



KIEL AREA SCHOOL DISTRICT POOL REFERENDUM

PLEASE VOTE | Tuesday, April 7, 2015

BACKGROUND

- November 2013 | School Board forms Citizens Committee to review the pool audit (*pool audit was completed by Councilman-Hunsaker in July 2013*)
- January 2014 | Committee reports back to School Board and their recommendation is to build a new pool
- April 2014 | Separate Committee formed to develop options for new pool for possible referendum
- June 2014 | Committee makes recommendation to School Board and Board determines the best avenue is to survey the community prior to referendum
- October - November 2014 | Community Survey Conducted
- December 2014 | Community survey data shows positive support for pool options
- January 2015 | School Board approves (3) questions to move to referendum

Minutes from the Committee meetings are available on the website | <http://www.kiel.k12.wi.us/schoolboard/pool.cfm>

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COMMUNITY SURVEY

- All residents mailed a copy
- More than 815 responses / 21% response rate
- 72% of respondents said they would support a referendum to update the swimming pool
- Of four options presented on the survey, building a new 8-lane swimming pool and remodeling the current pool into a gym/multi-purpose area received the highest level of support
- 56% of respondents supported updating the original locker room areas

Kiel Area School District Community Survey Results

Fall 2014



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REFERENDUM QUESTIONS

**NEW 8-LANE POOL
LOCKER ROOM REMODEL**

QUESTION 1 | \$8,900,000

WARM WATER THERAPY POOL

QUESTION 2 | \$1,800,000

**POOL OPERATIONS,
TECHNOLOGY & MAINTENANCE**

QUESTION 3 | \$250,000/year

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NEW 8-LANE POOL
LOCKER ROOM REMODEL

QUESTION 1 | \$8,900,000



THE NEED

CURRENT POOL

- Current pool is 45 years old
- Significant structural cracks around perimeter tunnel
- Showing signs of calcification caused by chlorinated water bleeding through the cracks (despite attempts to patch and waterproof the shell)



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1

NEW 8-LANE POOL
LOCKER ROOM REMODEL

QUESTION 1 | \$8,900,000

THE NEED

CURRENT POOL

- Feed pumps do not work, in turn chemicals must be added by hand

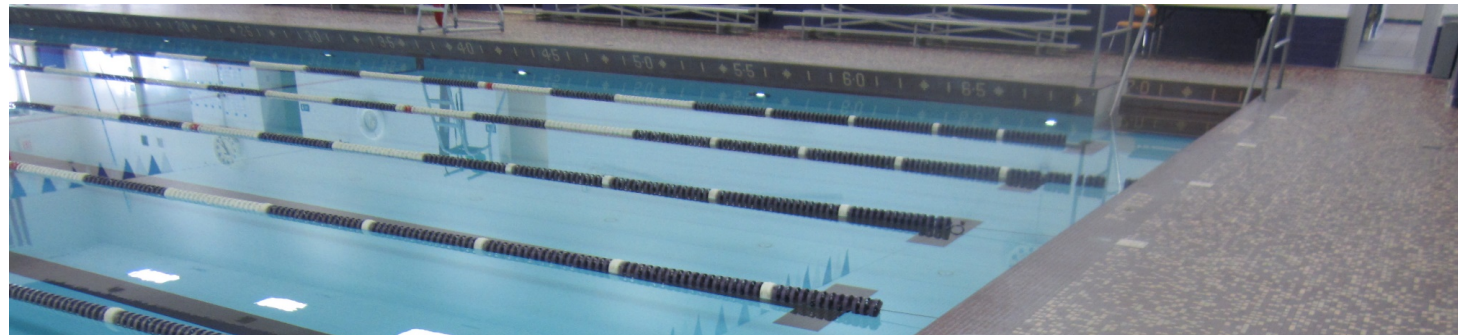


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1

NEW 8-LANE POOL
LOCKER ROOM REMODEL

QUESTION 1 | \$8,900,000



THE NEED

CURRENT POOL

- Currently 6 lanes – standard pool has 8
- Small size prohibits hosting larger meets
- Lacks adequate spectator seating
- Limited competitor staging areas creates safety concerns

