

Valley R-VI School District

Proposition S - Safety, Security, and Students

CSIP Goals 1, 2 & 3 - Facility Safety, Security, and Student Usage Renovations and Construction

Vote April 2nd, 2024



What is our “Why” for Prop S?

1. Spring 2023 - Started from the District CSIP (Continual School Improvement Committee) - Written by district stakeholders (Patrons, Parents, Staff, Students, Administrators)

a. Top 3 Goals from the CSIP Committee -

CSIP Goal 1: Enhance and improve the district safety and security

CSIP Goal 2: Create a comprehensive long-range facility plan.

CSIP Goal 3: Proactively budget for major capital expenditures.

2. Last Tax Levy Building Project was in 2000 for the Elementary Domes & Dome Gym

3. Developed a Long Range Facility Plan with input from Independent Architects, Contractors, and Staff Surveys

- Top Needs

- Improve Safety & Security

- Improve JH/HS 1953, 1965, 1975 construction that needs renovation

- Do this in a fiscally responsible way by using current one time Capital Project Reserves generated from COVID relief funds. Allows us to do this at a lower tax levy rate now.

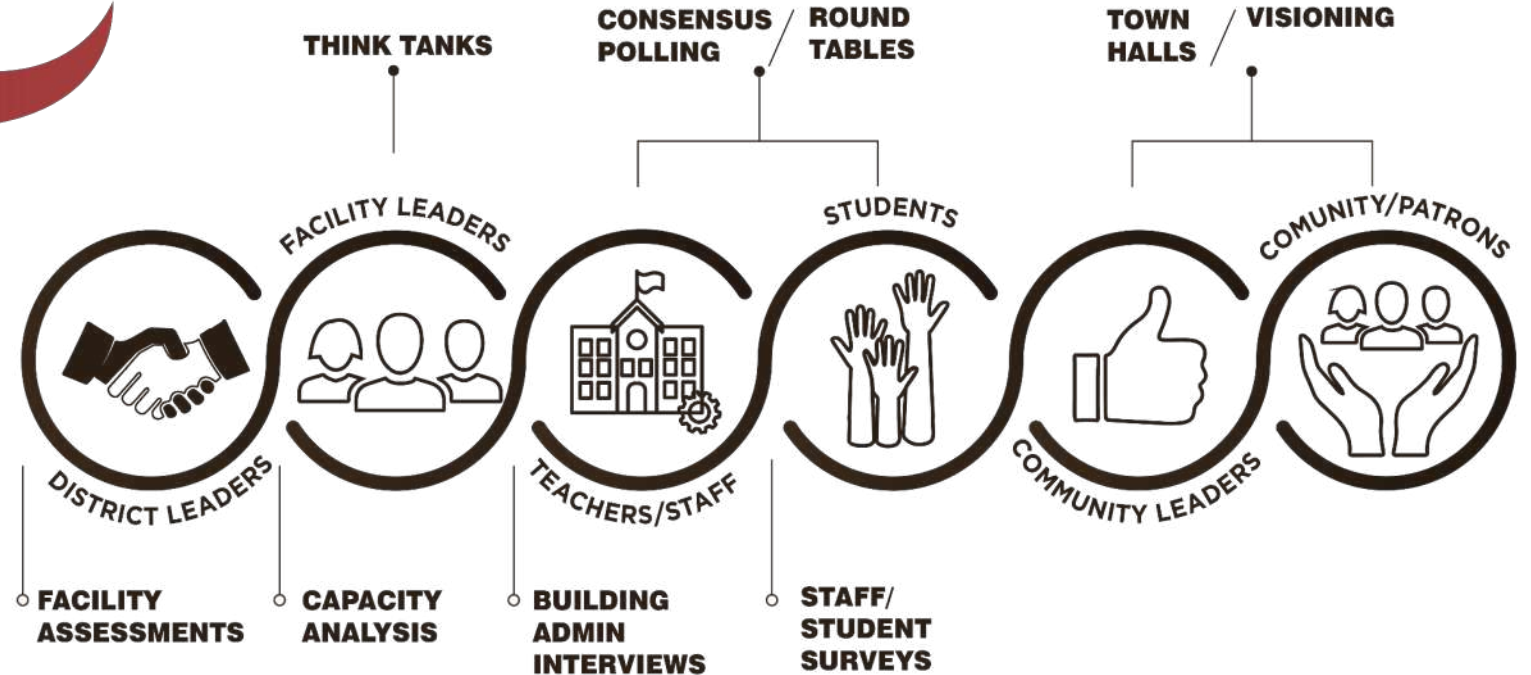


Introduction

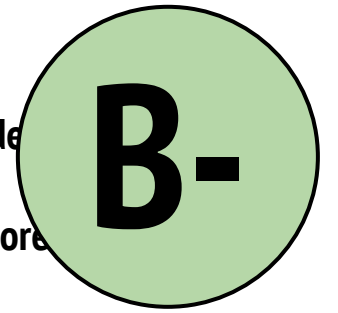
Facility Planning Process



We are here



Elementary School



Bldg	FCI	Bldg	Overall	Facility	Age
Age	Score	71%	66%	12%	Score
13-23	48,360 _{SF}				

Building Overview

B-	B	B	B	A-	B	B	B+	B	B
Score	Access	General	Function	Condition	Condition	Roof			

Score Breakdown

- Building lacks secure vestibule & clearly marked entry point. - A Top Priority
- Building lacks access control security system at exterior doors and entry points.
- Exterior lighting for perimeter security and egress is insufficient.
- Traffic flow improvements needed to access both C Hwy and Hwy 21.
- Building fire suppression system could use upgrades.
- Demising partitions between some learning areas not extending full height causing sound bleed.
- Limited teacher & student break-out/collaboration areas.
- Insufficient classroom and support spaces storage for teachers and students.
- HVAC system needs further evaluation. Classroom PTAC units typically do not provide code required amount of ventilation which is more critical since there are no windows for natural ventilation.

Initial Concerns

Grade Legends

Scores

FCI Rating	
A: 90-100	A: 00-05
B: 70-89	B: 06-9
C: 50-69	C: 10-29
D: 30-49	D: 30-59
F: 00-29	F: 60-100

