

# Central Decatur Community Task Force

Meeting #1 - Thursday, February 5th, 2026



# Tonight's Agenda

- Introductions
- The Master Planning Process
- Your Role
- Guiding Principles
- Facility Assessment Overview
- Enrollment
- School Finance 101
- Central Decatur's Financial Picture
- One Campus VS. Two Campuses

# Introductions



# The Master Planning Process



# The Master Planning Process

1. Facility Condition Assessment (Winter 2025)
2. Board Work Sessions (Summer 2025)
3. Staff Listening Sessions (Fall 2025)
4. Community Task Force Meetings (Winter 2026)
  - a. February, March & April
5. Board Work Session (April 2026)
6. Approval of Project Scope & Budget (May 2026)

# Community Task Force Meetings

Meeting #1 (February): **Understand**

Meeting #2 (March): **Contemplate**

Meeting #3 (April): **Recommend**

# Your Role



# Your Role

## The Purpose of a Community Task Force

- Represent an accurate cross-section of your community
- Understand the previous planning work that has been done
- Understand the conditions of the district's facilities and financial outlook
- Collaborate together to determine the best direction for your district
- Conduct a transparent & community-led process
- Provide a **recommendation** to the board of education

# Guiding Principles



# Guiding Principles List

- Students First
- Fiscal Responsibility
- Long-Term Community Impact
- Equity & Accessibility
- Transparency & Trust
- Educational Alignment
- Other (specify in discussion)

# Guiding Principles Exercise

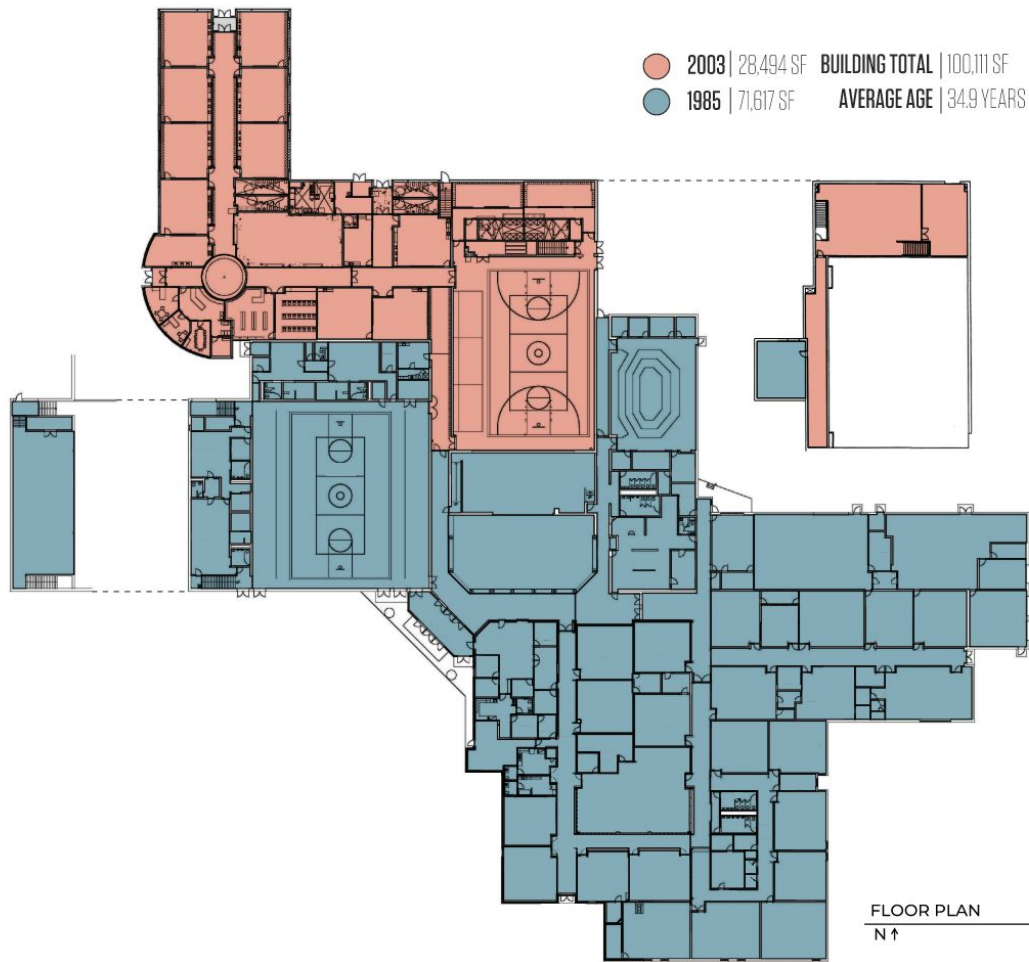
- Place a dot next to the guiding principles you value the most
- You may allocate more than one dot on a principle