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1

NEW 8-LANE POOL
LOCKER ROOM REMODEL

QUESTION 1 | \$8,900,000

THE NEED

LOCKER ROOMS

- Locker rooms are original | 45 years old



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1
NEW 8-LANE POOL
LOCKER ROOM REMODEL

QUESTION 1 | \$8,900,000

THE NEED

FITNESS CENTER

- ❑ Fitness center is exceeding capacity
- ❑ Cannot accommodate school and community demand



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**NEW 8-LANE POOL
LOCKER ROOM REMODEL**

QUESTION 1 | \$8,900,000

QUESTION

Shall the Kiel Area School District, Manitowoc, Calumet and Sheboygan Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount **not to exceed \$8,900,000** for the public purpose of paying the cost of a community swimming pool project consisting of the construction and equipping of a new swimming pool facility adjacent to the high school, conversion of the existing pool space to a gym/multipurpose area, expansion of the fitness center and construction of related improvements as well as renovation of the athletic locker rooms?

TAX IMPACT

Fair Market Value	Annual Impact	Monthly Impact
\$100,000	\$52.00	\$4.33
\$200,000	\$104.00	\$8.67
\$300,000	\$156.00	\$13.00

ASSUMPTIONS

- 20 year borrowing
- State aid impact of 8%
- Estimated interest rate of 4.25%

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WARM WATER THERAPY POOL

QUESTION 2 | \$1,800,000

THE NEED

WARM WATER THERAPY POOL

- Separate therapy pool to fully support youth and senior citizen activities such as:
 - Warm water physical activity
 - Senior and youth activities which are now limited when large/main pool is in use for competitions or other programming
- Results from the pre-referendum survey showed strong community support for a therapy pool

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WARM WATER THERAPY POOL

QUESTION 2 | \$1,800,000

QUESTION

Shall the Kiel Area School District, Manitowoc, Calumet and Sheboygan Counties, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount **not to exceed \$1,800,000** for the public purpose of paying the cost of constructing and equipping a warm water therapy pool?

TAX IMPACT

Fair Market Value	Annual Impact	Monthly Impact
\$100,000	\$10.00	\$.83
\$200,000	\$20.00	\$1.67
\$300,000	\$30.00	\$2.50