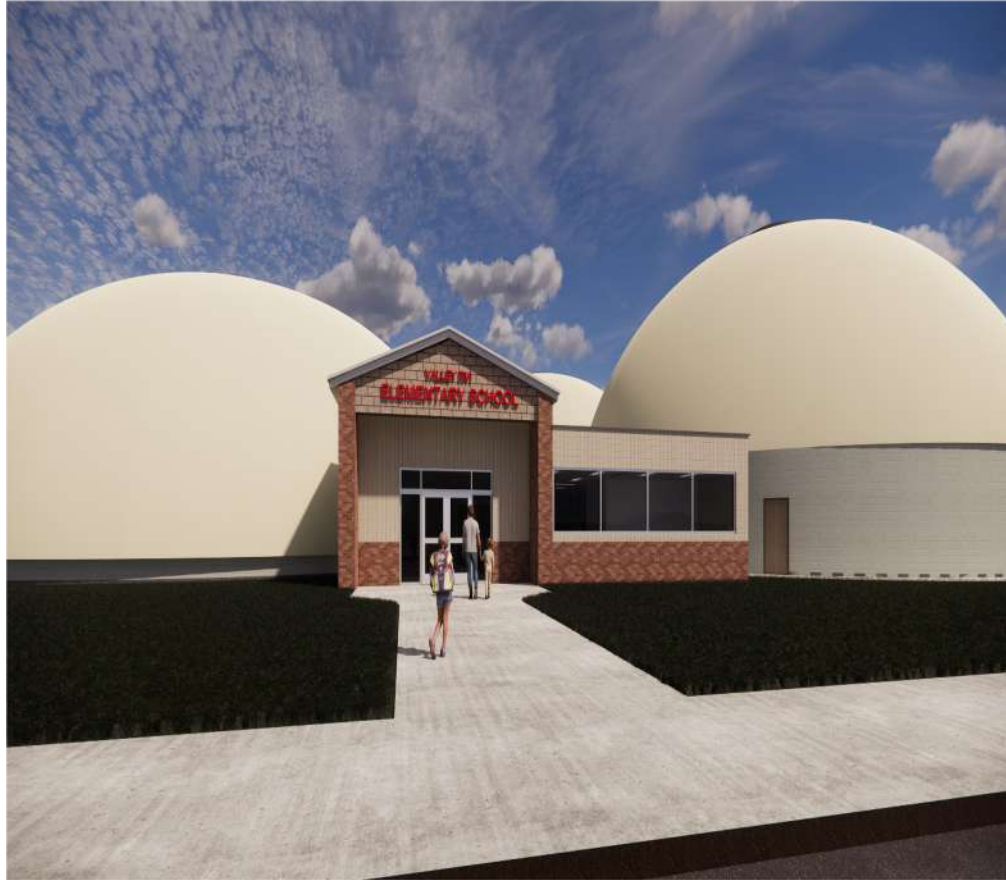


Elementary School



Elementary School - renderings of Prop S construction

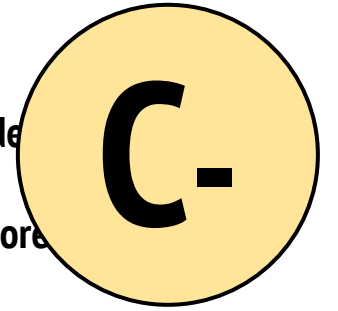
New Elementary Entrance - example



Elementary
Secure Safety
Vestibule
Entrance &
Office with
ADA
accessible
doors example



Junior High/High School



Bldg	FCI	Bldg	Overall	Facility	Adaptability
Age	Score	Area	52%	49%	37%
	70	42,194 _{SF}			

Building Overview



Score

- Current electrical system is dated and will not support most new mechanical equipment and systems - needs to be upgraded to 3P, 120/208V. A top priority.

Score Breakdown

Initial Concerns

Grade Legends

Scores	FCI Rating
A: 90-100	A: 00-05
B: 70-89	B: 06-9
C: 50-69	C: 10-29
D: 30-49	D: 30-59
F: 00-29	F: 60-100

- Some core learning spaces at the far end of the west wing are not ADA accessible from the interior.
- Building lacks updates to secure vestibule, no power-assisted doors for ADA, & clearly marked entry point.
- Building lacks access control security system at exterior doors and entry points.
- Building Intercom system not working two classrooms - dated to 1980's - needs updated.
- Art & Ag rooms are currently housed in adjacent/separate building, requiring students/staff to go outside to access.
- Building lacks a true Library/Media Center. Space was captured to provide additional core classroom space.
- Limited teacher & student break-out/collaboration areas - Example for college level courses.
- Current kitchen equipment is dated - walk-in cooler/freezer not operating - heating tables need updated.
- Lighting levels at parking areas, FA system and exit/emergency lighting systems are insufficient.
- Building lacks fire suppression system, while having a substantial amount of unprotected wood structure.
- Building is not zoned to provide security in an intruder event.