# Facility Assessment Overview



# North Campus





● 2003 | 28,494 SF **BUILDING TOTAL** | 100,111 SF  
● 1985 | 71,617 SF **AVERAGE AGE** | 34.9 YEARS

FLOOR PLAN  
N ↑

NTS

**CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT**  
NORTH FACILITY BUILDING VINTAGE MAP

# Junior-Senior High Deficiencies

- Aged Interior Finishes
- Exterior Doors & Front Entry Vestibule
- Select HVAC Equipment (heat pumps)



# Junior-Senior High Celebrations

- Gymnasium HVAC
- Roof Recently Coated
- Fluid Cooler (HVAC)  
Recently Replaced



# North Elementary

## Deficiencies

- Rolled Carpeting in Classrooms
- HVAC is at or near end of useful life
- Fluorescent lighting throughout



# North Elementary

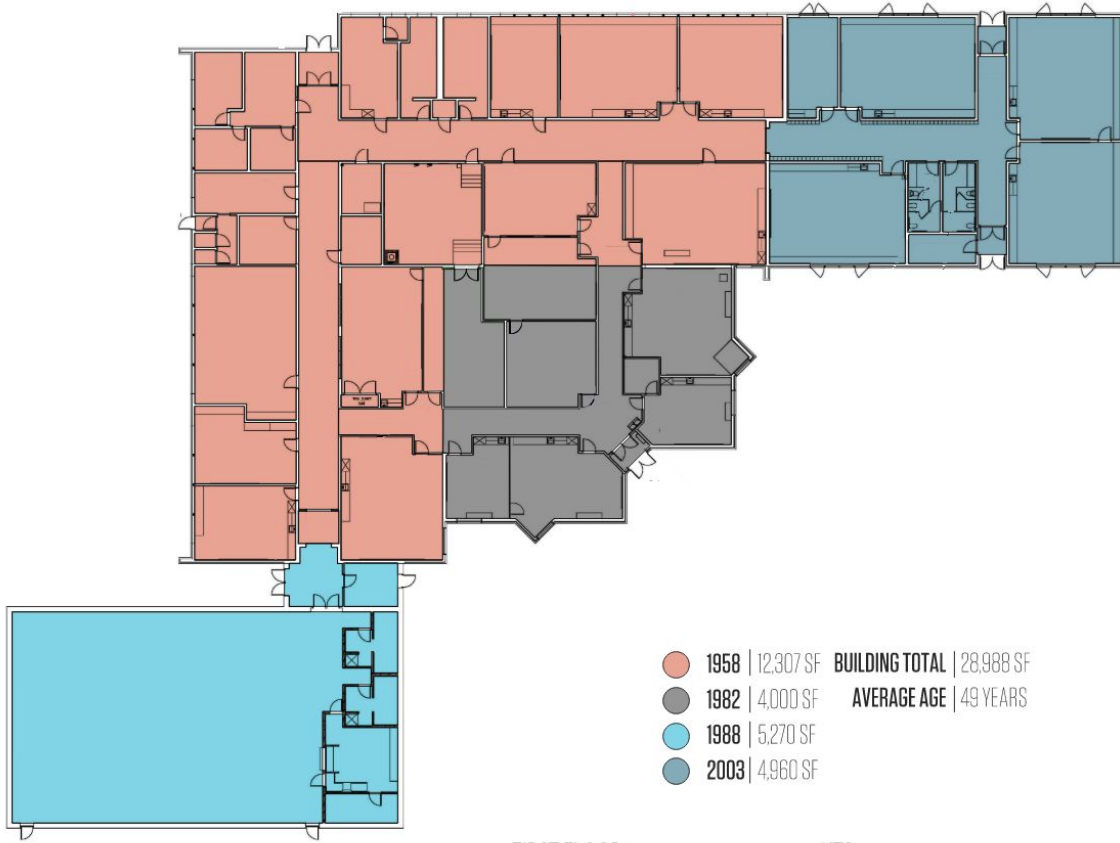
## Celebrations

- Entire building is original to 2003
- No major infrastructure concerns
- Piping, electrical, utilities, etc. have plenty of useful life remaining



