

MEDFORD AREA SENIOR HIGH SCHOOL | FACTS

- 222 students at MASH earned 966 dual credits through NTC saving \$145,431 in college tuition
- 39% of MASH students participate in athletics
- MASH students outscore the State on the ACT
- MASH offers 5 engineering courses for college credit
- MASH offers over 13 Advanced Placement courses for college credit



MEDFORD AREA PUBLIC SCHOOL DISTRICT

Community Information Sessions

Wednesday | October 16, 2019

Monday | October 21, 2019

Wednesday | October 23, 2019

WELCOME & AGENDA

- Introductions
- Community Information Session Goals
 - Gather feedback on priorities
 - Inform the community-wide survey
- District Financial Status - Baird
- Review MASH Facility Assessment - Findorff & PRA
- Consider Potential Solutions | Table Discussion - Findorff & PRA
- Questions

DISTRICT FINANCIAL STATUS



FINANCIAL CONSIDERATIONS

BAIRD

The Basics of School Revenue

School Tax Levy and Mill Rate

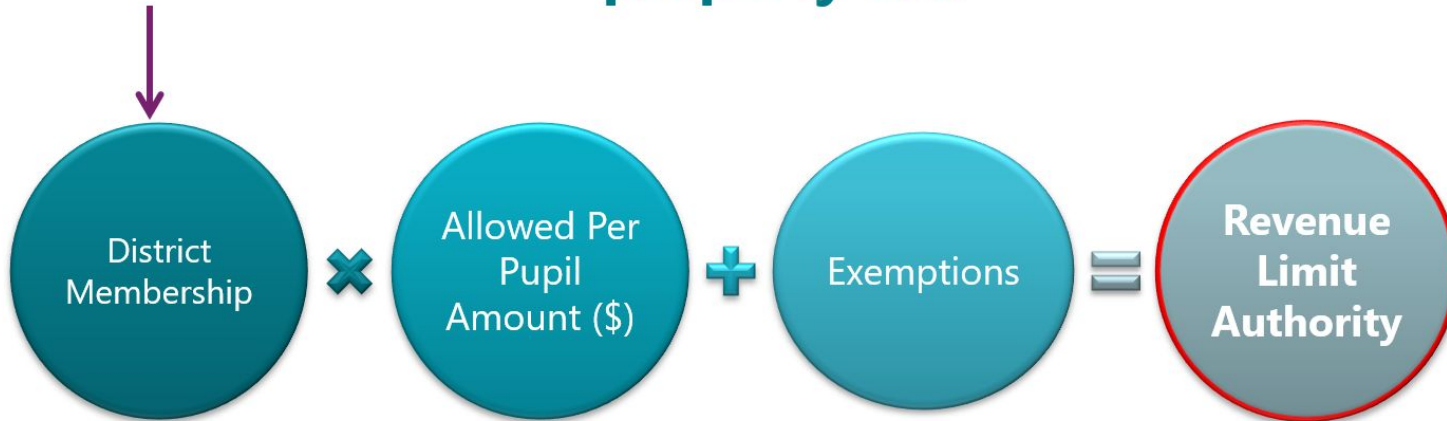
Medford's Bond Rating and Debt Status

Hypothetical New Debt Structure

Local and State-Wide Referendum Data

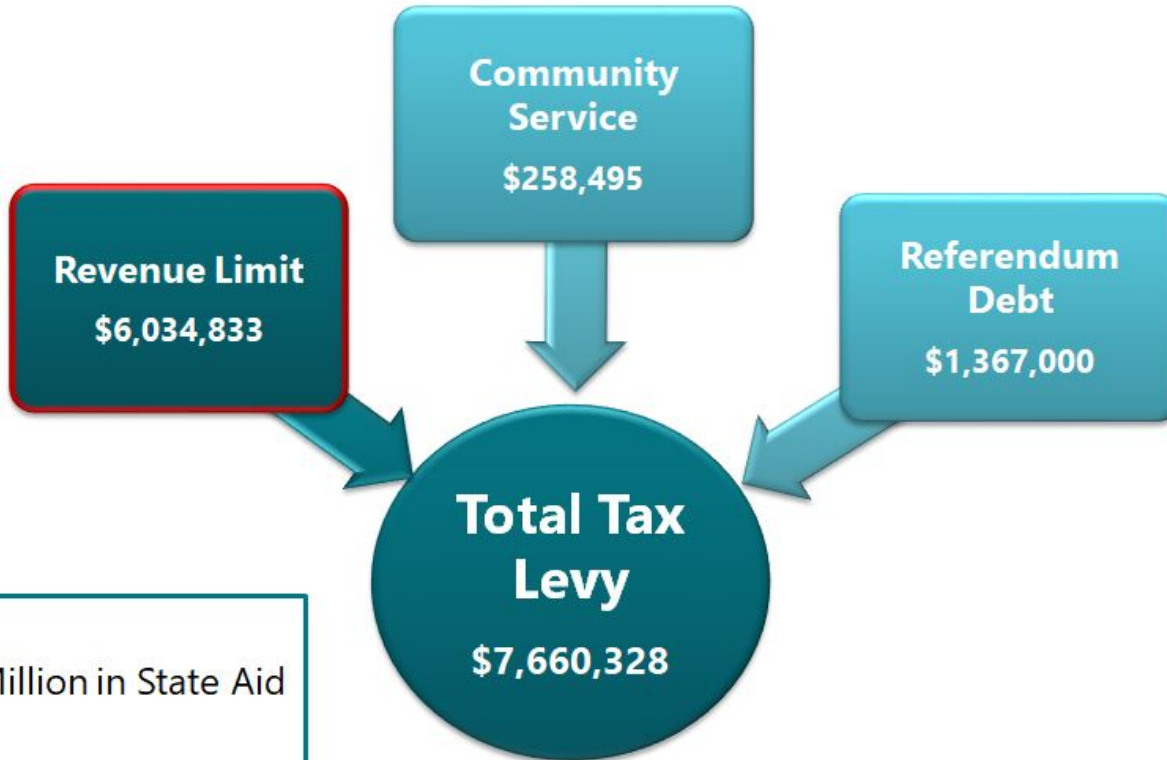
THE BASICS OF SCHOOL REVENUE

➔ A district's "Revenue Limit Authority" is the maximum amount of revenue that may be raised through **state general aid** and **property tax**.



