adjourn the meeting.
- XII. Adjourn

Students are prepared academically and socially for personal success in life and are respectful, contributing members of the local and global communities.



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October 14, 2022

NOTICE OF SPECIAL MEETING OF THE BOARD OF EDUCATION

PLEASE TAKE NOTICE that members of the School District of Altoona Board of Education will hold a special meeting on **October 17, 2022 at 6:00 pm**, in the boardroom of the District Office, **1903 Bartlett Avenue, Altoona, WI**. Please note that any meeting where more seating is needed than is available will be moved to the Pederson Commons, which is directly adjacent to the Board Room. Please watch for door signage.

This meeting is open to the public. If a member of the public requires an accommodation to attend the meeting, he or she should contact Executive Assistant Lisa Boss at least 24 hours in advance of the meeting to request an accommodation.

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Dear Families and Community Members:

Thanks to the support of the community and the efforts of our staff, our district offers *large school opportunities with a small school approach*. As a result, enrollment is growing. We added more than 300 students over the past 7 years. Our classrooms and support areas are overcrowded.

To address this issue, we conducted a facility study last year. Based on this work, we will need to do a building project soon. This fall, a unique opportunity presented itself when we learned the NEW facility was available to purchase. This building could be renovated into a school for less than half the cost of building new.

To take advantage of this opportunity, voters in our district would need to approve a referendum to purchase the building. We need your input to determine if we should pursue this or not.

Your feedback is kept confidential. All survey data is returned to School Perceptions, an independent education research firm.

TAKE THE SURVEY IN ONE OF TWO WAYS

Option 1: To reduce mailing expenses, please go online –

Go to the survey website:

www.Feedback2000.com

Enter your survey code:



Option 2: By paper – If you do not have internet access, please return the survey to any school office, or mail it to School Perceptions, PO Box 607, Slinger, WI 53086.

Additional Surveys: The survey code can be used only once. To obtain additional surveys for other adults in your household, please call the District Office at 715.839.6032.

Para pedir una copia de esta encuesta en español, favor de llamar NUMBER.

Para realizar la encuesta en español, vaya a www.Feedback2000.com, ingrese el código de arriba, luego haga clic en el enlace que se encuentra en la esquina superior derecha. Para solicitar una copia impresa en español, por favor llame al X. yes, district will translate

Please complete the survey before November 23.

To receive the survey in a different language or if you have a disability that makes it difficult to read, please contact the District Office. Survey results will be reported at a board meeting on **December 13** and will be available on the District's website.

Thank you for taking the time to complete this survey.

Sincerely,

Dr. Heidi Eliopoulos
Superintendent

Rick Risler
Board President

Jeremy Zook
Board Vice President

Rich Hager
Board Treasurer

Hillarie Roth
Board Clerk

Nicole Breed
Board Member

Engage. Equip. Empower.

Respondent Information

What is your age? 18-24 25-34 35-44 45-54 55-64 65+

Is your primary residence in the School District of Altoona? Yes No Not sure

In which municipality do you live?

- City of Altoona City of Eau Claire Township of Washington
 Township of Lincoln Not sure Do not live in the District

Are you an employee of the School District of Altoona? Yes No

Do you have children attending a school in the District? Yes No

How do you like to receive school/District information? (Mark all that apply.)

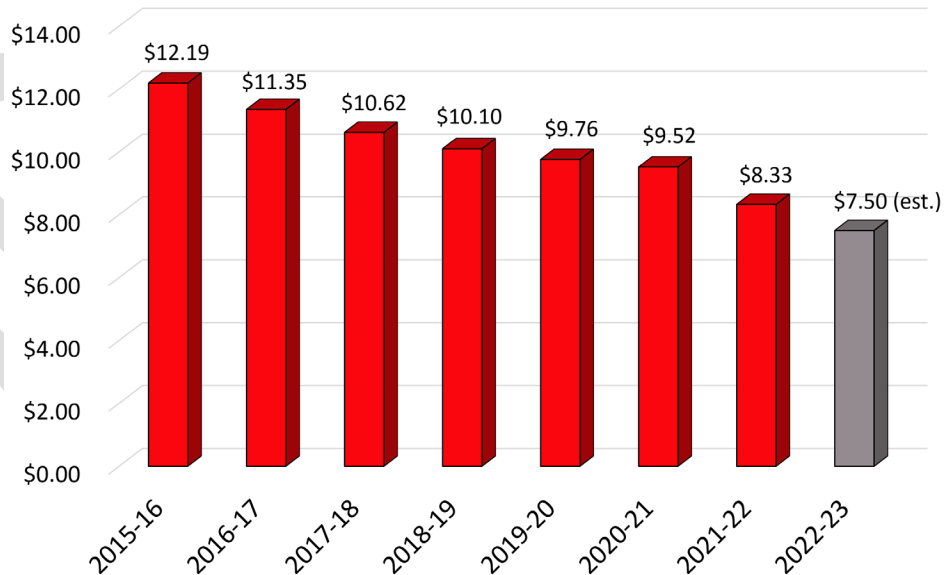
- School/District websites School/District newsletters Phone notifications
 Board meetings Emails Twitter/Facebook
 Leader Telegram TV/radio Other:

