

Working Together For a **STRONG FUTURE**



Chatfield Public Schools Referendum
Vote November 8

When Schools Are Strong, Communities Thrive.

When they are not, the community - including businesses, real estate values, neighborhoods, etc. - is negatively impacted. Competition for good schools is fierce in areas of growth. Chatfield's location to Rochester makes it a prime area for prospective new families (and businesses) if its schools and other amenities are comparable to the surrounding area. Our high school is your high school – ***its future is in your hands.***

Chatfield Schools are a Good Return on Your Investment.

With a positive operating fund balance, a high credit rating, competitive test scores, and a strong graduation rate, our schools continue to be a good return on your investment.

- Consistent grad rate of over 90% (exceeds 81.2% state average)
- Chatfield Elementary was recently named a Reward School – moving up in 3 years from a school in need of improvement (bottom 25%) to one of the top elementary schools in the state
- Strong state test scores – many recent K-12 math and reading assessment results exceed state averages
- High School ACT scores consistently rival state and national averages
- Award-winning, championship-caliber fine arts, co-curricular, and athletic programs

"There are lots of houses in our community older than 1958, but the ones that are most desired are the ones that have been updated."

Lanny Isensee, School Board Member,
Business Owner, and parent



STRONG SCHOOLS... STRONG COMMUNITY

Get the Facts and Make an Informed Decision

Dear Neighbors:

On November 8, you have the opportunity to vote on a school bond referendum that would pay for maintenance and renovation at Chatfield High School. As you make a decision on how to vote, please keep these four things in mind.

We Listened.

We sent two surveys to every residence in the school district this year. Respondents told us that they would support a referendum that includes updating classrooms, especially for science, Ag, tech ed and media center, and expanding and updating the kitchen and cafeteria/commons.

You Responded.
We Listened.

We Focused on Academics.

Major classroom renovation is the key component – **56% of the new plan.**

The Tax Impact is Far Lower than Last Year's Proposal.

An average residence will see a tax increase of about **\$4 per month**. Compared to surrounding school districts, Chatfield will remain in the middle of the pack for total school taxes.

Opportunities for Students.

Classroom renovations will increase learning opportunities throughout the building. Flexible learning space will be included in Ag and tech ed classrooms that will include new equipment such as high-tech cutting tools, sanders, planers and 3D printers.

Our high school is your high school – its future is in your hands. We encourage you to make an informed decision on November 8.

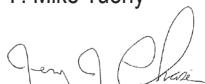

Greg LaPlante


Matt McMahon


F. Mike Tuohy


Scott Backer


Lanny Isensee


Jerry Chase (Chair)

Why Now?

It's Time. The Needs Are Real and Are Not Going Away

Two-thirds of our high school building is almost 60-years old and is in need of maintenance and physical changes to improve learning. This bond addresses remodeling and updates for outdated classrooms as well as long-term maintenance needs. These investments will ensure that our high school remains a viable community asset long into the future.



Major classroom renovation, adding new science, Ag, and technology classrooms, expanding and updating the kitchen and cafeteria/commons plus improving basic building needs are just a few examples of how this bond referendum will work to keep our high school Chatfield Strong.

"This project comes at a great time. Interest rates are at an all-time low, the state came through with new funding to help with maintenance projects, and the district has been able to refinance the elementary school, so we are able to keep costs low."

Ed Harris, Superintendent, Chatfield Public Schools

What Will It Cost Me?

The total request is less than \$4 per month on an average \$140,000 home, significantly less than the 2015 referendum. Rates vary for residents, businesses, agricultural property, and seasonal recreational homes.

