

**BRECKENRIDGE SCHOOL BOARD MEETING
INDEPENDENT SCHOOL DISTRICT #846
WEDNESDAY, JULY 28, 2021
BOARD RETREAT - 8:00 AM
ELEMENTARY CONFERENCE ROOM #233
810 BEEDE AVENUE
BRECKENRIDGE, MN 56520**

AGENDA

- 1. Call the Meeting to Order**
 - A. Pledge of Allegiance
- 2. Approval of Agenda**
3. Review Board Goals/Vision/Mission Statement 2
4. Set 2021/2022 Board Goals
5. Back to School Planning 2021/2022
6. Operating Levy Renewal/Increase Discussion 3
7. Bond Referendum Discussion
- 8. Adjournment**

VISION STATEMENT: Breckenridge Pride ... Inspiring to Excel!

MISSION STATEMENT: We are devoted to providing personalized learning through challenging, relevant and dynamic experiences in a safe environment where mutual respect is fostered and builders of the future are developed.

#1 BOARD VALUE: To provide a world-class education for Breckenridge students.

- **Board Objectives**

- A. Provide support and resources for the District Teaching and Learning 21 (TL21) Initiative.
 - a. On-going development of 21st Century classrooms that support teaching and learning environments with opportunity for all students to prepare for their individual futures.

#2 BOARD VALUE: The board values the need for individualized learning and will prioritize our resources to support student achievement through active and engaging learning.

- **Board Objectives**

- A. Use our resources, including technology, 21st Century classroom research and community partnerships to maximize individual emotional and intellectual capacity in all students.
 - a. Develop a common community definition of an ideal Breckenridge graduate.
- B. Support and encourage administration and staff with resources, of both time and funding, in an effort to develop an empowering culture that is foundational to the success of active classroom learning.
- C. Support for the on-going work on the State of Minnesota's World's Best Work Force goals:
 - a. Ready for K
 - b. Read Well by Grade Three
 - c. Closing the Achievement Gap in Student Subgroups
 - d. 100% Graduation Rate
 - e. Career and College Readiness
 - 1. The board supports community collaboration and partnerships to prepare Breckenridge students to be career and college ready.

Community Survey Results

Breckenridge Public School District ³

Summer 2021

SCHOOL PERCEPTIONS

Our mission is to help educational leaders gather, organize, and use data to make strategic decisions.

- Founded in 2002 to provide independent research
- Conducted more than 10,000 staff, parent, student, and community surveys for school improvement
- Helped more than 800 districts navigate the strategic planning and referendum planning process

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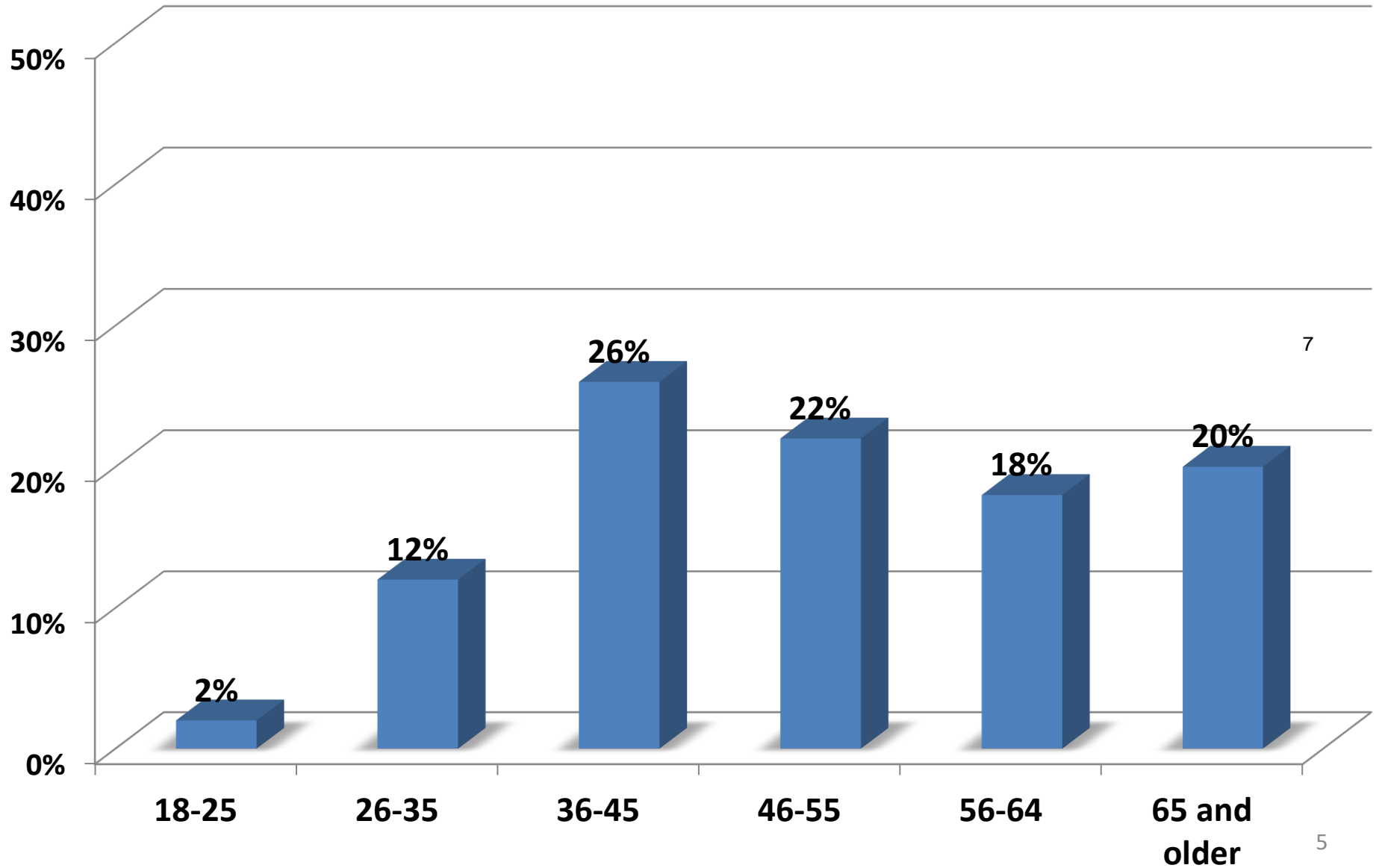
Survey Summary

- The survey was conducted in mid-June through early July of 2021.
- Residents within the District were mailed a paper survey. Each survey included a unique survey access code for those who preferred to take the survey online. ⁵
- Total responses = 395 (90 paper)
- Participation rate = 21%

