



Mapleton School District



School Planning Meeting #2

January 21, 2016

Mapleton Public School District

- Agenda for Meeting
 - Review information from Previous Meeting
 - Review Requested Information
 - School Safety and Security Discussion
 - Plan Options
 - Costs
 - Impact and Funding Options

Mapleton Public School District

- **History:** Original school built in 1924 (K-12 until 1977) Gym/classroom Addition 1950 on 2.95 acres
- **Births to Residents with Mapleton Addresses:** 2010-2015= 131 children (only partial 2015 data)
- **School District Enrollment:**

School Year	Average Daily Membership	Open Enrolled Out
2010-2011	79.87	22
2011-2012	79.99	31
2012-2013	83.87	56
2013-2014	80.59	53
2014-2015	77.31	62
2015-2016	74 * (fall enrollment)	72

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- Originally built in 1924
- Few modifications
- Structurally sound
- Windows and doors are in poor condition
- Interior finishes are worn
- Building needs a Fire Suppression System
- Stairs need to be enclosed
- Fire separations are missing
- Building is not accessible
- Mechanical system is past its life expectancy
- No Ventilation
- No temperature control
- Window air conditioners
- Electrical system has been added and added
- Technology are surface mounted systems.
- Outlets are surface mounted



Gym addition in the 1950's

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- Estimated cost to repair/replace/ upgrade existing school* \$5.2 M

***This would not add Classroom space**

- New mechanical
- Electrical upgrade
- Fire Suppression system
- New windows
- New doors
- 4 stop elevator/shaft
- New finishes/ceilings
- Exterior wall repairs
- Additional space for accessible toilet rooms
- Stairs/ramps, elevator, offices and support spaces

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Educational Adequacy: Space Needs : 21st Century Schools:

	Recommended Square Feet	Actual s.f.
Classrooms size and amenities	850-1200 square feet	480-609
Kitchen and Cafeteria Space	1300 / 1000 for 80 students	434/520
Office and Staff Support spaces	1700	888
Science/Art/Music Spaces	1200 each	462/ stage
Physical Education Spaces	6000-8000	4320
Special Needs/Small Group Spaces	2-3spaces 250 s.f.	House plus 120
Collaborative Learning spaces	150 (conference room)	Old Shower
Media Center	2500	720
Performance Space- Music/Drama	2500	Stage 1152
Security and Supervision	Electronic/locks/cameras	
Technology	Wireless Access	Surface mounted
Site Suitability	6-8 acres	2.95
Parking/Bus Drop Off	Paved lots/separate bus loop	gravel