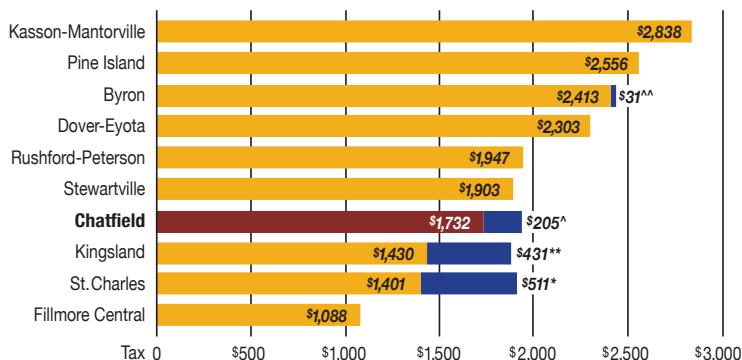
Tax Impact on Three Home Values if the Bond Question Passes		
Home Value	Per Month	Annual
\$85,000	\$1.75	\$21
\$140,000	\$3.58	\$43
\$175,000	\$4.83	\$58



Also check www.ehlers-inc.com/custom/taxinformation/Chatfield/ for information about Minnesota Property Tax Refund and Deferral Programs: (A.) Minnesota Homestead Credit Refund (B.) Special Property Tax Refund (C.) Deductibility of Property Taxes for State and Federal Income Taxes

2016 Chatfield School District Agricultural Property Taxes

Total School Property Taxes, Payable 2016 on an Agricultural Homestead with a Total Estimated Market Value of \$1,000,000 (Assumes the house, garage, and one acre has an estimated value of \$140,000)



*Estimated Tax Impact on a \$140,000 Home Payable in 2017 with Passage of 2016 St. Charles \$12.4 million Election

**Estimated Tax Impact on a \$140,000 Home Payable in 2017 with Passage of 2016 Kingsland \$13.7 million Election

^Estimated Tax Impact on a \$140,000 Home Payable in 2017 with Passage of 2016 Chatfield \$10.8 million Election

^^Estimated Tax Impact on a \$140,000 Home Payable in 2017 with Passage of 2016 Byron \$10.3 million Election

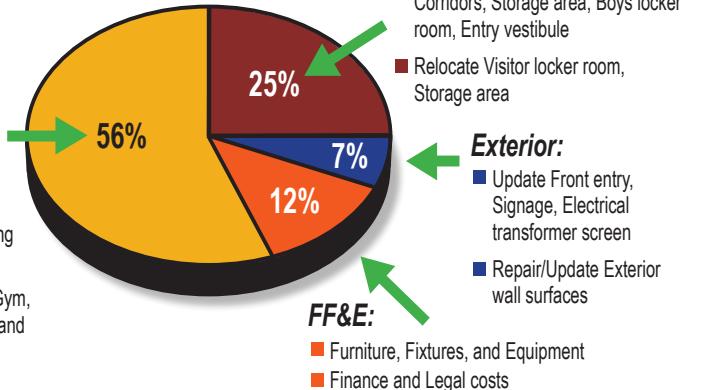
Source: Pay 2016 School Tax Report and Ehlers

Visit <http://www.ehlers-inc.com/custom/taxinformation/Chatfield/> to find taxes for your property. For taxes on agricultural and commercial property call Ehlers at 1-800-552-1171 or email mnschools@ehlers-inc.com.

How Will the Money be Spent?

Classrooms:

- New Tech Ed, Ag, STEM classrooms
- Remodel/Update all classrooms including existing Science, Flex, Adaptive Phy Ed, Occupational Therapy, Health/Fitness/Wrestling classrooms
- Remodel/Repurpose Gym, Library/Media Center, and Large Group room



Interior:

- Remodel Kitchen, Commons/Cafeteria, Corridors, Storage area, Boys locker room, Entry vestibule
- Relocate Visitor locker room, Storage area

Exterior:

- Update Front entry, Signage, Electrical transformer screen
- Repair/Update Exterior wall surfaces

FF&E:

- Furniture, Fixtures, and Equipment
- Finance and Legal costs

Frequently Asked Tax Questions

Q. What are the tax implications on agricultural landowners?

A. It's best not to estimate your property tax impact yourself.

Many factors determine the rate. For taxes on agricultural property call Ehlers at 1-800-552-1171 or email to: mnschools@ehlers-inc.com

Q. Who qualifies for property tax refunds or deferrals?

A. Property owners who are senior citizens or low-income may qualify for substantial property tax refunds or deferrals.

Consult your tax consultant. For more information, go to: <http://www.revenue.state.mn.us/propertytax/>. Under the General Information heading, click on Fact Sheets and then click on Senior Citizen Property Tax Deferral.