Junior High/High School



Junior High/High School- renderings of Prop S construction

JH/HS Safety Vestibule & ADA Accessible Entrance



JH/HS Library Media Center



JH/HS Art Room



JH/HS Agriculture Education Room



JH/HS Weight Room



Historical Enrollment

20 YR CHG %-ANNUALIZED

-1.2%

10 YR CHG %-ANNUALIZED

-0.2%

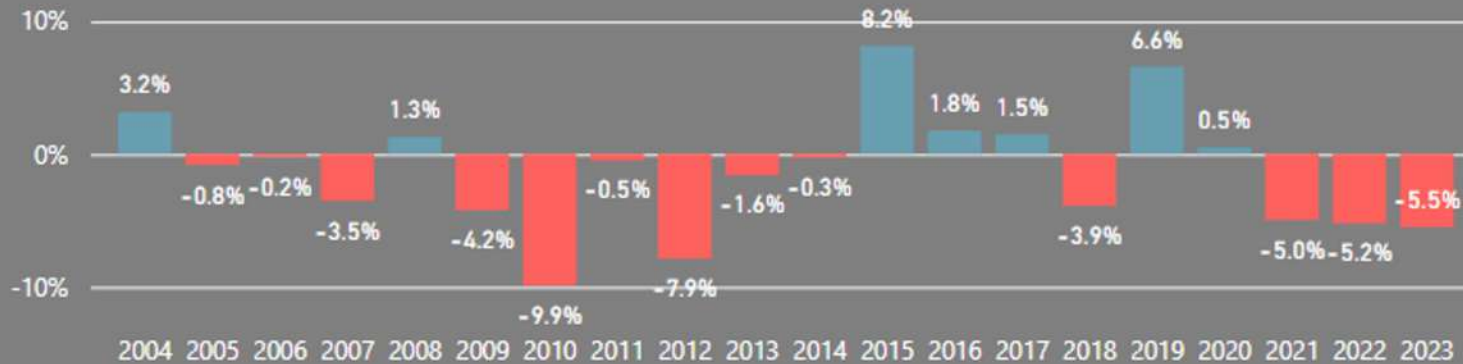
5 YR CHG %-ANNUALIZED

-1.8%

STUDENTS BY YEAR

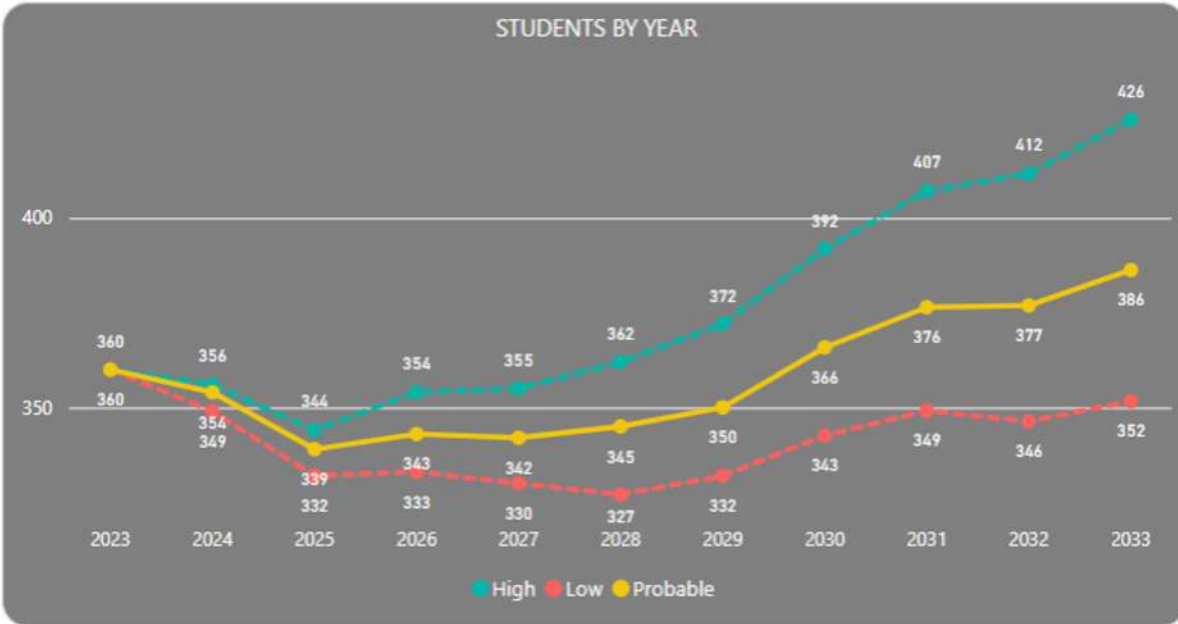


20 YR CHG % BY YEAR

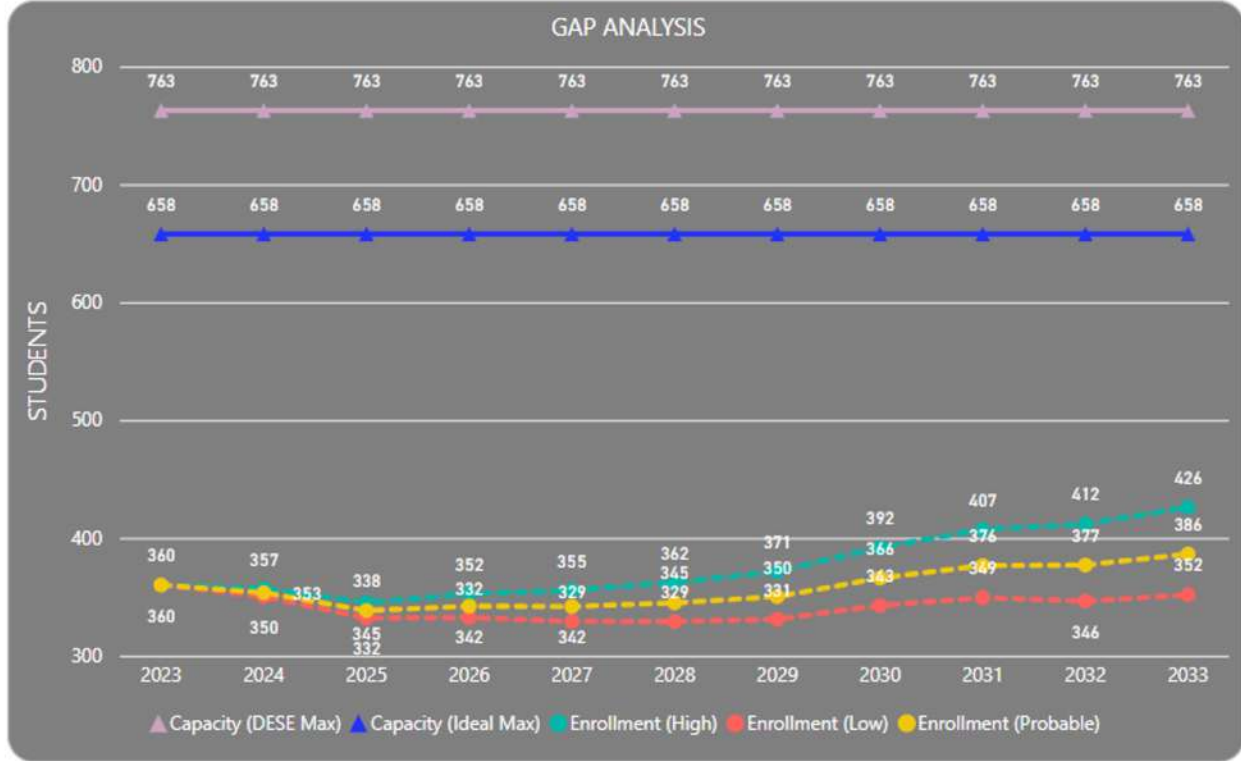


Projected Enrollment vs Capacity

District Level



- Current Enrollment: 360 (no PK)
- Projected Enrollment: 386 (no PK)



- Functional Capacity: 425 (no PK)
- Current Utilization Rate: 85%
- Projected Utilization Rate: 90%
- Category/Concern Level: IDEAL to AT CAPACITY



