



# SCHOOL FACILITY PLANNING COMMUNITY SURVEY

Dear Members of the Martin County West School District Community,

The school district has been working on a plan to design future ready facilities that address our schools' maintenance needs, improve operational efficiencies, and better serve our students. This fall, the District conducted a facility assessment to understand the investment needed in each of the buildings. The District also reviewed school capacity and enrollment data as well as discussed curriculum and programming needs. This work resulted in the development of multiple options on how best to proceed with addressing our school facility needs.

In March, informational meetings were held throughout the District to share the findings and discuss the initial options. Feedback from those meetings was used to develop the proposed plan that is presented in this survey.

The cost to complete the plan is greater than the District's annual operating budget can support. Thus, the School Board is considering asking voters to support a bond referendum. Before a plan is finalized, the District wants all residents to provide their input through a community-wide survey.

Please take a few minutes to complete this important survey!

Sincerely,

Cori Reynolds  
Superintendent

Please complete the survey in one of the following formats:



## ONLINE

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



## PRINT

Download and print the survey at [www.martin.k12.mn.us](http://www.martin.k12.mn.us). Once complete, drop off or mail to **Martin County West School District, 105 East 5th Street, Sherburn, MN 56171.**



## MAIL

Call **507.764.2330** to have a survey mailed to you. Once complete, drop off or mail to **Martin County West School District, 105 East 5th Street, Sherburn, MN 56171.**

**ALL RESPONSES MUST BE SUBMITTED  
ONLINE OR POSTMARKED BY JUNE 16, 2023!**

**SCAN THE QR CODE BELOW  
WITH YOUR SMART PHONE  
CAMERA OR VISIT THE  
WEBSITE LINK TO COMPLETE  
THE SURVEY ONLINE.**



[bit.ly/MCW\\_CommunitySurvey](https://bit.ly/MCW_CommunitySurvey)

# ABOUT YOU

Please tell us a bit about yourself.

## 1 WHAT IS YOUR AGE?

- 18-25       26-35       36-45       46-55       56-64       65+

## 2 ARE YOU AN EMPLOYEE OF THE DISTRICT?

- Yes       No

## 3 DO YOU LIVE IN THE DISTRICT?

- Yes       No       Unsure

## 4 WHERE DO YOU LIVE?

- Dunnel       Trimont       None of the above  
 Sherburn       Welcome

## 5 PLEASE SELECT ALL THAT DESCRIBE YOU:

- Own a home in the District       Own a business in the District       Own agricultural land in the District  
 Rent in the District       Own commercial property in the District       None of the above

## 6 DO YOU HAVE SCHOOL-AGED CHILDREN?

- Yes       No

### IF YES, WHAT SCHOOL(S) DO THEY ATTEND? SELECT ALL THAT APPLY.

- Sherburn Elementary School       Home School  
 Trimont Elementary School       Private  
 Martin County West Junior/Senior High School       Online/Virtual School  
 Martin County West Pre-School       Other

# BACKGROUND

Last fall, the District conducted a comprehensive facility assessment. The review evaluated each school's building systems, infrastructure, and finishes. In addition, building capacity and adequacy of the educational spaces was assessed. The study found:

## SHERBURN ELEMENTARY

Built in 1970, the school currently serves 143 students in grades kindergarten through second grade and the District's preschool program.

## TRIMONT ELEMENTARY

Built in 1959 to serve high school students, with a major addition built in 1979, the school currently serves 188 students in third through sixth grade and the pre-school program.

## MARTIN COUNTY WEST JUNIOR/SENIOR HIGH SCHOOL

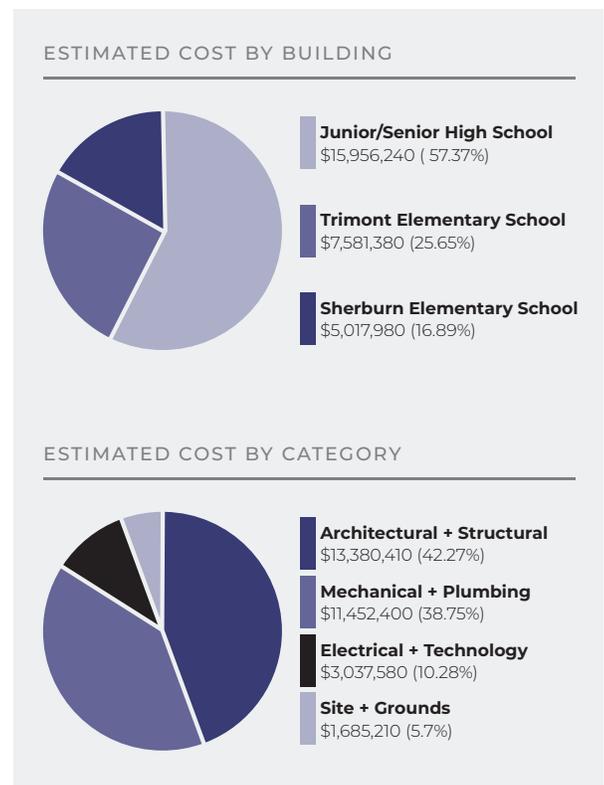
Built in 1956, with additions in 1993 and 2002, the school currently serves 315 students in grades seven through twelve.

