

**School District of River Falls
Regular Board Meeting**

Monday, February 20, 2023 - 6:00 PM

District Office

852 E Division Street

River Falls, Wisconsin 54022

Educational Program Committee members: Alan Tuchtenhagen (Chair), Lindsey Curtis, & Cindy Holbrook

Agendas can be viewed at <https://www.rfsd.k12.wi.us/district/school-board.cfm> or at

<https://meetings.boardbook.org/Public/Organization/1447>

1. **CALL TO ORDER - 6:00 PM IN THE DISTRICT ADMINISTRATIVE OFFICE CONFERENCE ROOM**
2. **MANNER OF PUBLIC NOTIFICATION OF MEETING**
3. **PLEDGE OF ALLEGIANCE**
4. **HEARING OF VISITORS OR DELEGATIONS**
5. **INFORMATIONAL ITEMS**
 - A. **Acknowledgement / Recognition**
 1. Wildcat Pride Awards
 - a. Brooks Rivard and Luke Linehan
 - b. Kelvin Pooler
 - B. **School District of River Falls - Demographer/Enrollment Projections Report*** **3**
Description: Presentation Link
 - C. **Spotlight on Education: Community Education**
Description: Presentation Link
 - D. **Superintendent, Administrative, and Student Representative Reports**
 1. Student Representative Report
 2. Superintendent Report*
 3. Administrative Reports related to district strategic plan progress*
Description: Strategic Plan 90-Day Progress Reports: *Goal 1.1 - Support Collaborative Teaching Culture Focused on Student Learning**
 - a. River Falls High School/Renaissance Charter Academy*
Description:
RFHS Goal 1.1
Renaissance Goal 1.1
 - b. Meyer Middle School*
Description: MMS Goal 1.1
 - c. Elementary Schools*
Description:
Greenwood Goal 1.1
Rocky Branch Goal 1.1
Westside Goal 1.1
RFPME Goal 1.1
6. **ACTION ITEMS**
 - A. **Approval of Minutes, bills, and recommended employment** **71**
Description: The following have been submitted for approval:
Item 1: January 23, 2023, Regular Board of Education meeting minutes
Item 2: Bills submitted for payment
Item 3: Pursuant to Board Policy which references Wisconsin Statutes Sections 111, 118, 121, all employees who require Wisconsin state certification shall be recommended by the superintendent to the Board of Education for approval. All recommendations presented at this time are pursuant to approved Board policies and accompanying administrative procedures.
Recommended Action: Approve minutes, bills, and employment as presented.
 - B. **Consideration and/or Action to approve February 6, 2023 Educational Program Committee recommendations** **82**
Description: The Educational Program Committee met on February 6, 2023, to approve the RF4C provider contract for the 2023-24 school year, to hear a summer school update, to recognize February as CTE month, to hear an update on the Western WI College Fair and high school registration night,¹

and to approve the preliminary field trip application for the French trip to Canada, June 28-July 2, 2024.

Recommended Action:

1. Approve the RF4C provider contract for the 2023-2024 school year.
2. Approve the preliminary field trip application for the French student trip to Canada, June 28-July 2, 2024.

C. Consideration and/or Action to approve February 13, 2023, Finance & Facilities Committee recommendations 96

Description: The Finance and Facilities Committee met on February 13, 2023, to approve the 2023-24 school bus purchases, to approve the resolution authorizing the defeasance of debt and redemption of outstanding bonds, to hear a budget projection model overview, to review the annual audit and to discuss February 2024 referendum planning.

Recommended Action:

1. Approve the purchase of (2) International Route Buses from Mid-State with budgeted funds from the 2022-2023 school year.
2. Approve Resolution authorizing the transfer of funds, the establishment of an escrow account with respect to and the defeasance of certain of the General Obligation Corporate Purpose Bonds, Series 2018A, dated July 12, 2018.

D. Consideration and/or Action to approve the perpetual Municipal Utility and Trail Easement Agreement for the Mann Valley property 141

Description: Consider, review, and approve the perpetual Municipal Utility and Trail Easement Agreement as was discussed at the joint Board of Education and City of River Falls meeting in August.

Recommended Action: Approve the perpetual Municipal Utility and Trail Easement Agreement for the Mann Valley property.

E. Approve the second reading of the new School Board Policy 352-Rule 2 - Overnight Accommodations for Student Trips 151

Description: The first reading of the new policy 352-Rule 2 - Overnight Accommodations for Student Trips was approved at the January 23, 2023, Regular Board Meeting.

Recommended Action: Approve the second reading of the new School Board Policy 352-Rule 2 - Overnight Accommodations for Student Trips.

F. Approve the second reading of revised School Board Policy 130 - Board Responsibilities and Legal Status 152

Description: The first reading of revised policy 130 - Board Responsibilities and Legal Status was approved at the January 23, 2023, Regular Board Meeting.

Recommended Action: Approve the second reading of revised School Board Policy 130 - Board Responsibilities and Legal Status.

G. Approve the second reading of revised School Board Policy 251-Exhibit 1,2,3, River Falls School District Organizational Charts 155

Description: The first reading of the revised policy 251-Exhibit was approved at the January 23, 2023, Regular Board Meeting.

Recommended Action: Approve the second reading of the revised School Board Policy 251-Exhibit 1,2,3, River Falls Organizational Chart

H. Proposed/suggested items for the next regular and future Board meeting agenda(s)

Description: As always, Board members will be given the opportunity to suggest items for future Board agendas.

Recommended Action: As needed.

I. Schedule next Board/Committee meetings

Description: Upcoming meeting dates, times, and locations will be reviewed.

Recommended Action: Set the meeting schedule as follows:

Educational Program Committee meeting: Monday, March 6, 2023, 6:00 p.m.

Finance and Facilities Committee meeting: No March Meeting

Personnel Committee meeting: No March Meeting

Regular Board meeting: Monday, March 20, 2023, 6:00 p.m.

All of the above meetings will be held at the District Office Conference Room, 852 E. Division Street unless noted otherwise.

7. Request for Executive Session pursuant to Wisconsin § 19.85 (1)(c)(e) for the purpose of preliminary nonrenewal of certified staff, to discuss contract negotiations with employee groups, potential staff reductions for 2023-24, and to review and discuss the Board of Education self-evaluation results. Roll call vote required.

8. CONVENE TO EXECUTIVE SESSION



Community Growth & Projections Report

January 2023

ACKNOWLEDGEMENTS

Board of Education

Stacy Johnson Myers, President
Cindy Holbrook, Vice President
Todd Schultz, Treasurer
Alan Tuchtenhagen, Clerk
Robert Casey
Lindsey Curtis
Mike Miller

Administration

Jamie Benson, Superintendent
Chad Smurawa, Director of Finance and Facilities
Katie Tarasewicz, Accounting Support
Becky McAleavey, RF4C Coordinator

Consultants

MDRoffers Consulting
Project Management and Projections
www.mdoffers.com

Applied Population Laboratory
Mapping and Data Support
www.apl.wisc.edu

Special thanks to staff from the municipalities, residential developers, and builders within the RFSD community for their contributions to this Report.

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I. INTRODUCTION AND SUMMARY

A. PURPOSE AND OVERVIEW

The School District of River Falls (RFSD) is a Wisconsin public school district serving grades 4K-12. The RFSD covers 142.5 square miles in St. Croix and Pierce Counties. The RFSD is within the Minneapolis-St. Paul (Twin Cities) metropolitan area, with the Cities of St. Paul and River Falls being less than a ½ hour drive. As shown on Map 1, municipalities served by the RFSD include all of the City of River Falls, most of the Town of River Falls, most of the Town of Kinnickinnic, about half of the Towns of Troy and Clifton, and smaller portions of the Towns of Pleasant Valley, Rush River, and Martell.

MDRoffers Consulting prepared this Community Growth & Projections Report to support the RFSD’s long-range school facility planning. This Report is intended to assist the RFSD in gaining an understanding of the impact of future residential development and demographic change on future student enrollment, where in the RFSD that enrollment change is projected to occur, and how enrollment projections compare with the capacities of existing schools. This information will help the RFSD determine which schools may experience capacity shortfalls, and to what extent, through 2035.

The process to complete this Community Growth & Projections Report included:

- Review of demographic and enrollment trends for different grade levels and geographic areas within the RFSD.
- Review of recent, pending, and potential residential development proposals, local land use plans, utility systems, intergovernmental agreements, and housing and economic trends—and their impact on student generation.
- Engagement with municipal planning staff and local real estate experts to go beyond simple review of plans.
- Projections of housing growth and change, and comparisons of consultant projections with data from other agencies.
- Detailed review of student-per-housing unit generation for different types of housing and different parts of the RFSD.
- Student enrollment projections by school, including comparisons with the capacity of each existing school building.

This Report features housing unit and resident student enrollment projections in four periods: through 2024 (for ‘24-‘25 school year), from 2025 to 2027 (for ‘27-‘28 school year), from 2028 to 2030 (for ‘30-‘31 school year), and from 2031 to 2035 (for ‘35-‘36 school year). The projections are broken down by 64 different small areas, or “neighborhoods,” as depicted on Map 2.

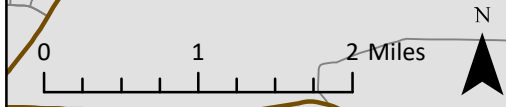
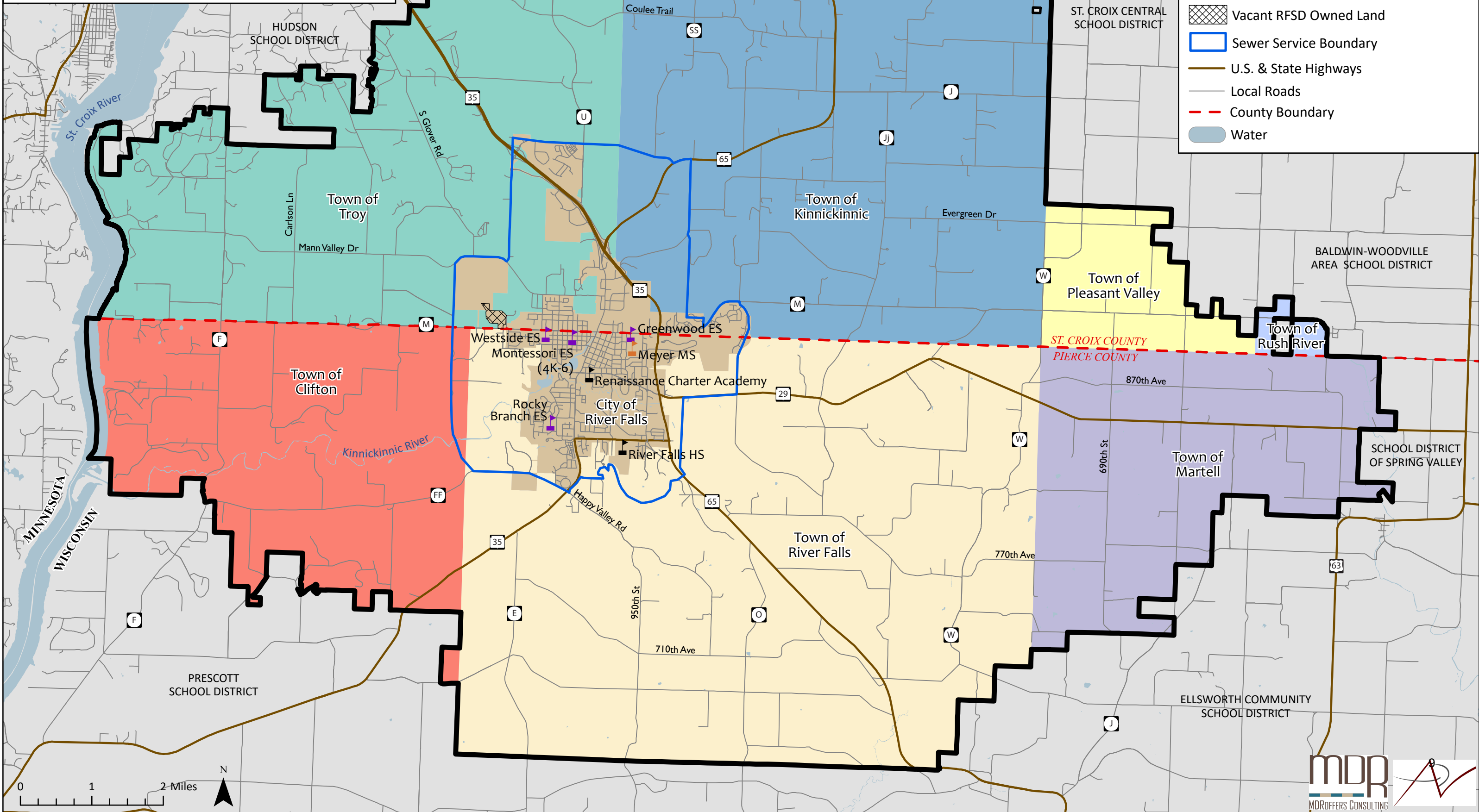
Map 1: School District of River Falls and Municipal Boundaries

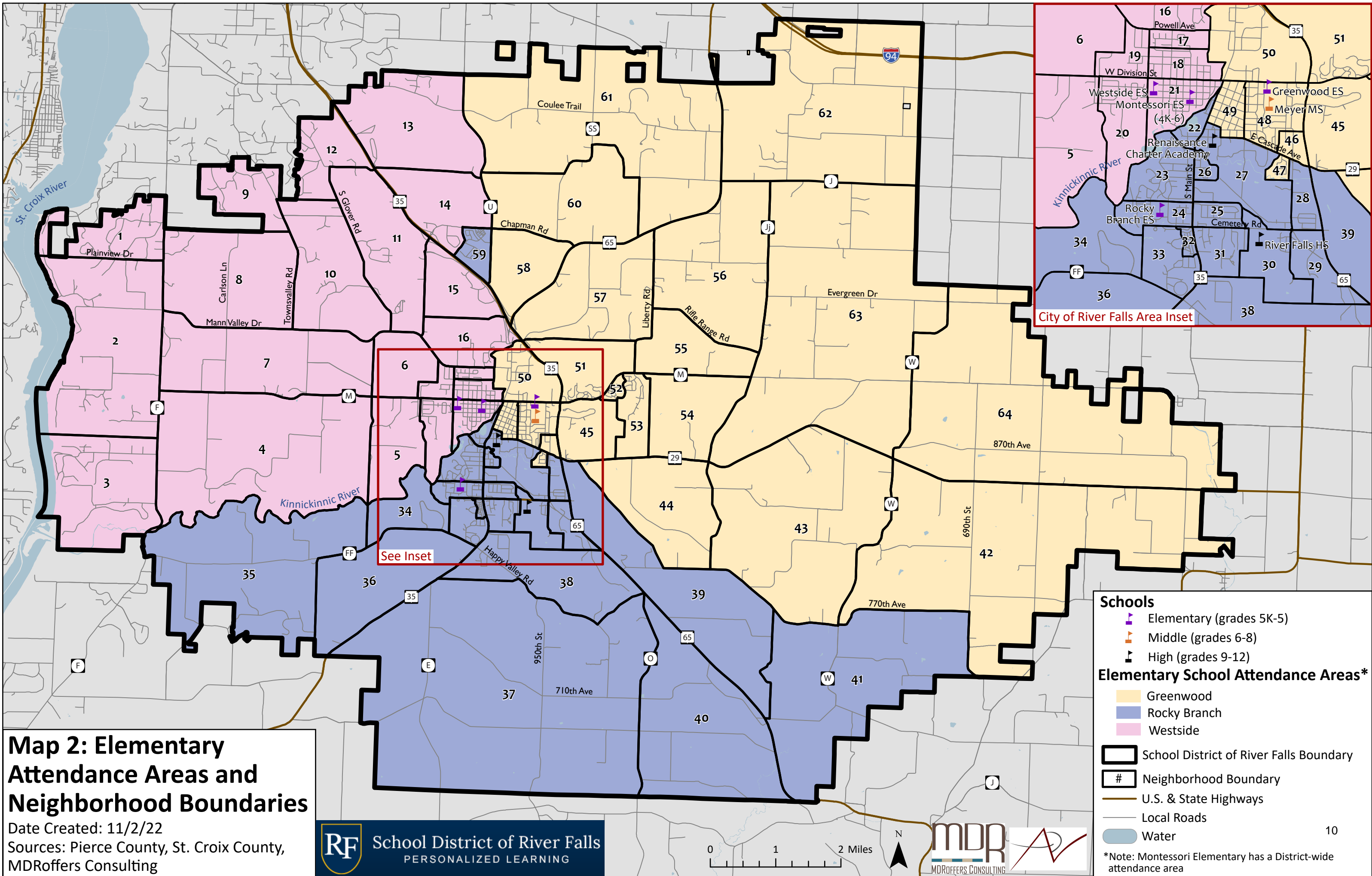
Date Created: 11/2/22
 Sources: Pierce County, St. Croix County, MDRoffers Consulting



School District of River Falls Schools

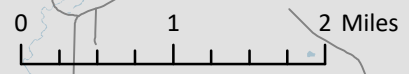
- Elementary (grades 5K-5)
- Middle (grades 6-8)
- High (grades 9-12)
- School District of River Falls Boundary
- Vacant RFSO Owned Land
- Sewer Service Boundary
- U.S. & State Highways
- Local Roads
- County Boundary
- Water





Map 2: Elementary Attendance Areas and Neighborhood Boundaries

Date Created: 11/2/22
 Sources: Pierce County, St. Croix County, MDROffers Consulting



Schools

- Elementary (grades 5K-5)
- Middle (grades 6-8)
- High (grades 9-12)

Elementary School Attendance Areas*

- Greenwood
- Rocky Branch
- Westside

School District of River Falls Boundary
 Neighborhood Boundary
 U.S. & State Highways
 Local Roads
 Water

*Note: Montessori Elementary has a District-wide attendance area

School District of River Falls Community Growth & Projections Report

B. ENROLLMENT, DEMOGRAPHIC, AND HOUSING TRENDS

1. As of September 2022, the RFSD educated 3,253 4K-12 resident students and 230 students who open-enroll-in from other school districts, for a total of 3,483 grade 4K-12 students.
2. Total RFSD 4K-12 student enrollment increased by 364 students, or 12 percent, from 2012-13 to 2022-23. Enrollment increases were concentrated in the upper grade levels, with middle and high school enrollment both increasing by 19 percent over this period. Elementary enrollment (grades 5K-5) increased 4 percent, while 4K enrollment remained stable.
3. Recent residential construction in the RFSD has been robust, particularly in the City of River Falls, where over 1,150 new housing units have been built over the past decade. About half of the housing units built in the City over the past decade were single-family homes, with the other half in the form of two- or multiple-family housing. Over 300 new single-family homes were also built in the Town of Troy over the past decade, with most in the first half of the decade.
4. Single-family homes remain a key part of RFSD's new housing inventory, and are the primary generators of new students. Each newer single-family home across the RFSD yields an average of 0.55 RFSD students. Students from these newer homes are more often in the elementary grades when in the City, and in middle or high school grades in the Town of Troy.
5. Changing demographics, increased housing costs relative to incomes, and low rental housing vacancy rates have resulted in significant new multiple-family housing construction. Households living in multiple-family units typically have far fewer school-aged children than do households in single-family homes.
6. Births in the RFSD remained steady over the past 10 years, with around 220 to 230 births per year, with some significant recent fluctuations likely linked to the pandemic. This may result in bubbles and troughs in class sizes in coming years.

C. HOUSING GROWTH PROJECTIONS SUMMARY

1. The consultant anticipates that the RFSD will continue to be a popular location for new housing development. This expectation is based on building permit trends, current and pending residential development activity, municipal plans and support for new housing, good highway access and Minneapolis-St. Paul accessibility, generally limited environmental constraints for new development, and the general appeal of the RFSD and its communities.
2. The consultant projects construction of 2,800 new housing units in the RFSD between 2022 and 2035. This averages 215 new units per year—greater than the average annual pace over the past decade of 165 new housing units.
3. The projected housing unit construction increase is largely driven by expected growth in new multiple-family unit construction. The consultant projects that 61 percent of all new units in the RFSD through 2035 will be two- or multiple-family units, compared to 37 percent over the past decade.
4. The consultant projects that over 8 out of every 10 new housing units through 2035 will be in the City of River Falls. New housing growth is projected to be most significant near the northern and eastern edges of the City, which have easy highway access to the Twin Cities plus available land with recent utility extensions and few environmental limitations.
5. The consultant projects that 53 percent of new housing units expected in the RFSD between 2022 and 2035 will be built in the current Westside Elementary attendance area, with 30 percent in the Greenwood attendance area and 17 percent in the Rocky Branch attendance area. As suggested below, this correlates to projected enrollment growth by elementary school.
6. The consultant expects rural housing development in the RFSD to moderate somewhat and shift to a significant extent from the Town of Troy to the Town of Kinnickinnic through 2035. Some of the most developable lands in Troy have been developed already, and that Town's land use policies have become more limiting to significant residential development. Kinnickinnic still provides easy highway access, but has more available land and appears more supportive of new rural housing development.
7. New housing unit construction does not have a direct correlation with student enrollment growth. The existing housing stock is also highly impactful on future enrollment. The consultant projects that many already-existing neighborhoods and housing units will have fewer students-per-unit in the future than they do today—with some exceptions where turnover to a new generation is anticipated over the next several years.

D. STUDENT ENROLLMENT PROJECTIONS SUMMARY

1. Between September 2022 and 2035, the consultant projects a RFSD resident student enrollment increase of 417 grade 4K-12 students—or about 32 additional 4K-12 resident students per year on average. Projected 2035 RFSD resident 4K-12 enrollment is 3,670 students. The consultant projects private and home schooling and open-enrollment-out of RFSD resident students at similar rates as are currently occurring.
2. The consultant does not include in its projections open-enrollment-in of non-RFSD resident students into RFSD schools. To the extent that the RFSD continues to have open-enrollment-in—approximately 230 students in 2022-23—actual 2035 “students-in-seats” would be higher than the consultant’s projected 3,670 RFSD resident students.
3. Neighborhoods expected to have the greatest RFSD resident enrollment growth through 2035 also have significant projected housing development—particularly single-family homes—or have an expected combination of new housing and household turnover within homes built in the 1990s and early 2000s. These neighborhoods are mostly located in northern and eastern parts of the City of River Falls. Almost half of the RFSD’s total projected enrollment increase—amounting to over 200 more students—is projected within the three northside neighborhoods 15, 58, and 59 shown on Map 2. The consultant also projects that over 150 more students will emerge from eastside neighborhoods 51 and 53 through 2035.
4. The consultant projects 275 additional grade 4K-5 resident students expected to be housed RFSD school buildings between 2022 and 2035—or by an average of about 21 more 4K-5 students per year. Combined RFSD resident elementary school enrollment is projected to remain below the RFSD’s combined 4K-5 school building capacity through 2030, but exceed combined elementary school capacity by around 70 students by 2035. This assessment is based on RFSD resident student projections only—not including open-enrollment-in. It also assumes that 4K enrollment is similarly distributed between RFSD schools and private community partner sites as today, and grade groupings and school capacities do not change.
5. For individual elementary schools—based on these same assumptions plus no attendance area changes and constant enrollment at Montessori Elementary—the consultant projects that:
 - a) Greenwood Elementary will approach its building capacity by around 2030 and exceed capacity by around 80 students by 2035, considering projected RFSD students only. If a similar number of open-enrolled-in students continued at Greenwood as today (~20), building capacity may be exceeded by 2030.

School District of River Falls Community Growth & Projections Report

- b) Westside Elementary will also approach its capacity by 2030 and exceed capacity by around 70 students by 2035, again considering RFSD resident students only. If a similar number of open-enrolled-in students continued at Westside as today (~15), building capacity may be exceeded by 2030.
 - c) Rocky Branch Elementary will remain about 50 students below capacity through 2035, and should remain below capacity even when including open-enrolled-in students.
6. The consultant projects that RFSD resident enrollment at Meyer Middle School (grades 6-8) will increase by 55 students between 2022 and 2035, with most of this increase between the 2030 and 2035 period. Even with this increase, projected resident enrollment at Meyer would be about 125 students below building capacity through 2035, which would be reduced to about 85 students of excess capacity if a constant number of 40 open-enrolled-in students were added to the projection.
 7. The consultant projects that RFSD resident enrollment at River Falls High School will increase by 31 students between 2022 and 2035—again late in the period. RFSD resident grade 9-12 enrollment should remain below High School building capacity through 2035. However, were High School open-enrollment-in to remain similar to today (~100 non-resident students), total enrollment may approach building capacity by 2035.
 8. Despite the enrollment projections summarized above, the consultant anticipates relatively steady enrollment over the next few years. This will result from the aging out of some larger classes, steady birth rates in the late 2010s, and lower student-per-housing unit ratios associated with multiple-family housing. Increases in both new housing activity and births (as Millennials enter their peak child-bearing years) should result in more students later.
 9. In sum, without changes, capacity issues are projected at Greenwood and Westside Elementary Schools within the next ten years. Rocky Branch Elementary is not expected to be able to absorb those students though attendance area shifts. Alternatively, shifting 5th graders to Meyer would push that Middle School building well above its capacity.
 10. The RFSD's vacant 37-acre site in the west part of the City, northwest of the County Highway M and Dry Run Road intersection, may not be well-positioned for a future elementary school building. It may be too close to existing schools and too far from projected enrollment growth near the Highway 35 corridor, plus there is little existing and planned residential development on nearby sites. The 37-acre site *might* be more appropriate for a second middle school building, if required.
 11. The consultant advises that the RFSD undertake a long-range facility planning study to address these and other matters related to its school buildings. Other issues extending beyond the enrollment-to-capacity comparisons provided in this Report should be part of any such study, such as building conditions and learning environment suitability.

II. SCHOOL DISTRICT OF RIVER FALLS OVERVIEW

A. GENERAL LOCATION AND ORGANIZATION

The School District of River Falls (RFSD) is a public school district located in northwestern Wisconsin serving 3,483 4K-12 students (plus 37 Early Childhood students) as of September 2022. The (RFSD) covers 142.5 square miles across southwestern St. Croix County and northwestern Pierce County. The RFSD is within the Minneapolis-St. Paul (Twin Cities) metropolitan area, with the Cities of St. Paul and River Falls being less than a ½ hour drive. As shown on Map 1, all of the City of River Falls is located in the RFSD. In addition, most of the Town of River Falls, most of the Town of Kinnickinnic, half of the Town of Troy, half of the Town of Clifton, and smaller portions of the Town of Pleasant Valley, Town of Rush River, and Town of Martell are located in the RFSD.

The RFSD’s school buildings are summarized in Figure 1 on the next page and are indicated on several maps in this Report. All RFSD schools are located within the City of River Falls, which is the RFSD’s geographic and population center.

The RFSD’s four elementary schools include Greenwood Elementary (5K-5), Rocky Branch Elementary (5K-5), and Westside Elementary (5K-5), and Montessori Elementary (4K-6). Map 2 shows the current elementary school attendance areas for the RFSD’s elementary schools. Montessori Elementary has a District-wide attendance area, meaning students living anywhere in the RFSD can attend that elementary school.

The RFSD offers a four-year-old kindergarten (4K) program, with most 4K students educated by private and non-profit providers in their buildings, except for 25 4K students housed at Montessori Elementary. In September 2022, the RFSD had 161 4K students, of which 143 were RFSD resident students and 18 were open-enrolled-in. The consultant projected 4K resident enrollment as part of its Report, but within the exception of these 25 students did not assign them to RFSD buildings.

The RFSD also offers individual Early Childhood special education for children who are at least 3 years old. In September 2022, this totaled 37 students, with half at Rocky Branch Elementary and half at Westside Elementary. Given their relatively small number, Early Childhood students were not included in the enrollment projections in this Report.

The RFSD’s four elementary schools feed Meyer Middle School (6-8) which then feeds River Falls High School (9-12). Renaissance Academy—the RFSD’s alternative high school—is located in Hagestad Hall on the UW-River Falls campus.

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The RFSD has a vacant 37-acre parcel of land near the west edge of the City of River Falls, northwest of the County Highway M and Dry Run Road intersection. At time of writing, the RFSD had no plans for this vacant parcel. Its vicinity is predominantly developed or planned by the City for non-residential development.

Figure 1: School District of River Falls Building Overview

School	Grades Served	In Neighborhood... (see Map 2)	September 2022 Enrollment		Building Capacity
			Total Students in Seats	RFSD Resident Students	
Greenwood Elementary	5K-5	48	393	371	432
Montessori Elementary	4K-6	21	215	181	195
Rocky Branch Elementary	5K-5	24	424	417	455
Westside Elementary	5K-5	21	393	377	455
Meyer Middle	6-8	48	752	717	900
River Falls High	9-12	30	1,117	1,031	1,200
Renaissance Academy	9-12	27	53	41	NA ¹

Source: School District of River Falls. Note: ¹ Alternative high school located in Hagestad Hall on the UWRF campus.

III. ENROLLMENT, DEMOGRAPHIC, AND HOUSING TRENDS

A. STUDENT ENROLLMENT TRENDS

As reported in Figure 2 below, the School District of River Falls (RFSD) had a 364 student or 12 percent 4K-12 enrollment increase over the past ten years. Enrollment increases were concentrated in the upper grade levels, with middle school enrollment (grades 6-8) increasing by 125 students or 19 percent, and high school enrollment (grades 9-12) increasing by 187 students or 19 percent. Elementary enrollment (grades 5K-5) increased by 48 students or 4 percent, and 4K enrollment remained stable.

RFSD enrollment decreased by 81 students from 2019 to 2020. This decrease was largely attributed to the COVID-19 pandemic and associated virtual learning environment. Districts across the State, including the RFSD, saw significant decreases in 4K and grade 5K-5 enrollment in particular, with enrollment in upper grades remaining relatively stable between 2019 and 2020. Enrollment rebounded from 2020 to 2021, and again from 2021 to 2022. While essentially erasing the 2019 to 2020 decrease, this 2022-23 enrollment provides a new base for future enrollment change.

Figure 2: Total RFSD 4K-12 Enrollment by Grade Grouping, Sept. 2012-13 to Sept. 2022-23

Grade Group	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	10 Year Change
4K	157	158	172	191	144	184	166	193	170	169	161	+4
5K-5	1,336	1,394	1,457	1,431	1,410	1,429	1,460	1,395	1,366	1,361	1,384	+48
6-8	643	724	667	715	758	791	790	814	784	768	768	+125
9-12	983	948	953	976	973	978	1,036	1,094	1,095	1,154	1,170	+187
Total 4K-12	3,119	3,224	3,249	3,313	3,285	3,382	3,452	3,496	3,415	3,452	3,483	+364

Source: School District of River Falls

School District of River Falls Community Growth & Projections Report

B. IMPACT OF OPEN ENROLLMENT

The State allows students, given space availability and district approval, the option of enrolling in a school district other than the one where they reside. Through this system of open enrollment, the RFSD typically receives more students from other districts than it sends. In September 2022, 230 4K-12 students open-enrolled-in to RFSD schools from other districts—an increase from 105 in 2012. Also in September 2022, 178 RFSD resident students chose to attend schools in other districts—an increase from 44 students in 2012. Combined, the RFSD had a net gain from open enrollment of 52 students in September 2022.

The RFSD experiences a net open enrollment gain from rural school districts to the south and east such as the Ellsworth Community, Prescott, and Spring Valley districts. The RFSD experiences a net open enrollment loss to the Hudson School District to the northwest. This is likely due the northern portions of the RFSD and Hudson schools being on a common commuting path to Minneapolis-St. Paul, and relative school building proximity. Hudson schools are closer to most households in the Town of Troy than RFSD schools.

The consultant’s RFSD resident student enrollment projections assume open-enrollment-out of RFSD residents at a constant rate going forward. The consultant did not project open-enrollment-in students to RFSD school. This decision was due in part because such enrollment is controlled by excess school capacity, which this Report shows will diminish in the RFSD over time. Also, open-enrollment-in is affected by many factors beyond the RFSD’s control, including the actions of other districts. Finally, while noteworthy, open-enrollment-in makes up only above 7 percent of the RFSD’s total enrollment.

C. PRIVATE SCHOOL OPTIONS FOR RFSD RESIDENTS

As of the 2022-23 academic year, there were two private schools operating within the RFSD.

Saint Bridget Parish School is a grade 4K-8 school located in the central part of the City of River Falls at 135 E. Division Street in neighborhood 50. In the 2021-22 academic year, the school enrolled 155 students, down 5 percent from 2011, when the school enrolled 163 students.

Heartland Montessori School is another private school operating in the RFSD, located southeast of the City along Highway 65, at N8226 945th Street in neighborhood 29. The school closed during the 2021-22 academic year, but reopened for the 2022-23 academic year. However, programming at the school has been limited since its reopening, with the school only accepting

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children aged 1 to 6 (kindergartener or younger). At time of writing, there are no plans for expanded programming at this school.

The consultant’s enrollment projections later in this Report assumed private school enrollment of RFSD resident students (and home and virtual schooling) to remain at a constant rate through the projection period.

