

# Public Information Meeting

## December 10, 2020

# TIMELINE / PROCESS

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# Why Do We Need To Do Anything?

## Deficiencies with the Kilgore Building

- **Fails to meet numerous fire codes.**
- **The building is not ADA compliant. There are numerous areas within the building that are not handicap accessible.**
- **Flooding in the building has been a continual issue.**
- **HVAC system is outdated, unreliable and inefficient.**
- **Plumbing and electrical systems have outlived their useful life.**
- **Septic tank failure prohibits use of some bathroom facilities.**

# ADA and Restroom Concerns

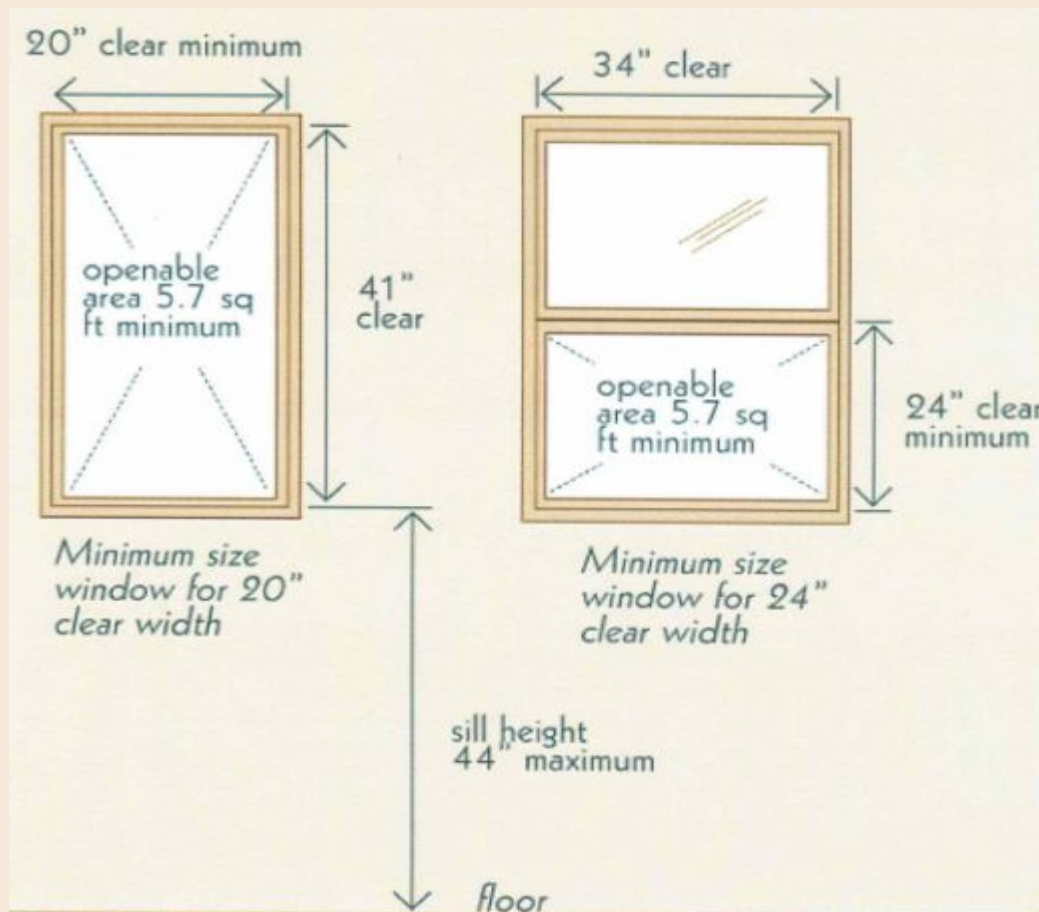


ADA toilet stalls do not meet space requirements



The entrances into the buildings at Kilgore are not handicapped assessible. Nor are the restroom entrances or the toilet stalls. Inadequate septic service forced the closure of restrooms last year.

