

Central Decatur Community Task Force

Meeting #2 - Thursday, March 5th, 2026



Tonight's Agenda

- Meeting #1 Recap
- **Facility Tour**
- Taxes & Budgets
- “Build-A-Project” Exercise
- Group Discussion

Community Task Force Meetings

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

Meeting #2 (March): Contemplate

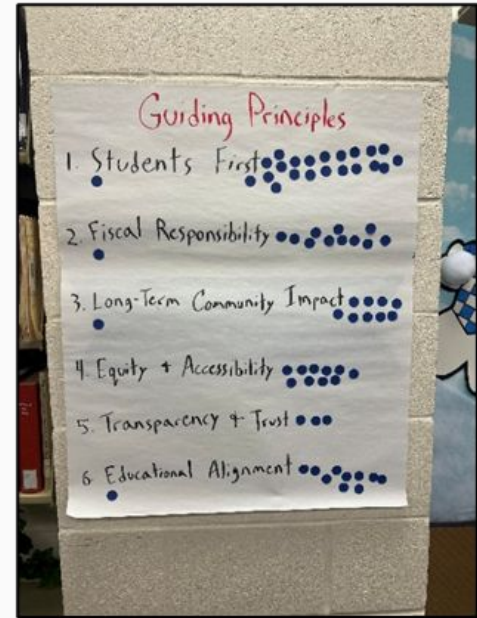
Meeting #3 (April): Recommend

Meeting #1 Recap

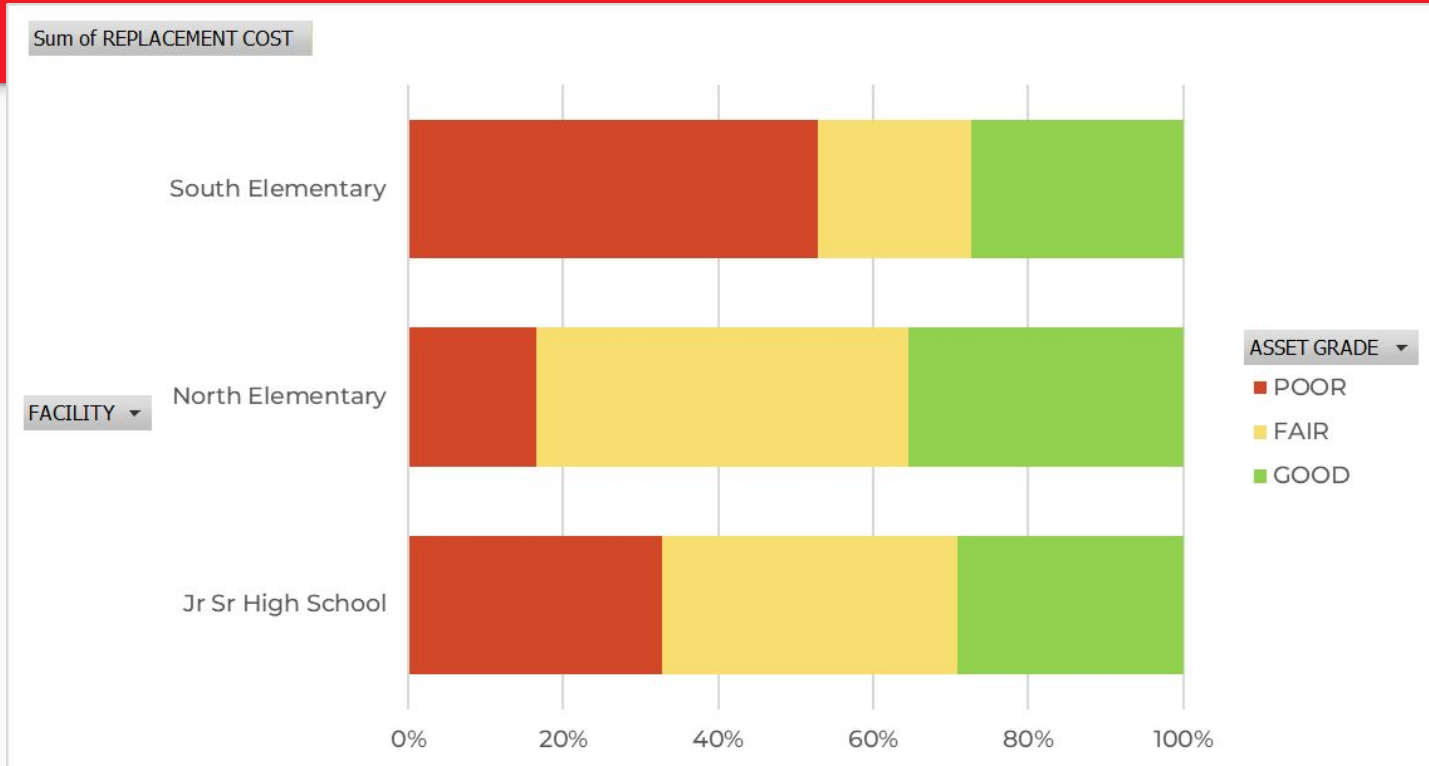


Guiding Principles Exercise

- Students First
- Fiscal Responsibility
- Long-Term Community Impact
- Equity & Accessibility
- Transparency & Trust
- Educational Alignment