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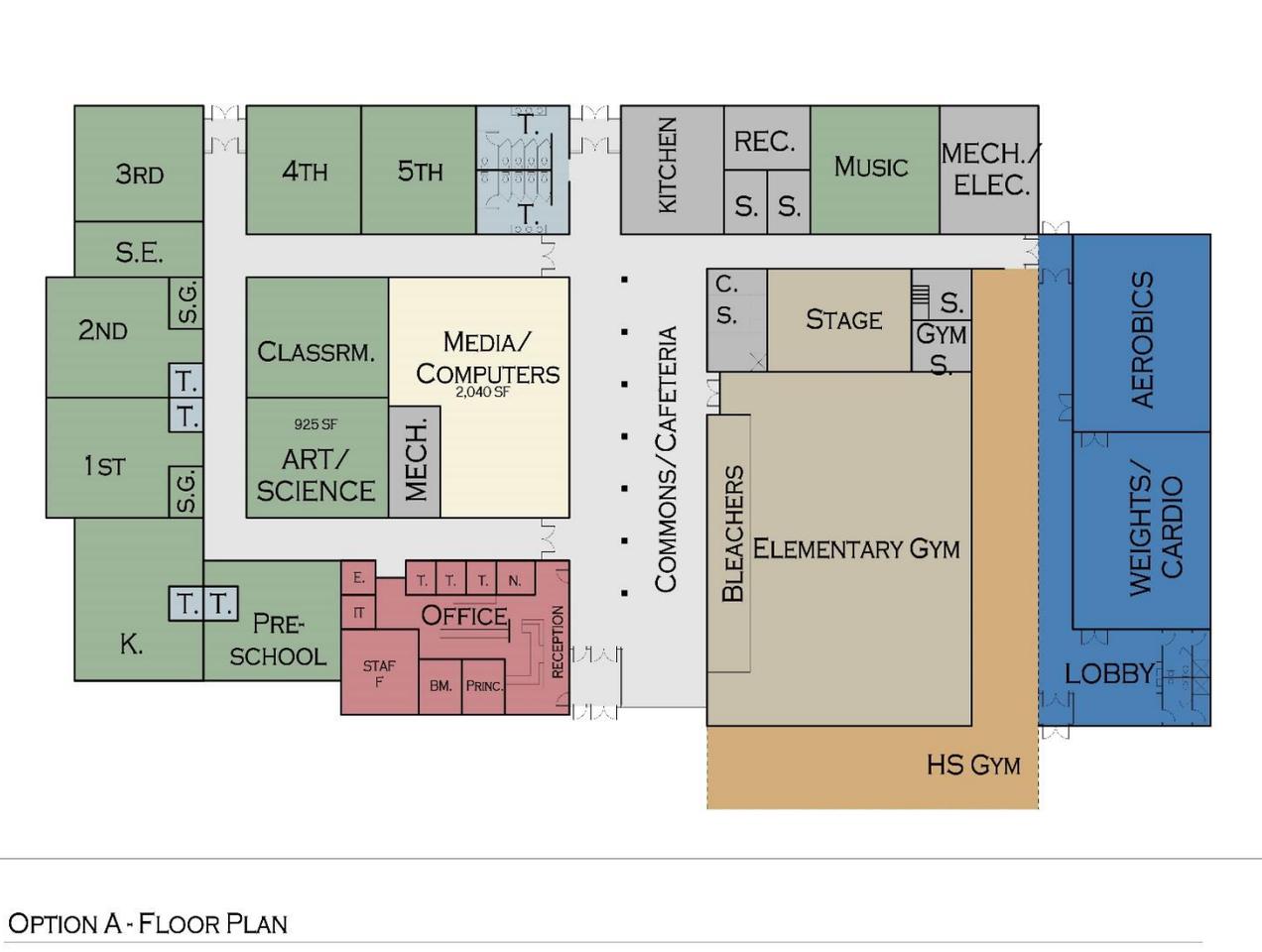
- What are the facility options for the Mapleton School District?
 - Do nothing - Close the school – How Long?
 - **Build New**
 - Renovate the existing school
- Which Option do you support?
- Which Option do you think the community will support?
- What should be included in the option? **Community space?**
- What should happen with the existing school if build new is the option?

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- Plans Options- Ideas to Review
 - Preschool, K-5 School
 - Preschool, K-6 School
 - Preschool, K-8 School
 - Fitness Center Addition
 - Look at plans that would allow community use
 - Gym
 - Media Center/Computers
- Safety and Security for Schools

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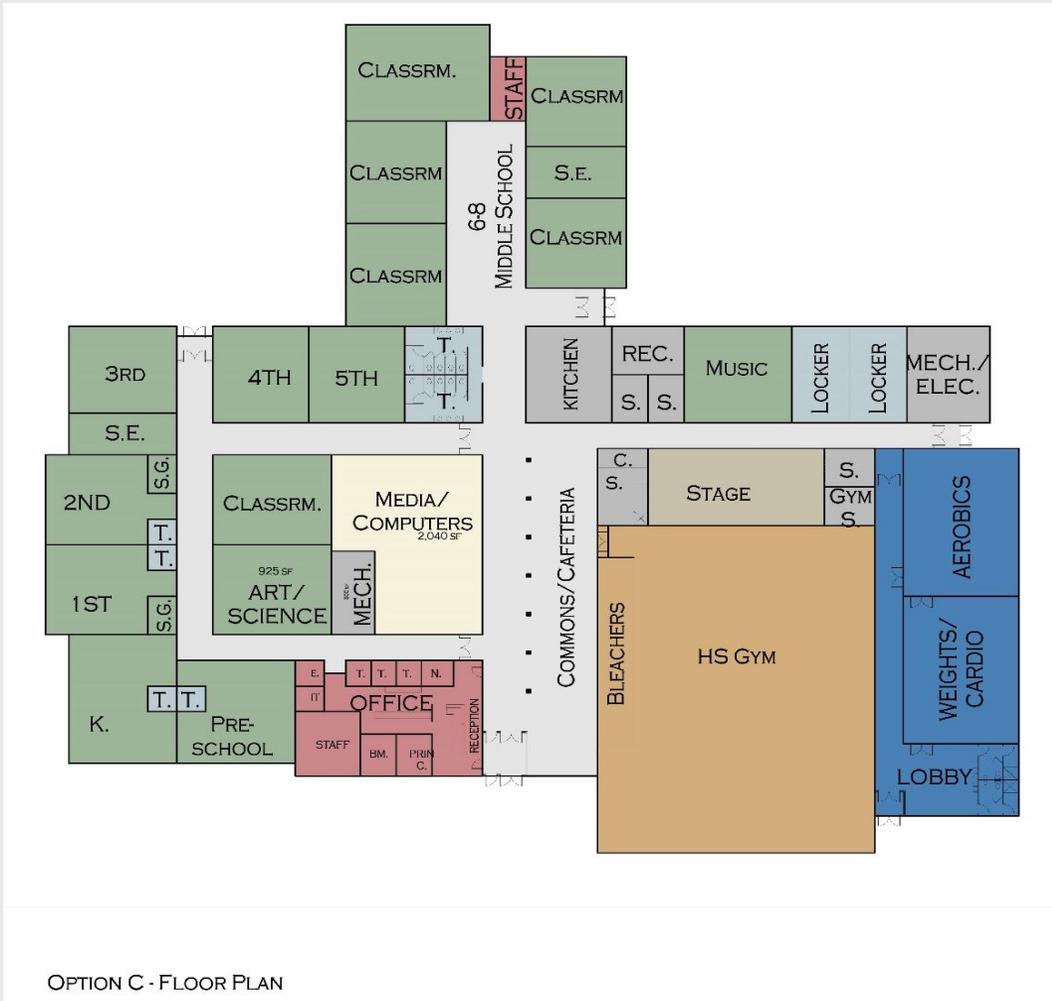
Option A: Preschool, K-5 School