2019-20 ESTIMATED SCHOOL TAX LEVY

BAIRD



\$14.6 Million in State Aid

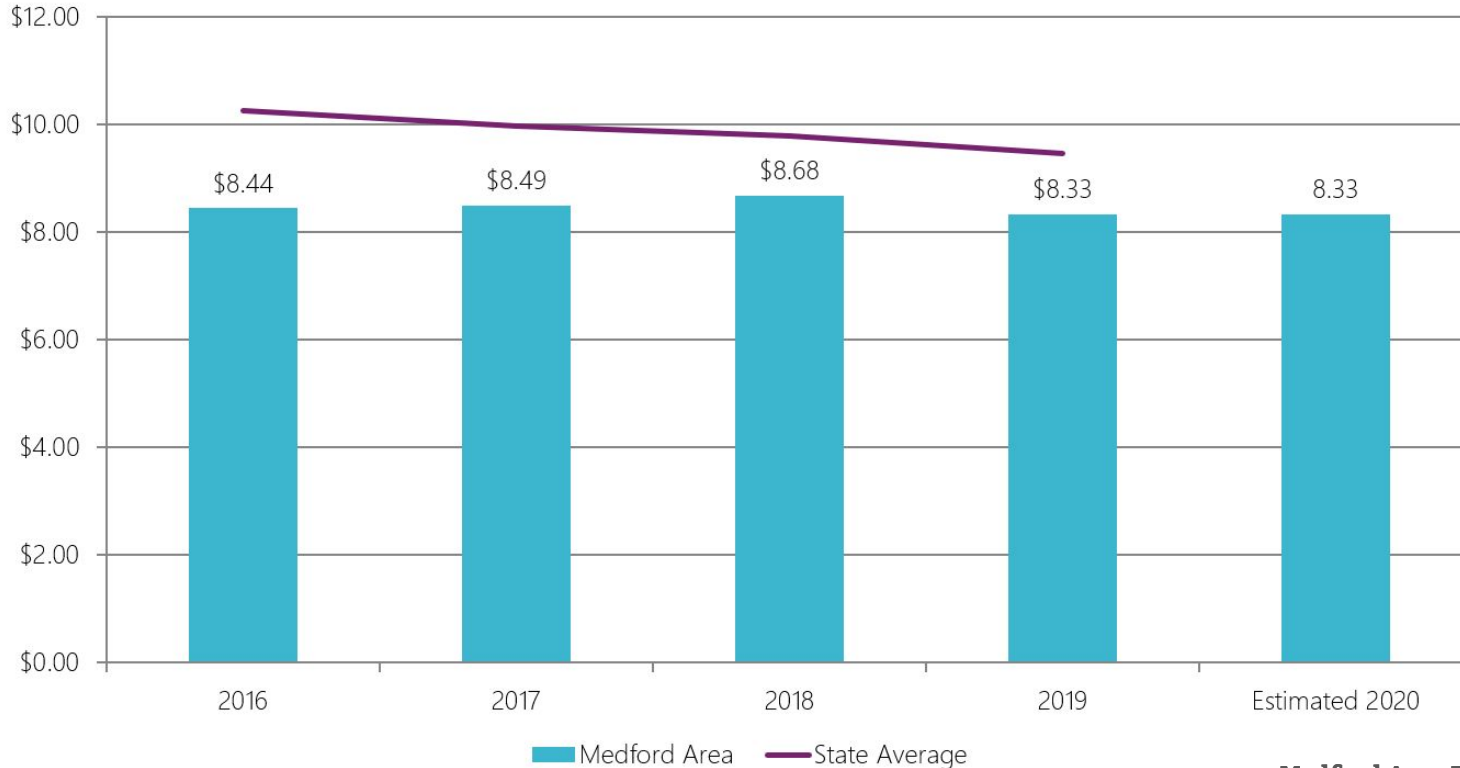
UNDERSTANDING MILL RATE

- Total Levy / Total Property Value per Thousand = **Mill Rate**
- 2019-20 Mill Rate:
 - $\$7,660,328 / \$919,401,428 * 1,000$
 - \$8.33 mill rate
 - \$833 on a \$100,000 home



