Northwood-Kensett COMMUNITY SCHOOL DISTRICT

2017 Referendum Fact Sheet

REINVEST.
REBUILD.
REVITALIZE.

A STRONG COMMUNITY FOR STRONG SCHOOLS

VOICE YOUR VOTE Sept. 12 2017

Frequently Asked Questions

Q: How much is the referendum for?
A: $5,900,000

Q: If the referendum for $1.25 passes, how much will property taxes increase?
A: The School District tax would increase 35 cents per $1,000 of net taxable value. The 35 cent increase is based on the rate of increase from what you are currently paying in property taxes.

Q: Will property taxes go down if the referendum fails?
A: Yes. This is because the previous 90 cent bond is now retired.

Q: What is the average tax rate of school districts across Iowa?
A: $13.67

Q: What will our total school tax rate be if the referendum passes?
A: Approximately $12.73

Q: What is needed for the referendum to pass?
A: Bond referendums need 60% of the votes cast to be "yes" in order to pass. In recent years, multiple school bond referendums in Iowa have been decided by fewer than three votes. This demonstrates that everyone's opinion and vote is important.

Q: Who can vote on the referendum?
A: You must be a resident living in the district, at least 18 years of age, and a registered voter.

Q: What construction projects will be funded by the bond referendum?
A: Heating, Ventilation, and Air Conditioning at the Secondary Building, and the construction of a new Industrial Tech/Agriculture Building will be funded. The funds will also be used to tear down and dispose of the old Industrial Tech/Agriculture Building and create a new parking lot.

Q: If the referendum is passed, can the list of construction projects be changed?
A: No, it cannot be changed — the district is obligated to construct only the projects that are specified in the referendum.

Q: What happens if the construction bids for the project come back higher than estimates?
A: There are two options available. One option is to direct the architects and engineers to review and reanalyze the construction plans and try to discover ways to reduce costs. The other is to allocate funds from the one cent sales tax and the physical plant and equipment levy — which will delay other planned projects and delay other large equipment purchases such as buses.

Q: How will the referendum benefit academics?
A: The new HVAC system will provide a better learning atmosphere by regulating seasonal room temperature changes and by providing air conditioning to create a more comfortable and productive learning environment. A new Industrial Tech/Agriculture Building will provide an enhanced learning environment for these programs by improving air quality and overall safety.

Q: If the new Industrial Tech/Agriculture Building is built in the proposed area, will parking be reduced?
**A:** No. We will construct a new parking lot where the current Industrial Tech/Agriculture Building sits. According to the plans, we will add a few more parking spaces.

Q: How will this construction project improve safety for our students?
A: By attaching the Industrial Tech/Agriculture Building to the existing building, we will be able to lock all exterior doors during the school day. This will require all visitors to be buzzed in via a camera system before entering the building.
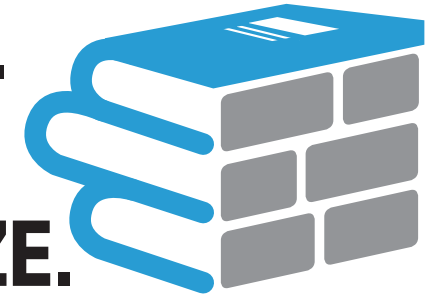
Election Date

- **September 12, 2017**
- Dates for Public Meetings
  - **August 22:** Kensett City Hall, 7:00 p.m.
  - **August 29:** Northwood-Kensett Jr./Sr. High School, 7:00 p.m.
  - **September 5:** Corner Post, 7:15 a.m.

Absentee Voting

- Open August 3, 2017
- Must request ballot from Worth County Auditor's Office
  - Can be done in person or on-line
  - Office Hours: Mon-Fri 8 a.m. - 4 p.m.
  - http://www.worthcounty.org/pView.aspx?id=2078&catid=25

VIKINGS NORTHWOOD·KENSETT

Scope of the Project

The Northwood-Kensett Community School District is proposing a $5,900,000.00 General Obligation Bond to replace the secondary building heating and ventilation, add air conditioning, and rebuild the Industrial Technology and Agriculture building. The current heating and ventilation system is 55 years old and operates at approximately 45% efficiency. The Industrial Tech and Agricultural Building is 45 years old and was built as a temporary building in 1972 — to last for ten years as a short-term solution.

