

# SCHOOL FACILITY PLANNING COMMUNITY SURVEY



Dear Members of the Belle Plaine Public School District,

There is much in our school district for which we can all be proud. Our outstanding staff work hard to provide high-quality learning opportunities each and every day. As a result, our students are excelling both in and out of the classroom. We are fulfilling our mission, "to pursue excellence in academics, programming, and the social and emotional development of our students."

Ensuring the best learning requires not only high-quality staff and curriculum, but also facilities that are designed to support our programming. For more than 20 years the District has been engaged in conversations about our school facilities and how to support learning across the District. The challenge of having students and programming separated across two campuses has created operational inefficiencies, a need for additional staff, and lost opportunities for students.

As large investments are needed for many of our aging facilities, the District has spent the last year considering how best to invest in our buildings to meet long-range needs of the Belle Plaine School District. This planning has focused on addressing the following needs:

- Enhanced Safety & Security
- Expanded Career and Technical Education (CTE) Shop Classrooms and Labs
- Improved Performing Arts Space
- Improved Operational Efficiencies (e.g., staff utilization, transportation, number of facilities)
- Increased Multi-Purpose Activity Space
- Additional Space for Early Childhood Learning and Before/After School Care

While we have heard from many members of our community throughout this process, we want to ensure that all citizens have a voice in the plan. We know that this next investment in our facilities will impact our school district for generations. In addition, it will likely need the support of a voter-approved bond referendum. Therefore, we are asking you to please take a few minutes to share your thoughts with us through this important survey.

Sincerely,

Ryan Laager, Ed. D  
*Superintendent*

## Complete this survey online or by paper!

*Surveys must be returned by April 14, 2023.*

### 1 Online

Scan the QR code to the right with your phone camera or visit [bit.ly/BellePlaine\\_CommunitySurvey](https://bit.ly/BellePlaine_CommunitySurvey) to complete the survey online.

### 2 Print

Download and print the survey at [ISD716.org](https://ISD716.org).  
Once complete, drop off or mail to Belle Plaine Public Schools,  
220 South Market Street, Belle Plaine, MN 56011.

### 3 Mail

Call 952.873.2400 to have a survey mailed to you.  
Once complete, drop off or mail to Belle Plaine Public Schools,  
220 South Market Street, Belle Plaine, MN 56011.

Scan the QR code  
below or visit the website  
link to complete the  
survey online.



SCAN HERE WITH  
PHONE CAMERA

[bit.ly/BellePlaine\\_CommunitySurvey](https://bit.ly/BellePlaine_CommunitySurvey)

## ABOUT YOU

While the survey is anonymous, we'd like to know a bit about you.

### What is your age?

- 18–25                       36–45                       56–64  
 26–35                       46–55                       65 and older

### Are you an employee of the Belle Plaine Public School District?

- Yes                       No

### Do you have school-aged children?

- Yes                       No

### If yes, what school(s) do they attend? *Select all that apply.*

- Chatfield Elementary                       Homeschool  
 Oak Crest Elementary                       Virtual  
 Belle Plaine Junior/Senior High                       Other  
 Private/Parochial School

### Do you live in the Belle Plaine Public School District?

- Yes                       No

### Which of these items describe you? *Select all that apply.*

- Own a home in the District                       Own commercial property in the District  
 Rent in the District                       Own agricultural land in the District  
 Own residential property in addition to where I live                       I do not live in the District

## PLANNING BACKGROUND

District leadership has considered the following while developing a long-range solution for District facilities:

**Chatfield Elementary** is nearly 60 years old and serves the District's preschool through 2nd grade students. There are many energy inefficiencies, and classrooms are small and lack adequate electrical support for today's technology. The school lacks a secure entrance. The school's rooftop HVAC system is in need of complete replacement. The site also needs improvements to address drainage around the school and facilities.

**Oak Crest Elementary** was built in 2005. This school serves the District's 3rd–6th grade students. The site is also home to the District's outdoor athletic facilities (tennis, track, football, and softball). Because the school was designed for elementary students there are no locker rooms or storage spaces for the student athletes. When the school was built, it created a separate campus for the district resulting in logistical challenges and ongoing busing expenses to shuttle students between campuses daily.

