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WEST BRANCH CSD

Vision: A Future Focused
Community of Learners

Mission: Preparing Students to Live
and Learn with Passion and Purpose

Destination: All Students will be
Career and College Ready

West Branch CSD

Ballot: Tuesday, February 7, 2017

On Tuesday, February 7, 2017, a vote will be held in the West Branch Community School District for the purpose of making a decision to provide funding to complete Phase III components of the District's 15 Year Master Facilities Plan. With voter approval, the construction would create a two-building, two campus school district.

Satellite Vote

Satellite Voting Opportunities: (see absentee ballot information on page 8)

Saturday, January 14, 2017	Tuesday, January 31, 2017
West Branch High School	West Branch High School
Show Choir Event	Home Basketball Games
11:00 a.m.-7:00 p.m.	4:00 p.m.-8:00 p.m.



A 6-12 JUNIOR-SENIOR HIGH SCHOOL THAT FEATURES...

A new high-security academic entrance and new main office, 700 seat school/community performing arts auditorium, a nine classroom and collaboration space addition to support middle school students, a new high school commons, new band and vocal music classrooms, four flexible classroom spaces, T.E.A.L. (Technology Enhanced Active Learning) studios and labs, a new full-service kitchen, new booster/community concession stand, new ADA compliant restrooms, new special education classrooms and support features, new athletic training and physical therapy support room, a new parking lot complete with drop off and pick up lanes aligned to recently completed parking lot expansion and the completed (July, 2017) emergency vehicle lane. The new Junior-Senior High School will accommodate an enrollment of between 650 to 700 students with an opening 6-12 enrollment expected to be slightly over 500 students.

A PK-5 HOOVER ELEMENTARY SCHOOL THAT FEATURES...

A new high-security main office and academic entrance, five new core instruction classrooms (two new preschool classrooms complete with restrooms, storage and coat room), a new large music classroom, a relocated art studio and kiln room, new teachers' lounge and a new parents/visitors parking lot complete with drop-off and pick-up lanes. The new parking lot will be constructed on the site of our current middle school upon demolition. The new parking lot addresses serious safety concerns on Oliphant Street and converts Oliphant Street into a buses and district vehicles only lane. Note: The plan will provide two additional "flex-use" classrooms to support future growth.





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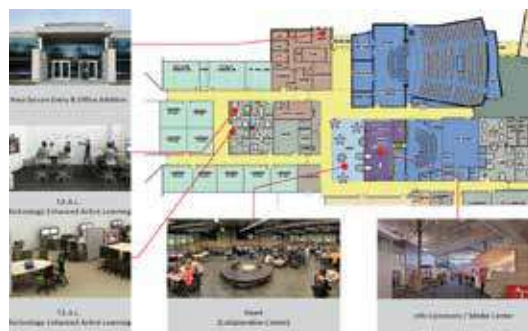
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Junior–Senior High School (Grades 6-12)

1. Enhanced security designs that compartmentalizes the building zones with a single academic entry point during instructional hours.
2. Flexible, innovative, technology-enhanced learning environments designed to support individual and large group collaboration and innovation.
3. Nine modern junior high core instruction classrooms with access to multiple STEM (Science, Technology, Engineering and Math) learning labs and collaborative, innovative learning spaces.
4. Energy efficient design through the removal of old HVAC system.
5. Open design features that promote student interactions and social growth.
6. 700 seat state-of-the-art performing arts auditorium with a full-fly stage and well-appointed acoustical tuning and lighting systems.
7. Modern library with flexible student collaboration and study space.
8. Spacious commons for event gathering and serves as additional instructional space.
9. Secure performance arts entry with academic classroom restrictions.
10. Full service serving kitchen / nutrition center with truck delivery door.
11. New full service concession stand with storage.
12. Shared Booster and Fine Arts concessions stand.
13. Triples current instructional spaces for musical instruction.
14. New ADA family and individual restroom facilities.
15. Durable, lasting construction for long term and future growth.





West Branch Administration



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Hoover Elementary School (Grades PK-5)

1. Five new elementary classrooms (three grade level classroom, two preschool classrooms) with self-contained coat room, storage and restrooms.
2. New musical instruction classroom.
3. Relocated art instruction classroom with kiln room.
4. 5th grade elementary students return to Hoover Elementary School.
5. Centrally located main office with heightened security features and single entry during instructional hours.
6. New student drop-off/pick-up and visitor parking lot created with demolition of middle school.
7. Design creates two flex classrooms for future growth and re-organization needs.
8. Small concession for Hoover gym events.
9. Buses only lane on Oliphant Street (separates buses and cars from children).
10. Redesigned playground spaces.