Financial Background

The District's share of local property taxes is calculated using a tax mill rate.

Our tax mill rate has **dropped nearly 40 percent** in recent years. We are also below the state average of \$8.64.

School District of Altoona
Downward Trend of the School Property Tax Mill Rate

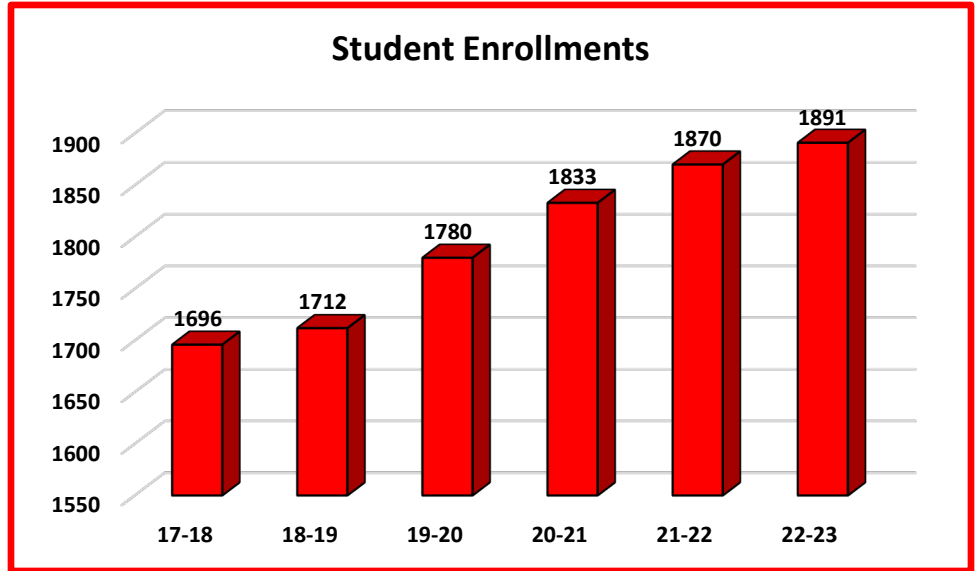


Facility Planning Background

School Capacity

As seen in the chart to the right, enrollment has increased by nearly 200 students (11%) over the past 6 years.

Last year, a population study conducted by the District indicated student enrollment will continue to grow.







NEW Building

The NEW building is located at <address> in Altoona. The facility was built in 2000 and is in good condition.

NEW Building: Purchase/Remodel

This fall, ATSR Architects conducted a study to see if we could realistically renovate the NEW building into a school. The study found the building could be updated to serve 4-year-old kindergarten through first-grade students **at less than half the cost of building a new school**. The table below shows how school grade levels would be reconfigured.

	<i>NEW Building</i> 	Altoona Elementary 	Altoona Intermediate /Middle School 	Altoona High School 
Current	N/A	Grades K-3	Grades 4-8	Grades 9-12
Proposed	Grades 4K, K, 1	Grades 2-5	Grades 6-8	Grades 9-12

To pay for this project, Altoona voters would need to approve a facilities referendum. This type of referendum allows a district to issue debt (i.e., take out a loan) to pay for the project. Much like a home mortgage, this investment would be financed over 20 years.

<p>Would you support a \$XX million referendum to purchase and renovate the NEW building?</p>	<p> <input type="checkbox"/> Definitely yes <input type="checkbox"/> Probably yes <input type="checkbox"/> Undecided <input type="checkbox"/> Probably no <input type="checkbox"/> Definitely no </p>
<p><i>Representing an estimated annual tax increase of \$?? (\$?? per month) for each \$100,000 of property value.</i></p>	

Comments/suggestions:

Potential Projects

In addition to purchasing the NEW building, the following projects have been identified.