### BELLE PLAINE JUNIOR/SENIOR HIGH SCHOOL

- **The Career and Technical Education (CTE) classroom and labs**, formerly known as the shop, is small and lacks the needed space to incorporate the latest equipment to provide job-like experiences in woods, metals, and small engine repair. The woods lab is located across the street in the District Office building causing safety and security concerns with students walking across the street and using multiple doors.
- **The Performing Arts Center** is located in the 1929-built District Office building across the street from the Junior/Senior High School. The building's heating and ventilation system needs replacement. The stage is small, the auditorium lacks needed seating and storage, and there are significant water leaks throughout the facility. Due to the size and poor condition of the Performing Arts Center, band and choir performances need to be held in the gym. This causes cancellation of junior high sports practices and moving varsity-level sports to Oak Crest.
- **Music and Band classrooms** are undersized and located in a building separate from the Performing Arts Center.
- **The greenhouse/agriscience lab** used by the high school is located on the District Office site due to lack of space at the Junior/Senior High School. This requires students to travel between buildings throughout the school day, raising safety concerns about entering and exiting buildings.
- **Additional multi-purpose activity space** is needed for District, community, and other programs. Teams practice early in the morning, beginning at 6 a.m. and going late into the evening, often until 9 p.m., and many requests by youth recreation programs are unfulfilled. The Junior/Senior High School site does not have space to accommodate an expansion.
- **Team space and storage at Belle Plaine Athletic Complex** does not exist. Football teams get ready at the high school and are bussed to the field. At halftime teams do not have a place to meet, nor do officials have a place to get ready. Equipment also needs to be transported back and forth.

## RECOMMENDED PLAN

### Build a New 9-12 High School

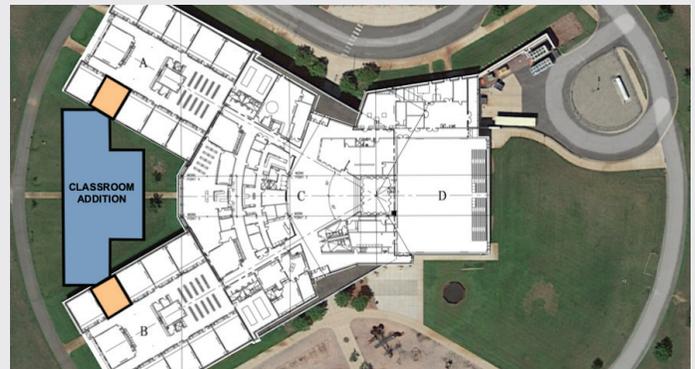
The District would build a 525-student high school on District-owned land near the existing football field and Oak Crest Elementary School. The school would be designed with:

- Increased security with all classrooms located within a single building
- Career and technical education classrooms and labs to allow for the latest equipment and technology to provide real-life job experiences
- An attached 500-seat auditorium with adjacent music and choir classrooms for easy transition to the stage
- Accessibility to the school's locker rooms and storage facilities from the outdoor athletic fields
- Modern classrooms with adequate space and technology requirements
- Opportunity to expand should enrollment grow in the future



### Repurpose Oak Crest Elementary School to Serve Students in Grades 5-8

- Increased security with all classrooms located within a single building
- Additional classrooms and science labs added to serve the older students
- All secondary students and staff on the same campus with the ability for teachers to move between the two buildings to teach classes



### Repurpose the Junior/Senior High School to Serve PK-4

- Updates made to serve younger students
- Potential to convert classrooms to serve as a childcare center, which would provide the needed space to grow the District's early learning program as well as space for expansion of elementary programming
- Improved traffic flow around the site with the elimination of the shuttle bus and reduction of much of the off-street parking demand surrounding the school
- All elementary students and staff would be located in the same building on one campus

### Close Chatfield Elementary School

The District would close the building and look to sell

### Demolish the District Office (Performing Arts Center and Agriscience Space)

The building is nearly 100 years old, has structural challenges and failed systems, making it no longer economically viable to invest in this building

**Cost**

The cost to complete all of these projects is estimated at \$89.92 million. This positions the District for enhanced student safety, operational efficiencies, financial savings, and future growth.

**Property Tax Impact**

Should the bond be successful, the chart below shows the increased cost to taxpayers, what residents are currently paying annually on the District’s existing debt, and the total annual tax impact for a \$89.92 million bond.

<b>TAX IMPACT OF A \$89.92 MILLION BOND</b>				
<b>Type of Property</b>	<b>Estimated Market Value</b>	<b>Annual Tax Increase of \$89.92 Million Bond</b>	<b>Current Annual Tax on Existing Debt</b>	<b>Total Annual Tax of \$89.92 Million Bond</b>
Residential	\$100,000	\$149.32	\$122.13	\$271.45
	\$200,000	\$375.99	\$307.54	\$683.53
	\$250,000	\$489.33	\$400.25	\$889.58
	\$300,000	\$602.67	\$492.95	\$1,095.62
	\$500,000	\$1,039.80	\$850.50	\$1,890.30
Commercial/Industrial	\$250,000	\$883.83	\$722.93	\$1,606.76
	\$500,000	\$1,923.63	\$1,573.43	\$3,497.06
Ag Homestead* (Assessed Value Per Acre Of Land)	\$7,000	\$2.18	\$1.79	\$3.97
	\$8,000	\$2.50	\$2.04	\$4.54
	\$9,000	\$2.81	\$2.30	\$5.10
Ag Non-Homestead* (Assessed Value Per Acre Of Land)	\$7,000	\$4.37	\$3.57	\$7.94
	\$8,000	\$4.99	\$4.08	\$9.07
	\$9,000	\$5.61	\$4.59	\$10.21

\*Ag2school Property Tax Relief Bill: The tax impact listed above includes the 70% reduction due to the school building bond agricultural credit and dwelling value of ag hstd. Property (home, garage, and one acre) does not qualify for Ag2school credit. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead. This represents a 29-year borrowing structure.