OPTION A - FLOOR PLAN

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Option C: Preschool, K-8 School



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Reorganization or Dissolution Options:

1. Dissolution – Mapleton Public School Board decides to dissolve the district because it does not feel it has adequate space to educate students. Board submits plan to County Committee; County Committee submits recommendation to State Committee. Whatever plan is adopted is how property within the current district would be divided and taxed accordingly.
2. Reorganization – Mapleton Public School District, in cooperation with a neighboring district(s), submits a reorganization plan to County Committee. Opportunity for public testimony. County Committee submits recommendation to the State Committee. If approved, a special election is held in the related school districts. Approval creates a new district; disapproval essentially starts the process over again.

West Fargo:

1. Not a current option to reorganize; bond referendum just passed
2. Possible Phase 2 reorganization option – 5 years
3. Under no circumstances will the West Fargo School District maintain current building.
4. If dissolved, West Fargo does not have room for current students; would struggle for solutions (portables).
5. Would prefer Mapleton Public School District build a new building before reorganization option considered.
6. Space permitting – open to co-op for extra-curricular sporting activities.

Central Cass :

1. Not a current option to reorganize; bond referendum for Central Cass coming in future.
2. Cannot go to voters about taking on new building in Mapleton until after a new option is done in Casselton (3 – 5 years).
3. Uncertain about reorganization being approved with current building.
4. If dissolved, Central Cass does not have room for current students; would struggle for solutions (portables).
5. Would prefer Mapleton Public School District build a new building before reorganization option considered.
6. Open to co-op for all extra-curricular activities.

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COST ESTIMATES

- **Option A - Preschool-K-5 School**

- Construction \$6,500,000

- Other Costs (Fees, Testing, FFE) \$585,000

\$7,085,000/\$7,370,000*

- **Option B - Preschool-K-6 School**

- Construction \$6,700,000

- Other Costs \$600,000

\$7,300,000/\$7,585,000*

- **Option C - Preschool-K-8 School**

- Construction \$8,400,000

- Other Costs \$715,000

\$9,115,000

- **Fitness Addition \$850,000**

- ***High School Size Gym Option \$285,000**

Mapleton Public School District

PUBLIC FINANCE

ND Century Code:

21-03-01. Definitions 3. "Municipality" means a county, city, township, public school district, park district, recreation service district, or rural fire protection district empowered to borrow money and issue written obligations to repay the same out of public funds or revenue.

21-03-04. Grant of power to borrow - General limitations of indebtedness. Every municipality may borrow money and issue municipal obligations thereof for the purpose specified and by the procedure provided in this chapter, and for no other purpose and in no other manner, except as otherwise provided in section 21-03-02. **No municipality may incur indebtedness** in any manner or for any purpose in an amount which, with all other outstanding indebtedness of the municipality, **exceeds five percent of the assessed value of the taxable property therein, except:**

1. Any incorporated city, by a two-thirds vote of the qualified voters thereof voting upon said question at a general or special election, may increase such limit of indebtedness three percent on such assessed value beyond said five percent limit, and a **school district**, by a majority vote of the qualified voters thereof voting upon said question at a general or special election, **may increase such limitation of indebtedness five percent** on such assessed value beyond the said five percent limit