# South Campus





FIRST FLOOR

NTS

N ↑

**CENTRAL DECATUR COMMUNITY SCHOOL DISTRICT**  
SOUTH ELEMENTARY BUILDING VINTAGE MAP

# South Elementary

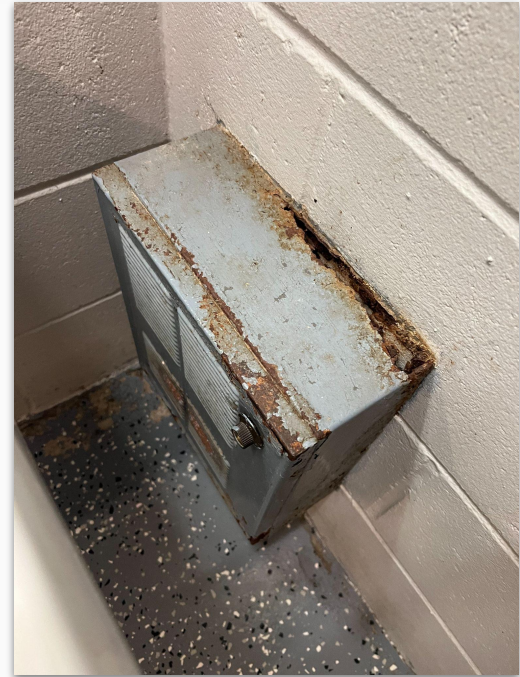
## Deficiencies

- HVAC System
  - No central system and many components beyond useful life
- Brick Repair & Tuckpointing Needs
- Aging Interior Finishes