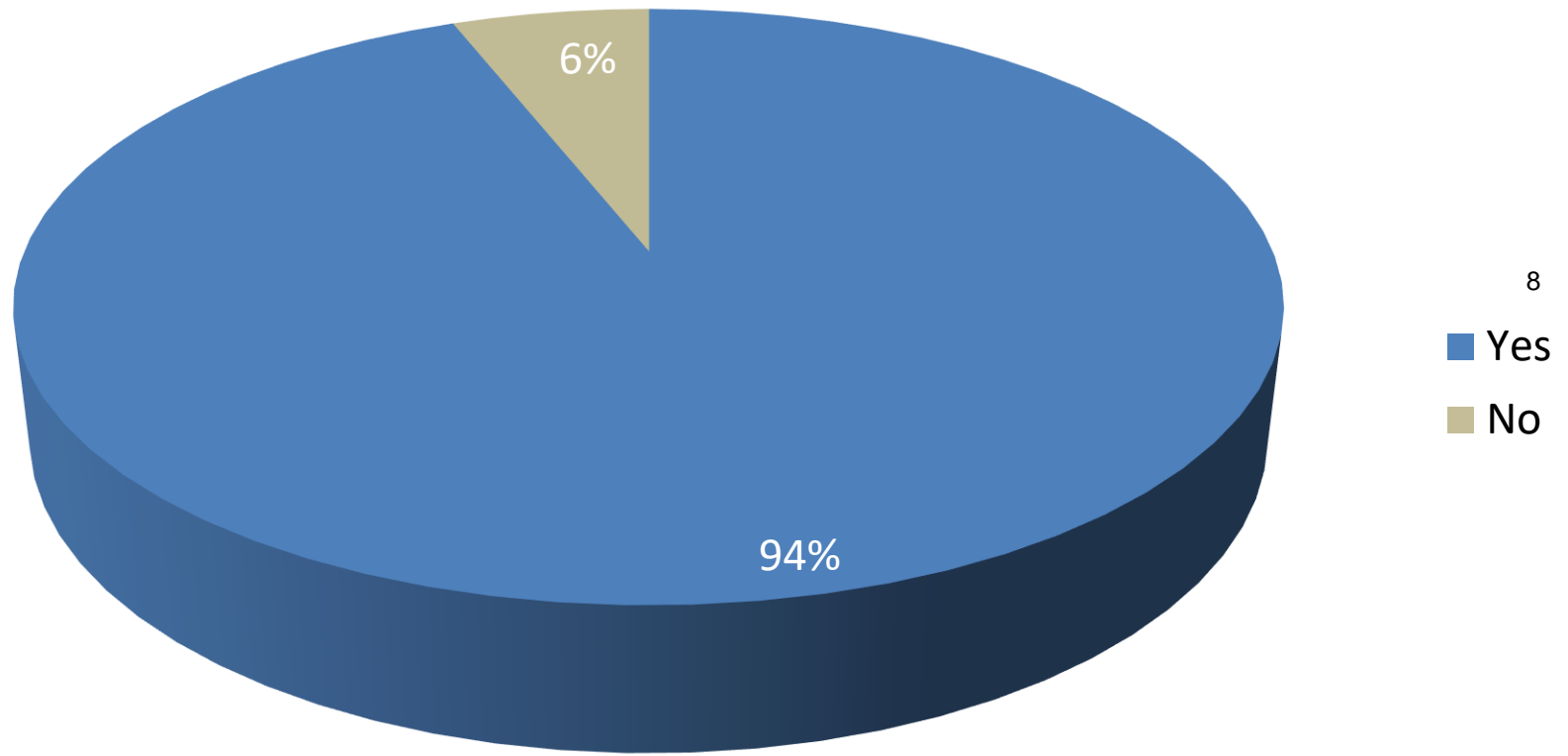
Respondent Information

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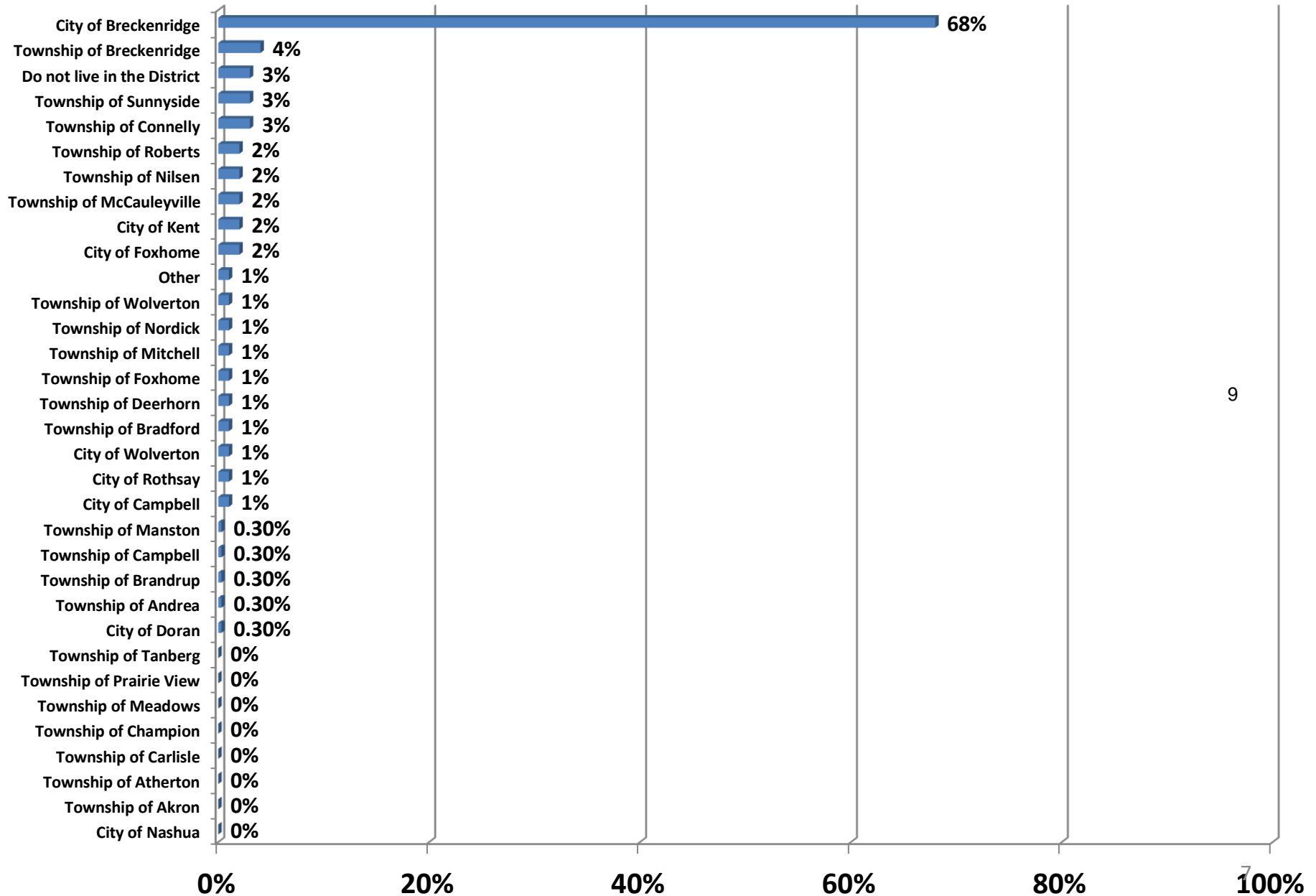
What is your age?



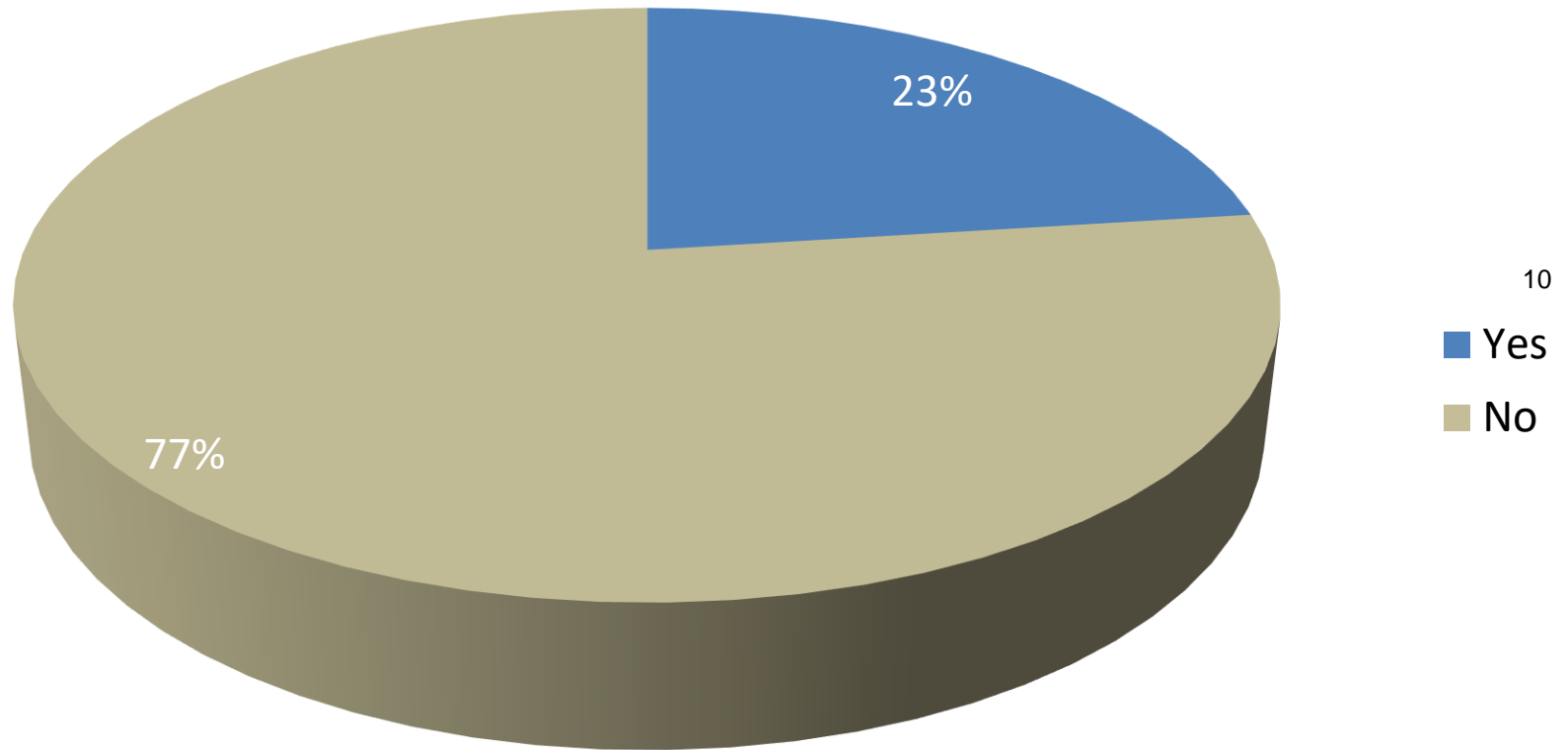
Do you live in the Breckenridge School District?