Please use this scale:

High: Address immediately in this referendum

Medium: Important but address in a future project

Low: Not a priority right now

Auditorium, Choir, and Band Classrooms (Estimated cost: \$XX million)

- ✓ Expand and renovate the high school choir room area into an auditorium with a separate entrance for community use.
- ✓ Build new choir classrooms.

What priority would you place on the auditorium, choir, and band project?	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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High School Classrooms and Cafeteria (Estimated cost: \$X million)

- ✓ Expand/renovate the high school cafeteria and add classrooms.
- ✓ Renovate classrooms and labs (science, business education).

What priority would you place on the High School classroom and cafeteria project?	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Middle School Classrooms and Collaboration Spaces (Estimated cost: \$X million)

- ✓ Update and expand the middle school art and science classrooms.
- ✓ Add learning spaces for student collaboration and small group projects.

What priority would you place on the Middle School classroom project?	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
---	--

Gym and Fitness Center (Estimated cost: \$X million)

- ✓ Build a two-court gym and locker rooms at the high school.
- ✓ Add a new fitness center with a separate entrance for community use.

What priority would you place on the gym and fitness center project?	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Relocate District Office to the 4K Building (Estimated cost: \$X million)

- ✓ Relocate District Office from the middle/intermediate school site to the 4K building.
- ✓ Reconfigure the current district office space to address middle/high school growth.

What priority would you place on the District Office relocation project?	<input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low
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Comments/questions/suggestions:

Funding Support

The District would need to increase the facilities referendum to pay for any of the projects below.

Projects	Costs
High School Auditorium and Music Rooms	\$XX million
High School Cafeteria, Science, and Business Ed.	\$XX million
Middle School Art Area, Science, and Collaboration Spaces	\$XX million
Gym, Fitness Center, and Team Locker Room	\$XX million
District Office Relocation	\$XX million

The following table shows the estimated annual tax impact for various referendum amounts.

Referendum Amount	\$XX million	\$XX million	\$XX million	\$XX million
Estimated tax increase per \$100,000 of property value.	\$5 per year (\$0.42 per month)	\$28 per year (\$2.33 per month)	\$65 per year (\$5.42 per month)	\$120 per year (\$10.00 per month)
How much of a tax increase would you support through a referendum, assuming the projects included were acceptable to you?		<input type="checkbox"/> I would support a \$XX million referendum. <input type="checkbox"/> I would support a \$XX million referendum. <input type="checkbox"/> I would support a \$XX million referendum. <input type="checkbox"/> I would support a \$XX million referendum. <input type="checkbox"/> I would only support a smaller referendum. <input type="checkbox"/> I would not support any referendum. <input type="checkbox"/> I'm not sure/need more information.		
<i>The calculations above assume each 20-year bond issue at an interest rate of 5%.</i>				

Comments/suggestions:

School District of Altoona
1903 Bartlett Avenue
Altoona, WI 54720

**IMPORTANT SCHOOL
SURVEY ENCLOSED**

If you have questions, please visit the District website at www.altoona.k12.wi.us
or call (715) 839-6032.



***Please complete this school survey
before November 23rd.***

*This publication was produced for the residents of the **School District of Altoona**. Due to the overlap of postal routes, residents from neighboring school districts may receive this publication. Given the limitations of bulk mailing, this overlap was difficult to eliminate without significant cost. Thank you for your understanding.*



**PRESENTATION TO THE
SCHOOL DISTRICT OF ALTOONA**

**Tax Levy / Tax Rate Comparisons
Including Cash Defeasance Tax Impact**

And

Potential 2023 Facilities Referendum Tax Impact

Dated: October 17, 2022

Prepared by: Carol Ann Wirth, President
Wisconsin Public Finance Professionals, LLC

Tax Levy / Tax Rate Comparison - 2021-2022 to 2022-2023

<u>Budget Year</u>	<u>Equalized Valuation</u>	<u>Tax Levy</u>	<u>Tax Rate Per \$1,000</u>
2021-2022	\$797,083,500	\$6,638,276	\$8.33/\$1,000
2022-2023	<u>\$916,674,787</u>	<u>\$6,981,718</u>	<u>\$7.62/\$1,000</u>
	\$119,591,287	\$ 343,442	\$0.71
	15% increase	5% increase	8.5% decrease

Cash Defeasance Tax Levy / Tax Rate Impact for 2022-2023 Budget

<u>Cash Defeasance Examples:</u>	<u>Fund 39 Levy</u>	<u>Total Levy</u>	<u>Tax Rate</u>	<u>Interest Savings</u>
April 1, 2028 Principal Amount @ 3.125% - 2015 Bonds	\$650,000	\$7,631,718	\$0.71 / \$8.33 neutral	\$101,562.50
	\$475,000	\$7,456,718	\$0.52 / \$8.14 2% decrease	\$ 74,218.75
	\$320,000	\$7,301,718	\$0.35 / \$7.97 4% decrease	\$ 50,000.00
		10% increase		

In addition, District would receive state aid on the additional fund 39 levy for 2023-2024 budget.