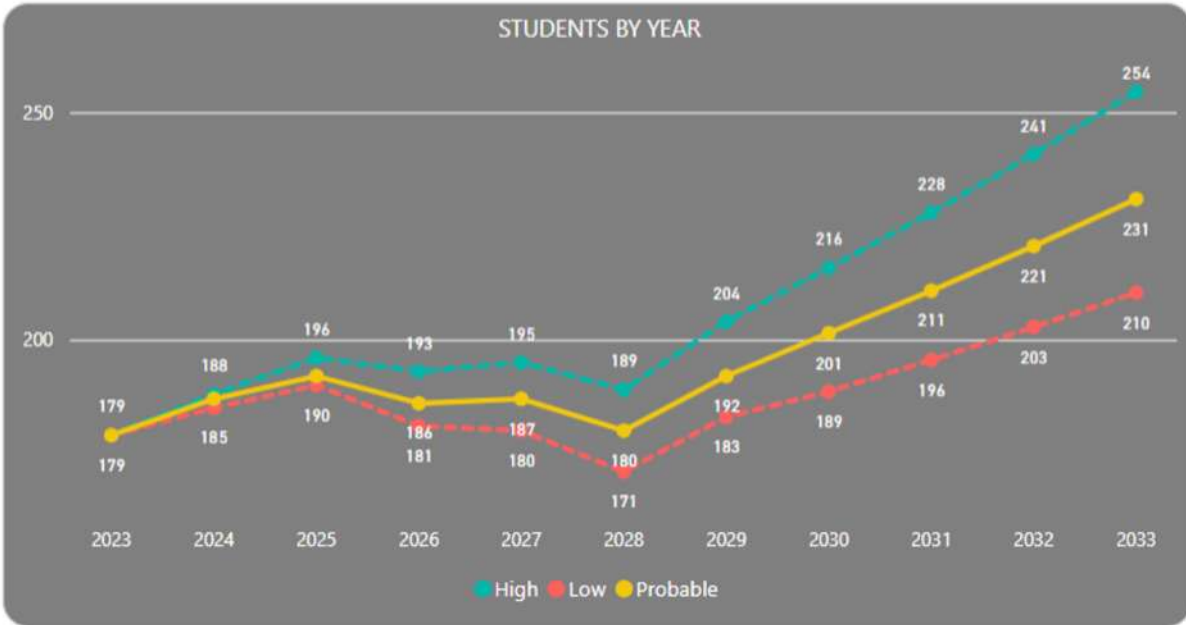
Projected Enrollment vs Capacity

Elementary School

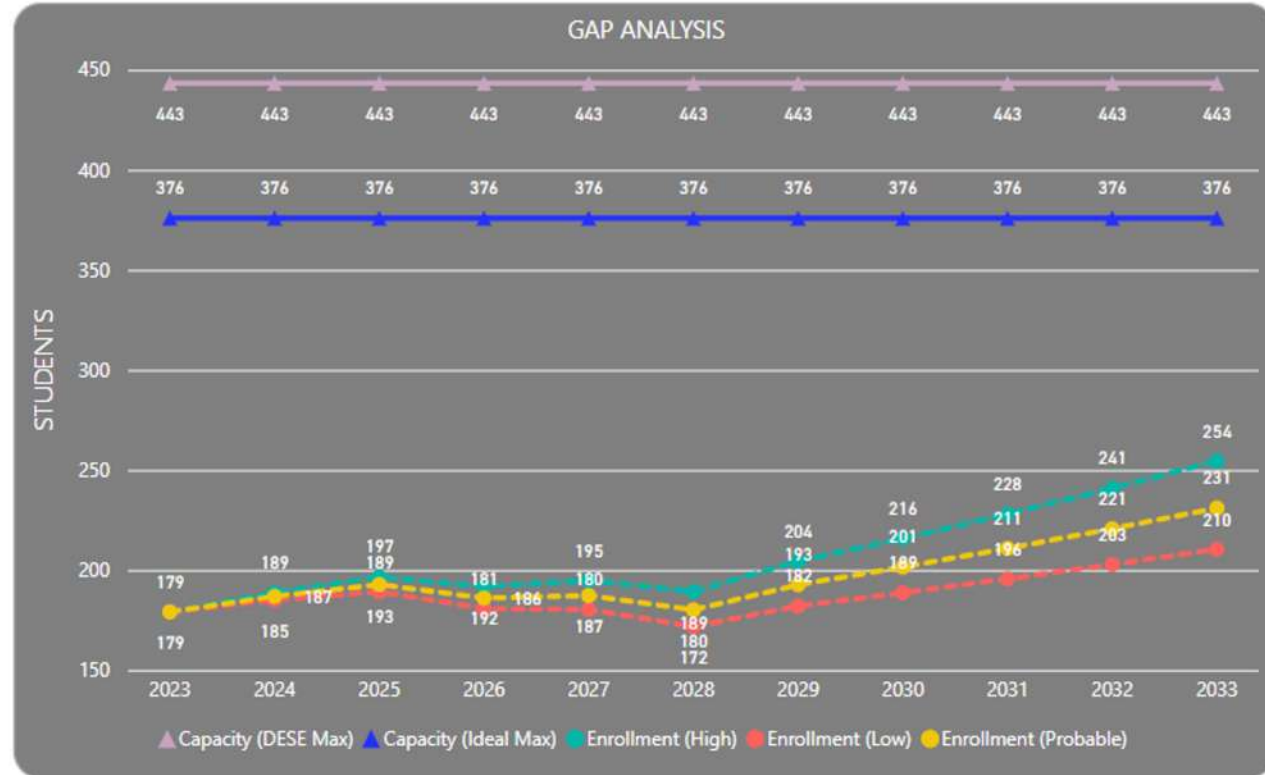
Annual Growth-High
4.2%

Annual Growth-Prob
2.9%

Annual Growth-Low
1.8%



- Current Enrollment: 179 (no PK)
- Projected Enrollment: 231 (no PK)

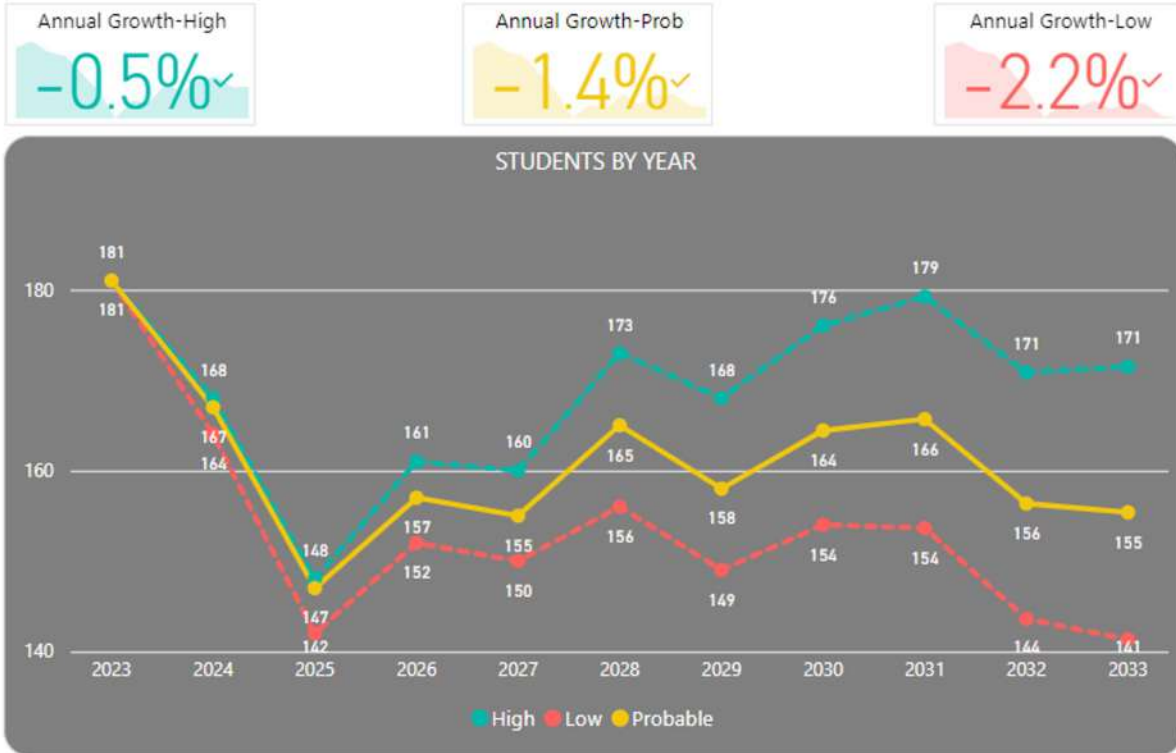


- Functional Capacity: 225 (no PK)
- Current Utilization Rate: 80%
- Projected Utilization Rate: 103%
- Category/Concern Level: IDEAL CAPACITY trend **Over**