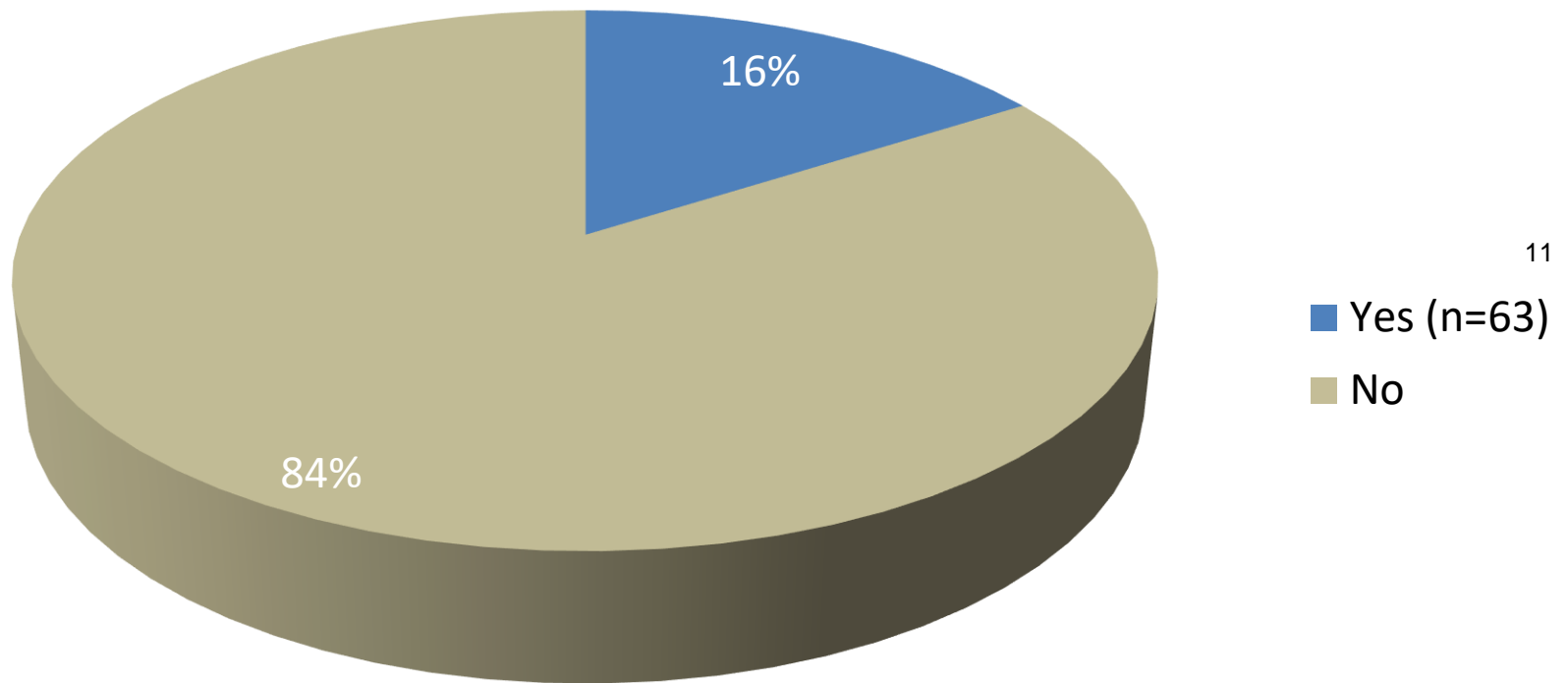
In which municipality do you reside?



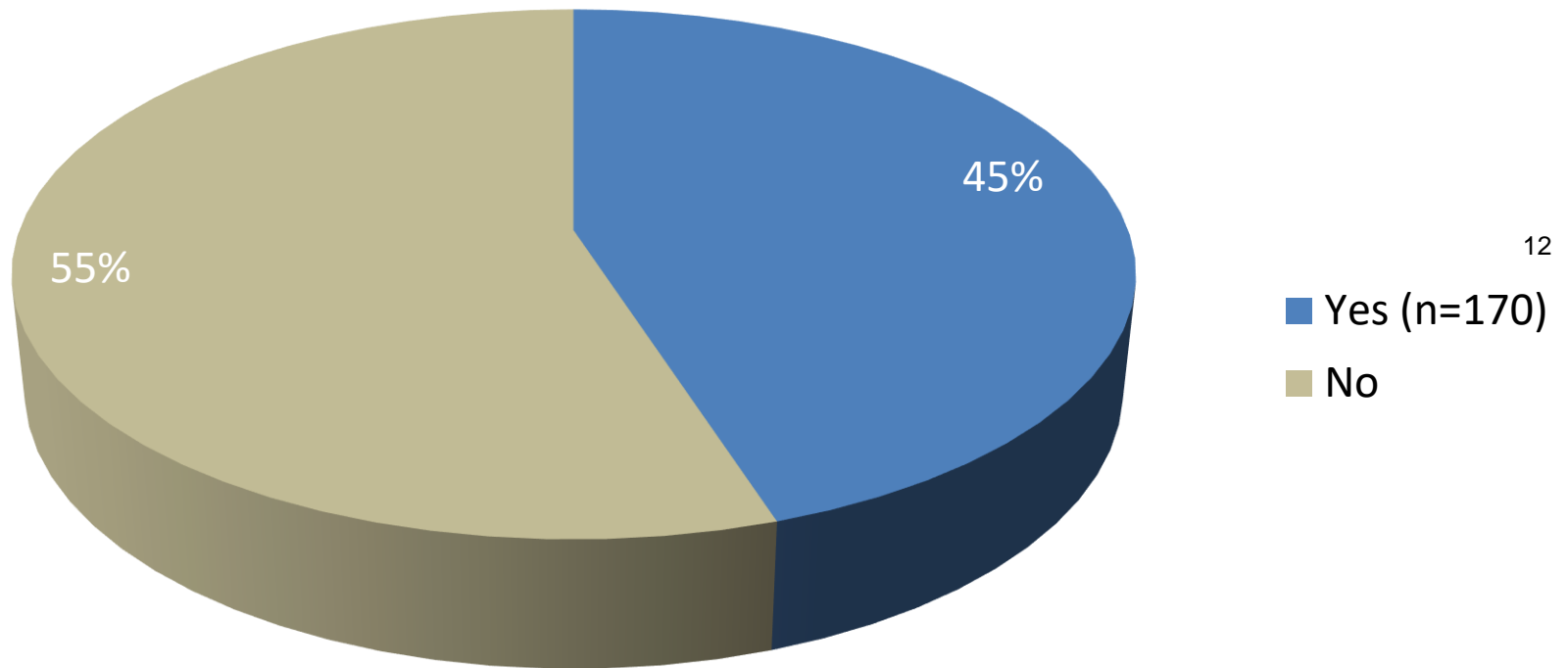
Do you own property in the School District that is taxed as agricultural land?