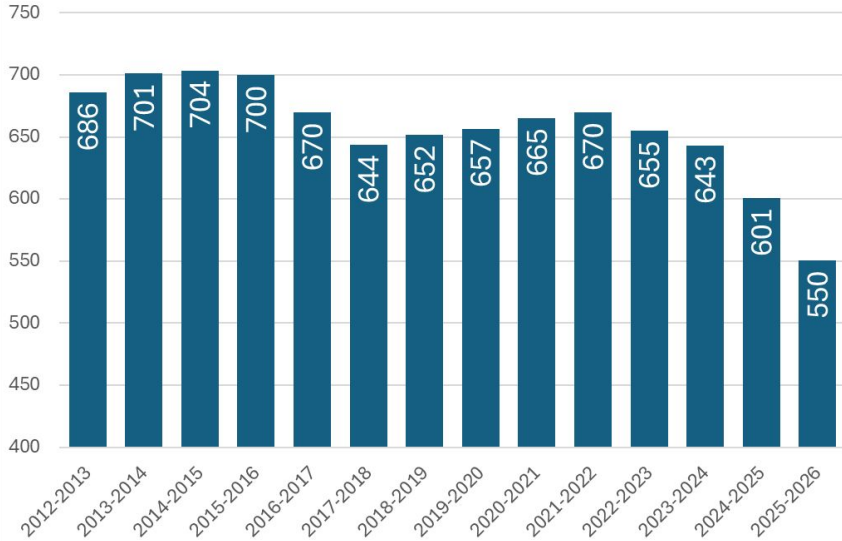


Facility Assessment Overview

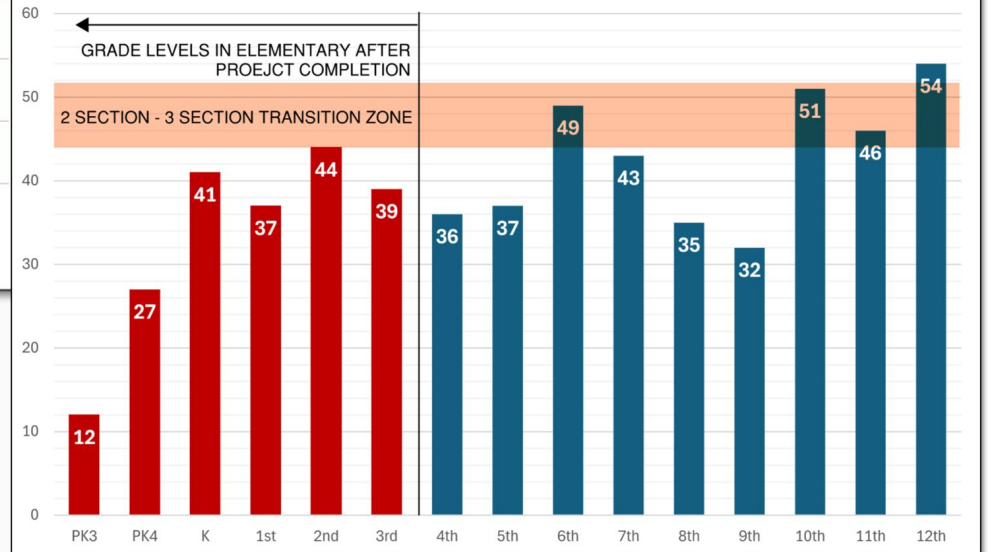


Enrollment Overview

Certified Enrollment



2025-26 Enrollment by Grade Level

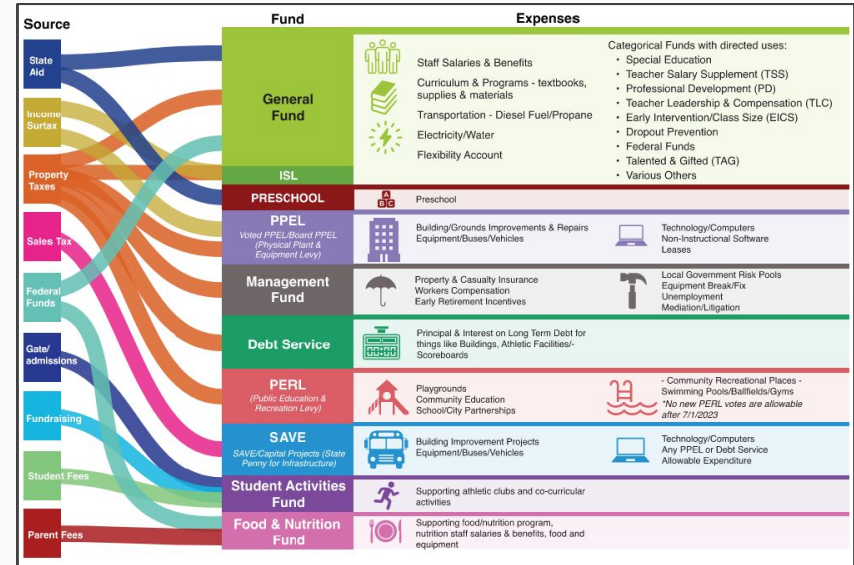
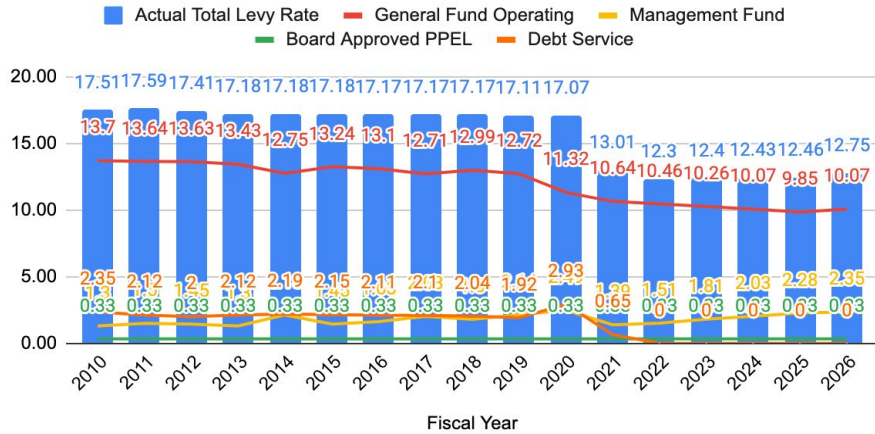


One-Campus vs. Two Campus Table Discussion

- PROS
 - No space redundancy
 - Efficient transportation (bussing & food service)
 - All staff in one spot (more educational time)
- CONS
 - Up-front cost
 - Lose green space to the North
 - What happens to South Elementary?

