

# **WAYZATA PUBLIC SCHOOLS**

Independent School District 284  
Wayzata, Minnesota

## **BOARD OF EDUCATION**

Special Work Session Meeting - June 26, 2013 - 4:00 PM  
District Administration Building, 210 County Rd. 101 N., Plymouth, MN 55447

### **AGENDA**

- |  |   |
|--|---|
| 1. CALL TO ORDER/ROLL CALL                               | 3 |
| 2. ADMINISTRATIVE  |   |
| A. Facilities Discussion - C. Anderson, S. Droegemueller | 4 |
| 3. SCHOOL BOARD  |   |
| 4. ADJOURN   | 9 |

**WAYZATA PUBLIC SCHOOLS**  
**Independent School District 284**  
**Wayzata, Minnesota**

**MISSION**

*Our Core Purpose;*

*The Mission of Wayzata Public Schools is to ensure a world-class education that prepares each and every student to thrive today and excel tomorrow in an ever-changing global society.*

**VISION**

*What We Intend to Create and Experience;*

The Vision of Wayzata Public Schools is to be a model of excellence where all students discover their unique talents, develop a love and tenacity for learning and demonstrate confidence and capacity for success through:

Exceptional Student Learning, Experiences and Relationships:

- High achievement by each and every student – no exceptions, no excuses;
- Content-rich, rigorous and personalized education;
- Meaningful relationships with teachers, staff, mentors and peers in a welcoming, nurturing and safe environment.

Community Trust, Confidence and Partnership:

- Comprehensive learning opportunities meeting diverse learner needs and community aspirations;
- Committed to being the first choice for students and families;
- Maintaining the highest levels of satisfaction and pride by staff, parents and community.

Operational Excellence:

- Attraction, development and retention of exemplary, creative and valued employees;
- Effective and efficient use of time and human, financial and physical resources;
- Culture of continuous improvement and responsive innovation;
- High performing district governance, management and partnerships.

**WAYZATA PUBLIC SCHOOLS**  
Independent School District 284  
Wayzata, Minnesota

**BOARD OF EDUCATION**

**Special Work Session – June 26, 2013**

**AGENDA ITEM:** 1. CALL TO ORDER/ROLL CALL

**COMMENTS BY:** Board Chair Droegemueller

**John Moroz, Board Clerk, will call the roll:**

	<b><u>PRESENT</u></b>	<b><u>ABSENT</u></b>
Ms. Linda A. Cohen	_____	_____
Ms. Susan Hayes Droegemueller	_____	_____
Ms. Susan Gaither	_____	_____
Mr. Jay A. Hesby	_____	_____
Mr. John A. Moroz	_____	_____
Ms. Carter G. Peterson	_____	_____
Ms. Cheryl Polzin	_____	_____
Dr. Chace B. Anderson, Ex Officio	_____	_____

## Considerations Regarding Referendum Timing

	Pros	Cons
NOVEMBER	Old board makes decisions	
	We don't ask voters to come to the polls twice.	Passage could be complicated if it becomes a board election issue
	Construction cost inflation is 5%+. Interest rates have risen. The future of rates is uncertain, but sentiment is that the direction is up. Every year costs us \$5 million.	DRI survey was clear that need wasn't established with the voters. 25% chance of passage. Insufficient time to create demand for the amount we need.
		Consultants all advise against it.
	Can levy for first interest payment (??)	
	High School occupancy Fall 2015	
	Elementary occupancy Fall 2015	
MAY/JUNE	More time for message	Six month of cost inflation = \$2.5 million +
	In 1994 we had an operating levy in the fall and a referendum in the spring.	Approval by new board
		Would need to pay first interest payment with general fund dollars (??)
		Shortly after tax day and receipt of new property tax statement.
		High School occupancy Fall 2016
		Elementary occupancy Fall 2016
FEBRUARY	Bill Morris says no February levy has ever failed	2 trips to the polls in 4 months
	Old board makes decisions	
	Gives 3 more months to market	Only gives 3 more months to market
	High School occupancy January 2015	Elementary occupancy Fall 2016
	Before receipt of property tax statement	
	Compromise on timing, and messaging opportunity. Lower inflation impact.	