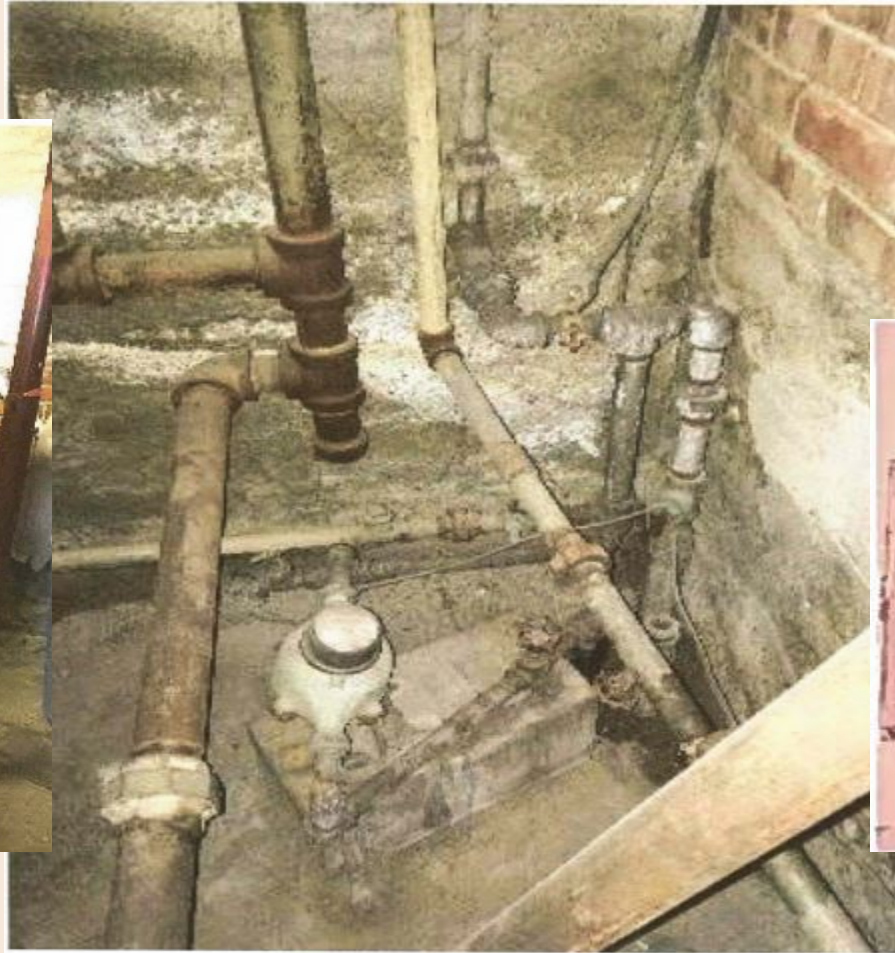
# Fire Code Concerns



The existing windows in the Kilgore building do not provide the required openable area for proper fire egress. The second story fire exit does not meet existing codes. Interior stair wells require extensive remodel to meet fire codes. There is no appropriate tornado shelter in or near the buildings there.



# Mechanical Issues



The heating, electrical and plumbing in the main Kilgore building are all well beyond their expected life cycle. Piping in the heating system and for water and sewer are a concern. Inefficient heating and lighting are causing considerable expense every year.

# Why Do We Need To Do Anything?

## Challenges of Addressing the Needs

- **Estimated cost to bring building up to code is in excess of \$2M.**
- **\$2M investment may not address all issues at this site.**
- **Raising the Special Building Fund and General Fund levy to the \$1.05 maximum (an increase of 9 cents over current) would not provide enough revenue to address these needs.**

**[District Valuation of \$186,437,507 / 100 x \$0.09 = \$167,793 annually]**

# Our Timeline/Process

**June 3, 2019**

## **PUBLIC MEETING (Nenzel)**

- Reviewed facility needs
- Public supported further study/cost of options
- "Our district is at a crossroads..."***