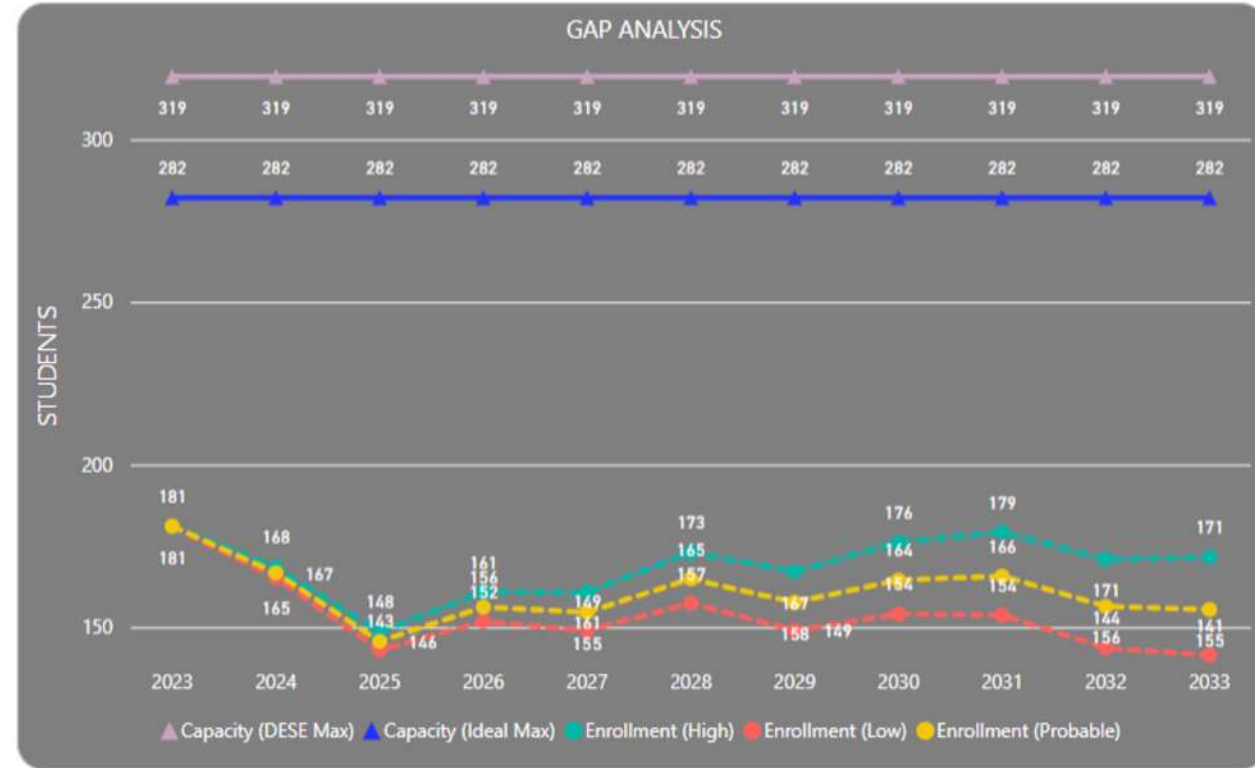


Projected Enrollment vs Capacity

Junior High/High School



- Current Enrollment: 181
- Projected Enrollment: 155



- Functional Capacity: 200
- Current Utilization Rate: 90%
- Projected Utilization Rate: 78%
- Category/Concern Level: **AT CAPACITY**



Valley R-VI

VOTE APRIL 2ND, 2024

PROPOSITION S

- Safety
- Security
- Students
- School Improvements

\$0.55 Operating
Levy Information

Official Ballot Language

Proposition S (Safety, Security, and Students)

Shall the Board of Education of the Valley R-VI School District, Missouri, be authorized to increase the operating tax levy by \$0.5500 to \$4.3308 per one hundred dollars of assessed valuation in order to provide funds to complete safety and security improvements; to enhance student instructional facilities through new construction or renovation of existing spaces; to complete other remodeling and repair improvements to the existing facilities; and to meet the additional operating needs of the District?

If this proposition is approved, the adjusted operating levy of the District is estimated to increase by \$0.5500 from \$3.7808, currently, to \$4.3308 per one hundred dollars of assessed valuation for the 2024 Tax Year and can be applied to the assessed valuation for each year thereafter.



How does this affect me?

1. We can do this now for a \$.55 tax levy increase that will be less expensive than when one time COVID relief funds are not available in the future.
2. Improving school facilities is an investment in our children, their safety and well being, and our community.
3. Improving school facilities improves local property values.

Valley R-VI				
\$.5500				
Capital Projects Levy Increase				
<i>Residential Property</i>				
Appraised Value of Residence	Assessed Value of Residence (19% of Market Value)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase	Expense for Levy Increase Per Day
\$100,000	\$19,000	\$104.50	\$8.71	\$0.29
<i>Personal Property</i>				
Appraised Value of Personal	Assessed Value of Personal Property (33.33% of Appraised Value)	Annual Expense for Levy	Monthly Expense for Levy	Expense for Levy Increase Per Day
\$10,000	\$3,333	\$18.33	\$1.53	\$0.05
<i>Commercial Property</i>				
Appraised Value of	Assessed Value of Commercial Property (32% of Market Value)	Annual Expense for Levy	Monthly Expense for Levy	Expense for Levy Increase Per Day
\$100,000	\$32,000	\$176.00	\$14.67	\$0.48
<i>Agricultural Property</i>				
Livestock, Poultry, and Farm Machinery				
Appraised Value of Livestock, Poultry, and Farm Machinery	Assessed Value of Livestock, Poultry, and Farm Machinery (12% of Market Value)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase	Expense for Levy Increase Per Day
\$10,000	\$1,200	\$6.60	\$0.55	\$0.02
<i>Agricultural Property</i>				
Soil Grade 1 (8 total Soil Grades = 1 being the highest)				
Acreage	Assessed Value of Land (12% of productivity land value = \$124.20/acre)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase	Expense for Levy Increase Per Day
40	\$4,968	\$27.32	\$2.28	\$0.07
Soil Grade 8 (8 total Soil Grades = 8 being the lowest)				
Acreage	Assessed Value of Land (12% of productivity land value = \$3.72/acre)	Annual Expense for Levy Increase	Monthly Expense for Levy Increase	Expense for Levy Increase Per Day
40	\$149	\$0.82	\$0.07	\$0.002

Tax Levy Cost Examples



VALLEY R-VI SCHOOL DISTRICT OF WASHINGTON COUNTY, MISSOURI

HISTORICAL ADJUSTED LEVIES BY FUND
SINCE FISCAL YEAR 1993-94

FISCAL YEAR	INCIDENTAL FUND	TEACHER'S FUND	DEBT SERVICE FUND	CAPITAL PROJECT'S FUND	TOTAL LEVY
2023-24	\$3.4300	\$0.0000	\$0.0000	\$0.3508	\$3.7808
2022-23	\$3.4300	\$0.0000	\$0.0000	\$0.3393	\$3.7693
2021-22	\$3.4300	\$0.0000	\$0.0000	\$0.3241	\$3.7541
2020-21	\$3.4300	\$0.0000	\$0.0000	\$0.3110	\$3.7410
2019-20	\$3.4300	\$0.0000	\$0.0000	\$0.3001	\$3.7301
2018-19	\$3.0000	\$0.0000	\$0.0000	\$0.5301	\$3.5301
2017-18	\$3.0000	\$0.0000	\$0.0000	\$0.6114	\$3.6114
2016-17	\$3.0000	\$0.0000	\$0.0000	\$0.5520	\$3.5520
2015-16	\$3.0000	\$0.0000	\$0.0000	\$0.6665	\$3.6665
2014-15	\$3.0000	\$0.0000	\$0.0000	\$0.6874	\$3.6874
2013-14	\$3.0000	\$0.0000	\$0.0000	\$0.7747	\$3.7747
2012-13	\$3.0000	\$0.0000	\$0.0000	\$0.6969	\$3.6969
2011-12	\$3.0000	\$0.0000	\$0.0000	\$0.6749	\$3.6749
2010-11	\$3.0000	\$0.0000	\$0.0000	\$0.6489	\$3.6489
2009-10	\$3.0000	\$0.0000	\$0.0000	\$0.6713	\$3.6713
2008-09	\$2.8684	\$0.0000	\$0.0000	\$0.7000	\$3.5684
2007-08	\$2.7500	\$0.0000	\$0.0000	\$0.7260	\$3.4760
2006-07	\$3.3846	\$0.0000	\$0.0000	\$0.7450	\$4.1296
2005-06	\$3.9184	\$0.0000	\$0.0000	\$0.0558	\$3.9742
2004-05	\$3.5000	\$0.0000	\$0.0000	\$0.6600	\$4.1600
2003-04	\$4.1600	\$0.0000	\$0.0000	\$0.0000	\$4.1600
2002-03	\$3.4600	\$0.0000	\$0.0000	\$0.5300	\$3.9900
2001-02	\$3.3400	\$0.0000	\$0.0000	\$0.6200	\$3.9600
2000-01	\$3.3400	\$0.0000	\$0.0000	\$0.6200	\$3.9600
1999-00	\$3.2600	\$0.0000	\$0.0000	\$0.0000	\$3.2600
1998-99	\$3.1900	\$0.0000	\$0.0000	\$0.0000	\$3.1900
1997-98	\$3.1700	\$0.0000	\$0.0000	\$0.0000	\$3.1700
1996-97	\$2.7500	\$0.0000	\$0.0000	\$0.0000	\$2.7500
1995-96	\$2.7500	\$0.0000	\$0.0000	\$0.0000	\$2.7500
1994-95	\$2.7500	\$0.0000	\$0.0000	\$0.0000	\$2.7500
1993-94	\$2.1400	\$0.0000	\$0.1000	\$0.0000	\$2.2400