Exterior Designs

West Branch High School
View from new entry aligned
to Meadows addition



View of high school
academic entry



View of new middle school
classrooms and performing
arts auditorium entry



Hoover Elementary School
View from Oliphant Street
- Buses only (current
breeze way area)



View of Hoover
Elementary School's
academic entry during
instructional hours





West Branch CSD

High School

Room	Quantity	Sq Footage	Total SF
Learning Studio	6	815	4,890
Learning Studio	3	860	2,580
Small Group	1	580	580
Storage (classroom)	1	200	200
Collaboration	1	2,870	2,870
Student Commons	1	8,130	8,130
Kitchen	1	2,385	2,385
Small Group	1	740	740
Storage (table)	1	550	550
Concessions	1	670	670
Restrooms	1	620	620
Vestibule	2	250	500
Auditorium Vestibule	1	680	680
Auditorium	1	5,850	5,850
Stage	1	3,315	3,315
Set Shop	1	555	555
Stage Storage	1	640	640
Green Room	1	300	300
Uniforms	1	250	250

New Office Addition			
Reception	1	880	880
Conference	1	340	340
Office	2	200	400
Office	2	160	320
T.O.	1	40	40
Files	1	100	100

High School Total 38,385

Renovated Areas			
Vocal Music	1	1,730	1,730
Practice room	total	380	380
Vocal Storage	total	350	350
Office	3	134	402
Band Room	1		2,000
Band Storage	total		625
Info Commons	1		1,768
Heart	1		2,100
Storage	1		304
Studio/Science	1	800	800
Labs	1	1,027	1,027
Storage	1	65	65
Special Ed	1		1,300
Teal Classroom	4	612	2,448

Renovation Total 15,299

Elementary

Room	Quantity	Sq Footage	Total SF
Vestibule	1	110	110
Stair	1	1,115	1,115
Cirulation	1	2,290	2,290
Music	1	1,430	1,430
Second Grade	3	720	2,160
Small Group	1	240	240
Elevator	1	80	80
Storage	1	145	145
Restrooms	1	530	530
Office	1	1,050	1,050
Vestibule	1	310	310
Cirulation	1	2,230	2,230
Storage	1	170	170
Breakroom	1	630	630
Storage	1	115	115
Pre-K	1	1,190	1,190
Pre-K	1	1,050	1,050
Coats	1	140	140
Restrooms	2	50	100

Elementary Total

15,085





Frequently Asked Questions

How much is the referendum?

The referendum is for \$19,110,000 to support the identified goals of the project targeted around the needs of current and future students, as well as, to support community needs in the future. The District will also borrow approximately two-million against its Physical Plant and Education Levy (PPEL) and Sales and Services Infrastructure Levy (1 Cent Levy) to complete the project.

Why is the district in need of this project and what are the benefits to students, staff and the community?

- 1) Safety: The district's current buildings and grounds do not meet 21st Century safety and security needs.
- 2) Career and College Preparation: The district's teaching and support staff is attempting to implement 21st Century teaching and learning strategies, as well as, modern career and college-prep curricula in thirty-five to fifty year old facilities. The district's current facilities do not allow for needed collaborative, innovative learning spaces or for the reconfiguration of classroom spaces as this construction design will provide. A two-building, (PK-5 and 6-12) design would create an positive academic impact due from improved building designs that support cross-curricular collaboration.
- 3) Extra-Curricular Benefits: A (700 seat) community and district performing arts auditorium will provide needed support. The current 300 seat auditorium is not used for graduations. Most vocal and instrumental concerts are held in the gyms to accommodate seating needs. School plays require three or four presentations to meet attendance needs. School academic honors and awards ceremonies often require parents and guests to stand outside of the auditorium. The 700 plus seat auditorium will be used for elementary concerts as well. The state of the art performance hall will feature well-appointed, modern sound, lighting and acoustical components and a full-fly stage. A new trainer / physical therapy and ice room will be completed for athletic needs as well.
- 4) Enrollment Support: The new construction meets current enrollment realities, while positioning the district for future enrollment increases. The district's current enrollment is 775. The two-building concept would support a PK-12 enrollment of between 850 and 900.
- 5) Financial Management: The district will make its final G.O. bond payment on the elementary building's geothermal system in June, 2018 (-\$1.07). A bond of \$3.50 per \$1,000 of assessed valuation coupled with the reduction of a \$1.07 for the elimination of the elementary school's GO Bonds, equates to a \$2.43 increase. Construction costs are increasing at 5% to 8% per year. FYI - A 5% increase in construction costs per year takes a 20 million dollar project to over 27 million in six years. Do we want to wait? The cost of borrowing now is at historic lows.