ASSUMPTIONS

- 20 year borrowing
- State aid impact of 8%
- Estimated interest rate of 4.25%

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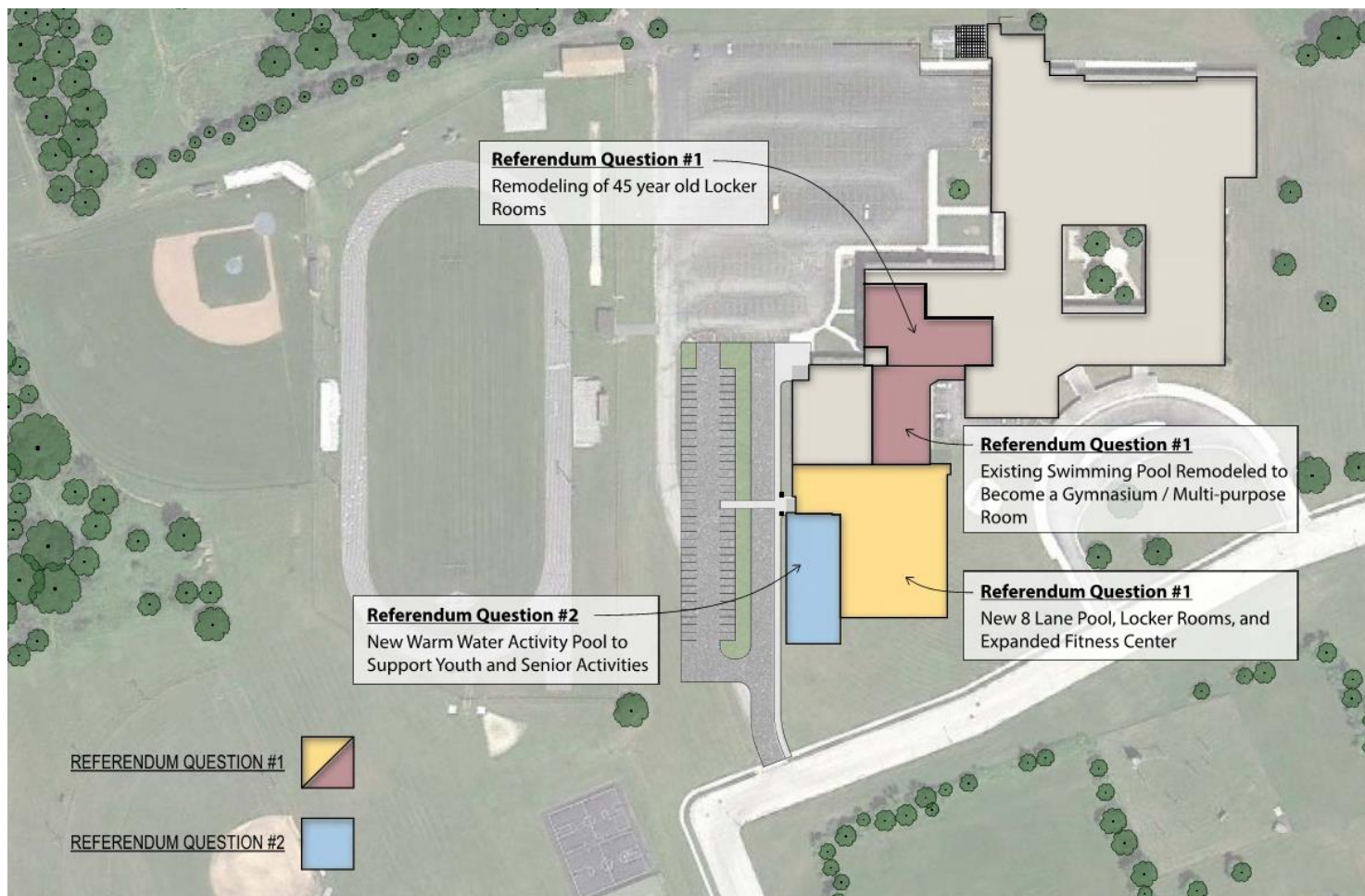
1
NEW 8-LANE POOL
LOCKER ROOM REMODEL

QUESTION 1 | \$8,900,000

2
WARM WATER THERAPY POOL

QUESTION 2 | \$1,800,000

SOLUTION



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**NEW 8-LANE POOL
LOCKER ROOM REMODEL**

QUESTION 1 | \$8,900,000

WARM WATER THERAPY POOL

QUESTION 2 | \$1,800,000

SOLUTION

Remodeling of 45 year old Locker Rooms to Include:
 - New Lockers
 - New Flooring and Wall Tile
 - Painting and Plumbing
 - HVAC and Electrical Upgrades

Expanded Fitness Center

New Lobby and Bathrooms

Community Locker Rooms to Support Warm Water Activity Pool

Warm Water Activity/Therapy Pool
 - Youth Swim Lessons
 - Community Water Aerobics
 - Senior Citizen Activities
 - Handicap Accessible