Central Decatur Financial Picture

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

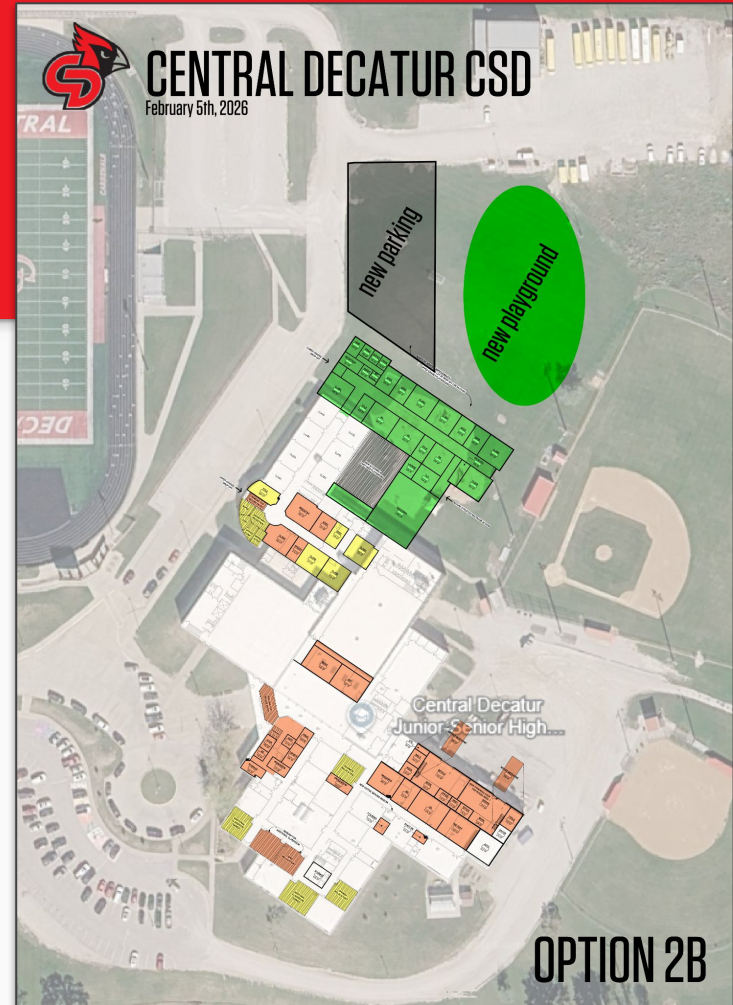


Career-Based Learning Table Discussions

- **Strengths**
 - Ag & FCS (culinary arts) Programs are **Strong**
 - CNA (nursing) & Industrial Tech Programs are **Growing**
- **Weaknesses**
 - Storage space
 - Limited classroom sizes / dysfunctional layout
- **Opportunities**
 - Grant funding
 - Increase parent & community involvement
 - Looking at classroom spaces differently

Introduction of Concepts

- Elementary “Needle-Movers”
 - Cafeteria / Multi-Purpose Room
 - Elementary Office Location
 - Music & Art Room Locations
 - Addition vs. Renovation
- Jr/Sr High “Needle-Movers”
 - Renovate Office/Admin Area
 - Storage Addition
 - Improve Existing vs. Fully Renovate



Exit Ticket Recap

- 6 Votes for “**Best**” Option
 - *May be too expensive*
- 4 Votes for “**Better**” Options
 - *Re-consider courtyard*
 - *Larger gym space*
- 2 Votes for “**Good**” Options
 - *More investment/focus in CTE/Ag Spaces*

Facility Tour

Jr-Sr High & North Elementary



Taxes



Bonding Capacity

- GO Bond Project Dollars @ \$4.05 increase: **\$11,400,000**
 - 20-yr borrowing
- SAVE Bond Project Dollars: **\$5,425,000**
 - 24-yr borrowing
 - Requires board review to validate total
- Maximum Project Budget: **\$16,825,000**
- Updated Statutory Debt Limit (less outstanding obligations): **\$19,238,731**

Tax Impacts - Residential (\$4.05 increase)

ASSESSED HOME VALUE	CURRENT ANNUAL DISTRICT PROPERTY TAX	PROPOSED ANNUAL DISTRICT PROPERTY TAX	ANNUAL TAX INCREASE	MONTHLY TAX INCREASE
\$100,000	\$506.11	\$666.83	\$160.72	\$13.39
\$200,000	\$1,074.07	\$1,415.16	\$341.09	\$28.42
\$500,000	\$2,777.96	\$3,660.14	\$882.18	\$73.52

Tax Impacts - Commercial (\$4.05 increase)

ASSESSED VALUE	CURRENT ANNUAL DISTRICT PROPERTY TAX	PROPOSED ANNUAL DISTRICT PROPERTY TAX	ANNUAL TAX INCREASE	MONTHLY TAX INCREASE
\$150,000	\$851.94	\$1,122.49	\$250.55	\$22.55
\$250,000	\$2,869.50	\$3,780.75	\$911.25	\$75.94
\$450,000	\$5,165.10	\$6,805.35	\$1,640.25	\$136.69

Tax Impacts - Agricultural (\$4.05 increase)

NUMBER OF ACRES	AVG ASSESSED VALUE	AVG CURRENT ANNUAL DISTRICT PROPERTY TAX	PROPOSED AVG ANNUAL DISTRICT PROPERTY TAX	AVG ANNUAL TAX INCREASE
100	\$66,700	\$505.63	\$666.19	\$160.56