Replacement of the heating system would consist of changing the system from steam to hot water. The new boilers would be considerably smaller and as high as 90% efficient. We will also be upgrading the ventilation system for inside to outside air exchange and moving air from one area in the building to another on demand.

Replacement of the Industrial Tech/Agriculture Building will attach this building to the existing building. This will allow for a secure building as students will no longer be going outside to take Industrial Tech and Agriculture classes. After the new construction, we will be able to lock all exterior doors to the building, creating a safe and secure building for our students.

The school board has determined these projects are needs for the district to improve safety and create cost efficiencies.

What the General Obligation Bond Will Fund
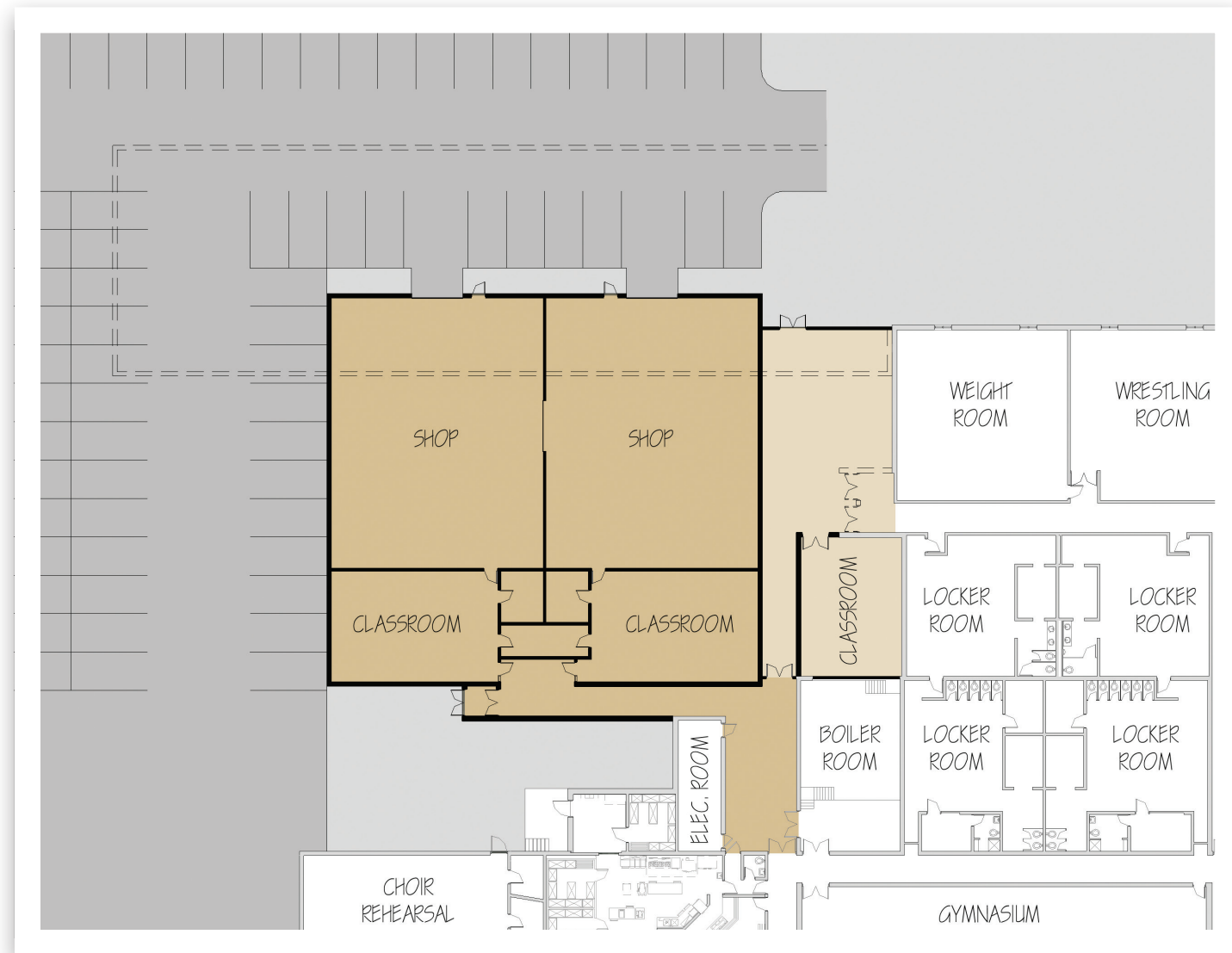
Construction Cost Estimate

