

Central Decatur Community Task Force

Meeting #3 - Monday, April 6th, 2026



Tonight's Agenda

- Meeting #2 Recap
- **Facility Tour**
- Project Refinement
- The Plan for South
- Crafting the Why
- Final Questions & Thoughts

Community Task Force Meetings

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

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

Meeting #3 (April): Recommend

Meeting #2 Recap



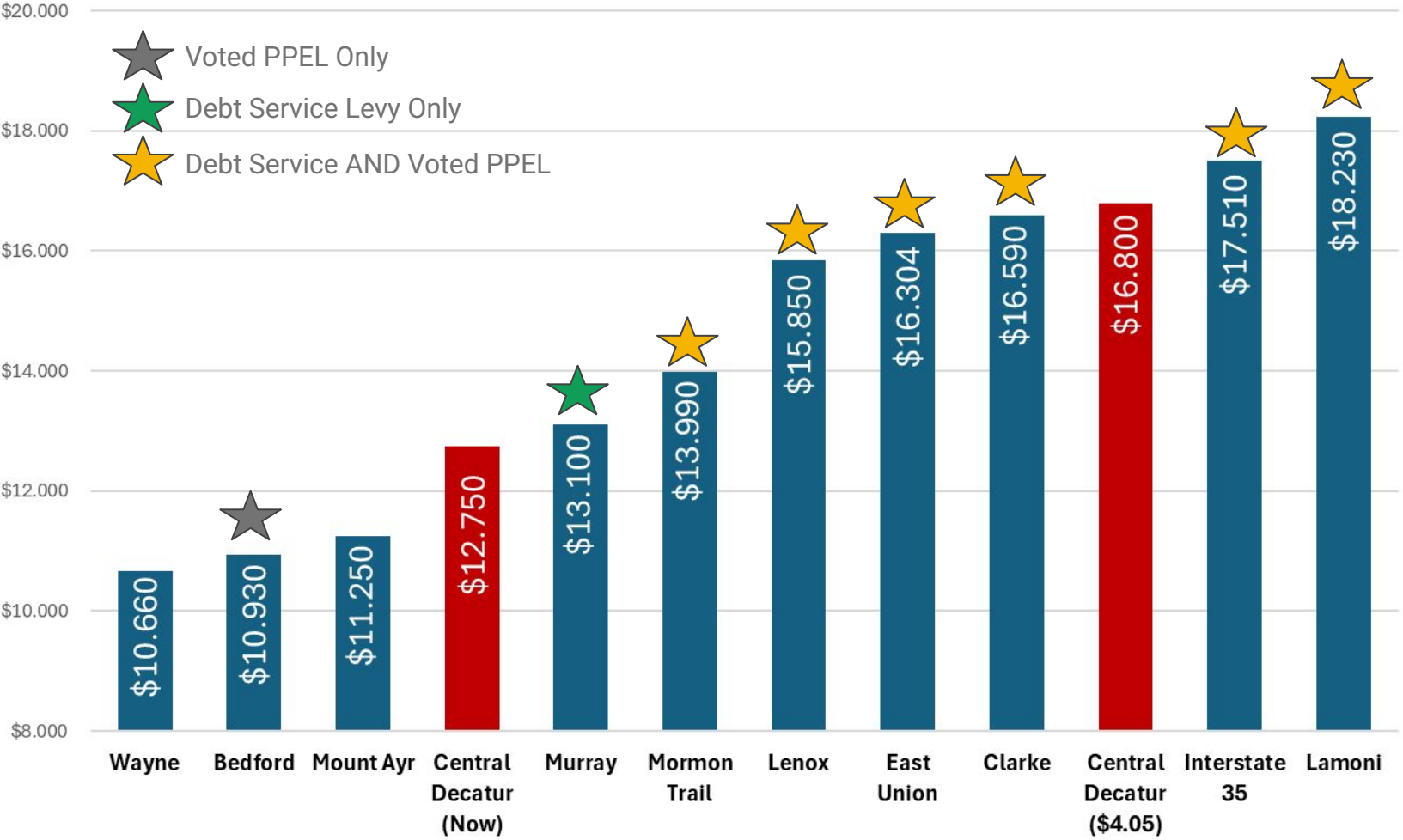
Bonding Capacity

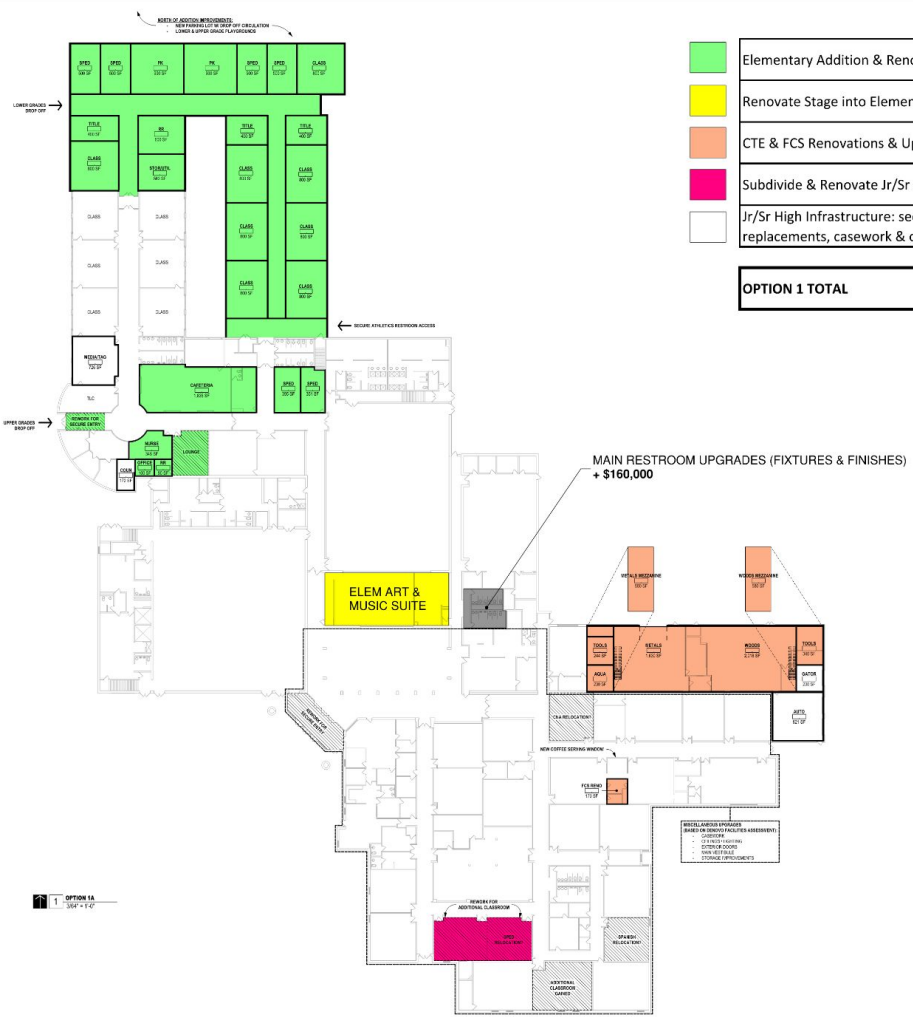
- GO Bond Project Dollars @ \$4.05 increase: **\$11,400,000**
 - 20-yr borrowing
- SAVE Bond Project Dollars: **\$5,425,000**
 - 24-yr borrowing
 - Requires board review to validate total
- Maximum Project Budget: **\$16,825,000**
- Updated Statutory Debt Limit (less outstanding obligations): **\$19,238,731**

Tax Impacts - \$4.05 increase

PROPERTY TYPE	ASSESSED VALUE / # OF ACRES	ANNUAL TAX INCREASE	MONTHLY TAX INCREASE
Residential	\$200,000	\$341.09	\$28.42
Commercial	\$250,000	\$911.25	\$75.94
Agricultural	100 acres	\$160.56	\$13.38