REFERENDUM QUESTION #1

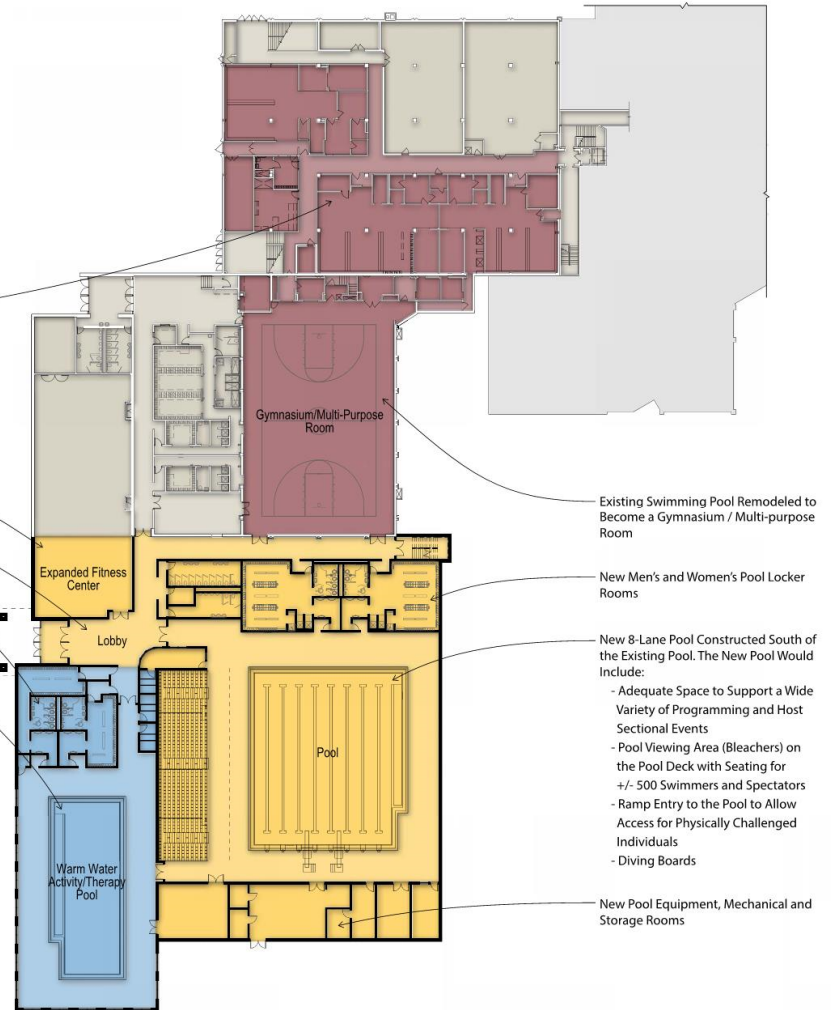
NEW CONSTRUCTION

RENOVATION

EXISTING

REFERENDUM QUESTION #2

NEW CONSTRUCTION



Existing Swimming Pool Remodeled to Become a Gymnasium / Multi-purpose Room

New Men's and Women's Pool Locker Rooms

New 8-Lane Pool Constructed South of the Existing Pool. The New Pool Would Include:

- Adequate Space to Support a Wide Variety of Programming and Host Sectional Events
- Pool Viewing Area (Bleachers) on the Pool Deck with Seating for +/- 500 Swimmers and Spectators
- Ramp Entry to the Pool to Allow Access for Physically Challenged Individuals
- Diving Boards

New Pool Equipment, Mechanical and Storage Rooms

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**POOL OPERATIONS,
TECHNOLOGY & MAINTENANCE**

QUESTION 3 | \$250,000/year

THE NEED

POOL OPERATIONS, TECHNOLOGY & MAINTENANCY PLANS

Annual cost (for 10 years) to support future pool operations, maintenance and technology plan initiatives, and operation expenses such as:

- Continuation of pool operation expenses into the future - for present or new pool.
- Offset costs of annual technology expenses
 - Technology goal is to have 1:1 device ratio to help improve instruction (one device per student)
 - High school server replacement
 - High school, middle school , and elementary school computer updates and replacement
 - Wireless infrastructure upgrades and replacement
- Offset costs of annual maintenance expenses
 - EXAMPLES | Plumbing, heating, and electrical upgrades; flooring replacement; asbestos removal; parking maintenance; and fixture replacement (all three locations)