MEDFORD AREA HISTORICAL MILL RATES

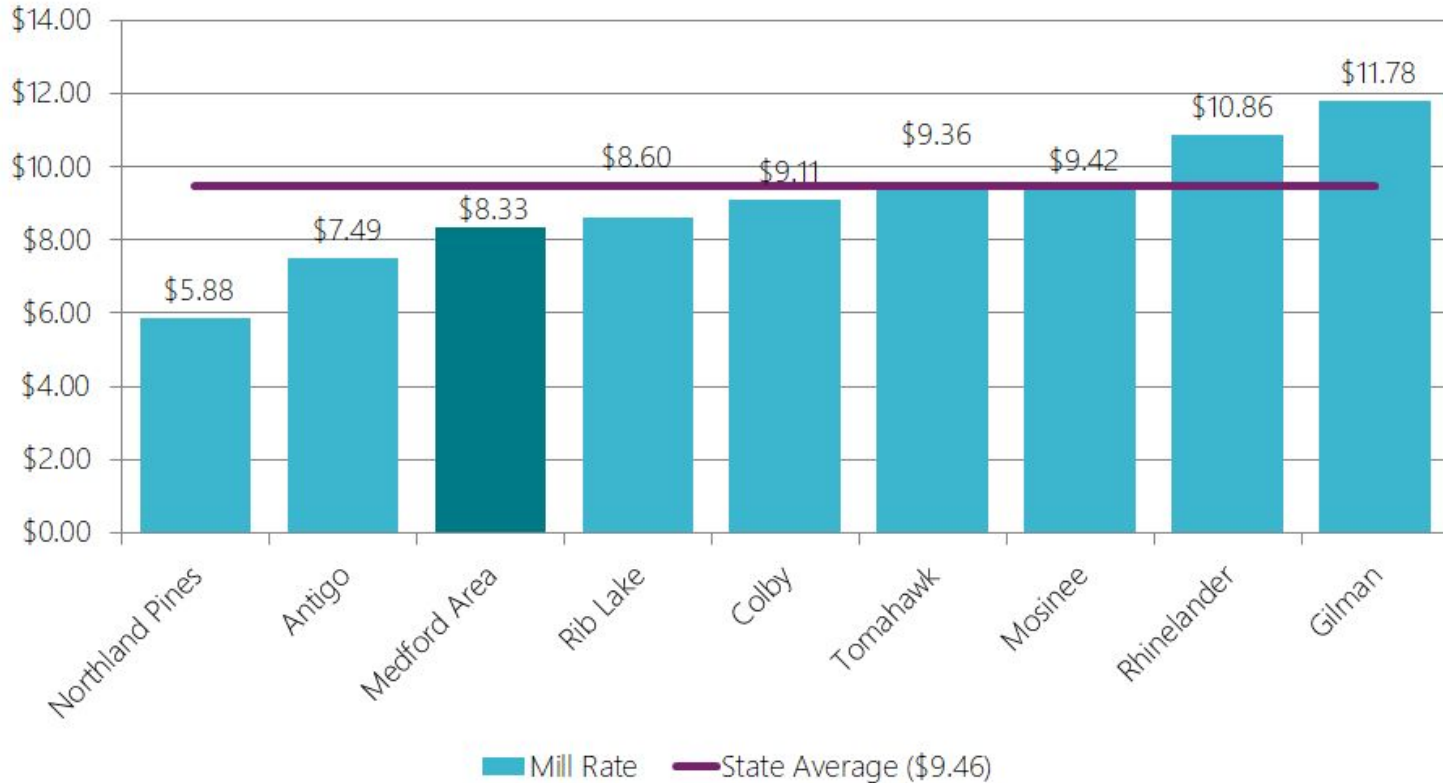
BAIRD



Source: Department of Public Instruction

Medford Area Public School District

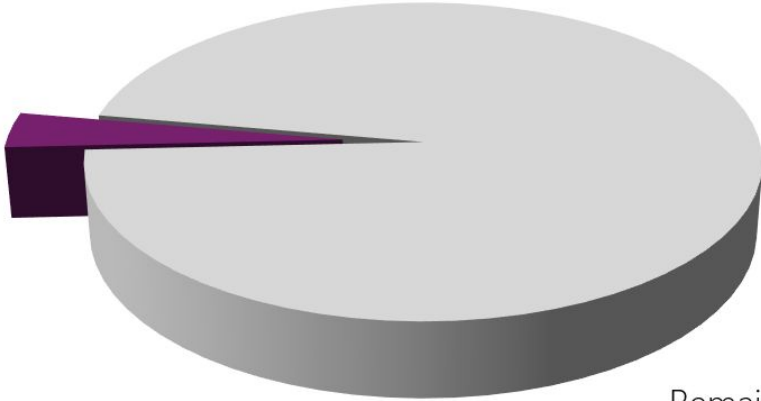
COMPARABLE 2018-19 MILL RATES



MEDFORD AREA DEBT CAPACITY

BAIRD

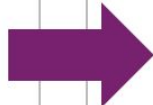
Outstanding Debt as of 12/31/19:
\$3,570,600



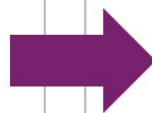
Remaining Debt Capacity:
\$93,495,003

2019 Equalized Value

\$970,656,028



10%



Debt Limit

\$97,065,603

Source: Department of Public Instruction

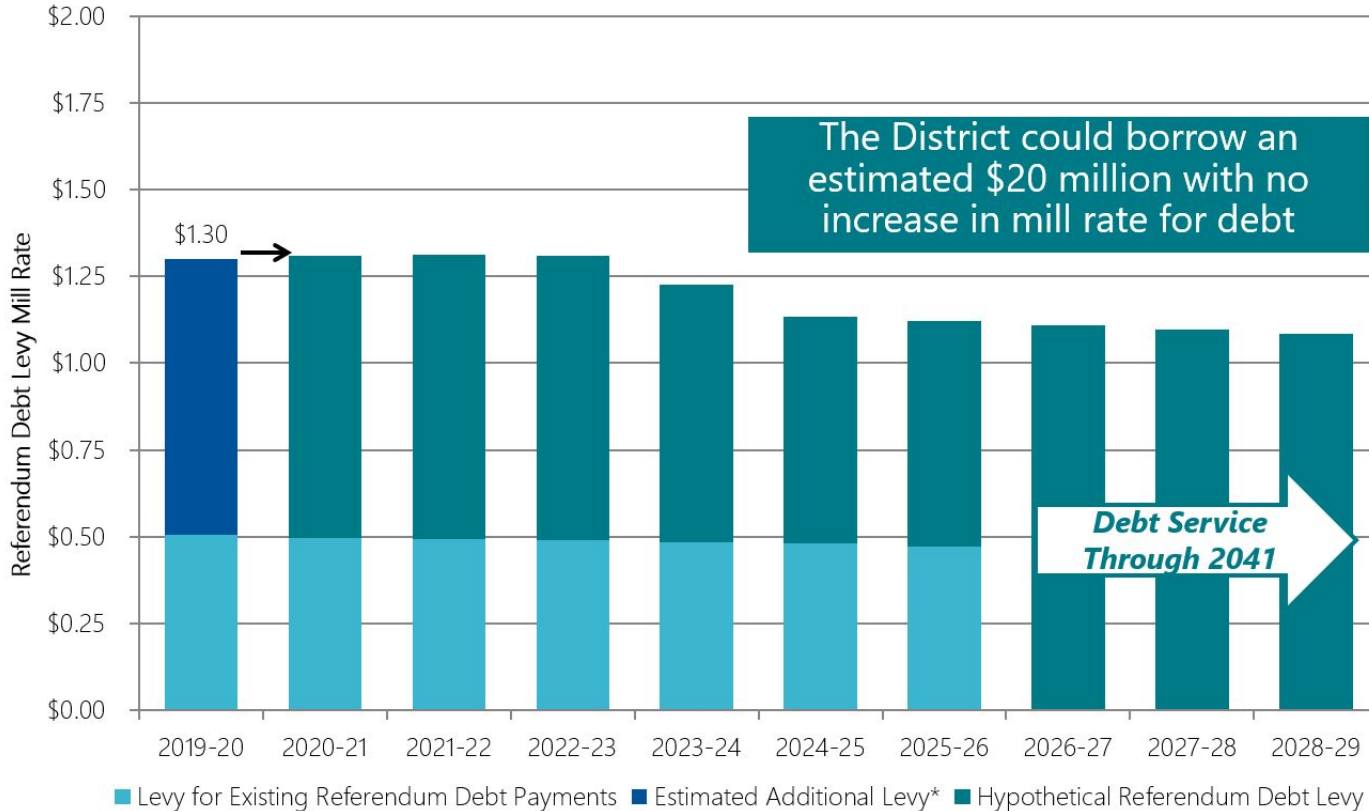
Medford Area Public School District

DISTRICT'S FINANCIAL HIGHLIGHTS

- Bond Rating: Standard & Poor's **AA-** (June 2016)
- Strong market value per capita & diverse tax base
- Trend of increasing enrollment and positive open enrollment
- Stable finances with the maintenance of very strong reserves
 - 19% of expenditures as of 6/30/2015
 - District has 15-20% fund balance policy
- Low Debt

- Upside Scenario
 - Strengthening economy
 - Formalize more key financial management policies and practices
- Downside Scenario
 - Reserves fall below level commensurate with similarly rated peers
 - Economic indicators, such as incomes, deteriorate

CURRENT DEBT MILL RATE WITH POTENTIAL NEW DEBT



*Additional levy for referendum debt to manage the District's overall mill rate. Levy would be applied to future debt payments. Mill rate based on estimated 2019 Equalized Valuation (TID-OUT) of \$919,496,637 with annual growth of 1.00% thereafter.