# South Elementary

## Deficiencies



# South Elementary

## Deficiencies

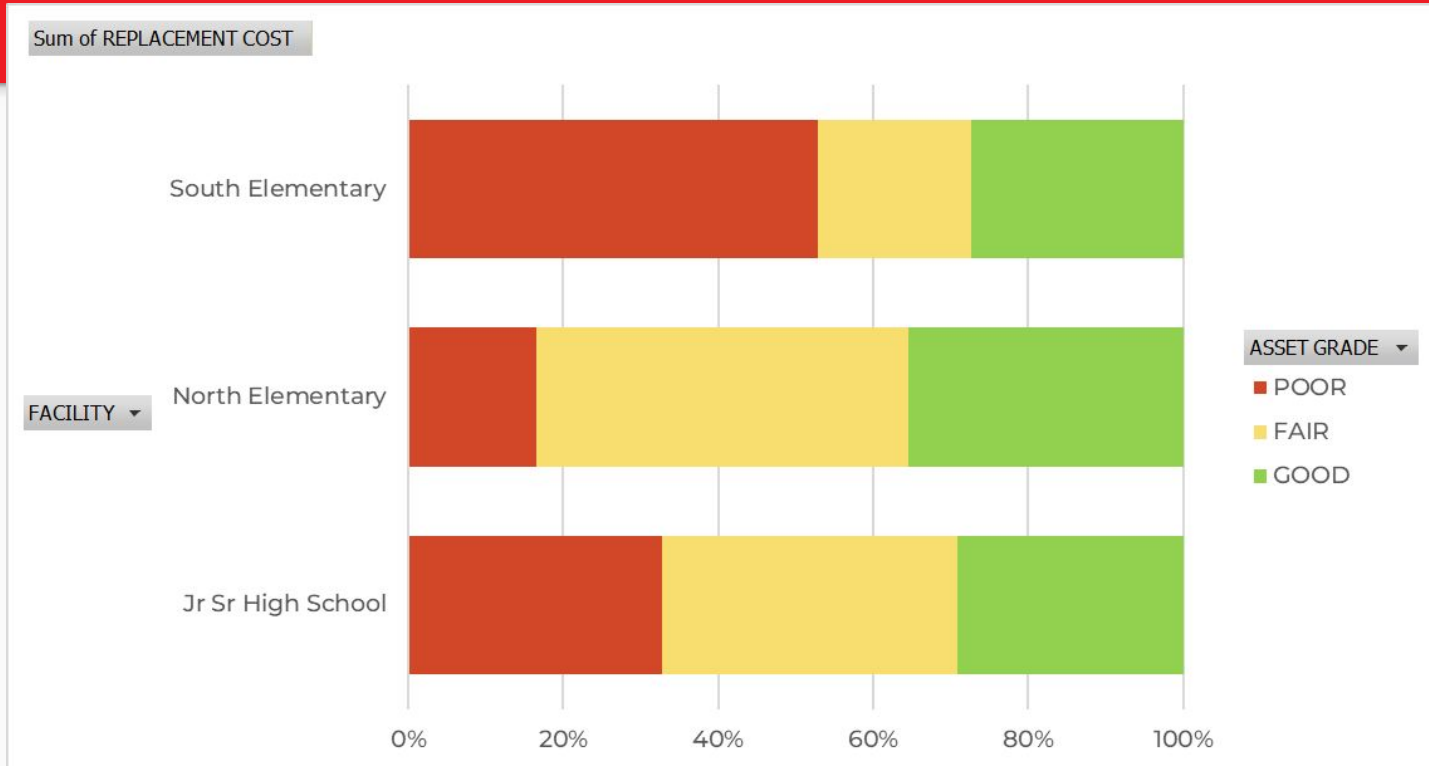


# South Elementary Celebrations

- Roof Recently Re-Coated
- North Sidewalk in good condition



# Facility Comparison



# Board Work Sessions (Recap)



## RENOVATE **VS.** BUILD

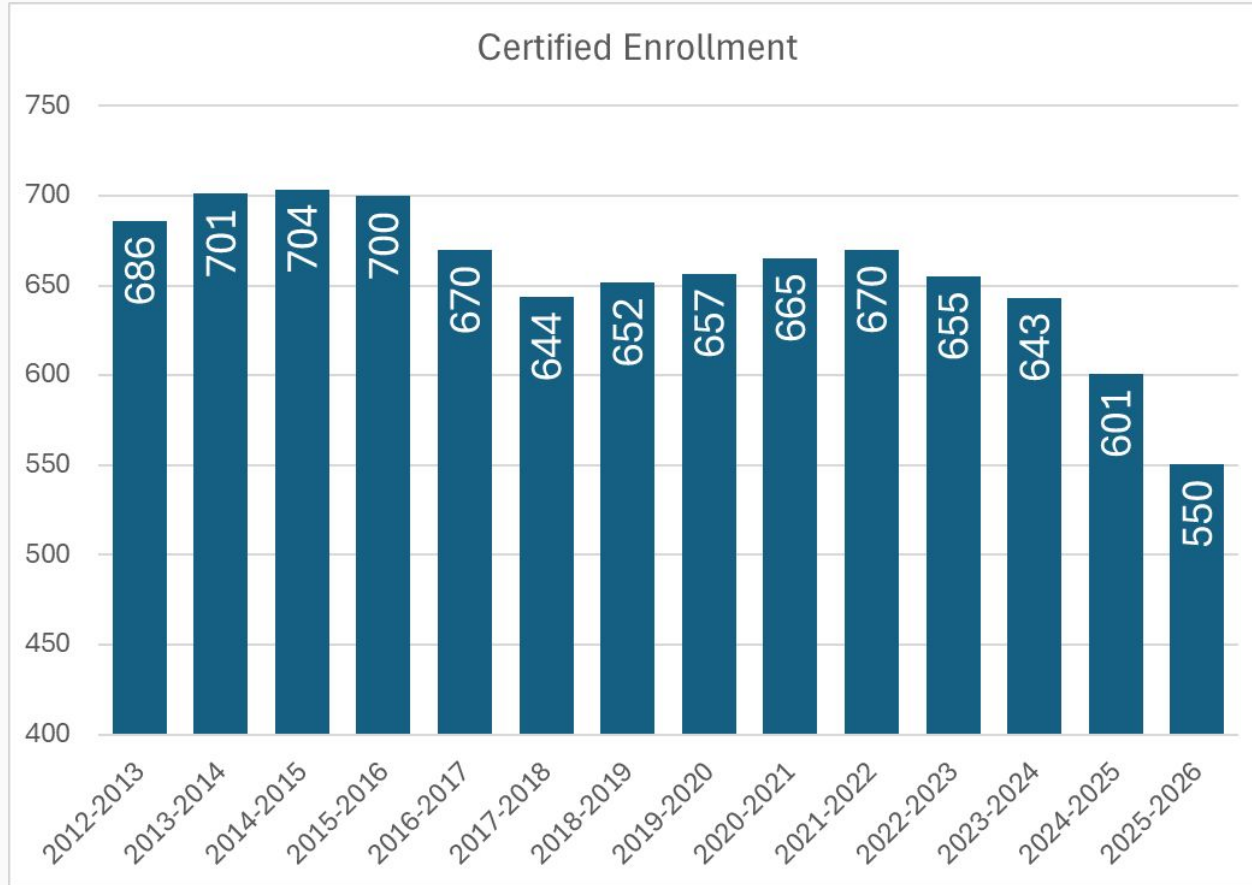
- Renovations of South Elementary: \$8.2M
  - Cost opinion based on maintenance items discussed during previous work session including full-facility HVAC upgrade
  - Building renovations limited by low height from finished floor to bottom of existing structure above
- Addition to North Elementary: \$11.1M\* - \$15.5M\*
  - Cost opinion includes new playgrounds, parking & drop-off site improvements, renovations to existing elementary space, demolition of existing South Elementary, and construction of a new 18,000 – 22,000 SF PK-3 addition.