Q. Why do we need to ask for money from taxpayers to fund maintenance and renovation of our buildings?

A. School districts rely on federal, state, and local funds to operate and maintain their schools.

Annual funding from the state is not enough to provide major maintenance or to build new additions. Only minimal maintenance is included in the district's capital budget; larger long-term maintenance and new construction projects demand additional revenue raised by issuing bonds, which require voter approval.

Q. Does the quality of schools really affect property values?

A. Yes.

"When accounting for size, on average, people pay \$50 more per square foot for homes in top-ranked school zones compared with homes served by average-ranked schools," according to a 2013 report by Redfin, a real estate brokerage company. Good schools are also shown to attract and retain families. A community that attracts families and businesses tends to have a stronger tax base, higher home values, and a tax burden that is spread more widely.



"The whole way of bringing education to the kids has changed, but the building hasn't very much."

*Paul Novotny, Business Owner,
City Council Member, and parent*



"Our Ag program is growing. We've received over \$20,000 in grants to buy equipment, to improve labs and make sure everything is current for technology and for 21st century skills, but we have a space need."

*Stacy Fritz, Agri-Science Teacher,
FFA Advisor, and parent*

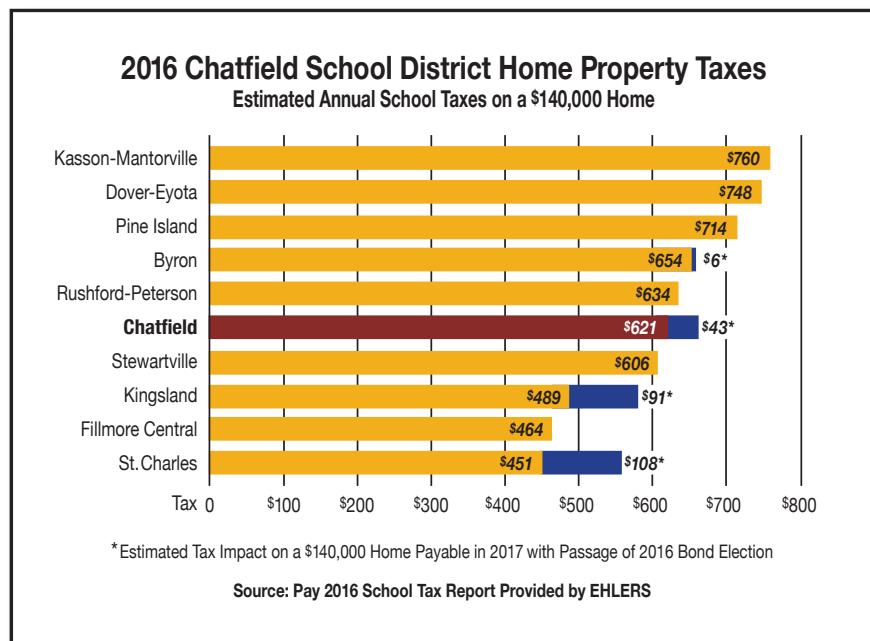
A Closer Look at the Referendum

There's a New Facilities Plan – You Responded, We Listened.

The district surveyed the community twice since the 2015 election. We appreciate your feedback and have designed a new plan that provides the maintenance and facility updates prioritized by the community. Community members will vote on the new plan in a one-question referendum November 8. This new plan meets many of the needs identified by the community facilities task force in 2015 at a much lower cost.

Focused on Community.

The community asked for an affordable building plan. *We heard you loud and clear.* We retooled our plans for a facilities investment the community would support: **reduced from \$19.7 million in 2015 to a \$10.8 million bond.** The total request is **less than \$4 per month** on an average \$140,000 home, significantly less than the 2015 referendum.



"The community asked for academics to be a top priority, we listened. This plan would update all high school classrooms – creating flexible learning spaces for students to collaborate."

