



March 5th, 2026



Central Decatur CSD

COMMUNITY TASK FORCE – MEETING #2 SUMMARY

Members of the Central Decatur Community School District and community representatives met for the second time on Thursday, March 5, to continue the district’s facility master planning process. This meeting marked the second of three planned task force sessions designed to evaluate the current condition of district facilities and help shape a long-term educational and facility vision for Central Decatur CSD.

The task force has been charged with reviewing the condition of existing facilities, understanding current and projected enrollment trends, and ultimately providing a recommendation to the Board of Education regarding the district’s path forward. The second meeting included a recap of the initial meeting, updated project budget and tax impact information, and a table group exercise focused on refining the scope of the potential master plan. The meeting also included guided tours of the Junior-Senior High School and North Elementary facilities. The task force represents a broad cross-section of the Central Decatur community, including both staff and community stakeholders.

FACILITY TOUR – JUNIOR-SENIOR HIGH & NORTH ELEMENTARY

Following a summary of the information presented at the initial February task force meeting, committee members participated in a facility tour of the Junior-Senior High School and North Elementary buildings. The tour was guided by district staff and provided participants the opportunity to observe current facility conditions and program spaces firsthand.

The existing Career and Technical Education (CTE) and agricultural wing at the Junior-Senior High School was a primary focus of discussion. Staff identified several deficiencies within the current space, including outdated classroom furniture and finishes, limited classroom sizes that restrict program capacity, minimal storage space in the shop area, and insufficient space to adequately support agricultural, metals, and woods programs. Staff also noted that certain equipment is outdated and that ventilation within the woods and metals areas is inadequate.

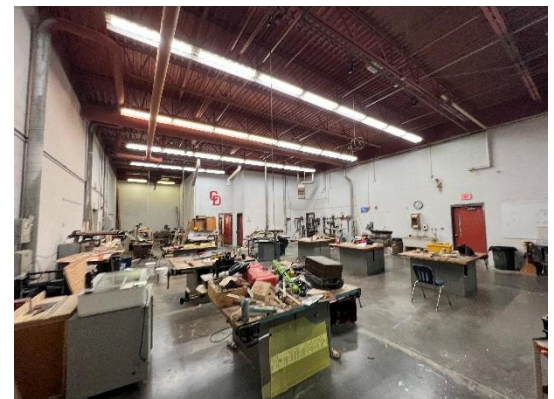


Figure 1: Existing Wood Shop

At North Elementary, the task force evaluated the existing cafeteria space, discussing both its current size and how it might function if additional grade levels were consolidated into the building. Committee members noted potential concerns related to space limitations and noise transfer. The group also visited the north side of the building to visualize where a potential future building addition could be located.

TAX IMPACT & UPDATED PROJECT BUDGETS

Following the facility tour, the committee received updated project budget and property tax impact information from the district’s financial advisor, Piper Sandler, presented by Denovo Construction.

Due to increased debt paydown and rising property valuations within the district, the potential project budget increased from approximately \$14.5 million to \$16.8 million. It was emphasized that the final project scope and budget will ultimately be determined by the Board of Education. The board will make its decision based on the recommendations of the task force while also considering the long-term financial sustainability of the district and the interests of community stakeholders.

Property tax impact estimates based on a \$4.05 debt service levy per \$1,000 of taxable valuation were also presented. Estimated impacts include:



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- A residential property assessed at **\$200,000** would experience an estimated increase of **\$13.39 per month**.
- A commercial property assessed at **\$250,000** would experience an estimated increase of **\$75.94 per month**.
- Agricultural property would see an estimated increase of **\$160.56 annually per 100 acres**, on average.

The task force also reviewed tax rates of neighboring school districts for comparison. Central Decatur CSD currently has **the fourth lowest tax rate among surrounding districts, at \$12.750 per \$1,000 of taxable valuation**. I-35 and Lamoni school districts currently top the list with tax rates of **\$17.150** and **\$18.230**, respectively. It was noted that Lamoni’s current debt service levy is scheduled to expire next fiscal year, though that district is also currently engaged in a facility master planning process.

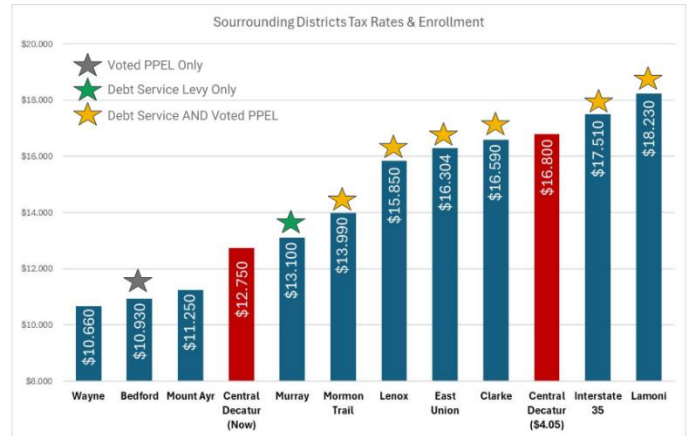


Figure 2: Surrounding District Tax Rates

TABLE GROUP EXERCISE

Following the financial discussion, task force members reviewed the preliminary facility concepts that were introduced during the first meeting, this time with estimated project costs associated with each option.

Participants divided into four table groups of four to five individuals, with both community members and district staff represented at each table. The groups spent approximately 30 minutes discussing the advantages, disadvantages, and trade-offs associated with each concept. After the discussion period, each group reconvened with the full committee to summarize their conversations and share their preferred direction for the facility master plan. Key themes from the group discussions included:

Elementary Cafeteria

All groups agreed that if South Elementary were to be consolidated into the North Elementary facility, an expanded cafeteria space would be necessary. Some members also suggested that a larger cafeteria could provide additional flexibility for uses such as youth sports practices.

Courtyard Space

Several task force members expressed concerns regarding the long-term maintenance requirements of the proposed courtyard space. However, participants acknowledged that the courtyard concept could improve building circulation and increase natural daylight within classroom spaces.

CTE and Career Programs

All groups expressed support for investing in expanded and improved spaces for Career and Technical Education (CTE) programs at the Junior-Senior High School. Programs specifically mentioned included Woods, Metals, Agriculture, CNA (nursing), Culinary Arts (FCS), and Business. Some participants also suggested that improved layout and organization of existing spaces could potentially reduce the need for a larger building addition by creating additional storage and instructional capacity within the current footprint.

EXIT TICKET

Before the meeting adjourned, committee members were tasked with completing an exit ticket comprising four questions for individual consideration. The committee’s answers to the questions on the exit ticket will be used as a basis for the third and final community task force meeting in April.