D. TRENDS IN BIRTHS AND YOUNG CHILD POPULATIONS

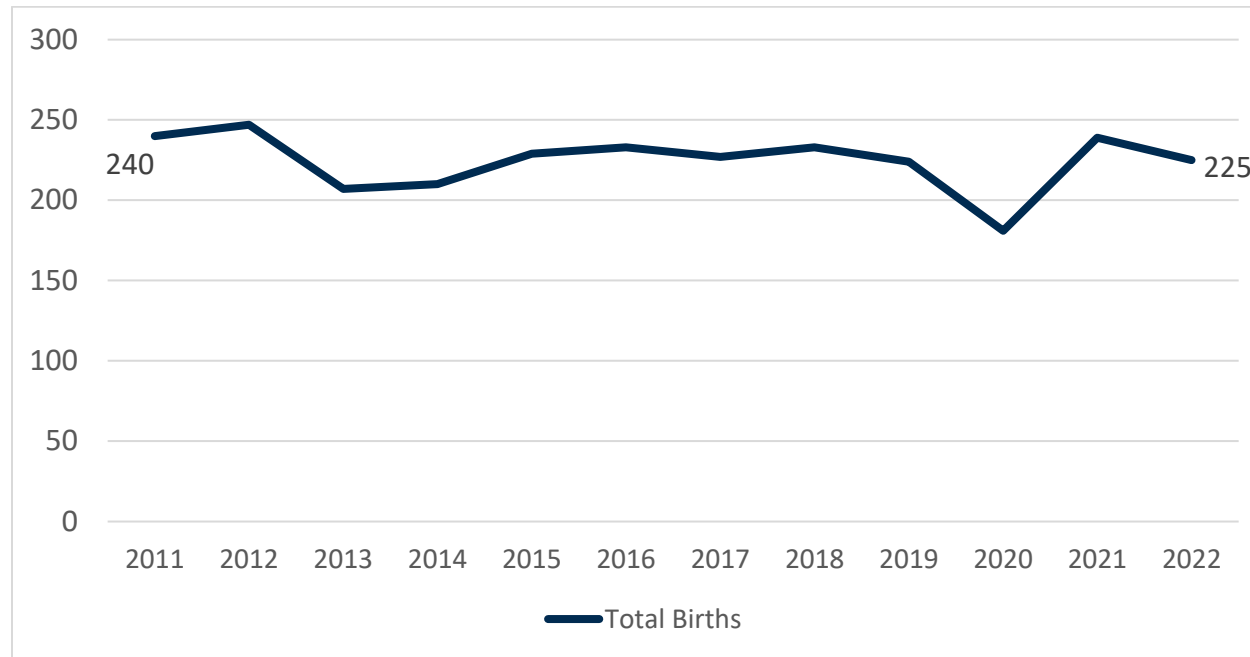
Figure 3 shows births in the RFSD from 2011 to 2022, per the Wisconsin Department of Health Services. Births in the RFSD remained steady over this period, with around 220 to 230 births per year. Most other districts and municipalities in the State had decreasing numbers of births over the same time.

Over this period, the RFSD had the fewest number of births in 2020, with only 181 births. Births then increased by 32 percent in 2021, to 239 births. This could have been due to families delaying births in 2020 due to the Covid-19 pandemic, and instead having children in 2021. Provisional 2022 births data from the Wisconsin Department of Health Services estimates 225 births in the RFSD—more in line with the recent average.

The number of children aged 0-4 years old also influences future enrollment. Per the 2010 Census, there were 1,384 children aged 0-4 in the RFSD. The 2020 Census indicated that the 0-4 population slightly decreased to 1,176 children. The number of children aged 5-19, however, increased by 288 residents from 2010 to 2020. Not surprisingly, the RFSD had increasing enrollment over the past decade, though the 2020 aged 0-4 population suggests a potential slower period of enrollment growth upcoming, unless bolstered by greater housing construction.

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Figure 3: Births Within School District of River Falls, 2011-2022



*Source: Wisconsin Department of Health Services
Note: At the time of writing, 2022 births data is provisional.*

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E. RECENT RESIDENTIAL DEVELOPMENT ACTIVITY

Trends in residential construction are one indicator of future housing development, which influences student enrollment. Figure 4 lists housing starts (based on building permits issued) within RFSD municipalities for which this data was available. The data is for the entirety of each municipality, including portions of the municipality which may be located outside of the RFSD. The RFSD had on average 165 new housing units permitted per year over the past decade.

Figure 4: Housing Starts by School District of River Falls Municipality, 2012-2022

MUNICIPALITY	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 (thru Sept.)	TOTAL BY MUNI
City of River Falls	32	63	57	50	53	59	54	222	281	108	177	1,156
Town of River Falls	4	5	7	5	10	6	2	5	6	7	4	61
Town of Troy	23	56	54	51	41	35	26	6	15	11	25	343
Town of Kinnickinnic	3	8	4	3	6	6	9	7	8	5	8	67
Town of Pleasant Valley	1	2	2	3	1	6	2	2	2	2	1	24
TOTAL BY YEAR	63	134	124	112	111	112	93	242	312	133	215	1,651

Sources: City of River Falls, Town of River Falls, Town of Troy, Town of Kinnickinnic, Town of Pleasant Valley
 Note, the consultant was unable to obtain permit information from the other towns in the RFSD.

In general, residential construction has been increasing in the RFSD in recent years. From 2012 to 2018, the RFSD averaged 107 new housing units per year. From 2019 through 2022, the RFSD averaged 225 new housing units per year. New housing construction in the City of River Falls has been driving this growth.

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Figures 5 and 6 indicate trends by new housing type in the City of River Falls and the Town of Troy—by far the two most significant contributors. Note that the Town of Troy data is for the entire Town, and about one-half of that Town is outside of the RFSD.

Figure 5 confirms increasing housing unit development in the City of River Falls, with well over 100 new housing units permitted there per year since 2019. This increase is due to more two- and multiple-family units in particular. Over the past 10 years, single-family home permits in the City have remained fairly stable—averaging about 50 single-family homes per year. Figure 6 shows decreasing single-family housing construction in the Town of Troy, due to fewer actively developing subdivisions and growing municipal caution in approving new housing there. The average number of single-family permits per year in the Town of Troy decreased from 45 between 2012 and 2016 to 19 between 2017 and 2021 (with more in 2022).

Figure 5: City of River Falls Housing Units Enabled by Building Permits, 2012-2022

Housing Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 (Sept.)	Total
Single-family	28	61	57	50	51	51	44	64	59	42	31	538
Two-family	4	2	0	0	2	8	6	12	28	34	46	142
Multi-family	0	0	0	0	0	0	4	146	194	32	100	476
Total	32	63	57	50	53	59	54	222	281	108	177	1,156

Source: City of River Falls

Figure 6: Town of Troy Housing Units Enabled by Building Permits, 2012-2022

Housing Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 (Sept.)	Total
Single-family	23	56	54	51	41	35	26	6	15	11	25	343
Two-family	0	0	0	0	0	0	0	0	0	0	0	0
Multi-family	0	0	0	0	0	0	0	0	0	0	0	0
Total	23	56	54	51	41	35	26	6	15	11	25	343

Source: Town of Troy. Includes data for all of Troy, about ½ of which is not within the RFSD.

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F. NEW HOUSING IMPACT ON ENROLLMENT

Understanding the rate of student generation from different types of new housing construction is critical to enrollment projections using the consultant’s method.

The consultant took two approaches to understand typical student-per-housing unit ratios resulting from new single-family homes.

First, the consultant identified five subdivisions where new single-family homes had been built recently, and compared new home addresses against current RFSD student addresses. The results of this first method are provided in Figure 7. On average, each recently built single-family home among these five subdivisions generates 0.56 RSFD grade 4K-12 student in the 2022-23 school year.

Figure 7: 2022-23 Student-per-Housing Unit Ratios in Newer Residential Subdivisions

Neigh. (see Map 2)	Residential Development	2022 Single-Family Homes	RFSD Student-Per-Housing Unit Ratios			
			4K-5	6-8	9-12	4K-12
11	Walnut Hill Farm	89	0.42	0.30	0.25	0.87
30	Knollwood	82	0.24	0.13	0.13	0.49
33	Spring Creek Estates/Southpointe	223	0.22	0.15	0.25	0.52
53	Highview Meadows	17	0.53	0.18	0.12	0.82
59	Sterling Ponds	40	0.18	0.13	0.15	0.45
		399	0.26	0.15	0.15	0.56

Source: MDROffers Consulting; Pierce County GIS; St. Croix County GIS; Google Earth Imagery; RFSD

Second, the consultant and RFSD staff conducted a survey of households that have built new homes in the RFSD from 2018 to 2021 using building permit records. Survey results suggested an average of 0.55 RFSD 4K-12 students for every recent single-family home built. This result is remarkably similar to and confirms the results of the first method.

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Survey results suggested similar student-per-housing unit ratios from both the City of River Falls and the Town of Troy, but with students skewing younger in River Falls than in Troy. This is likely due to more “move-up” housing in Troy, which more often attracts established families with older children.

The 0.55-0.56 RFSD student-per-housing unit ratio discovered through both methods includes households moving *within* the RFSD area. The survey results suggest that this group makes up about one-third of all households occupying new homes in the RFSD. Therefore, the actual ratio of *new* RFSD students from new single-family homes is lower than 0.55-0.56.

Finally, survey results also suggested an average ratio of 0.34 aged 0-3 children from new single-family homes. These are generally children expected to enter the RFSD over the next few years. This result also supports the premise that many new home buyers have children yet to enter schools, and sometimes not yet born. About 1 in every 5 survey respondents indicated an intent to grow their family.

The average newer duplex, townhome, or multiple-family unit in the RFSD generates about 0.12 4K-12 students-per-housing unit. This includes new condominium and townhome units along Bennett Street (neighborhood 32) and Dawes Place (neighborhood 52), as well as new apartment units such as Peregrine Terrace Apartments (neighborhood 30) and Milltown Residences (neighborhood 19). Most new and anticipated multiple-family units in the RFSD are either market rate rental apartments with 1 or 2 bedrooms, condominium, or senior units—all of which typically generate even lower student-per-housing unit ratios (e.g., 0.05 students-per-unit).

The consultant anticipates that higher costs to acquire single-family homes will slightly reduce future student-per-housing-unit ratio differences between new single-family housing and new housing in other types.

G. OTHER HOUSING TRENDS AND EXPECTATIONS

The River Falls area housing market has long recovered from the housing crisis of the late 2000s and has been a robust “sellers” market through the 2010s and into 2022. Builders are responding to the robust housing market through new single-family residential subdivisions and multiple-family developments, but perhaps not quickly enough to meet demand. Therefore, the River Falls area likely has a housing shortage, which has led to more building activity but has also accelerated prices and rents.

Sales prices of existing homes in the RFSD are below those neighboring markets. This finding echoes sentiments shared by local real estate experts, developers, builders, and City staff that the River Falls area is more affordable than many other places in the

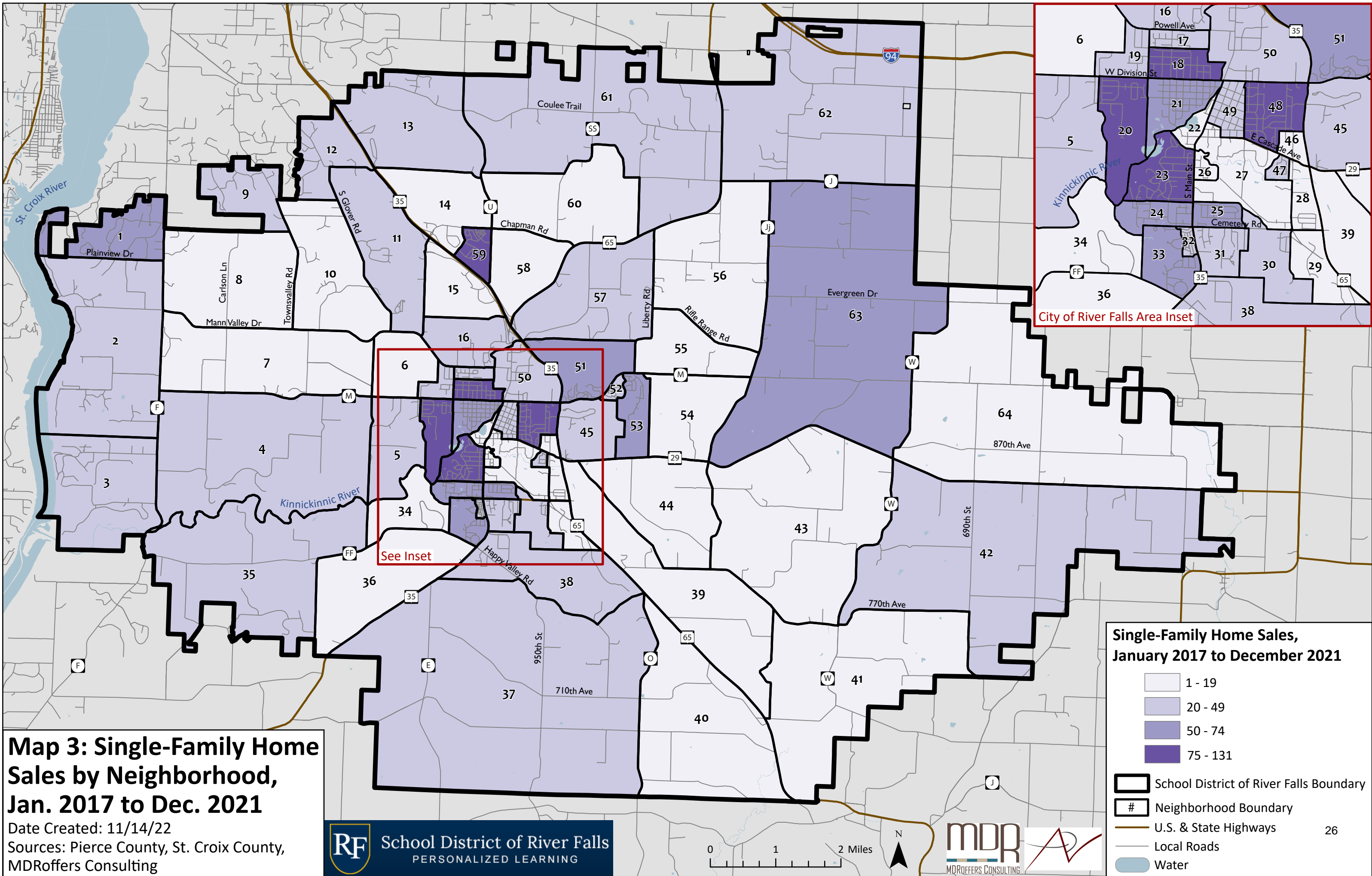
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Twin Cities area, including those nearby. In 2022, the median sale price of homes in the River Falls area was \$363,500, which was about 12 percent lower than in nearby Hudson, Wisconsin (\$404,000) and Washington County, Minnesota (\$400,000).

Understanding where sales of existing homes are occurring can also help a school district understand where future student growth may be occurring—even if no new housing units are being built. Part of the consultant’s methodology for projecting future enrollment in the RFSD includes assessing the likelihood, timing, and extent of turnover in existing neighborhoods. This assessment is based on a variety of factors, including an analysis of neighborhood age (30± years old is when major turnover usually begins), recent trends in student generation by neighborhood, and analysis of sales of existing homes.

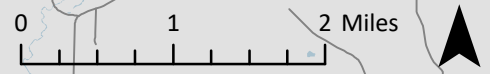
Map 3 aggregates existing single-family homes sales from January 2017 to December 2021 for each neighborhood in the RFSD. The data was collected from the State Department of Revenue. Existing homes are selling well in neighborhoods near RFSD schools, particularly homes located along West Division Street and west of South Main Street, but also near Greenwood Elementary and Meyer Middle. The Sterling Ponds subdivision in the northern portion of the City of River Falls also has strong sales. This suggests that neighborhoods with subdivisions built between the 1990s and the mid-2000s will have their first significant turnover during the projection period. The consultant expects that many of the 1990s subdivisions, in particular, should generate significant numbers of school children through 2035.

The consultant notes which neighborhoods are likely to experience turnover through 2035 in Appendix B. Further details on the effect of turnover on student enrollment are included in Appendix A.



Map 3: Single-Family Home Sales by Neighborhood, Jan. 2017 to Dec. 2021

Date Created: 11/14/22
 Sources: Pierce County, St. Croix County, MDROffers Consulting



Single-Family Home Sales, January 2017 to December 2021

- 1 - 19
- 20 - 49
- 50 - 74
- 75 - 131

- School District of River Falls Boundary
- Neighborhood Boundary
- U.S. & State Highways
- Local Roads
- Water

H. EFFECTS OF HIGHER INFLATION AND INTEREST RATES

A combination of pandemic-induced low mortgage rates, increasing availability of remote work allowing buyers to live further away from their workplace, and a demographic wave of first-time Millennial homebuyers entering into the housing market resulted in a strong housing market in the RFSD through early 2022. Coupled with years of under-building after the Great Recession in the 2000s, there simply are not enough homes available on the market to meet demand, which has caused housing prices to rise. In fact, according to Redfin, the median home sale price in the River Falls area increased by almost 40 percent over the past two years alone.

To combat increasing inflation and skyrocketing housing prices, the federal government increased interest rates several times in 2022, making it more expensive to buy a home with a mortgage. Quickly escalating interest rates—coupled with elevated home prices and tight inventory—are forcing many budget-conscious buyers to put off their purchase plans. Those who remain are using the weakened demand to their advantage, sometimes negotiating deals with sellers before being priced out of the market.

Due to higher interest rates, local real estate experts anticipate a decrease in both sales of existing homes and new single-family housing units built over the next several months. Therefore, compared to recent years, the consultant has projected fewer new single-family homes built and fewer existing homes sold through 2023. The consultant then anticipates a rebound by 2024 as interest rates decrease and/or prospective home buyers, builders, and sellers adjust to a higher interest rate environment. The consultant does not anticipate any near-term slowdown in multiple-family building activity, as some potential home buyers postpone their plans and the fundamental housing shortage remains.

IV. COMMUNITY AND DEVELOPER PLAN ANALYSIS

Local land use planning, growth management, economic development, and infrastructure investments (and limitations) are central to projecting future residential and enrollment growth, and in planning for future school needs. As part of the projection process, the consultant analyzed local community and residential developer plans in the School District of River Falls (RFSD) area. These plans provide insight to the growth and development goals and expectations of the municipalities, landowners, and residential developers. To best understand how the plans were being executed, the consultant also interviewed and obtained data and insight from local administrative, planning, and real estate professionals.

A. CITY OF RIVER FALLS PLANS AND EXPECTATIONS

Through the City’s 2005 Comprehensive Plan, the City strives to preserve and enhance existing neighborhoods and include a mixture of housing types in all neighborhoods. The recommended future land use map from the City’s Comprehensive Plan was last amended in 2018 and is reproduced as Figure 8 below. This map suggests opportunities for future residential development primarily on the City’s northern fringe, but also on the City’s western and eastern sides. The greatest land areas are designated for future low-density residential uses—mainly single-family homes. Several smaller areas are planned for medium-density and high-density residential uses, indicating future areas for townhomes, condominiums, and apartments.

At time of writing, the City of River Falls was undertaking a complete update to its 2005 Comprehensive Plan. This effort—called “Focus River Falls”—is expected to conclude in Spring 2023. Through interviews with City staff, the consultant had access to preliminary plan update materials and used these in its housing projections shared later in this Report.

Most of the land within the historic City limits is either developed or developing. Recently, the City has been expanding in all directions. Expansion has been particularly focused to the north along Highway 35, towards Hudson and Minneapolis-St. Paul, and also near Highways 65 and M in eastern portions of the City. In 2019, the City of River Falls and Town of Kinnickinnic entered into a cooperative plan, which established mutually-agreed City expansion areas. These largely coincide with neighborhoods 51, 54, and 55 (see Map 2). Much of this area is shown in Figure 8 for residential development of varying densities.

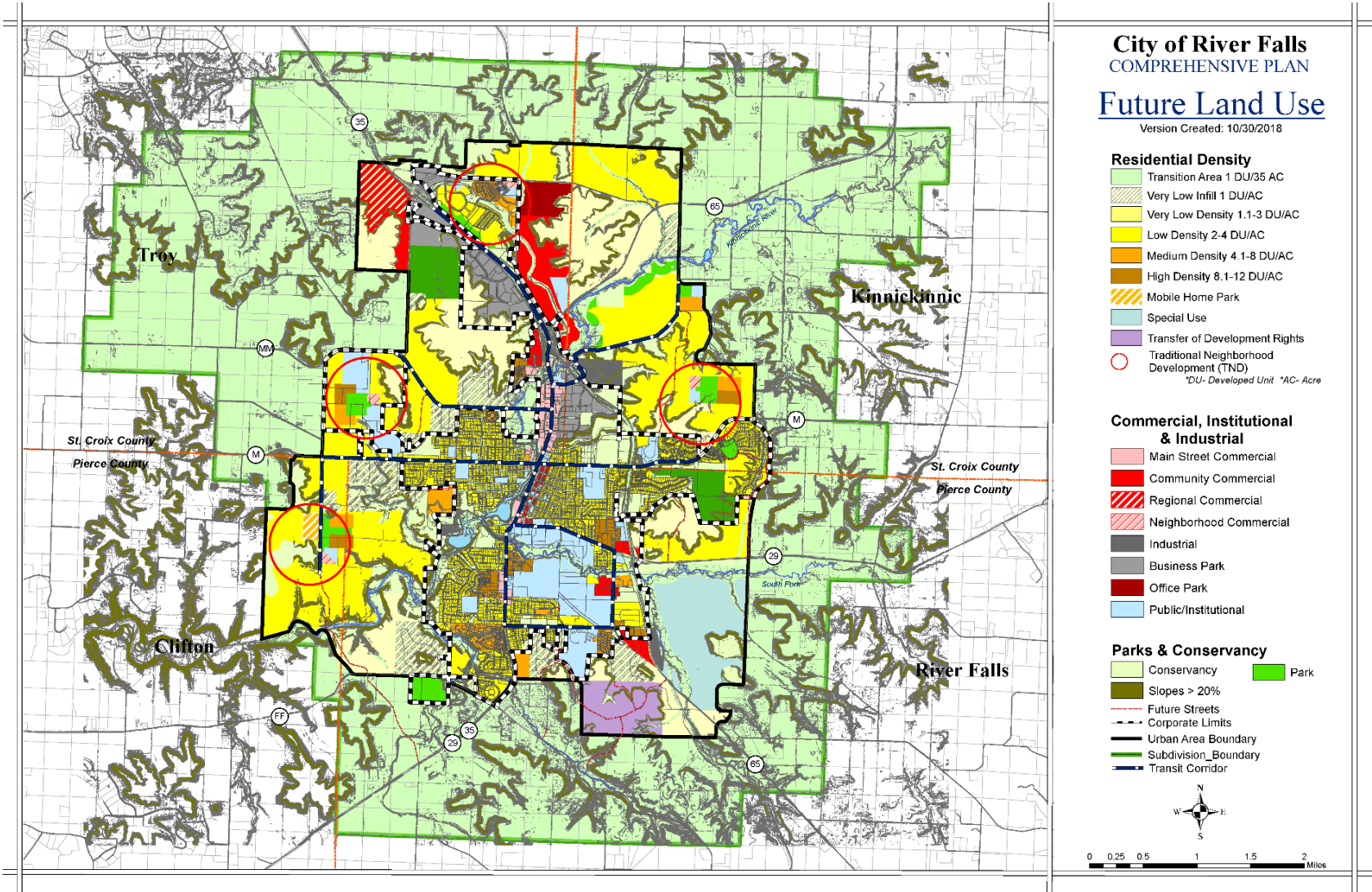
Village staff and residential developers and homebuilders are bullish on future housing development prospects for the City of

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River Falls. Future housing development is expected to be greatest on the City's north edge, in proximity to Highway 35. (neighborhoods 11, 14, 15, 58, 59). However, while northside development over the past decade has been focused northeast of Highway 35, housing development over the next few years is expected spread southwest of Highway 35, particularly along the Radio Road and Paulson Road corridors (neighborhoods 11 and 15). This is due to a recently completed upgrade of Radio Road with curb, gutter, and utilities such as sewer and water, plus recent annexations. These neighborhoods have minimal environmental constraints, easy access to Highway 35 and utilities, and are expected to develop quickly with a broad mix of housing types.

Other areas of near-term housing development are located in the southwestern portion of the City (neighborhood 20), which will contain a mixture of single- and two-family housing, and in the eastern portion of the City along County Highway M (neighborhoods 51, 52, 53), where the City plans for continued single-family and moderate-density housing.

Figure 8: City of River Falls Comprehensive Plan, Future Land Use Map



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B. TOWN OF TROY PLANS AND EXPECTATIONS

The Town of Troy is located in the southwest corner of St. Croix County. The southeastern half of the Town is located within the RFSD, while the northwestern half of the Town is located in the Hudson School District. The western and northern parts of the Town in the RFSD are in large-lot, rural, single-family housing uses while southern and eastern portions of the Town in the RFSD are mostly in agricultural use. All new residential development in the Town is built with private well and septic systems.

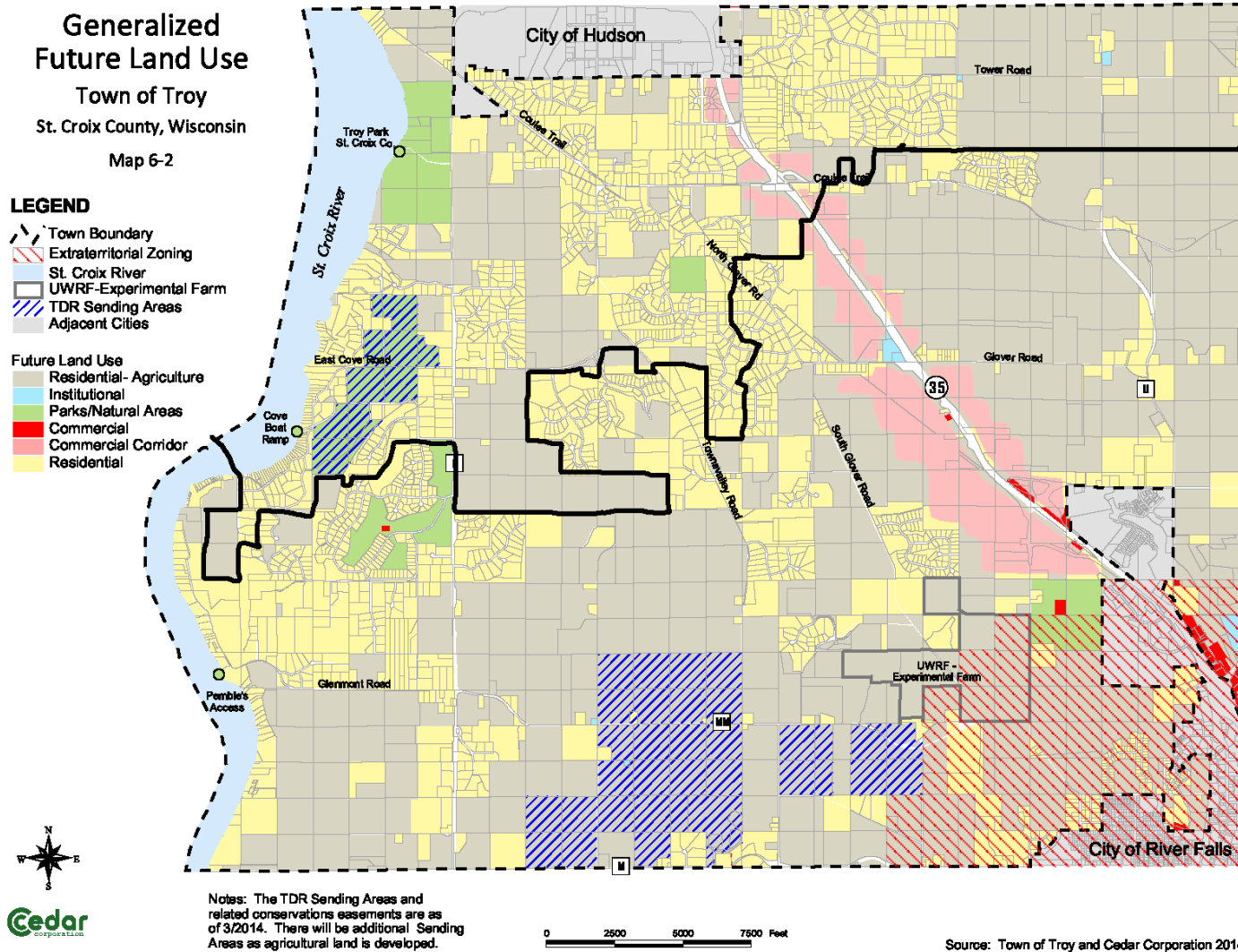
The Town of Troy last updated its Comprehensive Plan in 2014. The Town uses its Generalized Future Land Use map from the Comprehensive Plan (Figure 9) as a guide to housing development and location, but relies on private landowners and developers to initiate proposals. The solid black line in Figure 9 denotes the boundary between the RFSD and the Hudson School District. The Town plans for future residential land use near already developed areas, particularly in western portions of the Town north of Glenmont Road, central areas of the Town along Townsvalley Road and South Glover Road, and eastern areas along Chapman Road and County Highway U. Much of the rest of the Town is planned for residential-agricultural use with a density of one dwelling unit per 4.2 acres.

Through much of the 2000s and early 2010s, the Town of Troy permitted 40 new single-family homes per year. However, the average over the past five years has decreased to 19 new single-family homes per year. Local real estate experts shared opinions that reinforced the slowdown of new housing units in the Town of Troy. Many of the best or easiest-to-develop parcels already have been developed. Further, low-growth sentiment is growing in the Town, reflected by some of its policies and programs.

The Town has a transfer of development rights (TDR) program for the purpose of preserving farmland and open space while guiding cluster development to areas that are better suited for development (access to highways, in proximity to already developed lands). This TDR program allows landowners who own agricultural land (in a TDR sending area) to sell their development rights to land owners in other areas (in a TDR receiving area) to develop the receiving area at a greater density than previously allowed. This TDR program suggests that much of the southern portion of the Town (portions of neighborhoods 7, 8, 10 on Map 2) will remain in agricultural use for the long-term. The requirement to purchase development rights also slows development in the receiving areas of the Town.

Still, near-term housing development is planned to continue in northwestern portions of the Town, specifically in proximity to Highway 35 in neighborhoods 9 and 12 (see Map 2).

Figure 9: Town of Troy Comprehensive Plan, Generalized Future Land Use Map



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C. TOWN OF KINNICKINNIC PLANS AND EXPECTATIONS

The Town of Kinnickinnic is located northeast of the City of River Falls. Most of the Town of Kinnickinnic is located within the RFSD. The vast majority of the Town is rural with much of the land in agricultural use. However, scattered large-lot single-family home divisions and other small divisions exist across the Town. All new residential development in the Town of Kinnickinnic is built with private well and septic systems.

Per the Town's Comprehensive Plan, the Town allows new single-family housing development, with 2-acre minimum lot sizes, over much of the Town. While the Town has averaged construction of 6 new single-family homes per year over the past decade, the consultant anticipates more housing construction there over the next 10 to 15 years for the following reasons:

- Large supply of developable land.
- Easy access to Highway 65 and Interstate 94, and therefore the Twin Cities.
- Expectation for decreasing rural residential development in adjacent Town of Troy.
- Permissive planning guidelines.
- Town official sentiment.
- 2019 cooperative agreement with the City of River Falls, whereby the City has agreed not interfere in Town of Kinnickinnic subdivision and residential development outside of a future annexation boundary.

D. TOWN OF CLIFTON PLANS AND EXPECTATIONS

The Town of Clifton is in the northwestern corner of Pierce County, with the northern half of the Town located in the RFSD. This includes most lands north of County Highway FF and include all of neighborhoods 3, 4, 35, and portions of neighborhoods 2 and 36 on Map 2. Western portions of the Town are developed with rural subdivisions or in parkland uses associated with Clifton Hollow Golf Club and the Kinnickinnic River Gorge and Delta State Natural Area.

Most other land in the Town is in agricultural use, and is planned for continued agricultural use. Land located west of County Highway F and along 840th Avenue is planned for future residential use, but with 5-acre minimum lot sizes. Further, some of

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these planned residential development areas—particularly near the St. Croix River and Kinnickinnic River—have environmental constraints.

There are no pending or conceptual plans for new residential development within the RFSD portion of the Town of Clifton, and the consultant generally expects modest future housing development in Clifton. In addition to some environmental constraints, it does not have the same regional access as do towns like Troy and Kinnickinnic.

E. TOWN OF RIVER FALLS PLANS AND EXPECTATIONS

The Town of River Falls abuts the City of River Falls on its west, south, and east sides. Most of the Town is located within the RFSD, except for the extreme southeastern portion of the Town in the Ellsworth Community School District.