Greg LaPlante, School Board Member and parent

Focused on Academics.

The community resoundingly requested that we make academic needs our main priority. This bond includes updates to general classrooms including Science, Library/Media Center, and Large Group room to create 21st Century, academic learning spaces. Technology, Engineering, Ag Science, and Math (STEM) classrooms will be revitalized with new spaces to accommodate current learning needs.



What's Different and Why?

The 2016 Bond Request is Reduced to \$10.8 M from \$19.7 M in 2015.

That's 74% less tax impact due to a number of financial factors.

Here is what is different from the 2015 referendum:

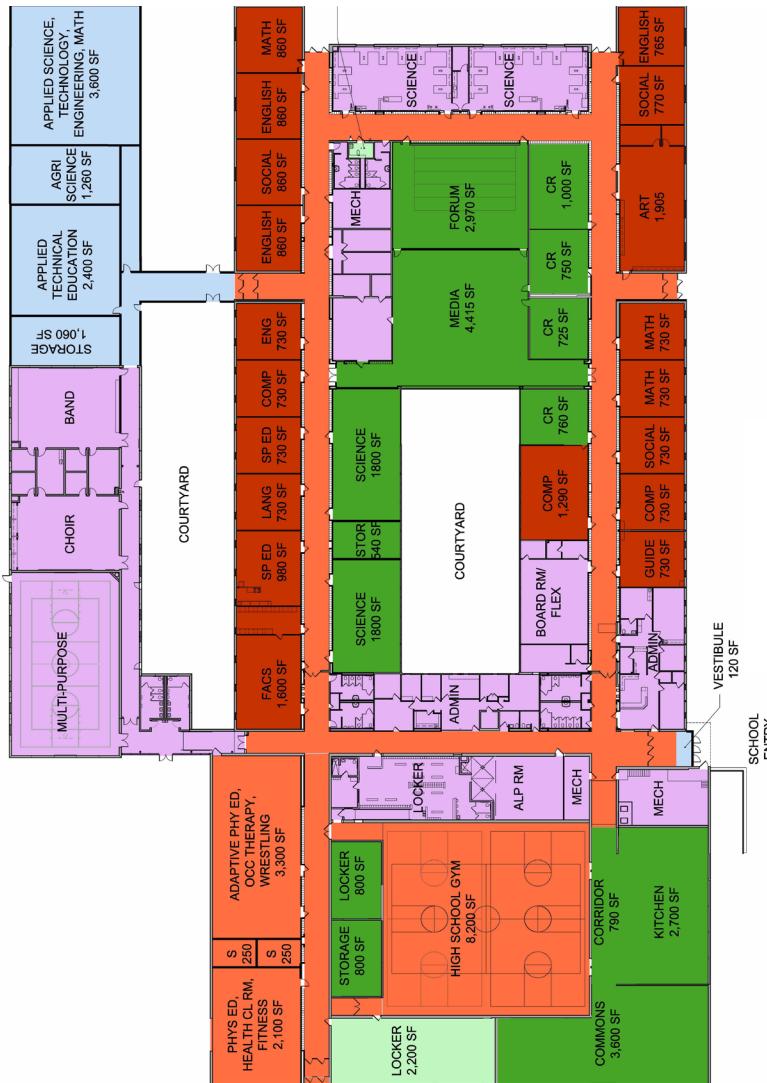
- Elimination of new gym (\$4 million less)
- New funding from the state (\$2.7 million*)
*Long-Term Facilities Maintenance Revenue (LTFMR) with no new taxpayer money
- Other project reductions (\$1 million less)
- Even better interest rates (52-year low) – which translates into lower costs over time
- Refinanced elementary bond which decreased high school project tax impact

"Walking by a classroom, remembering I was here 25 years ago and to see that it basically looks the same as when I was here is a little disheartening."

*Mike Tuohy, Business Owner
and parent*

**LEVIES ARE FOR LEARNING
BONDS ARE FOR BUILDINGS**
The state does not allow operating levy funds to be used for building maintenance or updates to classrooms. For these projects, school districts are required to hold an election to raise funds through building bond requests.