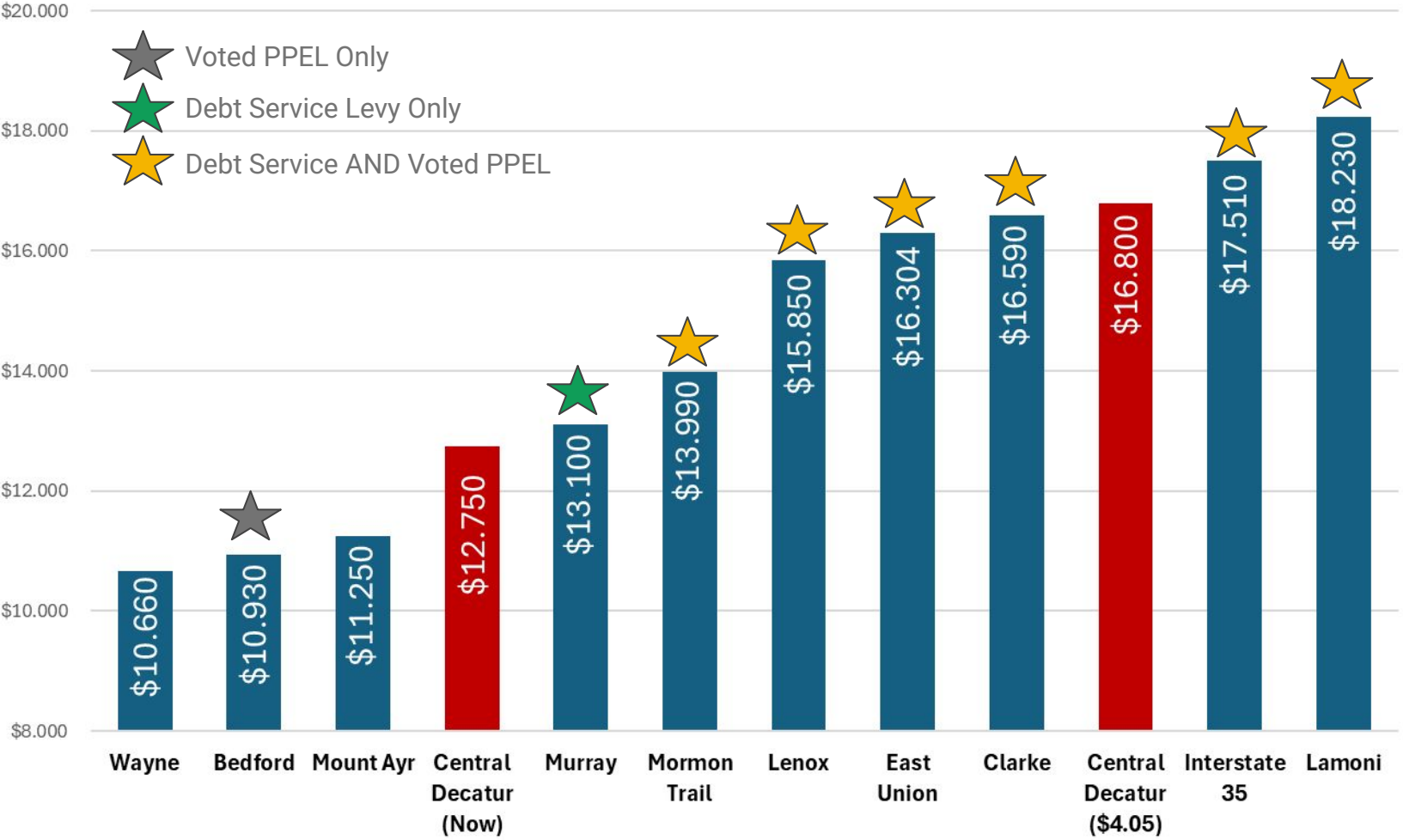
**Mkt Value from Iowa State University Ag Extension*

Avg Market Value DECATUR: What would the tax increase be if you MISTAKENLY calculated the increase on your ag land using the MARKET VALUE at the basis?
 $\$6,781.00 \div 1000 = 6.78 \times \$12.75 = 86.48 \times 320 \text{ acres} = \$27,674$
 vs. the actual estimated tax increase of: \$1,618.00