**November 5, 2019**

## **PUBLIC MEETING (Cody)**

- Options/cost shared with public
- Public feedback indicated costs were too high
- Board worked with design team to reduce cost
- Board pursues more cost effective construction model

**February 2020**

## **DESIGN/BUILD CONSTRUCTION MODEL**

- More efficient construction model
- Keep same basic design at reduced cost



# Our Timeline/Process

**September 2020**

**CONSTRUCTION FIRM SELECTED  
TO BUILD AT LOWER COST**

-Building/Grounds committee completed selection process

-Design reviewed multiple times for efficiencies and finalized by committee

**December 10, 2020**

**PUBLIC MEETING ON PROJECT/  
BOND ELECTION**

-Update the public on design/cost/financial impact

-Answer questions about time/process to arrive at final design

**December 14, 2020**

***BOARD OF EDUCATION TO CONSIDER  
FEBRUARY 2021 BOND ISSUE***

# PROJECT DESIGN

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# SITE PLAN

## Legend

-  4" New Sidewalk, Non-Reinforced
-  Thickened Turndown Sidewalk Edge
-  Gravel Surfacing
-  Fine Grading & Grass Seeding
-  Turf Playground Area - Grass Seeding
-  Existing Bus Loading Zone
-  4' Tall Chain Link Fence w/ Top Rail
-  4' Wide Chain Link Gate
-  Post Mounted Handicap Sign & Painted Handicap Symbol
-  Relocated Yard Hydrant
-  6" Fire Line
-  New 6" Sewer Service to City Main
-  Construct New Meter Pit / Shut-Off On Existing 2" Water Line
-  New Pine Trees to Replace Removed Trees



## LEGEND

-  4" Concrete Sidewalk
-  Gravel Surfacing
-  Playground



# EXISTING BUILDING ROOM USE CHANGES

KEY	
	Misc. Classrooms
	Administration
	Food Service
	Cosmetic Restroom
	Fire Sprinkler Floor
	I.T.



NEW ADDITION ROOM USE PLAN

**KEY**

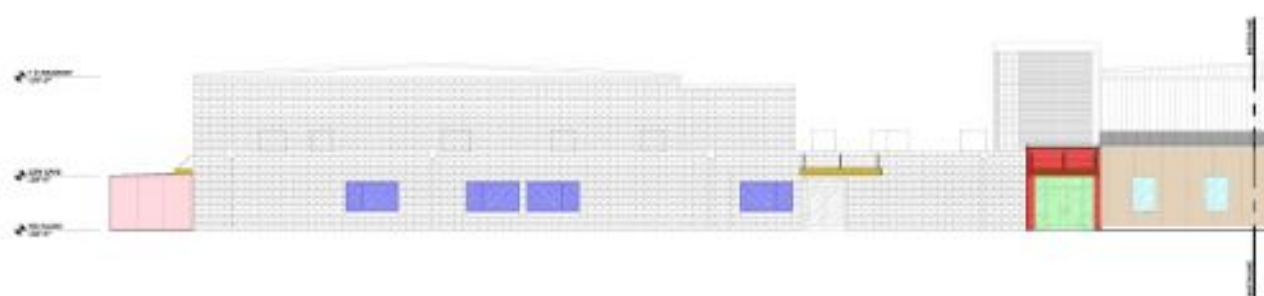
- Preschool Classrooms (3-4 - 170)
- Early Childhood (Pre-K and Kindergarten)
- Misc. Classrooms
- Media/Library/Computer
- Circulation
- Indoor Play Area
- Restrooms
- Storage and Locker Spaces
- Tutoring/Plan. Space
- Administrative Office