**PRELIMINARY INFORMATION - FOR DISCUSSION ONLY**

**Wayzata School District No. 284**

**Estimated Tax Impact of Potential Building Bonds**

June 25, 2013

Description	Elementary School	\$5.50/Mo Tax Impact on Ave. Home Value	\$7.50/Mo Tax Impact on Ave. Home Value	\$110 Million Bond
<b>Bond Issue Amount (Rounded)</b>	<b>\$25,000,000</b>	<b>\$53,225,000</b>	<b>\$72,580,000</b>	<b>\$110,000,000</b>
<b>Additional Debt Service Levy Payable in 2014</b>	<b>\$997,500</b>	<b>\$2,123,678</b>	<b>\$2,895,942</b>	<b>\$4,389,000</b>
<b>Est. Tax Capacity Rate*</b>	0.94%	1.99%	2.72%	4.12%

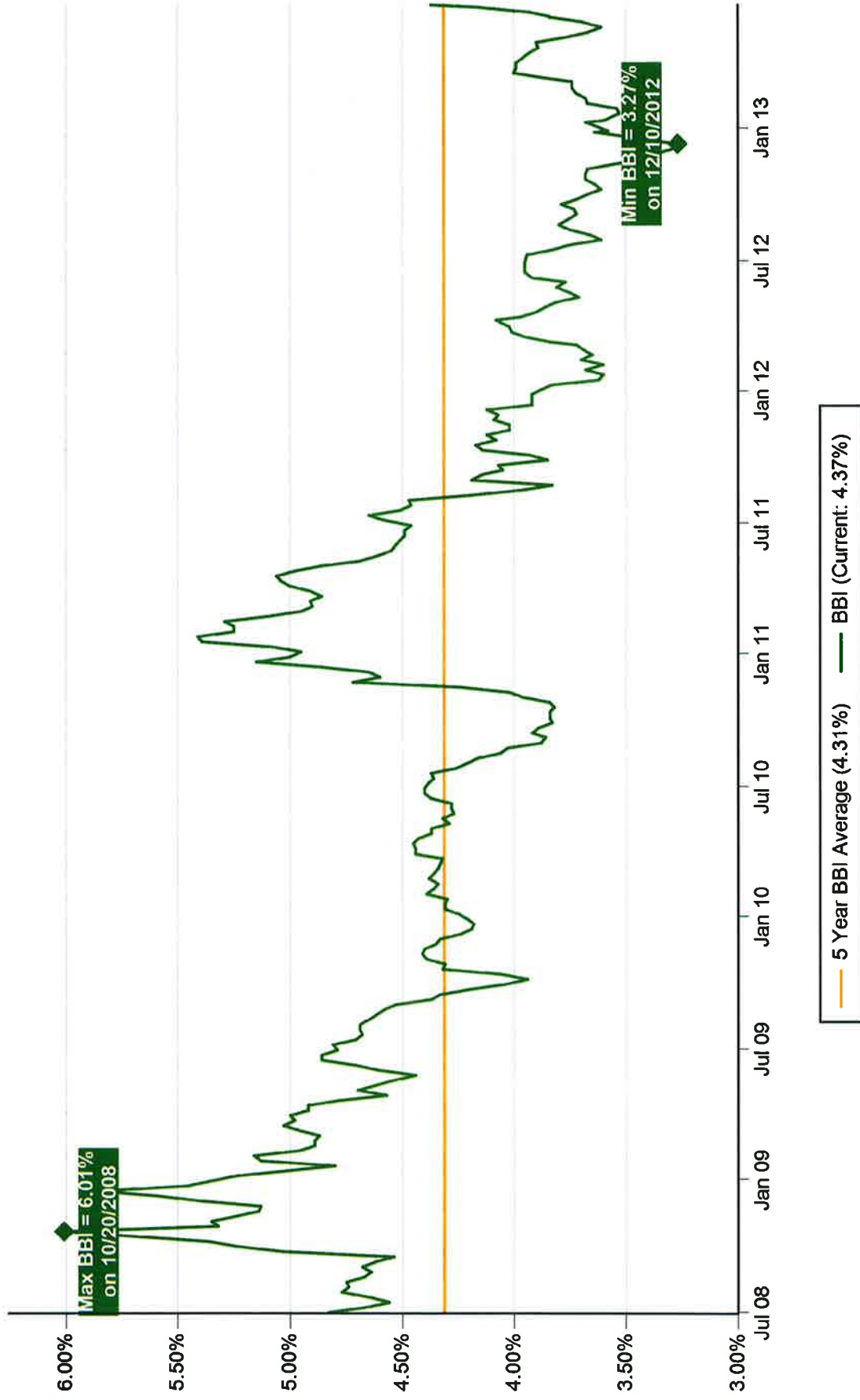
Type of Property	Estimated Market Value				
	\$100,000	\$7	\$14	\$20	\$30
	150,000	12	25	34	52
	200,000	17	36	49	74
Residential	250,000	22	47	64	97
Homestead	300,000	27	58	79	119
	<b>333,900</b>	<b>31</b>	<b>65</b>	<b>89</b>	<b>135</b>
Median estimated market value of homes	350,000	32	69	94	142
	400,000	37	80	108	164
	450,000	42	90	122	185
	500,000	47	100	136	206
	600,000	59	125	170	258
	700,000	70	150	204	309
	800,000	82	174	238	361
	900,000	94	199	272	412
	1,000,000	105	224	306	464
	2,000,000	222	474	646	979
	\$200,000	\$19	\$41	\$56	\$84
Commercial/Industrial +	500,000	55	116	158	240
	750,000	84	179	244	370
	1,000,000	114	242	330	500
	2,000,000	232	493	672	1019
	\$150,000	\$18	\$37	\$51	\$77
Apartments and Residential Non-Homestead	300,000	35	75	102	155
	500,000	59	125	170	258
(2 or more units)	1,000,000	117	249	340	515

\* The figures in the table are based on school district taxes for the potential new bond issue only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the state Property Tax Refund ("Circuit Breaker") program. Some owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for a number of property owners.