The study found that while the schools have been well maintained, many of the **major building systems and infrastructure are at the end of their service life** resulting in inefficiencies, and need to be replaced.

An investment of nearly \$29.6 million is needed in the near future to address the schools' needs including:

- Heating, plumbing, and electrical system replacement and upgrades
- Site/parking lot regrading, paving, and reconfiguration of traffic flow
- Roof replacement
- Fire alarm system upgrades
- Exterior door and window replacement
- Exterior masonry repairs, including caulking and tuck-pointing
- Updates to interior finishes, including flooring, ceiling, and casework
- Entrance, elevation change, and restroom accessibility code compliance updates
- Creating secure and controlled entrances

In addition to the physical needs of the building, the study found the **schools' layouts and classroom sizes do not meet current educational needs**. Many of the classrooms, especially at the junior/senior high school are **too small and lack the flexibility needed for both large and small group instruction**. Unfortunately, the existing schools' floor plans limit the ability to address many of these needs.



**An investment is needed in our schools to address aging buildings, security, accessibility, and educational needs.**

- Strongly agree
- Agree
- Disagree
- Strongly disagree

# ONE CAMPUS DISTRICT

Based on the study's findings, the District explored multiple options to address the current and future needs of the District. The School Board then shared these options in community meetings held this past March. The School Board's priority was to move options forward that met the following priorities:

- ✔ Increased safety and security
- ✔ Addressed educational needs of students across all grade levels
- ✔ Improved operating efficiencies and reduced duplication of services
- ✔ Ensured long-term fiscal responsibility

**Based on these priorities and the feedback received at the community meetings, the District believes that the best long-term solution is to become a one-campus District, moving all students PK - 12 to the same building with separate educational wings, but shared support spaces.**

The District would experience annual operating savings as a result of:

- Having fewer buildings to heat, clean, and maintain
- Better utilization of staff
- Reduced duplication of resources
- Reduce the need for shuttle buses between sites

**The best long-term solution for the Martin County West School District is to become a one-campus District.**

- Strongly agree
- Agree
- Disagree
- Strongly disagree



# RECOMMENDED PLAN

## BUILD A NEW PK-12 SCHOOL

If the community supports the District becoming a one-campus district, a new school could be built at the junior/senior high site.



This would include:

- Dedicated classroom wings for older and younger students with shared support spaces (e.g., kitchen, cafeteria, library, gym, nurse's station) that are scheduled for separate times.
- Secure entrances for both elementary and junior/senior high students
- Five stations/courts of gym space
- Expanded career and technical education (shops) space
- Pre-school classrooms, parent education space, and indoor play space
- Flexible learning areas for small and large group instruction
- Separate playgrounds for preschool, elementary, and middle school students
- Football field, and coaches boxes
- Dedicated bus and vehicle drop-off lanes
- Student, visitor, staff, and event parking

In addition, funding would be included for the demolition of Sherburn Elementary and the Junior/Senior High School, Trimont Elementary, and the Welcome building should that be needed.

**Cost: \$65 million**

# FINANCIAL SUPPORT

The chart below shows the tax impact for a \$65 million bond referendum for a new PK-12 School.

ANNUAL PROPERTY TAX IMPACT		
Type of Property	Estimated Assessment Value	\$65 Million
<b>RESIDENTIAL HOMESTEAD</b>	\$75,000	\$137
	\$108,700 ***	\$247
	\$150,000	\$384
	\$200,000	\$549
	\$250,000	\$715
	\$300,000	\$880
<b>COMMERCIAL/INDUSTRIAL</b>	\$100,000	\$456
	\$250,000	\$1,291
<b>AGRICULTURAL HOMESTEAD*</b> <i>(average value per acre of land and buildings)</i>	\$7,800***	\$3.56
	\$8,800	\$4.01
	\$9,800	\$4.47
	\$10,800	\$4.92
	\$11,800	\$5.38
<b>AGRICULTURAL NON-HOMESTEAD**</b> <i>(average value per acre of land and buildings)</i>	\$7,800***	\$7.11
	\$8,800	\$8.02
	\$9,800	\$8.93
	\$10,800	\$9.85
	\$11,800	\$10.76

*\*Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead.*

*\*\*For all agricultural property, estimated tax impact for 2024 includes a 70% reduction due to the School Building Bond Agricultural Credit. Under current law, the School Building Agricultural Credit will remain at that higher level. Average value per acre is the total estimated market value of all land and buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than approximately \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.*

*\*\*\* County assessed average.*

**Based on the above tax impact, how likely are you to support the District building a new PK-12 school?**

- Extremely likely
- Likely
- Unlikely
- Extremely unlikely

# ADDITIONAL PROJECTS

If Martin County West School District voters support moving forward with building a new school, the school could be further expanded to include one or more the following projects.