\*Cost opinions are indicative of total project costs including design & construction management fees, contingency, construction escalation, and owner general conditions.

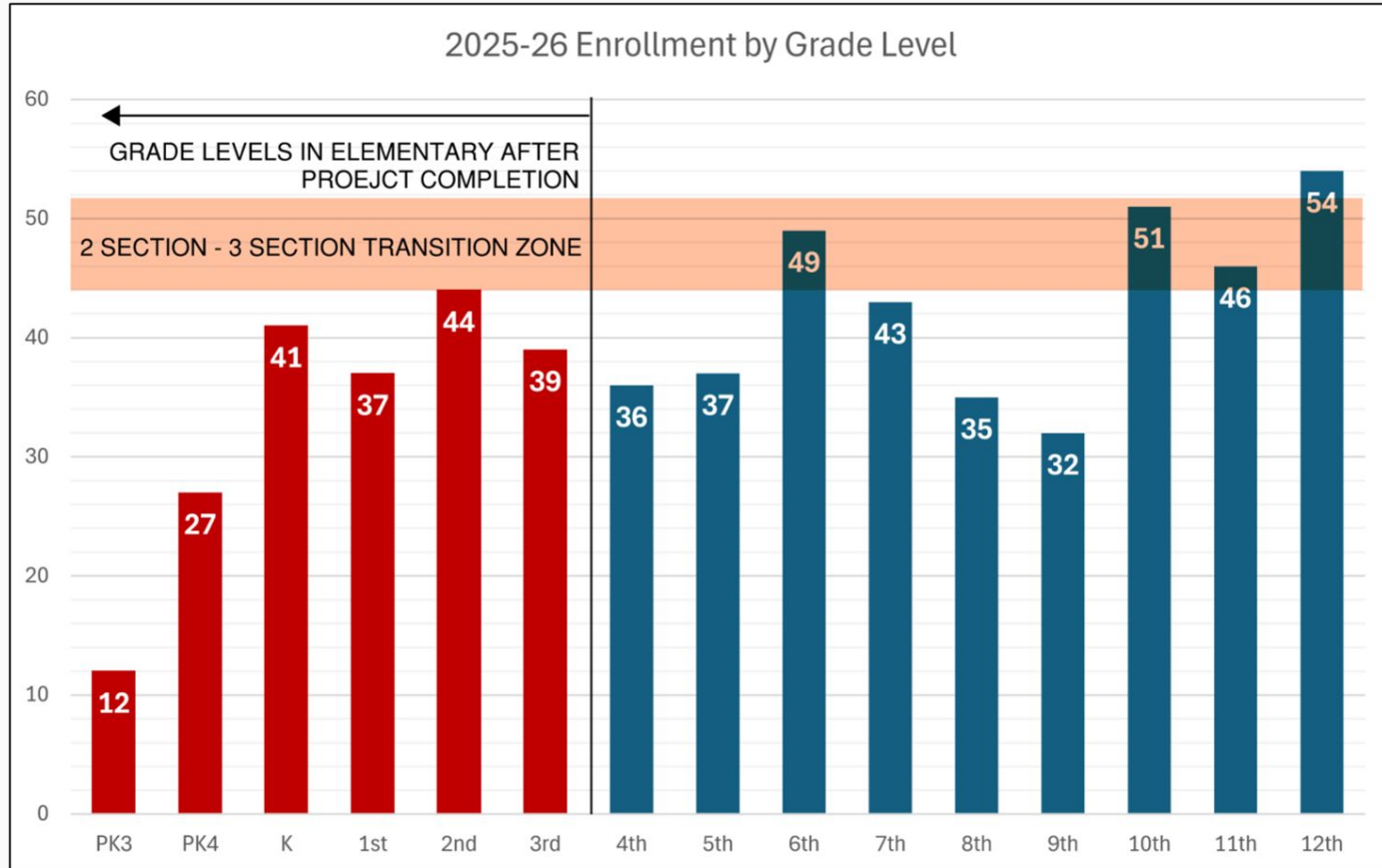
# Enrollment



# Central Decatur - Enrollment History & Projections



# Central Decatur - Grade Level Enrollment



# One Campus VS. Two Campuses



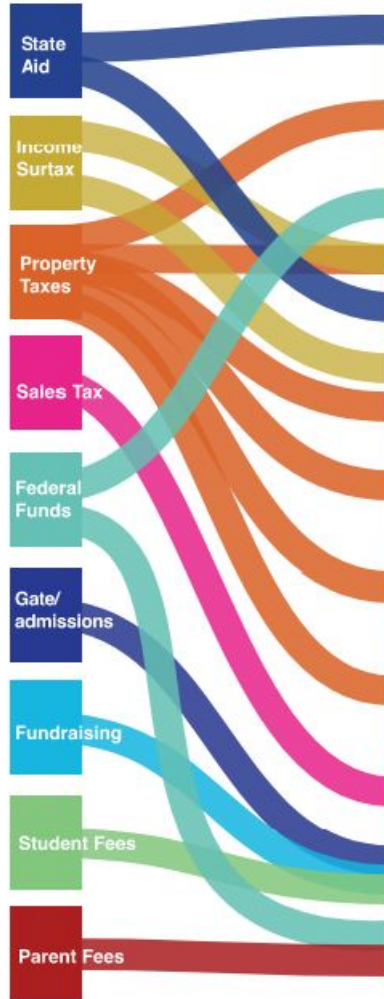
# Table Discussion

- Discuss and fill out a pros and cons list at your table
- What are the advantages of having Central Decatur facilities consolidated to one campus?
- What are the disadvantages or drawbacks of consolidating to one campus?