The vast majority of the Town of River Falls is rural with much of the land in agricultural use. The Town and County have planned for almost one-half of the Town for long-term farmland preservation. In these planned areas, maximum housing density is one home per 35 acres. Other areas of the Town are planned for “agricultural-residential” uses, where maximum housing density increases to four homes per 40 acres. Almost 95 percent of the land in the Town of River Falls is in one of these two future land use designations. These policies, plus some of the same limitations as nearby Clifton, limit the amount of residential development expected to occur in the Town of River Falls.

There are no recent, pending, or conceptual plans for new residential development within the RFSD portion of the Town of River Falls.

F. PLANS AND EXPECTATIONS OF OTHER MUNICIPALITIES IN THE SCHOOL DISTRICT OF RIVER FALLS

The RFSD includes small areas of a few other towns, but none are expected to have notable impact on RFSD housing or enrollment. These include the Town of Martell, the Town of Pleasant Valley, and the Town of Rush River.

V. HOUSING AND ENROLLMENT GROWTH PROJECTIONS

This section of the Report synthesizes information shared in earlier sections to provide housing unit and resident enrollment growth projections for the School District of River Falls (RFSD) through the year 2035, broken down into four time periods and into 64 different neighborhoods. Projection methodology is described in Appendix A. Projections for each neighborhood are provided in Appendix B (for housing units) and Appendix C (for student enrollment).

A. HOUSING UNIT PROJECTIONS

The consultant expects growing appeal of the RFSD for new housing development. This expectation is based on multiple factors, which include:

- Building permit and subdivision trends, which increased in the latter half of the 2010s compared to the first half and included more multiple-family housing units;
- Current and immediately pending residential development activity, including expansion of multiple-family options;
- Proposed and entitled development plans and plats beyond the projects and phases now set to break ground;
- Municipal plans, infrastructure investments, and political support for new housing developments, particularly in the City and in the Town of Kinnickinnic;
- Significant housing shortage fueled by years of underbuilding relative to demand, buffered only temporarily and slightly by higher interest rates;
- Continued regional employment growth in the Twin Cities metropolitan area, including in some locations getting closer-and-closer to the RFSD;
- A large supply of developable land with superior transportation access to Hudson and Minneapolis-St. Paul via Highway 35, Highway 65, and Interstate 94;
- Appeal of the RFSD and its communities to families in the greater Minneapolis-St. Paul area, including its position of a smaller community with some bigger city amenities due to the University of Wisconsin presence.

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In total, the consultant projects construction of 2,800 new housing units within the RFSD between 2022 and 2035, which represents an average of about 215 new units per year. This is an increase from the approximately 165 new housing units per year built between 2012 and 2022, but along the lines of what has been built over the last four years. Of the projected 2,800 new housing units through 2035, the consultant projects that about 39 percent will be single-family homes and 61 percent will be some form of multiple-family housing (duplexes, senior living, condominiums, townhomes, apartments). This is a virtual reversal from the percentages over the past decade, in response to recently approved, pending, and planned developments and changes in market demand.

The average per year increase masks the geographic differences of projected housing construction. Projections by municipality in the RFSD reveal a clearer picture:

- **City of River Falls.** 2,295 (or 82 percent) of new housing units through 2035 are projected to be in the City of River Falls. Housing development in the City is expected to be high over the next few years, mostly due to already approved, in progress, or under construction developments, returning to more typical levels in the latter half of the 2020s and into the early 2030s. Of the 2,295 units projected new units in the City, 593 units (26 percent) are projected to be single-family homes, with the rest of projected housing units in two- or multiple-family housing. All projected new multiple-family housing in the RFSD through 2035 will be located in the City of River Falls. Several multiple-family developments have already been approved by the City or are under construction. Higher housing costs and interest rates, coupled with changing market interests and demographics, support this continuing into the future.
- **Town of Troy.** 176 (or 6 percent) of new housing units are projected to be in the Town of Troy, with all of these in the form of single-family homes. This represents a projected annual average of 14 new housing units in the RFSD portion of Troy, which is lower than the average over the past decade. This projected decrease is due to reduced supply of readily-developable lands, execution of lower-growth Town plans and policies, and an expected that such policies will continue.
- **Town of Kinnickinnic.** 156 (or 6 percent) of new housing units are projected to be in the Town of Kinnickinnic. This represents an annual average of 12 new housing units, with all of these projected to be single-family homes. This is higher than the average of 6 units permitted per year over the past decade. This projected increase is due in part to lower projected housing development in the Town of Troy, expected to shift some demand for rural housing to the Town of Kinnickinnic. Like Troy, Kinnickinnic is located between the City of River Falls and City of Hudson, and has easy access to regional employment centers by way of Highway 65 and Interstate 94. Kinnickinnic's plan also allows new rural single-

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family housing development through most of the Town, and has recently entered a boundary agreement with the City that assures little to no City involvement in most of that area.

- **Other Towns.** 102 (or 4 percent) of new housing units are projected to be in the Town of Clifton, for an average of 8 new housing units per year, all of which are projected to be single-family homes. Minimal housing development is planned in the other towns in the RFSD. These towns mostly have plans and policies that support farmland preservation and/or are located comparatively distant from RFSD schools, major highways, and regional employment centers.

Figure 10 divides projected housing unit (not enrollment) increases through the year 2035 by the RFSD’s current elementary school attendance areas depicted on Map 2. The consultant projects that more than one-half of new housing units through 2035 will be built in the Westside Elementary attendance area. Westside Elementary’s attendance area contains several northside City growth areas, specifically along the Highway 35, Radio Road, and Chapman Road corridors. 30 percent of new housing units are projected in the Greenwood Elementary attendance area. While the Greenwood Elementary attendance area is projected to have significantly fewer new housing units, a much higher percentage are expected to be single-family homes. These homes are expected to emerge from planned development areas along the County Highway M and U corridors. Comparatively few new housing units are anticipated in the Rocky Branch attendance area, which includes many neighborhoods that are already developed, contain steep slopes or other environmental limitations, or are planned for farmland preservation.

Figure 10: Housing Unit Projections by 2022-23 School Attendance Area

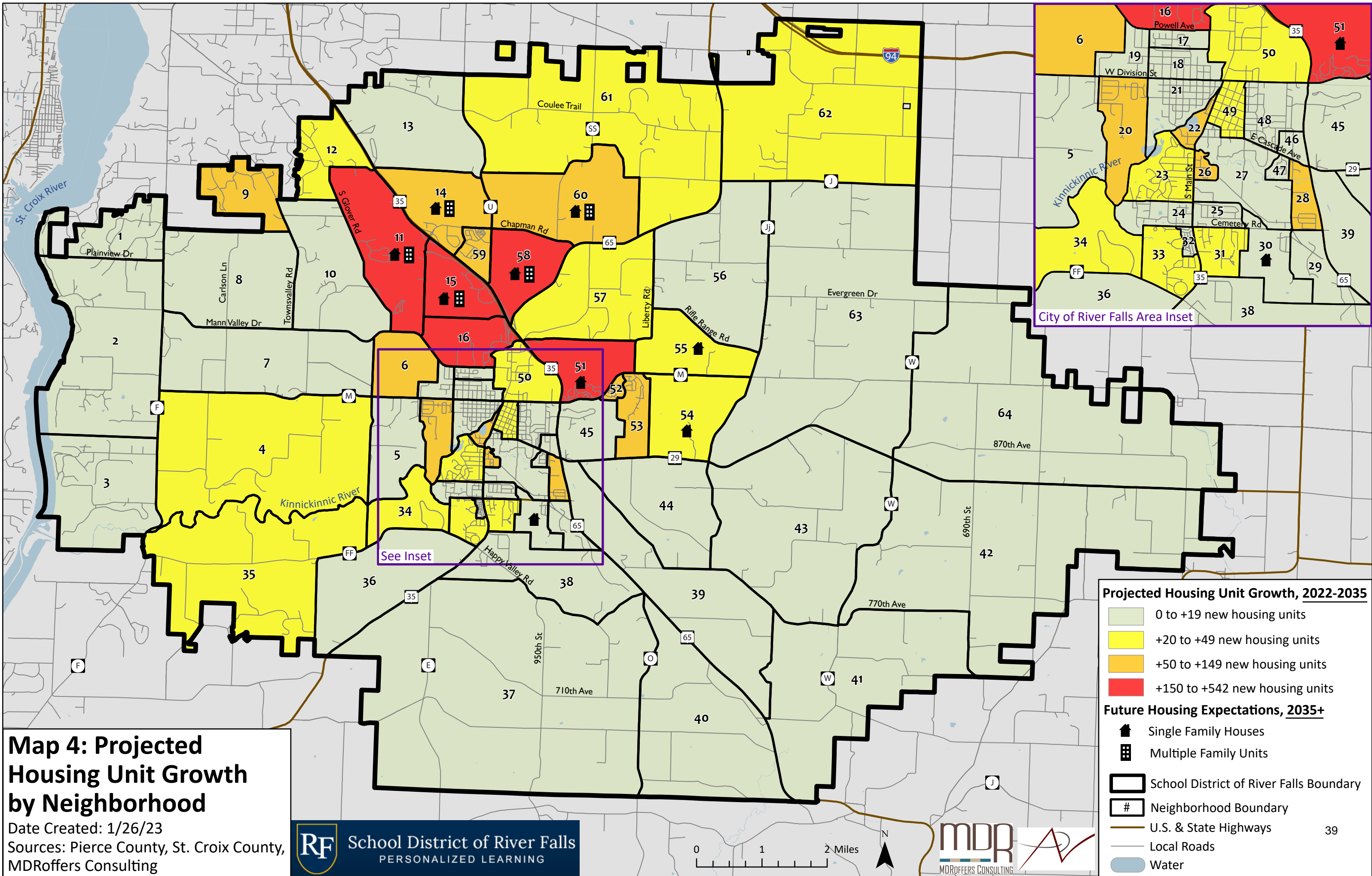
2022-23 Elementary School Attendance Area	Oct 2022 Housing Units	Projected 2024 Housing Units	Projected 2027 Housing Units	Projected 2030 Housing Units	Projected 2035 Housing Units	Projected Housing Unit Increase, 2022-2035	Projected Single-Family Percentage of Total Increase
Greenwood	3,169	3,240	3,379	3,557	4,015	+846	58%
Rocky Branch	3,640	3,781	3,874	4,025	4,111	+471	31%
Westside	3,062	3,355	3,673	4,030	4,545	+1,483	31%
Totals	9,871	10,376	10,926	11,612	12,671	+2,800	39%

Note: Montessori Elementary is not listed in this figure because it has a district-wide attendance area.

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Appendix B contains housing unit projections by neighborhood and Map 4 summarizes this information, presenting a very clear picture of significant northside projected housing development. Appendix B features a rationale for the projections and the projected percentage of new housing units that will be single-family homes in each neighborhood.

Beyond 2035, the consultant expects significant housing growth to continue north and west of the current City development areas and municipal limits. The consultant projects post-2035 housing growth in northern City of River Falls expansion areas (neighborhoods 11, 14, 15, 58) and eastern City of River Falls expansion areas (neighborhoods 51, 54, 55), along with in neighborhood 60 in the Town of Kinnickinnic associated with rural housing development. Many of these neighborhoods are located close to major transportation corridors such as Highways 35, 65, and M.



Map 4: Projected Housing Unit Growth by Neighborhood
 Date Created: 1/26/23
 Sources: Pierce County, St. Croix County, MDRoffers Consulting

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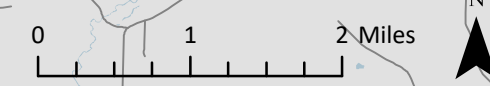
Projected Housing Unit Growth, 2022-2035

- 0 to +19 new housing units
- +20 to +49 new housing units
- +50 to +149 new housing units
- +150 to +542 new housing units

Future Housing Expectations, 2035+

- Single Family Houses
- Multiple Family Units
- School District of River Falls Boundary
- Neighborhood Boundary
- U.S. & State Highways
- Local Roads
- Water

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B. RESIDENT STUDENT ENROLLMENT PROJECTIONS—OVERALL AND BY SCHOOL

Between September 2022 and 2035, the consultant projects a RFSD resident student enrollment increase of 417 grade 4K-12 students—or about 32 additional 4K-12 resident students per year on average. This projection assumes private school enrollment, home and virtual school enrollment, and open-enrollment-out of RFSD resident students at current rates. This projection does not include open enrollment of non-RFSD resident students into RFSD schools.

Figure 11, on the next page, provides resident enrollment projections by current school assuming continuation of current attendance areas. For Montessori Elementary and Renaissance Academy, constant enrollment is assumed. The figure includes a comparison of projections to current school building capacities, as provided by RFSD administration. If the associated cell in Figure 11 is marked **yellow**, projected RFSD resident enrollment is above the associated building capacity (or combined elementary school building capacity).

The consultant projects that grade 4K resident enrollment will increase by 57 students between 2022 and 2035, or by an average of about 4 additional 4K students per year. All but 25 of these students (those assumed to be in Montessori Elementary) are presumed to remain at community partner sites, and therefore not affecting RFSD building capacity.

The consultant projects 275 additional grade 4K-5 resident students expected to be housed in RFSD elementary school buildings between 2022 and 2035—or by an average of about 21 more 4K-5 students per year. Combined RFSD resident elementary school enrollment is projected to remain below the RFSD’s combined 4K-5 school building capacity through 2030, but exceed combined elementary school capacity by around 70 students by 2035. This assessment is based on RFSD resident student projections only—not including open-enrollment-in. It also assumes that 4K enrollment is similarly distributed between RFSD schools and private community partner sites as today, and grade groupings and school capacities do not change.

For individual elementary schools—based on these same assumptions plus no attendance area changes and constant enrollment at Montessori Elementary—the consultant projects that:

- Greenwood Elementary will approach its building capacity by around 2030 and exceed capacity by around 80 students by 2035, considering projected RFSD students only. If a similar number of open-enrolled-in students continued at Greenwood as today (~20), building capacity may be exceeded by 2030.

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- Westside Elementary will also approach its capacity by 2030 and exceed capacity by around 70 students by 2035, again considering RFSD resident students only. If a similar number of open-enrolled-in students continued at Westside as today (~15), building capacity may be exceeded by 2030.
- Rocky Branch Elementary will remain about 50 students below capacity through 2035, and should remain below capacity even when including open-enrolled-in students.

The consultant projects that RFSD resident enrollment at Meyer Middle School (grades 6-8) will increase by 55 students between 2022 and 2035, with most of this projected increase between 2030 and 2035. Even with this increase, projected resident enrollment at Meyer would be about 125 students below building capacity through 2035, which would be reduced to about 85 students of excess capacity if a constant number of 40 open-enrolled-in students were added to the projection.

The consultant projects that RFSD resident enrollment at River Falls High School will increase by 31 students between 2022 and 2035—again focused later in this period. RFSD resident grade 9-12 enrollment should remain below High School building capacity through 2035. However, were High School open-enrollment-in to remain similar to today (~100 non-resident students), total enrollment may approach building capacity by 2035.

It deserves repeating that Figure 11 includes RFSD resident student enrollment projections only, and does not factor open-enrollment-in to RFSD schools. As mentioned in several areas above, projected school capacity issues arise sooner under an assumption of constant open-enrollment-in. Still, the consultant presumes that open-enrollment-in would be curtailed if there is insufficient capacity in RFSD schools for those students.

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Figure 11: Projected RFSD Grade 4K-12 Resident Student Enrollment, 2022-2035

School Building	September 2022 Enrollment ¹		MDRoffers' Projected Resident Enrollment ²				Projected Resident Enrollment Change, '22-'35	Building Capacity ³
	Students-in Seats	Resident Students	2024-25	2027-28	2030-31	2035-36		
Community Partner Site RF4C (4K)	136	118	125	140	153	175	+57	NA
Greenwood Elementary (5K-5)	393	371	381	394	426	513	+142	432
Montessori Elementary (4K-5) ⁴	199	169	169	169	169	169	0	195 ⁶
Rocky Branch Elementary (5K-5)	424	417	401	406	405	401	-16	455
Westside Elementary (5K-5)	393	377	371	397	447	526	+149	455
Grades 4K-5 in RFSD Buildings	1,409	1,334	1,323	1,366	1,447	1,609	+275	1,537
Meyer Middle (6-8)	752	717	694	688	714	772	+55	900
Montessori (grade 6 only) ⁴	16	12	12	12	12	12	0	195 ⁶
River Falls High (9-12)	1,117	1,031	1,028	1,022	1,028	1,062	+31	1,200
Renaissance Academy (9-12) ⁵	53	41	40	40	40	40	-1	NA
Grades 6-12	1,938	1,801	1,774	1,762	1,794	1,885	+84	2,100
Grades 5K-12 Grand Totals	3,347	3,135	3,097	3,127	3,241	3,495	+360	3,637
Grades 4K-12 Grand Totals	3,483	3,253	3,222	3,267	3,394	3,670	+417	NA

Notes:

- ¹ From the RFSD's September 2022 3rd Friday Count. In the first column, total enrollment includes both resident enrollees plus non-residents enrolled in RFSD schools (open-enrollment-in, tuition waiver). In the second column, only RFSD resident students are included, to allow for easier comparison to MDRoffers' resident enrollment projections in this figure.
- ² Yellow cells = projected enrollment above building capacity. Projections do not include any Early Childhood students or open-enrollment of non-RFSD residents into schools in the RFSD. Projected enrollment assumes constant rates of open-enrollment-out, private school enrollment, and home schooling of RFSD residents.
- ³ Capacity figures from RFSD administration.
- ⁴ The projections assume that Montessori Elementary enrollment will remain constant, including a constant 25 4K students (with all remaining 4K students projected to remain at community partner sites). Projected students for Montessori Elementary School were drawn from the projected enrollment from each of the three other elementary schools resulting from the consultant's method, in the same distribution as in 2022-23. There is currently no discernable pattern as to where students attending Montessori live.
- ⁵ The projections assume a constant number of 40 resident high school aged students attending Renaissance Academy as during the 2022-23 academic year.
- ⁶ The Montessori Elementary School building has a capacity of 195 students for all of grades 4K-6.

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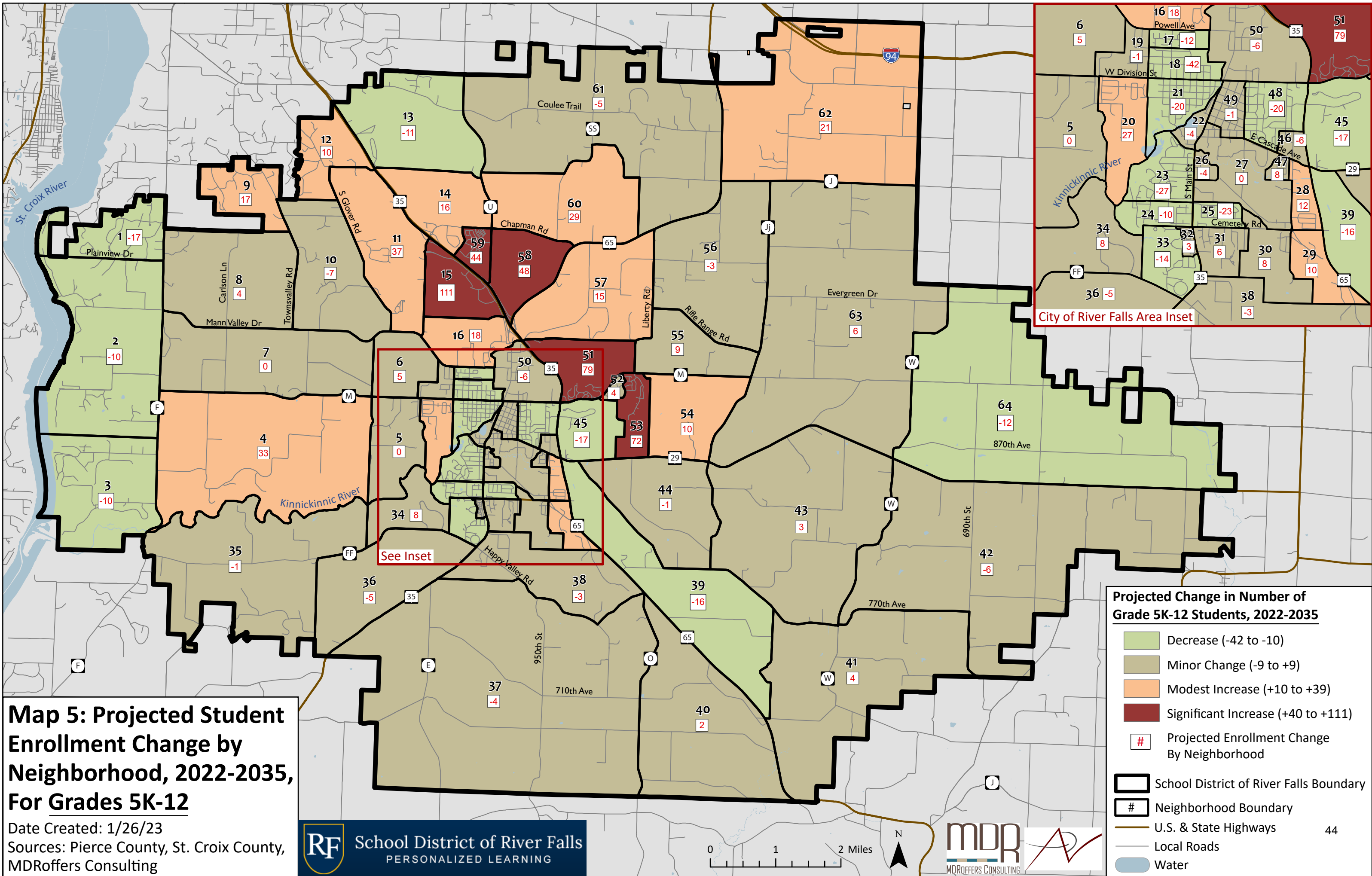
C. RESIDENT STUDENT ENROLLMENT PROJECTIONS—BY NEIGHBORHOOD

Map 5 indicates the consultant’s projected total RFSD residential student enrollment change (grades 5K-12) between 2022 and 2035 within each of the 64 neighborhoods. For Map 5, the consultant categorized and color-coded neighborhoods as being in one of four groups, described as follows:

- **Decrease.** Projected 2022 to 2035 school enrollment *decrease* of between 42 and 10 students. These include some established neighborhoods in the City of River Falls with older housing, other neighborhoods with housing solely developed in the 2000s to early-2010s (expected to have their first wave of students largely graduated by 2035 with many “empty nesters” remaining), and some of the RFSD’s rural neighborhoods far from RFSD schools.
- **Minor Change.** Between 9 fewer and 9 more students from 2022 to 2035. These include several rural neighborhoods as well as several established neighborhoods in the City of River Falls. These neighborhoods are generally characterized by limited projected housing development, but some projected turnover to new families.
- **Modest Increase.** Projected increase of between 10 and 39 students. Most of these neighborhoods are located west and north of the City of River Falls, often in areas not expected to develop with City services. Most of these neighborhoods are close to Highway 35 or Interstate 94. These neighborhoods are generally characterized by modest levels of projected housing development, turnover of existing housing to new families, or some combination of the two.
- **Significant Increase.** Projected increase of between 40 and 111 students. These include neighborhoods 15, 58, 59 along Highway 35 and Chapman Road at the expanding northern edge of the City of River Falls, where the City envisions continued housing development. These also include neighborhoods 51 and 53 at the expanding eastern edge of the City, where recent housing development has attracted young families with students, and where continued housing development, particularly single-family homes, is expected.

Maps 6, 7, and 8 indicate student enrollment change by neighborhood for each of the current grade 5K-5, 6-8, and 9-12 grade groups. They largely reflect trends on the 5K-12 projections map. However, there are subtle differences that reflect variations in the ages of housing and progression of students through the elementary, middle, and high school grades.

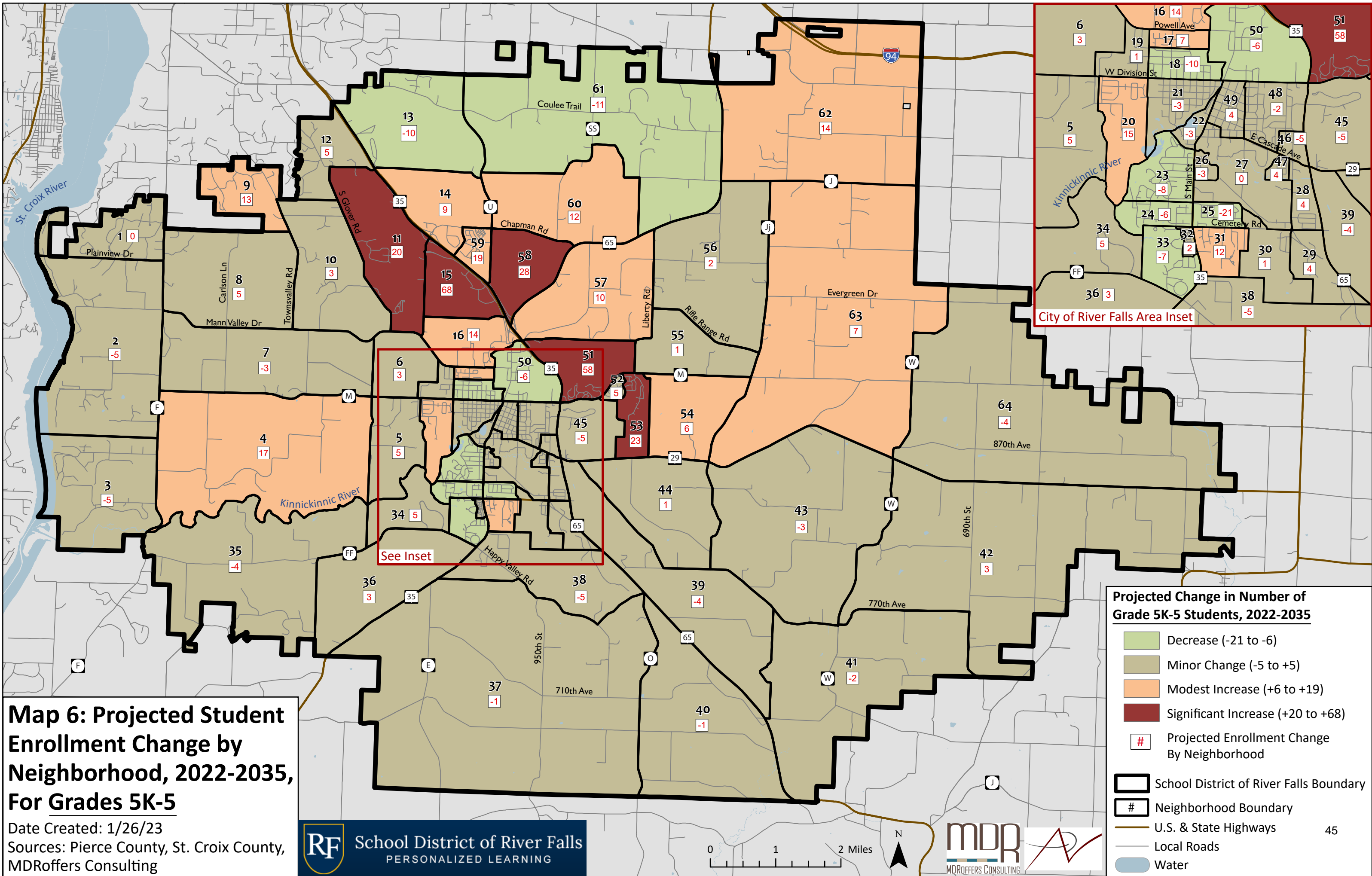
Appendix C provides the entire resident enrollment projection detail for each grade group and neighborhood.



Map 5: Projected Student Enrollment Change by Neighborhood, 2022-2035, For Grades 5K-12

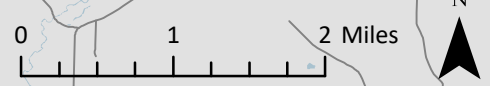
Date Created: 1/26/23
Sources: Pierce County, St. Croix County, MDROffers Consulting





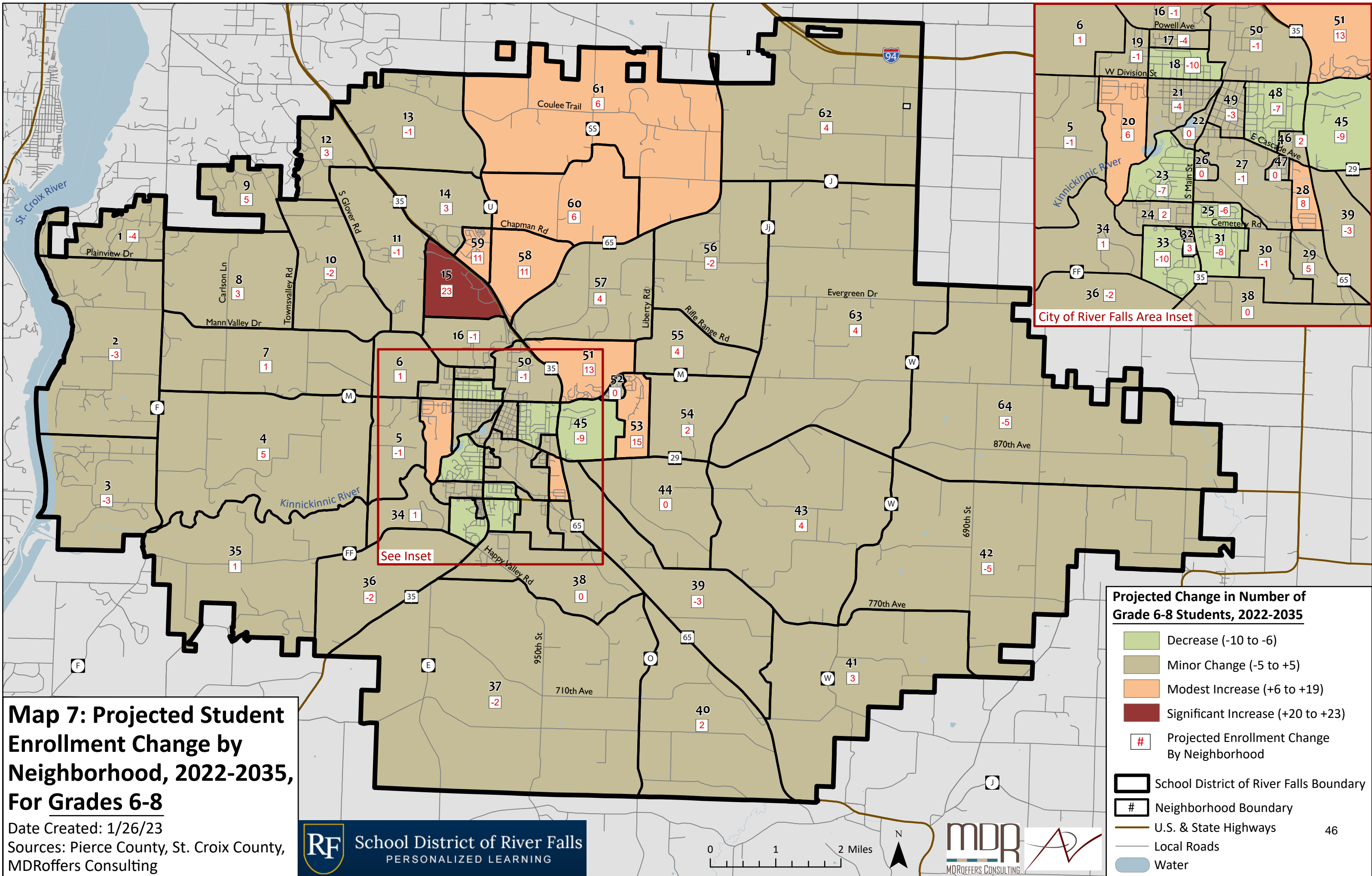
Map 6: Projected Student Enrollment Change by Neighborhood, 2022-2035, For Grades 5K-5

Date Created: 1/26/23
 Sources: Pierce County, St. Croix County, MDROffers Consulting



Projected Change in Number of Grade 5K-5 Students, 2022-2035

- Decrease (-21 to -6)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +19)
- Significant Increase (+20 to +68)
- # Projected Enrollment Change By Neighborhood
- School District of River Falls Boundary
- Neighborhood Boundary
- U.S. & State Highways
- Local Roads
- Water



Map 7: Projected Student Enrollment Change by Neighborhood, 2022-2035, For Grades 6-8

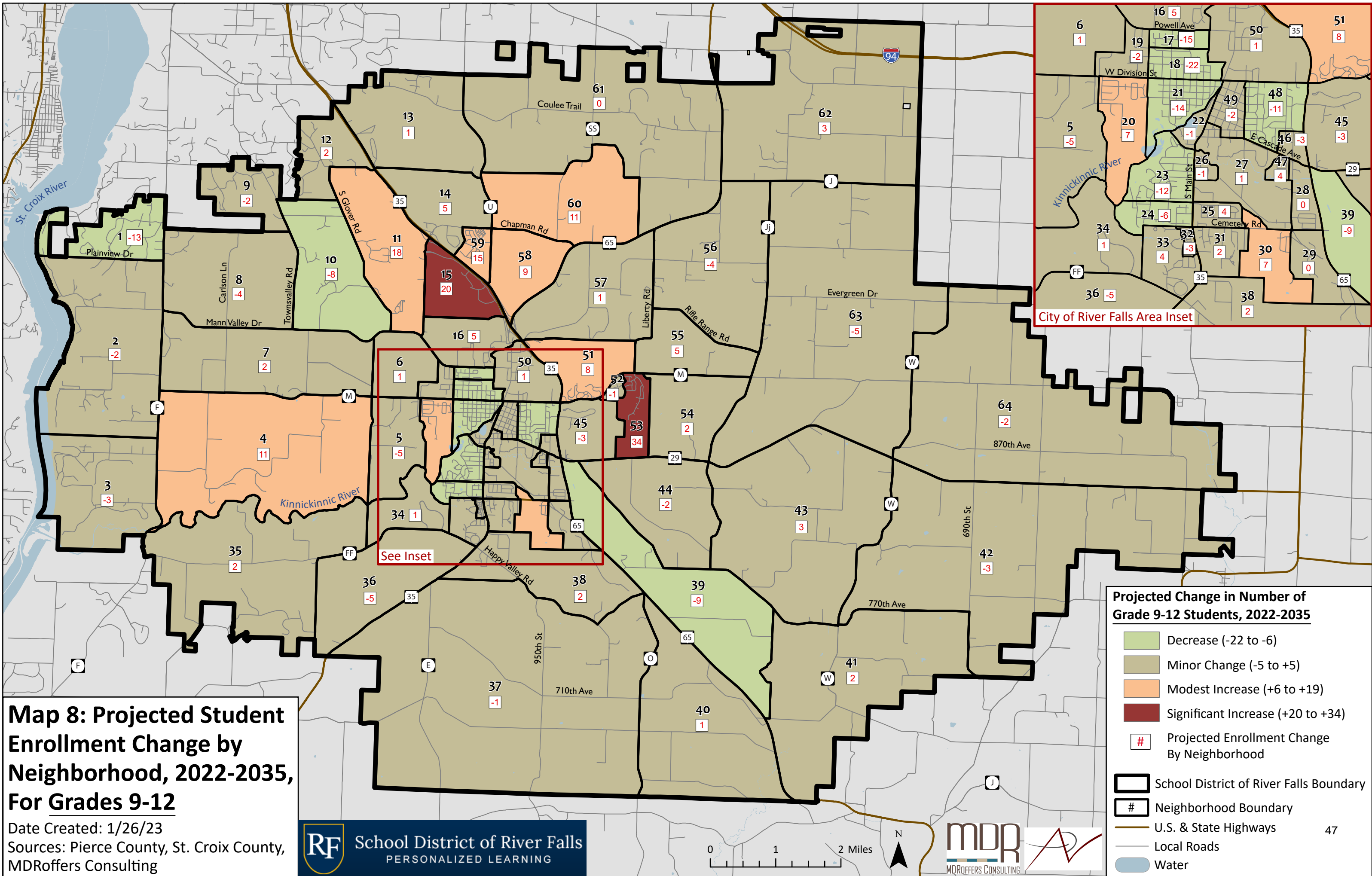
Date Created: 1/26/23
 Sources: Pierce County, St. Croix County, MDRoffers Consulting



Projected Change in Number of Grade 6-8 Students, 2022-2035

- Decrease (-10 to -6)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +19)
- Significant Increase (+20 to +23)
- # Projected Enrollment Change By Neighborhood
- School District of River Falls Boundary
- # Neighborhood Boundary
- U.S. & State Highways
- Local Roads
- Water





Map 8: Projected Student Enrollment Change by Neighborhood, 2022-2035, For Grades 9-12

Date Created: 1/26/23
 Sources: Pierce County, St. Croix County, MDRoffers Consulting

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Projected Change in Number of Grade 9-12 Students, 2022-2035

- Decrease (-22 to -6)
- Minor Change (-5 to +5)
- Modest Increase (+6 to +19)
- Significant Increase (+20 to +34)
- # Projected Enrollment Change By Neighborhood
- School District of River Falls Boundary
- # Neighborhood Boundary
- U.S. & State Highways
- Local Roads
- Water

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D. IMPLICATIONS FOR FUTURE SCHOOL FACILITY NEEDS

In sum, without changes, capacity issues are projected at Greenwood and Westside Elementary Schools within the next ten years. Rocky Branch Elementary is not expected to be able to absorb those students through attendance area shifts.