Did all the members of the Board of Education support this plan?

Yes. Board members voted 5-0 in favor. All members of the board were involved in an analysis of data ranging from: stakeholder input, building designs and assessment and financial assessments. Piper Jaffray, Struxture Architects and HBK Engineering provided the professional assessment and planning data. Board members attended over 25 facilities meetings, including multiple, posted and open to the public, Board Work Sessions. Finally, the Board was presented with a "facilities ballot petition." The petition contained the signatures of over 120 residents thus requiring the Board to request that the Cedar County Auditor place the ballot measure before eligible voters living in the West Branch Community School District.

Why are there two questions on the ballot?

All school General Obligation bond issues require one ballot question which approve or rejects a maximum borrowing amount and a brief project description. For project scopes that require a borrowing amount that is larger than what a \$2.70 tax levy will repay there is a required second ballot question which gives permission (or denies permission) to tax at a higher levy rate than \$2.70/\$1000 taxable valuation, but not to exceed established rate (\$3.50/\$1000 in our case - minus \$1.07) or in some cases, \$4.05 limit. The measure requires 60% approval on both questions.

If the referendum passes, how much will property taxes increase?

The Board has established a \$3.50 per \$1,000 of assessed valuation; however, the District will pay-off the remainder of the Hoover Elementary School's geothermal project in June of 2018. This equates to a \$2.43 school levy increase or about \$21 a month for a resident in a home assessed at around \$200,000. Bonds would be issued over a twenty year period of time. Please also reference the "Tax Impact Summary" included in this information flyer. Note: School property taxes are impacted by enrollments, legislative and Governors' established budgets, assessed valuations and special education funding shortfalls and changes in assessed valuations. The school district and members of the school board have limited control over these factors.

If the bond referendum is passed, can the list of construction projects be changed?

No, it cannot be changed. The district is obligated to construct only the projects that are specified.

What happens if the construction bids come back higher than the \$19,110,000?

The West Branch Board of Education has two options if bids for construction projects come back higher than the amount allowed by the bond referendum:

- 1) Direct architects and engineers to review and critically analyze the construction plans to try and discover ways to make the project more economical without sacrificing quality.

- 2) Allocate additional district resources like sales tax and PPEL funds toward the construction to make up the difference.

What is the history of facilities improvement planning process?

- 1) 2011-2012: The Board of Education and Mr. Hatfield, new superintendent of schools' goal setting process, members of the board asked Mr. Hatfield to facilitate the development of a 15-Year (phased-in) District Master Facilities Plan to serve as a guide for short and long-term facilities.
- 2) 2012-2016: (15) Posted, open to the public, School Improvement Advisory (SIAC) and Facilities Advisory Committee (FAC) meeting held for information, input and assessment data reviews. In 2013, architects held community member input meetings on facilities. The SIAC and FAC teams analyzed and prioritized the data from 117 stakeholder surveys. In the fall of 2015, members of the West Branch CSD's music department, administrators and board members toured CCA's performing arts center, Tipton's remodeled auditorium and Cedar Rapids Prairie's new performing arts auditorium. In the spring of 2016 board members, administrators, elementary, middle and high school staff members, parents and students toured newly constructed schools in Waterloo, Waverly-Shell Rock and Aplington-Parkersburg.
- 3) Community Forums: On November 28, 2016, the Board and administrative team hosted a information and sharing forum on the facilities and bond referendum plans. **The next community forum is scheduled for Wednesday, January 25, 2017, 6:30 PM., at WBHS.*

What is the proposed timeline?

- (Assuming) Bond issues passes on February 7, 2017
- Proceed with final design development with stakeholders & finalizing of bid documents by June 2017
- Receive bids in July 2017
- Construction would start Aug/Sept., 2017
- Construction remaining 2017, all of 2018 and all construction completed & occupancy by Fall, 2019
- Remodeling work summers of 2018 & 2019

Is the Emergency Vehicle Lane project or the Architect, Construction, Engineering (ACE) multi-use facility, located on the east side of the high school, part of the bond?

No. These projects are being funded by current PPEL and SAVE dollars. A portion of the ACE multi-use building is dependent on mentoring and fundraising support. The projects are aligned to the possible new construction and with the City of West Branch and the Meadow's Addition's future roads and planning processes.