**Mkt Value from Iowa State University Ag Extension*

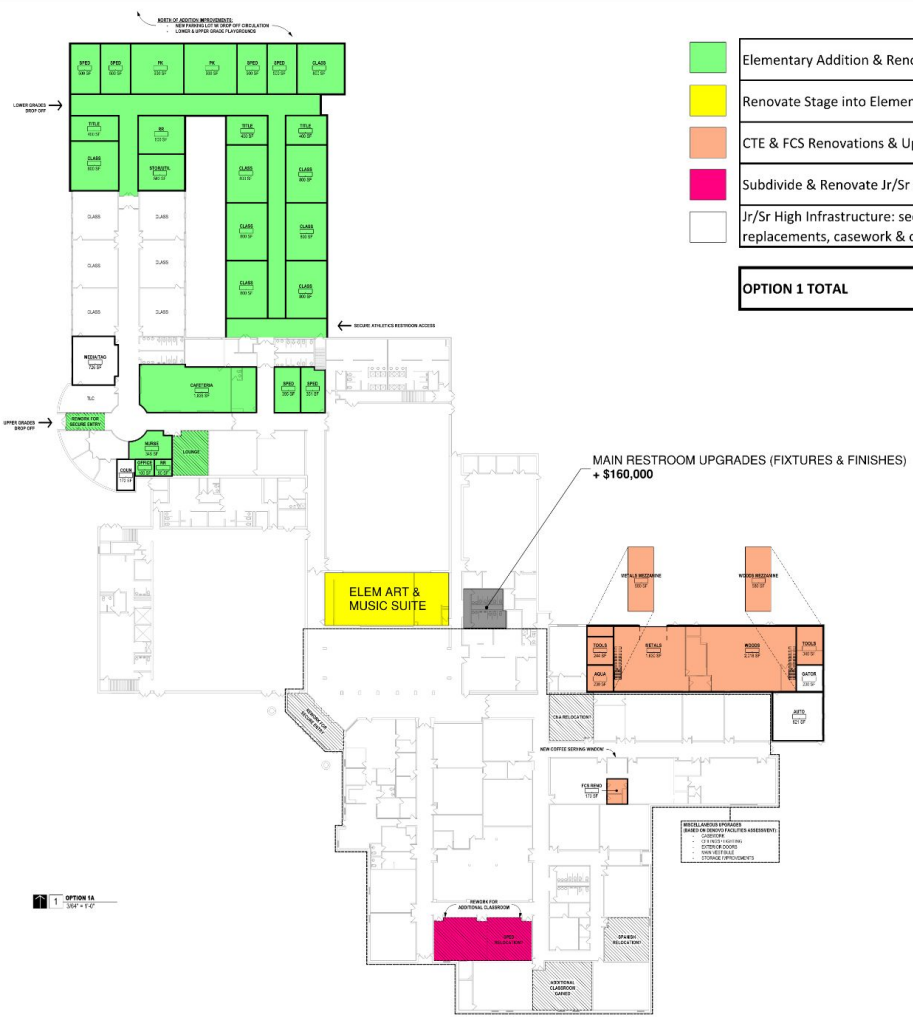
Avg Market Value DECATUR: What would the tax increase be if you MISTAKENLY calculated the increase on your ag land using the MARKET VALUE at the basis?
 $\$6,781.00 \div 1000 = 6.78 \times \$16.80 = 113.94 \times 320 \text{ acres} = \$36,462$
 vs. the actual estimated tax increase of: \$2,131.82

Sourrounding Districts Tax Rates & Enrollment



Concept Review





	Elementary Addition & Renovation	\$ 9,445,000
	Renovate Stage into Elementary Art & Music Rooms	\$ 625,000
	CTE & FCS Renovations & Upgrades	\$ 1,321,100
	Subdivide & Renovate Jr/Sr High SPED Room	\$ 295,000
	Jr/Sr High Infrastructure: secure entry vestibule, exterior door replacements, casework & ceiling replacements	\$ 1,130,000
OPTION 1 TOTAL		\$ 12,816,100

OPTION 1A
3/24 - 1/2"

- RESTROOM UPGRADES
(BASED ON QUANT FACILITY ASSESSMENT)
- COUNTERS
 - STAINLESS STEEL
 - STAINLESS STEEL
 - STORAGE (CLOSET/STOPS)