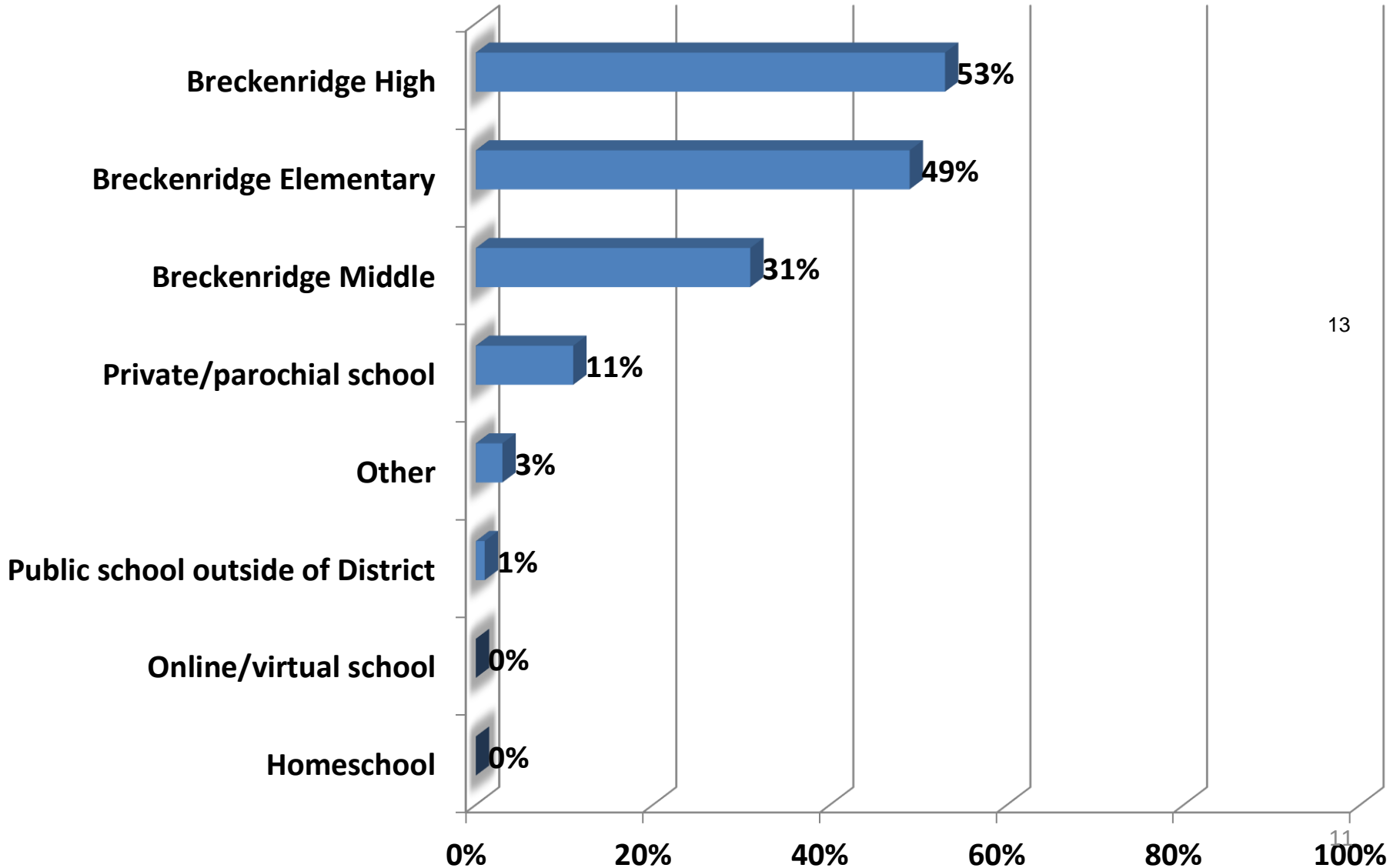
Are you an employee of the Breckenridge School District?



Do you have children attending our schools?



If you have school-aged children, what school(s) do they attend?



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Operations Funding

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There are two types of referendum funding school districts can use:
operating levies and facility bonds.

Type	Purpose
Operating levy	Levies fund educational programming, student services, staffing, and maintenance. Funds are used the same year they are received. We are very grateful that District voters approved levies multiple times over the past 15 years. These have helped address ongoing budget challenges and make up for state aid that has not kept up with operating expenses.
Facility bond	Bonds are used to pay for major building projects, such as renovations or building a school. Much like a home mortgage, a bond is typically financed over an extended period—sometimes up to 30 years.
We like to think of it this way: <i>bonds are for buildings, and levies are for learning.</i>	

Looking ahead, the funding from our current operational levy will end on June 30, 2023. The funding from the existing levy provided approximately \$365,000 each year, allowing the District to:

- Maintain class sizes at current levels by avoiding staffing cuts.
- Improve access to technology for students in grades two through twelve.
- Upgrade school safety and security features.
- Preserve extra-curricular and co-curricular activities for students.
- Keep the elementary school site in operation while long-term facility plans were generated.

Our costs have increased since the previous levy was passed in 2013. Therefore, the District is considering an increase to the current levy of \$100,000. The tax impacts of approving this levy are in the chart below. **If a new operating levy does not pass, the District may need to consider cuts in areas such as course offerings, curriculum updates, transportation, athletics, and/or technology.**

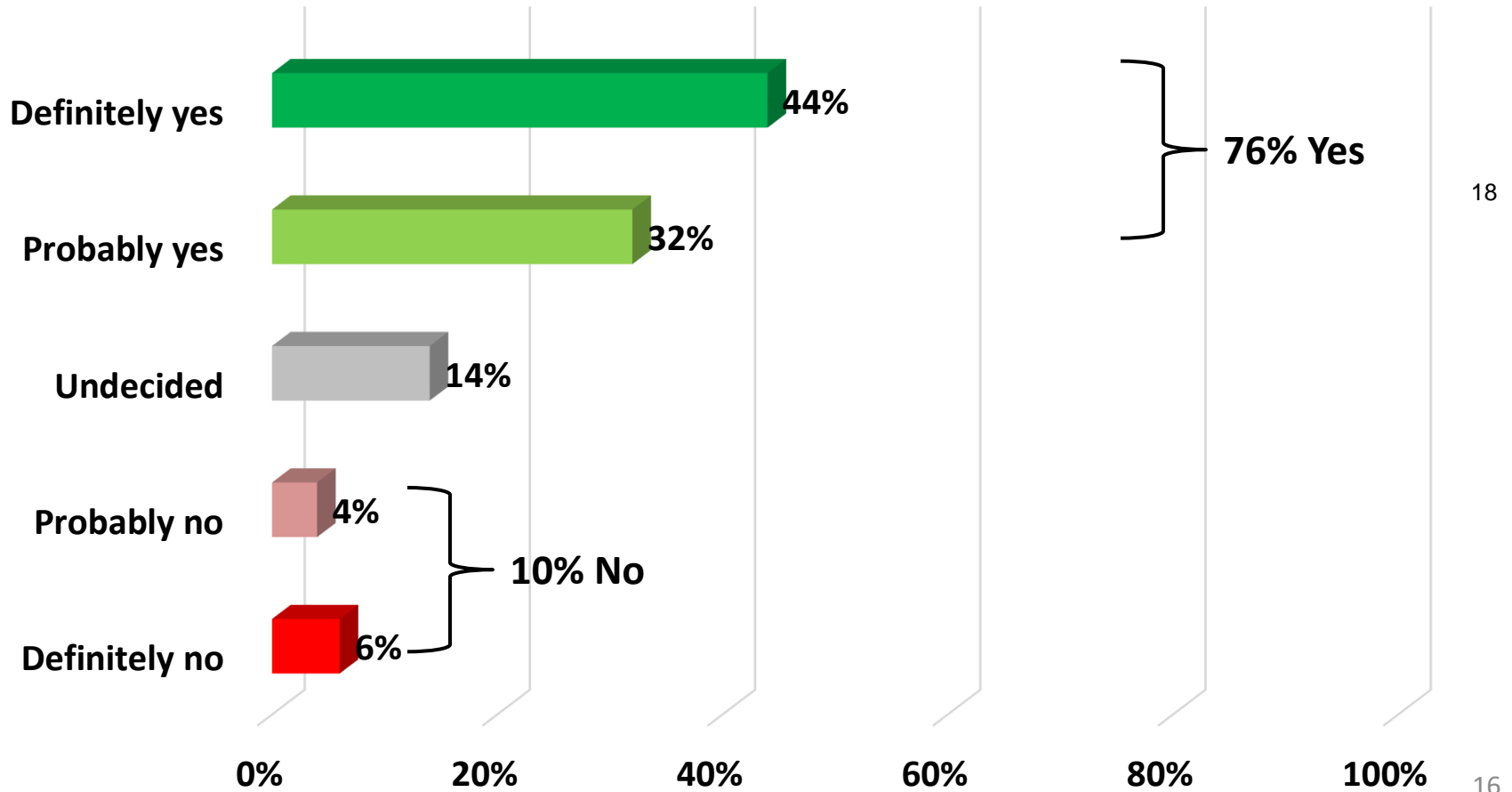
ANNUAL PROPERTY TAX IMPACT OF A \$465,000 OPERATING LEVY

Type of Property	Estimated Market Value	Existing Levy	New Levy	Difference
All Taxable Property <i>Except seasonal recreational property and agricultural land beyond the dwelling value (i.e., house, garage, and one acre)</i>	\$50,000	\$45.76	\$62.84	\$17.08
	\$75,000	\$68.63	\$94.26	\$25.63
	\$100,000	\$91.51	\$125.68	\$34.17
	\$125,000	\$114.39	\$157.10	\$42.71
	\$150,000	\$137.27	\$188.52	\$51.25 ¹⁷
	\$200,000	\$183.02	\$251.36	\$68.34
	\$300,000	\$274.53	\$377.04	\$102.51
	\$400,000	\$366.04	\$502.72	\$136.68
	\$500,000	\$457.55	\$628.40	\$170.85

Would you support a \$465,000 operational levy to maintain current programs, services, and course offerings?

Please note that taxes will drop by the existing levy amount if a new levy is not approved.