**How likely are you to support a \$89.92 million bond referendum to complete the projects in the recommended plan?**

- Extremely likely
- Likely
- Unlikely
- Extremely unlikely
- Not sure/need more information

If the community does not support the District leadership's preferred recommended plan, an investment in the existing facilities is needed to address the critical need of aging facilities and failing systems, and to ensure students' academic needs are met.

**THE PROJECTS TO BE COMPLETED WOULD INCLUDE:**

**Expanded Career and Technical Education (CTE) Labs**

The Junior/Senior High School's current music classrooms would be converted into Career and Technical Education (CTE) spaces. This would be combined with the existing CTE labs to provide new, larger labs with modern equipment for woods, metals, and small engine courses. The greenhouse and an agriscience building would be built on available land near the aquatic center.



**Building a Performing Arts Center and Music Classrooms**

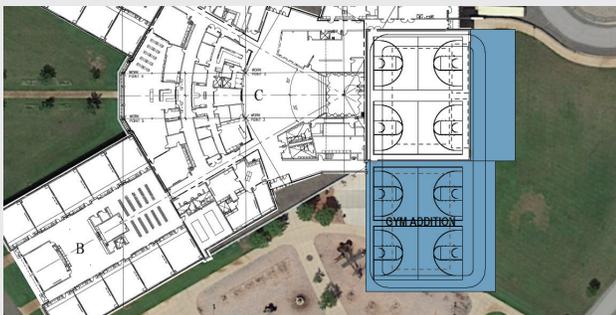
A stand-alone Performing Arts Center would be built to serve the needs of both the District and the community. Given the current Performing Arts Center is nearly 100 years old, has numerous structural and accessibility challenges, as well as failed systems, the building can be demolished to provide the needed space for a new Performing Arts Center. The Center would include:

- A 500-seat auditorium
- Dressing rooms and scene storage
- Choir and band classrooms



**Additional Multi-Purpose Activity Space at Oak Crest Elementary**

The gym at Oak Crest would be expanded to include four courts, a track, and a gathering area. The additional space would be used for physical education classes and provide needed space for school athletic team practices and youth recreation programming.



**Building Team Rooms and Storage at Belle Plaine Athletic Complex**

Due to the Complex's distance from the schools, a building is needed at the site for team rooms and equipment storage.



## Cost

The cost to complete projects stated above is estimated at \$42.95 million. Even with this investment, the District would still have many operational inefficiencies and expenses including:

- Safety concerns of students traveling between buildings throughout the school day
- Updating and maintaining the 1966-built Chatfield Elementary
- Ongoing annual busing costs to transport students to the Athletic Complex and Oak Crest Elementary
- Additional staffing due to the inability to easily share staff between Oak Crest Elementary and the Junior/Senior High School
- Heating, cleaning, and operating three additional buildings: the Performing Arts Center, an agriscience building, and an athletic support building

## Property Tax Impact

Should the bond be successful, the chart below shows the increased cost to taxpayers, what residents are currently paying annually on the District's existing debt, and the total annual tax impact for a \$42.95 million bond.

TAX IMPACT OF A \$42.95 MILLION BOND				
Type of Property	Estimated Market Value	Annual Tax Increase of \$42.95 Million Bond	Current Annual Tax Existing Debt	Total Annual Tax of \$42.95 Million Bond
Residential	\$100,000	\$31.97	\$122.13	\$154.10
	\$200,000	\$80.51	\$307.54	\$388.05
	\$250,000	\$104.78	\$400.25	\$505.02
	\$300,000	\$129.05	\$492.95	\$622.00
	\$500,000	\$222.65	\$850.50	\$1,073.15
Commercial/Industrial	\$250,000	\$189.25	\$722.93	\$912.18
	\$500,000	\$411.90	\$1,573.43	\$1,985.33
Ag Homestead* (Assessed Value Per Acre Of Land)	\$7,000	\$0.47	\$1.79	\$2.25
	\$8,000	\$0.53	\$2.04	\$2.58
	\$9,000	\$0.60	\$2.30	\$2.90
Ag Non-Homestead* (Assessed Value Per Acre Of Land)	\$7,000	\$0.94	\$3.57	\$4.51
	\$8,000	\$1.07	\$4.08	\$5.15
	\$9,000	\$1.20	\$4.59	\$5.80

\*Ag2school Property Tax Relief Bill: The tax impact listed above includes the 70% reduction due to the school building bond agricultural credit and dwelling value of ag hstd. Property (home, garage, and one acre) does not qualify for Ag2school credit. Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead. This represents a 29-year borrowing structure.

### How likely are you to support a \$42.95 million bond referendum to complete the projects as described above?

- Extremely likely
- Likely
- Unlikely
- Extremely unlikely
- Not sure/need more information