DISTRICT'S REFERENDA HISTORY

The logo for BAIRD is a blue parallelogram tilted to the right, with the word "BAIRD" written in white, uppercase, sans-serif font inside.

Vote Date	Amount	Referenda Type	Result
4/5/2016	\$975,000	Issue Debt	Passed
4/5/2016	\$3,205,000	Issue Debt	Passed
4/2/2013	\$5,830,000	Issue Debt	Failed
4/5/2011	\$10,600,000	Issue Debt	Failed
4/7/2009	\$235,000	RR	Failed
4/7/2009	\$13,190,000	Issue Debt	Failed

MEDFORD AREA SCHOOL REFERENDA HISTORY

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District	Vote Date	Amount	Referenda Type	Result
Owen-Withee	04/02/19	\$2,000,000	NR – 5 Years	Passed
Marathon City	11/06/18	\$4,265,000	Issue Debt	Passed
Marathon City	11/06/18	\$685,000	NR – 1 Year	Passed
Gilman	04/03/18	\$2,975,000	NR – 4 Years	Passed
Merrill Area	04/03/18	\$10,000,000	NR – 4 Years	Passed
Colby	11/08/16	\$7,750,000	Issue Debt	Passed
Medford Area	04/05/16	\$3,205,000	Issue Debt	Passed
Medford Area	04/05/16	\$975,000	Issue Debt	Passed
Rib Lake	04/07/15	\$4,000,000	Issue Debt	Passed
Gilman	11/04/14	\$1,630,000	NR – 4 Years	Passed
Owen-Withee	04/01/14	\$1,500,000	NR – 5 Years	Passed

Medford Area Public School District

IS THE NEED FOR REFERENDUM UNIQUE?

The logo for BAIRD is a blue parallelogram with the word "BAIRD" in white, uppercase, sans-serif font.

Since January 1, 2010:

- As of April 2, 2019, approximately 82% of Wisconsin school districts have gone to referendum, many of them multiple times, for a total of 973 debt or revenue limited override questions.

2019 Year to Date:

- 60 total questions on the referendum ballot for the year
 - **Over \$1.2 billion of total funding requests in 2019**
- 27 questions for Non-Recurring Revenue Limit increases totaling over \$186 million
 - *23 questions passed (85%) for a sum of \$111 million*
- 7 questions for Recurring Revenue Limit increases totaling over \$16 million
 - *6 questions passed (86%) for a sum of \$10 million*
- 26 questions for new Debt Authority totaling over \$1 billion
 - *16 questions passed (62%) for a sum of \$661 million*

FUTURE ELECTION DATES

	2020	2021	2022	2023
Spring Primary	02/18/2020	02/16/2021	02/15/2022	02/21/2023
Adopt and file resolution(s) by*:	12/10/2019	12/08/2020	12/07/2021	12/13/2022
Spring General	04/07/2020	04/06/2021	04/05/2022	04/04/2023
Adopt and file resolution(s) by*:	01/28/2020	01/26/2021	01/25/2022	01/24/2023
Fall Primary	08/11/2020		08/09/2022	
Adopt and file resolution(s) by*:	06/02/2020		05/31/2022	
Fall General	11/03/2020		11/08/2022	
Adopt and file resolution(s) by*:	08/25/2020		08/30/2022	

*The governing board is required to file adopted referendum ballot resolutions with their municipal clerks **at least 70 days prior** to the election indicating the amount and purpose.

QUESTIONS?



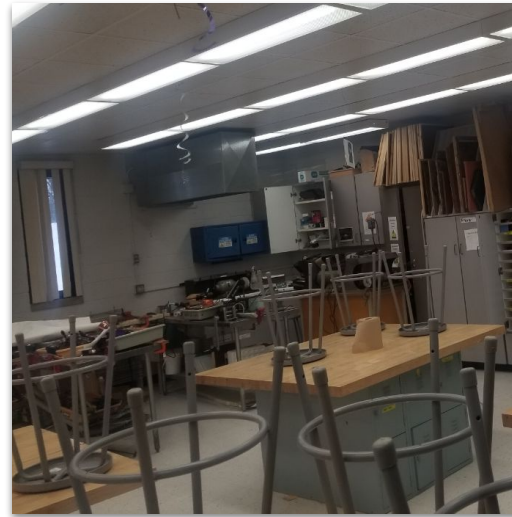
REVIEW MASH FACILITY ASSESSMENT



Capital Maintenance Needs

CATEGORIES

- Building Infrastructure Technology (servers, etc.)
- Envelope (windows, roofs, etc.)
- Equipment (trucks, car lift, etc.)
- Interiors (ceilings, floors etc.)
- Site (asphalt, caulking, etc.)
- Systems (HVAC, plumbing, electrical)



CAPITAL MAINTENANCE ASSUMPTIONS

Budgets are...

- Based on a conceptual scope
- Forecasted in 2019 dollars
- Consistent with costs on similar projects
- Maintenance only
- Comprehensive total project costs
- Include inflation based on priority

Budgets are not...