# School Finance 101



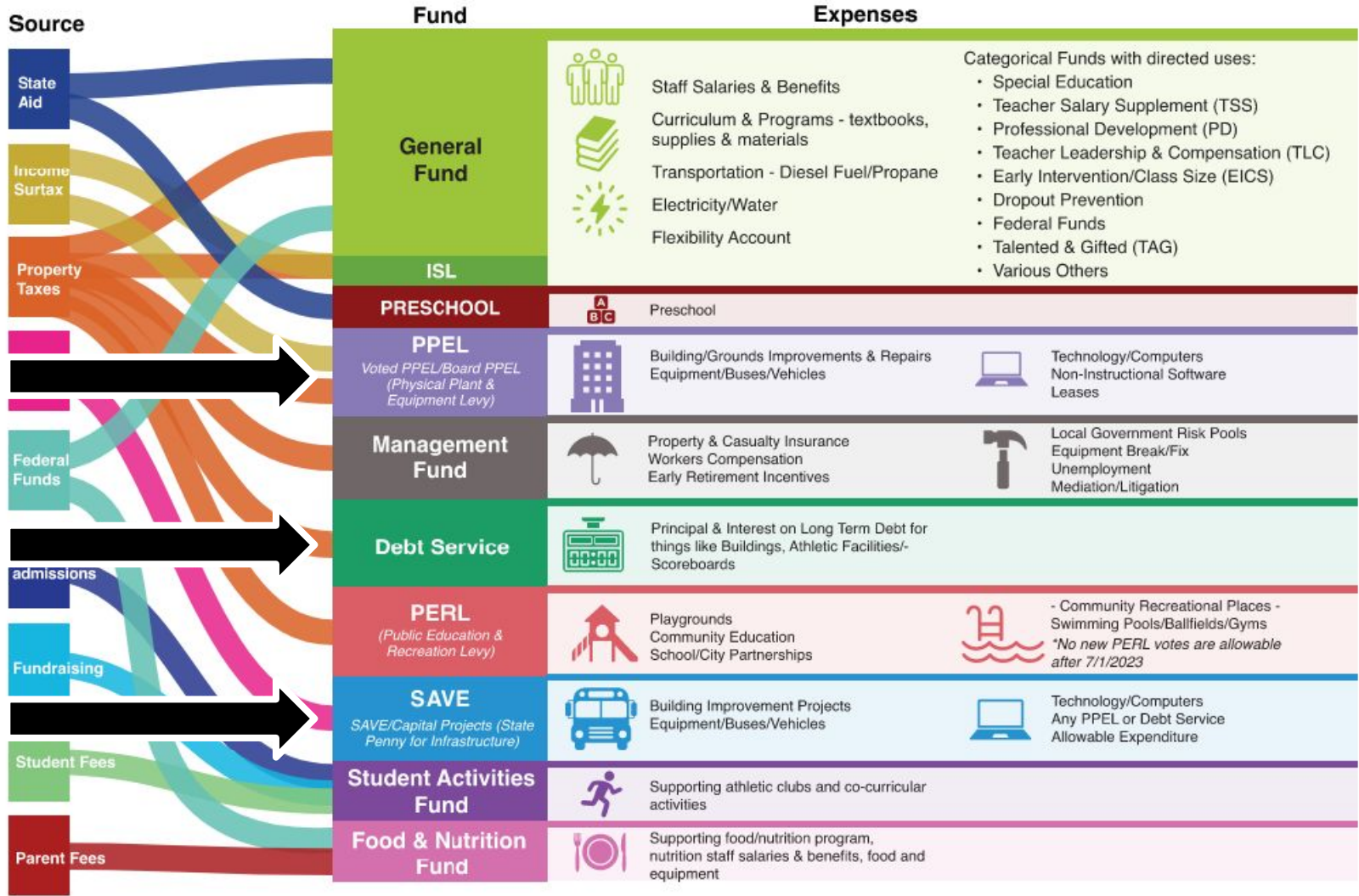
Source



Fund

Expenses

<b>General Fund</b>	Staff Salaries & Benefits Curriculum & Programs - textbooks, supplies & materials Transportation - Diesel Fuel/Propane Electricity/Water Flexibility Account	<p>Categorical Funds with directed uses:</p> <ul style="list-style-type: none"> <li>• Special Education</li> <li>• Teacher Salary Supplement (TSS)</li> <li>• Professional Development (PD)</li> <li>• Teacher Leadership &amp; Compensation (TLC)</li> <li>• Early Intervention/Class Size (EICS)</li> <li>• Dropout Prevention</li> <li>• Federal Funds</li> <li>• Talented &amp; Gifted (TAG)</li> <li>• Various Others</li> </ul>
<b>ISL</b>		
<b>PRESCHOOL</b>	Preschool	
<b>PPEL</b> <i>Voted PPEL/Board PPEL (Physical Plant &amp; Equipment Levy)</i>	Building/Grounds Improvements & Repairs Equipment/Buses/Vehicles	Technology/Computers Non-Instructional Software Leases
<b>Management Fund</b>	Property & Casualty Insurance Workers Compensation Early Retirement Incentives	Local Government Risk Pools Equipment Break/Fix Unemployment Mediation/Litigation
<b>Debt Service</b>	Principal & Interest on Long Term Debt for things like Buildings, Athletic Facilities/Scoreboards	
<b>PERL</b> <i>(Public Education &amp; Recreation Levy)</i>	Playgrounds Community Education School/City Partnerships	- Community Recreational Places - Swimming Pools/Ballfields/Gyms <i>*No new PERL votes are allowable after 7/1/2023</i>
<b>SAVE</b> <i>SAVE/Capital Projects (State Penny for Infrastructure)</i>	Building Improvement Projects Equipment/Buses/Vehicles	Technology/Computers Any PPEL or Debt Service Allowable Expenditure
<b>Student Activities Fund</b>	Supporting athletic clubs and co-curricular activities	
<b>Food &amp; Nutrition Fund</b>	Supporting food/nutrition program, nutrition staff salaries & benefits, food and equipment	



Categorical Funds with directed uses:

- Special Education
- Teacher Salary Supplement (TSS)
- Professional Development (PD)
- Teacher Leadership & Compensation (TLC)
- Early Intervention/Class Size (EICS)
- Dropout Prevention
- Federal Funds
- Talented & Gifted (TAG)
- Various Others

# Central Decatur's Financial Picture



# Central Decatur's SAVE & PPEL Revenues

- Annual SAVE Revenue: ~\$850,000
- Annual PPEL Revenue: ~\$61,031
- TOTAL: \$911,031

# How Do The Revenues Get Spent?

- Annual Maintenance Expenditures: ~\$50,000
  - HVAC, repairs, etc.
  - Kitchen equipment
- Annual Technology Expenditures: ~\$175,000
  - 1:1 laptop, classroom displays, security cameras/doors
  - Non-instructional software: \$23,000
- Annual Transportation Expenditures: ~\$150,000
  - Summer 2025: bus repairs/maintenance
  - Fall 2024: new suburban, \$58,000
  - A new bus = \$135,000
- Annual Debt Service (Revenue Bonds): ~\$544,000
  - Athletic complex, bus barn, June 2029
  - Gym HVAC and roof resurface, June 2030

