

# Treynor Community School District Board Election for Construction and Renovation of Facilities September 11, 2018

## Frequently Asked Questions

### Going for a Bond Election

- **What was required to happen that enabled us to seek a bond election on September 11, 2018?**

A team of community members led by Carla and Keith Christensen collected 348 signatures on a petition to pursue a bond election. Two hundred eight (208) signatures were required.

Thank you to Carla and Keith and their team, including Phil and Jan Waggoner, Scott and Jill Halverson, Jeff and Amy Casey, Mike and Debbie Pryor, Gina and Jeremiah Mieska, Sally and Seth Christensen, Carolyn and John Umphreys, Leigh and Jeremy Jorgenseon, Bob and Cynthia Beattie, BJ and Megan Dreyer, Gary and Julia Funkhouser, and Shonn and Kathy Maguire! This was a major undertaking that a community must complete to move forward with a bond resolution and ultimately an election. These individuals spent countless hours canvassing neighborhoods and events to get the required signatures and more. Thanks and Kudos!

The 348 signatures on the petition supported the following question: Shall the Board of Directors of the Treynor Community School District, in Pottawattamie

**PETITION**

TO: The President and Board of Directors  
of the Treynor Community School District

We, the undersigned, eligible electors of and residing within the Treynor Community School District, (the "School District"), Pottawattamie and Mills Counties, State of Iowa, being in the aggregate number of at least twenty-five percent (25%) of those voting at the last election of school officials, hereby petition the Board of Directors of the School District to call an election and submit to the voters of the School District a proposition, the purpose of which cannot be accomplished within the limit of one and one-quarter percent (1 1/4%) of the assessed value of the taxable property within the School District, in substantially the following form:

Shall the Board of Directors of the Treynor Community School District, in Pottawattamie and Mills Counties, State of Iowa, be authorized to contract indebtedness and issue general obligation bonds in an amount not exceeding \$11,500,000.00 for the purposes of constructing, renovating, improving, and equipping school buildings and improving the sites thereof at the school district's existing school buildings, including: (a) addition and renovations to the existing middle/high school building to include a fine arts complex, including an auditorium, vocal and band music areas, art room, and additional high school classrooms; (b) renovating the present auditorium and fine arts areas to provide locker rooms, storage, and a wrestling area; (c) renovating the weight room, training, and wrestling areas; (d) constructing a new transportation building with new drop-off and pick-up areas; and (e) providing equipment, security/safety, HVAC and technology upgrades, including without limitation expanded fire sprinkler system and air conditioning of the West Gym?

SIGNATURES OF ELIGIBLE VOTERS MUST BE ON THE SAME PAGE AS THE BALLOT LANGUAGE.  
USE MULTIPLE PETITIONS

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classrooms; (b) repurposing the present auditorium and fine arts areas to provide locker rooms, storage, and a wrestling area; (c) renovating the weight room, training, and wrestling areas; (d) constructing a new transportation building with new drop off and pick-up areas; and (e) providing equipment, security/safety, HVAC and technology upgrades, including without limitation expanded fire sprinkler system and air conditioning of the West Gym?

The petition was received by the board at the July 9 board meeting. The board then approved a resolution that has resulted in a bond election on September 11, 2018.

## Need

- **Why do we need these new/renovated facilities?**

It is important that our students continue to receive the best education. As our numbers grow so must our assurances that the students have the facilities to ensure their continued involvement and support for their learning.

- **Classrooms:** We would be adding 4 classrooms at the high school and 1 at the middle school. We graduated 44 students in the spring of 2018, the last of our small classes. The incoming freshmen class has 70 students based on registration numbers. We anticipate future classes at the high school to range from the present K-8 class sizes of 52 – 79.

The classroom for Strength and Conditioning would be extended, allowing for increased numbers in the classes. Most students choose to meet their physical education requirement with this class.



The vocal and band classrooms and supporting storage would allow ample space for the students as they practice for their performances – as well as assure room to store their instruments. Presently, the instrument cases and students’ back packs are outside the classroom during practice due to lack of space..