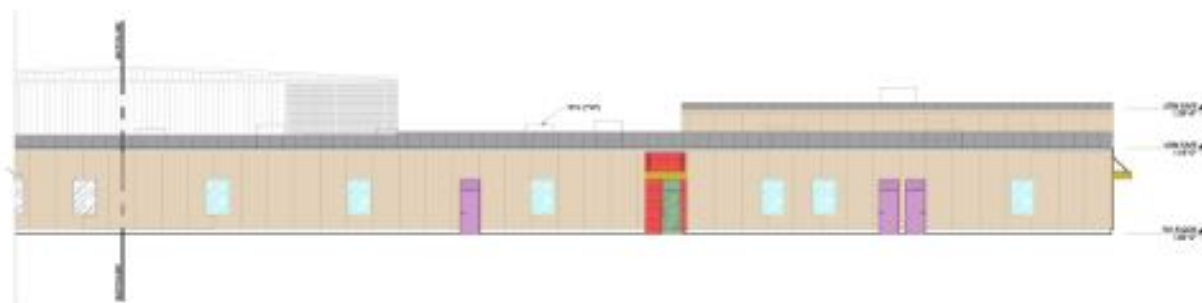
## SOUTH ELEVATIONS

### Legend

- 3'-0" x 7'-0" Exterior Insulated Flush HM Door & Frame w/ 2'-0" Tall Transom
- 3'-4" x 6'-0" Tall Exterior Aluminum Frame w/ 3'-0" x 7'-0" Medium Side Storefront Door/Glass & 2' Tall Transom w/ Glass
- Replace Existing Window with new Aluminum Window
- 4'-0" x 6'-0" Tall Aluminum Framed Exterior Windows w/ Insulated Glass
- 2" R16 Insulated Metal Exterior Wall Panels
- 10'-0" x 9'-0" Tall Exterior Aluminum Frame w/ Sidelites Glass, Transom Glass & 6'-0" x 7'-0" pair of Medium Side Storefront Doors / Glass
- Brick Veneer
- Mapes Canopy with 3' Projection (Color to match storefront color)
- Mapes Canopy with 4' Projection (Color to match storefront color)
- Standing Seam Metal Building Roof w/ Galvalume Finish and R30 Insulation
- New Self Contained Freezer/Cooler Rooms