Conversely, it would be challenging to shift the Sterling Ponds area (neighborhood 59 on Map 2) from the Rocky Branch Elementary attendance area to one of the two other elementary attendance areas. Sterling Ponds/neighborhood 59 is currently an attendance area island. Were Sterling Ponds/59 to shift to Greenwood Elementary, Greenwood would exceed its capacity by 2024. Were Sterling Ponds/59 to shift to Westside Elementary, Westside would exceed its capacity by 2027. In either case, students would still need to be bussed. Meanwhile Rocky Branch Elementary would have significant excess capacity. Any shift of the Sterling Ponds area would therefore have to be accompanied by compensatory shifts of other neighborhoods to Rocky Branch. This would create a much bigger project of questionable value when school capacities are being approached.

Some districts realign grade groupings to deal with capacity issues in one grade group. However, shifting 5th graders from the elementary schools to Meyer Middle School would push that building well above its capacity.

Therefore, it is likely that projected elementary school capacity issues will ultimately have to be addressed through one or more building projects. This could include expansion of one or more existing elementary schools. Alternatively, a fifth elementary school could be constructed, which would necessarily be accompanied by attendance area shifts that could address the Sterling Ponds/neighborhood 59 matter plus other issues.

If a fifth elementary school were pursued, the RFSD's vacant 37-acre site in the western portion of the City of River Falls, northwest of the County Highway M and Dry Run Road intersection, may not be well-positioned for a future elementary school. It is far from projected enrollment growth near the Highway 35 corridor, plus there is little existing and planned residential development on nearby parcels. Most of the land around the vacant RFSD-owned site is planned for future industrial use associated with the Mann Valley Corporate Park. This would present few nearby students plus possible conflicts with industrial uses and traffic. This vacant site is also located less than a mile from Westside Elementary and one mile from Montessori Elementary.

The 37-acre site *might* be more appropriate for a second middle school building, if and when required. Meyer Middle School is on the opposite side of the City.

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Alternatively, the RFSD could explore selling the vacant 37-acre site and acquiring land in the northern portion of the RFSD, specifically near Chapman Road, Highway 35, County Highway U, Paulson Road, or Radio Road, where enrollment is expected to increase significantly over the next 13+ years. Projected grade 5K-5 enrollment in the area bounded by neighborhoods 11, 14-16, and 57-60 is expected to increase from 131 students in 2022 to 311 students in 2035.

The consultant advises that the RFSD undertake a long-range facility planning study to address these and other matters related to its school buildings. Other issues extending beyond the enrollment-to-capacity comparisons provided in this Report should be part of any such study, such as building conditions and learning environment suitability.

APPENDIX A: PROJECTION METHODOLOGY

This appendix describes the consultant’s housing and enrollment projection methodology. The projections themselves are featured in the next two appendices. The projection methodology is based upon a professional analysis of local and regional plans, the plans and subdivisions of private housing developers, and emerging housing growth, enrollment change, and market conditions. The methodology also considers the dynamics within older, emerging, and future neighborhoods within the School District of River Falls (RFSD). Different neighborhoods generate students at different rates and at different times in their evolution. The methodology relies on computations of expected ratios of students-per-housing unit in each neighborhood over time and how the ratios may change over time. The projection methodology is described in the “steps” that make up the remainder of this appendix.

STEP 1 – DIVIDE DISTRICT INTO NEIGHBORHOODS

The consultant divided the RFSD into 64 different neighborhoods (see Map 2). These neighborhoods became the basis for data collection and analysis, and housing and enrollment projections. This approach enables understanding of not only *how many* students the RFSD may be educating, but also *where* future students may live. Neighborhood delineations were based on several factors, including elementary school attendance area boundaries, commonly understood neighborhoods or “subdivisions,” major roads and other physical barriers, municipal limits, and planned growth areas.

STEP 2 – ALLOCATE 2022 HOUSING UNITS AND ENROLLMENT BY NEIGHBORHOOD

The consultant estimated the number of housing units as of October 2022 for each of the 64 neighborhoods. The consultant began with 2020 U.S. Census housing unit counts by Census designated blocks. Next, the consultant updated these neighborhood-by-neighborhood housing unit totals to 2022 based on building permit data and aerial photo and county parcel map interpretation. The RFSD provided September 2022 resident student enrollment data. The consultant used geographic analysis software to place each RFSD resident 4K-12 student within one of the 64 neighborhoods. Using the above data, the consultant estimated 2022 student-per-housing unit ratios for each neighborhood within the following grade groupings: 4K, 5K-5, 6-8 and 9-12.

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STEP 3 – ANALYZE COMMUNITY AND DEVELOPER PLANS FOR EACH NEIGHBORHOOD

The consultant reviewed and analyzed local government comprehensive, land use, neighborhood development, and utility system plans and private developer plats and plans as they affected each of the 64 neighborhoods. The consultant met with municipal staff and real estate experts to discuss the local housing market, areas currently developing, and planned areas for future development. Already-platted yet unbuilt lots in each neighborhood were identified, which signaled the potential for new housing in the near future. Preliminary and conceptual plans and possibilities were also assessed for longer-term projections. Interviews, data sharing, and past experience contributed to the consultant’s understanding of housing market dynamics and future development patterns in the RFSD. See Section IV and Appendix B of this Report for details.

STEP 4 – COMPLETE PRELIMINARY HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD

The consultant projected the number of additional housing units within each of the 64 different neighborhoods for four periods: 2022-2024, 2025-2027, 2028-2030, and 2031-2035. These were added to 2022 housing unit estimates to arrive at total projected 2024, 2027, 2030, and 2035 housing units by neighborhood. These preliminary projections tracked projected development of new major neighborhoods, and accounted for both single-family and multiple-family residential developments. The Appendix B table includes a column with factors expected to influence new housing unit growth in each neighborhood.

STEP 5 – CHECK PRELIMINARY HOUSING UNIT GROWTH PROJECTIONS AGAINST CONTROL TOTALS

The consultant checked the preliminary projections of housing units against relevant outside data and projections, and shared them with municipal planners for their review.

The consultant projects an increase in the pace of housing development through 2035. Between 2012 and 2022, there were an average of 165 new housing units per year authorized by building permit in the RFSD. Through 2035, the consultant projects an average of 215 new housing units per year.

The Wisconsin Department of Administration (DOA) projects the future number of households in each municipality in the State. The DOA projects a total of 6,707 households in the City of River Falls in 2035. The consultant projects a total of 9,200 housing units by 2035 within Map 2 neighborhoods expected to be in the City of River Falls.

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The consultant believes that new housing development in the RFSD will be as projected for the following reasons:

- The larger (than Generation X) Millennial population and the appeal of the River Falls area for that generation. Millennials will continue to form households, buy homes, and rent in large numbers over the next decade in the RFSD.
- The large supply of vacant, developable land in the RFSD that is planned for residential development and close to amenities (e.g., wooded areas, schools) that appeal to home buyers.
- Good transportation access via Highway 35, Highway 65, and Interstate 94 making it easy for home buyers and renters to live in the RFSD and commute to Hudson and other areas in the Minneapolis-St. Paul area.
- The continued migration of residents from the Minnesota side of the Minneapolis-St. Paul metropolitan area to the Wisconsin side, which is projected to increase due to greater demand for suburban and exurban living and lower tax burdens in Wisconsin.
- Projected health of the local and regional economy, with St. Croix County, Pierce County, and the larger Minneapolis-St. Paul area having a diverse and growing employment base.

STEP 6 – PROJECT RFSD STUDENT-PER-HOUSING UNIT RATIOS BY NEIGHBORHOOD

The consultant then projected the number of RFSD students-per-housing unit by neighborhood for 2024, 2027, 2030, and 2035 within each of the 4K, 5K-5, 6-8, and 9-12 grade groups. These projections were based on trends from projected demographic shifts in the region, community, and neighborhood; the projected mix of new single-family and multiple-family housing in each neighborhood; analyzed data of student-per-housing ratios from new housing within the RFSD; recent birth trends; and the anticipated progression of student cohorts through the sequential grade groups.

The consultant benefitted from several data sources to project student-per-housing unit ratios in neighborhoods expected to have significant new housing construction through 2035, including sources described in the following paragraphs.

As part of this Report, the consultant and RFSD staff conducted a survey of households that have built new homes in the RFSD, based on 2018-2021 building permit records. The primary intent of the survey was to better understand RFSD student-per-housing unit ratios resulting from new single-family homes. Survey results suggested an average of 0.55 RFSD 4K-12 students for every new single-family home. This rate was the same in both the City of River Falls and the Town of Troy, however survey results showed families with younger students (grades 4K-5) in the City of River Falls and families with older students (grades 9-12) in the Town of Troy. This is likely due to larger, more expensive, “move-up” housing in the Town of Troy, which attracts established families with

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older children moving into this type of housing. Survey results also suggested an average ratio of 0.34 age 0-3 children, or children entering the RFSD over the next few years.

The consultant also calculated actual, 2022 student-per-housing unit ratios by assessing the total number of September 2022 RFSD students with an address in neighborhoods with newer single-family homes divided by single-family homes in that neighborhood. This resulted in an overall student-per-housing unit ratio of 0.56 RFSD 4K-12 students per new single-family home.

Still, it is critical not to attach too much importance to the impact of *new* housing development on future student enrollment. The *existing* housing stock is highly impactful on future enrollment. There were approximately 9,871 housing units in the RFSD area in 2022. The consultant projects 2,800 new housing units between 2022 and 2035. This means that about 78 percent of the housing units projected to be on the ground in 2035 are already built.

In general, the consultant projected that already existing housing units would have fewer students-per-unit than when they were newer. This is mainly caused by generational shifts, which is overall decreasing the number of students from each housing unit compared to past ratios. The Baby Boom generation, born between 1946 and 1964, left their childbearing ages around 2010. The much smaller Generation X was born between 1965 and roughly 1980, making the youngest Gen Xers almost 45 years old in 2023. The Millennial generation, born between 1981 and 1996, will be at prime childbearing ages during the projection period. While larger than Generation X, Millennials are getting married at lower rates, having fewer children, and having children later in childbearing years than previous generations.

The consultant did, however, project generally stable student ratios and sometimes increasing ratios in some older neighborhoods. Such neighborhoods had some or all of the following characteristics: combination of 1990s to early-2000s home construction (i.e., best 1st generation turnover candidates through 2035); steady to increasing student-per-housing unit ratios since 2017; significant recent home sale activity; close proximity to existing schools, parks, and other “family” amenities; and general suitability of homes for family living (e.g., 3-4 bedrooms).

STEP 7 – COMPLETE RFSD RESIDENT ENROLLMENT PROJECTIONS BY NEIGHBORHOOD AND GRADE GROUP

The consultant multiplied the projected number of housing units by neighborhood by the projected RFSD student-to-housing unit ratio for each grade grouping in the years 2024, 2027, 2030, and 2035. The result was RFSD resident student enrollment projections by grade group for each of the 64 neighborhoods, for the 2024-25, 2027-28, 2030-31, and 2035-36 school years. The consultant’s

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September 2022 student-per-housing unit ratios for each neighborhood exclude those students residing in the RFSD, but not attending RFSD schools. These include students who open enroll to other school districts, attend private school, attend a virtual school, or are home-schooled. The consultant's enrollment projections by neighborhood assume a constant percentage of students open enrolling to other school districts and attending private and home school options.

STEP 8 – ASSIGN PROJECTED RESIDENT STUDENTS TO RFSD SCHOOLS AND PROGRAMS

Using the projections by grade group and neighborhood from step 7, the consultant was able to appropriately assign projected resident students to each school and program in the RFSD. This included:

- a) Assigning projected 4K-6 students from the results of step 7 to Montessori Elementary, assuming constant enrollment there, and using the following methods:
 - A constant 25 resident 4K students attending Montessori Elementary instead of RF4C at community partner sites.
 - A constant 63 grade 5K-5 resident students from the Rocky Branch attendance area to Montessori, 46 grade 5K-5 resident students from the Westside attendance area to Montessori, and 35 grade 5K-5 resident students from the Greenwood attendance area to Montessori. The consultant observed no discernable geographic pattern to the home address of Montessori Elementary School (i.e., no greater number in walking distance than beyond).
 - A constant 12 resident grade 6 students attending Montessori Elementary instead of Meyer Middle.
- b) Assuming that the same number of grade 9-12 students would attend Renaissance Academy as during the 2022-23 academic year.

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APPENDIX B: HOUSING UNIT PROJECTIONS BY NEIGHBORHOOD, 2022-2035

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Student-per-Housing Unit Ratios	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % Single-Family, '22-'35
		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
1	Neighborhood 1 is mostly built out. Forested lands in the west along the St. Croix River have environmental and topography issues. There are 5 remaining lots in Troy Village. The consultant expects these to be built by 2027, with minimal additional land available for development in the neighborhood. Student-per-housing unit ratios expected to decrease, due to large number of current high school students in the neighborhood aging and being replaced by smaller current elementary school students in the neighborhood.	223	225	226	230	230	230	5	100%
2	The northern one-third of neighborhood 2 is mostly subdivided in large-lot single-family homes and estates. The rest of neighborhood 2 is mostly agricultural and wooded, with wetlands and marshland in the center. The Town of Troy plans this area for future “agricultural-residential” uses, which allows for more rural housing. The consultant anticipates 5 new homes between 2022 and 2027, 5 between 2027 and 2030, and 7 between 2030 and 2035. Addition of new housing will keep student-per-housing unit ratios and enrollment from this neighborhood stable.	242	247	247	252	257	264	17	100%
3	Southern half of neighborhood 3 is in the Kinnickinnic River Gorge & Delta State Natural Area and wetlands associated with the Kinnickinnic River. Two vacant lots exist in the neighborhood, which the consultant expects will be built on by 2027. ~120 acres are in agricultural uses and are developable. On the Town of Clifton's future land use map, ~80 of these acres are planned for future residential use. The consultant anticipates 15 single-family homes here between 2027 and 2035. Slightly decreasing student-per-housing unit ratios expected due to distance from RFSD schools.	87	90	91	92	97	107	17	100%
4	Most northern areas in neighborhood 4 are in agricultural use while most southern areas are in forest and wetland use associated with the Kinnickinnic River. The Town of Clifton plans for most of neighborhood 4 to remain in agricultural use, except for ~100 acres surrounding already developed subdivisions along 840th Avenue. At time of writing, Hidden Hills of the Kinni had 6 single-family homes under construction and 20 vacant single-family lots remaining. The consultant projects 8 total homes by 2024, and 18 remaining homes between 2024 and 2027. The consultant expects 5 additional homes in neighborhood between 2027 and 2030 and 10 between 2030 and 2035. Addition of new housing should slightly increase student-per-housing unit ratios and enrollment from this neighborhood.	112	122	130	148	153	163	41	100%
5	Northern one-third of neighborhood 5 is built out with single-family homes while remaining portions of neighborhood are in agricultural or forested use. The City of River Falls’ plans neighborhood 5 for future residential use, while Town of Clifton plans for areas immediately west of 1060th Street for future residential use with other areas planned to remain in agricultural use. The entire neighborhood is located within the sewer service boundary, however City expansion may be impeded by existing rural residential development. The consultant expects 10 single-family homes between 2030 and 2035. Addition of new housing should keep student-per-housing unit ratios and enrollment from this neighborhood stable.	76	76	76	76	76	86	10	100%
6	Lands in neighborhood 6 are almost entirely in agricultural use. The RFSD owns a 37-acre vacant parcel of land in the southeast corner of the neighborhood. The entire neighborhood is located in the sewer service boundary. Most of the neighborhood is planned for future industrial park use associated with Mann Valley Corporate Park, but the southern and southwestern corners are planned for mixed-use or medium-density residential uses by the City. The consultant projects minimal housing development before 2030, and projects 100 multiple-family units between 2030-2035. The consultant also projects decreasing student-per-housing unit ratios given influx of multiple-family housing between 2030-2035; however, enrollment will increase due to overall increase of housing units in neighborhood.	17	17	17	17	17	117	100	0%

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		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
7	Most of the land in neighborhood 7 is in agricultural use with small single-family subdivisions along County Highway M and in the northwestern corner of the neighborhood. Most of the neighborhood is planned by the Town of Troy for long term agricultural preservation and as a Transfer of Development Rights sending area. The consultant anticipates minimal new housing in neighborhood 7 through 2035. Low student-per-housing unit ratios and enrollment expected to continue.	102	102	102	103	104	104	2	100%
8	Between the two subdivisions, neighborhood 8 has four vacant lots remaining. The consultant anticipates all four vacant lots to be built on by 2027. Most of the neighborhood is planned for long term agricultural preservation by the Town of Troy. The consultant anticipates ~10 additional single-family homes between 2027 and 2035 in the northwestern portion of the neighborhood. Stable student-per-housing unit ratios expected.	44	46	47	50	53	60	14	100%
9	Neighborhood 9 is mostly built out, except for vacant lands in the southern portion of the neighborhood, which are planned for future residential use by the Town of Troy. At time of writing, Meadow Ridge of Troy had 7 single-family homes under construction and 32 vacant single-family lots remaining. Consultant projects 7 homes under construction, plus 3 more, to be built by 2024, another 15 between 2024 and 2027, and remaining 14 between 2027 and 2030. Remaining ~60 acres south of Meadow Ridge of Troy are owned by two landowners and planned for residential or agricultural use. The consultant expects this area to develop after Meadow Ridge of Troy is built out, with 20 single-family homes between 2030 and 2035. Addition of new housing should keep student-per-housing unit ratios from this neighborhood stable, while total enrollment from this neighborhood should increase given influx of new single-family homes.	87	91	101	116	130	150	59	100%
10	Most of neighborhood 10 is in agricultural use, with scattered single-family housing. UWRF owns ~100 acres in the southeastern portion of the neighborhood as part of the UWRF Experimental Farm. The Town of Troy plans for lands in the northern portion of the neighborhood for future residential use with lands in the southern half of the neighborhood planned for continued agricultural and institutional use. The consultant anticipates 5 single-family homes between 2027 and 2030, and another 5 between 2030 and 2035. Decreasing student-per-housing unit ratios expected as majority of students currently in neighborhood are in high school and projected to age out of the school system over the next few years.	78	78	78	78	83	88	10	100%
11	Northern half of neighborhood 11 is in mostly agricultural use while southern half of neighborhood is in single-family, forested, or institutional uses. ~250 acres in southern portion of neighborhood are owned by UWRF as part of the UWRF Experimental Farm. None of the neighborhood is in the sewer service boundary, however utilities exist immediately to the east. The neighborhood has mostly flat, agricultural, easily developable land, with easy access to Highway 35 and is only 25 minutes from Downtown St. Paul. The City plans for future commercial development near the interchange with residential development planned to the south along Radio Road. Radio Road was recently upgraded with curb and gutter as well as with utilities, helping open this area for development. Development is expected to increase through the 2020s, particularly as neighborhood 15 to the east experiences significant housing development. The consultant projects 5 new single-family homes between 2024 and 2027, 10 single-family homes and 50 multiple-family units between 2027 and 2030, and 50 single-family homes and 150 multiple-family units between 2030 and 2035. More housing of all types is expected after 2035. As of 2022, the neighborhood has the highest student-per-housing unit ratios in the RFSD (0.95 students-per-housing unit). This ratio is expected to decrease significantly through 2035 with the influx of new multiple-family housing. However, enrollment will increase from this neighborhood in all grade groups due to significant amounts of new housing expected.	88	89	89	94	154	354	265	25%

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		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
12	Most of neighborhood 12 is built out with single-family homes, particularly west of Glover Road. East of Glover Road, lands are mostly in open space and forested but planned by the Town of Troy for future residential and commercial development. Given the recently approved development of Vistas of St. Croix, the consultant anticipates the entire area will develop with residential uses. At time of writing, Vistas of St. Croix had 1 single-family home built but not yet occupied, 5 single-family homes under construction, and 19 vacant single-family lots. The consultant projects 8 total homes built by 2024, 9 between 2024 and 2027, and remaining 8 between 2027 and 2030. After 2030, the consultant anticipates housing development shifting north of St. Croix to ~46 vacant acres currently owned by a development interest. The consultant projects 15 additional single-family homes here between 2030 and 2035. Neighborhood 12 will then essentially be built out. Addition of new housing should keep student-per-housing unit ratios and enrollment from this neighborhood stable.	97	100	108	117	125	140	40	100%
13	Lands south of Coulee Trail are almost entirely in agricultural use, except for Country Cove Mobile Home Park along Highway 35, and are planned for long-term agricultural use by the Town of Troy, while lands north of Coulee Trail are in single-family use. At time of writing, Hills of Troy had one single-family home under construction and 18 vacant single-family lots remaining. This neighborhood has been slow to build out, averaging only one or two new single-family homes per year. The consultant expects this pace to continue, with build out occurring between 2030 and 2035. Slightly decreasing student-per-housing unit ratios expected as current students age.	107	111	113	118	124	130	19	100%
14	Lands north of Chapman Road are in agricultural and forested use in the Town of Troy while lands south of Chapman Road are in employment uses associated with the Sterling Ponds Corporate Park in the City of River Falls. In City plans, ~100 acres north of Chapman Road are planned for future residential uses with areas close to the interchange planned for future commercial use. None of the neighborhood north of Chapman Road is in the current sewer service boundary; however, utilities are in place immediately south of Chapman Road. Neighborhood 14 has mostly flat, agricultural, easily developable land along Chapman Road, with easy access to Highway 35, and is only 25 minutes from Downtown St. Paul. The consultant expects development to begin around 2027 after neighborhood 59 to the south is largely built out, with 10 single-family homes and 30 townhome units before 2030 and 30 single-family homes between 2030-2035. More housing is expected after 2035. Student-per-housing unit ratios are expected to decrease through 2030, but increase from 2030 to 2035 due to influx of new single-family homes.	19	19	19	19	59	89	70	57%
15	Neighborhood 15 contains a mixture of land uses, with a golf course in the north, employment uses in the east associated with White Tail Ridge Corporate Park, and forested and agricultural uses in the south and west. The entire neighborhood is located in the sewer service boundary. Radio Road was recently upgraded with curb and gutter and utilities, opening northern areas of neighborhood 15 for development. ~45 acres south of the Highway 35/Radio Road/Paulson Road intersection was recently annexed into the City. The City plans this area for significant multiple-family residential development. East of Radio Road, a 106-unit multiple-family apartment development was recently approved. The consultant anticipates this to be built and occupied by 2024. On lands north of Paulson Road, another developer recently proposed 190 townhome-style apartments, mostly 1- and 2-bedroom units, but also containing 40 3-bedroom units. The consultant expects 40 of these to be built and occupied by 2024, with the remaining between 2024 and 2027. Just south of this development, another developer recently proposed an 86 twin-home project, likely to be marketed to empty-nesters and seniors. The consultant expects 50 units built between 2024 and 2027 and remaining 36 between 2027 and 2030. The consultant anticipates another 100-unit multiple-family development between 2027 and 2030 and a 60-unit multiple-family development between 2030 and 2035. The consultant does not expect Kilkarney Hills Golf Course to redevelop until after 2035. However, it is not unusual for golf courses to be converted to residential use, so the RFSD should remain aware of future changes to this area. Overall, the consultant expects low student-per-housing unit ratios from this neighborhood, but enrollment will increase significantly due to sheer number of new housing units anticipated in neighborhood 15.	10	10	156	356	492	552	542	0%

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		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
16	Southeastern portion of neighborhood 16 is mostly developed with a mixture of residential uses while northern and western portions are mostly in forested and agricultural uses. The City plans for eastern portions of the neighborhood for mixed-use and commercial use while the rest of the neighborhood is planned for residential use. In 2022, The Uplands Apartments were proposed north of Tattersall Event Center, with 106 units, most 1-bedroom or 1-bed + den units; only 17 of the units are 2-bedroom. The consultant expects these to be built and occupied by 2024. On the ~30 vacant acres surrounded by Oak Ridge Acres, the consultant anticipates development beginning in 2027 with 15 single-family homes between 2027 and 2030 and remaining 15 between 2030 and 2035. An additional ~65 acres surrounding Oak Ridge Acres are owned by the same developer. The consultant expects this 65 acres to begin developing after 2030, more likely after 2035, with 20 single-family homes. Finally, lands in the western portion of neighborhood 16 are mostly owned by a long-term farming interest. The consultant does not anticipate these western lands developing until after 2035. Slightly decreasing student-per-housing unit ratios are expected with the addition of new, market-rate, multiple-family housing to the neighborhood.	242	242	348	348	363	398	156	32%
17	Neighborhood 17 is built out with single-family homes. Vacant lands in the eastern part of the RFSD are planned to remain in open space use. Therefore, the consultant does not anticipate any additional housing in neighborhood 17 through 2035. Neighborhood currently has a large number of high school aged students, so the consultant expects decreasing student-per-housing unit ratios through 2030, with ratios rebounding between 2030 and 2035 as the neighborhood turns over to new families.	100	100	100	100	100	100	-	#DIV/0!
18	Neighborhood 18 is built out with mostly residential uses with scattered commercial and retail uses along W. Division Street. The consultant does not anticipate any new housing units in neighborhood 18 through 2035. Slightly decreasing student-per-housing unit ratios expected.	444	444	444	444	444	444	-	#DIV/0!
19	Neighborhood 19 is mostly built out with single-family homes and open space/parkland uses. The consultant does not anticipate any new housing in neighborhood 19 through 2035. Stable student-per-housing unit ratios expected.	109	193	193	193	193	193	-	#DIV/0!
20	Northern one-half of neighborhood 20 is mostly built out with single-family uses, with one single-family home currently under construction, while the southern one-half is mostly in agricultural use. The City plans for future residential uses in central areas of neighborhood 20, but southern areas of the neighborhood are planned for continued agriculture and open space uses. 35 acres immediately west of 1010th Street was recently annexed into the City and is in the sewer service boundary. As part of the annexation, the area was rezoned to R-2, Multiple-Family Medium Density. In late 2022, a developer proposed 69 single-family lots and 46 twin-home lots for the annexation/rezoned area. The consultant expects final approval of this development in 2023, with improvements in 2024, and 5 single-family homes and 4 twin-homes by September 2024, 30 single-family homes and 22 twin-homes between 2024 and 2027, and remaining 34 single-family homes and 20 twin-homes between 2027 and 2030. Neighborhood 20 will be essentially built out by 2030 due to environmental constraints in southern portions of the neighborhood. Slightly decreasing student-per-housing unit ratios expected; however, the decrease will be moderated by an influx of new housing. Overall, total enrollment from this neighborhood is projected to increase due to new housing units.	253	255	265	317	371	371	116	60%
21	Neighborhood 21 is built out with mostly residential uses. In 2022, The Depot, a 55+ income-restricted community, opened with 50 units. With The Depot redevelopment, original plans were to extend redevelopment to the block immediately north of The Depot, however the project did not move forward. The consultant doesn't anticipate any new housing units in neighborhood 21 through 2035. Stable student-per-housing unit ratios expected given location of two of the RFSD's four elementary schools in this neighborhood.	354	405	405	405	405	405	-	#DIV/0!