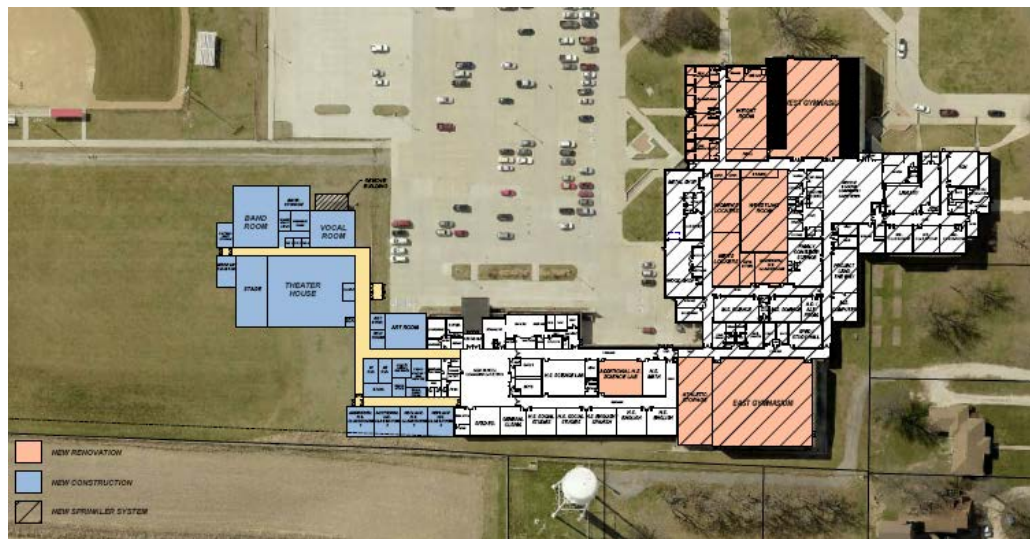
- **Performing Arts:** The seating in the auditorium would be increased from about 300 seats to 500-600 seats. The new stage would not only be able to

have our students fit comfortably and safely on the stage, we would also have room in the wings from which to enter the stage.

- **Transportation:** We would be able to minimize the congestion at the elementary in the morning and the afternoons, when our buses could drop off and pick up students behind the elementary. A new bus facility behind the elementary would also allow buses to be serviced and repaired within the facility. Presently, our buses are longer than our “bus garage,” which was built before 65-passenger and 77-passenger buses were built. An “unheated/unconditioned” cold-storage building would allow all our route buses to be inside and plugged in during the winter, minimizing the need to scrape ice from windows. It would also save on idling time and extend the useful life of our buses.



- **Athletics:** Besides adding locker rooms, increased storage and two small offices, we would have air conditioning in the West Gym. For any of you who “suffered” the heat on Senior Awards Night or athletic events in the fall or winter, you know how hot it gets in the West Gym.
- **Sprinkler System:** Presently, we do not have a sprinkler system in the middle school area of the building. This would be a safety issue minimized in case of fire.



- **How will these new/renovated facilities serve the present and future students of the district?**

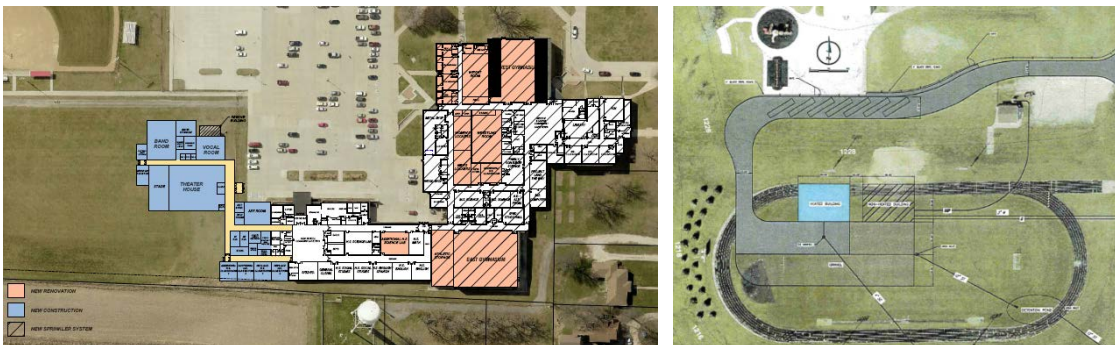
Our present facilities met the needs of our student enrollment. However, with our smallest class recently graduating with 44 students, we need to be prepared to have classrooms and other facilities to meet class sizes ranging from 52 students to 79 students in our various grade levels.

With the additional classrooms, larger band/vocal rooms, as well as the new auditorium, our students will have room to meet learning and performing expectations.

## Design and Construction

- **Why don't the renderings have more detail?**

To conserve School District funds before the bond referendum, the architect was only authorized to develop conceptual shapes of the Master Plan and has not been authorized to develop a refined layout - a blue print - of the facilities. If the bond election is successful on September 11, 2018, we will proceed immediately with the more detailed layouts of both the transportation building and the middle/high school new and repurposed construction.