Sourrounding Districts Tax Rates & Enrollment





	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

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

ELEM ART & MUSIC SUITE

- RESTROOM UPGRADES
BASED ON QUANT FACILITY ASSESSMENT:
- COUNTERS
 - STAINLESS STEEL
 - STAINLESS STEEL
 - STORAGE (EMPLOYEES)

OPTION 1A
3/24/2024

OPTION 1

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

ARCHITECT: STUDIO WELFF
 1100 14TH STREET, SUITE 100
 WEST DES MOINES, IOWA 50319
 PH: 515.281.1111
 WWW.STUDIOWELFF.COM

CENTRAL DECATUR CSD
 JUNIOR HIGH SCHOOL & NORTH ELEMENTARY
 ADMINISTRATION BUILDING

PRINT DATE: 2/26/2024
 SHEET NAME: 1A
 CODE:

Exit Ticket - Question 1

What's one question you have?



What's One Question You Have?

QUESTION	ANSWER
<i>Cost to demolish south?</i>	Current budget: \$317,000
<i>What are our options for south?</i>	To be discussed tonight!
<i>How many classrooms are needed vs. enrollment?</i>	Projected PK-6 Need (2-section): 16 Budgeted PK-6 (2-section + 2 flex): 18 Two flex classrooms for possible 3-section class size or increased SPED demand
<i>If the courtyard is removed, where does PK playground go?</i>	To be presented tonight!
<i>How will we be able to successfully message this to the public?</i>	To be discussed tonight!

What's One Question You Have?

QUESTION	ANSWER
<i>Will the CTE renovation match current curriculum yet flexible to meet unknown needs?</i>	Yes, discussions with staff during design process
<i>How do we effectively get rid of the courtyard?</i>	To be presented tonight!
<i>Are we thinking hard on office space use (combining teacher / office space)?</i>	To be discussed tonight!
<i>What is the plan to repair and secure all entrances?</i>	Current plans have new secure entry vestibules at both office locations; all other doors remain locked during all hours of the day - only accessible via card reader
<i>How do we maximize the playground area and be the most efficient with the most usable space?</i>	To be discussed tonight!

What's One Question You Have?

QUESTION	ANSWER
<i>How many pick-up / drop-offs will the plan handle?</i>	Discussed tonight
<i>If the move of South is not supported [by the community], will there be a renovation?</i>	To be determined with task force

Exit Ticket - Question 2

What's something you've learned?



What's Something You've Learned?

- The CTE Wing Needs Improvement!
- Our current spaces no longer function for the 21st century learning environment
- Enrollment is lower and declining
- How expensive even small projects are - we are due for a major renovation.

Exit Ticket - Question 3

What does the community need to know now?



What does the community need to know now?

- How important this project is for our CTE department; how it cleans up so many issues in transportation, food service, safety, and education flow of the day!
- Cost of this upgrade vs **cost of doing nothing**
- The current state of our buildings - we've done a nice job keeping things that aren't great out of the public eye
- This process has utilized a variety of viewpoints within the community - not just school-affiliated individuals
- Proposed tax cost

What does the community need to know now?

- The exploration/planning is flexible and future-minded; renovation & **construction will never be cheaper**... this work needs done sooner than later
- Timetable; disruptions; use of S school; cost - amount and for how long
- How expensive it will be to keep south
- **How this affects taxes** - it seems to always be a negative topic
- The age of South Elementary; the completion of the previous bond payment

What does the community need to know now?