Proposed Project Consideration

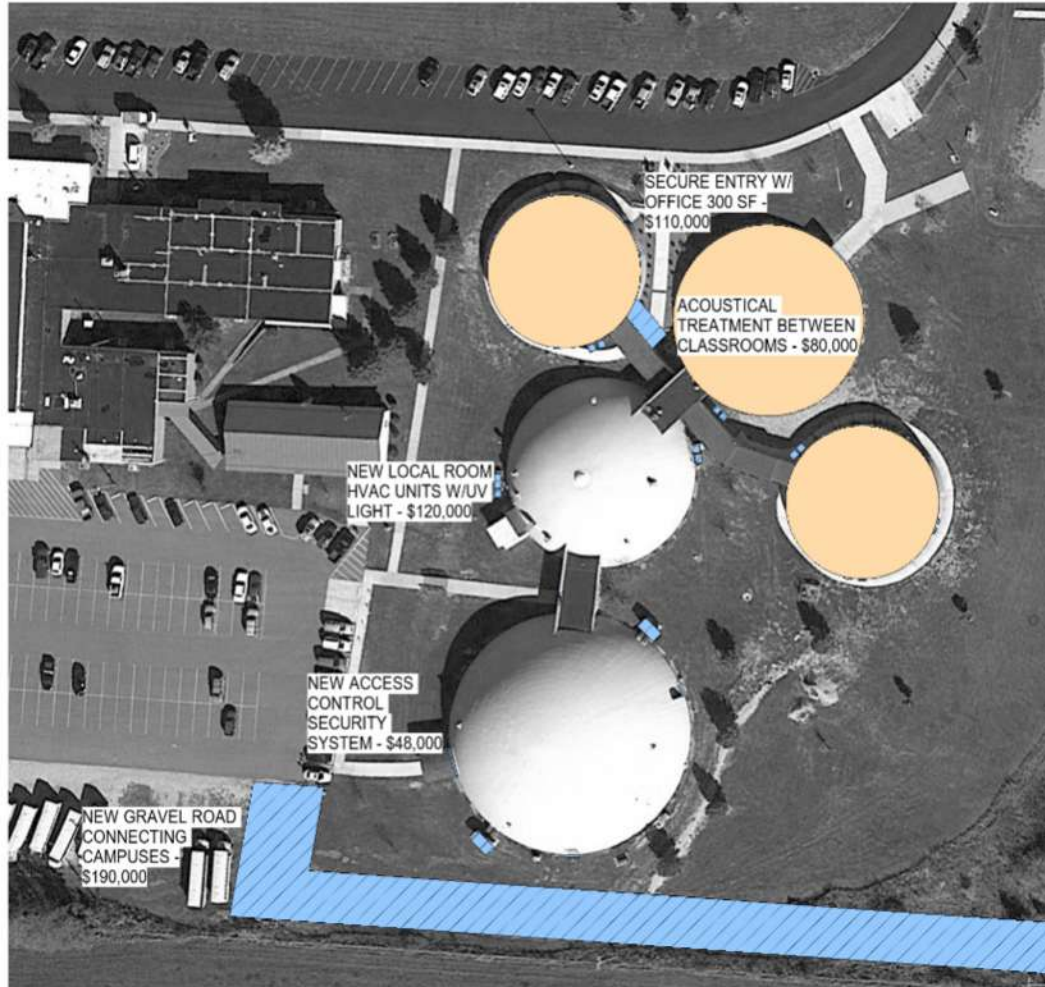
Estimate - \$4,750,000



Valley Elementary School - Approx. \$1,250,000

Elementary Overview

- New Security Vestibule Entry with office
- New Access Control Security System
- Road Connecting Campuses
- Improved lighting Front Parking Lot
- Sound Attenuation treatment between classrooms
- New local room PTAC HVAC units with UV lights



1 VALLEY ELEMENTARY SCHOOL RENOVATIONS

SCALE 1" = 60'-0"

Valley Elementary School

Elem. Overview Cont.

- New Security Vestibule Entry with office
- New Access Control Security System
- Road Connecting Campuses
- Improved lighting Front Parking Lot
- Sound Attenuation treatment between classrooms
- New local room PTAC HVAC units with UV lights



1 VALLEY ELEMENTARY SCHOOL RENOVATIONS - OPTION 1
SCALE: 1" = 60'-0"

Valley R-VI Elementary Entrance



Valley R-VI Elementary Secure Vestibule



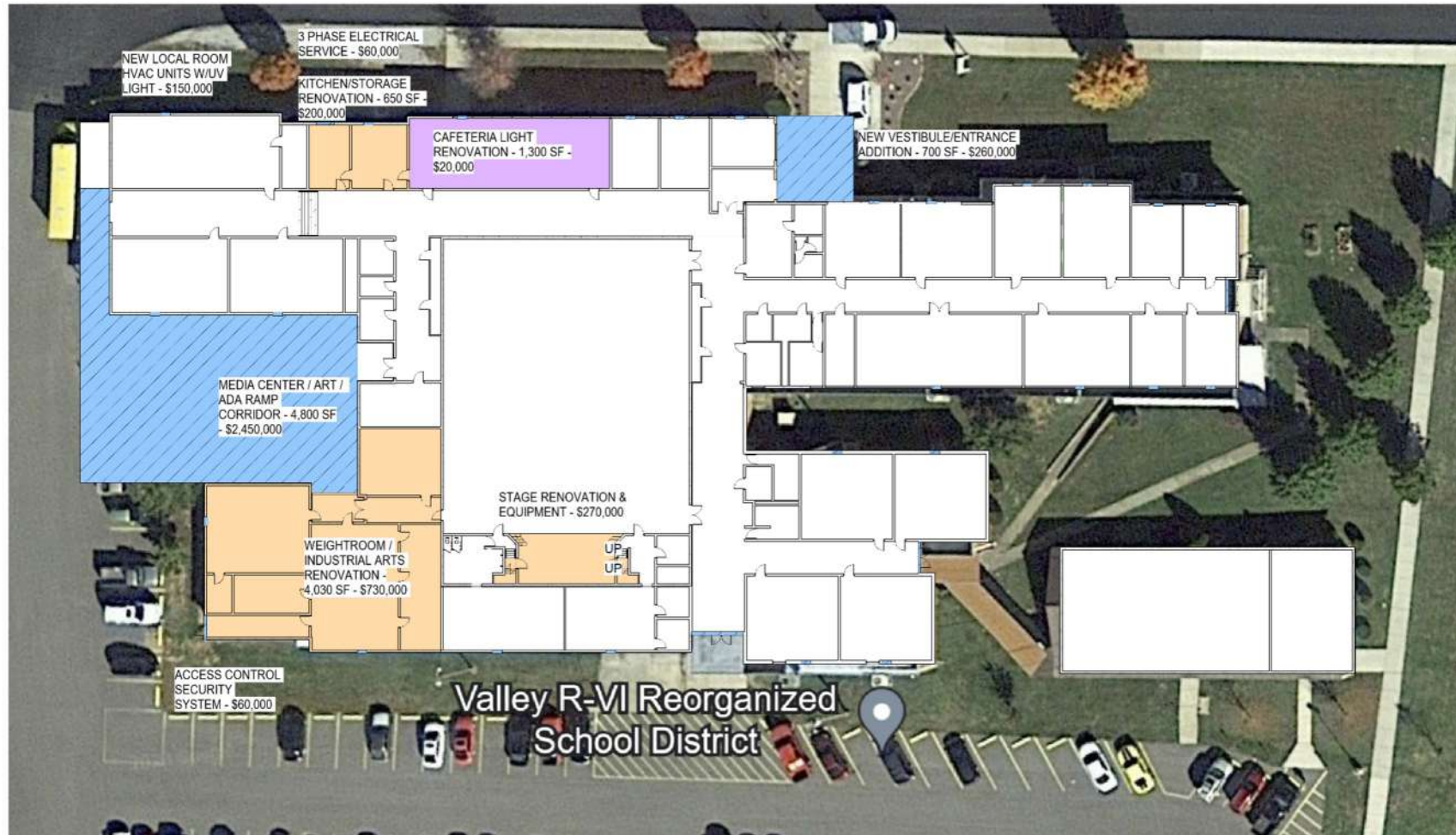
Valley R-VI Elementary Secure Office & Waiting