Referendum Approved Debt – Fund 39 (Levied Outside Revenue Limit)

Combined 2014 and 2015 G.O. School Improvement Bonds Existing Debt Service (Fund 39)

Calendar Year	2014		2014		2015		2015		Total Debt Service
	G.O. Bonds Principal	G.O. Bonds Interest	G.O. Bonds Principal	G.O. Bonds Interest	G.O. Bonds Principal	G.O. Bonds Interest	G.O. Bonds Interest		
2023	-	331,262.50	795,000.00	200,750.00	1,327,012.50				
2024	-	331,262.50	850,000.00	171,825.00	1,353,087.50				
2025	-	331,262.50	955,000.00	135,725.00	1,421,987.50				
2026	-	331,262.50	1,045,000.00	95,725.00	1,471,987.50				
2027	-	331,262.50	1,140,000.00	57,725.00	1,528,987.50				
2028	-	331,262.50	1,300,000.00	20,312.50	1,651,575.00				
2029	1,420,000.00	309,962.50	-	-	1,729,962.50				
2030	1,520,000.00	265,862.50	-	-	1,785,862.50				
2031	1,615,000.00	216,818.75	-	-	1,831,818.75				
2032	1,710,000.00	160,650.00	-	-	1,870,650.00				
2033	1,815,000.00	98,962.50	-	-	1,913,962.50				
2034	1,920,000.00	33,600.00	-	-	1,953,600.00				
-	\$10,000,000.00	\$3,073,431.25	\$6,085,000.00	\$682,062.50	\$19,840,493.75				

Avg Rate 3.35%

Repayment Date 4/1/2024

Avg. Rate 3.41%

4/1/2023

Fund 39 fund balance as of 6-30-2022 = \$545,643 – May be used for cash defeasance – no tax impact

Example: Prepay \$540,000 of April 1, 2028 principal payment = \$87,375 of interest savings. This savings is in addition to any savings realized from the cash defeasance examples shown on page 2.

The District would also receive state aid on the \$540,000 for 2023-2024 budget.

Non-Referendum Approved Debt – Fund 38 (Levied Inside Revenue Limit)

The District has two General Obligation Note issues outstanding – 2019 and 2020. The Notes have large principal balloon payments due in 2028 and 2030. The 2019 Notes were originally issued in the amount of \$3,200,000 and the 2020 Notes were originally issued in the amount of \$750,000.

Existing Fund 38 Debt Service - 2019 and 2020 G.O. Promissory Notes

Date	2019		2020		2020		Total	Calendar Yr
	G.O. Notes	G.O. Notes	G.O. Notes	G.O. Notes	Interest	Interest		
	Principal	Interest	Principal	Interest	Principal	Interest		
04/01/2023	130,000.00	39,200.00	31,000.00	7,388.85			207,588.85	-
10/01/2023	-	37,380.00	-	7,052.50			44,432.50	252,021.35
04/01/2024	130,000.00	37,380.00	32,000.00	7,052.50			206,432.50	-
10/01/2024	-	35,560.00	-	6,705.30			42,265.30	248,697.80
04/01/2025	135,000.00	35,560.00	33,000.00	6,705.30			210,265.30	-
10/01/2025	-	33,670.00	-	6,347.25			40,017.25	250,282.55
04/01/2026	140,000.00	33,670.00	33,000.00	6,347.25			213,017.25	-
10/01/2026	-	31,710.00	-	5,989.20			37,699.20	250,716.45
04/01/2027	145,000.00	31,710.00	34,000.00	5,989.20			216,699.20	-
10/01/2027	-	29,680.00	-	5,620.30			35,300.30	251,999.50
04/01/2028	2,120,000.00	29,680.00	35,000.00	5,620.30			2,190,300.30	-
10/01/2028	-	-	-	5,240.55			5,240.55	2,195,540.85
04/01/2029	-	-	36,000.00	5,240.55			41,240.55	-
10/01/2029	-	-	-	4,849.95			4,849.95	46,090.50
04/01/2030	-	-	447,000.00	4,849.95			451,849.95	-
10/01/2030	-	-	-	-			-	451,849.95
Total	\$2,800,000.00	\$375,200.00	\$681,000.00	\$90,998.95	\$90,998.95	\$3,947,198.95		

Rate 2.8%

Rate 2.17%

Prepayment on 4-01 each year, limited to 15% of original issue amount. \$480,000 on 2019 Notes and \$112,500 on 2020 Notes

Fund 38 fund balance at 6-30-2022 = \$347,418.76 – may be used for cash defeasance of 2019 Notes – no tax impact.