- Final
- Based on a defined scope of work
- Detailed estimates

TOTAL MAINTENANCE COST BY CATEGORY

Site: \$1,570,893

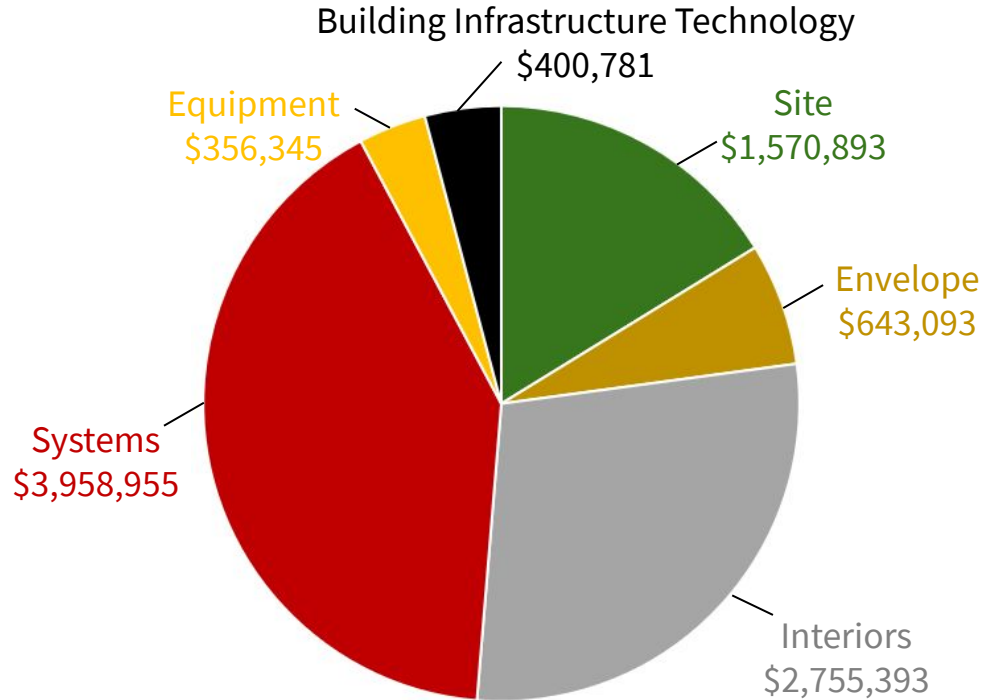
Envelope: \$643,093

Interiors: \$2,755,393

Systems: \$3,958,955

Equipment: \$356,345

**Building Infrastructure
Technology: \$400,781**



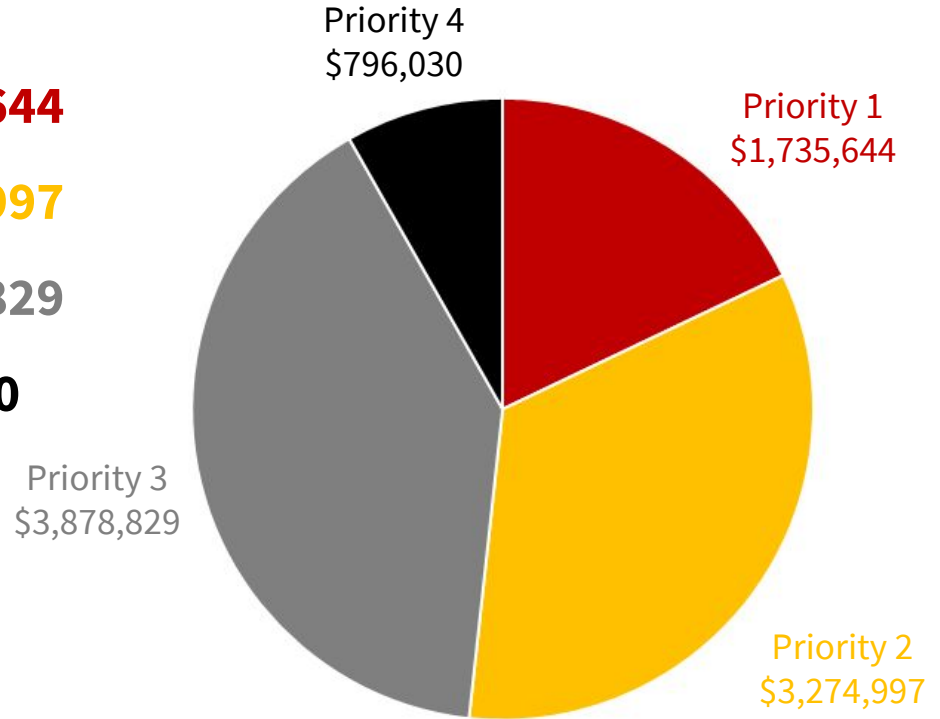
TOTAL MAINTENANCE COST BY PRIORITY

Priority 1 (Immediate) \$1,735,644

Priority 2 (1-2 Years) \$3,274,997

Priority 3 (3-5 Years) \$3,878,829

Priority 4 (6-10 Years) \$796,030

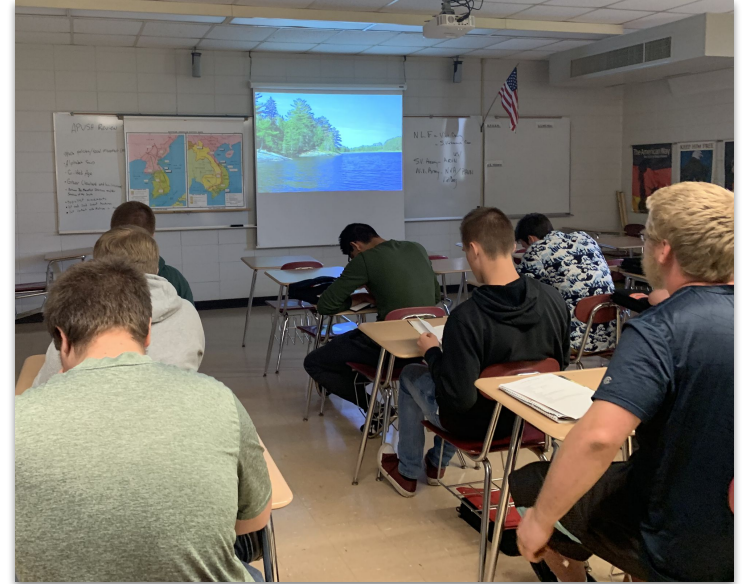


Educational Space Needs

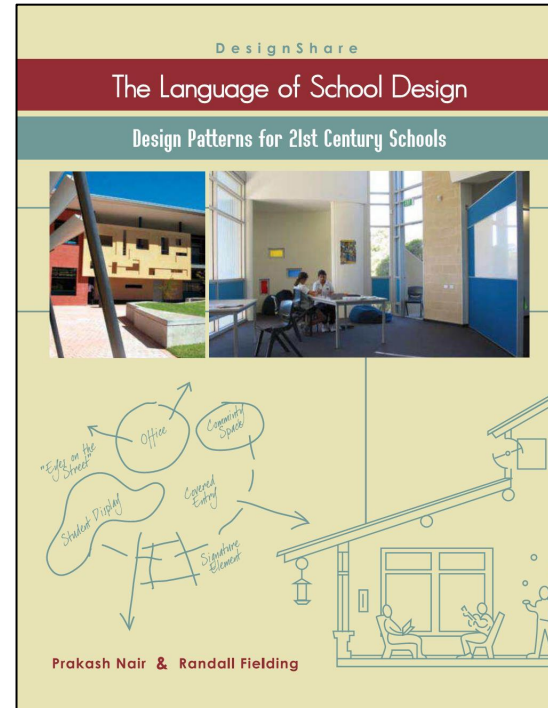
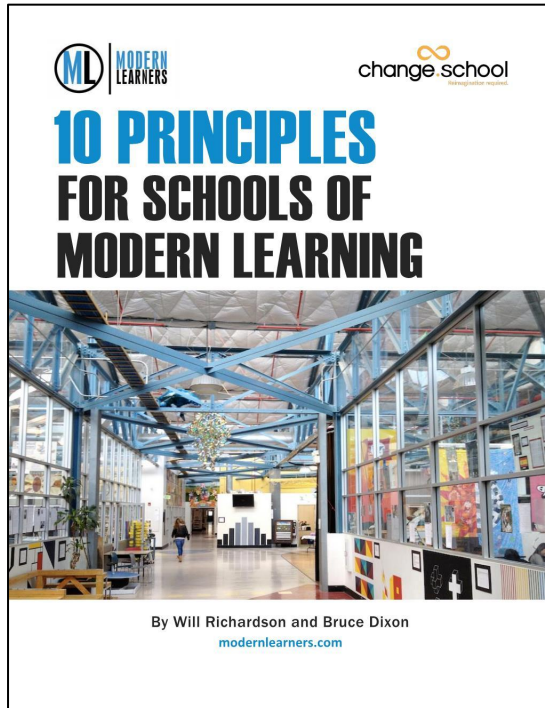
How education changes impact space needs

