



# AN INVESTMENT IN THE FAIRFIELD SCHOOLS BOND REFERENDUM: NOVEMBER 5, 2024



The Fairfield Community School District is an integral part of the community. **Our schools are safe, welcoming places where all students can thrive.**



However, our middle school building is outdated, in disrepair, and **requires urgent attention.**



On **Tuesday, November 5**, our community will be asked to approve a \$38.51 million general obligation bond to fund the construction of a new middle school.



A facility assessment has identified the following as some of the most pressing needs at the middle school, which was built in 1966:



The building was constructed too low on the site, leading to perpetual water infiltration due to poor drainage. **This problem cannot be effectively remedied.**



The building envelope lacks secondary drainage and flashing behind the exterior cladding, causing water to leak into the walls.



The windows in the original middle school are single pane glass and have significant water and air leaks.



The original building does not comply with The Americans with Disabilities Act (ADA) and would be very costly to modify.



The building lacks a secure entrance for student safety, and adding one would require major reconfiguration.



Classrooms are about 150 square feet smaller than current standards, and the building wings are too narrow to enlarge them without making the rooms long and narrow.



## WHAT IS THE BEST USE OF OUR TAX DOLLARS?



- We are currently facing ongoing annual maintenance costs of **\$1,000,000 per year.**
- Total cost to renovate the existing middle school would be **\$40.4 million.**

## SAVE THE DATE: COMMUNITY FORUMS

Provide your feedback and see our facility needs firsthand by attending one of our upcoming community forums. Save these dates and stay tuned for more information!

- **Thursday, September 5**, 7:00pm *Middle School Commons*
- **Monday, September 9**, 6:00pm *ACT Building*
- **Monday, September 23**, 7:00pm *Libertyville Community Center*
- **Monday, October 21**, 6:00pm *ACT Building*
- **Sunday, October 27**, 3:30pm *Middle School Commons*
- **Sunday, November 3**, 3:30pm *Middle School Commons*

# MINIMIZING TAX IMPACT



Fairfield plans on combining referendum funding with existing **sales tax** funds to reduce the burden on our local **property** taxpayers.



The total project cap for a new middle school building is \$59 million. The district is able to borrow up to \$21 million of future **sales tax** funds, **limiting the property tax** increase to \$38 million.



By combining GO Bonds with SAVE funds, we can complete the project without affecting our operational budget, allowing us to continue to provide a safe, high-quality learning environment while the project is being completed.

## The tax impact of an approved November 5 bond vote:

Home Value	Yearly Increase	Monthly Increase
\$75,000	\$80.75	\$6.73
\$100,000	\$112.03	\$9.34
\$150,000	\$174.59	\$14.55
\$250,000	\$299.72	\$24.98
\$350,000	\$424.84	\$35.40
\$500,000	\$612.53	\$51.04
\$750,000	\$925.35	\$77.11

## In a comparison of the 10 schools statewide with certified enrollment totals comparable to Fairfield CSD, we have the second-lowest rate.

District	Enrollment	Tax Levy Rate
Sioux Center	1,493	\$17.43
Gilbert	1,607	\$17.00
Washington	1,648	\$16.12
Winterset	1,667	\$15.90
Vinton-Shellsburg	1,612	\$15.90
Grinnell-Newburg	1,495	\$13.77
MOC-Floyd Valley	1,506	\$12.45
Decorah	1,508	\$12.31
<b>Fairfield</b>	<b>1,525</b>	<b>\$12.11</b>
Carroll	1,613	\$9.84

## Tax levy rates for the Southeast Conference show that Fairfield CSD is the second-lowest in FY2025.



Washington: \$16.12  
 Keokuk: \$14.90  
 Burlington: \$12.25  
 Mount Pleasant: \$12.23  
**Fairfield: \$12.11**  
 Fort Madison: \$11.78

## WHAT IS THE COST OF INACTION?

- Ongoing maintenance costs of **\$22,845,358**
- The school's facility and infrastructure failures are **too costly to maintain and repair**
- Replacing the building would allow FCSD to realize **significant cost savings** over time



Concept Sketch of New Building

## BENEFITS OF A NEW BUILDING

- Long term **financial savings** due to lower maintenance energy costs
- Enhanced educational environment, leading to **improved student outcomes**
- **Attract and retain** new families and teachers to our community
- State-of-the-art **safety and security** features to protect our children

## TAX IMPACT

- Residential property tax increase of **\$2.70 per \$1,000 of assessed value**
  - This will increase the total tax rate to an estimated **\$14.81**
  - For a **\$150,000** property, this would mean an annual increase of **\$174.59**
- Estimated tax increase for 320 acres of farmland would be **\$912.39**
- Estimated tax increase on a \$550,000 commercial property would be \$1,336.50