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		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
22	Neighborhood is mostly built out with commercial, retail, and downtown uses. As of October 2022, a 32-unit apartment building is under construction north of W Cascade Avenue. Most of these are 1- and 2-bedroom units, and a few of the units are provided for low- to moderate-income residents. The consultant expects this building to be built and occupied by 2024. The consultant expects another 20 unit multiple-family redevelopment between 2027 and 2030. Otherwise, neighborhood 22 is built out. Low student-per-housing unit ratios and enrollment expected to continue.	129	129	161	161	181	181	52	0%
23	Neighborhood 23 is mostly built out with residential uses in a mixture of single-family and multiple-family units. Some retail and commercial uses are located along S. Main Street. In 2020, a development for 8 small-lot single-family homes was proposed along Cascade Court. However, the project has since been cancelled. The City anticipates higher-density residential uses on that site. The consultant expects 20 multiple-family units here between 2027 and 2030. Otherwise, neighborhood 23 is built out. Mixture of housing units, housing types, and housing prices in neighborhood will keep student-per-housing unit ratios steady.	722	724	724	724	744	744	20	0%
24	Neighborhood 24 is built out with single-family uses. The consultant does not anticipate any additional housing through 2035. Stable student-per-housing unit ratios anticipated due to proximity to Rocky Branch Elementary.	187	187	187	187	187	187	-	#DIV/0!
25	Neighborhood 25 is mostly built out, except for 6 vacant acres north of Cemetery Road planned for future open-space use. In 2021, a 50-unit apartment building, which replaced an older 30-unit building, opened east of S. Main Street. The consultant does not anticipate any additional housing through 2035. Neighborhood 25 seems to have turned over to new families over the past several years, with increases seen at every grade level between 2017 and 2022. The consultant expects steadily decreasing ratios through 2035 as students in neighborhood age.	237	257	257	257	257	257	-	#DIV/0!
26	Neighborhood 26 is mostly built out with multiple-family uses, many of which are marketed as off-campus housing for UWRF students. However, as of October 2022, a 68-unit senior-living housing development was under construction which also includes four duplex units. The consultant expects these to all be built and occupied by 2024. The City plans for high-density residential uses for almost all of neighborhood 26. The block north of the Falcon Center is owned by a single landowner, along with a parcel north of Charlotte Street. The consultant anticipates redevelopment of this block between 2027 and 2030, with 60 multiple-family units, mostly geared towards UWRF students. Neighborhood 26 is expected to have very low student-per-housing unit ratios given	126	126	198	198	258	258	132	0%
27	Neighborhood 27 contains all lands owned by University of Wisconsin River Falls, including the main campus and lands to the south and east, which contain Wildcat Center and the UWRF Agriculture Farm. The City plans for continued institutional use for this entire neighborhood. The consultant does not anticipate any new housing in this neighborhood through 2035. Neighborhood is expected to have very low student-per-housing unit ratios given its occupancy mostly by UWRF students.	124	124	124	124	124	124	-	#DIV/0!
28	Neighborhood 28 is mostly built out with multiple-family residential uses, including a mobile home park in the south and apartments and senior living in the north. The City plans most of this neighborhood for residential uses, except for undeveloped lands in the center of the neighborhood which are low, wet, and planned for parkland and open space uses. The owner of the mobile home park recently discussed adding 10 additional home sites. The consultant anticipates this will occur by 2024. River Place Apartments has 1.5 acres of developable vacant land north of existing buildings. The consultant expects this to develop with 40 multiple-family units between 2030 and 2035. Stable student per-housing unit ratios expected, due to mixture of housing types and prices in neighborhood.	276	276	286	286	286	326	50	0%

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		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
29	Neighborhood 29 is built out with large-lot single-family homes. The consultant does not anticipate any new housing units in neighborhood 29 through 2035. Consultant expects slightly increasing student-per-housing unit ratios through 2035 as neighborhood turns over to new families.	121	121	121	121	121	121	-	#DIV/0!
30	Northern part of neighborhood 30 is mostly built out with institutional and single-family uses while southern part of neighborhood is in agricultural and forested use. In 2021, the 92-unit Peregrine Terrace Apartments opened. Knollwood has 4 single-family homes under construction and 7 vacant single-family lots remaining. The consultant expects 6 single-family homes to be built by 2024 and remaining 5 by 2027. ~140 acres south of Knollwood Park and south of River Falls High School are currently in agricultural use but owned by a single landowner. This area is planned by the City for future low-density housing. However, the landowner is interested in long-term farming. Therefore, the consultant does not anticipate this land developing until after 2035, when it could ultimately hold several hundred new housing units. Stable student-per-housing unit ratios expected, given relative affordability of new, smaller, single-family homes in neighborhood and proximity to River Falls High School.	79	174	180	185	185	185	11	100%
31	Neighborhood 31 is entirely in the sewer service boundary and is mostly built out with residential uses, except for a vacant 20-acre parcel in the southwestern quadrant of neighborhood adjacent to Highway 35. This area is currently in the Town of River Falls, but the consultant believes it is likely to be annexed into the City over the next few years. The City has this land planned for future residential uses. The consultant expects 30 single-family homes here between 2024 and 2030, after which neighborhood 31 will essentially be built out. Stable student-per-housing unit ratios and enrollment expected.	218	218	218	233	248	248	30	100%
32	Neighborhood 32 contains mostly multiple-family housing in the form on townhomes, duplexes, quadplexes, as well as small-lot single-family homes. Neighborhood is built out with no additional housing expected through 2035. Stable student-per-housing unit ratios expected from mixture of housing types, prices, and owner- and renter-occupied units.	143	147	147	147	147	147	-	#DIV/0!
33	Neighborhood 33 is in the sewer service boundary and contains mostly single-family homes. South Pointe 1st Addition is approved and planned for 8 single-family homes and 18 single-family condominium units. The consultant expects these to be built out by 2030. ~26 acres west of Spring Creek Estates South is developable and planned for single-family residential uses by the City. However, extending utilities to this area is difficult and expensive due to Rocky Run and topographical issues. The consultant does not expect development here until after 2035. Slightly decreasing student-per-housing unit ratios expected as current students age.	221	223	223	236	249	249	26	31%
34	Neighborhood 34 is in the sewer service boundary and planned for future agricultural and residential use by the Town of River Falls. Eastern half of neighborhood is built out with single-family homes and a community forest. Western half of neighborhood 34 is in agricultural use but owned by a real estate interest. The consultant anticipates residential development here beginning in 2027, with 9 homes between 2027 and 2030, and another 15 between 2030 and 2035. Influx of new single-family housing should keep student-per-housing unit ratios stable.	45	45	45	45	54	69	24	100%
35	Neighborhood 35 is in mostly agricultural use with scattered single-family homes and rural subdivisions. The Town of Clifton plans for most lands to remain in agricultural use. Hidden Valley and Green Valley Estates have 19 single-family lots remaining. Both subdivisions have been slow to build - averaging 1 new home every one or two years. The consultant anticipates 1 or 2 new homes per year in this neighborhood through 2035, with Hidden Valley and Green Valley Estates becoming built out shortly before 2035. Slightly decreasing student-per-housing unit ratios expected as students age.	91	92	93	96	101	116	24	100%

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		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
36	Lands in neighborhood 36 are in mostly agricultural use. The Town of Clifton plans for land to remain in long-term agricultural use. The consultant anticipates 10 new single-family homes from 2025 to 2035 as other areas to the north develop. Slightly decreasing student-per-housing unit ratios expected as students age.	40	40	40	42	45	50	10	100%
37	Most of neighborhood 37 is in agricultural use. The Town of River Falls is a farmland preservation community, with most lands in neighborhood 37 planned for long-term agricultural use. A small 4-lot subdivision exists in the eastern part of neighborhood and ~5 other vacant lots exist across the neighborhood. The consultant anticipates 3 new homes in the neighborhood between 2024-2027, 3 more between 2027-2030, and 6 between 2030 and 2035. Stable student-per-housing unit ratios expected.	136	138	138	141	144	150	12	100%
38	The western quarter of neighborhood 38 contains rural subdivisions while the eastern 3/4 of this neighborhood is mostly in agricultural use. Lands are located outside of the sewer service boundary and outside of the City's planned areas for future growth. Furthermore, the Town of River Falls plans for most lands to remain in agricultural use. The consultant anticipates a handful of new homes in this neighborhood through 2035. Stable enrollment projected.	113	114	114	115	117	120	6	100%
39	Northwestern portion neighborhood 39 is in forested and wetland use while central and southern portions are in agricultural use. The neighborhood is not identified as a major area for City expansion, and Town of River Falls plans have most lands remaining in conservancy/agricultural uses. In a portion of this neighborhood, a developer recently proposed a road course for racing cars, which would include a condominium-style housing component of several hundred units. However, due to neighborhood opposition, the development proposal was shelved. Due to environmental constraints and access issues, the consultant does not anticipate any new housing in neighborhood 39 through 2035, and therefore decreasing student-per-housing unit ratios as students age.	36	37	37	37	37	37	-	#DIV/0!
40	Neighborhood 40 is mostly in agricultural use and set aside for Town of River Falls farmland preservation. The consultant expects a few new homes in neighborhood 40 through 2035 with stable enrollment.	59	61	61	61	62	64	3	100%
41	Lands in neighborhood 41 are mostly in agricultural use and set aside for farmland preservation in the Town of River Falls. The consultant doesn't expect any housing through 2035, with stable enrollment.	43	43	43	43	43	43	-	#DIV/0!
42	Lands in neighborhood 42 are mostly in agricultural and forested uses in the Town of Martell and planned to remain in agricultural use. The consultant anticipates 8 new homes in the neighborhood through 2035, with stable enrollment.	147	150	150	152	154	158	8	100%
43	Neighborhood 43 is mostly in agricultural use and planned by the Town of River Falls for farmland preservation. The consultant anticipates 3 new homes in the neighborhood through 2035, with stable enrollment.	87	87	87	88	89	90	3	100%
44	Lands in neighborhood 44 are in agricultural and forested uses, with significant wetlands immediately south of Highway 29 throughout the northern third of the neighborhood. The Town of River Falls plans the northwestern portions of the neighborhood for residential development while remaining portions of neighborhood are planned for continued agricultural use. The consultant expects a subdivision of 10 single-family homes between 2027 and 2035, with student-per-housing unit ratios expected to remain relatively low and stable.	50	50	50	50	53	60	10	100%

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		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
45	The northern one-half of neighborhood 45 is developed with single-family homes and the River Falls Golf Course while the southern half is in agricultural and forested use. ~270 acres south of the golf course are planned for future residential uses by the City, with half of the acres planned for very low density housing (lot sizes of 1-3 acres per home) and the other half planned for low density housing (lot sizes of 1/4-1/2 acre). However, it appears to the consultant that the landowners are not currently interested in developing their land, so the consultant does not anticipate this area developing until after 2035. The River Falls Golf Club is currently for sale, but the consultant anticipates this remaining in golf course use. However, it is not unusual for golf courses to be converted to residential use, so the RFSD should remain aware of future changes to this area. The consultant expects slightly decreasing student-per-housing unit ratios as students in the neighborhood age.	140	142	142	142	142	142	-	#DIV/0!
46	Neighborhood 46 is almost entirely built out. Majority of housing in neighborhood is in the form of multiple-family housing. The consultant doesn't anticipate any new housing in neighborhood through 2035. Low and stable student-per-housing unit ratios expected.	246	257	257	257	257	257	-	#DIV/0!
47	Neighborhood 47 is built out with single-family homes. Enrollment in the lower grade levels increased over the past 5 years, which will cause slight increases in student-per-housing unit ratios through 2030, with ratios remaining stable after.	57	57	57	57	57	57	-	#DIV/0!
48	Neighborhood 48 is built out entirely with single-family homes. The consultant doesn't anticipate any additional housing here through 2035. Stable student-per-housing ratios expected due to proximity to RFSD schools.	452	452	452	452	452	452	-	#DIV/0!
49	Neighborhood 49 is built out with mostly single-family homes and commercial, retail, and downtown uses along N Main Street and N Second Street. The consultant anticipates a Downtown-based redevelopment project occurring in this neighborhood between 2030 and 2035, with 30 multiple-family units assumed. Stable student-per-housing ratios expected due to proximity to RFSD schools.	365	365	365	365	365	395	30	0%
50	Neighborhood 50 is mostly built out. A single-family neighborhood exists in the southwestern corner; the southeastern corner is mostly in parkland and open space use, and the northern one-half contains the River Falls Industrial Park. Forested lands in the eastern part of neighborhood 50 are owned by the Boy Scouts and should remain in forested use for the foreseeable future. ~27 developable acres in the western portion of neighborhood 50 are currently in agricultural and forested use and planned by the City for future conservation/open space use. The former Lutheran Home, northeast of the Union Street/N Main Street intersection, is currently vacant but is a site identified by the City for future redevelopment. The consultant anticipates 30 multiple-family units here between 2027 and 2030. A 5-acre parcel north of Hoffman Park and along Highway 35 is in private ownership and is planned for future multiple-family development. However, the consultant does not anticipate this developing until after 2035. Student-per-housing unit ratios expected to remain low and stable.	232	232	232	232	262	262	30	0%
51	The southern portion of neighborhood 51 contains institutional uses associated with the River Falls Hospital and mixture of single-family and multiple-family housing. Remaining areas of neighborhood 51 are in agricultural and forested use. Northern one-half of neighborhood 51 is currently in the Town of Kinnickinnic, but is slated for annexation into the City of River Falls prior to development per an intergovernmental boundary agreement. At time of writing, Boulder Ridge Townhomes had ~40 townhome units that have not yet been built. Several other townhomes were built before the late-2000s Great Recession. The consultant expects recommencement of development between 2024 and 2027 with 40 units. Entirety of undeveloped lands in the northern half of neighborhood 51 are planned by the City for future residential use. These lands are not currently for sale, but the consultant anticipates residential development beginning here after 2027, with 30 single-family homes and 30 townhome units between 2027 and 2030 and 50 single-family homes between 2030 and 2035. Increasing student-per-housing unit ratios expected due to influx of new single-family homes.	130	136	136	176	236	286	150	53%

**School District of River Falls
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Student-per-Housing Unit Ratios	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % Single-Family, '22-'35
		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
52	Neighborhood 52 contains mostly multiple-family housing in the form of townhomes, duplexes, quadplexes, as well as small-lot single-family homes. South of Dawes Place, 12 townhome units were built but not yet occupied at time of writing. North of Dawes Place, 72 additional townhome units were under construction. The consultant expects half of these to be built by 2024 with the other half by 2027. After then, neighborhood 52 will be built out. Stable and low student-per-housing unit ratios expected to continue.	113	149	197	233	233	233	84	0%
53	Northern one-half of neighborhood is built out with single-family homes while southern one-half of neighborhood is in agricultural use. Most of the neighborhood is in the sewer service boundary, except for southeastern quadrant. The City plans for continued residential development south of Highview Meadows all the way to Highway 29. At time of writing, Highview Meadows had 3 single-family homes built but not yet occupied, 19 single-family homes under construction, and 33 vacant single-family lots. The consultant expects these all to be built and occupied by 2027. The southern one-half of neighborhood 53 is planned for future residential use. The consultant expects development to begin after 2030, with 40 single-family homes between 2030 and 2035. Influx of new housing, and family-friendliness of neighborhood, should keep student-per-housing unit ratios stable and one of the highest in the RFSD.	200	227	249	282	282	322	95	100%
54	Neighborhood 54 is almost entirely in agricultural use with the northern one-third located in the Town of Kinnickinnic and the southern two-thirds in the Town of River Falls. The northern one-third is planned for future residential development in the City and slated for annexation before development by boundary agreement. This area is currently outside of the sewer service boundary, but utilities are fairly easy to extend from the west. The consultant anticipates this northern one-third developing after 2030, with 15 single-family homes and 20 duplex units by 2035, and more after 2035. Increasing student-per-housing unit ratios expected given influx of new housing.	26	27	27	27	27	62	35	43%
55	Neighborhood 55 is half in agricultural use and half in forested use. The neighborhood is located in the Town of Kinnickinnic. Most of the neighborhood is planned for annexation into the City of River Falls before development pursuant to the boundary agreement. It does not appear that landowners are currently interested in selling or developing. The consultant anticipates development beginning after 2030, with 20 single-family homes, and more anticipated after 2035. Influx of new housing will keep total enrollment stable, balancing decreases from the aging of students out of existing housing.	39	41	41	41	41	61	20	100%
56	Neighborhood 56 is mostly in agricultural and forested use, with wetlands in the north associated with the Kinnickinnic River just south of Highway 65. The Town of Kinnickinnic plans most of neighborhood 56 for "agricultural-residential" use, with housing allowed at densities of one unit per 2 acres. However, the consultant expects most housing growth to occur in other neighborhoods in the Town. Therefore, the consultant projects minimal housing unit growth in neighborhood 56 through 2035, with decreasing student-per-housing unit ratios.	77	77	77	78	78	79	2	100%
57	Northwestern half of neighborhood 57, along Highway 65, is in agricultural use and contain wetlands associated with the Kinnickinnic River. Much of this land is owned by the Wisconsin DNR. Southeastern parts of neighborhood are mostly in forested and rural single-family home use, and planned for future "agricultural-residential" use (2+ acre lots) by the Town of Kinnickinnic. ~80 acres here are outside of wetlands and in private ownership, which the consultant expects will develop with 30-40 single-family homes between 2027 and 2035. Student-per-housing unit ratios should remain stable, but overall enrollment is expected to increase due to additional single-family homes.	81	85	86	88	103	121	36	100%

**School District of River Falls
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Student-per-Housing Unit Ratios	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % Single-Family, '22-'35
		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
58	Neighborhood 58 is mostly in agricultural and forested use, with the entire neighborhood located in the sewer service boundary. Lands in the western portion of the neighborhood, along County Highway U, are flat and ripe for development, with utilities easy to extend from the west, and with this area located only a 25-minute drive to Downtown St. Paul. This western area of the neighborhood is currently in the Town of Troy but planned for future City development, particularly residential development along County Highway U and commercial or mixed-use development in the southern portion of the neighborhood adjacent to Highway 35. The consultant expects development to begin here after 2027, with 30 single-family homes by 2030; and 60 single-family homes, 20 duplexes, and 100 multiple-family units between 2030 and 2035. More housing, of all types, is expected after 2035. The consultant expects student-per-housing unit ratios and enrollment to increase due to significant amounts of new housing units.	68	68	68	68	98	278	210	43%
59	Neighborhood 59 contains a mixture of residential uses. Sterling Ponds Cottages is built out as of October 2022. Sterling Ponds 1st - 4th Additions had two homes built but not yet occupied, three homes under construction, and 14 vacant single-family lots. There were also 12 two-family units under construction in October 2022. The consultant expects 8 total single-family homes and 12 two-family units to be built by 2024, with the remaining 11 single-family homes built between 2024 and 2027. There are two vacant sites in the northeastern portion of neighborhood 59, both of which are ~3 acres, and both planned for future residential use by the City. On one of them, the consultant expects 10 single-family homes between 2024 and 2027. On the other, the consultant expects ~30 townhome units between 2024 and 2027. After that, neighborhood 59 will essentially be built out. Mixture of housing types and prices should keep student-per-housing unit ratios stable through 2035.	270	364	384	435	435	435	71	27%
60	Neighborhood 60 is almost entirely in agricultural use. The Town of Kinnickinnic plans most of the neighborhood for "agricultural-residential" use, with housing allowed at a maximum density of one unit per 2 acres. In 2022, a 24-lot subdivision called Bettendorf Heights was proposed southeast of the Town Hall Road/County Highway SS intersection. The consultant expects 15 homes between 2024 and 2027 and 9 homes between 2027 and 2030. The same landowner owns ~250 additional acres, stretching from Highway SS to Highway 65. The consultant expects an additional phase of housing to begin developing before 2030, with 6 homes between 2027 and 2030 and 25 homes between 2030 and 2035. Pursuant to the City-Town boundary agreement, all projected residential development in neighborhood 60 are single-family homes in the Town. Neighborhood 60 currently has relatively low student-per-housing unit ratios, which should increase significantly with influx of new single-family housing.	20	20	20	35	50	75	55	100%
61	Neighborhood 61 is mostly in agricultural use with scattered rural single-family subdivisions. Lands in the extreme western portion of neighborhood are in the Town of Troy and planned for future "agricultural-residential" use. The consultant projects 10 single-family homes here between 2022 and 2035. Eastern portions of the neighborhood in the Town of Kinnickinnic are also planned for future "agricultural-residential" use, where the consultant projects 25 single-family homes from 2027 to 2035. The consultant expects stable student-per-housing unit ratios, given additional single-family housing.	145	150	150	152	165	185	35	100%
62	Lands in neighborhood 62 are almost entirely in agricultural use. The Town of Kinnickinnic plans most of the neighborhood for "agricultural-residential" use, with housing allowed at a maximum density of one unit per 2 acres. Given proximity of neighborhood 62 to Interstate 94 and its interchange with Highway 65, the consultant expects housing development to increase in this neighborhood. The consultant expects 25-30 single-family homes by 2035, with most of these between 2030 and 2035. Stable student-per-housing unit ratios expected.	102	105	105	108	113	133	28	100%

**School District of River Falls
Community Growth & Projections Report**

Neighborhood (As depicted on Map 2)	Description and Rationale, Including for New Housing Growth and Student-per-Housing Unit Ratios	Total Housing Unit Estimates/Projections						Projected Housing Increase '22 -'35	Est. % Single-Family, '22-'35
		2020	Oct. 2022	2024-25	2027-28	2030-31	2035-36		
63	Neighborhood 63 is mostly in agricultural use. The Town of Kinnickinnic plans most of the neighborhood for “agricultural-residential” use, with housing allowed at a maximum density of one unit per 2 acres. The consultant anticipates 10 single-family homes in this neighborhood through 2035, with student-per-housing unit ratios remaining stable.	176	182	182	184	187	192	10	100%
64	Neighborhood 64 is mostly in agricultural use in the Town of Pleasant Valley and planned to remain in agricultural use. The consultant anticipates 5 new homes in the neighborhood through 2035, with decreasing student-per-housing unit ratios due to distance from RFSD facilities and minimal new housing development.	110	110	110	112	113	115	5	100%
Totals		9,370	9,871	10,376	10,926	11,612	12,671	2,800	39%

School District of River Falls
Community Growth & Projections Report

APPENDIX C: ENROLLMENT PROJECTIONS BY NEIGHBORHOOD, 2022-2035

Neighborhood	Grades 4K-12					Grades 4K					Grade 5K-5					Grades 6-8					Grades 9-12				
	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035
1	54	42	36	36	39	0	1	2	2	2	16	11	10	15	16	11	9	5	5	7	27	21	17	14	14
2	55	51	48	46	47	1	2	2	2	3	24	19	19	19	19	13	12	10	9	10	17	18	18	16	15
3	43	38	32	31	35	0	1	1	2	2	19	13	10	12	14	10	10	6	5	7	14	14	14	12	11
4	42	49	61	66	76	3	3	4	4	4	17	21	28	30	34	11	10	12	15	16	11	14	17	18	22
5	38	37	34	33	36	3	2	2	2	1	10	15	15	14	15	9	6	7	7	8	16	14	10	10	11
6	4	4	4	3	11	0	0	0	0	1	2	1	1	1	5	1	1	1	1	2	1	1	1	1	2
7	19	18	20	19	20	0	1	1	1	1	12	8	8	8	9	3	5	4	4	4	4	4	6	6	6
8	22	19	19	21	28	1	1	1	2	2	7	7	8	9	12	2	3	4	4	5	12	8	5	6	8
9	35	34	37	43	53	1	1	2	2	3	10	12	15	18	23	5	6	7	9	10	19	15	14	14	17
10	18	14	9	9	11	0	0	0	0	0	2	2	3	4	5	5	2	1	1	3	11	9	5	2	3
11	86	87	84	94	127	4	3	3	4	8	33	33	30	32	53	27	21	20	23	26	22	30	31	35	40
12	32	35	37	39	43	1	1	2	2	2	13	13	15	16	18	6	7	7	8	9	12	13	13	14	14
13	44	42	42	39	35	0	1	1	1	2	25	18	15	14	15	9	12	9	8	8	10	12	16	15	11
14	7	6	5	13	24	0	0	0	0	2	3	2	2	6	12	2	2	1	2	5	2	2	2	4	7
15	9	26	59	95	128	1	3	8	10	9	5	12	31	49	73	0	4	12	18	23	3	6	8	18	23
16	60	65	62	68	78	5	5	4	3	4	22	27	28	32	36	18	17	15	15	17	15	16	16	17	20
17	38	30	22	21	28	0	1	2	2	2	8	6	7	10	15	9	6	3	4	5	21	17	10	6	6
18	137	127	112	103	95	5	4	4	4	4	50	49	43	41	40	30	27	24	22	20	52	47	40	36	30
19	49	49	47	47	47	3	2	3	3	3	19	21	20	20	20	11	10	10	10	10	16	16	15	15	14
20	142	141	158	176	171	6	6	7	9	8	55	55	65	74	70	33	30	33	38	39	48	49	53	56	55
21	116	110	102	98	94	6	5	5	5	4	43	45	42	41	40	24	22	22	21	20	43	38	33	32	29
22	12	11	10	9	8	0	0	0	0	0	7	5	4	4	4	2	3	2	2	2	3	3	3	2	2
23	171	163	154	150	148	2	4	6	6	6	75	66	61	62	67	38	38	33	32	31	56	55	54	50	44
24	91	87	84	83	82	3	4	4	4	4	41	37	35	35	35	16	19	19	17	18	31	27	27	26	25
25	101	102	100	92	80	2	3	3	3	4	52	45	40	36	31	24	25	23	20	18	23	28	34	32	27

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Neighborhood	Grades 4K-12					Grades 4K					Grade 5K-5					Grades 6-8					Grades 9-12				
	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035
26	11	9	8	8	7	0	0	0	0	0	6	4	3	3	3	2	2	2	2	2	3	3	3	2	2
27	2	2	2	2	2	0	0	0	0	0	1	1	1	1	1	1	1	0	0	0	0	1	1	1	1
28	65	69	73	71	76	6	5	4	4	5	30	33	33	32	34	10	14	16	16	18	19	17	19	18	19
29	37	39	42	45	45	4	3	2	2	2	15	19	21	20	19	4	6	10	10	9	14	10	9	13	14
30	85	92	97	96	92	5	6	5	5	5	36	39	43	43	37	22	20	20	21	21	22	27	29	27	29
31	105	102	106	112	111	5	5	5	6	5	34	36	42	46	46	31	22	21	24	23	35	39	37	37	37
32	16	15	15	17	19	1	1	1	1	1	6	7	7	8	8	1	2	3	4	4	8	5	4	4	5
33	116	117	118	113	102	5	5	4	5	5	45	43	44	41	38	33	29	26	26	23	33	40	43	41	37
34	14	12	10	14	23	0	0	0	1	1	6	4	3	5	11	3	3	2	3	4	5	5	4	5	6
35	53	50	48	47	54	0	1	2	2	2	27	21	18	19	23	11	13	11	9	12	15	15	18	17	17
36	14	11	8	7	8	2	1	0	1	1	0	2	3	3	3	4	1	1	1	2	8	7	3	2	3
37	50	48	47	45	46	2	2	2	2	2	21	19	19	19	20	12	11	10	10	10	15	16	16	15	14
38	53	54	54	53	49	3	3	2	2	3	25	25	23	21	20	11	12	12	12	11	14	15	17	18	16
39	26	20	15	12	11	0	0	1	1	1	9	6	4	4	5	5	5	3	2	2	12	10	7	5	3
40	18	19	21	21	19	2	1	1	1	1	8	11	10	8	7	2	3	5	5	4	6	4	5	7	7
41	16	17	19	20	20	1	1	1	1	1	10	9	9	8	8	1	4	5	4	4	4	3	5	6	6
42	39	39	36	34	32	3	2	1	2	2	10	15	15	14	13	12	7	7	8	7	14	15	12	11	11
43	18	19	21	22	21	1	1	1	1	1	12	11	9	9	9	1	4	5	5	5	4	3	5	7	7
44	10	8	7	7	10	0	0	0	0	0	4	3	2	3	5	2	2	1	1	2	4	3	3	2	2
45	69	65	59	55	53	1	2	3	3	3	27	23	21	21	22	20	16	11	10	11	21	25	24	20	18
46	38	35	34	33	33	1	1	2	2	2	20	16	13	14	15	5	8	8	7	7	12	10	11	11	9
47	23	27	29	30	30	3	2	2	2	2	9	14	14	13	13	6	5	7	7	6	5	7	7	9	9
48	171	169	162	159	152	6	7	7	7	7	63	62	59	60	61	44	40	38	36	37	58	60	58	55	47
49	51	50	47	46	49	3	2	3	3	2	17	19	20	20	21	14	10	10	10	11	17	18	16	14	15
50	30	29	28	28	24	1	1	1	1	1	16	13	11	10	10	6	7	7	6	5	7	8	10	10	8
51	35	33	48	78	119	4	4	5	7	9	7	10	22	41	65	8	5	7	13	21	16	14	13	16	24
52	35	40	45	42	40	1	2	2	2	2	11	16	19	18	16	9	9	9	9	9	14	14	15	14	13
53	150	173	199	202	225	9	10	11	11	12	74	79	87	87	97	34	39	45	45	49	33	44	56	59	67

**School District of River Falls
Community Growth & Projections Report**

Neighborhood	Grades 4K-12					Grades 4K					Grade 5K-5					Grades 6-8					Grades 9-12				
	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035	2022	2024	2027	2030	2035
54	0	0	0	0	12	0	0	0	0	2	0	0	0	0	6	0	0	0	0	2	0	0	0	0	2
55	19	20	20	19	29	1	1	1	1	1	11	10	9	7	12	3	5	5	4	7	4	4	6	7	9
56	39	39	38	37	35	3	2	2	2	2	12	16	17	15	14	9	7	8	9	7	15	14	11	11	11
57	33	29	27	36	51	1	1	1	2	3	12	11	10	15	22	6	6	6	8	10	14	11	9	11	15
58	8	6	4	19	61	0	0	0	1	5	2	1	1	9	30	1	1	1	4	12	5	3	2	6	14
59	123	134	160	166	168	8	9	10	9	9	52	59	72	74	71	26	27	34	36	37	37	39	44	47	52
60	4	4	10	19	35	0	0	0	1	2	2	1	4	7	14	1	1	2	4	7	1	1	3	7	12
61	75	67	61	66	72	2	2	2	2	4	35	29	23	23	24	11	15	14	16	17	27	21	22	25	27
62	50	49	51	56	71	5	4	3	3	4	17	20	23	25	31	11	9	10	12	15	17	16	14	15	20
63	94	92	93	96	99	6	6	5	5	5	34	39	42	42	41	18	17	19	21	22	36	31	26	28	31
64	33	32	28	24	22	1	1	1	1	1	13	11	10	9	9	10	8	6	5	5	9	12	11	9	7
Totals	3,253	3,222	3,267	3,394	3,670	143	150	165	178	200	1,309	1,298	1,341	1,422	1,584	729	706	700	726	784	1,072	1,068	1,062	1,068	1,102

Note: 2022 totals in this figure are for RFSD resident student enrollment only, for all students assigned to one of the 64 neighborhoods. Because of P.O. boxes, address errors, and other factors, the consultant was unable to assign a small number of resident students to neighborhoods in 2022.

RFSD Community Growth & Projections Report, Executive Summary

- Between September 2022 and 2035, the consultant projects a RFSD resident student enrollment increase of **417 grade 4K-12 students**—or about 32 additional 4K-12 resident students per year on average. Projected 2035 RFSD resident 4K-12 enrollment is 3,670 students.
- The consultant projects **57 additional grade 4K resident students** expected to be housed at community partner sites between 2022 and 2035.
- The consultant projects **275 additional grade 4K-5 resident students** expected to be housed RFSD school buildings between 2022 and 2035—or by an average of about 21 more 4K-5 students per year.
 - Combined RFSD resident elementary school enrollment is projected to remain below the RFSD’s combined 4K-5 school building capacity through 2030, but exceed combined elementary school capacity by around 70 students by 2035, suggesting the need for some type of elementary school capacity increase by the 2030s.
 - For individual elementary schools, the consultant projects that:
 - Greenwood Elementary will approach its building capacity by around 2030 and exceed capacity by around 80 students by 2035, considering projected RFSD students only.
 - Westside Elementary will also approach its capacity by 2030 and exceed capacity by around 70 students by 2035, again considering RFSD resident students only.
 - Rocky Branch Elementary will remain about 50 students below capacity through 2035.
- The consultant projects that RFSD resident enrollment at **Meyer Middle School (grades 6-8) will increase by 55 students** between 2022 and 2035, with most of this increase between the 2030 and 2035 period. Even with this increase, projected resident enrollment at Meyer would be about 125 students below building capacity through 2035.
- The consultant projects that RFSD resident enrollment at **River Falls High School will increase by 31 students** between 2022 and 2035—again late in the period. RFSD resident grade 9-12 enrollment should remain below High School building capacity through 2035.
- Despite the enrollment projections summarized above, the consultant anticipates relatively steady enrollment over the next few years. This will result from the aging out of some larger classes, steady birth rates in the late 2010s, and lower student-per-housing unit ratios associated with multiple-family housing. Increases in both new housing activity and births (as Millennials enter their peak child-bearing years) should result in more students later.
- The RFSD’s vacant 37-acre site in the west part of the City, northwest of the County Highway M and Dry Run Road intersection, may not be well-positioned for a future elementary school building. It may be too close to existing schools and too far from projected enrollment growth near the Highway 35 corridor, plus there is little existing and planned residential development on nearby sites. The 37-acre site *might* be more appropriate for a second middle school building, if required.
- The consultant advises that the RFSD undertake a long-range facility planning study to address these and other matters related to its school buildings. Other issues extending beyond the enrollment-to-capacity comparisons provided in this Report should be part of any such study, such as building conditions and learning environment suitability.