1.2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

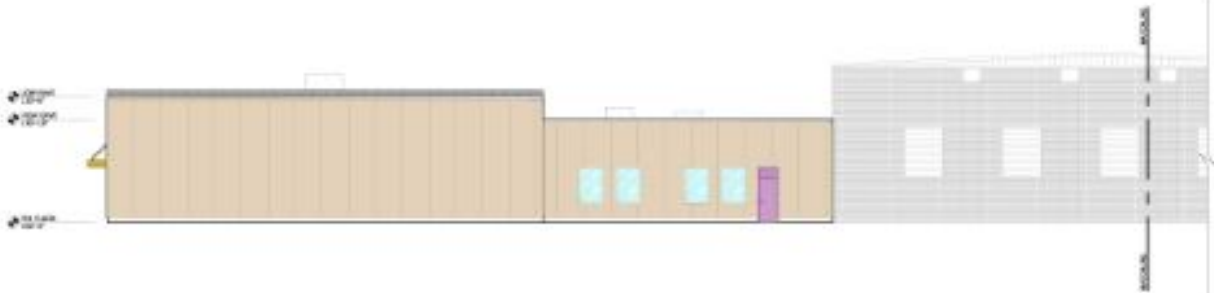




**NORTH ELEVATIONS**

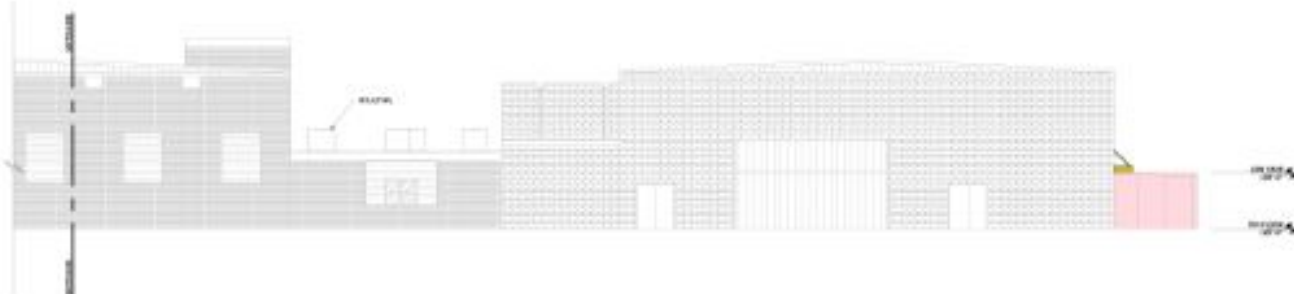
**Legend**

- 3'-0" x 7'-0" Exterior Insulated Flush HM Door & Frame w/ 2'-0" Tall Transom
- 4'-0" x 6'-0" Tall Aluminum Framed Exterior Windows w/ Insulated Glass
- 2" R16 Insulated Metal Exterior Wall Panels
- Mapes Canopy with 3' Projection (Color to match storefront color)
- Standing Seam Metal Building Roof w/ R30 Insulation
- New Self Contained Freezer/Cooler Rooms



**NORTH ELEVATION**

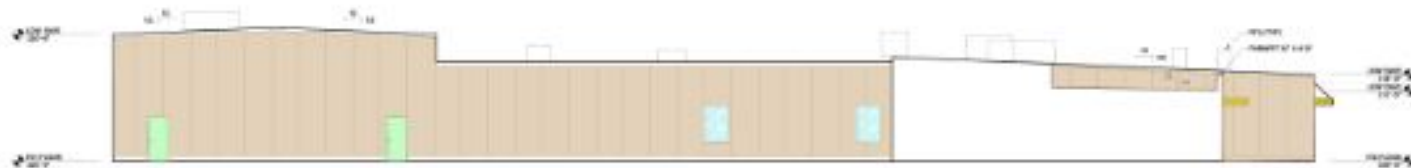
SCALE: 1/8" = 1'-0"



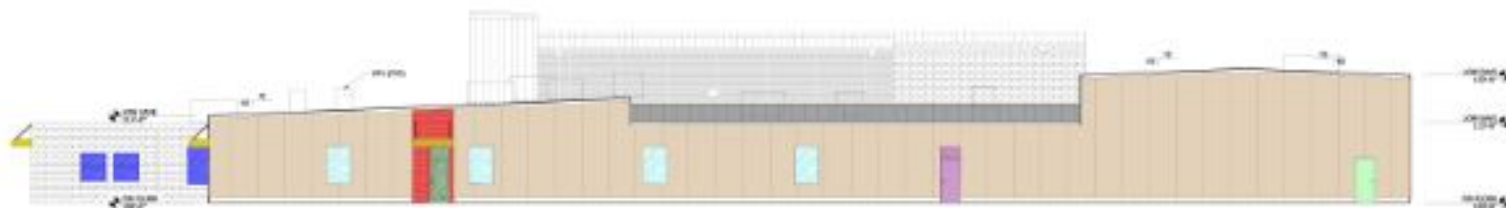
## WEST & EAST ELEVATIONS

### Legend

- 3'-0" x 7'-0" Exterior Insulated Flush HM Door & Frame w/ 2'-0" Tall Transom
- 4'-0" x 6'-0" Tall Aluminum Framed Exterior Windows w/ Insulated Glass
- New Aluminum Framed Exterior Windows w/ Insulated Glass to Replace Existing Windows
- 2" R15 Insulated Metal Exterior Wall Panels
- Mapes Canopy with 3' Projection (Color to match storefront color)
- Standing Seam Metal Building Roof w/ R30 Insulation
- 3'-0" x 7'-0" Exterior Insulated Flush HM Door & Frame
- Brick Veneer
- 3'-4" x 9'-0" Tall Exterior Aluminum Frame w/ 3'-0" x 7'-0" Medium Sill Storefront Door/Glass & 2' Tall Transom w/ Glass



WEST ELEVATION  
SCALE: 1/8" = 1'-0"





ARCHI + ETC., LLC  
ARCHITECTURE ETCETERA

NOTE: Image shows design intent only. Reference the construction documents for actual building construction.