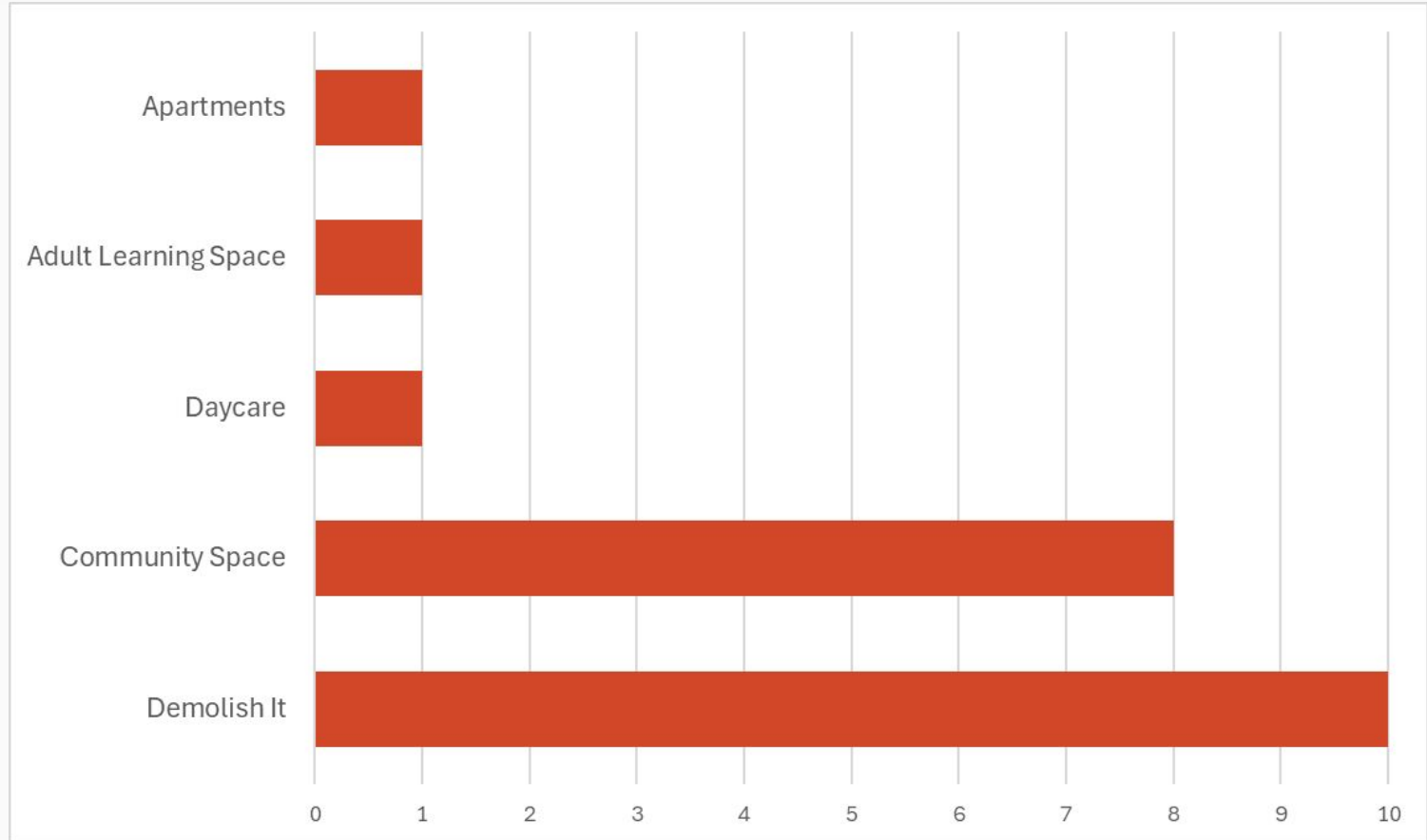
- Possibility that South School won't be used for students; possible increase in taxes
- General condition of South Elementary
- I don't think people know south needs so many renovations
- How **taxes** will be affected
- **The benefits** of the renovations to **all members** of the community

Exit Ticket - Question 4

What should happen to South Elementary?



What Should Happen to South Elementary?





South Elementary Tour









Refined Concepts





	Elementary Addition & Renovation Courtyard & Youth Gym	New elementary addition w/ courtyard and multipurpose large enough for youth gym, convert cafeteria to media center/TAG & SPED rooms, relocate central office to elementary office. Includes provisions for classroom furniture, playgrounds, parking lot / traffic flow improvements, and razing of south elementary	\$ 11,063,000
	Elementary Addition & Renovation Courtyard & Smaller Cafeteria	New elementary addition w/ courtyard and smaller cafeteria (not large enough for youth gym), convert cafeteria to media center/TAG & SPED rooms, relocate central office to elementary office. Includes provisions for classroom furniture, playgrounds, parking lot / traffic flow improvements, and razing of south elementary	\$ 10,633,000
	Junior-Senior High Renovations	Secure Entry Vestibule, New Exterior Doors, Ceiling & Lighting Replacements, Casework Replacements, CTE Wing Renovation & Re-Program	\$ 4,157,000
BASE PROJECT TOTAL			\$14,790,000 - \$15,220,000