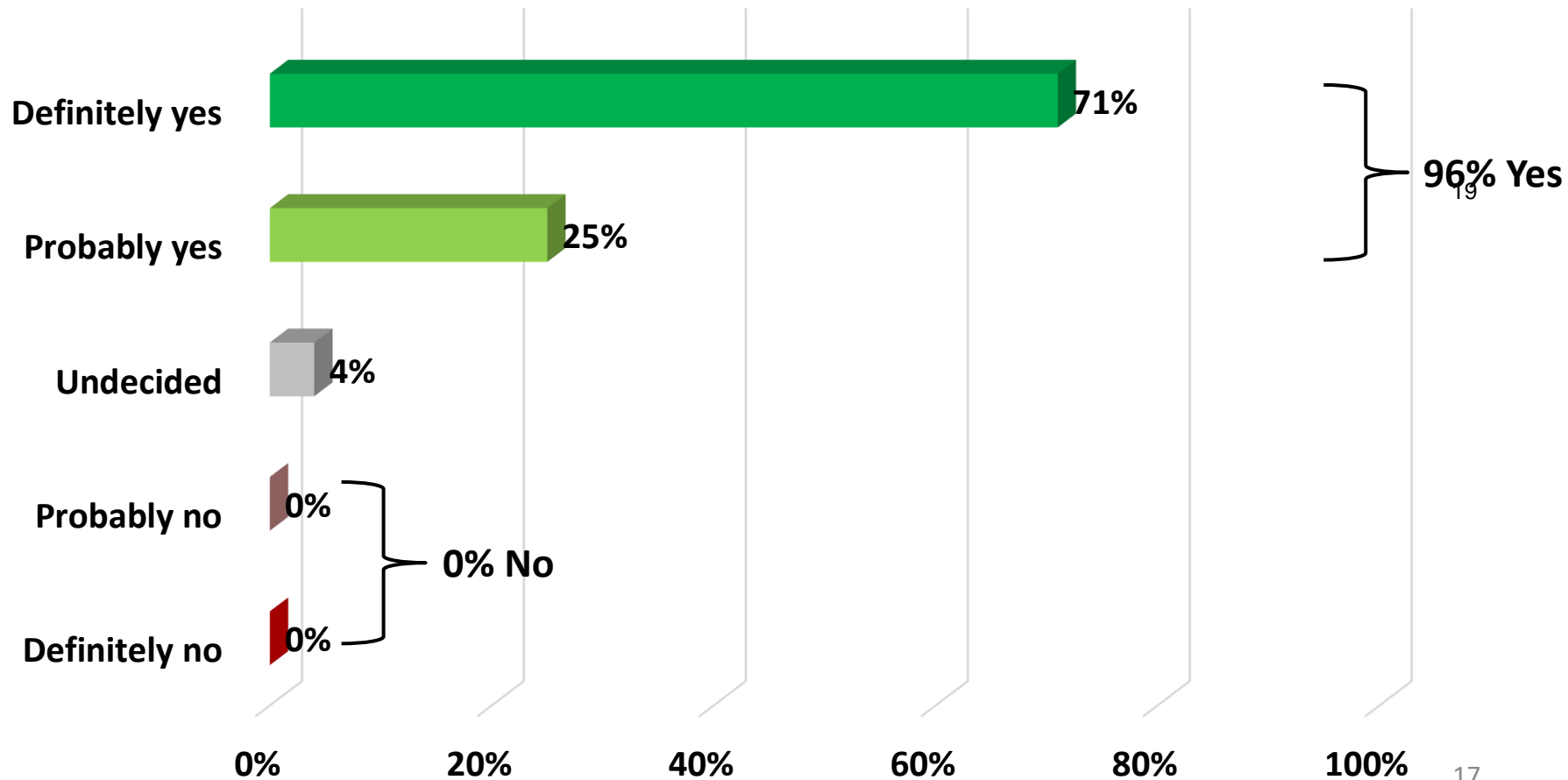
All Residents



Would you support a \$465,000 operational levy to maintain current programs, services, and course offerings?

Please note that taxes will drop by the existing levy amount if a new levy is not approved.

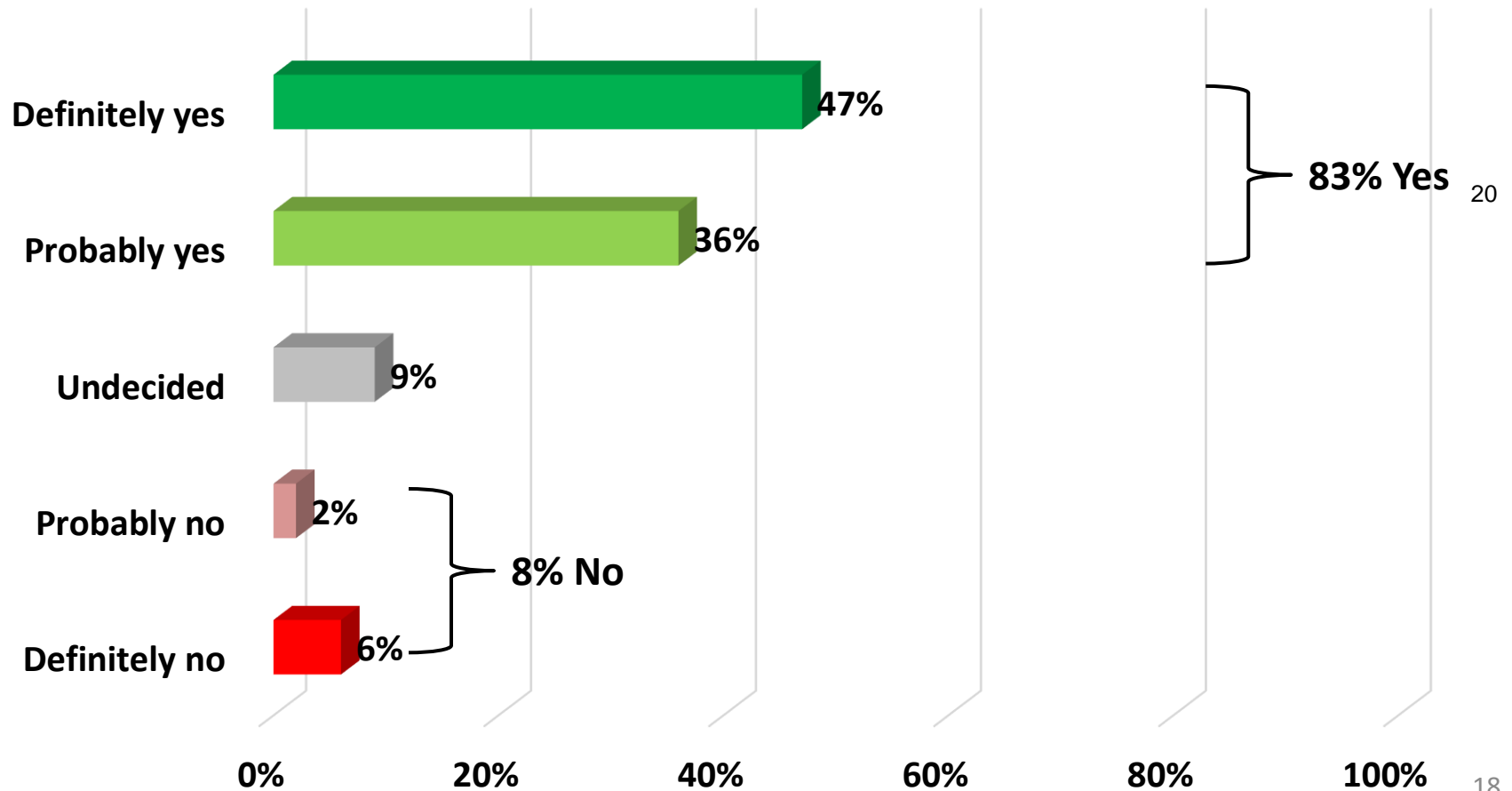
Staff Residents



Would you support a \$465,000 operational levy to maintain current programs, services, and course offerings?

Please note that taxes will drop by the existing levy amount if a new levy is not approved.