# FINANCIAL IMPACT

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# 2020-21 District Financials

*Valuation*

*\$186,437,507*

*Each cent levied produces \$18,643 in tax revenue  
\$186,437,507 / 100 x .01 = \$18,643*

<u>Fund</u>	<u>Current Tax Levy</u>	<u>Current Tax Asking</u>
General	0.961432	\$ 1,792,470
Building	0.000000	\$ 0
TOTAL	0.961432	\$ 1,792,470

Building Fund Balance End of Fiscal Year\* \$ 54,560

Depreciation Fund Balance End of Fiscal Year\* \$ 291,940

***\*Minus any 20-21 fiscal year expenditures***

# Bond Issue Financial Information

Par Amount of Bond Issue	\$ 6,500,000
Current 20 Year Bond Rates (preliminary)	1.70%
Average Annual Debt Payment (P&I)	\$ 382,200

Bond Fund Levy Requirement                      20.5 cents (0.20500)  
( $\$186,437,507 / 100 \times .205 = \$382,200$ )

***The bond fund levy will be taxed annually to generate the tax revenue to make the bond payment.***



# TAXPAYER IMPACT TABLES

Levy Impact = 20.5 cents / \$100 of Valuation

## Homeowner Annual Tax Impact

\$ 50,000	\$ 102.50
\$100,000	\$ 205.00
\$150,000	\$ 307.50

## Ag Land Annual Tax Impact

Irrigated Section	\$2,721.00
Dryland Section	\$ 951.00
Grassland Section	\$ 584.00

\*WEIGHTED average assessed value per acre for Cherry County:

Irrigated Acre	\$ 2,074	Section	\$1,327,360
Dryland Acre	\$ 725	Section	\$ 464,000
Grassland Acre (Weighted Average)	\$ 445	Section	\$ 284,800

**Avg. annual tax impact on grassland would be about 91cents / acre.**

**Annual individual taxpayer impact = Total Valuation x .00205**

# NET TAX LEVY IMPACT STORY

- Includes operational efficiency/savings
- Includes annual pledges

**FOR EVERY \$18,643 SAVED OR DONATED EACH YEAR  
THE TAX LEVY CAN BE DROPPED ONE CENT.**

***\$18,643 = ONE CENT***

# PRELIMINARY LEVY IMPACT SCENARIO

*Annual Bond Payment\**      **\$382,200 (20.5 cents)**

- *Efficiency Savings*      **\$51,300 (2.75 cents)**

- *Annual Pledges*      **\$51,300 (2.75 cents)**

**\$279,600 (15 cents)**

***NET LEVY IMPACT = 15 CENTS / \$100***

# PRELIMINARY TAXPAYER IMPACT TABLES

Net Levy Impact = 15.0 cents / \$100 of valuation

## Homeowner Annual Tax Impact

\$ 50,000	\$ 75.00
\$100,000	\$ 150.00
\$150,000	\$ 225.00

## Ag Land Annual Tax Impact

Irrigated Section	\$1,991.00
Dryland Section	\$ 696.00
Grassland Section	\$ 427.00

\*WEIGHTED Average assessed value per acre for Cherry County:

Irrigated Acre	\$ 2,074	Section	\$1,327,360
Dryland Acre	\$ 725	Section	\$ 464,000
Grassland Acre	\$ 445	Section	\$ 284,800
(Weighted Average)			

Average annual tax impact on grassland would be about 67 cents / acre.