+ For commercial-industrial property, the estimates above are for property in the City of Wayzata. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different, due to the varying impact of the Twin Cities Fiscal Disparities program.

# 5 YEAR TREND IN MUNICIPAL BOND INDICES

## Weekly Rates June, 2008 - June, 2013



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.





**PHASE III: SECONDARY CAPACITY / EDUCATIONAL ADEQUACY (BOND REFERENDUM FEBRUARY 2014)  
BUDGET SCOPE WORKSHEET**

	2012-2013 Scope Considerations	May 21, 2013 Recommended Scope	June 3, 2013 Board Scope	Facilities Committee Recommendation
<b>A. Capacity Needs:</b>				
1. HS Core Size: Cafeteria / Auditorium lobby / Commons	\$8.2 mil	\$8.2 mil	\$8.2 mil	\$8.2 mil
2. Additional HS Classroom Capacity 500 additional students (total cap. 3,700)	\$15.7 mil	\$15.7 mil	\$15.7 mil	\$15.7 mil
• Classrooms (8 classrooms / 8 labs)/ Support Spaces				
3. HS Additional 400 Student Capacity (total cap 4100)	\$10.3 mil	\$10.3 mil	\$10.3 mil	\$10.3 mil
4. HS Music / Performance Capacity	\$2.395 mil	\$2.395 mil	\$2.395 mil	\$4.395 mil
5. HS P.E. / Co-Curricular Capacity				
• (2) Multi-purpose spaces / (2) Locker Rooms	\$7.475 mil	\$7.475 mil	\$7.475 mil	\$7.475 mil
• Gymnasium (2 Stations)	\$5.8 mil	\$5.8 mil	\$5.8 mil	----
• (1) Multipurpose / P.E.				\$2.295 mil
6. Capacity: Additional Land Adjacent to High School Campus (Portion of Former Elm Creek Golf Course – 36 Acres)	\$7.4 mil	\$7.4 mil	\$7.4 mil	\$7.4 mil
7. Capacity/Safety: Another Site Entrance to High School / Roadways	\$1.75-\$2.95 mil	\$2.95 mil	\$2.95 mil	\$2.95 mil
8. Capacity: Expanded Parking / Relocation of Tennis, etc. (566 Additional Stalls)	\$3.6 mil	\$3.6 mil	\$3.6 mil	\$3.6 mil
9. Capacity: Development of New Fields / Replace Lost Fields	\$2.4 mil	\$2.4 mil	\$2.4 mil	\$2.4 mil
10. MS Capacity (Reallocate/remodel CMS space)	\$2 - \$3 mil	\$3 mil	\$3 mil	Alt. F/Cap.
11. Move adults out of CMS (to WHS Additional: Temporary)				
12. Then move adults out of WHS (New Admin space elsewhere)	\$6 - \$7 mil	Future/TBD	Future/TBD	Future/TBD
13. Locker Room Upgrades at Central Middle School	\$1.75 - \$2 mil	\$2 mil	\$2 mil	Alt. F/Cap.
14. Parking/Entrance: MS/Family Learning Center	\$300k- \$500k	\$500	\$500	Alt. F/Cap.
15. Future Elementary Land (Assume purchase 23 Acres useable)	\$4.2 mil	\$4.2 mil	\$4.2 mil	\$4.2 mil
16. New Elementary (not including land)	\$17.5 - \$21.4 mil	\$21.4 mil	\$21.9 mil	\$21.9 mil
<b>SUBTOTAL</b>		<b>\$97.32 mil</b>	<b>\$97.82 mil</b>	<b>\$90.815 mil</b>
<b>B. Districtwide Infrastructure Needs:</b>				
1. Improved Greeter/Secure Entrances				
• Elementary Schools (match Oakwood/Gleason Lake Model)	\$300K	\$300K	\$300K	\$300K
• Security Systems Upgrade	\$1.25 mil	\$1.25 mil	\$1.25 mil	\$1.25 mil
• Middle Schools (match Elementaries)	\$2.875 mil	\$2.875 mil	\$2.875 mil	\$2.875 mil
2. Energy Savings Upgrade Opportunities (Leverage Alt. Facilities)	\$6.0 - \$8.4 mil	\$8.4 mil	\$6.235 mil	\$4.0 mil
3. Technology Infrastructure and Fiber Optic Redundancy	\$3.4 mil	\$3.4 mil	\$3.4 mil	\$3.4 mil
<b>SUBTOTAL</b>		<b>\$16.225 mil</b>	<b>\$14.06 mil</b>	<b>\$11.825 mil</b>
<b>C. Preparedness Needs: 21<sup>st</sup> Century Learning</b>				
1. Districtwide Media Center Retrofits				
• Elementary Schools (match Oakwood Model)	\$2.4 - \$3.0 mil	\$3.0 mil	\$3.0 mil	Future/TBD
• Middle Schools	\$2.8 - \$3.5 mil	\$3.5 mil	\$3.5 mil	Future/TBD
• High School	\$1.4 - \$2.4 mil	\$2.4 mil	\$2.4 mil	Future/TBD
2. Enhance Instruction: Districtwide Classroom Retrofits				
• Classroom Furniture	\$5.2 - \$6.5 mil	\$3.0 mil	\$3.0 mil	\$2.0 mil HS only
• Classroom Technology	\$2.0 mil	\$2.0 mil	\$2.0 mil	Tech Levy
<b>SUBTOTAL</b>		<b>\$13.9 mil</b>	<b>\$13.9 mil</b>	<b>\$2.0 mil</b>
<b>D. Facility Upgrades for Excellence</b>				
1. High School Music / Performance Expansion / Small Theatre	\$8.665 mil	\$8.6 mil	\$8.6 mil	See Music
2. Extended Use Synthetic Grass (3-4 fields at High School)	\$2.0 mil	Partnership	\$2.0 mil	Partnership
3. Light existing Fields (2-3 practice fields?)	\$250k	Partnership	\$250K	Partnership
4. High School Stadium Bathrooms	\$475k	See Perform	\$475K	----
5. High School Gymnastics Needs/Additional M.S. Gym Station	\$2.295 mil	Addn	\$2.295 mil	See P.E.
6. High School Baseball Improvements		Future/TBD	\$600K	Partnership
<b>SUBTOTAL</b>		<b>\$8.6 mil</b>	<b>\$14.22 mil</b>	
<b>E. Future Capacity Needs:</b>				
1. Additional Elementary Capacity				
• More Additions	\$3.5 - \$4.2 mil	Future/TBD	No	No
<b>SUBTOTAL</b>				
<b>GRAND TOTAL</b>	<b>\$141.78 - \$155.83 mil</b>	<b>\$136.045 mil</b>	<b>\$140.00 mil</b>	<b>\$104.64 mil</b>
<b>F. Technology Needs:</b>				
1. Technology Levy				\$2.6 mil (annual levy not in totals above)