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**POOL OPERATIONS,
TECHNOLOGY & MAINTENANCE**

QUESTION 3 | \$250,000/year

QUESTION

Shall the Kiel Area School District, Manitowoc, Calumet and Sheboygan Counties, Wisconsin for the 2015-2016 school year through the 2024-2025 school year be authorized to exceed the revenue limit specified in Section 121.91, Wisconsin Statutes, by \$250,000 a year, for non-recurring purposes consisting of pool operations, facilities maintenance and technology upgrades?

TAX IMPACT

Fair Market Value	Annual Impact	Monthly Impact
\$100,000	\$34.00	\$2.83
\$200,000	\$68.00	\$5.67
\$300,000	\$102.00	\$8.50

ASSUMPTIONS

- Exceed the revenue limit on a non-recurring basis
- \$250,000 per year for 10 years
- Starting 2015-2016
- Final year 2024-2025
- State aid impact of 8%

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TAX IMPACT ANALYSIS

BORROWING ASSUMPTIONS | QUESTION 1 & 2

- Borrowing Occurs Summer 2015
- Repaid Annually Over 20 Years - 2016 through 2035
- Estimated Interest Rate 4.25%
- Final Terms of Borrowing Locked In After Referendum Approval

TAX IMPACT ASSUMPTIONS

- Tax Base - 2014 District Equalized Value - \$679,553,956
- Tax Rate Impact - Stated as Per \$1,000 of Equalized (Fair Market) Property Value
- Tax Impact Offset by Additional State Aid Projected @ 8% of Referendum Costs
 - State Aids - Not Guaranteed - Dependent Upon State's Biennial Budget
- Tax Impact for Questions 1 and 2 Include Principal and Interest

TAX IMPACT

- Increase Begins - December 2015 Tax Bill
- Impact for Question 1 and 2 Remains Stable for Four Years
- Existing Debt Drops Off In Fifth Year – Combined Debt Service Impact Declines
- Impact for Question 3 Remains Stable for 10 Years and Expires

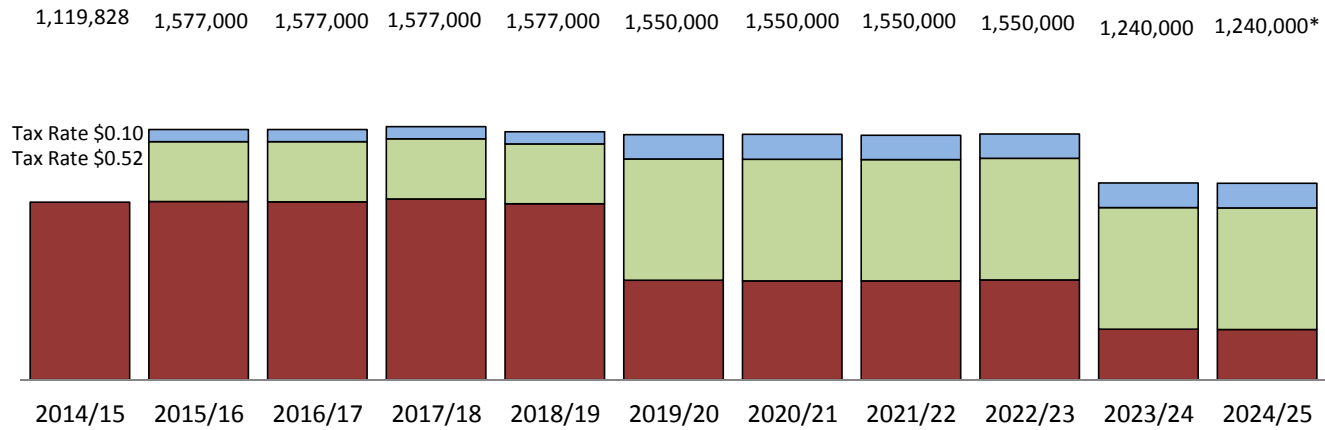
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ESTIMATED DEBT SERVICE