Projected RFSD Grade 4K-12 Resident Student Enrollment, 2022-2035

School Building	September 2022 Enrollment ¹		MDRoffers' Projected Resident Enrollment ²				Projected Resident Enrollment Change, '22-'35	Building Capacity ³
	Students-in Seats	Resident Students	2024-25	2027-28	2030-31	2035-36		
Community Partner Site RF4C (4K)	136	118	125	140	153	175	+57	NA
Greenwood Elementary (5K-5)	393	371	381	394	426	513	+142	432
Montessori Elementary (4K-5) ⁴	199	169	169	169	169	169	0	195 ⁶
Rocky Branch Elementary (5K-5)	424	417	401	406	405	401	-16	455
Westside Elementary (5K-5)	393	377	371	397	447	526	+149	455
Grades 4K-5 in RFSD Buildings	1,409	1,334	1,323	1,366	1,447	1,609	+275	1,537
Meyer Middle (6-8)	752	717	694	688	714	772	+55	900
Montessori (grade 6 only) ⁴	16	12	12	12	12	12	0	195 ⁶
River Falls High (9-12)	1,117	1,031	1,028	1,022	1,028	1,062	+31	1,200
Renaissance Academy (9-12) ⁵	53	41	40	40	40	40	-1	NA
Grades 6-12	1,938	1,801	1,774	1,762	1,794	1,885	+84	2,100
Grades 5K-12 Grand Totals	3,347	3,135	3,097	3,127	3,241	3,495	+360	3,637
Grades 4K-12 Grand Totals	3,483	3,253	3,222	3,267	3,394	3,670	+417	NA

Notes:

- ¹ From the RFSD's September 2022 3rd Friday Count. In the first column, total enrollment includes both resident enrollees plus non-residents enrolled in RFSD schools (open-enrollment-in, tuition waiver). In the second column, only RFSD resident students are included, to allow for easier comparison to MDRoffers' resident enrollment projections in this figure.
- ² Yellow cells = projected enrollment above building capacity. Projections do not include any Early Childhood students or open-enrollment of non-RFSD residents into schools in the RFSD. Projected enrollment assumes constant rates of open-enrollment-out, private school enrollment, and home schooling of RFSD residents.
- ³ Capacity figures from RFSD administration.
- ⁴ The projections assume that Montessori Elementary enrollment will remain constant, including a constant 25 4K students (with all remaining 4K students projected to remain at community partner sites). Projected students for Montessori Elementary School were drawn from the projected enrollment from each of the three other elementary schools resulting from the consultant's method, in the same distribution as in 2022-23. There is currently no discernable pattern as to where students attending Montessori live.
- ⁵ The projections assume a constant number of 40 resident high school aged students attending Renaissance Academy as during the 2022-23 academic year.
- ⁶ The Montessori Elementary School building has a capacity of 195 students for all of grades 4K-6.

The table shown on this page is Figure 11 in the School District of River Falls Community Growth & Projections Report, dated 1/31/2023. See report for further details and information.

School District of River Falls
Regular Board Meeting
Monday, January 23, 2023 - 6:00 PM
District Office, 852 E Division Street,
River Falls, Wisconsin 54022

The regularly scheduled meeting of the River Falls Board of Education was called to order on Monday, January 23, 2023 at the District Office, 852 E Division Street, River Falls, Wisconsin 54022. President Johnson Myers called the meeting to order at 6:00 p.m. It was ascertained that notice of the meeting had been properly posted in the appointed locations, and sent to the *Star-Observer*, *Pierce County Journal*, WEVR Radio Station, and the *Eau Claire Leader-Telegram*.

PRESENT

President Stacy Johnson Myers, Vice President Cindy Holbrook, Clerk Alan Tuchtenhagen, Treasurer Todd Schultz, members Lindsey Curtis and Mike Miller. Also present were Superintendent Jamie Benson and Director of Human Resources and Leadership Development David Bell. River Falls High School Principal Kit Luedtke, River Falls High School Assistant Principal Taryl Gratz, Renaissance Charter Academy Program Coordinator Chris Silver, Meyer Middle School Principal Mark Chapin, Greenwood Principal Nate Schurman, Rocky Branch Principal Ashley Bingenheimer, Westside Principal Chris Kamrath, RFPME Principal Nate Wells, RFHS teacher Amanda Whipkey, and MMS teacher Charlie Melstrom.

HEARING OF VISITORS OR DELEGATIONS

INFORMATIONAL ITEMS

A. Spotlight on Education: Meyer Middle School

Chapin and Melstrom shared highlights about the Character Strong program.

B. Superintendent, Administrative, and Student Representative Reports

1. Student Representative Report:None
2. Superintendent Report*
Benson shared a brief update regarding snow make-up days and the weather related cancellation process
3. Administrative Reports*
Building Administrators shared updates regarding Objective 3.1: *Enhance Mentoring and Coaching Support for New Certified Teaching Staff* and how their buildings are implementing this piece of the district's Strategic Plan.

ACTION ITEMS

- A. Johnson Myers reviewed the minutes, bills, and recommended employment items on the Agenda. Holbrook moved, seconded by Schultz that the Board approve the following:
1. The Minutes from the January 23, 2023 Regular Board of Education meeting;
 2. Checks numbered 210110 through 210481 had been prepared in the amount of \$833,517.35 and there were automatic transfers of \$710,967.81 and \$692,588.94 for a total of \$2,237,074.10. Checks 209515, 210163, 210221, and Payroll 997367389 were voided.
 3. Pursuant to Board Policy which references Wisconsin Statutes Sections 111, 118, and 121, approval of the following employment recommendations: 1. Recommended approval of the employment of Lynette Edwards as 1.0 FTE Director of Finance and Facilities Management at the Administrative Office effective January 30, 2023 (replaces Chad Smurawa). Ms. Edwards earned her bachelor's degree from UW-River Falls and her master's degree from UW-Whitewater. She has nine years of experience (Clintonville, Green Bay, and Osceola). 2. Recommended approval of the hiring of the following short-term, on call Substitute Teachers: a. Glenn Isnardi b. Kevin Bruesewitz c. Michael Rundle d. Philip Dumont e. Richard Miller f. Emily Sies-Mandel g. Andrew Smits h. Abby Ashauer i. Amber Nadeau 3. Recommended acceptance of the resignation of Stephanie Linehan as full-time Fourth Grade Teacher at Greenwood Elementary School effective June 8, 2023. Motion carried unanimously (6-0).

B. Consideration and/or Action to approve the new Director of Finance and Facilities

Interviews took place in December and administration is recommending the Board approve Lynette Edwards as the new Director of Finance and Facilities.

Miller motioned, seconded by Curtis to approve Lynette Edwards as the new Director of Finance and Facilities. Motion carried unanimously (6-0).

C. Consideration and/or Action to approve January 9, 2023 Educational Program Committee recommendations

The Educational Program Committee met on January 9, 2023, to approve the memo to establish seats for open enrollment, to approve the district's notice of educational options, to review the 2021-22 district report cards, and finally to review the WASB resolutions.

Tuchenhagen motioned, seconded by Holbrook to approve the memo to establish seats for Open Enrollment and the District's Notice of Educational Options. Motion carried unanimously (6-0).

D. Consideration and/or Action to approve January 16, 2023, Personnel Committee recommendations

The Personnel Committee met on January 16, 2023, to hear the 2022-23 school year calendar update, to hear a staffing update, to review the Director of Academic Services job description, to review School Board Policy 130 - Board Responsibilities and Legal Status, and to review School Board Policy 251-Exhibit. The committee also went into closed session to approve the 2023-24 bargaining goals and the continuing employment letters to administrators.

1. Johnson Myers motioned, seconded by Schultz to approve the revised Director of Academic Services Job Description. Motion carried unanimously (5-0). Tuchenhagen stepped out.

2. Johnson Myers motioned, seconded by Curtis to approve the first reading of revised School Board Policy 130 - Board Responsibilities and Legal Status and the revised School Board Policy 251-Exhibit. Motion carries unanimously (5-0). Tuchenhagen stepped out.

E. Consideration and/or Action to approve January 16, 2023, Finance & Facilities Committee recommendations

The Finance and Facilities Committee met on January 16, 2023, and went into closed session to discuss the district bond financing options and contracts related to the future potential referendum process.

No action, informational only.

F. Consideration and/or Action to approve the perpetual Municipal Utility and Trail Easement Agreement for the Mann Valley property

Consider, review, and approve the perpetual Municipal Utility and Trail Easement Agreement as was discussed at the joint Board of Education and City of River Falls meeting in August.

The Board agreed to table this until February to give the City of River Falls more time to prepare the Easement Agreement.

G. Approve the 10-Year District Facility Maintenance Plan

District administration will present the 10-year district facility maintenance plan for review.

Schultz motioned, seconded by Miller to approve the 10-Year District Facility Maintenance Plan. Motion carried unanimously (6-0).

H. Approve the first reading of the new School Board Policy 352-Rule 2 - Overnight Accommodations for Student Trips

District Administration will present the new policy 352-Rule 2 - Overnight Accommodations for Student Trips.

Holbrook motioned, seconded by Schultz to approve the first reading of the new School Board Policy 352-Rule 2 - Overnight Accommodations for Student Trips. Motion carried unanimously (6-0).

I. Approve the second reading of revised School Board Policy 171.1 - Public Notification of Board Meetings

The first reading of revised policy 171.1 - Public Notification of Board Meetings was approved at the December 19, 2022, Regular Board Meeting.

Tuchenhagen motioned, seconded by Curtis to approve the second reading of revised School Board Policy 171.1 - Public Notification of Board Meetings. Motion carried unanimously (6-0).

J. Acknowledge for the record the actions taken in regard to the 2023 Spring School Board Election

Pursuant to Wisconsin statutes, the school district clerk must verify/certify school board candidates, designate the names as they are to appear on the ballot, determine the need for a primary, supervise drawing and names for placement on the ballot, and notify municipal clerks for the spring school board election. Results of the drawing were as follows: 1-Alison Page, 2-Cassie Erickson, and 3-Stacy Johnson Myers.

Tuchenhagen motioned, seconded by Curtis to acknowledge for the record the actions taken in regard to the 2023 Spring School Board Election. Motion carried unanimously (6-0).

K. Proposed/suggested items for the next regular and future Board meeting agenda(s)

As always, Board members will be given the opportunity to suggest items for future Board agendas.

Board Self Evaluation Results

L. Schedule next Board/Committee meetings

Set the meeting schedule as follows:

Educational Program Committee meeting: Monday, February 6, 2023, 6:00 p.m.

Finance and Facilities Committee meeting: Monday, February 13, 2023, 6:00 p.m.

Personnel Committee meeting: Monday, February 27, 2023, 6:00 p.m.

Regular Board meeting: Monday, February 20, 2023, 6:00 p.m.

All of the above meetings will be held at the District Office Conference Room, 852 E. Division Street unless noted otherwise.

M. Schultz motioned, seconded by Holbrook to move into **Executive Session pursuant to Wisconsin State Statute Section 19.85 (1)(c)(e) for the purpose of discussing the district bond financing options and contracts related to the future potential referendum process and for approving 2023-24 bargaining goals and continuing employment letters for administrators.** Roll call vote: Miller yes, Curtis yes, Schultz yes, Tuchtenhagen yes, Johnson Myers yes, and Holbrook yes.

CONVENE TO EXECUTIVE SESSION

ADJOURNMENT

President Johnson Myers declared the meeting adjourned at 7:13 p.m.

Alan Tuchtenhagen, Clerk

SCHOOL DISTRICT OF RIVER FALLS

River Falls , Wisconsin 54022

Checks for Approval at the February 2023 Board Meeting

AP CHECK NUMBERS	AMOUNT
210482-210899	\$794,700.87

PAYROLL

1/5/23 Auto Tsf. Payroll	\$712,014.30
1/20/23 Auto Tsf. Payroll	\$708,937.43

\$2,215,652.60

VOID CHECKS

- 173184 - Nathan McNaughton
- 174735 - American Girl
- 175287 - Kinnickinnic Clayworks LLC
- 175417 - Elena Sanchez
- 175708 - Lee Ulseth
- 175824 - Elena Sanchez
- 175841 - Sara Stephens
- 176457 - Nicole Feldmeier
- 176511 - Music Theatre International
- 176701 - Dish And Spoon Café
- 176742 - Katelyn Porwoll
- 177228 - Sam Bartch
- 177264 - Timothy Hyde
- 177272 - Angela Larrabee
- 177285 - Stacy Nadeau
- 177312 - Pat Sherman
- 178560 - Rachael Sherman
- 178650 - John Gildseth
- 180883 - Groth Music
- 181041 - Sherry Latourneau
- 181332 - Ann Pierce
- 181409 - Madeline Schnike
- 181869 - Wi Assoc of FFA
- 182251 - Ann Pierce
- 182668 - Eric Rock
- 182685 - Kyle Temme
- 182686 - Cheryl Tepp
- 182692 - Kimberly Wolf
- 183048 - Auto Value
- 183244 - Minuteman Press
- 183385 - Stacy Walker
- 184294 - Benjamin Hawkinson
- 210327 - Northwest Camera & Video Repair

Actual

FNB - General Money Market Balance	\$8,344,093.04
RCU - Money Market Balance	\$32,059.25

Publication List - Checks over \$100 - February 2023 Meeting

POST	CHECK		INVOICE	
DATE	NUMBER	VENDOR	DESCRIPTION	AMOUNT
1/6/2023	210482	ACCESS SECURITY INC.	Multiple Invoices	\$ 2,298.00
1/6/2023	210483	ACT INC	Multiple Invoices	\$ 1,258.00
1/6/2023	210484	AHLBERG, BRAYDON	officiating fees	\$ 220.00
1/6/2023	210485	AHLBERG, TRAVIS	officiating fees	\$ 240.00
1/6/2023	210486	ALFVEBY, DENNIS	Accompanist	\$ 250.00
1/6/2023	210489	AMAZON CAPITAL SERVICES, INC.	Multiple Invoices	\$ 2,068.56
1/6/2023	210490	ANTCZAK, THANE	officiating fees	\$ 475.00
1/6/2023	210491	ANTCZAK, TONY	officiating fees	\$ 475.00
1/6/2023	210494	BALDWIN LIGHTSTREAM	Internet and phone	\$ 1,601.84
1/6/2023	210495	BETTENDORF TRANSFER & EXCAVATING INC	Black Dirt	\$ 450.00
1/6/2023	210496	BLACK DAVID	NB wrestling mgr	\$ 1,500.00
1/6/2023	210498	BOWMAN, TIMOTHY	officiating fees	\$ 250.00
1/6/2023	210499	BRANDVOLD, DAVID	officiating fees	\$ 475.00
1/6/2023	210502	CDW GOVERNMENT	Document Camera	\$ 241.00
1/6/2023	210503	CHIPPEWA VALLEY TECH COLLEGE	Multiple Invoices	\$ 6,907.52
1/6/2023	210504	CHRISTENSEN, CARTER	officiating fees	\$ 360.00
1/6/2023	210505	CINTAS	Multiple Invoices	\$ 404.52
1/6/2023	210506	CLIFTONLARSONALLEN LLP	Interim Audit Billing	\$ 5,250.00
1/6/2023	210510	DAKTRONICS INC	invoice#: 7015928	\$ 110.00
1/6/2023	210511	DEXHEIMER, ELENA	Reim supplies	\$ 299.25
1/6/2023	210512	DICK'S MARKET	Multiple Invoices	\$ 859.58
1/6/2023	210513	DNA AV INTEGRATORS LLC	Spkr Service Call	\$ 403.75
1/6/2023	210514	ELITE SPORTSWEAR	invoice#: 391964	\$ 1,732.14
1/6/2023	210516	EXPRESS SERVICES INC	Sub Fulfillment	\$ 1,295.88
1/6/2023	210518	FOOD SERVICE-SDRF	Multiple Invoices	\$ 5,321.00
1/6/2023	210519	GOMEZ, NATALY	Reim mileage	\$ 115.69
1/6/2023	210520	GOPHER SPORT	Phy Ed Supplies	\$ 713.48
1/6/2023	210521	GRAINGER	maint supplies	\$ 109.08
1/6/2023	210522	HALLMAN LINDSAY PAINT	Invoice#: SO112956	\$ 839.40
1/6/2023	210523	HARRIS	Service Call-boiler	\$ 371.00
1/6/2023	210525	HILE, CHARLES	officiating fees	\$ 475.00
1/6/2023	210526	HILLYARD, INC.-MPLS	Multiple Invoices	\$ 235.03
1/6/2023	210528	HORIZON COMMERCIAL POOL SUPPLY-INC	Pool Chemicals	\$ 1,006.48
1/6/2023	210530	HUEBSCH	Multiple Invoices	\$ 1,824.74
1/6/2023	210531	ION, INC.	HS Two-Way Radios	\$ 1,356.65
1/6/2023	210532	JACKSON, DOMINICK	officiating fees	\$ 160.00
1/6/2023	210533	JOHNSON, MALLORY	Reim supplies	\$ 309.79
1/6/2023	210534	J W PEPPER & SON INC	Band Supplies	\$ 140.00
1/6/2023	210536	KOHN LAW FIRM S.C.	Payroll accrual	\$ 253.51
1/6/2023	210537	KURITA AMERICA INC.	Maint Expense	\$ 2,043.54
1/6/2023	210538	KWIK TRIP, INC.	Fuel	\$ 2,415.15
1/6/2023	210539	LAMINATION DEPOT	supplies	\$ 422.14
1/6/2023	210541	LAUGHERY, NED	officiating fees	\$ 475.00
1/6/2023	210543	LINEHAN OUTDOOR SERVICES, LLC.	Replace Concrete	\$ 1,242.50

Publication List - Checks over \$100 - February 2023 Meeting

1/6/2023	210544	MACSWAIN, JIM	officiating fees	\$ 475.00
1/6/2023	210545	MANSFIELD OIL COMPANY OF GAINSVILLE, INC	Fuel	\$ 25,268.12
1/6/2023	210546	MARUSAK, BEN	officiating fees	\$ 475.00
1/6/2023	210547	MARUSAK, MATT	officiating fees	\$ 475.00
1/6/2023	210548	MDROFFERS CONSULTING, LLC	Project Mgmt	\$ 132.50
1/6/2023	210550	MEYER, CASSANDRA	Reim mileage	\$ 125.25
1/6/2023	210551	MN CHILD SUPPORT PAYMENT CTR	Payroll accrual	\$ 258.60
1/6/2023	210552	MTI DISTRIBUTING INC	Supplies	\$ 571.92
1/6/2023	210554	NEO ELECTRICAL SOLUTIONS LLC	Multiple Invoices	\$ 2,913.54
1/6/2023	210556	PARSONS, JEFF	officiating fees	\$ 475.00
1/6/2023	210557	RIVER CITY DISPOSAL, INC.	Garbage/Recycling	\$ 2,848.34
1/6/2023	210558	RIVER CITY STITCH LLC	Multiple Invoices	\$ 5,151.77
1/6/2023	210559	RIVER FALLS WRESTLING BOOSTERS	N Badger agrmt	\$ 4,500.00
1/6/2023	210560	RIVER FALLS ACE HARDWARE	Multiple Invoices	\$ 397.90
1/6/2023	210561	RIVER FALLS HEATING	Service Call	\$ 150.00
1/6/2023	210562	RIVER STATES TRUCK & TRAILER	Multiple Invoices	\$ 1,945.77
1/6/2023	210563	RUDIG TROPHIES	Invoice#: 81781	\$ 593.91
1/6/2023	210564	SECURITY CHECK ME INC	Bkgrd checks	\$ 196.00
1/6/2023	210566	SHIRT SPACE	T-Shirts	\$ 246.80
1/6/2023	210569	STAPLES -(PAPER)	Multiple Invoices	\$ 1,729.34
1/6/2023	210572	TOTAL EXCAVATING LLC	Snow Removal	\$ 41,764.50
1/6/2023	210573	TWIN CITY HARDWARE CO INC.	Service Call	\$ 952.50
1/6/2023	210574	UNITED WAY ST.CROIX VALLEY	Multiple Invoices	\$ 160.00
1/6/2023	210575	VERTICAL ENDEAVORS, INC.	Outdoor Ed	\$ 360.00
1/6/2023	210576	WAHLQUIST, JACLYN	Reim-N Badger	\$ 613.39
1/6/2023	210577	WI SCTF	Payroll accrual	\$ 127.51
1/11/2023	210579	AIR COMMUNICATIONS OF WI, INC	Repeat Monthly Rent	\$ 544.32
1/11/2023	210581	AMAZON CAPITAL SERVICES, INC.	Multiple Invoices	\$ 650.86
1/11/2023	210583	AMERICAN PRINTING HOUSE	Multiple Invoices	\$ 487.00
1/11/2023	210584	ARCHKEY TECHNOLOGIES	Maint Expense	\$ 1,047.00
1/11/2023	210586	BAUER BUILT INC	Retreading/Labor	\$ 2,003.56
1/11/2023	210587	BRAINSTORM	Conf Reg	\$ 345.00
1/11/2023	210589	BRIH DESIGN	Brih Design GH	\$ 3,945.00
1/11/2023	210590	BRICKHOUSE MUSIC, LLC	Multiple Invoices	\$ 274.37
1/11/2023	210595	CESA 11	Multiple Invoices	\$ 1,710.00
1/11/2023	210596	CESA 6	Hosting/tech support	\$ 5,127.17
1/11/2023	210597	COUGHLIN, JOSEPH	Reim Jazz Band	\$ 121.57
1/11/2023	210598	DAKOTA COUNTY TECHNICAL COLLEGE	Scholarship	\$ 500.00
1/11/2023	210600	DUET RESOURCE GROUP/DJMI	supplies	\$ 1,017.26
1/11/2023	210601	DWD-UI	Dec Benefit Charges	\$ 1,130.00
1/11/2023	210602	EARLEY, ERIN	Reim supplies	\$ 138.99
1/11/2023	210603	ELKHORN SCHOOL DISTRICT	refund; no N Badger	\$ 285.00
1/11/2023	210604	EXPRESS SERVICES INC	Sub fulfillment	\$ 399.88
1/11/2023	210606	GEISER, CHRISTOPHER	Reim mileage	\$ 320.79
1/11/2023	210608	GRAHAM, JACQUELINE	Reim supplies	\$ 148.44
1/11/2023	210610	HAMPTON INN - LACROSSE	Hotel-Staff Conf	\$ 810.00
1/11/2023	210613	HERUM, NATASHA	Reim mileage	\$ 119.75

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Publication List - Checks over \$100 - February 2023 Meeting

1/11/2023	210614	HOGLUND BUS COMPANY	BG Expense	\$ 927.21
1/11/2023	210615	HUB 70 DESIGN AND PRINT	Card Sheets	\$ 414.00
1/11/2023	210616	HUDSON PHYSICIANS	Multiple Invoices	\$ 555.00
1/11/2023	210618	INDIANHEAD - NAPA PARTS	Plow Controller	\$ 346.30
1/11/2023	210621	KINETIC LEASING, INC.	Lease Payment	\$ 1,659.19
1/11/2023	210622	LAB ZONE, LLC	COL/DOT Labs	\$ 236.35
1/11/2023	210624	LINCOLN ELECTRIC	Tech Ed Supplies	\$ 443.38
1/11/2023	210626	MARCO TECHNOLOGIES LLC	Multiple Invoices	\$ 3,581.42
1/11/2023	210627	MIDWEST BUS PARTS INC	curved polyrod	\$ 262.82
1/11/2023	210628	MINNTEX CITRUS INC	Fruit sales	\$ 26,962.20
1/11/2023	210629	MISSISSIPPI WELDERS SUPPLY	Tech Ed Supplies	\$ 221.65
1/11/2023	210630	NDGROUP LLC	Multiple Invoices	\$ 2,850.00
1/11/2023	210631	PARAGON DEVELOPMENT SYSTEMS INC	Multiple Invoices	\$ 4,678.99
1/11/2023	210633	PESAVENTO, MICHAEL	Homeless Transport	\$ 140.00
1/11/2023	210634	POWELL, JENNIFER	Reim mileage	\$ 168.69
1/11/2023	210638	READ NATURALLY INC	Read Live Licenses	\$ 690.00
1/11/2023	210639	REGISTRATION FEE TRUST	Chevy Title/license	\$ 169.50
1/11/2023	210640	RIVER CITY STITCH LLC	BBB & GBB Pink Out	\$ 407.00
1/11/2023	210642	RIVER FALLS MUNICIPAL	Multiple Invoices	\$ 57,795.70
1/11/2023	210643	RIVER STATES TRUCK & TRAILER	SAFET, FASTE	\$ 397.00
1/11/2023	210646	RUDIG TROPHIES	N Badger	\$ 136.68
1/11/2023	210647	SCHOOL SPECIALTY	Art Supplies	\$ 110.26
1/11/2023	210648	SECURITY CHECK ME INC	Bkgrd Checks	\$ 434.00
1/11/2023	210650	STAPLES -(PAPER)	Multiple Invoices	\$ 119.22
1/11/2023	210652	ST CROIX GAS	Multiple Invoices	\$ 36,944.19
1/11/2023	210653	STEEL TOWNE R.F.	Tech Ed Supplies	\$ 396.00
1/11/2023	210654	SUMMIT COMPANIES	Service Call	\$ 1,680.00
1/11/2023	210655	THE CENTER FOR CULTURALLY RESPONSIVE TEA	Jumpstart Workshop	\$ 4,000.00
1/11/2023	210656	TWIN CITY HARDWARE CO INC.	Multiple Invoices	\$ 3,745.00
1/11/2023	210657	UWRF PARKING OFFICE	REN Temp Parking	\$ 540.00
1/11/2023	210658	VEO TECHNOLOGIES, INC.	supplies	\$ 1,498.00
1/11/2023	210659	VERIZON WIRELESS	12/2/2022-1/1/2023	\$ 1,973.45
1/11/2023	210660	WATSON, MARGARET	Reim supplies	\$ 177.63
1/11/2023	210661	WESTERN WASHINGTON UNIVERSITY	Scholarship pymt	\$ 500.00
1/11/2023	210662	WILLIAM V MACGILL AND CO	supplies	\$ 343.72
1/11/2023	210663	WSRA	Conf. Reg	\$ 330.00
1/18/2023	210665	ALLEN, ZACHARY	Driver Meals	\$ 211.00
1/18/2023	210668	AMAZON CAPITAL SERVICES, INC.	Multiple Invoices	\$ 3,626.78
1/18/2023	210669	AMBIENT ENTERTAINMENT LLC	Prom 2023; DJ	\$ 356.25
1/18/2023	210670	APPLIED DESIGNS & SIGNS INC	Signage	\$ 200.00
1/18/2023	210671	AT&T	715 425-1803 147 0	\$ 1,361.53
1/18/2023	210672	AT&T BUSINESS DIRECT	Multiple Invoices	\$ 1,653.82
1/18/2023	210673	ATR, INC.	Digital Magnifier	\$ 4,349.00
1/18/2023	210676	BENILDE ST. MARGARET'S	A Cappella Festival	\$ 1,158.00
1/18/2023	210677	BOARDMAN & CLARK, LLP	Legal Fees - Oct	\$ 3,171.00
1/18/2023	210680	BRIH DESIGN	Dec Invoice	\$ 2,220.00
1/18/2023	210681	BRUNS, JULIE	officiating fees	\$ 275.00

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Publication List - Checks over \$100 - February 2023 Meeting

1/18/2023	210682	CAMPBELL, GARY	officiating fees	\$ 175.00
1/18/2023	210685	CHRISTENSEN, CARTER	officiating fees	\$ 230.00
1/18/2023	210686	COLLEGE ENTRANCE EXAMINATION BOARD	PSAT/NMSQT	\$ 750.00
1/18/2023	210687	CONTINENTAL CLAY	Glaze	\$ 199.00
1/18/2023	210689	DEZIEL, MALLORY	Reim supplies	\$ 101.51
1/18/2023	210697	FAMILYMEANS	Admin fee/sessions	\$ 699.00
1/18/2023	210700	GENESIS TECHNOLOGIES INC	License Renewal	\$ 2,500.00
1/18/2023	210702	GRAY, TANIA	officiating fees	\$ 275.00
1/18/2023	210704	HANSEN, DELORES	CE Refund	\$ 190.00
1/18/2023	210705	HASKINS, MAXWELL	officiating fees	\$ 175.00
1/18/2023	210706	HILLYARD, INC.-MPLS	Multiple Invoices	\$ 8,595.89
1/18/2023	210707	HOENISCH, CINDY	officiating fees	\$ 175.00
1/18/2023	210708	HOGLUND BUS COMPANY	BG Supplies	\$ 167.76
1/18/2023	210709	HUB 70 DESIGN AND PRINT	Multiple Invoices	\$ 725.00
1/18/2023	210713	INTERSTATE ALL BATTERY CENTER	Trailer Batteries	\$ 579.80
1/18/2023	210714	JACKSON & ASSOCIATES LLC	Multiple Invoices	\$ 60,000.00
1/18/2023	210715	JESSE, SUSAN	CE Refund	\$ 189.00
1/18/2023	210716	J H LARSON COMPANY	Multiple Invoices	\$ 3,423.20
1/18/2023	210717	JOHNSON, MARY ANN	CE Refund	\$ 189.00
1/18/2023	210718	JOHNSON QUALITY PLUMBING LLC	Install Water Filter	\$ 547.69
1/18/2023	210719	KAHUT-LOOMIS, MICHELLE	officiating fees	\$ 275.00
1/18/2023	210721	KINNEY, JEANNE	Multiple Invoices	\$ 134.00
1/18/2023	210723	KUPKA, EMILY	officiating fees	\$ 275.00
1/18/2023	210727	LUCAS, MARY JEAN	officiating fees	\$ 275.00
1/18/2023	210730	MARCO TECHNOLOGIES, LLC.	Multiple Invoices	\$ 1,151.44
1/18/2023	210731	MASTERCARD CORPORATE CLIENTS	Multiple Invoices	\$ 16,926.44
1/18/2023	210732	MCCONE FOODS, INC.	Popcorn	\$ 1,824.00
1/18/2023	210734	MENARDS	Multiple Invoices	\$ 290.35
1/18/2023	210735	MILLER, TAMI	Wellness Grant	\$ 400.00
1/18/2023	210736	MINNESOTA ORCHESTRA	Field Trip	\$ 431.25
1/18/2023	210738	MONROE TRUCK EQUIPMENT, INC.	maint supplies	\$ 205.46
1/18/2023	210739	MTI DISTRIBUTING INC	Replacement Rams	\$ 828.23
1/18/2023	210740	MULLER, GERALDINE	supplies	\$ 166.25
1/18/2023	210741	NATIONAL TIME & SIGNAL CORPORATION	Clocks	\$ 706.81
1/18/2023	210743	NELSON, BRIAN	Driver Meals	\$ 115.00
1/18/2023	210744	NELSON, CRAIG	Driver Meals	\$ 106.00
1/18/2023	210746	NEO ELECTRICAL SOLUTIONS LLC	Flagpole Repairs	\$ 583.26
1/18/2023	210750	OFFICE ENTERPRISES, INC.	Ink Cartridge	\$ 195.77
1/18/2023	210751	OTTO, BRIAN	officiating fees	\$ 160.00
1/18/2023	210755	PURELAND SUPPLY	smartboard lamp	\$ 128.40
1/18/2023	210756	READ-BENUSA, NATALIE	Wellness Grant	\$ 375.00
1/18/2023	210757	RIVER FALLS CHAMBER OF COMMERCE	Multiple Invoices	\$ 110.00
1/18/2023	210758	RIVER FALLS YOUTH HOCKEY ASSOC	Invoice#: 10449	\$ 12,000.00
1/18/2023	210759	RIVER FALLS FOOD PANTRY	Donation	\$ 595.00
1/18/2023	210761	RIVERLAND LASER, INC.	Invoice#: 41864	\$ 692.50
1/18/2023	210763	ROTARY CLUB OF RIVER FALLS	Multiple Invoices	\$ 250.00
1/18/2023	210766	SMARTPASS, LLC	SmartPass for HS	\$ 2,308.39

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Publication List - Checks over \$100 - February 2023 Meeting