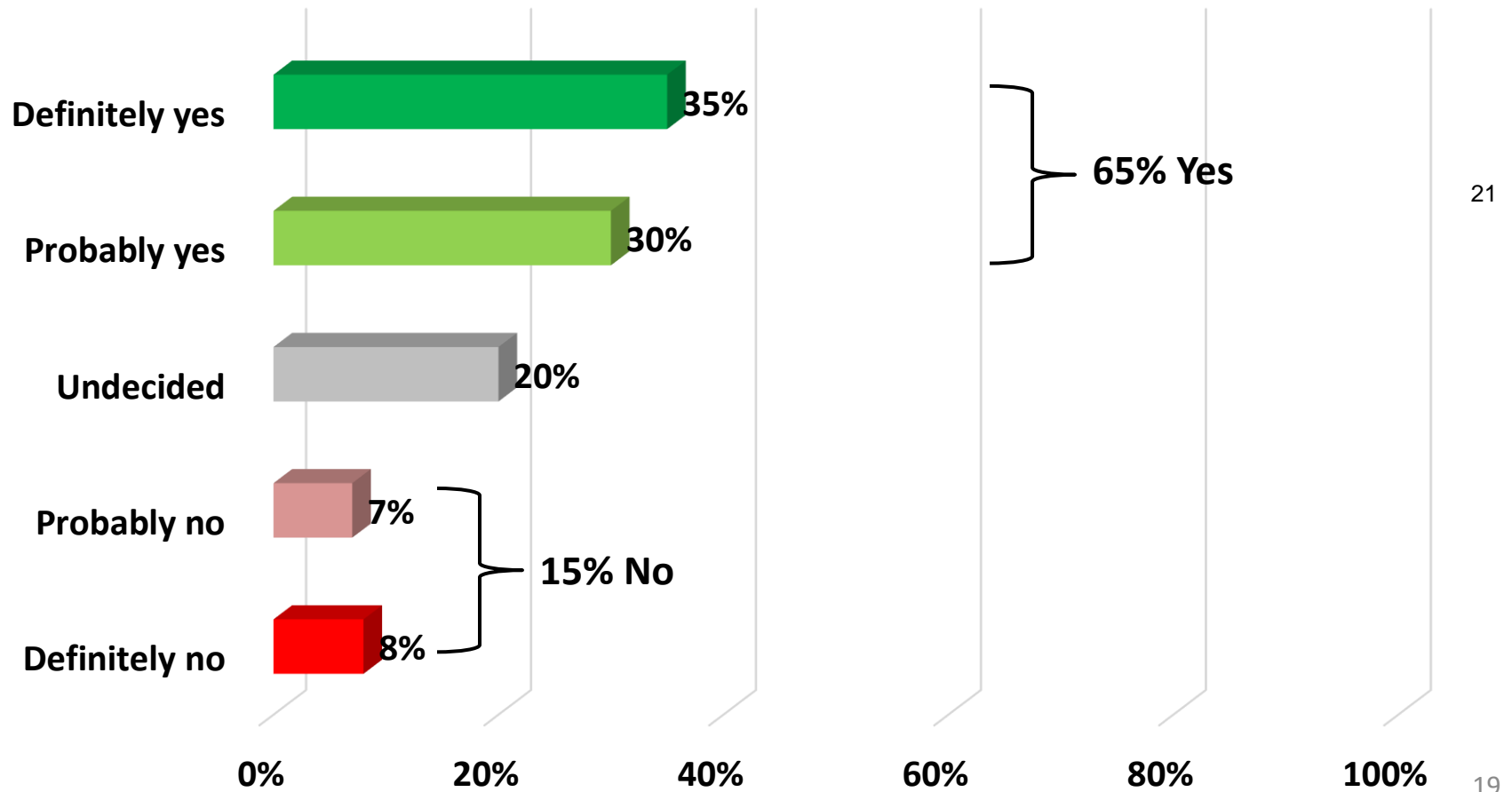
Parent Residents (Non-Staff)



Would you support a \$465,000 operational levy to maintain current programs, services, and course offerings?

Please note that taxes will drop by the existing levy amount if a new levy is not approved.

Non-Parent Residents (Non-Staff)



Facility Background

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In 2013, voters approved a levy that was used to address the most critical needs at the elementary school. At the same time, the District began to develop a long-term plan for our buildings, which included conducting a facilities assessment. This study was updated last year, but plans were put on hold because of the pandemic.

In the next few years, a significant investment will be needed at the elementary school. The school was built in 1934 with four additions between 1949 and 1998. Key findings from the facility study include:

- Boilers and the heating, ventilation, and air conditioning (HVAC) systems are at the end of their services lives.
- Drop-off and pick-up lanes should be rerouted and separated to improve site safety.
- Electrical and plumbing systems are aging and inefficient.
- Windows need replacement and the exterior brick and mortar require extensive repair.
- Technology infrastructure does not support today's learning needs.
- Classrooms lack space for hands-on learning, small-group collaboration, and tutoring.

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The facility study also found the following issues at the middle-high school building:

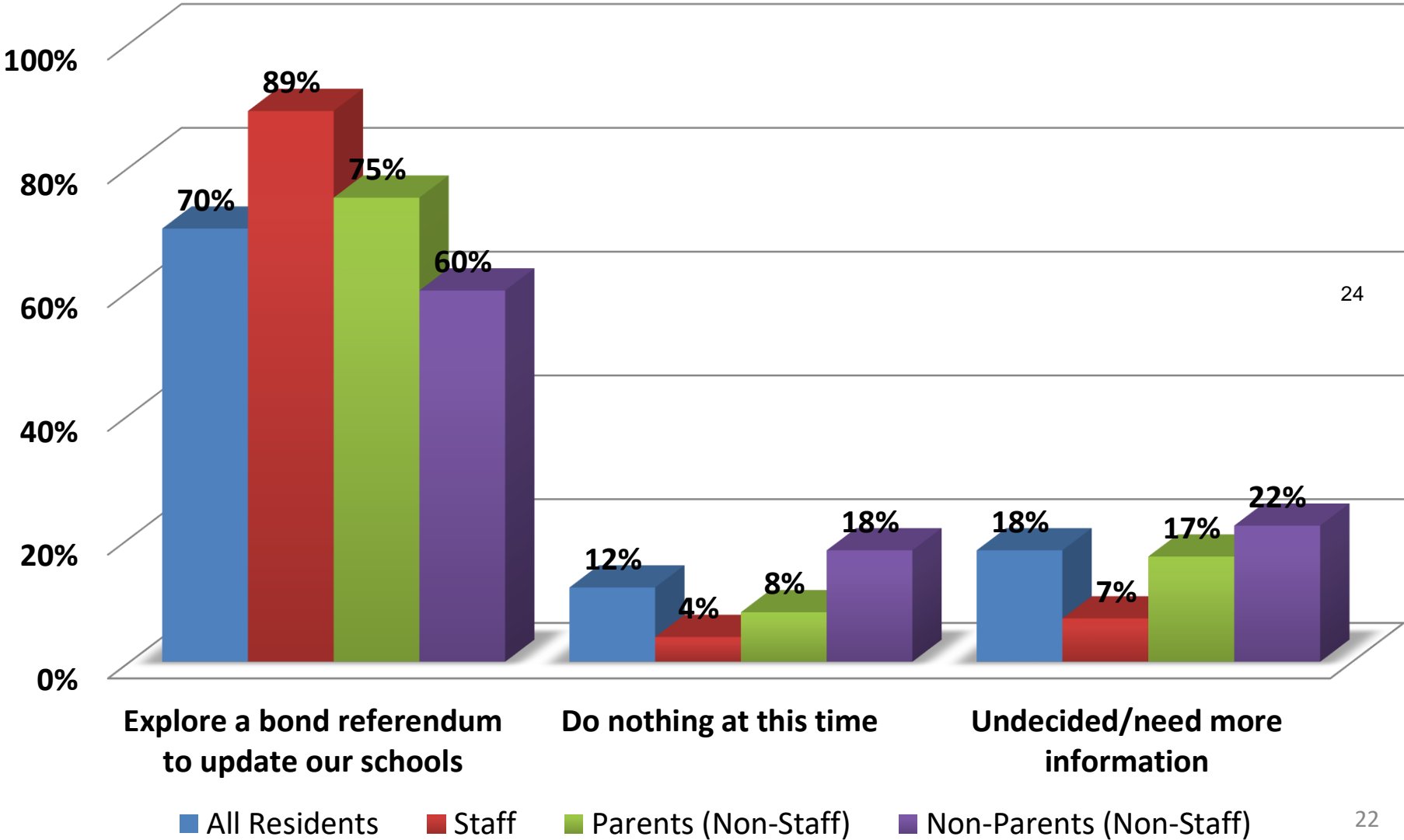
- Science, technical/industrial ed ("shop"), and art classrooms are too small and lack proper equipment.
- The facility lacks a dedicated cafeteria, and the auditorium is undersized.
- Interior finishes, including doors, flooring, tiling, and cabinetry, are worn due to decades of use and need to be replaced.
- Classrooms are undersized to fully support the District's educational mission.
- Dedicated space is needed to better serve students with special needs.

If the public chooses to address these needs, the funding will need to come from a bond referendum.

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What advice would you give the School Board regarding District facilities?

(Breckenridge Public School District Residents Only)



Options A, B, C, & D

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The District is facing a critical decision: updating versus replacing Breckenridge Elementary School. Some community members feel we should continue to update the existing school, while others have asked if it makes sense to continue to invest in an old building.

Four options have been developed for community feedback, which include the needed updates to the middle-high school building.

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OPTION A: Renovate existing two sites.