- **When would construction start?**

If the bond election is successful, we would be letting bids in the winter and early spring, and begin construction the summer of 2019. Repurposing of the old auditorium and fine arts classes would not begin until the new auditorium/performing arts complex is complete.

We would anticipate that the air conditioning of the West Gym, the expansion of the strength and conditioning area (weight room), and the new bus facility could begin next summer as well.

- **Will the new tariffs have an impact on construction costs?**

At this time it is hard to speculate. Most steel for structural purposes is produced in the United States and does not rely on imported material. Many US-based steel plants utilize recycled steel to create new steel products, averaging 85-95% recycled content.

Higher demand for steel could impact prices as could labor shortage and number of construction projects across the state.

## **Performing Arts Complex**

- **What would a new auditorium offer the students and the community?**

The auditorium we presently use for music – both vocal and instrumental performances - as well as speech opened its doors in 1984 when our class sizes were 28 – 44 students. Today’s class size varies from 58 – 79 students per grade level. At this time, we are unable to offer multiple class presentations by the elementary vocal students; we have single-grade performances. The numbers in both middle school and high school band require that our performers enter via the aisles as there is not enough room in the wings of the stage to have the students enter from there. The instrumentalists “fill the stage,” often causing the audience to worry that their conductor, Mr. Jeff Schoening, is within inches of the stage’s edge.

In addition, support for our students has increased immensely over the years. The original auditorium seats approximately 300 supporters. If you were at the kindergartners’ performance in May, you saw every seat filled with the students’ parents, siblings, aunts, uncles, and grandparents.

The sixth-grade orientation in the fall fills the auditorium as well. The spring choral and band performance required the middle school performances to be followed by a break to allow middle school supporters in the audience to exit so that high school supporters could have a seat.

If the bond election is successful, the new auditorium would have a much larger stage with “wings” larger enough to host our students as they enter the stage for their performances. The 500-600 seats in the new auditorium would enable multiple-grade



performances the same evening and enough room for all the supporters of our middle and high school performers.

- **What is going to happen to the current auditorium?**

The present auditorium, along with the fine arts classrooms, would be repurposed, enabling a wrestling room that would be large enough to host two regulation wrestling mats. There would also be additional locker rooms in the area as well as two small athletic offices, a middle school classroom, and storage area.

## Transportation Building

- **Why does the district need a new transportation facility?**



The current “bus garage” located at the TCSD middle/high school was constructed sometime in the early 1960’s. At the time we believe that Treynor ran 4-5 regular bus routes with buses that had a capacity of 45-55 students. We have not located exact records from this time period. The current structure has 3 bays. Two serve as maintenance areas, while the third serves as an open “break/meeting room” for bus drivers and also houses records, a computer, parts, and other necessary items.

Today, TCSD runs 7 regular bus routes, with an eighth being a possibility in the near future. Those buses have capacities ranging from 65 to 77 passengers. In addition, we have vans that transport special education students daily, and we transport students and staff to activities on a nearly daily basis. In total, we have 11 buses, 3 vans, 2 cars, and transport over 500 students and staff on a daily basis during the school year. We also have 3 self-propelled lawn mowers and a utility vehicle that are maintained in the bus garage. Current buses do not entirely fit in the bus garage while maintenance is being performed, so either the front or rear must stick out through the door opening. This presents a special challenge in the winter.



A new transportation facility is being proposed, to be located south of the current elementary school, on the site of the old football field. The proposed facility consists of a heated building that has a wash bay that would fit two buses, two maintenance bays, each large enough to fit one bus, and an office/breakroom/storage area. Also, there would be an unheated building that houses buses and vehicles. It is our goal to be able to have all of the route buses under roof each night, especially during the winter.

The new proposed facility would allow complete maintenance to be performed year around in all weather conditions, keeping our buses in the safest and most reliable condition possible. Having route buses under roof each night would reduce idling time spent thawing out bus windows on winter mornings. Also, it would eliminate the need for our bus drivers to climb steps and ladders to scrape windows or remove snow. This is a safety issue for our drivers.



A driver slipped and fell this past winter while scraping the windows. Luckily, he was not seriously injured. The bus storage area should also reduce paint fading and extend the useful life of our buses.