SUMMARY TAX IMPACT

West Branch Community School District, Iowa

Potential New Max Debt Service Levy Rate: \$3.50000
 Minus Existing Bond Levy Rate Levied: -\$1.07043
 Potential Increase in D/S Levy Rate: \$2.42957

* Any suggested tax increase (a) is only an estimate, and (b) does not include any change upward or downward in tax rates that your City, County and Community College may cause to their budgets in any given fiscal year.

1/1/2015 Assessed Value*	1/1/2015 Rollback	Taxable Value	Less Homestead Credit**	Net Taxable Value	Est. Tax Rate Change per \$1,000	Change in Annual Tax Payment	Change in Tax Payment per Month
Residential Property							
\$25,000 x	55.6259% =	\$13,906 -	\$4,850.00 =	\$9,056 x	\$2.42957 =	\$22.00	\$1.83
\$35,000 x	55.6259% =	\$19,469 -	\$4,850.00 =	\$14,619 x	2.42957 =	\$35.52	\$2.96
\$40,000 x	55.6259% =	\$22,250 -	\$4,850.00 =	\$17,400 x	2.42957 =	\$42.28	\$3.52
\$60,000 x	55.6259% =	\$33,376 -	\$4,850.00 =	\$28,526 x	2.42957 =	\$69.30	\$5.78
\$75,000 x	55.6259% =	\$41,719 -	\$4,850.00 =	\$36,869 x	2.42957 =	\$89.58	\$7.46
\$90,000 x	55.6259% =	\$50,063 -	\$4,850.00 =	\$45,213 x	2.42957 =	\$109.85	\$9.15
\$100,000 x	55.6259% =	\$55,626 -	\$4,850.00 =	\$50,776 x	2.42957 =	\$123.36	\$10.28
\$125,000 x	55.6259% =	\$69,532 -	\$4,850.00 =	\$64,682 x	2.42957 =	\$157.15	\$13.10
\$150,000 x	55.6259% =	\$83,439 -	\$4,850.00 =	\$78,589 x	2.42957 =	\$190.94	\$15.91
\$200,000 x	55.6259% =	\$111,252 -	\$4,850.00 =	\$106,402 x	2.42957 =	\$258.51	\$21.54
Multi-residential (Apartment, Nursing, etc.)gradually Grandfathering down to "Residential" rollback in 2022							
\$75,000 x	86.2500% =	\$64,688 -	0 =	\$64,688 x	2.42957 =	\$157.16	\$13.10
\$150,000 x	86.2500% =	\$129,375 -	0 =	\$129,375 x	2.42957 =	\$314.33	\$26.19
Commercial Property							
\$25,000 x	90.0000% =	\$22,500 -	0 =	\$22,500 x	2.42957 =	\$54.67	\$4.56
\$30,000 x	90.0000% =	\$27,000 -	0 =	\$27,000 x	2.42957 =	\$65.60	\$5.47
\$40,000 x	90.0000% =	\$36,000 -	0 =	\$36,000 x	2.42957 =	\$87.46	\$7.29
\$50,000 x	90.0000% =	\$45,000 -	0 =	\$45,000 x	2.42957 =	\$109.33	\$9.11
\$60,000 x	90.0000% =	\$54,000 -	0 =	\$54,000 x	2.42957 =	\$131.20	\$10.93
\$75,000 x	90.0000% =	\$67,500 -	0 =	\$67,500 x	2.42957 =	\$164.00	\$13.67
\$100,000 x	90.0000% =	\$90,000 -	0 =	\$90,000 x	2.42957 =	\$218.66	\$18.22
\$150,000 x	90.0000% =	\$135,000 -	0 =	\$135,000 x	2.42957 =	\$327.99	\$27.33
Agricultural Property (land only on a per acre basis)*							
\$2,200 x	46.1068% =	\$1,014 -	0 =	\$1,014 x	2.42957 =	\$2.46	\$0.21
\$2,400 x	46.1068% =	\$1,107 -	0 =	\$1,107 x	2.42957 =	\$2.69	\$0.22
\$2,690 x	46.1068% =	\$1,240 -	0 =	\$1,240 x	2.42957 =	\$3.01	\$0.25
\$2,900 x	46.1068% =	\$1,337 -	0 =	\$1,337 x	2.42957 =	\$3.25	\$0.27
\$3,100 x	46.1068% =	\$1,429 -	0 =	\$1,429 x	2.42957 =	\$3.47	\$0.29

PiperJaffray

REALIZE THE POWER
OF PARTNERSHIP.