EDUCATIONAL SPACE & CAPACITY | NEEDS

- Need to upgrade security
- Undersized spaces (classrooms, Gymnasium, Tech Ed, Auditorium, etc.)
- Need to improve adjacencies of spaces school-wide
- Lack of office space for staff
- Lack of flexibility and collaboration (space and furniture)
- Lack of storage
- Lack of natural daylight in many classrooms

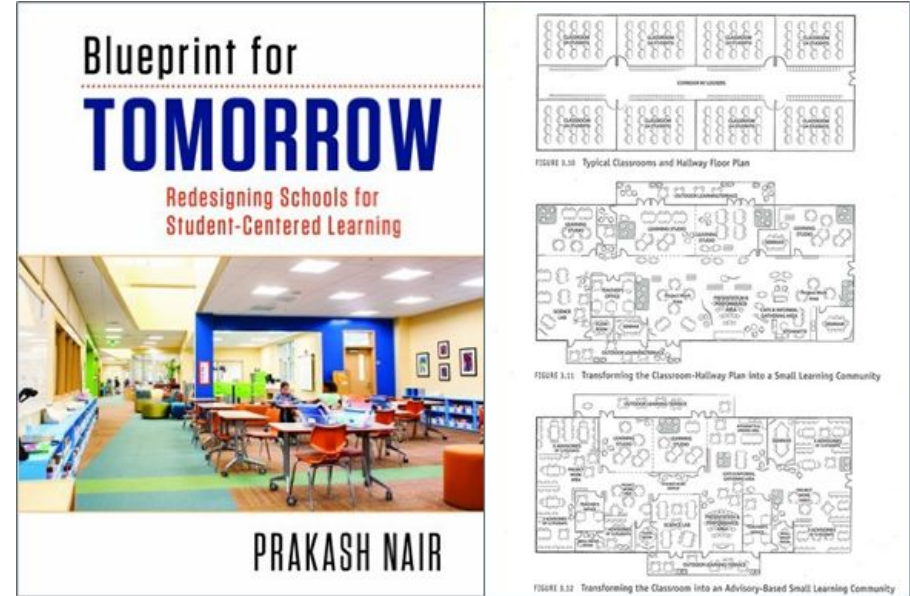


LEARNING ENVIRONMENTS



LEARNING ENVIRONMENTS

Blueprint for Tomorrow: Redesigning Schools for Student-Centered Learning has served as a resource in the design of modern day educational facilities as they shift from traditional classrooms to “learning communities.”



LEARNING ENVIRONMENTS

Educational programming today is moving towards innovative ways of teaching. Modern learning environments are created by:

1. Personalized approach
2. Variety of teaching / learning styles
3. Active / flexible spaces and furniture
4. Project-based learning



LEARNING ENVIRONMENTS

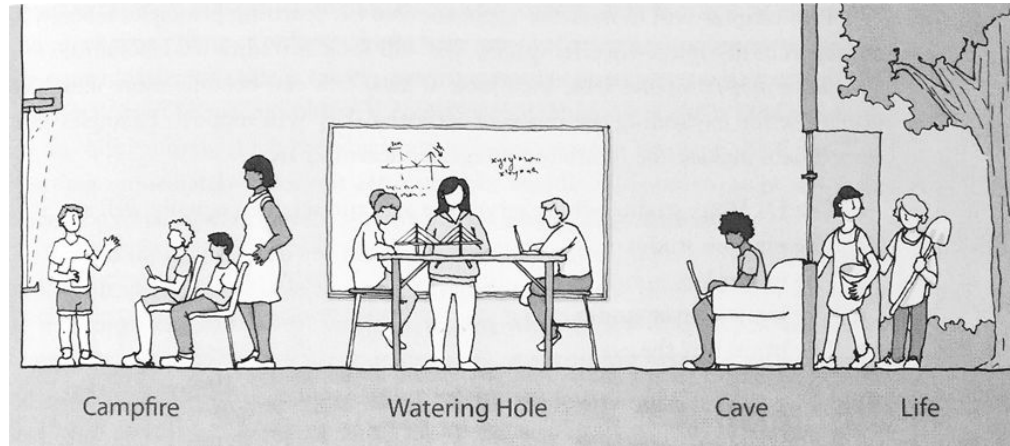
We know that all students learn differently, and with student-centered modern learning environments, a variety of teaching styles are utilized.