Another part of the proposed transportation facility plan includes a pick-up and drop-off lane to be located south of the elementary playground. Currently, students are picked up and dropped off on the drive north of the school. At the same time, parents are trying to pick up and drop off their children in the same area. This has led to extreme congestion in this area and has become a safety hazard for our students. If there was an emergency, it also presents a challenge for emergency response vehicles to reach the scene. The new proposed pick-up/drop-off area would be limited to buses only. Parents would use the current area north of the school to pick up and drop off their children.

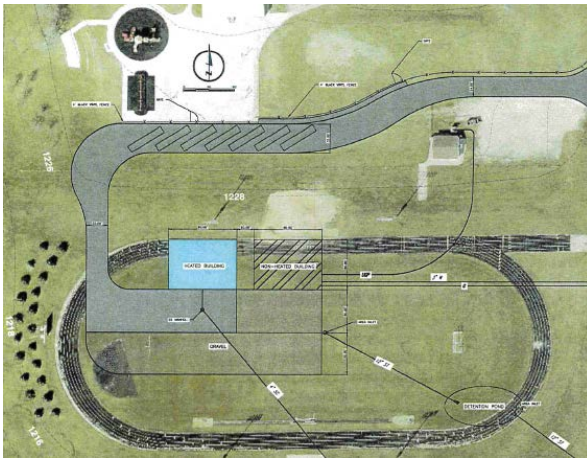
An additional benefit of moving the transportation facility to the proposed location would be at the middle/high school parking lot. Buses are currently stored at the west end of the lot. This presents a traffic hazard as the buses are difficult to see around when cars/buses are entering and exiting the parking lot. Also, by eliminating the bus parking from this area, it would free up roughly 25 parking stalls for use during events at the middle/high school. This would hopefully eliminate some on street parking that is currently taking place during events.

It is our goal to build a new transportation facility that reduces vehicle operating costs, frees up school parking, reduces congestion, and most importantly, improves student and driver safety.



- **What impact would a new bus/transportation building have on traffic congestion at the elementary?**

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## Voting:

- **When is the vote?**

The vote is September 11, 2018, at the Treynor Community Center from 7am-8pm. The Treynor Community Center is the only voting location.

- **May I vote if I rent my house and don't own any property?**

Yes. You are eligible to vote as long as you reside in the Treynor Community School District and are a registered voter.

- **Am I able to vote "absentee" by mail?**

Absolutely! You may vote in person or by mail:

**To Vote by Mail:** Registered voters may request an absentee ballot to be sent to them by mail. You must complete an absentee ballot request form and return the original, signed form to your county auditor. The request form does not need to be witnessed or notarized.



Someone who will be 18 years old by the date of an upcoming election may request an absentee ballot if he or she is pre-registered to vote.

### Request Deadline for Mailed Ballots

The request form must be received in the county auditor's office by 5 p.m. on the Friday, eleven days before the election. If the request is for the general election, the deadline to request a ballot by mail is the Saturday, ten days before the election. If the request is received so late that it is unlikely the absentee ballot can be returned by mail in time to be considered for counting, the county auditor will enclose a statement to that effect with the absentee ballot.

STATE OF IOWA OFFICIAL ABSENTEE BALLOT REQUEST FORM	
YOUR NAME*	Last _____ Middle _____ Suffix _____
DATE OF BIRTH**	Month _____ Day _____ Year _____
ID NUMBER*	Iowa Driver's License or Non-Operator ID Number _____ or Number if required. No alternate ballot cannot be issued until ID Number is provided.
WHERE YOUR ABSENTEE BALLOT SHOULD BE MAILED	City _____ State _____ Zip _____
ELECTION DATE OR TYPE	Primary <input type="checkbox"/> General <input type="checkbox"/> Special <input type="checkbox"/> Other <input type="checkbox"/> School <input type="checkbox"/> Municipal <input type="checkbox"/> Proposition <input type="checkbox"/>
REQUESTER APPROVAL**	I, _____ (name or office that is the person named above and is a registered voter or is authorized to register at the address listed on this form), hereby certify that the information provided on this form is different from the information on your registration record.

### Receiving the Ballot

After receiving a request form, the county auditor will mail the voter a ballot. For primary and general elections, the ballots are mailed no sooner than 29 days before election day. For other elections, ballots are mailed to voters as soon as they are ready. With the ballot, the county auditor will include instructions on how to mark the ballot as well as how to return the ballot.