REFERENDUM QUESTIONS 1 & 2 COMBINED WITH EXISTING REFERENDUM APPROVED DEBT SERVICE

■ Existing Ref. App. Debt ■ Question 1 - \$8.9 Million ■ Question 2 - \$1.8 Million

*Same Through 2033
\$920,000 2034 & 2035



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ESTIMATED DEBT SERVICE

QUESTION 1 | \$8.9 MILLION ESTIMATED DEBT SERVICE SCHEDULE

Year	Principal	Rate	Interest	Total P+I
	-	-	-	-
2015-2016	-	-	378,250.00	378,250.00
2016-2017	-	-	378,250.00	378,250.00
2017-2018	-	-	378,250.00	378,250.00
2018-2019	-	-	378,250.00	378,250.00
2019-2020	395,000.00	4.250%	369,856.25	764,856.25
2020-2021	415,000.00	4.250%	352,643.75	767,643.75
2021-2022	430,000.00	4.250%	334,687.50	764,687.50
2022-2023	450,000.00	4.250%	315,987.50	765,987.50
2023-2024	470,000.00	4.250%	296,437.50	766,437.50
2024-2025	490,000.00	4.250%	276,037.50	766,037.50
2025-2026	515,000.00	4.250%	254,681.25	769,681.25
2026-2027	535,000.00	4.250%	232,368.75	767,368.75
2027-2028	560,000.00	4.250%	209,100.00	769,100.00
2028-2029	580,000.00	4.250%	184,875.00	764,875.00
2029-2030	605,000.00	4.250%	159,693.75	764,693.75
2030-2031	635,000.00	4.250%	133,343.75	768,343.75
2031-2032	660,000.00	4.250%	105,825.00	765,825.00
2032-2033	690,000.00	4.250%	77,137.50	767,137.50
2033-2034	720,000.00	4.250%	47,175.00	767,175.00
2034-2035	750,000.00	4.250%	15,937.50	765,937.50
Total	\$8,900,000.00	-	\$4,878,787.50	\$13,778,787.50

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ESTIMATED DEBT SERVICE

QUESTION 2 | \$1.8 MILLION ESTIMATED DEBT SERVICE SCHEDULE

Year	Principal	Rate	Interest	Total P+I
	-	-	-	-
2015-2016	-	-	76,500.00	76,500.00
2016-2017	-	-	76,500.00	76,500.00
2017-2018	-	-	76,500.00	76,500.00
2018-2019	-	-	76,500.00	76,500.00
2019-2020	80,000.00	4.250%	74,800.00	154,800.00
2020-2021	85,000.00	4.250%	71,293.75	156,293.75
2021-2022	85,000.00	4.250%	67,681.25	152,681.25
2022-2023	90,000.00	4.250%	63,962.50	153,962.50
2023-2024	95,000.00	4.250%	60,031.25	155,031.25
2024-2025	100,000.00	4.250%	55,887.50	155,887.50
2025-2026	105,000.00	4.250%	51,531.25	156,531.25
2026-2027	110,000.00	4.250%	46,962.50	156,962.50
2027-2028	110,000.00	4.250%	42,287.50	152,287.50
2028-2029	115,000.00	4.250%	37,506.25	152,506.25
2029-2030	125,000.00	4.250%	32,406.25	157,406.25
2030-2031	130,000.00	4.250%	26,987.50	156,987.50
2031-2032	135,000.00	4.250%	21,356.25	156,356.25
2032-2033	140,000.00	4.250%	15,512.50	155,512.50
2033-2034	145,000.00	4.250%	9,456.25	154,456.25
2034-2035	150,000.00	4.250%	3,187.50	153,187.50
Total	\$1,800,000.00	-	\$986,850.00	\$2,786,850.00