Campfire: Learning from an expert

Watering Hole: Where peers can share information

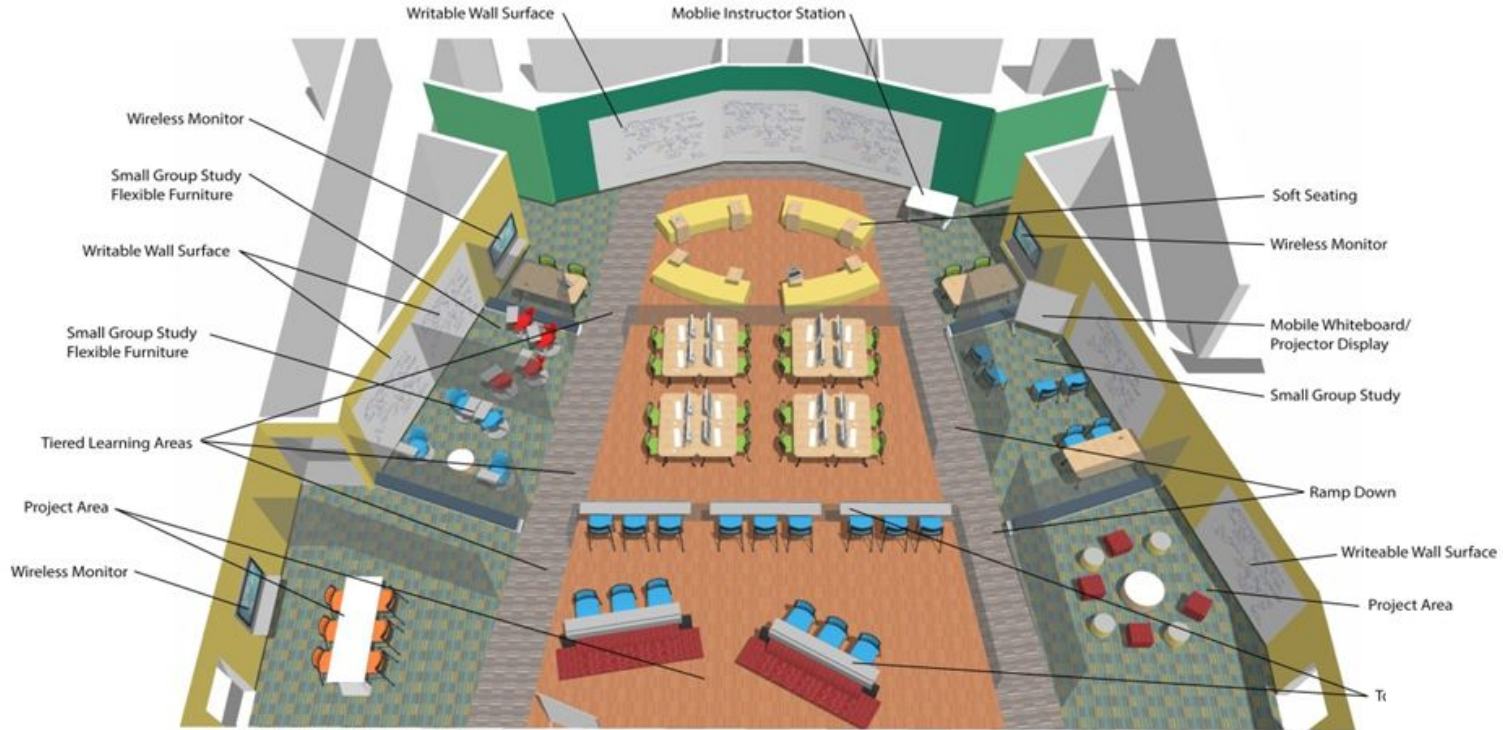
Caves: Private space where students can think and reflect (introspection)

Life: Learning by doing, hands-on



LEARNING ENVIRONMENTS

Students not only learn in different ways, but thrive on variety throughout their day. Implementation of various teaching techniques keeps students engaged.



HOW EDUCATION CHANGES IMPACT SPACE NEEDS



Homestead High School

HOW EDUCATION CHANGES IMPACT SPACE NEEDS



MASH



Mayville High School

HOW EDUCATION CHANGES IMPACT SPACE NEEDS



HOW EDUCATION CHANGES IMPACT SPACE NEEDS



DeForest Area High School



HOW EDUCATION CHANGES IMPACT SPACE NEEDS



Bridges Elementary School



Dousman Elementary School

Medford Area Public School District

HOW EDUCATION CHANGES IMPACT SPACE NEEDS



Mayville High School



HOW EDUCATION CHANGES IMPACT SPACE NEEDS



Indian Mound Middle School

HOW EDUCATION CHANGES IMPACT SPACE NEEDS



QUESTIONS?



**CONSIDER POTENTIAL
FACILITY SOLUTIONS**
with budget ranges



TABLE DISCUSSION #1



RENOVATIONS & ADDITIONS

SPACE NEEDS

Flexible Learning (Classrooms, Collaboration Areas, Small Group Instruction)

Auditorium, Performance, and Large Group Instruction

Fitness/Athletics (Gymnasium, Locker Rooms, Offices)

Capital Maintenance (10-year plan)

Cafeteria/Servery

Safety and Security (Main Entrance, Exterior Doors)

Library

Special Education Inclusion

Support (Guidance, Student Services)