**Annual individual taxpayer impact = Total Valuation x .0015**

# TAXPAYER IMPACT CALCULATIONS

## Homeowner Current School Tax

	Value		Levy		Tax
Valuation	\$ 60,000 / 100	X	General	\$0.961432 =	\$ 576.86
			Building	\$0.00 =	\$ 0.00
			Bond	\$0.00 =	\$ 0.00
			<b>Total</b>		<b>\$ 576.86</b>

## Homeowners School Tax with 20.5 Cent Bond Levy

	Value		Levy		Tax
Valuation	\$ 60,000 / 100	X	General	\$0.961432 =	\$ 576.86
			Building	\$0.00 =	\$ 0.00
			Bond	\$0.205 =	<b>\$ 123.00</b>
			<b>Total</b>		<b>\$ 699.86</b>

## Homeowners School Tax with Hypothetical 15.0 Cent Bond Levy

	Value		Levy		Tax
Valuation	\$ 60,000 / 100	X	General	\$0.961432 =	\$ 576.86
			Building	\$0.00 =	\$ 0.00
			Bond	\$0.15 =	<b>\$ 90.00</b>
			<b>Total</b>		<b>\$ 666.86</b>

# TAXPAYER IMPACT CALCULATIONS

## Landowner Current School Tax

	Value	Levy		Tax
Valuation	\$ 5,000,000 / 100 X	General	\$0.961432 =	\$ 48,071.60
		Building	\$0.00 =	\$ 0.00
		Bond	\$0.00 =	\$ 0.00
		<b>Total</b>		<b>\$ 48,071.60</b>

## Landowner School Tax with 20.5 Cent Bond Levy

	Value	Levy		Tax
Valuation	\$ 5,000,000 / 100 X	General	\$0.961432 =	\$ 48,071.60
		Building	\$0.00 =	\$ 0.00
		Bond	\$0.205 =	<b>\$ 10,250.00</b>
		<b>Total</b>		<b>\$ 58,321.60</b>

## Landowner School Tax with Hypothetical 15.0 Cent Bond Levy

	Value	Levy		Tax
Valuation	\$ 5,000,000 / 100 X	General	\$0.961432 =	\$ 48,071.60
		Building	\$0.00 =	\$ 0.00
		Bond	\$0.15 =	<b>\$ 7,500.00</b>
		<b>Total</b>		<b>\$ 55,571.60</b>



# CAPITAL CAMPAIGN

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# CAPITAL CAMPAIGN

*The Cody Kilgore district serves the needs of many families that live outside the district boundaries.*

*Our students are all part of the Cody Kilgore family, regardless of whether they are residents, option students, or students choosing to come here from South Dakota.*

# CAPITAL CAMPAIGN

*A group, including district patrons and non-district families, that believe in and support the Cody-Kilgore district are organizing an effort to invest in this project to help offset some of the tax burden.*

# CAPITAL CAMPAIGN

## Upfront Investment

- **Lump sum donation placed in Special Building Fund**
  - Funds used to pay initial construction costs
  - Funds would reduce amount of bonds saving interest throughout life of issue

## Annual Investment

- **Funds pledged annually to the district's General Fund**
  - General Fund tax asking can be reduced by amount of donations
- **Funds that would be annually pledged to pay a bank loan secured by a foundation**
- **Pledge of annual commodity donation**

# ELECTION INFORMATION

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# Cody Kilgore Crossroads Committee

- Board approves resolution calling for a bond election and placing the issue on the ballot for a February 9, 2021 vote.
- Community Members working to provide detailed information to voters.
- Information will be shared with public in a variety of ways about 4-6 weeks prior to election day.
- Forms of information:
  - Small group gatherings
  - Informational Brochure/Flyers
  - Town Hall Meeting (prior to ballots being received)



# Cody Kilgore Crossroads Committee

***‘OUR GOAL IS NOT TO TELL PEOPLE HOW THEY SHOULD VOTE.....***

***...OUR GOAL IS TO HELP PEOPLE UNDERSTAND OUR NEEDS, HOW THE PROJECT ADDRESSES THOSE NEEDS, AND THE FINANCIAL IMPACT ON TAXPAYERS OF THIS INVESTMENT IN OUR DISTRICT.’***

# QUESTIONS/COMMENTS

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