ADDITIONAL PROJECTS	COST	Should the plan be expanded to include the described project?
<p><b>AUDITORIUM</b></p> <p>An auditorium can be built to provide a space for performances, presentations, and large group instruction for use by both the School District and local communities.</p> <p>The auditorium would have:</p> <ul style="list-style-type: none"> <li>· Seating for 400</li> <li>· Scene Shop</li> <li>· Green Room</li> </ul>	<p>\$7 Million</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Not sure/need more information</p>
<p><b>ADDITIONAL GYM SPACE</b></p> <p>The proposed options include five gym stations, which is what the District currently has. An additional court can be added to serve physical education classes, District athletics, and community and youth programming.</p>	<p>\$2 Million</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Not sure/need more information</p>
<p><b>MULTI-PURPOSE SPACE</b></p> <p>The District's wrestling and gymnastics programs currently co-op and utilize space in Fairmont. The proposed options could be expanded to include additional multi-purpose athletic space that can be used for physical education and a space for one of the two sports.</p>	<p>\$1 Million</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Not sure/need more information</p>
<p><b>TRACK AND FIELD EVENTS</b></p> <p>The District has a track and cross country team, but no track. A new 6-8 lane track with field events could be built at the new football field.</p>	<p>\$1 Million</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Not sure/need more information</p>
<p><b>BUILD A SWIMMING POOL</b></p> <p>A new pool and locker rooms can be built for school and community use.</p>	<p>\$5 Million</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Not sure/need more information</p>

# FUNDING SUPPORT

The cost to build a new school with additional features could total up to \$81 million depending on how many of the additional projects are completed at this time.

The District would like to know how much of a tax impact you are willing to support to complete the proposed plan.

Type of Property	Estimated Market Value	BOND REFERENDUM ESTIMATED INCREASE PER YEAR			
		\$65 Million	\$69 Million	\$74 Million	\$81 Million
<b>RESIDENTIAL HOMESTEAD</b>	\$75,000	\$137	\$146	\$157	\$172
	\$108,700 ***	\$247	\$263	\$283	\$311
	\$150,000	\$384	\$409	\$440	\$484
	\$200,000	\$549	\$585	\$630	\$693
	\$250,000	\$715	\$761	\$820	\$902
	\$300,000	\$880	\$938	\$1,010	\$1,111
<b>COMMERCIAL/INDUSTRIAL</b>	\$100,000	\$456	\$486	\$523	\$575
	\$250,000	\$1,291	\$1,376	\$1,481	\$1,629
	\$500,000	\$2,811	\$2,994	\$3,224	\$3,545
<b>AGRICULTURAL HOMESTEAD*</b> <i>(average value per acre of land and buildings)</i>	\$7,800***	\$3.56	\$3.79	\$4.08	\$4.48
	\$8,800	\$4.01	\$4.27	\$4.60	\$5.06
	\$9,800	\$4.47	\$4.76	\$5.12	\$5.63
	\$10,800	\$4.92	\$5.24	\$5.65	\$6.21
	\$11,800	\$5.38	\$5.73	\$6.17	\$6.78
<b>AGRICULTURAL NON-HOMESTEAD**</b> <i>(average value per acre of land and buildings)</i>	\$7,800***	\$7.11	\$7.57	\$8.15	\$8.97
	\$8,800	\$8.02	\$8.54	\$9.20	\$10.12
	\$9,800	\$8.93	\$9.52	\$10.25	\$11.27
	\$10,800	\$9.85	\$10.49	\$11.29	\$12.42
	\$11,800	\$10.76	\$11.46	\$12.34	\$13.57

\*Homestead examples exclude the house, garage, and one acre, which has the same tax impact as a residential homestead.

\*\*For all agricultural property, estimated tax impact for 2024 includes a 70% reduction due to the School Building Bond Agricultural Credit. Under current law, the School Building Agricultural Credit will remain at that higher level. Average value per acre is the total estimated market value of all land and buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than approximately \$1.9 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.

\*\*\* County assessed average.

**Based on the tax increases shown, which bond amount would you be willing to support?**

- \$81 million bond
- \$74 million bond
- \$69 million bond
- \$65 million bond
- I would only support a lower bond
- I would not support ANY bond at this time