BUDGET RANGE

\$14M to \$15.4M + site work

\$10.4M to \$11.5M + site work

\$9.3M to \$12.4M + site work

\$9,685,460

\$2.6M to \$2.8M + site work

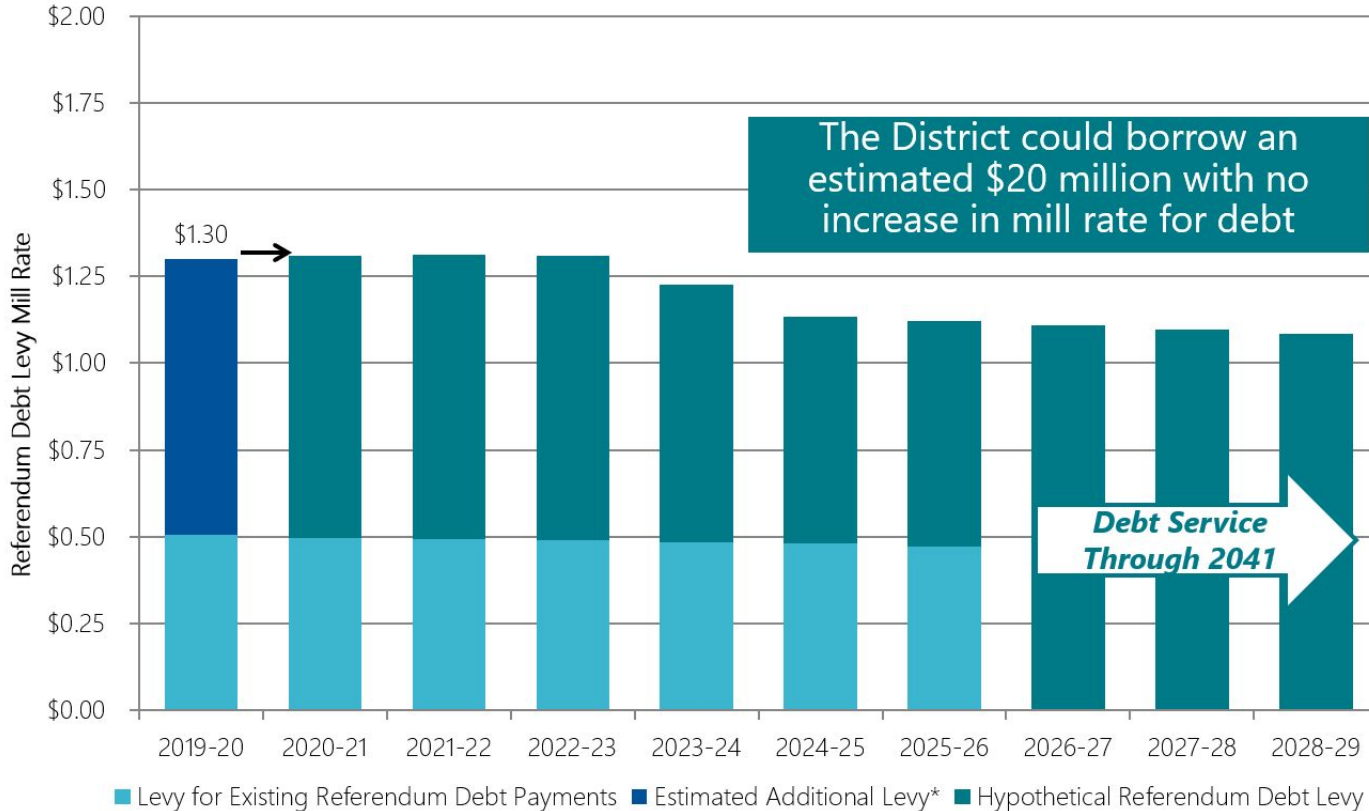
\$2.3M to \$2.5M + site work

\$800,000 to \$2.3M + site work

\$500,000 to \$700,000

\$400,000 to \$500,000 + site work

CURRENT DEBT MILL RATE WITH POTENTIAL NEW DEBT



*Additional levy for referendum debt to manage the District's overall mill rate. Levy would be applied to future debt payments. Mill rate based on estimated 2019 Equalized Valuation (TID-OUT) of \$919,496,637 with annual growth of 1.00% thereafter.

What priority would you place on
each of these categories?

TABLE DISCUSSION #2



NEW HIGH SCHOOL | \$80,000,000 - \$85,000,000*

- Building shall meet the current educational needs as well as provide flexibility for future needs
- Appropriately-sized classrooms with access to natural light
 - Adjacent to collaboration spaces
 - Integrated spaces for Special Education
 - STEM/STEAM spaces
 - Band/Choir spaces
- District-wide extracurricular spaces that can be used by the community
 - Auditorium
 - Multi-Station Gymnasium
 - Pool
 - Fitness Center

*Estimate range does not include adding new fields

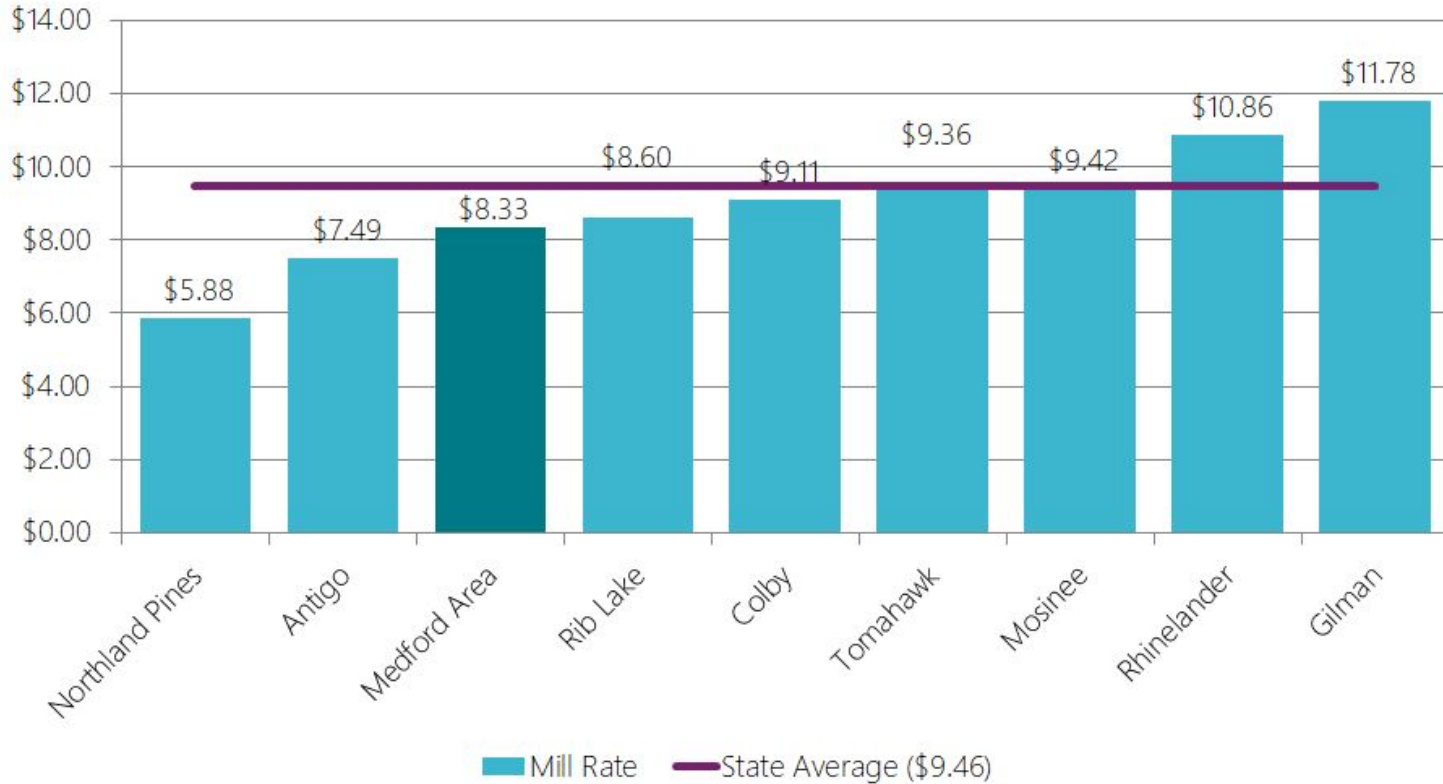
HYPOTHETICAL \$85M REFERENDUM

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It is estimated that an \$85 million referendum would increase taxes by about \$328 annually on a \$100,000 Property.

COMPARABLE 2018-19 MILL RATES

BAIRD



Source: Department of Public Instruction

Medford Area Public School District

Should the District further explore
building a new high school?

FINAL THOUGHTS



QUESTIONS?

NEXT STEPS:

Community-wide survey coming spring 2020



What else should we consider?