21-03-06.1. School district voter approval of **building authority** or other indirect funding methods - Building construction project approval. (explanation)

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PUBLIC FINANCE

ND Century Code:

21-03-13. Ballot - Contents. The ballot for a bond election must be separate from other ballots used on the same day for other elections, and must be written or printed, and must state the question in substantially the following form:

Shall the _____ (here inserting the name of the municipality) issue its bonds in the amount of not to exceed \$_____, (here inserting the amount) maturing within a maximum of _____, (here inserting the duration) resulting in an estimated additional millage of _____ (here inserting the number of mills) mills, equal to \$_____ (here inserting the equivalent in dollars) on each \$1,000 of taxable valuation for the first taxable year, for the purpose of _____ (here inserting the purpose)? Yes No Spoiled or blank ballots cast at such election may not be counted for or against the proposed issue.

OFFICIAL BALLOT

October 7, 2015

**MAPLETON PUBLIC SCHOOL DISTRICT NO. 7
CASS COUNTY, NORTH DAKOTA**

QUESTION #1

Shall Mapleton Public School District No. 7, Cass County, North Dakota, issue its general obligation school building bonds in the amount not to exceed \$7,200,000, maturing within a maximum of 20 years, resulting in an estimated additional millage of 75.90 mills, equal to \$75.90 on each \$1,000 of taxable valuation for the first taxable year, for the purpose of providing funds, together with any other funds available, to purchase land, to construct, equip and furnish a new school building, and to otherwise improve school property.

Yes _____

No _____

QUESTION #2

Shall the debt limit of Mapleton Public School District No. 7, Cass County, North Dakota, be increased five percent (5%) on the assessed value of the taxable property of the School District beyond the five percent (5%) limit of indebtedness affixed by the Constitution:

For Increasing the Limit of Indebtedness (Yes) _____

Against Increasing the Limit of Indebtedness (No) _____

INSTRUCTIONS TO VOTERS:

Voters desiring to vote in favor of the foregoing propositions should mark a cross (X) in the space opposite the word "Yes." Voters desiring to vote against such propositions should mark a cross (X) in the space opposite the word "No."

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Formula to determine tax impact of levy for residential property:

Property Value * 4.5% = \$4,500;

\$4,500 * mill levy = taxes

Example for West Fargo:

\$100,000 * 4.5% = \$4,500

\$4,500 * 0.13971 = \$628.96

West Fargo		Central Cass		Mapleton	
\$100,000	\$628.96	\$100,000	\$270.00	\$100,000	\$327.78
\$200,000	\$1,258.84	\$200,000	\$540.00	\$200,000	\$655.56
\$300,000	\$1,888.26	\$300,000	\$810.00	\$300,000	\$983.34
\$400,000	\$2,517.68	\$400,000	\$1,080.00	\$400,000	\$1,311.12

The previous vote needed 75.90 mills to build a new school. Mapleton's new levy **would have been** 148.74. That amount could have been reduced to 125.67 by eliminating the high school tuition and building fund levy (23.07). 125.67 would have been the NEW levy with an approved vote in the formula above.

Two Important notes:

1. The immediate impact of the levy will not be the full amount in the first year, as the levy does not show on your taxes until the funds are drawn upon to build the school. The school will be built over a 12 – 18 month timeline. 2016 taxes will not be significantly impacted due to timing.
2. As new houses (and new businesses) are being built in the community, the tax impact will be reduced accordingly. Developers are on board with building 150 new houses in the community. Additional businesses are being recruited. The HIGHEST tax impact would still be less than West Fargo.

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100 Houses New Development		47 Houses Golf Course		3 Houses Golf Course					
150 Houses	\$250,000 average								
YEAR 1	25 Houses per year	\$150,000 tax break	\$2,500,000						
YEAR 2	25 Houses per year	\$150,000 tax break	\$2,500,000						
YEAR 3	25 Houses per year	\$150,000 tax break	\$2,500,000	Plus	\$3,750,000	tax break ends			
YEAR 4	25 Houses per year	\$150,000 tax break	\$2,500,000	Plus	\$3,750,000	tax break ends			
YEAR 5	25 Houses per year	\$150,000 tax break	\$2,500,000	Plus	\$3,750,000	tax break ends			
YEAR 6	25 Houses per year	\$150,000 tax break	\$2,500,000	Plus	\$3,750,000	tax break ends			
YEAR 7				Plus	\$3,750,000	tax break ends			
YEAR 8				Plus	\$3,750,000	tax break ends			
YEAR 1	\$2,500,000.00								
YEAR 2	\$2,500,000.00								
YEAR 3	\$6,250,000.00								
YEAR 4	\$6,250,000.00	\$37,500,000	TOTAL TRUE AND FULL VALUE INCREASE						
YEAR 5	\$6,250,000.00	\$18,750,000	TOTAL ASSESSED VALUATION INCREASE						
YEAR 6	\$6,250,000.00	\$1,875,000	TOTAL TAXABLE VALUATION INCREASE						
YEAR 7	\$3,750,000.00	\$6,721,881	CURRENT TAXALBE VALUATION						
YEAR 8	\$3,750,000.00	\$8,596,881	FUTURE TAXABLE VALUATION						