Example: Prepay \$340,000 of April 1, 2028 principal payment = \$47,600 of interest savings, freeing up \$9,520 of room inside operating budget for five years, reduces 2028 principal payment, and \$340,000 is eligible for state aid for 2023-2024 budget.

Preliminary Assumptions for 2023 Facilities Referendum Tax Impact

1. Project Dollar Amounts
 - \$10,000,000
 - \$20,000,000
 - \$30,000,000
 - \$40,000,000
 - \$50,000,000
2. Length of Debt Repayment – 20 Years
3. Estimated Interest Rate – 5%
4. State Aid Offset of 35% Based on Current Aid Formula
Not Guaranteed – Subject to State Legislative Changes
5. April 4, 2023 Referendum – One Referendum Opportunity in Odd Numbered Years
6. Borrowing In June 2023 Using 2023 Interest Rates - First Debt Payment in 2024
7. Tax Rate Per \$1,000 Calculation Based on 2022 District Equalized Value - \$916,674,787 – Used for Dec 2022 Tax Bills
8. First Tax Impact – **Budget Year 2023-2024 – Dec 2023 Tax Bills**
Actual Tax Impact Will be Calculated with 2023 District Equalized Value and State Aid Formula
9. Preliminary Tax Impact Demonstrated Without Cash Defeasance and With Cash Defeasance Impact for 2022-2023 Budget Compared to Facilities Referendum Preliminary 2023-2024 Budget Tax Impact

Preliminary Facilities Referendum Estimated Tax Rate Impacts

Project Amount	<u>\$10,000,000</u>	<u>\$20,000,000</u>	<u>\$30,000,000</u>	<u>\$40,000,000</u>	<u>\$50,000,000</u>
Avg. Annual Debt Payment	\$800,000	\$1,600,000	\$2,400,000	\$3,200,000	\$4,000,000
State Aid Offset @ 35%	<u>(280,000)</u>	<u>(560,000)</u>	<u>(840,000)</u>	<u>(1,120,000)</u>	<u>(1,400,000)</u>
Net Avg. Annual Debt Payment	\$ 520,000	\$1,040,000	\$1,560,000	\$2,080,000	\$2,600,000

Net Potential Facilities Referendum Est. Tax Impact (Without 2022-2023 Cash Defeasance) Based on 2022 Equalized Value - \$916,674,787

Net Potential Tax Rate Per \$1,000	\$0.57	\$1.13	\$1.70	\$2.27	\$2.84
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Net Potential Facilities Referendum Est. Tax Impact (With 2022-2023 Cash Defeasance) Based on 2022 Equalized Value - \$916,674,787

The amount of taxes levied for cash defeasance for the 2022-2023 budget will not be levied for 2023-2024 budget, resulting in a decline in tax levy for 2023-2024 budget year when the potential facilities referendum tax impact would begin. Calculations below reflect the Net Avg. Annual Debt Payment minus the amount levied for cash defeasance.

\$650,000 Cash Defeasance Impact:

Net Impact	\$ (130,000)	\$ 390,000	\$ 910,000	\$1,430,000	\$1,950,000
Net Potential Tax Rate Per \$1,000	\$(0.14)	\$0.43	\$0.99	\$1.56	\$2.13

\$475,000 Cash Defeasance Impact:

Net Impact	\$ 45,000	\$ 565,000	\$1,085,000	\$1,605,000	\$2,125,000
Net Potential Tax Rate Per \$1,000	\$0.05	\$0.62	\$1.18	\$1.75	\$2.32

\$320,000 Cash Defeasance Impact:

Net Impact	\$ 200,000	\$ 720,000	\$1,240,000	\$1,760,000	\$2,280,000
Net Potential Tax Rate Per \$1,000	\$0.22	\$0.78	\$1.35	\$1.92	\$2.49

Example: Tax Rate of \$0.22 X \$100,000 of property value = \$22 in taxes