### Returning the Ballot

You can return your voted absentee ballot by mail. Absentee ballots received in the county auditor's office by the time the polls close on election day are eligible for counting. Absentee ballots received after the polls close on election day must be postmarked by the Monday before election day or earlier and received in the county auditor's office no later than noon on the Monday following the election. For school and some city and special elections, the return deadline may be earlier. Read the instructions sent with the ballot.

Voted absentee ballots cannot be delivered to the polling place on election day. If you have not returned your absentee ballot on election day, you have the following options:

1. Deliver your voted absentee ballot to the county auditor's office before the polls close on election day,
  2. Surrender your voted absentee ballot at the polls and vote a regular ballot, or
  3. Vote a provisional ballot at the polls if you cannot surrender your voted absentee ballot.
- **Am I able to vote "absentee" in person?**

Absolutely! You may vote in person or by mail:

**Vote “absentee” in person:** You may cast an absentee ballot in person at your county auditor's office before any election.

You must vote your absentee ballot at the auditor's office. You cannot take the ballot home with you.

For voters who need assistance in marking their ballots, an accessible ballot marking device is available at the county auditor's office.

For primary and general elections, absentee ballots will be available no earlier than 29 days, August 13, in our case, at the county auditors' offices. For all other elections, ballots will be available as soon as they are ready.

In-person absentee voting is not available on election day at the auditor's office unless the polls open at noon. Ours open at 7:00 A.M. on September 11, 2018.

- **What happens if the bond referendum fails?**

The Treynor Board of Directors will assess the situation, seek community input, and determine next steps. If it would be decided to call another vote, it would be at least six months after the September 11, 2018, vote before another vote could take place.

- **How is this different from the PPEL (Physical Plant and Equipment Levy) vote that failed in April?**

The physical plant and equipment levy (PPEL) is an annual property tax levy, not a bond issue. PPEL is comprised of two levies - the regular physical plant and equipment levy and the voter-approved physical plant and equipment levy. The maximum amount of the joint levies may not exceed \$1.67 per \$1,000 assessed valuation.

The Treynor Community School District, along with all but five districts in the state, have an annual board-authorized “regular levy”, at \$.33 per \$1,000 assessed valuation on the school district's budget. We garner about \$79,000 per year through this levy. The funds from this levy can be used for the following:

- The purchase and improvement of grounds.
- The construction of schoolhouses or buildings and opening roads to schoolhouses or buildings.

- The purchase, lease, or lease-purchase of equipment or technology exceeding five hundred dollars in value per purchase, lease, or lease purchase transaction.
- The payment of debts contracted for the erection or construction of schoolhouses or buildings, not including interest on bonds.
- Procuring or acquisition of library facilities.
- Repairing, remodeling, reconstructing, improving, or expanding the schoolhouses or buildings and additions to existing schoolhouses.
- The rental of facilities under chapter Code §28E.
- The purchase of transportation equipment for transporting students and the repair of such transportation equipment if the cost of the repair exceeds two thousand five hundred dollars.
- The purchase of buildings or lease-purchase option agreements for school buildings.
- Equipment purchases for recreational purposes.
- Payments to a municipality or other entity as required under section Code §403.19(2).
- Demolition, clean up, and other costs if such costs are necessitated by, and incurred within two years of, a disaster.
- Expenditures for energy conservation, including payments made pursuant to a guarantee furnished by a school district entering into a financing agreement for energy management improvements.

The voter-approved levy may not exceed \$1.34. Treynor was seeking last April only a \$0.67, not the full \$1.34, voter-approved levy for a maximum of 10 years, which would have provided about \$160,000 per year. We were seeking to fund it with a combination of property tax and income surtax (to offset what would have been a \$0.67 levy increase and provide relief for the property owners). Treynor is one of seventy school districts (out of 333 districts) that do not have this voter-approved levy.

The revenues are restricted to school building repairs, maintenance, improvements, new construction, equipment, and technology (see list above). The District planned to focus the use of these dollars on purchases and major repairs of buses, replacement of elementary heating and air conditioning units, air conditioning of the gyms, and large improvement efforts as needed, such as roof replacements, parking lot maintenance, as well as the potential for early prepayment of other debt.

The bond election, if successful on September 11, 2018, would authorize the district to contract indebtedness and issue general obligation bonds (often referred to as GO bonds)\* in an amount not exceeding \$11,500,000.00 for the purposes of constructing, renovating, improving,

and equipping school buildings and improving the sites therefor at the school district's existing school buildings, including: (a) addition and renovations to the existing middle/high school building to include a fine arts complex, including an auditorium, vocal and band music areas, art room, and additional high school classrooms; (b) repurposing the present auditorium and fine arts areas to provide locker rooms, storage, and a wrestling area; (c) renovating the weight room, training, and wrestling areas; (d) constructing a new transportation building with new drop off and pick-up areas; and (e) providing equipment, security/safety, HVAC and technology upgrades, including without limitation expanded fire sprinkler system and air conditioning of the West Gym.