ARCHITECT: STUBBINS WELLS ARCHITECTS, INC. 1000 W. 14TH AVENUE, SUITE 100, DENVER, CO 80202
 PROJECT: CENTRAL DECATUR CSD JUNIOR HIGH SCHOOL & NORTH ELEMENTARY
 SHEET: 1A - OPTION 1A
 DATE: 03/24/2024

CENTRAL DECATUR CSD
 JUNIOR HIGH SCHOOL & NORTH ELEMENTARY
 ARCHITECT & INTERIOR

OPTION 1

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



MAIN RESTROOM UPGRADES (FIXTURES & FINISHES)
+ \$160,000

ELEM ART & MUSIC SUITE



	Elementary Addition & Renovation	\$ 10,365,000
	Renovate Stage into Elementary Art & Music Rooms	\$ 625,000
	CTE & FCS Renovations & Upgrades	\$ 1,432,100
	Subdivide & Renovate Jr/Sr High SPED Suite	\$ 295,000
	Jr/Sr High Infrastructure: secure entry vestibule, exterior door replacements, casework & ceiling replacements	\$ 1,116,000

OPTION 2a TOTAL	\$ 13,833,100
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OPTION 2A
34' x 7' 0"

FINISH ASSUMPTIONS
BASED ON QUALITY FACILITY ASSESSMENT:
- GYMNASIUM
- OFFICE
- STORAGE
- STORAGE (CAPITALIMES)

CENTRAL DECATUR CSD
 JUNIOR HIGH SCHOOL & NORTH ELEMENTARY
 ARCHITECT & INTERIOR DESIGN
 WEST DES MOINES, IOWA 50265

CENTRAL DECATUR CSD
 JUNIOR HIGH SCHOOL & NORTH ELEMENTARY
 ARCHITECT & INTERIOR DESIGN

PRINT DATE: 2024-03-08
 SHEET NAME: 2A - CENTRAL OFFICE

OPTION 2A

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



■	Elementary Addition & Renovation	\$ 10,395,000
■	Renovate Stage into Elementary Art & Music Rooms	\$ 625,000
■	CTE & FCS Renovations & Upgrades	\$ 2,765,900
■	Subdivide & Renovate Jr/Sr High SPED Suite	\$ 295,000
■	Jr/Sr High Infrastructure: secure entry vestibule, exterior door replacements, casework & ceiling replacements	\$ 760,200
■	Jr/Sr High Office Renovation	\$ 779,000

OPTION 2b TOTAL	\$ 14,841,100
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OPTION 2b
SHEET 1-12

STUDIO WELLS
 11901 51st St
 Westminster, CO 80031
 (303) 426-9300
 www.studiowells.com

CENTRAL DECATUR CSD
 JUNIOR HIGH/LEARNER/SCHOOL & NORTH ELEMENTARY
 ADMINISTRATION OFFICE

OPTION 2B

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



	Elementary Addition & Renovation	\$ 11,320,000
	CTE & FCS Renovations & Upgrades & Storage Addition	\$ 2,900,700
	Subdivide & Renovate Jr/Sr High SPED Suite	\$ 295,000
	Jr/Sr High Infrastructure: secure entry vestibule, exterior door replacements, casework & ceiling replacements	\$ 760,200
	Jr/Sr High Office Renovation	\$ 779,000
	Stage to Multi-Purpose Room Renovation	\$ 625,000
	Storage Room Renovation	\$ 89,300
	CTE Addition	\$ 636,000
OPTION 3 TOTAL		\$ 17,405,200

OPTION 3A
30'0" x 1'0"

STUDIO WELLS
 1100 19th Street
 Suite 100
 Boulder, CO 80502
 PH: 303.440.1100
 WWW.STUDIOWELLS.COM

CENTRAL DECATUR CSD
 JUNIOR HIGH SCHOOL & NORTH ELEMENTARY
 ADMINISTRATION

PRINT DATE:
 2024.02.08
 SHEET NAME:
 3A

OPTION 3

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Table Discussion



Table Discussion

- Work with your table group to analyze and critique the four concepts
- Ask questions to verify scope of various projects
- Take budget limitations into consideration
- Write down notes if you'd like to see changes made to current options
- Discuss trade-offs as a team
- Be prepared to present and defend your concept to the larger group

Large Group Discussion



Exit Ticket



Next Meeting:
Thursday, April 6th @ 5pm

Facility Tour at South Elementary to Start the Meeting

Thank You!