The Floor Plan



 **Light Remodeling**
Paid with LITEM State Funds 17,540 SF

Paid with LTFM State Funds 17,540 SF

 **Heavy Remodeling**
Paid with LTFM State Funds 2,280 SF

Heavy Remodeling Bond

17.540 SF

Light Remodeling Bond

27,575 SF

New Construction Bond

10,320 SF

Heavy Remodeling Bond

33,435 SF

The Plan Details

Classroom Upgrades & Additions – \$6.0 M (bond)

- New Applied Technical Education Classroom
- New Agricultural Science Classroom
- New Applied Science, Technology, Engineering, Math Classroom
- Two Remodeled Science Classrooms & Storage
- Remodeled Flex Rooms
- Remodeled Media Center
- Remodeled Large Group Room
- Remodeled Adaptive Physical Education, Occupational Therapy & Wrestling Space
- Remodeled Physical Education, Health & Fitness Classroom Space
- Remodeled High School Gym

Long-Term Facility Maintenance – \$2.7 M (LTFM state funds)

- All General Classrooms Updated including Art, Guidance, Computer, Family & Consumer Science & Special Education (casework, ceilings, lighting, flooring, & painting)
- Remodeled Boys Locker Room
- Remodeled East Toilet
- Roofing
- Exterior Brick Replacement & Tuck Pointing
- Window Replacement
- Hall Locker Replacement
- Interior Door Replacement
- Exterior Door Replacement
- Classroom Whiteboards
- Elementary School Parking Lot Drainage
- High School Boiler Refurbishment



"We are teaching them modern and complex ideas and in order to be able to do that we need facilities and equipment that reflect what we're trying to teach."

Jessica Hanson, Science Teacher and parent

Interior Remodeling – \$2.7 M (bond)

- Remodeled Kitchen and Equipment
- Remodeled Commons Area
- Remodeled School Entry Vestibule
- Stage Demolition and Relocated Visitor Locker Room / Storage
- Remodeled Circulation / Corridors

Exterior Remodeling – \$0.8 M (LTFM state funds)

- Front Entry Canopy
- Exterior Wall Surfaces
- Transformer Screening
- Flag Poles and Digital Signage



Furniture, Fixtures, & Equipment – \$1.0 M (bond)

Finance & Legal Costs – \$0.3 M (bond)

“Our investment would keep Chatfield High School a viable part of the community, addressing aging and inefficient spaces. For example, the inefficient kitchen and overcrowded cafeteria cause students to lose valuable academic time – the equivalent of 11 school days every year are spent on lunch – that time could be put back in the classroom.”

Randy Paulson, Principal Chatfield High School

“Safety in our classroom can be a challenge because this is an old junior high school science lab and I’m trying to teach two college-level classes.”

Nora Gathje, Science Teacher and parent

Just Wondering...

Q. What if the bond fails?

A. If the bond fails, the needs are not going away.

Addressing the current maintenance/update needs will be more expensive in the future. These items will become progressively worse over time. Construction costs will likely continue to increase by 5-10% per year. Also, as interest rates are now at historic lows, future bonding projects will most likely be more expensive to finance since it is probable that rates will start to swing back up toward historical averages.

- **Science, technical education, and Ag classrooms will continue to fall short.**
Our science, technical education, and Ag instructional facilities will be lacking the current standards necessary to prepare students to be college and career ready and will be without modern safety features.
- **Chatfield will continue to lack flexible learning spaces.**
This limits our ability to be responsive to continually expanding learning needs.
- **The limited capacity of the cafeteria will continue to require 3 lunch tracks.**
This time-consuming setup takes away about 25 minutes of instructional time every day from students in grades 9-12. This is equivalent to about 11 days of school annually.

Q. Why didn't the district budget for renovations and additions?

A. Our annual capital budget is just enough to take care of routine maintenance and operating costs.

The legislature recognizes this and allows school districts to sell bonds, much like a home improvement loan, to cover the cost of renovations and additions that annual budgets cannot support. Most of what is in the proposed plan requires voter approval. We feel it is very important, and our responsibility, to maintain and update the facilities that taxpayers have paid for.