Valley Junior/High School - Approx \$3,500,000

JH/HS Overview

- Upgraded 3P, 120/208V Electrical Service
- Security vestibule / Entrance Addition/ADA Entrance Doors
- Access Control Security System
- Kitchen/storage renovation
- Cafeteria (light) renovation
- Library/Media Center & Art room & ADA ramp corridor addition
- Ag / Industrial Art & Weight Room Renovation
- Renovation of Gym Stage flooring, Curtains, Lights, & Audio Visual
- New HVAC units W/UV lights



1 JUNIOR / HIGH SCHOOL RENOVATIONS

SCALE: 1" = 30'-0"

Valley Junior/High School Entrance



Valley Junior/High School Library/Media Center



Valley Junior/High School Library/Media Center



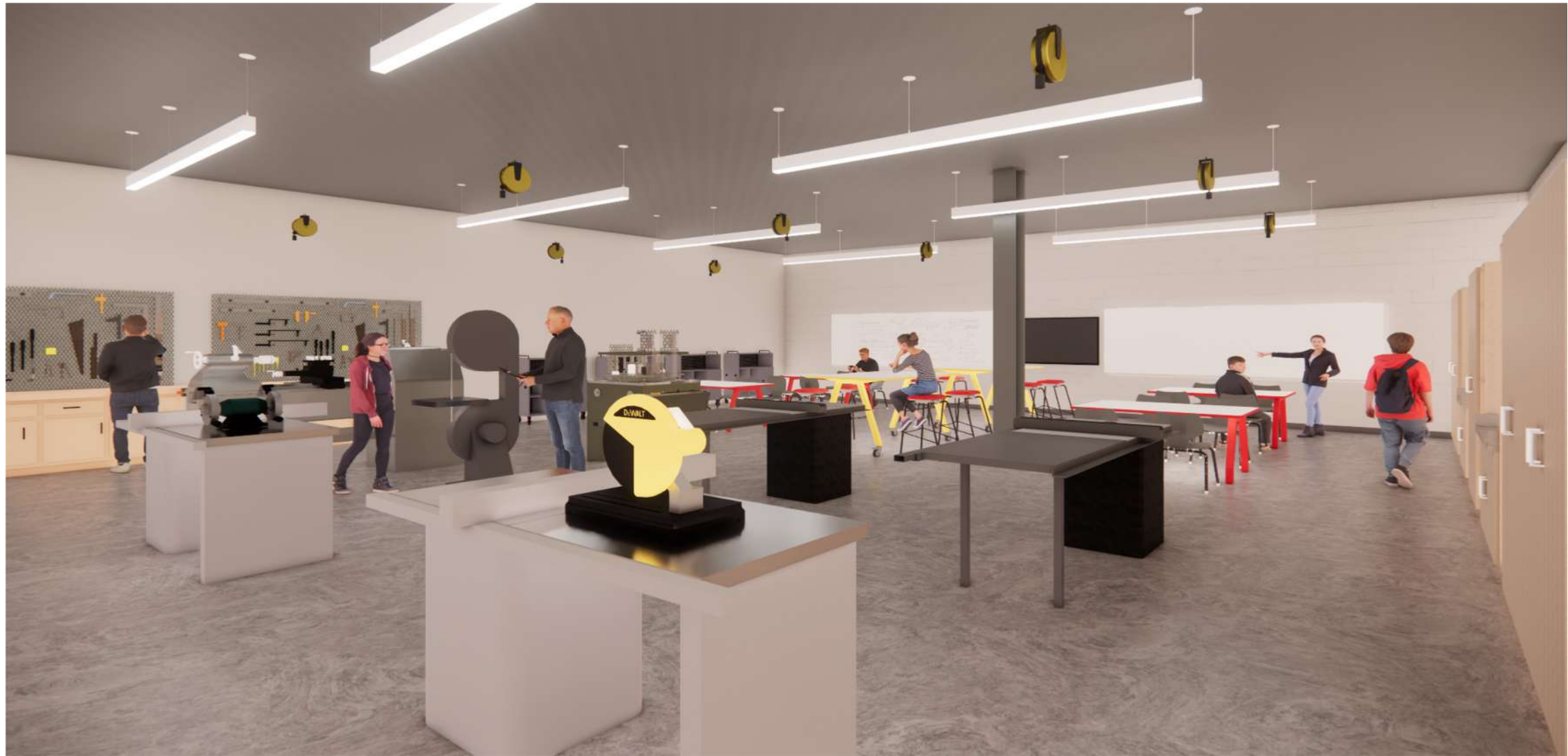
Valley Junior/High School Library/Media Center



Valley Junior/High School Art Room



Valley Junior/High School Agriculture Education Room



Valley Junior/High School Weight Room





Valley R-VI School District

Presentation Portion From LJ Hart & Company - INFORMATION
ON LEVY BALLOT MEASURE FOR APRIL 2, 2024 ELECTION

Ballot Language - Levy

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Valley R-VI School District

HISTORICAL ADJUSTED LEVIES BY FUND SINCE FISCAL YEAR 2013-14

FISCAL YEAR	INCIDENTAL FUND	TEACHER'S FUND	DEBT SERVICE FUND	CAPITAL PROJECT'S FUND	TOTAL LEVY
Proposed 2024-25	\$3.4300	\$0.0000	\$0.0000	\$0.9008	\$4.3308
2023-24	\$3.4300	\$0.0000	\$0.0000	\$0.3508	\$3.7808
2022-23	\$3.4300	\$0.0000	\$0.0000	\$0.3393	\$3.7693
2021-22	\$3.4300	\$0.0000	\$0.0000	\$0.3241	\$3.7541
2020-21	\$3.4300	\$0.0000	\$0.0000	\$0.3110	\$3.7410
2019-20	\$3.4300	\$0.0000	\$0.0000	\$0.3001	\$3.7301
2018-19	\$3.0000	\$0.0000	\$0.0000	\$0.5301	\$3.5301
2017-18	\$3.0000	\$0.0000	\$0.0000	\$0.6114	\$3.6114
2016-17	\$3.0000	\$0.0000	\$0.0000	\$0.5520	\$3.5520
2015-16	\$3.0000	\$0.0000	\$0.0000	\$0.6665	\$3.6665
2014-15	\$3.0000	\$0.0000	\$0.0000	\$0.6874	\$3.6874
2013-14	\$3.0000	\$0.0000	\$0.0000	\$0.7747	\$3.7747