Industrial Technology/
Agriculture Building $1,973,400

West Extension . . . . $ 424,900

Engineering & Architect Fees . . . . $ 217,900

Project Total. $2,616,200

Heating, Cooling & Ventilation System:

Equipment and Installation $2,994,253

Engineering & Architect Fees . . . . $ 269,482

Project Total. $3,263,735

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Tax Impact — Funding $5,900,000 Requires a $1.25 Debt Service Bond

NOTE: *The previous 90 cent bond retired in July 2017.* ***These tax calculations for a $1.25 bond show how much your tax payment would increase if the tax rate changed from 90 cents to $1.25.*** *If the bond referendum passes, the tax rate would increase by 35 cents. If the referendum fails, the tax rate would decrease by 90 cents. Example calculations for other types of taxable property such as Multi-Residential and other types of farm property are not shown.*

Residential Example
HOW TO CALCULATE

Locate the ASSESSED VALUE OF YOUR HOUSE on your recent tax bill. For example, if the assessed value of your home was **$100,000**, the tax impact chart below shows your NET TAXABLE VALUE after the state rollback and your homestead credit is $50,776. If the tax rate change is 35 cents per $1000, then .35 X $50,776 = $17,771.60, divided by $1000 = a tax increase of $17.77 a year.

Commercial Property Example
HOW TO CALCULATE

Locate the ASSESSED VALUE OF YOUR BUSINESS on your recent tax bill. For example, if the assessed value of your business was $100,000, the tax impact chart below shows your NET TAXABLE VALUE after the state rollback is $90,000. If the tax rate change is 35 cents per $1000, then .35 X $90,000 = $31,500, divided by $1000 = a tax increase of $31.50 a year.

Agriculture Land Example
HOW TO CALCULATE

Locate the ASSESSED VALUE OF YOUR AGRICULTURE LAND on your recent tax bill. For example, if the assessed value of your land was $2,700 per acre, the tax impact chart below shows your NET TAXABLE VALUE after the state rollback is $1,244.88. If the tax rate change is 35 cents per acre, then .35 X $1,244.88 = $435.71, divided by $1000 = a tax increase of $0.44 an acre.

Residential Property Tax Impact

Assessed Value		Rollback		Taxable Value		Less Homestead Credit		Net Taxable Value	Change in Tax Rate		Change in Annual Tax Payment
$ 60,000.00	X	55.626%	=	$ 33,375.60	–	$4,850.00	=	$ 28,525.60	$	.35	$ 9.98
$100,000.00	X	55.626%	=	$ 55,626.00	–	$4,850.00	=	$ 50,776.00	$	.35	$ 17.77
$125,000.00	X	55.626%	=	$ 69,532.50	–	$4,850.00	=	$ 64,682.50	$	.35	$ 22.64
$150,000.00	X	55.626%	=	$ 83,439.00	–	$4,850.00	=	$ 78,589.00	$	.35	$ 27.51
$200,000.00	X	55.626%	=	$111,252.00	–	$4,850.00	=	$106,402.00	$	.35	$ 37.24
$300,000.00	X	55.626%	=	$166,878.00	–	$4,850.00	=	$162,028.00	$	.35	$ 56.71

Commercial Property Tax Impact

Assessed Value		Rollback		Taxable Value		Net Taxable Value	Change in Tax Rate		Change in Annual Tax Payment
$ 50,000.00	X	90%	=	$ 45,000.00	=	$ 45,000.00	$	.35	$ 15.75
$ 75,000.00	X	90%	=	$ 67,500.00	=	$ 67,500.00	$	.35	$ 23.63
$100,000.00	X	90%	=	$ 90,000.00	=	$ 90,000.00	$	.35	$ 31.50
$150,000.00	X	90%	=	$135,000.00	=	$135,000.00	$	.35	$ 47.25

Agricultural Property Tax Impact (land only on a per acre basis)

Assessed Value		Rollback		Net Taxable Value		Change in Tax Rate per $1000		Tax Increase Per Acre
$ 2,700.00	X	46.1068%	=	$ 1,244.88	=	$ .35	$	.44