**SCHOOL BOARD INTERNAL WORKING DOCUMENT**

**SCHEDULE FOR VOTER APPROVED FUNDING**

**February 2014 Bond Election**

**Facilities Committee of the Board**

Board Work Session

**Board Finalize Proposal (Regular Board Meeting)**

**September 10, 2013**

Authorize Review and Comment Submittal to MDE

September 10, 2013

Submit Review and Comment to MDE  
(60 + 20 days)

Submit December 7, 2013 (or before)

Adopt a Formal Resolution  
(74 days before election)

December 12, 2013  
(on or before)

Furnish Ballot to County Auditor  
(74 days before election)

December 12, 2013  
(on or before)

District Information/Campaign

September – February

Community Survey (#3)

January/ Early February 2014

Publish Review and Comment  
(20 days before election)

Weeks of January 20 and 28

Publish (2) Election Notices

February 11 and February 18

**Referendum Vote: Bond and Levy (Revoke and Renewal)**

**February 25, 2014**

HS Project Design Begins (duration 10-12 months)

Spring 2014

HS Site Construction Begins

Fall 2014

HS Construction Begins

Spring 2015

HS Construction Phase I: Classroom/Cafeteria Complete  
(Construction = 12 months)

December 2015

**Occupancy**

**January 2016**

HS Phase II Complete (Construction = 18 months)

April 2016

**Occupancy**

**May 2016**

Elementary Design Begins

Fall 2014

Elementary Construction Begins

Spring 2015

Elementary Complete (Construction = 12 months)

Summer 2016

**Occupancy**

**September 2016**

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**BOARD OF EDUCATION**

**Special Work Session – June 26, 2013**

**AGENDA ITEM: 4. ADJOURN**

**COMMENTS BY: Board Chair Droegemueller**

If there is no additional business before the School Board, the Chair will call for a motion to adjourn the meeting.

Motion by: \_\_\_\_\_ Yes \_\_\_\_\_ Passed \_\_\_\_\_

Second by: \_\_\_\_\_ No \_\_\_\_\_ Failed \_\_\_\_\_

Abstentions \_\_\_\_\_