# How Do Districts Fund Large Projects?

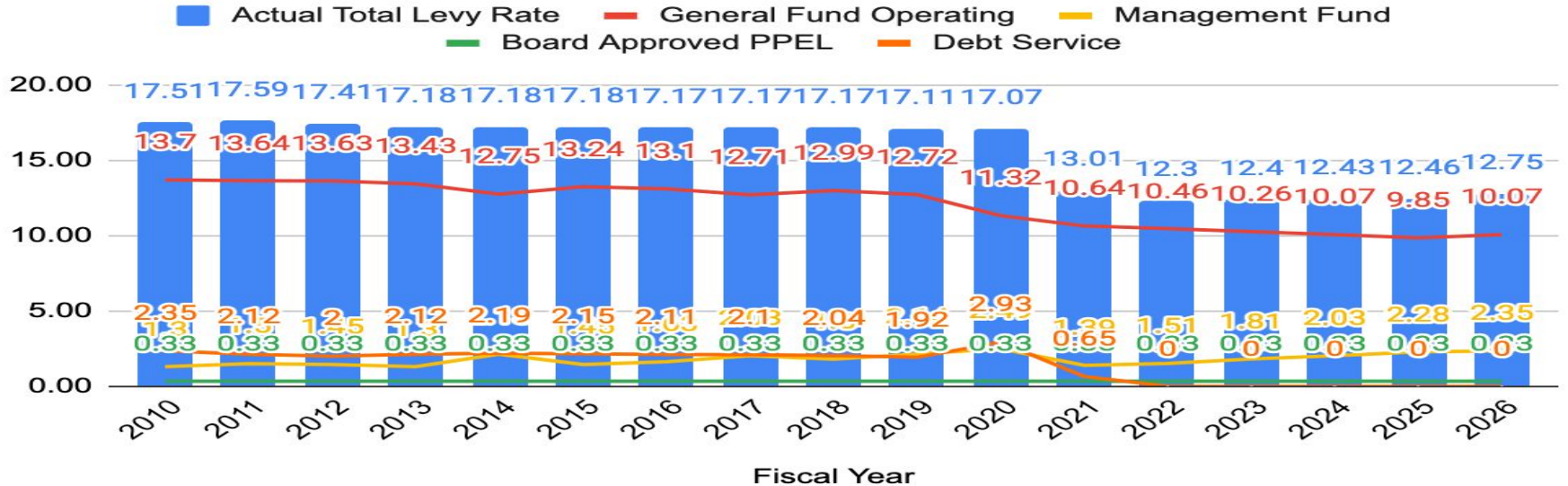
- Cash Reserves, Grants, Private Donations
  - NO Property Tax Impact
- Borrowing Against SAVE or PPEL Revenues
  - Revenue / Sales Tax Bonds (SAVE)
  - Capital Loan Notes (PPEL)
  - NO Property Tax Impact
- General Obligation Bond
  - Property Tax Impact
  - Requires 60%+1 Voter Approval

# Central Decatur - Project History

<b>YEAR</b>	<b>PROJECT</b>	<b>FUNDING SOURCE</b>	<b>COST</b>	<b>TODAY'S COST</b> <i>(2027 Dollars)</i>
2023	Fluid Cooler, Gym HVAC, Roof Coatings	SAVE Borrowing	\$1,857,300 Bond retires in June 2030	\$2,090,000
2015	Athletic Complex/Bus Barn	SAVE Borrowing	\$5,275,335 (P&I) Bond retires in June 2029	\$7,900,000
2003	North Elementary & South Elementary PK Addition	G.O. Bond	\$5,502,905	\$12,360,000
1985	Jr-Sr High School Building	G.O. Bond	Not known at this time.	\$36,000,000

# Central Decatur Historical Tax Rate

Actual Total Levy Rate, General Fund Operating, Management Fund, Board Approved PPEL and Debt Service



# Central Decatur - Project Funding Picture



CURRENT DEBT

NONE

\$2,445,000

NONE

\$2,445,000

MAX BORROWING  
CAPACITY

\$10,100,000

\$5,500,000

\$1,010,000

\$16,610,000

Statutory Debt Limit →

**\$14,480,914**

Note: data shown is per most recent analysis by the district's financial advisor, Piper Sandler.  
Denovo is not a financial advisor.

# Career-Based Learning



# Table Discussion

## Discuss & Answer the Following Questions at your Table

- When students graduate from Central Decatur CSD, what real-world skills should they already have—regardless of whether they go to college, the workforce, or the military?
  - Which of those skills are learned in a classroom vs. in an on-hands / work-based setting?
  - How is the district addressing those real-world skills?
  - Are you aware of any limitations the current facilities may be causing?
- How well do current career-based programs at the district reflect the jobs, industries, and workforce needs of our local and regional economy (industrial tech, ag, family & consumer science, nursing, business)?
- Are there any district-level program gaps based on the current and forecasted job market that could be addressed by enhancing/improving current programs or adding new programs?

# Introduction of Concepts



# Exit Ticket



Next Meeting:  
Thursday, March 5th @ 5pm?

\*Facility Tour to Start the Meeting\*

Thank You!