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**POOL OPERATIONS,
TECHNOLOGY & MAINTENANCE**

QUESTION 3 | \$250,000/year

WHY QUESTION 3 IS DIFFERENT

- Permission to exceed Revenue Limit by \$250,000 for ten years
- Revenue Limit – The Revenue Limit is a Law (Wis Statutes 121.91) which limits the amount of revenue a school district receives from state aid and property tax levy to pay operating expenses. The limit is calculated each year using student enrollment and current legislative parameters. Permission to exceed this limit must be approved by referendum.
- \$250,000 per year would be used to pay:
 - POOL OPERATIONS
 - FACILITY MAINTENANCE
 - TECHNOLOGY UPGRADES
- Permission to levy \$250,000 expires after ten years – “non-recurring”
- Question 3 is not a referendum to borrow money

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CALCULATING TAX IMPACTS

- Each Question Has a Tax Rate to Calculate Annual / Monthly Taxes
- Each Question Requires a Separate Vote
- Chart Shows Examples of Tax Impacts for Various Property Values

Fair Market Property Value	Question – I Tax Impact Tax Rate - \$0.52 per \$1,000		Question II – Tax Impact Tax Rate - \$0.10 per \$1,000		Question III – Tax Impact Tax Rate - \$0.34 per \$1,000	
	Annual	Monthly	Annual	Monthly	Annual	Monthly
\$100,000	\$52.00	\$4.33	\$10.00	\$ 0.83	\$34.00	\$2.83
\$150,000	\$78.00	\$6.50	\$15.00	\$1.25	\$51.00	\$4.25
\$162,100*	\$84.29	\$7.02	\$16.21	\$1.35	\$55.11	\$4.59
\$175,000	\$91.00	\$7.58	\$17.50	\$1.46	\$59.50	\$4.96
\$200,000	\$104.00	\$8.66	\$20.00	\$1.67	\$68.00	\$5.66
\$300,000	\$156.00	\$13.00	\$30.00	\$2.50	\$102.00	\$8.50

*District Median Home Value (U.S. Census Bureau)

WHAT COULD CHANGE TAX IMPACT

- Final Interest Rate for the Borrowings - Locked in When Funds are Borrowed
- State Aid Received by District - Subject to State's Biennial Budget
- Property Values in 2015 and Thereafter - Determined by Dept. of Revenue

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PRELIMINARY SCHEDULE

QUESTION 1

Design | Spring to Fall 2015

Construction of New Pool and Weight Room | Fall 2015 – Summer 2016

Renovation of Existing Pool and Locker Rooms | Summer 2016 – Winter 2017

QUESTION 2

Warm water therapy pool would be built into the schedule above.

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WHY NOW?

- ❑ Current pool has reached it's life span
- ❑ The needs of the District also serve as benefits to our community (swimming lessons, summer school programming, etc...)
- ❑ Construction costs are competitive
- ❑ Interest rates are historically low
- ❑ Results from the pre-referendum survey showed strong community support



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MORE INFORMATION

FIND OUT MORE IMPORTANT DATES TO REMEMBER

PUBLIC FORUMS | HIGH SCHOOL POOL LOBBY

Wednesday, March 4 | 4:30 to 5:45 p.m.

Tuesday, March 10 | 7:00 to 8:30 p.m.

BOARD MEETING | HIGH SCHOOL LIBRARY

Wednesday, March 18 | 6:00 p.m.

REFERENDUM VOTE

Tuesday, April 7



FOR MORE INFORMATION

VISIT <http://www.kiel.k12.wi.us/schoolboard/pool.cfm>

The following referendum information can be found on the website or by calling 920.894.2266

- Important Dates
- Pool Audit
- School Board & Pool Committee Minutes
- Maintenance & Technology Plans
- Architectural & Construction Presentations
- Additional Communication Materials

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