## Impact on Property Tax

- **How much is this going to cost property owners?**

The District's Board does not anticipate raising the existing debt service levy that it utilized to pay the bonds from the levels in fiscal year 2018-2019 of \$3.83739 per \$1000 of taxable valuation. This is stated goal of the board.

Our most recent review with our financial consultant, Piper Jaffray and Company, at the June 4 board meeting considered the district's current property tax valuations, debt service obligations, and the architect's most up-to-date cost estimates. Using reasonable assumptions regarding interest rates and valuation growth before the bonds would be sold, the district could borrow approximately \$11.50 million (with \$11.36 million of spendable proceeds) and maintain a \$3.85 debt service levy. The debt service levy for 2018-2019 is \$3.83739.

- **When will the high school bonds be paid off?**

The District will be able to accomplish adding new debt without increasing the existing debt payments (levy rate) as a result of the actions of the current and prior school boards to prepay the existing debt of the District. Moving forward with the new projects would slow down the pre-payment (keeping the existing schedule), which will pay off the bonds for the high school in 2025.

- **How much money does the Treynor Community School District receive annually from the SAVE (Secure an Advanced Vision for Education) one percent sales tax? Could we use those dollars to support the construction/repurposing of the facilities?**

The purpose of SAVE (Secure an Advanced Vision for Education) TAX is to support schools' infrastructure.

The Treynor Community School District receives annually approximately \$959 per student. The Iowa Department estimated revenue of \$563,348 for the District in Fiscal Year 2017-2018 based on the District's enrollment, with the potential to increase to \$583,591 in Fiscal Year 2018-2019 due to increasing enrollment.

The SAVE Tax expires 12/31/2029. The Iowa Senate did not support extending this legislation until 2050 during their last legislative session.

The District currently uses \$336,000 annually towards debt payments. The expected remaining \$247,000 is to be allocated (along with the regular PPEL towards infrastructure improvement (e.g., technology, transportation expenses, building maintenance)).

If the district used 100% of the SAVE Tax that remains for the 11.5 remaining years, that would give the district \$2,811,092 in total remaining revenues. Since the district cannot borrow that amount, the practical reality is that the most that can be garnered from the remaining SAVE Tax, today, up front, is going to be less than \$1,200,000. However, these payments would limit the district's ability to maintain current infrastructure.

- **What is the revenue purpose statement for the SAVE Tax?**

The revenue purpose statement for SAVE was approved in September, 2009, when the community voted in favor of it with 129 – 7 margin.

The revenue statement approved is as follows: *Any revenue the Treynor Community School District may receive from the secure an advanced vision for education fund for school infrastructure (penny sales and services tax for schools) will be expended for any statutorily authorized purpose for school infrastructure, property tax relief and/or the issuance of bonds as authorized now or hereafter by Chapter 423E and Chapter 423F of the Iowa Code.*

*“School infrastructure” is defined by law to include the construction, reconstruction, repair, demolition work, purchasing, or remodeling of schoolhouses, stadiums, gyms, fieldhouses, and bus garages and the procurement of schoolhouse construction sites, the making of site improvements as authorized now or hereafter by the Iowa Code, and those equipment, transportation equipment, and public recreation and other activities for which revenues under Iowa Code sections 298.3 or 300.2 may be spent as authorized now or hereafter by the Iowa Code. Additionally, “school infrastructure” includes the payment or retirement of outstanding bonds previously issued for school infrastructure purposes and the payment or retirement of new bonds issued for school infrastructure purposes issued under section 423E.5 and section 423F.4 of the Iowa Code.*



*If this revenue purpose statement is approved, it shall replace any revenue purpose statement currently in effect and will be in effect until amended or replaced by the District. If this revenue purpose statement is not approved, any funds received from the penny sales and services tax for schools shall be used pursuant to any revenue purpose statement previously approved by the District' voters. Nothing in this revenue purpose statement shall restrict, terminate, or impair the District from using funds received from the penny sales and services tax for schools pursuant to any prior revenue purpose statements previously adopted by the Treynor Community School District.*

*If approved, the Revenue Purpose Statement shall remain in effect until replaced or amended by the Treynor Community School District.*