

MELROSE-MINDORO AREA SCHOOLS

N181 State Rd 108
Melrose, WI 54642

PLEASE VOTE!
NOVEMBER 8, 2016

FOR MORE INFORMATION



Call Superintendent Del DeBerg
608.488.2201 | 608.857.3417



E-mail the District Office
referendum@mel-min.k12.wi.us



Visit the District Website
www.mel-min.k12.wi.us

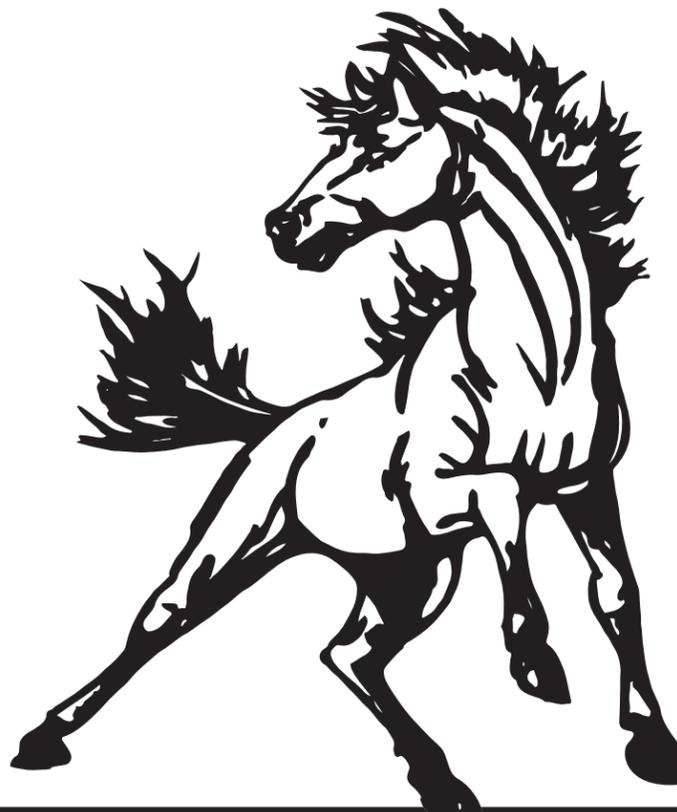


ATTEND AN OPEN HOUSE

Tuesday, September 27th | 7:00 p.m.
Melrose-Mindoro High School
Auditorium

Tuesday, October 11th | 7:00 p.m.
Melrose Elementary/Junior High School
Lunch / Activity room

Wednesday, October 26th | 7:00 p.m.
Mindoro Elementary School
Lunch / Activity room



2016 REFERENDUM

Mustang Pride has fueled our community for generations. We are very grateful for the ongoing support our community continues to provide the Melrose-Mindoro School District. It is these partnerships that allow our students to dream big and strive to change the world, each with their own special talents and ambitions.

In order to continue providing our students with these opportunities, and environments that appropriately support their needs, the District knows it must act soon to update its current facilities. Although the District has worked hard to keep its three campuses well-maintained and operating, each school is in need of a significant investment to update aging infrastructure and address code compliance issues. In addition, operational efficiency improvements are needed to better utilize our staff and resources.

With these challenges present, the District has been working to develop a facilities plan that not only addresses District-wide needs, but also meets the taxpayers' priorities. In 2016, the School Board conducted a District-wide Facilities Assessment to determine needs at each school and to evaluate the option of consolidating the schools to one campus. Additionally, the District also studied other areas of need: energy efficiency issues, Americans with Disabilities Act (ADA) compliance, space needs, staffing travel, and duplication of services.

After careful consideration, and review of the facilities assessment and July 2016 Community Survey results, the School Board unanimously voted to place a \$24,700,000 referendum on the November 8, 2016 ballot to create a consolidated campus and address pressing needs.

THE QUESTION

Shall the School District of Melrose-Mindoro, Jackson, La Crosse and Monroe Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$24,700,000 for the public purpose of paying the cost of a district-wide school building and improvement project to create a consolidated campus at the High School site, including additions, renovations and remodeling for classrooms, an elementary school gymnasium, kitchen, cafeteria and storage space, and secure entrances and offices; building infrastructure improvements; site improvements; and acquisition of related furnishings, fixtures and equipment?