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CURRENT TAXES			FUTURE TAXES					
	West Fargo			West Fargo				
\$100,000	\$4,500.00	\$628.70	\$100,000	\$4,500.00	\$628.70			
\$200,000	\$9,000.00	\$1,257.39	\$200,000	\$9,000.00	\$1,257.39			
\$300,000	\$13,500.00	\$1,886.09	\$300,000	\$13,500.00	\$1,886.09			
\$400,000	\$18,000.00	\$2,514.78	\$400,000	\$18,000.00	\$2,514.78			
	Central Cass		Central Cass ???					
\$100,000	\$4,500.000	\$270.000	\$100,000	\$4,500	\$270.00			
\$200,000	\$9,000.000	\$540.000	\$200,000	\$9,000	\$540.00			
\$300,000	\$13,500.000	\$810.000	\$300,000	\$13,500	\$810.00			
\$400,000	\$18,000.000	\$1,080.000	\$400,000	\$18,000	\$1,080.00			
	Mapleton		Mapleton			INCREASE FROM CURRENT		
\$100,000	\$4,500.000	\$327.78	\$100,000	\$4,500	\$565.52	\$237.74	\$19.81	
\$200,000	\$9,000.000	\$655.56	\$200,000	\$9,000	\$1,131.03	\$475.47	\$39.62	
\$300,000	\$13,500.000	\$983.34	\$300,000	\$13,500	\$1,696.55	\$713.21	\$59.43	
\$400,000	\$18,000.000	\$1,311.12	\$400,000	\$18,000	\$2,262.06	\$950.94	\$79.25	

Mapleton Public School District

Finance Options

The Mapleton School District is limited in how much debt can be incurred by the property located in the district. As a result, the Mapleton School District can only borrow approximately \$7.3 million. Any amount above that will require a different option not impacting the debt limit set forth in ND Century Code.

- 1. State Construction Loan:** Loan funds available from the State of North Dakota for the purpose of building schools. The Mapleton School District qualifies at 70% of project total (\$5,110,000 of \$7,300,000). Limited to 5% of assessed value of property in district with an option to increase to 10%. Direct tax impact, debt limit restricted, and restricted to construction related projects. Rate currently **2%**.
- 2. General Obligation (GO) Bonds:** Bonds sold on behalf of public entities to finance certain activities Limited to 5% of assessed value of property in district with an option to increase to 10%. Direct tax impact, debt limit restricted, and restricted to construction related projects. Rates approximately **3.5% - 4%**
- 3. Special Taxing District:** City of Mapleton can create a special taxing district for all work done up to the building and assess it back to the Mapleton School District. The Mapleton School District could have this done WITHOUT voter approval. Direct tax impact and NOT debt limit restricted, but restricted by type of activity (up to front door). Rates approximately **3.5% - 4%**
- 4. Revenue Bonds:** Bonds sold on behalf of public entities to finance certain activities. Due to history of the Fargo School District, these bonds can only be accessed up to \$4,000,000 WITHOUT voter approval. Any amount above that requires voter approval. NO direct tax impact and NOT debt limit restricted and NOT restricted by type of activity. Rates approximately **4.5 % - 5%**.

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COST ESTIMATES

- **Option A - Preschool-K-5 School**

- Construction \$6,500,000
- Other Costs (Fees, Testing, FFE) \$585,000

\$7,085,000/\$7,370,000*

- **Option B - Preschool-K-6 School**

- Construction \$6,700,000
- Other Costs \$600,000

\$7,300,000/\$7,585,000*

- **Option C - Preschool-K-8 School**

- Construction \$8,400,000
- Other Costs \$715,000

\$9,115,000

- **Fitness Addition** **\$850,000**

- ***High School Size Gym Option** **\$285,000**

Mapleton Public School District

Next Steps:

1. More Information
2. Survey
3. Additional Meetings
4. YES Committee
5. Other