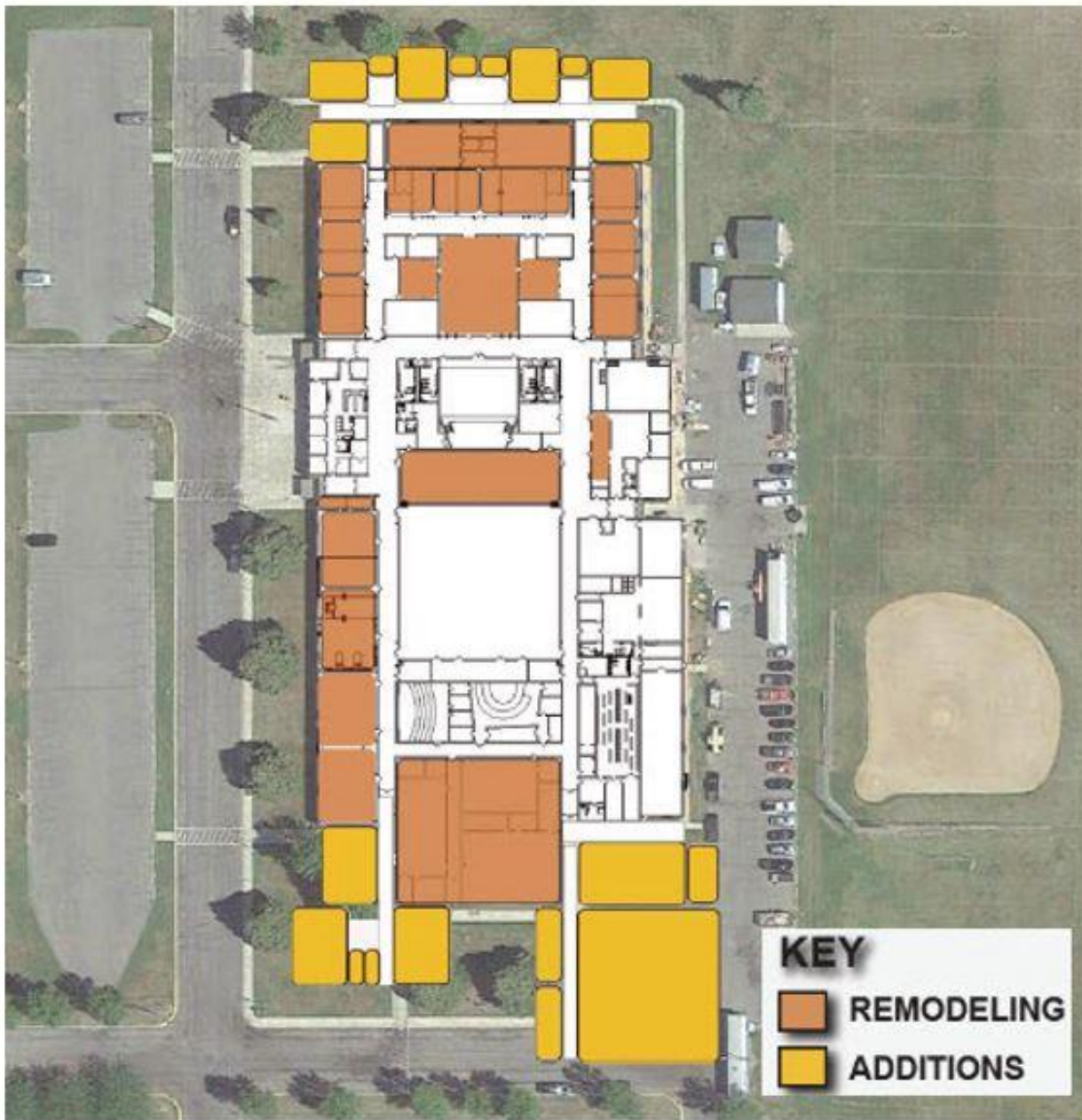
This option would renovate both schools to meet the needs of the District and include:

- Renovating existing science, art, and tech ed labs.
- Upgrading plumbing, electrical, and HVAC systems.
- Adding classrooms to create flexible, small-group learning spaces.
- Adding middle school gym space.

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Even with this investment, the elementary school would continue to have issues. Many classrooms and support spaces would be behind today's educational standards, and future renovations would be limited because of the number of load-bearing walls and support beams.

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Estimated cost for Option A: \$44 million

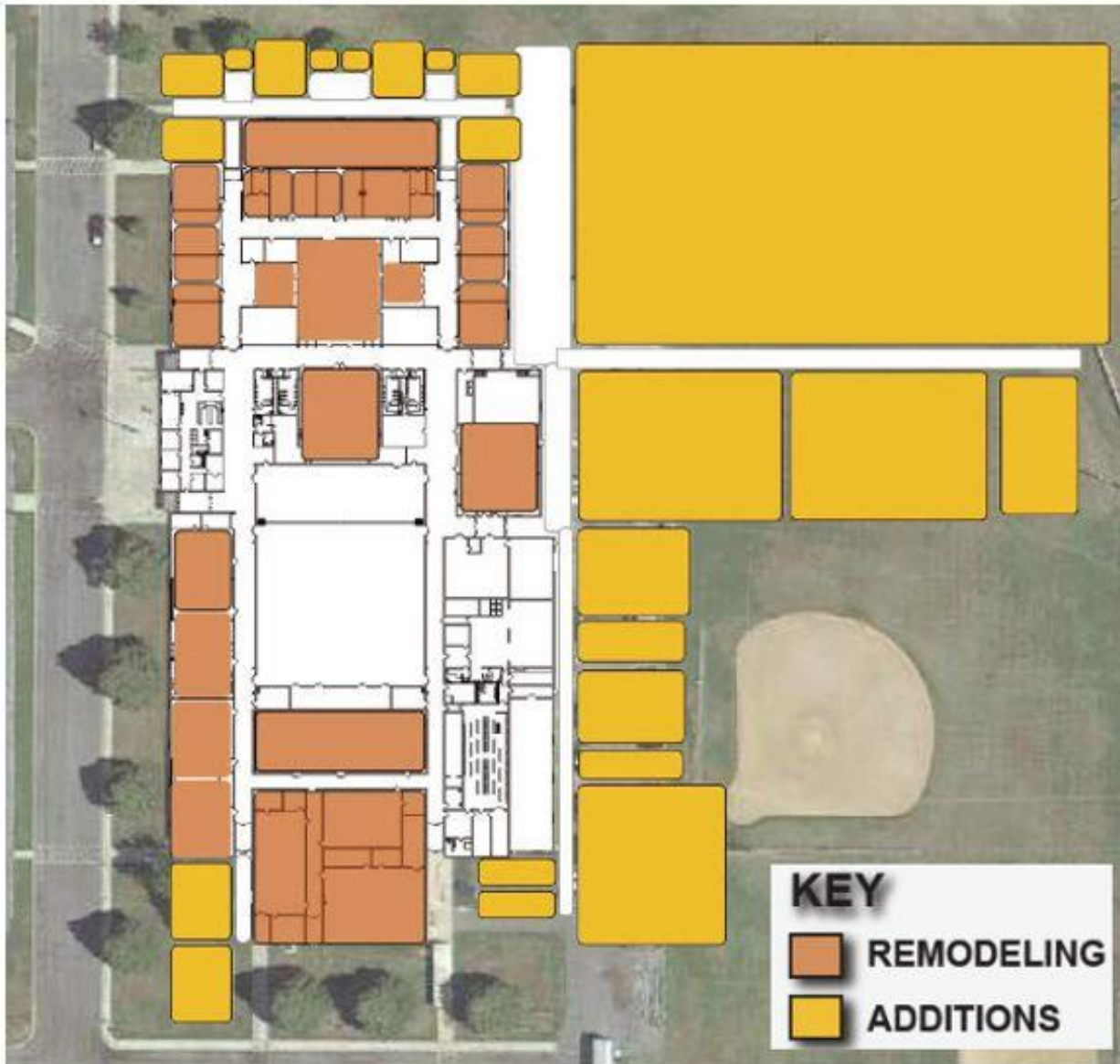
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OPTION B: Single site at the high school with additions and remodels.

This option would require the District to acquire property next to the high school it does not yet own. Consolidating to a single site would result in annual operational savings of \$200,000 and would include:

- Adding a new elementary addition.
- Upgrading science rooms and enlarging art and tech ed labs.
- Adding classrooms to create flexible, small-group learning spaces.
- Renovating existing auditorium into special education classrooms.
- Adding new 500-seat auditorium.
- Adding new music classrooms.
- Adding middle school gym and visitor lockers.
- Creating a dedicated cafeteria space.
- Reconstructing the track and athletic fields.

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Estimated cost for Option B: \$55 million

OPTION C: New PK-12 building.