1/18/2023	210767	SMITH, JENNIFER	officiating fees	\$ 175.00
1/18/2023	210768	SMURAWA, CHAD	Reim expenses	\$ 179.42
1/18/2023	210770	SORENSEN, DEBRA	Reim mileage	\$ 155.25
1/18/2023	210771	STAPLES -(PAPER)	Multiple Invoices	\$ 155.51
1/18/2023	210773	STILLWATER ESCAPE CO.	Wellness Grant	\$ 420.00
1/18/2023	210774	SUPER DUPER PUBLICATIONS	supplies	\$ 119.90
1/18/2023	210776	THIESING, SCOTT SR	officiating fees	\$ 160.00
1/18/2023	210778	TRI STATE BOBCAT, INC.	Cutting Edge-Tool Cat	\$ 211.97
1/18/2023	210779	TURCOTTE, AMBER	officiating fees	\$ 175.00
1/18/2023	210780	UW-MADISON-BURSARS OFFICE	Scholarship Pymt	\$ 500.00
1/18/2023	210781	UW-RIVER FALLS CAREER SERVICES	Career Fair	\$ 125.00
1/18/2023	210787	WISCONSIN EMERGENCY MANAGEMENT	Multiple Invoices	\$ 1,225.00
1/18/2023	210788	WISCONSIN FFA CENTER	center fee	\$ 400.00
1/18/2023	210789	NORTHWOOD TECHNICAL COLLEGE	Hospitality Credits	\$ 981.40
1/18/2023	210790	WONDER WORKSHOP INC	CSF Supplies	\$ 2,559.86
1/18/2023	210791	WSRA	Multiple Invoices	\$ 1,035.00
1/25/2023	210794	AMAZON CAPITAL SERVICES, INC.	Multiple Invoices	\$ 5,061.50
1/25/2023	210797	AUTO VALUE	Multiple Invoices	\$ 145.12
1/25/2023	210798	BAILEY, LINDA	January services	\$ 825.00
1/25/2023	210799	BAUER BUILT INC	BG Supplies	\$ 265.79
1/25/2023	210800	BENSON, JAMES	Reim mileage	\$ 403.48
1/25/2023	210803	CAMPBELL, GARY	officiating fees	\$ 115.00
1/25/2023	210804	CHARTWELLS	DEC INVOICE	\$ 182,876.58
1/25/2023	210805	CHRISTENSEN, CARTER	officiating fees	\$ 160.00
1/25/2023	210806	CINTAS	Multiple Invoices	\$ 595.18
1/25/2023	210807	COMPUTER INTEGRATION TECHNOLOGIES INC	Multiple Invoices	\$ 3,238.00
1/25/2023	210809	COLLINS SPORTS MEDICINE	Multiple Invoices	\$ 217.10
1/25/2023	210810	CONTINENTAL CLAY	Control Box for Wheel	\$ 571.53
1/25/2023	210811	CORY GREENWOOD SPEAKS	Feb 8 Speaking Events	\$ 4,500.00
1/25/2023	210814	DECKER INC	Combination Locks	\$ 418.72
1/25/2023	210818	DUET RESOURCE GROUP/DJMI	Strive HD Stack Chairs	\$ 2,565.20
1/25/2023	210819	EXPRESS SERVICES INC	Sub fulfillment	\$ 2,234.36
1/25/2023	210820	FIELD ENVIRONMENTAL CONSULTING INC	Annual NTE	\$ 518.89
1/25/2023	210823	FOOD SERVICE-SDRF	Drivers-Winter Brkfst	\$ 149.75
1/25/2023	210825	HARRIS	Chiller Maintenance	\$ 452.75
1/25/2023	210826	HASKINS, MAXWELL	officiating fees	\$ 115.00
1/25/2023	210827	HAUG WASH LLC	Football plaques	\$ 306.00
1/25/2023	210828	HILLYARD, INC.-MPLS	Multiple Invoices	\$ 359.26
1/25/2023	210829	HORIZON COMMERCIAL POOL SUPPLY-INC	Pool Chemicals	\$ 1,218.06
1/25/2023	210832	ION, INC.	radio	\$ 228.90
1/25/2023	210833	J H LARSON COMPANY	Multiple Invoices	\$ 962.54
1/25/2023	210834	J W PEPPER & SON INC	Multiple Invoices	\$ 231.49
1/25/2023	210835	KARI'S CREATE & PAINT STUDIO	Wellness Grant	\$ 420.00
1/25/2023	210836	KINETIC LEASING, INC.	Lease Payments	\$ 1,659.19
1/25/2023	210838	KOHN LAW FIRM S.C.	Payroll accrual	\$ 217.15
1/25/2023	210840	LEMKE, FRED	officiating fees	\$ 140.00
1/25/2023	210841	LINEHAN, STEPHANIE	Reim supplies	\$ 126.30

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1/25/2023	210844	MACKIN EDUCATIONAL RESOURCES	Multiple Invoices	\$ 2,109.18
1/25/2023	210845	MACMH	Conf Reg	\$ 410.00
1/25/2023	210846	MADER, RACHEL	Reim Supplies	\$ 149.25
1/25/2023	210847	MAGNA-TILES	CSF Supplies	\$ 1,019.74
1/25/2023	210848	MARCO TECHNOLOGIES LLC	staples for copier	\$ 171.97
1/25/2023	210849	MARCO TECHNOLOGIES, LLC.	Multiple Invoices	\$ 1,305.04
1/25/2023	210850	MARK'S PLUMBING PARTS	Multiple Invoices	\$ 606.64
1/25/2023	210852	MENARDS	Boiler Pipe supplies	\$ 206.00
1/25/2023	210853	MN CHILD SUPPORT PAYMENT CTR	Payroll accrual	\$ 258.60
1/25/2023	210855	NEO ELECTRICAL SOLUTIONS LLC	Multiple Invoices	\$ 2,111.32
1/25/2023	210857	O'ROURKE MEDIA GROUP-MINNESOTA, LLC	Multiple Invoices	\$ 105.79
1/25/2023	210859	PARAGON DEVELOPMENT SYSTEMS INC	Multiple Invoices	\$ 7,151.76
1/25/2023	210862	RIVER MOON COFFEE ROASTING CO	coffee and bags	\$ 255.00
1/25/2023	210863	RIVER STATES TRUCK & TRAILER	Multiple Invoices	\$ 2,163.07
1/25/2023	210867	SCHOOL SPECIALTY	Supplies	\$ 107.76
1/25/2023	210868	SEIFERT, JORDAN	Reim class reg	\$ 125.00
1/25/2023	210871	STAPLES -(PAPER)	Multiple Invoices	\$ 1,358.69
1/25/2023	210873	STICHT, IAN	Team Building; GBB	\$ 1,756.12
1/25/2023	210875	TORMACH, INC.	Multiple Invoices	\$ 1,748.07
1/25/2023	210876	TRIMARK	Multiple Invoices	\$ 77,141.92
1/25/2023	210877	TUCHTENHAGEN, ALAN	Reim Travel Expenses	\$ 439.96
1/25/2023	210878	ULINE	Tech Ed Supplies	\$ 3,532.61
1/25/2023	210880	UNITED WAY ST.CROIX VALLEY	Multiple Invoices	\$ 110.00
1/25/2023	210881	UWRF	Equip Rental	\$ 104.00
1/25/2023	210882	WAUSAU EAST HIGH SCHOOL	WIAA contest	\$ 250.00
1/25/2023	210885	WILLIAM V MACGILL AND CO	Health Supplies	\$ 1,044.70
1/25/2023	210886	WI SCTF	Payroll accrual	\$ 127.51
1/25/2023	210887	WONDER WORKSHOP INC	STEAM Grant Supplies	\$ 1,924.90
1/25/2023	210888	WORTHINGTON DIRECT	replacement chair	\$ 177.83

RIVER FALLS BOARD OF EDUCATION MEETING

Monday, February 20, 2023

Personnel Agenda:

1. Recommended approval of the employment of Madison Bosshart as 1.0 FTE long term substitute Second Grade Teacher at Greenwood Elementary School, effective approximately February 20, 2023 through May 22, 2023 (for Kayla Hayes).
2. Recommended approval of the reduced employment of Cecily Gillis, Special Education Teacher at River Falls High School, from 1.0 FTE to 0.5 FTE effective January 30, 2023.
3. Recommended approval of the reduced employment of Jenny Jerry, Alternate Education Teacher at Renaissance Charter Academy, from 1.0 FTE to 0.4 FTE effective April 5, 2023.
4. Recommended approval of the hiring of the following short-term, on call Substitute Teachers:
 - a. Devon Shaut
 - b. Mavis Sachs
 - c. Paige Stilen
 - d. Blake Buzay
 - e. Madison Bosshart
 - f. Sophia Cole
 - g. Emma Kohlbeck
 - h. Theron Drier
 - i. Kelley Nelson
 - j. Victoria Swank
 - k. Jessica Linder
 - l. Kylah Wenzel
 - m. Brooke Krejci
5. Recommended acceptance of the resignation of Kari LaPoint as full-time Second Grade Teacher at Greenwood Elementary School effective the end of the 2022-23 year. Ms. LaPoint will retire after 32 years of service with the district.
6. Recommended acceptance of the resignation of Judy Lefeber as full-time Library Media Specialist at Greenwood Elementary School effective the end of the 2022-23 year. Ms. Lefeber will retire after 24 years of service with the district.

**School District of River Falls
Educational Program Committee meeting Report**

Monday, February 6, 2023 - 6:00 PM

District Office, 852 E Division Street

River Falls, Wisconsin 54022

The Board of Education's Educational Program Committee meeting was held on Monday, January 9, 2023 at District Office, 852 E Division Street, River Falls, Wisconsin 54022. Chair Tuchtenhagen called the meeting to order at 6:00pm. It was ascertained that notice of the meeting had been properly posted in the appointed locations, and sent to the *Star-Observer*, *Pierce County Journal*, WEVR Radio Station, and the *Eau Claire Leader-Telegram*.

PRESENT

Committee Members Alan Tuchtenhagen (Chair), Lindsey Curtis, and Cindy Holbrook were present. Board members Bob Casey, Mike Miller, and Stacy Johnson Myers were present. Director of Human Resources and Leadership Development David Bell, Co-Interim Director of Academic Services MaryBeth Elliott, College and Career Readiness Coordinator Melisa Hansen, RF4C Program Director Nate Wells, HS French Teacher Melissa Sabelko were also present.

HEARING OF VISITORS OR DELEGATIONS

Committee moved agenda items around to accommodate the student presenter.

Approve the RF4C provider contract for the 2023-24 school year

Nate Wells, River Falls Public Montessori Elementary Principal, presented the 2023-24 RF4C provider contract for approval. Discussion of potential disparity(s) between sites charging all-day parent fees. Administrator will inquire and seek remedy if inequities exist.

Tuchtenhagen moved, Curtis seconded by to approve the RF4C provider contract for the 2033-24. Motion carried (3-0).

Summer School Update

Co-interim Director of Academic Services, MaryBeth Elliott, provided committee members a brief update regarding summer school. Key elements of this report included: Two summer school sessions with 25-30 enrichment and remedial courses will be offered to K-5 students from 8:30-12 June 19-June 30 and July 10-July 21. Student grades 6-9 will be offered one four week session from 8:30-12 June 19-June 30 and July 10-July 21. High School students will offer credit recovery. Registration will be open March 1, 2023. Our biggest challenge at this time is staffing. Also discussed potential virtual summer school options in the future. No action, informational only.

Recognition of February as Career and Technical Education (CTE) month

February is Career and Technical Education (CTE) Month. Committee members were provided with proclamations or recognition from both the Governor and State Superintendent recognizing Career and Technical Education in our State. Board members were also provided with information specific to CTE staff members and programs currently offered in the River Falls School District.

No action, information only.

Update regarding the Western WI College Fair and high school registration night

Melisa Hansen, College and Career Readiness Coordinator, Logan Moe, HS School Counselor, and Tracy Klein, HS School Counselor provided committee members with an update regarding the recent Western WI College Fair event at River Falls High School and the registration activities that also took place that evening. Additional information provided regarding student Academic Career Planning (ACP) action steps taking place at the high school throughout the 2022-23 school year.

No action, informational only.

Approve preliminary 10-12th grade French student field trip application to Canada

River Falls High School French teacher, Melissa Sabelko, and a student presented the preliminary field trip application for the French field trip to Canada, June 28-July 2, 2024.

Curtis motioned, seconded by Tuchtenhagen approval for the preliminary field trip application for the French field trip to Canada, June 28-July 2, 2024. Motion carried (3-0).

Proposed/suggested items for the next regular and future Board meeting agenda(s)

Board members suggested a future meeting be a tour of the CTE classrooms at the High School.

Schedule next Board/Committee meetings

Set the meeting schedule as follows:

Educational Program Committee meeting: Monday, March 6, 2023, 6:00 p.m.

Chair Tuchenhagen declared the meeting adjourned at 8:00 p.m.

Alan Tuchenhagen, Educational Program Committee Chair



AGREEMENT

This Agreement regarding the River Falls 4 Children program (“RF4C”) is between **PROVIDER**, a partner, and the School District of River Falls (“RFSD”). This Agreement shall be for the **2022-2023 2023-2024** school year. It is agreed between Provider and RFSD as follows:

I. OPERATIONS

- A. Provider shall hold and maintain a valid child care license issued by the Wisconsin Department of Children and Families and not be subject to or have been subject to any “enforcement actions” for a period of 2 years before the effective date of this Agreement and throughout the term of this Agreement.
- B. Provider shall provide all required teacher(s), teacher assistant(s) and site for delivery of RF4C services under this Agreement (“RF4C services”).
- C. RF4C services shall include minimum student contact time of 437 hours per school year.
- D. A school schedule of days and hours must be provided to the RF4C Coordinator by August 1, each school year.
- E. Childcare and/or extended services are an option for preschool participants but not a condition of enrollment in the RF4C program at the Provider’s facility. It is understood and agreed that RFSD has no involvement of any kind with any other services and/or care given by Provider.
- F. Provider will comply with the site technology requirements, which require, at a minimum, maintaining email and internet capabilities.
- G. The RF4C Coordinator shall be advised by the Site Coordinator of current enrollments, attendance reports and all other reports requested by RFSD in accordance with determined deadlines.

II. LOCATION/FACILITIES

- A. The RF4C services will be provided, pursuant to this Agreement, at facilities located at **<INSERT NAME HERE>**, River Falls, Wisconsin 54022. (“Site”).
- B. The Provider will maintain an appropriate environment for four-year-olds. The appropriateness of the environment is subject to the approval of RFSD. An appropriate environment includes, but is not necessarily limited to:
- (i) Maintaining indoor/outdoor space/equipment and toys in good condition;
 - (ii) Indoor play space with equipment appropriate for early childhood;
 - (iii) Outdoor play space with equipment appropriate for early childhood;
 - (iv) Maintain a clean, well-lit, secure site;
 - (v) Provide adequate personal storage space for children (i.e. “cubbies”);
 - (vi) A private and confidential space to meet with parents and or specialists;
 - (vii) A space which complies with the requirements imposed by the Establishment Clause of the First Amendment to the United States Constitution;
 - (viii) A private and confidential space with a table and a minimum of four chairs to meet with parents and specialists, and to provide special education and related aids and services; and
 - (ix) Handicap accessibility in accordance with applicable laws and regulations.
- C. Custodial services for the Site will be provided at the sole cost and expense of the Provider. Custodial services shall be performed daily so that the Site remains in a safe, clean and sanitary condition.

III. STAFF

- A. The RF4C Coordinator is Becky McAleavey.
- B. The Site Coordinator is <INSERT NAME HERE>. The Site Coordinator may be replaced from time to time at Provider's discretion.
- C. Provider shall provide a DPI certified teacher, who meets DPI licensure requirements for four-year-old kindergarten, for each RF4C classroom in the program.
- D. Provider shall also provide a teacher assistant, with a minimum of a high school diploma and Early Childhood I Certification (or the equivalent), for each RF4C classroom when the enrollment exceeds 13 children in the program.
- E. Provider shall obtain background checks on all its employees or independent contractors who have any involvement with the RF4C program and provide copies of each background check to the RF4C Coordinator. The background checks shall be provided before the start of the school year or, for any employees or independent contractors who begin mid-school year, before the employee starts working in the RF4C program.
- F. Provider shall ensure that each RF4C classroom has a consistent teacher and a teacher assistant.
- G. CPR and first aid trained staff are available at all times when providing RF4C services.
- H. Provider will ensure a duty-free planning time that will be equal to 2.5 hours per week. A schedule of planning time will be provided to the RFSD by the Provider for each DPI certified teacher and will be subject to the approval of RFSD.
- I. In addition to the duty-free planning time, paid preparation/collaboration time will be provided to the DPI certified teacher to collaborate with RFSD staff members, co-teachers and others. A schedule of collaboration time will be provided to the RFSD by the Provider for each DPI certified teacher and will be subject to the approval of RFSD.
- J. RF4C staff will participate in required joint training and professional development as may be required from time to time by RFSD.
- K. RFSD will provide an opportunity for teachers and directors of the RF4C program to participate in an exit survey or interview to discuss the program's strengths and weaknesses.

- L. For any DPI licensed teacher hired by the Provider, the Provider will pay the teacher a minimum of \$18.00 per hour for RF4C work performed for the Provider including time worked during instruction for the Provider and during planning for instruction. SDRF will provide a transition period for providers to attain the required minimum wage by request only and will consider such requests when submitted to the RF4C Coordinator.

IV. ACTIVITIES/CURRICULUM

- A. A developmentally appropriate preschool model shall be used by the Provider to deliver RF4C services and meet the RF4C Learner Outcomes.
- B. Site classrooms shall not be segregated by family income or a child's ability or/disability.
- C. Cultural and/family values shall be incorporated into the program.
- D. The RFSD has provided the Creative Curriculum and its components to be used in each RF4C classroom. All other materials including consumable supplies shall be provided by Provider, at its sole cost and expense.
- E. Provider shall adequately maintain all materials, equipment, supplies provided or loaned to it by RFSD. Provider shall provide a current list of provided or loaned materials, equipment, supplies upon request or if terminated from the RF4C Program.
- F. Common documentation of Early Learner Outcomes will be completed using the assessment and screening tools selected by RFSD.
- G. Provider shall participate in any data collection, reporting process, and goal setting as directed by RFSD. Data and reports shall be provided in a timely manner.
- H. Wis. Stat. §118.016 requires an early literacy screener to be administered to all 4-year-old kindergarten. Each RF4C classroom will administer the universal screener identified by the RFSD for implementation during the school year. Assessment materials will be provided by the RFSD.
- I. RFSD reserves the right to monitor curriculum implementation in each RF4C classroom throughout the school year.

V. FUNDING

- A. No fees may be required of a parent(s) or guardian(s) to enroll their child in the RF4C program.
- B. Collection of all childcare/tuition fees associated with childcare and/or extended services provided outside the RF4C program, as set forth below, shall be the sole responsibility of the Provider.
- C. Participants arriving or remaining more than 10 minutes before or after defined preschool hours are subject to childcare fees which may be assessed by the Provider, directly to the participant's parent(s) or guardian(s). In this regard, the Provider shall provide appropriate notification to parents of all fees and financial expectations.
- D. The per pupil amount to be provided by RFSD to the Provider is ~~two-thousand five hundred ten (\$2510)~~ **two-thousand five hundred eighty-six (\$2586)** per school year for each eligible student enrolled in the RF4C program.
- E. Provider will receive four payments from RFSD based on pupil count and compliance with this Agreement. The first payment will occur on Oct. 15th and will be 20% of the total due. The second payment will occur on November 15th and will be 20% of the total due. The third payment will be on March 1st and will be 20%, and the final payment will occur on April 15th - or after the Provider has completed all year end activities and provided all required documentation to RFSD, whichever is later. The amount of each payment will be based on the student count taken 2 weeks prior to payment date.
- F. RFSD reserves the right to withhold any or all installment payments in the event the Provider does not comply with any of the requirements of this Agreement, including without limitation the completion of all year-end activities and the provision of all required documentation. Withheld installment payments will be made once the Provider has complied with the Agreement to the satisfaction of RFSD.
- G. If the conditions in this paragraph are met, an additional per pupil amount of \$80 will be provided by RFSD to the Provider per school year for each eligible student enrolled in the RF4C. Provider will receive payments in accordance with the payment schedule in Section V., paragraph E. To receive these payments, Provider must provide sufficient documentation to the District 4 weeks after each payment to show that Provider made the bonus payments to all 4k teachers in an amount equivalent to the per pupil amount in this paragraph. This distribution of the increase should be in a uniform manner per teacher, and any increase should not impact other existing benefits.

VI. PARENT INVOLVEMENT

- A. Parents shall have input into their child's educational program and care.
- B. Parents are encouraged to be involved with governance.
- C. Parents and/or community members may serve as volunteers, if appropriate screening is conducted by Provider, under circumstances the Provider deems safe and appropriate and which do not violate any provision of this Agreement.
- D. Providers shall collaborate to offer a total of 87.5 hours of required parent involvement activities and will actively participate to fulfill the annual RF4C Parent Involvement Plan.

VII: SUPPORT SERVICES

- A. The Provider shall actively participate in the Student Support Team (SST) process which helps to identify students who may need additional support for learning.
- B. The River Falls School District will provide Special Education support by providing consultation and coaching through a special education teacher.
- C. If the level of need for special education support is greater than the consultation and coaching provided then the IEP team will convene to determine if additional special education support and/or alternative placement is needed.
- D. Support services provided by Provider shall include:
 - (i) Immunization records on file;
 - (ii) Information on health and safety;
 - (iii) Integration of special education students, when appropriate;
 - (iv) Maintenance of student records.
 - (v) Staff background checks; and
 - (vi) Crisis planning to consist of protocols for staff and students, submission of safety drill schedule, and documentation.

VIII. STANDARDS

- A. The recommended RF4C enrollment is 21 four-year-olds per classroom with up to a maximum of 24 based on district administrative recommendation and need. Classroom enrollment is aligned with the licensing regulations for square footage of 35 sq. ft. per child. Total classroom enrollment shall not exceed a staff-child ratio of 1:13 as required in state child care licensing regulations.
- B. Should the Provider fail to attain an initial enrollment of at least 10 students by August 1st, it shall have the right to withdraw from this Agreement by providing written notice to RFSD by August 5th.
- C. Non-RFSD students may participate in the 4K program, but enrollment priority must be given to RFSD students. Provider further agrees to notify RFSD of the enrollment of any and all non-RFSD students.
- D. Non-RFSD students who are not eligible for open enrollment in RFSD will be subject to tuition charges. RFSD shall be responsible for the billing and collection of such charges. In the event of non-payment of tuition charges, RFSD will notify Provider, and Provider agrees to exclude the affected student until RFSD advises that payment has been made to its satisfaction.
- E. The Provider and the RF4C classroom are subject to, and agree to comply with all applicable Wisconsin Department of Children and Families child care licensing regulations, DPI standards, Wisconsin Statutes, RFSD policies and appropriate early childhood education procedures.
- F. Prior to providing any services under this Agreement, the Provider shall review the River Falls 4 Children Manual provided by the RFSD and Provider shall comply with all requirements set forth in the Manual at all times.
- G. The Provider must remain in good standing with the Wisconsin Department of Children and Families licensing authority. Any violation documented by the Wisconsin Department of Children and Families, whether or not it results in an "enforcement action," shall be immediately reported to RFSD. Failure to report within 7 days of the issuance of the violation shall constitute a breach of this Agreement.

IX. EVALUATIONS

- A. Program: An evaluation process of the RF4C Program shall be conducted annually by the RF4C Coordinator. The RF4C Fidelity Checklist will be used to help create consistency and best practices in implementing the most positive outcomes.
- B. Staff: Evaluation of staff shall be conducted by the Provider as required by the Provider contracts, policy and procedures. Provider shall be solely responsible for staff evaluation, however, Provider will seek input from the Program Coordinator regarding concerns, if any.

X. INSURANCE AND INDEMNIFICATION

- A. Additional Insured Endorsement. Before commencing any services under this Agreement Provider shall provide RFSD with a Certificate of Insurance showing the coverage specified below as being in force during the terms of the Agreement. The "School District of River Falls" shall be named as an additional insured on the General Liability coverage and a copy of the specific or blanket additional insured endorsement must accompany the Certificate of Insurance along with assurance that the insurance will not be canceled or changed except upon 30 days written notice to RFSD.

Provider shall send Certificates of Insurance and supporting documentation directly to RFSD at the address provided for notice below.

- B. General Liability Insurance. Provider shall provide the RFSD with a certificate of General Liability Insurance. General Liability Insurance limits shall be no less than \$1,000,000 per occurrence and \$1,000,000 aggregate or \$500,000 General Liability and \$500,000 Umbrella.
- C. Professional Liability Insurance. Provider shall provide the RFSD with a certificate of insurance evidencing Professional Liability Insurance. The Professional Liability limits shall be no less than \$1,000,000 and the insurance shall not exclude coverage for liability for Corporal Punishment, Sexual Abuse/Molestation or any similar intentional conduct. The coverage shall include coverage for claims covered by standard educators legal liability coverage.
- D. Workers Compensation Insurance. Provider shall provide the RFSD with a certificate of insurance evidencing Workers Compensation in an amount equal to that required by statute.

- E. Auto Liability Insurance. In the event Provider will be using vehicles to transport students (either owned by Provider or its employees or volunteers), Provider shall provide the RFSD with a certificate of insurance evidencing insurance limits of no less than \$500,000 combined single limit.
- F. Provider agrees to defend, indemnify, and hold harmless RFSD, its school board, administration, employees, and volunteers, individually and collectively, from and against all costs, losses, claims, actions, attorney fees, and judgements arising from personal injuries, property damage, or otherwise, that may arise from or alleged to be caused by Provider's negligence as a result of Provider's use or occupancy RFSD's land, facilities, or equipment.
- G. Provider agrees to defend, indemnify, and hold harmless RFSD, its school board, administration, employees, and volunteers, individually and collectively, from and against all costs, losses, claims, actions, attorney fees, and judgements arising from personal injuries, property damage, or otherwise, that may arise from or alleged to be caused by Provider's negligence as a result of Provider's performance or providing of RF4C services under this Agreement.

XI. BREACH

- A. If either party breaches any term, covenant, or condition of this Agreement, the breaching party shall notify the non-breaching party and advise the non-breaching party of its efforts to cure the breach. This Agreement may be terminated by the non-breaching party immediately, or the non-breaching party may, at its sole discretion, provide the breaching party with a time period to achieve compliance, at the option of the non-breaching party.
- B. This Agreement may be terminated by the RFSD immediately, without payment or penalty of any sort, if it deems that the health or safety of participants is in jeopardy, regardless of whether the jeopardy results from a breach of this Agreement or any other reason.
- C. If, at any time during the term of this Agreement, it is found that Provider has not performed fully its obligations under any other agreement with any party, or that the financial credit of the Provider has changed, been misrepresented or has been impaired, RFSD may terminate the Agreement immediately.

XII. MISCELLANEOUS

- A. Notice: Except as otherwise expressly provided in this Agreement, all notices and communications regarding this Agreement shall be in writing and shall be addressed to:

Notice to RF4C Provider:

or such other place as such party may subsequently be designated in writing.

Notice to School District: Nathan Wells
RF4C Program Administrator
River Falls School District

852 E Division St
River Falls, WI 54022
FAX: 715-425-1804

or such other place as such party may subsequently be designated in writing.

Notices shall be sent by registered or certified U.S. mail, postage prepaid, or by commercial overnight delivery service and shall be deemed delivered to the addressee on the date of the return receipt acknowledgment (in the case of notices sent via U.S. mail) or on the next day after the date the notice was sent (in the case of notices sent by overnight delivery service).

- B. Effects of Headings: Headings to articles and paragraphs of this Agreement are to facilitate reference only, and do not form a part of this Agreement, and shall not in any way affect the interpretation of the Agreement.
- C. Non Waiver: No course of dealing or failure of RFSD to strictly enforce any term, right or condition of this Agreement shall be construed as a waiver of such term, right or condition.
- D. Severability: Should any part of this Agreement be declared invalid, such order shall not affect the validity of any remaining portion, which shall remain in force and effect as if this Agreement had been executed with the invalid portion eliminated.
- E. Assignment: Neither party may transfer or assign its rights under this Agreement without prior written consent of the other party.
- F. Governing Law: This Agreement is governed by and construed in accordance with the laws of the State of Wisconsin.

- G. Entire Agreement: This Agreement constitutes the entire Agreement of the parties regarding the subjects addressed herein and shall supersede all previous agreements between the parties, written or verbal. The Agreement may not be altered or amended except by written amendment signed by both parties.
- H. Counterparts: This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate, each constituting an original, by their duly-authorized representatives.

Dated this ____ day of _____, 20__.

RF4C Provider Name

School District of River Falls

By: _____
 Name:
 Title:

By: _____
 Name: Nathan Wells
 Title: RF4C Program Administrator

By: _____
 Name:
 Title:

By: _____
 Name: Becky McAleavey
 Title: RF4C Coordinator

Addendum A: RF4C Fidelity Checklist

PRELIMINARY APPLICATION FOR SANCTION OF SCHOOL-SPONSORED TRIPS
(Overnight trips, more than 150 miles or out of the country)
INITIAL APPROVAL REQUIRED FOR RAISING FUNDS

Please complete this application and forward to Central Office for presentation to the Educational Program Committee of the Board of Education for approval, prior to fund-raising.

All activities must be in compliance with Board Policy 374-Student Fund-raising Activities.

This does not represent final approval for the trip, approval granted via BOE approval.

Trip/Group Name: Prométour- River Falls: Spring Time in Quebec 2024	
Location of Trip: Quebec and Montreal Canada	
Date of Trip: June 28, 2024	Total Number of Days (from departure to return): 5
Name of Tour Company (if applicable): Prométour	
Name of Head Chaperone/Advisor: Melissa Sabelko	
Anticipated Methods of Fundraising: Student led bake sales, craft sales, online donation challenge, and more ideas on behalf of students.	
Amount Expected to be Fund Raised: TBD: goal is dependant on the number of travelers	
Approximate Number of Students Involved and Grade Levels: 10th- 12th grade French students who are in level III or higher with a B or higher	
Estimated Cost of Trip per Student; What is Included/Not Included in Price? \$2,650- Airfare, hotel, tours, diners, museums, transportation	
Will student cost include a pro-rated amount for chaperone(s) cost? Yes No (circle one) If yes, what is the additional amount per student, if applicable? No	
Please identify any chaperone benefits provided by the tour company: (e.g. 1 paid chaperone per 10 students participating) one paid chaperone per 6 student travelers	
Deadline for forfeiture of deposit if a student decided not to participate: 45 days prior to departure	
Please provide a brief explanation of instructional purposes of the trip and how it complements the advisor's district curriculum objective: Wisconsin State Standards for World Language Communication: <i>Standard 2</i> interpersonal communication: Students use the target language and cultural knowledge to negotiate meaning through the exchange of information, ideas, reactions, feelings, and opinions in spoken, written, or signed interactions relevant to their lives and broader communities. Cultural and Global competence: <i>Standard 5</i> Global Competence and Community Engagement. Students use the target language and cultural knowledge to investigate the world, recognize diverse perspectives, interact and exchange ideas with people from diverse backgrounds, and engage with others to improve conditions within their local and global communities.	
Date 11/30/2022	Chaperone/Advisor Signature <i>Melissa Sabelko</i>
Date	Building Administrator Signature
Date	Director of Academic Services Signature
Date	Educational Program Chair Signature

School District of River Falls
Finance and Facilities Committee meeting Report

Monday, February 13, 2023 - 6:00 PM

District Office

852 E Division Street

River Falls, Wisconsin 54022

The Board of Education's Finance and Facilities Committee meeting was held on Monday, February 13, 2023 at District Office, 852 E Division Street, River Falls, Wisconsin 54022. Chair Schultz called the meeting to order at 6:00 pm. It was ascertained that notice of the meeting had been properly posted in the appointed locations, and sent to the Star Observer, WEVR Radio Station, and the Eau Claire Leader Telegram.

PRESENT

Committee members Todd Schultz (Chair), Bob Casey and Mike Miller were present. Also present were Board members Lindsey Curtis, and Alan Tuchtenhagen. Director of Finance and Facilities Lynette Edwards and Director of Human Resources & Leadership Development David Bell were also present.

1. HEARING OF VISITORS OR DELEGATIONS – None

2. Approve 2022-23 School Bus Purchases

Recommended Action: Director of Finance & Facilities, Lynette Edwards recommended to approve the purchase of (2) International Route Buses from Mid-State with budgeted funds from the 2022-2023 school year. Casey motioned, seconded by Miller to approve the purchase of two (2) buses from Mid-State. Motion carried (3-0).

3. Approve Resolution authorizing the transfer of funds, the establishment of an escrow account with respect to and the defeasance of certain of the General Obligation Corporate Purpose Bonds, Series 2018A, dated July 12, 2018

Recommended Action: District Administration recommended to approve Resolution authorizing the transfer of funds, the establishment of an escrow account with respect to and the defeasance of certain of the General Obligation Corporate Purpose Bonds, Series 2018A, dated July 12, 2018. Miller motioned, seconded by Casey to approve the establishment of an escrow account with respect to and the defeasance of certain of the General Obligation Corporate Purpose Bonds, Series 2018A, dated July 12, 2018. Motion carried (3-0).

4. Budget Projection Model Overview

Director of Finance and Facilities Lynette Edwards provided an overview of the new budget projection model.

5. Review Annual Audit

Director of Finance and Facilities Lynette Edwards provided an overview of the 2021-22 Audit Report.

6. February 2024 Referendum Planning

District Administration reviewed our timeline for referendum related planning stages, public communication plans, and the possibilities of both an operational and both related questions in February 2024.

7. Proposed/suggested items for the next regular and future Finance & Facilities meeting agenda(s)

As always, committee members were given the opportunity to suggest items for future committee and/or Board meeting agendas. No suggestions.

8. Schedule next Board/Committee meetings

Finance and Facilities Committee meeting, Monday, April 10, 2023, 6:00 p.m.

9. ADJOURN

Chair Todd Schultz adjourned the meeting at 7:32 pm.