- Assessed Value IS NOT "Market Value"...Assessed Value is determined by County Assessor while Market Value is determined by the open real estate marketplace. Market Value plays no role in determining taxable value or property tax dollars.
- Homestead Credit may vary from County to County
- Farm Buildings Are Assessed with the Agriculture Property ROLLBACK
- Ag Property will pay the school levy, but will pay a different CITY levy than Residential Property if the land is within City limits.
- Within CITY limits Ag Property pays the Ag Levy (likely near the maximum rate of \$3.00375) and NOT the City Levy....but, does still pay all school levies, including PPEL and Debt Service. The farm home pays the entire levy just as any other home within City limits, except the City levy is replaced with the County levy.

AG LAND EXAMPLE:

Actual Average 1/1/2015 Taxable Valuation of 1 Acre of
 Ag Land in Cedar County = \$2,690

Incorrect way to do it.....

I'm a farmer and I know I can sell my land for \$8,000 per acre. Thus, since we are talking about 1,000's of dollars in value I would divide that by 1,000 to get 8, and then multiply the 8 x tax increase = 8 x \$2.43 = \$19.44 per acre increase = my 500 acres x \$19.44 = a total tax increase to me of \$9,720 per year.

Correct way to do it.....

I'm a farmer and I looked at my recent tax bill to find the ASSESSED VALUE OF MY LAND is \$2,690/acre. Thus, according to the chart above I would take \$3.01 x my 500 acres = \$1,505 tax increase per year.

WHILE \$1,505 IS STILL A TAX INCREASE...IT IS NOWHERE AS SIGNIFICANT AS THE INCORRECT CALCULATION OF \$9,720/YEAR.



VOTING INFORMATION

Special Election

Tuesday, February 7, 2017

Polls Open

7:00 AM - 8:00 PM

Polling Locations

City of West Branch
Community Hall
205 Main E. Street

Satellite Vote

Satellite Voting Opportunities:

Saturday, January 14, 2017

West Branch High School
Show Choir Event
11:00 a.m.-7:00 p.m.

Tuesday, January 31, 2017

West Branch High School
Home Basketball Games
4:00 p.m.-8:00 p.m.

To vote you must be 18 years old
and a resident of the West Branch
Community School District.

Eligible voters living in the West Branch Community School District
may request an absentee ballot by utilizing this link:*

<http://www.cedarcounty.org/electionschool.htm>

Absentee ballots are available now.

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Procedural Officials
Initiate

**SAMPLE
BALLOT**

**Official Ballot
Special Election
West Branch Community School District
Cedar County, Iowa
Tuesday, February 7, 2017
WEST BRANCH**

Carrie Mitta
Dan Clark
County Clerk of Elections

INSTRUCTIONS TO VOTERS: To vote, fill in the oval(s) completely next to your choice, like this: ●

NOTICE TO VOTERS: To vote to approve any question on this ballot, fill in the oval in front of the word "Yes". To vote against a question, fill in the oval in front of the word "No". Do not cross out. If you change your mind, exchange your ballot for a new one.

Public Measure A

SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED?

Shall the Board of Directors of the West Branch Community School District in the Counties of Cedar and Johnson, State of Iowa, be authorized to contract indebtedness and issue General Obligation Bonds in an amount not to exceed \$19,110,000 to provide funds to build, furnish and equip an addition to (including an auditorium addition) and remodel, repair and improve the high school facility and improve the site therefore, and to build, furnish and equip an addition to and remodel, repair and improve the elementary facility and improve the site? The project includes the demolition of the current middle school to support elementary school and event parking.

☐ YES

☐ NO

Public Measure B

SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED?

Shall the Board of Directors of the West Branch Community School District in the Counties of Cedar and Johnson, State of Iowa, be authorized to levy annually a tax exceeding Two Dollars and Seventy Cents (\$2.70) per Thousand Dollars (\$1,000), but not exceeding Three Dollars and Fifty Cents (\$3.50) per Thousand Dollars (\$1,000) of the assessed value of the taxable property within said school corporation to pay the principal of and interest on bonded indebtedness of said school corporation, it being understood that the approval of this proposition shall not limit the source of payment of the bonds and interest, but shall only operate to restrict the amount of bonds which may be issued?

☐ YES

☐ NO

*The facilities ballot requires 60% approval on both questions to formally pass.