The District is considering a few locations for land we do not yet own but where a new school could be built. Consolidating to a single site would result in annual operational savings of \$200,000 and would include:

- A facility that positions the District for future growth.
- Career and technical education (“shop”) classrooms and labs to help train students for high-demand trades occupations in our area. 30
- Updated extra- and co-curricular activity spaces for both the arts and athletics.
- A 500-seat auditorium.
- A dedicated cafeteria.

At the time this survey was printed, there are no plans to dispose of the “old” school buildings, but some community members have approached the District to explore purchasing those sites.



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Estimated cost for Option C: \$78 million

OPTION D: New PK-12 building with community center.

This option would be identical to option C but would add a community center. Private citizens invited the District and county to explore public-private funding to locate a new joint school and community center facility on property near the Breckenridge hospital.

While the total cost is not yet determined, the goal would be to keep tax impacts similar to option C. The community center could include:

- A walking track and additional gym space.
- An interactive learning space for young children.
- Community space for meetings, gatherings, and art displays.
- An ice arena for multipurpose use.

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Estimated cost for Option D: To be determined.

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Funding Support

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PROPERTY TAX IMPACT					
Type of Property	Estimated Market Value	Bond Referendum Estimated Impact Per Year			
		Option A: \$44 million	Option B: \$55 million	Option C: \$78 Million	Option D: TBD
Residential Homestead	\$50,000	\$88.53	\$110.77	\$113.56	Tax impacts will be similar to option C.
	\$75,000	\$132.79	\$166.15	\$170.35	
	\$100,000	\$211.88	\$265.10	\$271.80	
	\$125,000	\$292.14	\$365.53	\$374.76	
	\$150,000	\$372.70	\$466.32	\$478.11	
	\$200,000	\$533.52	\$667.55	\$684.41	
	\$300,000	\$855.17	\$1,069.99	\$1,097.03	
	\$400,000	\$1,176.82	\$1,472.44	\$1,509.65	
\$500,000	\$1,475.46	\$1,846.09	\$1,892.74		
Commercial/ Industrial	\$100,000	\$442.74	\$553.83	\$567.82	
	\$500,000	\$2,729.59	\$3,415.27	\$3,501.56	
	\$1,000,000	\$5,680.50	\$7,107.45	\$7,287.04	
Ag Homestead* (average value per acre)	\$3,000	\$1.64	\$2.07	\$2.12	
	\$4,000	\$2.19	\$2.76	\$2.83	
	\$5,000	\$2.74	\$3.44	\$3.53	
Ag Non-Homestead** (average value per acre)	\$3,000	\$3.29	\$4.13	\$4.24	
	\$4,000	\$4.38	\$5.51	\$5.65	
	\$5,000	\$5.48	\$6.89	\$7.07	

* Ag Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead property.
** The Ag2School Property Tax relief bill passed in May 2019 provides debt service tax relief of levy payments of 55 percent in 2021, 60 percent in 2022, and 70 percent for taxes payable in 2023 and beyond for qualifying agricultural and timber properties.
*** Options A and B are structured at a 20-year term due to life of assets. Option C is 29 years.

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The Breckenridge School Board believes now is a good time to restart our facility planning process for the following reasons.

- Our facility needs are not going away.
- Interest rates remain near historic lows.
- Minnesota’s “Ag2School” property tax bill allows taxpayers to receive tax relief on qualifying agricultural and timber properties. This tax benefit is increasing over the next few years.

If the District pursues a bond referendum, which option would you support?

Item	All Residents	Staff Residents	Parent Residents (Non-Staff)	Non-Parent Residents (Non-Staff)
Option D: Build a new PK-12 campus on a new site with a community center. <i>Estimated cost: TBD</i>	30%	36%	37%	23%
Option B: Build an elementary school onto the middle-high school site. <i>Estimated cost: \$55 million</i>	22%	27%	20%	23% <small>36</small>
Option A: Maintain two sites (elementary and middle-high). <i>Estimated cost: \$44 million</i>	7%	0%	8%	9%
Option C: Build a new PK-12 campus on a new site. <i>Estimated cost: \$78 million</i>	10%	13%	11%	7%
I would support any option.	8%	11%	10%	5%
I'm not sure/need more information.	10%	9%	8%	12%
I would not support any bond referendum.	13%	4%	6%	21% <small>34</small>

Overall Satisfaction

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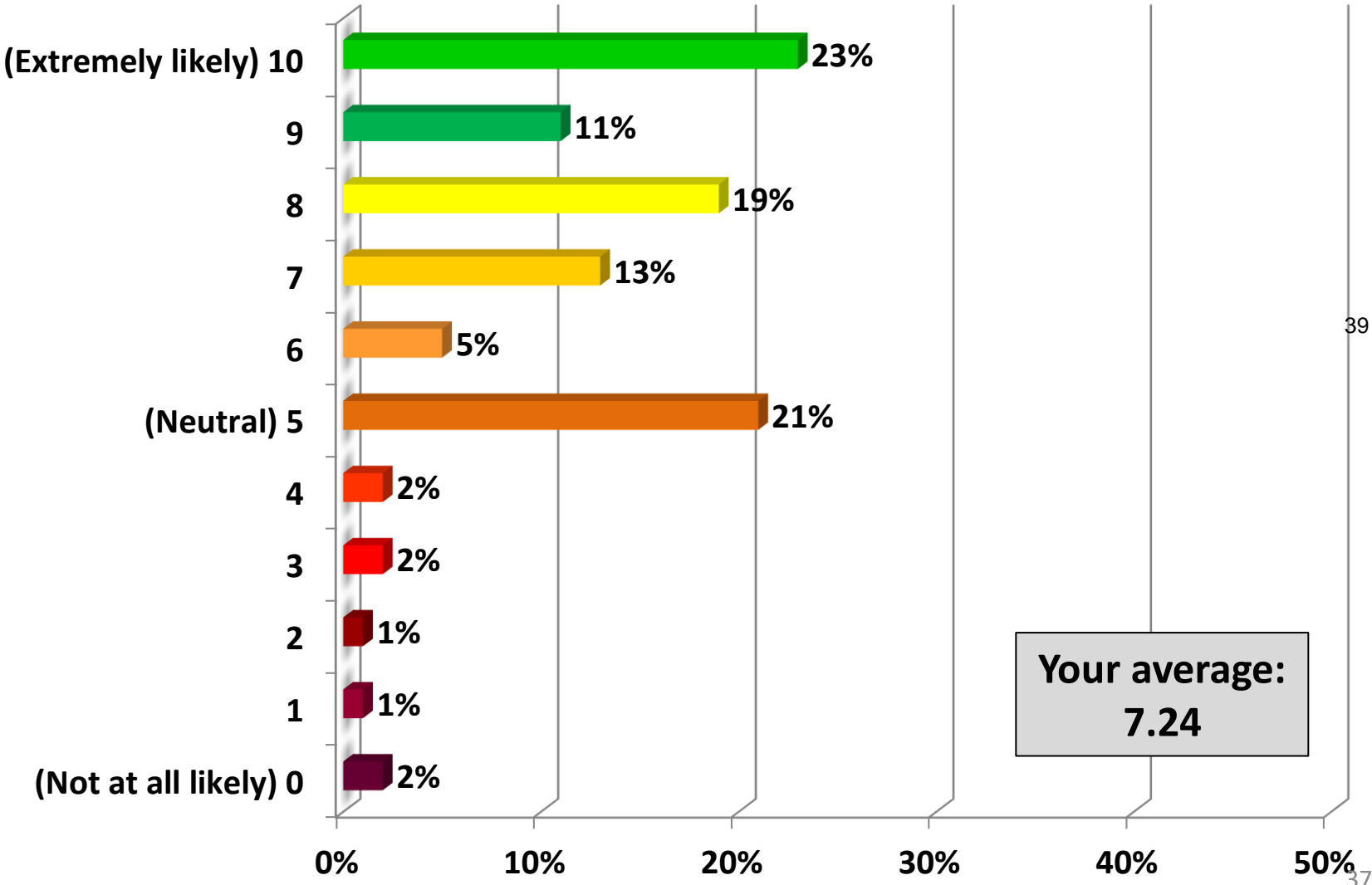
How well are we doing in each of the following areas?

Great (4), Good (3), Fair (2), Poor (1)

Item	Staff	Parents (Non-Staff)	Non-Parents (Non-Staff)
Building pride in the community.	3.36	3.07	2.92 ³⁸
Delivering a high-quality education.	3.31	3.03	2.91
Keeping the public informed.	3.23	3.10	2.83
Managing funds appropriately.	3.05	3.06	2.75 ₃₆

On a scale of 0 – 10, how likely would you be to recommend the District to a friend or family member?

(All Respondents)



Thank you!



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Parent Surveys - Staff Surveys - Student Surveys - Community Surveys
www.schoolperceptions.com
(262) 644-4300

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