Q. How much will it cost for maintenance and upkeep of additional classrooms and how will it be paid for?

A. The new space is not much larger than our current space and regular maintenance will fall within our existing budget.

This includes heating, air conditioning, custodial services, etc.



"This bond referendum is all about the kids. We have a great opportunity here to raise the level of education, to compete for the students that are thinking about going to other schools in neighboring districts."

Dan Roline, parent

Where and When do I Vote?

When do I vote?

The vote will be held on Tuesday, November 8, with polls open from 7 a.m. to 8 p.m.

Where do I vote?

Visit www.chatfieldstrong.org to find your polling place or visit
<http://pollfinder.sos.state.mn.us>

Can I still vote if I am not going to be in town on November 8?

Yes, voting has never been easier. Changes to election laws allow any eligible voter to vote early, in person or by mail. Vote today or at your convenience through November 7.

Don't get rushed on Election Day. This vote is too important. Make it a priority and make time to vote. Call 507-867-3240 or visit the district website for ballot instructions.

To Learn More...

- Visit: www.chatfieldstrong.org for November 8 referendum information
- Facebook page: www.facebook.com/pages/ChatfieldPublicSchools
- Email: Superintendent Edward Harris at eharris@chatfield.k12.mn.us
- Call: 507-867-4210 ext: 5011

(SAMPLE BALLOT)

**NOTICE OF SPECIAL ELECTION
INDEPENDENT SCHOOL DISTRICT NO. 227
(CHATFIELD PUBLIC SCHOOLS)
STATE OF MINNESOTA**

NOTICE IS HEREBY GIVEN that a special election has been called and will be held for Independent School District No. 227 (Chatfield Public Schools), State of Minnesota, on Tuesday, November 8, 2016 in conjunction with the state general election, for the purpose of voting on the following question.

Bonds are for buildings:
Provides \$10.8 million for maintenance and educational upgrades to the high school.

**SCHOOL DISTRICT QUESTION 1
APPROVAL OF SCHOOL DISTRICT BOND ISSUE**

Shall the school board of Independent School District No. 227 (Chatfield Public Schools) be authorized to issue its general obligation school building bonds in an amount not to exceed \$10,800,000 to provide funds for the acquisition and betterment of school sites and facilities including the renovation, repair, remodeling, upgrading, equipping and construction of additions and improvements to the high school site and facility?

BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE.

Each household pays only their Referendum Market Value. Estimated tax impact on \$140,000 home = \$3.58 month

General Election Polling Places

Olmsted County

- **City of Chatfield**
Municipal Building
21 2nd St SE
Chatfield, MN 55923
- **Elmira Township**
Elmira Township Hall
27 Winona Street
Chatfield, MN 55923
- **Eyota Township**
Eyota Ambulance Barn
753 Robert Ave SW
Eyota, MN 55934

- **Marion Township**
Faith Christian School
4016 28th St SE
Rochester, MN 55904
- **Orion Township**
Orion Township Hall
9006 Co Rd 7 SE
Chatfield, MN 55923
- **Pleasant Grove Township**
Pleasant Grove Township Hall
Pleasant Grove Village
(North of Co Rd 140)
Stewartville, MN 55976

Fillmore County

- **City of Chatfield,**
Chatfield Township,
Jordan Township
Thurber Building
21 2nd St. SE
Chatfield, MN 55923

Winona County

- **Saratoga Township**
Saratoga Township
Town Hall
12835 County Road #6
(East of Troy)
St. Charles, MN 55972



"We value the community voice greatly and we listen intently. We believe the plan currently is a very good reflection of those desires."

Ed Harris, Superintendent,
Chatfield Public Schools

Chatfield Public Schools
2016 Bond Referendum

**Every Vote Counts
Vote November 8**

Prepared and paid for by
Independent School District No.227 (Chatfield Public Schools)
205 Union Street NE, Chatfield, MN 55923-1099.