OPTIONAL ADDITIONS			
	Music & Art Suite - Renovate Stage	Renovate existing stage into more functional elementary music & art rooms	\$ 625,000
	Commons Restroom Refresh	New finishes, fixtures, ceiling/lighting, flooring, partitions	\$ 160,000
	Staff Restroom in CTE Wing	Add dedicated staff restroom to CTE wing	\$ 50,800
	Secondary Office Refresh	New paint, doors, flooring, casework, ceiling & lighting	\$ 292,000
	Secondary Office Remodel	Full Renovation	\$ 779,000
	CTE Storage Addition	1,350 square foot addition - shell/storage space	\$ 440,000

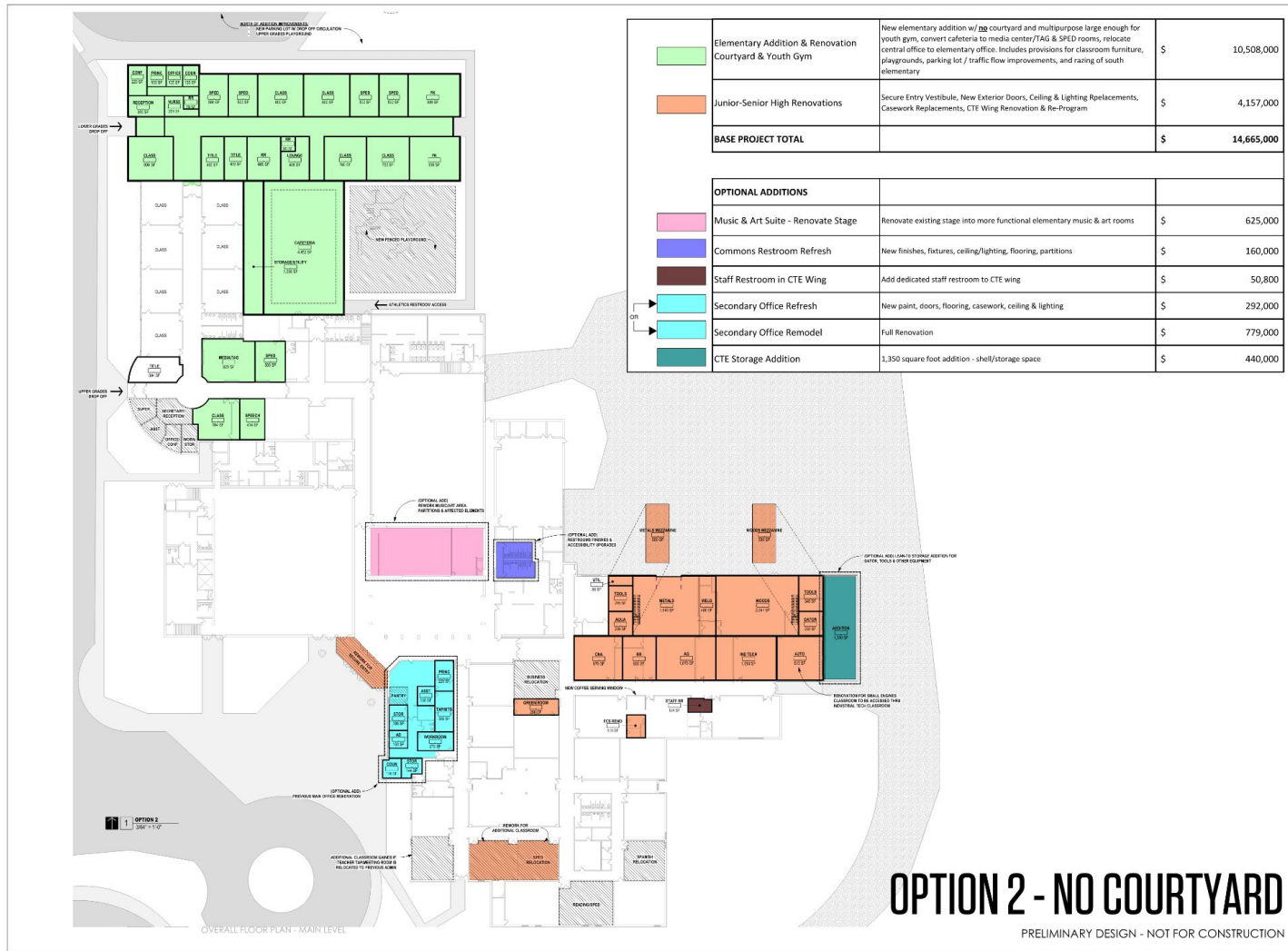
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 WINTER SPRING, OHIO 45088
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CENTRAL DECATUR CSD
 JUNIOR HIGH/SECONDARY SCHOOL & NORTH ELEMENTARY
 ADDRESS & BOUNDARY