COMMUNITY SURVEY - JULY 2016

592 responses

33% response rate

86% of participants said they are “satisfied” or “very satisfied” with the Melrose-Mindoro School District.

60% of participants said ‘yes’ or ‘probably yes’ to the question “Would you support a \$27.5 million referendum to create a consolidated campus?”

THE NEED

Evaluation of the 2016 Comprehensive Facilities Assessment, along with the review of educational space needs, grade configurations, and building capacities, identified the following to be the most pressing needs at our district facilities.

- **Safety / Security:** The safety of our students and staff is a top priority, which is why **relocation of the main offices at each of the schools is needed to create more secure entrances for better control of visitor access.**
- **Staff Efficiency:** Many staff members are shared between all schools. This requires staff to **travel back and forth between the schools**, sometimes multiple times in one day. **This reduces the amount of time spent working with students** and increases travel reimbursement expenses.
- **Busing:** The current grade configuration requires all students to attend both the Melrose and Mindoro buildings. Consequently, **some students can spend more than an hour each way on the bus when traveling to and from school.**
- **Grade Configuration:** For families with more than one child in school, parents are required to **travel back and forth between two schools located on opposite ends of the District.** This creates daily challenges as well as during parent-teacher conferences, beginning of the school year open house, and other events.
- **Aging Infrastructure:** While the Melrose-Mindoro schools have been well-maintained, **many of the schools’ major systems have exceeded their useful life, resulting in inefficiencies and ongoing costly repairs.** This includes air handling units, controls, and ventilators, roofs, windows, plumbing fixtures/systems, lighting, and electrical systems. In addition, the **schools require Americans with Disabilities Act (ADA) code compliance upgrades as well as safety and security enhancements.**
- **Classroom / Space:** The District is serving a greater number of students with complex disabilities, resulting in a need for additional space for occupational and physical therapy, as well as small group instruction. **Currently, instruction is taking place in hallways and closets.** While there is available space to serve more students at the High School, moving a single grade level from the Junior High School is not an option due to teacher scheduling. The schools’ classrooms also lack flexible space required to provide large and small group collaboration.

THE SOLUTION

After consideration of all potential options, and clear direction from the results of the community survey, the School Board concluded it was in the best interest of the students, staff and community, to proceed with the solution to consolidate all Melrose-Mindoro schools into one campus at the current High School site. If the referendum question is approved by taxpayers, this solution would allow the District to make the following additions/improvements to address current and future needs.

- 1 Junior High School Addition – 7th & 8th Grade Classrooms
- 2 Elementary School Addition – PreK-6th Grade Classrooms, Gymnasium, Cafeteria & Serving Kitchen
- 2a Elementary School Secure Entry
- 3 Renovation to Restrooms
- 4 Renovation to High School Science Classrooms
- 5 Renovation to Band & Choir Rooms
- 6 Renovation to High School Secure Entry – High School Offices & English Classrooms
- 7 Shared Use Addition – Cafeteria, Production Kitchen, Restrooms & Receiving / Storage
- 8 Site Improvements – Parking & Parent Drop-off

THE COST | Not to Exceed \$24,700,000

The School Board strives to be fiscally responsible and good stewards of the taxpayers’ dollars. We value the community’s opinion and want to involve you in the important decisions that impact our schools and students. It is for this reason that the District re-evaluated the project cost after receiving the community’s feedback in the 2016 Survey. The District worked hard to refine the project by removing upgrades to the existing building systems to reduce the original estimated cost of \$27,500,000 to \$24,700,000; a \$2.8 million reduction.

Additionally, the District became debt-free in March 2016. This debt fall-off, along with historically low interest rates, creates an opportunity to borrow at a lower impact to taxpayers. The overall impact to the community would result in an estimated \$2.22 increase per \$1,000 home value.

\$2.22 MILL RATE INCREASE OVER 2015-16		
Fair Market Value	Estimated Annual Impact	Estimated Monthly Impact
\$100,000 Home Value	\$222.00	\$18.50
\$150,000 Home Value	\$333.00	\$27.75
\$200,000 Home Value	\$444.00	\$37.00

Assumptions:

- 20-year “phased-in” borrowings
- Estimated interest rate of 3.75-4.00%
- 29.63% State Aid applied
- Mill rate based on estimated 2016 Equalized Valuation (TID-OUT) of \$330,483,666 with annual growth of 2.00%
- Estimates provided by Robert W. Baird & Co.