Estimated Revenue from \$0.55 Operating Levy

Fiscal Year	Assessed Valuation (1)	Revenue From Current \$3.7808 Operating Levy (Local) (2)	Revenue From Additional \$0.5500 Operating Levy (Local) (2)
2023-24	\$31,954,928	\$1,183,989	
2024-25	\$32,594,027	\$1,207,669	\$175,682
2025-26	\$33,245,907	\$1,231,822	\$179,195
2026-27	\$33,910,825	\$1,256,458	\$182,779
2027-28	\$34,589,042	\$1,281,588	\$186,435
2028-29	\$35,280,823	\$1,307,219	\$190,164
2029-30	\$35,986,439	\$1,333,364	\$193,967
2030-31	\$36,706,168	\$1,360,031	\$197,846
2031-32	\$37,440,291	\$1,387,232	\$201,803
2032-33	\$38,189,097	\$1,414,976	\$205,839
2033-34	\$38,952,879	\$1,443,276	\$209,956
2034-35	\$39,731,937	\$1,472,141	\$214,155
2035-36	\$40,526,575	\$1,501,584	\$218,438
2036-37	\$41,337,107	\$1,531,616	\$222,807
2037-38	\$42,163,849	\$1,562,248	\$227,263
2038-39	\$43,007,126	\$1,593,493	\$231,808
2039-40	\$43,867,268	\$1,625,363	\$236,445
2040-41	\$44,744,614	\$1,657,870	\$241,173
2041-42	\$45,639,506	\$1,691,028	\$245,997
2042-43	\$46,552,296	\$1,724,848	\$250,917
2043-44	\$47,483,342	\$1,759,345	\$255,935

The revenue generated would allow the District to issue approximately \$4,750,000 as a lease financing

(1) Assumes 2.00% growth in assessed valuation. The entry for the Fiscal Year 2023-24 is based upon data received from the County Clerk.

(2) Assumes a tax collection rate of ninety-eight percent (98.00%) for current and delinquent taxes.

Sale of Lease Certificates of Participation

- Length of the financing – 20 Years
- Average interest rate – expected to be less than 4.00%
- Rating from S&P Global – expected to be “A-” or better with the projected debt coverage ratio. This eliminates the need for insurance which significantly adds to the total cost of issuing the financing.
- The certificates will feature a five-year optional redemption (call) provision that enables the District to pay them off early without penalty in the event of surplus revenues or a refinancing to lower rates.

Sale of Lease Certificates of Participation

- Certificates will be sold in \$5,000 denominations
- The District's municipal bond underwriter, L.J. Hart & Company of St. Louis, Missouri has been directed to make these lease certificates available to local financial institutions within the area prior to selling them to others.
- Tax benefit to investors – interest income is exempt from federal and state of Missouri income taxes

Residential Property - Tax Increase for \$0.55 Levy

Appraised Value of Residence	Assessed Value of Residence	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
\$60,000	\$11,400	\$62.70	\$5.23
\$80,000	\$15,200	\$83.60	\$6.97
\$100,000	\$19,000	\$104.50	\$8.71
\$150,000	\$28,500	\$156.75	\$13.06
\$200,000	\$38,000	\$209.00	\$17.42
\$250,000	\$47,500	\$261.25	\$21.77

Residential property is assessed at 19% of appraised value

Personal Property – Tax Increase for \$0.55 Levy

Appraised Value of Personal Property	Assessed Value of Personal Property	Annual Expense for Levy Increase	Monthly Expense for Levy Increase
\$5,000 Vehicle	\$1,667	\$9.17	\$0.76
\$10,000 Vehicle	\$3,333	\$18.33	\$1.53
\$15,000 Vehicle	\$5,000	\$27.50	\$2.29
\$20,000 Vehicle	\$6,666	\$36.66	\$3.06
\$30,000 Vehicle	\$9,999	\$54.99	\$4.58

Personal property is assessed at 33.33% of appraised value

Farm Equipment/Livestock – Tax Increase for \$0.55 Levy

Appraised Value	Description	Annual Expense	Monthly Expense
\$90,000	2005 JD 8420 Tractor	\$59.40	\$4.95
\$150,000	2016 JD 6175 Tractor	\$99.00	\$8.25
\$200,000	2015 JD S670 Combine	\$132.00	\$11.00
\$417	1 cow	\$0.28	\$0.02
\$41,700	100 Head of Cattle	\$27.52	\$2.29

Ag equipment and livestock is assessed at 12% of appraised value

Ag Land Values - Tax Increase for \$0.55 Levy

Soil Grade	Productivity Value/per acre	Assessed Value (12% of Productivity Value)	Description
1	\$1,035	\$124.20	Prime agricultural land with no limitations to use
2	\$850	\$102.00	Primarily bottomland and best upland soils
3	\$645	\$77.40	Primarily good upland and some bottomland with medium productivity
4	\$405	\$48.60	Moderately rolling slopes and show evidence of erosion
5	\$191	\$22.92	Not suited to continuous cultivation
6	\$147	\$17.64	Unsuited for cultivation and are limited to pasture and sparse woodland
7	\$73	\$8.76	Unsuited for cultivation and severe limitations for grazing
8	\$30	\$3.60	River bottom

**If you have 160 acres of Grade 4 land the Assessed Value will be \$7,776.
With a \$0.55 increase the additional cost will be $(7,776/100) * \$0.55 = \42.77 .**

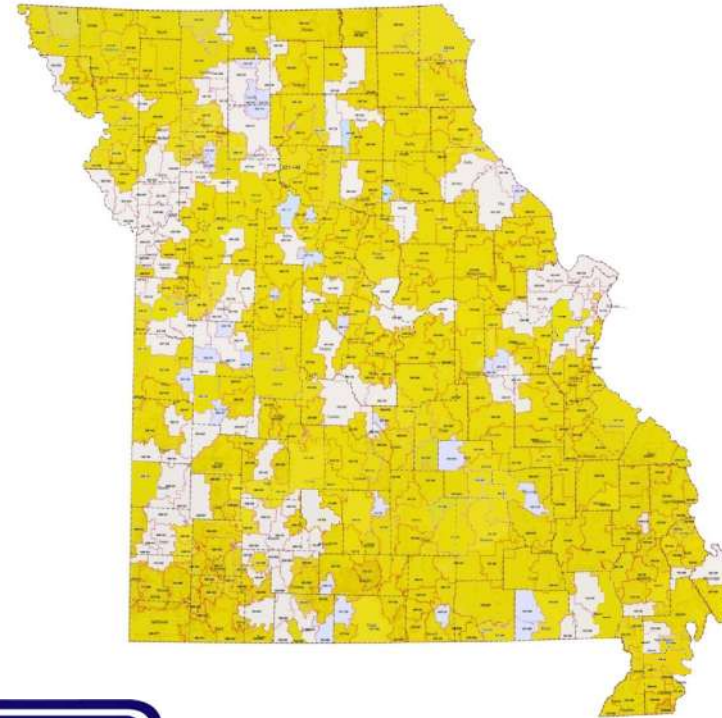
L.J. Hart & Company

“A municipal bond underwriting and financial advisory firm”



Missouri School District Clients

1992-2024



Next Steps

January 18th, 2024



Board of Education Approved the Ballot Language for Proposition S

January 23, 2024



Filing Deadline - Bond Language to State of Missouri

February 14th-April 1st, 2024

Community Input, Public Meetings, Campus Tours, Sharing Our “Why” and Information

April 2, 2024

Election Day



Questions?