PRINT DATE: 2024-04-04
 SHEET NAME: 1400 CENTRAL OFFICE

OPTION 1 - COURTYARD

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION



	Elementary Addition & Renovation Courtyard & Youth Gym	New elementary addition w/ gg courtyard and multipurpose large enough for youth gym, convert cafeteria to media center/TAG & SPED rooms, relocate central office to elementary office. Includes provisions for classroom furniture, playgrounds, parking lot / traffic flow improvements, and raising of south elementary	\$	10,508,000
	Junior-Senior High Renovations	Secure Entry Vestibule, New Exterior Doors, Ceiling & Lighting Rplacemnts, Casework Replacements, CTE Wing Renovation & Re-Program	\$	4,157,000
BASE PROJECT TOTAL			\$	14,665,000

OPTIONAL ADDITIONS				
	Music & Art Suite - Renovate Stage	Renovate existing stage into more functional elementary music & art rooms	\$	625,000
	Commons Restroom Refresh	New finishes, fixtures, ceiling/lighting, flooring, partitions	\$	160,000
	Staff Restroom in CTE Wing	Add dedicated staff restroom to CTE wing	\$	50,800
	Secondary Office Refresh	New paint, doors, flooring, casework, ceiling & lighting	\$	292,000
	Secondary Office Remodel	Full Renovation	\$	779,000
	CTE Storage Addition	1,350 square foot addition - shell/storage space	\$	440,000

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CENTRAL DECATUR CSD
 JUNIOR HIGH SCHOOL & NORTH ELEMENTARY
 ADMINISTRATION

PROJECT NAME: JUNIOR HIGH & NORTH ELEMENTARY
 SHEET NAME: ADMINISTRATION & CENTRAL OFFICE

OPTION 2 - NO COURTYARD

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

Capital Project Budgets

- GO Bond Project Dollars @ \$4.05 increase: **\$11,400,000**
 - 20-yr borrowing
- SAVE Bond Project Dollars: **\$5,425,000**
 - 24-yr borrowing
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Table Discussion

Refine the Project as a Table Group



The Plan for South



Options for South

Demolish	\$317,000	<ol style="list-style-type: none">1. ASell land2. Donate Land to City3. Keep land
Keep Gym	\$1,130,000	Relocate Utilities, New Parking, New Entrance, New HVAC
Keep Gym & Renovate (Light)	\$1,850,000	Restroom renovations, new lighting, gym floor replacement, paint/finishes

Table Discussion

Pick a Plan for South as Table Group



Understanding the “Why?”



Why would the community support this plan?



What push back do you
anticipate from the community?



Community Feedback Meeting

Wednesday, April 22nd



Next Steps

End of April	Community Share-Out Presentation
May	Board Work Session
June-July	Communications Plan Development
June-July	Petition Circulation
August-November	Referendum Campaign District Informational Campaign & Vote YES Campaign

Thank You!