Date: February 13, 2023
To: Finance & Facilities Committee
From: Lynette Edwards, Director of Finance & Facilities
Re: 2022-23 Bus Purchases

Annually, the district purchases replacement school buses. The goal is to maintain a bus replacement schedule that provides our community with safe, efficient student transportation. Route buses are typically operated on daily bus routes for 10-11 years. Buses may be retained as backup buses and then they are stripped of parts for use in other bus repairs.

Bids received:

Nelson's Bus Service	2 – 74 Passenger Freightliner	\$111,823 ea.
Mid-State Truck Sv Inc	2 – 74 Passenger International	\$110,600 ea.

Recommended Action: Approve the purchase of (2) International Route Buses from Mid-State with budgeted funds from the 2022-2023 school year.

Resolution No. _____

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS,
THE ESTABLISHMENT OF AN ESCROW ACCOUNT WITH RESPECT
TO AND THE DEFEASANCE OF CERTAIN OF THE
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2018A,
DATED JULY 12, 2018

WHEREAS, the School District of River Falls, Pierce and St. Croix Counties, Wisconsin (the "District") has outstanding its General Obligation Corporate Purpose Bonds, Series 2018A, dated July 12, 2018 (the "2018A Bonds") which were issued for the public purpose of paying (i) a portion of the cost of a District-wide school building and improvement program consisting of: improving, upgrading, renovating, remodeling and maintaining various school facilities including Greenwood, Rocky Branch, Westside and Montessori Elementary Schools, Meyer Middle School, River Falls High School and the transportation and maintenance buildings; constructing and equipping additions to Greenwood, Rocky Branch, Westside and Montessori Elementary Schools for classrooms, multi-purpose/flexible space and cafeteria/kitchen space; demolition of a portion of the Academy Building and portable classrooms at Westside Elementary School; upgrading technology infrastructure; site and athletic facility improvements; and acquiring furnishings, fixtures and equipment; and (ii) the cost of school facility improvements consisting of the addition of artificial turf and lighting to outdoor fields, parking and other improvements (collectively, the "Project");

WHEREAS, the District has certain debt service funds and other funds on hand (the "Funds") sufficient to defease a portion of the debt service on the 2018A Bonds;

WHEREAS, the School Board of the District deems it desirable and in the best interest of the District to transfer and apply such Funds to the defeasance and early redemption of a portion of the 2018A Bonds; and

WHEREAS, since the 2018A Bonds are not currently callable, it is necessary for the available Funds to be irrevocably deposited into an escrow account, invested in direct obligations of the United States of America, treated as a portion of the debt service fund for the 2018A Bonds and applied to pay the principal of and interest on \$980,000 of the 2025 maturity of the 2018A Bonds (the "Defeased Obligations") through and including the April 1, 2025 maturity date.

NOW, THEREFORE, BE IT RESOLVED by the School Board of the District that:

1. Establishment of Escrow Account. The School Board hereby authorizes and directs the officers of the District to enter into an Escrow Agreement with Zions Bancorporation, National Association, Chicago, Illinois, as Escrow Agent (the "Escrow Agent"), for the purpose of effecting the provisions of the Resolution.
2. Transfer and Deposit to Escrow Account. The School Board hereby authorizes and approves the transfer and deposit of the Funds into the Escrow Account to be established with the Escrow Agent in an amount sufficient, together with earnings thereon, to provide for the payment of the Defeased Obligations concurrently with the execution of the Escrow Agreement, and the subsequent use, investment and disbursement thereof by the Escrow Agent in the manner provided by the Escrow Agreement.

3. Professional Services. The School Board hereby ratifies and approves the retention of Ehlers & Associates, Inc. ("Ehlers") to provide financial advisory services in connection with this transaction; Quarles & Brady LLP ("Bond Counsel") to provide limited, special counsel legal services in connection with this transaction; and Robert Thomas CPA, LLC to provide mathematical verification and related services in connection with this transaction.

4. Notice of Defeasance. The School Board hereby directs the Escrow Agent pursuant to the Escrow Agreement to provide a notice of the defeasance of said Defeased Obligations at the times and in the manner set forth in the final Escrow Agreement.

5. Authorization of Officers and Agents. The School Board hereby authorizes the appropriate officers and agents of the District to work with Ehlers and the Escrow Agent to review and approve the finalized Escrow Agreement including the escrow deposit and other details, to provide the notice of defeasance and to execute and deliver all documents required by Bond Counsel with respect to this transaction.

Adopted and recorded February 20, 2023.

Stacy Johnson Myers
District President

ATTEST:

Alan Tuchtenhagen
District Clerk

(SEAL)

CLOSING CERTIFICATE

The undersigned hereby certify that we are the duly qualified and acting District President and District Clerk of the School District of River Falls, Pierce and St. Croix Counties, Wisconsin (the "District"), and further certify the following:

1. Organization; Source of Funds for Defeasance.

1.1 Now and at all times mentioned in this Certificate, the District was duly organized, validly existing and operating under and by virtue of the laws of the State of Wisconsin.

1.2 The District is governed by a School Board composed of seven members.

1.3 The duly qualified and acting officers and administrators of the District pertinent to this transaction are as follows:

Officers and Administrators

Stacy Johnson Myers, District President
Alan Tuchtenhagen, District Clerk
Jamie Benson, District Administrator
Lynette Edwards, Director of Finance and Facilities

Said officers and administrators were each duly qualified and acting at all times material to the defeasance of certain of the General Obligation Corporate Purpose Bonds, Series 2018A, dated July 12, 2018 (the "2018A Bonds") (the "Defeasance Transaction").

1.4 There are no resolutions in effect which require any officers of the District, other than the District President and District Clerk, to execute the documents relating to the Defeasance Transaction. The seal as shown hereon is a printed facsimile or an actual impression of the official or corporate seal of the District.

1.5 The funds of \$1,049,159.08 being contributed by the District to fund the Defeasance Transaction are funds on deposit in the Debt Service Fund Account for the 2018A Bonds and the general fund of the District (the "Funds"). The Funds are not derived from any tax-exempt borrowing by the District.

2. Record Book; Certification of Transcript; Legal Opinion.

2.1 The District Clerk has provided and kept a separate record book (the "Transcript") in which the District Clerk has recorded a full and correct statement of every step or proceeding had or taken by the District in the course of the Defeasance Transaction referred to in this Certificate. The Transcript attached hereto and made a part hereof is the true and complete transcript of proceedings.

2.2 Pursuant to Section 893.77, Wisconsin Statutes, the District Clerk has submitted a certified copy of the proceedings preliminary to this Defeasance Transaction (i.e., the Transcript of which this Certificate is a part) to Quarles & Brady LLP for its examination and certification.

By execution of its Legal Opinion it has certified that the proceedings are regular and valid. The District Clerk has also caused the Legal Opinion to be recorded at length in the Transcript.

3. Authorization; Open Meeting Law Compliance.

3.1 The resolution listed below and included in the Transcript was duly adopted by the School Board of the District at an open, lawful public meeting of the School Board called, noticed, held and conducted in the manner established by the School Board and required by pertinent Wisconsin Statutes.

3.2 The resolution listed below and included in the Transcript was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting by (i) posting notice of the meeting; (ii) providing notice to those news media which have filed a written request for notice of meetings, and (iii) providing notice to the official newspaper of the District or, if none exists, a news medium likely to give notice in the area.

3.3 At an open, lawful public meeting of the School Board held on February 20, 2023, at which a quorum of the members of the School Board was present in person, a resolution entitled: "Resolution Authorizing the Transfer of Funds, the Establishment of an Escrow Account with Respect to and the Defeasance of Certain of the General Obligation Corporate Purpose Bonds, Series 2018A, Dated July 12, 2018" (the "Resolution") was duly adopted by the School Board.

3.4 The Resolution has been duly recorded in the minutes of the proceedings of said meeting, has not been amended or revoked, and in all other respects is in full force and effect on the date of this Certificate. A true copy of the Resolution is attached hereto as a part of the Transcript.

4. No Litigation.

4.1 No litigation is now pending or threatened with respect to the corporate existence, organization, or boundaries of the District, the right or title of any officer of the District to his or her respective office, or the Defeasance Transaction. No proceedings are now pending with respect to a change in the form of government of the District or the detachment of territories therefrom.

5. Verification; Escrow Agreement.

5.1 We have reviewed the Verification Report dated March 2, 2023 prepared by Robert Thomas CPA, LLC, Overland Park, Kansas (the "Report") and a true copy of the same is attached hereto as a part of the Transcript.

5.2 The Escrow Agreement attached hereto as a part of the Transcript is the original or a true copy thereof as executed by authorized officers of Zions Bancorporation, National Association, Chicago, Illinois, the District President and District Clerk.

5.3 The Escrow Agreement was duly authorized by the Resolution.

IN WITNESS WHEREOF, we have executed this Certificate in our official capacities effective March 2, 2023.

Stacy Johnson Myers
District President

(SEAL)

Alan Tuchtenhagen
District Clerk

SCHOOL DISTRICT OF RIVER FALLS, WISCONSIN

TO

ZIONS BANCORPORATION, NATIONAL ASSOCIATION
CHICAGO, ILLINOIS

AS ESCROW AGENT

ESCROW AGREEMENT

DATED AS OF MARCH 2, 2023

SECURING A PORTION OF THE
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2018A,
DATED JULY 12, 2018
OF THE SCHOOL DISTRICT OF RIVER FALLS,
PIERCE AND ST. CROIX COUNTIES, WISCONSIN

THIS ESCROW AGREEMENT is made and entered into March 2, 2023 by and between the School District of River Falls, Wisconsin (the "District") and Zions Bancorporation, National Association, Chicago, Illinois, a national banking association with trust powers (the "Escrow Agent").

RECITALS

The District has duly issued its General Obligation Corporate Purpose Bonds, Series 2018A, dated July 12, 2018 (the "2018A Bonds" or the "Prior Issue"), for the public purpose of paying (i) a portion of the cost of a District-wide school building and improvement program consisting of: improving, upgrading, renovating, remodeling and maintaining various school facilities including Greenwood, Rocky Branch, Westside and Montessori Elementary Schools, Meyer Middle School, River Falls High School and the transportation and maintenance buildings; constructing and equipping additions to Greenwood, Rocky Branch, Westside and Montessori Elementary Schools for classrooms, multi-purpose/flexible space and cafeteria/kitchen space; demolition of a portion of the Academy Building and portable classrooms at Westside Elementary School; upgrading technology infrastructure; site and athletic facility improvements; and acquiring furnishings, fixtures and equipment; and (ii) the cost of school facility improvements consisting of the addition of artificial turf and lighting to outdoor fields, parking and other improvements (collectively, the "Project").

There are presently available certain debt service funds and other funds on hand of the District (the "Funds") in an amount that is equal to the amount which, when invested as provided herein, will be required to pay the principal of and interest on a portion of the 2018A Bonds.

It has been determined by the District that it is necessary, desirable and in the best interest of the District to deposit said Funds in an escrow account to pay the principal of and related interest on a portion of the outstanding 2018A Bonds, being \$980,000 of the 2025 maturity (the "Defeased Obligations"), through and including the April 1, 2025 maturity date (the totality of said transaction is referred to herein as the "Defeasance"). The Defeased Obligations are more fully described on Exhibit A-1 hereto.

To accomplish the Defeasance, the Escrow Agent has been appointed custodian of the District's Funds for the Defeased Obligations until the Defeased Obligations are paid in full.

The execution of this Agreement has been duly authorized by a resolution of the School Board entitled: "Resolution Authorizing the Transfer of Funds, the Establishment of an Escrow Account with Respect to and the Defeasance of Certain of the General Obligation Corporate Purpose Bonds, Series 2018A, Dated July 12, 2018" (the "Resolution") adopted by the School Board of the District on February 20, 2023.

In consideration of the mutual covenants contained herein, the parties hereto covenant and agree as follows for the equal and proportionate benefit and security of the holders of the Defeased Obligations:

1. Escrow Deposit. Concurrently with the execution of this Agreement, the District has irrevocably deposited with the Escrow Agent, receipt of which is hereby acknowledged by the Escrow Agent, \$1,049,159.08 from the Funds.

The foregoing, along with earnings and interest thereon, shall be held and disposed of by the Escrow Agent only in accordance with this Agreement. The District represents and warrants that the foregoing, if held, invested and disposed of by the Escrow Agent in accordance with this Agreement, will be sufficient, without the need for any further investment or reinvestment, to make all payments required under this Agreement. The Escrow Agent has not determined and is under no obligation to determine whether the amounts deposited hereunder are or will be sufficient to make all of the payments directed to be made hereunder.

2. Acceptance of Escrow. The Escrow Agent acknowledges receipt of the escrow deposit hereunder and accepts the responsibilities imposed on it by this Agreement.

3. Application of Escrow Deposit. There is hereby created by the District and ordered established with the Escrow Agent an account hereby designated, "School District of River Falls Escrow Account" (the "Escrow Account").

The Escrow Agent shall deposit the amount described above in the Escrow Account to be used as follows:

a) \$1,036,009.00 to be used to purchase the United States Treasury Certificates of Indebtedness, Notes and/or Bonds - State and Local Government Series ("SLGs"), described on the attached Exhibit B-1, pay for the SLGs from monies in the Escrow Account and hold the SLGs in the Escrow Account;

b) \$0.08 to be used to establish a beginning cash balance in the Escrow Account; and

c) \$13,150.00 to be used to pay the Issuance Expenses set forth on the attached Exhibit C-1, which the Escrow Agent is hereby authorized to pay as outlined in the Closing Memorandum.

Except as set forth in Section 7 hereof, the Escrow Account (other than the cash held pursuant to subsection (b) above) shall remain invested in the SLGs, and the Escrow Agent shall not sell or otherwise dispose of the SLGs.

The Escrow Account cash flow prepared by the Accountant defined below is set forth on Exhibit D-1.

Except as set forth in Section 7 hereof, no reinvestment of amounts on deposit in the Escrow Account shall be permitted.

The Escrow Agent shall apply the monies in the Escrow Account to the payment of the Defeased Obligations in the amounts set forth on the attached Exhibit A-1 by depositing such amounts with the fiscal agent for the Defeased Obligations on or before the dates such amounts are due.

Robert Thomas CPA, LLC, a firm of independent accountants (the "Accountant"), has delivered to the District, the Escrow Agent, Ehlers & Associates, Inc., any bond insurer for the 2018A Bonds, if any, and Quarles & Brady LLP, for their purposes, a report stating that the firm has reviewed the arithmetical accuracy of certain computations based on assumptions relating to the sufficiency of forecasted net cash flow from the United States government securities (paragraph (a) above) and any initial cash deposit (paragraph (b) above) to pay the principal of

and interest (if any) on the Defeased Obligations when due as described on Exhibit A-1. Based upon the summarized data presented in its report and the assumption that the principal and interest payments on the United States government securities are deposited in the Escrow Account when due, in its opinion, the proceeds from the United States government securities, plus any initial cash deposit will be sufficient for the timely payment of principal and interest, when due, on the Defeased Obligations.

If at any time it shall appear to the Escrow Agent that the money in the Escrow Account will not be sufficient to make any required payments due to the holders of the Defeased Obligations, the Escrow Agent shall immediately notify the District. Upon receipt of such notice, the District shall forthwith transmit to the Escrow Agent for deposit in the Escrow Account from legally available funds such additional monies as may be required to make any such payment.

4. Notice of Defeasance of the Defeased Obligations. The Escrow Agent is hereby directed and agrees within ten business days after the closing for the Defeasance to provide a Notice of Partial Defeasance, in substantially the form attached hereto as Exhibit E-1, to the registered owners of the Defeased Obligations, to any fiscal agent for the Defeased Obligations, and to any others as described in Exhibit E-1. In addition, if the Defeased Obligations are subject to the continuing disclosure requirements of SEC Rule 15c2-12, the Notice of Partial Defeasance should be filed electronically with the MSRB through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.

5. The Escrow Agent.

a) Reports. The Escrow Agent will submit to the District on or before the 10th day of each month, commencing in the month of April, 2023, a statement, as of the last day of the immediately preceding month, itemizing all moneys received by it and all payments made by it under the provisions of this Agreement during the one month period ending on such last day of the preceding month, and also listing the investments on deposit therewith on the date of said report, including all moneys held by it received as interest on or profit from the investments.

b) Separate Funds; Accountability. Except as otherwise permitted under Section 3 hereof, the Escrow Agent shall keep all monies, securities and other properties deposited hereunder, all investments and all interest thereon and profits therefrom, at all times in a special fund and separate trust account, wholly segregated from all other funds and securities on deposit with it; shall never commingle such deposits, investments and proceeds with other funds or securities of the Escrow Agent; and shall never at any time use, pledge, loan or borrow the same in any way. The fund established hereunder shall be held separately and distinctly and not commingled with any other such fund. Nothing herein contained shall be construed as requiring the Escrow Agent to keep the identical monies, or any part thereof, received from or for the Escrow Account, on hand, but monies of an equal amount shall always be maintained on hand as funds held by the Escrow Agent, belonging to the District, and a special account thereof, evidencing such fact, shall at all times be maintained on the books of the Escrow Agent. All uninvested money held at any time in the Escrow Account shall be continuously secured by the deposit in a Federal Reserve Bank or direct obligations of the United States of America in a principal amount always not less than the total amount of uninvested money in the Escrow Account. It is understood and agreed that the responsibility of the Escrow Agent under this Agreement is limited to the safekeeping and segregation of the monies and securities deposited

with it for the Escrow Account, and the collection of and accounting for the principal and interest payable with respect thereto.

In the event the Escrow Agent due to any action or inaction required hereunder is unable or fails to account for any property held hereunder, such property shall be and remain the property of the District. Property held by the Escrow Agent hereunder shall not be deemed to be a banking deposit of the District to the extent that the Escrow Agent shall have no right or title with respect thereto (including any right of set-off) and the District shall have no right of withdrawal thereof.

c) Liability. The Escrow Agent shall be under no obligation to inquire into or be in any way responsible for the performance or nonperformance by the District or any paying agent of any of its obligations, or to protect any of the District's rights under any bond proceeding or any of the District's other contracts with or franchises or privileges from any state, county, municipality or other governmental agency or with any person. The Escrow Agent shall not be liable for any act done or step taken or omitted by it, as escrow agent, or for any mistake of fact or law, or for anything which it may do or refrain from doing in good faith and in the exercise of reasonable care and believed by it to be within the discretion or power conferred upon it by this Agreement, except for its negligence or its willful misconduct. The Escrow Agent shall not be responsible in any manner whatsoever for the recitals or statements contained herein, including without limitation those as to the sufficiency of the trust deposit to accomplish the purposes hereof or of the 2018A Bonds or in any proceedings taken in connection therewith, but they are made solely by the District.

d) Resignations; Successor Escrow Agent. The Escrow Agent may at any time resign by giving not less than 60 days written notice to the District. Upon giving such notice of resignation, the resigning Escrow Agent may petition any court of competent jurisdiction for the appointment of a successor escrow agent. Such court may thereupon, after such notice, if any, as it may deem proper and prescribes, appoint a successor escrow agent of comparable qualifications to those of the resigning Escrow Agent. The resignation of the Escrow Agent shall take effect only upon the appointment of a successor escrow agent and such successor escrow agent's acceptance of such appointment.

Any successor escrow agent shall be a state or national bank, have full banking and trust powers, and have a combined capital and surplus of at least \$5,000,000.

Any successor escrow agent shall execute, acknowledge and deliver to the District and to its predecessor escrow agent an instrument accepting such appointment hereunder, and thereupon the resignation of the predecessor escrow agent shall become effective and such successor escrow agent, without any further act, deed or conveyance, shall become vested with all the rights, powers, duties and obligations of its predecessor hereunder, with like effect as if originally named as escrow agent herein; but nevertheless, on written request of the District or on the request of the successor escrow agent, the escrow agent ceasing to act shall execute and deliver an instrument transferring to such successor escrow agent, upon the terms herein expressed, all the rights, power, and duties of the escrow agent so ceasing to act. Upon the request of any such successor escrow agent, the District shall execute any and all instruments in writing for more fully and certainly vesting in and confirming to such successor escrow agent all such rights, powers and duties. Any predecessor escrow agent shall pay over to its successor escrow agent a proportional part of the Escrow Agent's fee hereunder.

e) Fees. The Escrow Agent acknowledges receipt from the District of the sum of TWO THOUSAND SEVEN HUNDRED FIFTY DOLLARS (\$2,750) as and for full compensation for all services to be performed by it as the Escrow Agent under this Agreement. Any out-of-pocket expenses including legal fees and publication costs will be paid by the District as incurred. The Escrow Agent expressly waives any lien upon or claim against the monies and investments in the Escrow Account.

6. Arbitrage. The District has covenanted and agreed and the Escrow Agent hereby covenants and agrees, to the extent any action is within its control and to its knowledge, to and for the benefit of the holders of the Prior Issue, that no investment of the monies on deposit in the Escrow Account will be made in a manner that would cause the 2018A Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") or any Regulations promulgated or proposed thereunder (the "Regulations").

In order to ensure continuing compliance with Section 148 of the Code and the Regulations, the Escrow Agent agrees that it will not invest the cash balance nor reinvest any cash received in payment of the principal of and interest on the federal securities held in the Escrow Account nor redeem such federal securities except as specifically provided in Section 1 hereof. Said prohibition on reinvestment shall continue unless and until the District requests that such reinvestment be made and shall be restricted to noncallable direct obligations of the United States Treasury. Prior to any such request for reinvestment of the proceeds from the federal securities held in the Escrow Account, the District shall provide to the Escrow Agent: (i) an opinion by an independent certified public accounting firm that after such reinvestment the principal amount of the substituted securities, together with the earnings thereon and other available monies, will be sufficient to pay, as the same become due, any required interest payments on the Defeased Obligations and all principal of, redemption premium where required, and interest on the Defeased Obligations which have not then previously been paid, and (ii) an unqualified opinion of nationally recognized bond counsel to the effect that (a) such reinvestment will not cause the Defeased Obligations to be "arbitrage bonds" within the meaning of Section 148 of the Code and the Regulations in effect thereunder on the date of such reinvestment, and (b) such reinvestment complies with the Constitution and laws of the State of Wisconsin and the provisions of all relevant documents relating to the issuance of the Prior Issue.

7. Substitute Investments. At the written request of the District and upon compliance with the conditions hereinafter stated, the Escrow Agent shall have the power to request the redemption of the SLGs and to substitute direct obligations of, or obligations which are unconditionally guaranteed by, the United States of America, which are not subject to redemption prior to maturity and which are available for purchase with the proceeds derived from the disposition of the SLGs on the date of such transaction. The Escrow Agent shall purchase such substitute obligations with the proceeds derived from the sale, transfer, disposition or redemption of the SLGs. The transactions may be effected only by simultaneous sale and purchase transactions, and only if (i) the amounts and dates on which the anticipated transfers from the Escrow Account to the fiscal agent or depository for the payment of the principal of and interest on the Defeased Obligations will not be diminished or postponed thereby, (ii) the Escrow Agent shall receive, at the expense of the District, an opinion of a nationally recognized firm of attorneys experienced in the area of municipal finance to the effect that such disposition and substitution would not cause any 2018A Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code and the Regulations thereunder; and (iii) the Escrow Agent shall

receive, at the expense of the District, a certification from an independent certified public accountant that, after such transaction, the principal of and interest on the U.S. government obligations in the Escrow Account will, together with other monies in the Escrow Account available for such purpose, be sufficient at all times to pay, when due, the principal of, redemption premium, where required, and interest on the Defeased Obligations.

The District hereby covenants that no part of the monies or funds at any time in the Escrow Account shall be used directly or indirectly to acquire any securities or obligations, the acquisition of which would cause any 2018A Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code and the Regulations thereunder.

8. Miscellaneous.

a) Third Party Beneficiaries. This Agreement has been entered into by the District and the Escrow Agent for the benefit of the holders of the Defeased Obligations, and is not revocable by the District or the Escrow Agent, and the investments and other funds deposited in the Escrow Account and all income therefrom have been irrevocably appropriated for the payment and any redemption of the Defeased Obligations and interest thereon when due, in accordance with this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the District and the Escrow Agent and their respective successors and assigns. In addition, this Agreement shall constitute a third party beneficiary contract for the benefit of the owners of the Defeased Obligations. Said third party beneficiaries shall be entitled to enforce performance and observance by the District and the Escrow Agent of the respective agreements and covenants herein contained as fully and completely as if said third party beneficiaries were parties hereto.

b) Severability. If any section, paragraph, clause or provision of this Agreement shall be invalid or ineffective for any reason, the remainder of this Agreement shall remain in full force and effect, it being expressly hereby agreed that the remainder of this Agreement would have been entered into by the parties hereto notwithstanding any such invalidity.

c) Termination. This Agreement shall terminate upon the payment of all of the principal of and interest on the Defeased Obligations. The parties realize that some of the amounts hereunder may remain upon termination. Any amounts remaining upon termination shall be returned to the District. Termination of this Agreement shall not, of itself, have any effect on the District's obligation to pay the Defeased Obligations.

d) Indemnification. The District agrees to hold the Escrow Agent harmless and, to indemnify the Escrow Agent against any loss, liability, expenses (including attorney's fees and expenses), claims, or demand arising out of or in connection with the performance of its obligations in accordance with the provisions of this Agreement, except for gross negligence or willful misconduct of the Escrow Agent. The foregoing indemnities in this paragraph shall survive the resignation or removal of the Escrow Agent or the termination of the Agreement.

e) Governing Law. This Escrow Agreement shall be construed, interpreted and governed by and under the laws of the State of Wisconsin.

f) Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when hand delivered or when mailed by certified or registered mail, postage prepaid addressed as follows:

If to the District:

School District of River Falls
Attention: Director of Finance and Facilities
852 E. Division Street
River Falls, WI 54022-2599

If to the Escrow Agent:

Zions Bancorporation, National Association
111 West Washington Street
Suite 1860
Chicago, IL 60602

Any party may by like notice at any time, and from time to time, designate a different address to which notices shall be sent. Notices given in accordance with these provisions shall be deemed received when mailed.

The Escrow Agent agrees to accept and act upon instructions or directions pursuant to the Escrow Agreement sent by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that, the Escrow Agent shall have received an incumbency certificate listing persons designated to give such instructions or directions and containing specimen signatures of such designated persons, which such incumbency certificate shall be amended and replaced whenever a person is to be added or deleted from the listing

g) Execution in Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed by their duly authorized officers on the date first above written.

SCHOOL DISTRICT OF RIVER FALLS,
PIERCE AND ST. CROIX COUNTIES,
WISCONSIN

By: _____
District President

(SEAL)

By: _____
District Clerk

ZIONS BANCORPORATION, NATIONAL
ASSOCIATION, CHICAGO, ILLINOIS
as Escrow Agent

By: _____

(SEAL)

(Defeased Obligations)

EXHIBIT A-1

School District of River Falls, Wisconsin
General Obligation Corporate Purpose Bonds, Series 2018A
Dated July 12, 2018

(See Attached)

Bond Registrar
or Fiscal Agent:

Bond Trust Services Corporation
Roseville, Minnesota

Depository:

The Depository Trust Company
New York, New York

EXHIBIT B-1

U.S. TREASURY SECURITIES

(State and Local Government Series)

For Delivery March 2, 2023

(See Attached Subscription Forms)



**U.S. Treasury Securities
SLGS Time Deposit
Subscription View**

OMB: No: 1535-0092
Date/Time: 02/09/2023 11:28 AM EST

Page: 1 of 2

Issue Information

Treasury Case Number 202300248
Status Complete
Issue Date 03/02/2023
Issue Amount \$1,036,009.00
Rate Table Date 02/09/2023

Owner

Taxpayer Identification Number 39-6004207
Underlying Bond Issue General Obligation Corporate Purpose Bonds, Series 2018A
Owner Name River Falls School District
Address Line 1 852 E Division St
Line 2
Line 3
City River Falls
State WI
Zip Code 54022
Contact Name Lynette Edwards
Telephone 715-425-1800
Fax
E-mail lynette.edwards@rfsd.k12.wi.us

Trustee

ABA Routing Number 124000054
Bank Reference Number
Bank Name Zions First National Bank
Address Line 1 One South Main Street
Line 2 Suite 1200
Line 3
City Salt Lake City
State UT
Zip Code 84111
Contact Name Robert Cafarelli
Telephone 312-763-4257
Fax 855-216-8162
E-mail robert.cafarelli@zionsbank.com

Funds for Purchase

ABA Routing Number 124000054
Bank Name Zions First National Bank
Contact Name Robert Cafarelli
Telephone 801-524-2132
Fax 801-524-4838
E-mail s193dvw@zionsbank.com



**U.S. Treasury Securities
SLGS Time Deposit
Subscription View**

OMB: No: 1535-0092
Date/Time: 02/09/2023 11:28 AM EST

Page: 2 of 2

ACH Institutions & Instructions

ABA Routing Number 124000054
Bank Name Zions First National Bank
Address Line 1 One South Main Street
Line 2 Suite 1200
Line 3
City Salt Lake City
State UT
Zip Code 84111
Contact Name
Telephone
Fax
E-mail

ABA Routing Number 124000054
Account Name Treasury Int
Account Number 080-00002-9
Account Type Checking

Subscriber

ABA/TIN 41-0837545
Organization Name Ehlers & Associates, Inc.
Address Line 1 3060 Centre Pointe Drive
Line 2
Line 3
City Roseville
State MN
Zip Code 55113
Contact Name Keith Schmitz
Telephone 651-697-8543
Fax 651-697-8555
E-mail kschmitz@ehlers-inc.com

Viewers

ABA/TIN	Organization Name
No Viewers Assigned	

Securities

Security Number	Security Type	Principal Amount	Interest Rate	Maturity Date	First Interest Payment Date	Security Description
1	C of I	\$21,869.00	0.000000000	04/01/2023		
2	C of I	\$8,535.00	0.000000000	10/01/2023		
3	Note	\$8,535.00	0.000000000	04/01/2024		
4	Note	\$8,535.00	0.000000000	10/01/2024		
5	Note	\$988,535.00	3.230000000	04/01/2025	04/01/2023	

EXHIBIT C-1

AUTHORIZED ISSUANCE EXPENSES

Financial Advisory Services, Ehlers & Associates, Inc.	\$3,500
Escrow Agent, Zions Bancorporation, National Association	2,750
Escrow Verification, Robert Thomas CPA, LLC	2,000
Legal Services, Quarles & Brady LLP	4,750
Miscellaneous, CUSIPs	<u>150</u>
Total:	\$13,150

EXHIBIT D-1

ESCROW ACCOUNT CASH FLOW

(SEE ATTACHED)

EXHIBIT E-1*

NOTICE OF PARTIAL DEFEASANCE OF THE
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2018A,
DATED JULY 12, 2018 OF THE
SCHOOL DISTRICT OF RIVER FALLS, WISCONSIN (THE "2018A BONDS")

Notice is given that the 2018A Bonds described below under the heading "Defeased CUSIP" (the "Defeased Obligations") of the School District of River Falls, Wisconsin (the "District") have been defeased by the District pursuant to an Escrow Agreement dated March 2, 2023 between the District and Zions Bancorporation, National Association, Chicago, Illinois (the "Escrow Agent").

<u>Maturity Date</u>	<u>Original CUSIP</u>	<u>Original Amount</u>	<u>Interest Rate</u>	<u>Defeased CUSIP</u>	<u>Defeased Amount</u>	<u>Non- Defeased CUSIP</u>	<u>Non- Defeased Amount</u>
04/01/2025	768190JB7	\$1,255,000	5.00%	768190__**	\$980,000	768190__	\$275,000

The District has irrevocably deposited United States government securities and cash in escrow with the Escrow Agent in an amount which, together with investment income on it, is sufficient to pay the interest on the Defeased Obligations up to and including April 1, 2025 and to pay the principal on the Defeased Obligations on April 1, 2025 at a price of par plus accrued interest to April 1, 2025. Interest on the Defeased Obligations will cease to accrue on April 1, 2025.

Dated: March 2, 2023.

Zions Bancorporation, National Association
as Escrow Agent

* Within ten business days after the date of this Escrow Agreement, notice shall be provided to the registered owners of the Defeased Obligations, to any fiscal agent for the Defeased Obligations and to the MSRB electronically through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.

** Indicates defeasance of full CUSIP.

REGISTERED	UNITED STATES OF AMERICA	DOLLARS
	STATE OF WISCONSIN	
NO. R-19	PIERCE AND ST. CROIX COUNTIES	\$980,000
	SCHOOL DISTRICT OF RIVER FALLS	
	GENERAL OBLIGATION CORPORATE PURPOSE	
	BOND, SERIES 2018A	

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
April 1, 2025	July 12, 2018	5.00%	768190__

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: NINE HUNDRED EIGHTY THOUSAND DOLLARS (\$980,000)

FOR VALUE RECEIVED, the School District of River Falls, Pierce and St. Croix Counties, Wisconsin (the "District"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2019 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by Bond Trust Services Corporation, Roseville, Minnesota (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the District are hereby irrevocably pledged.

REGISTERED	UNITED STATES OF AMERICA	DOLLARS
	STATE OF WISCONSIN	
NO. R-20	PIERCE AND ST. CROIX COUNTIES	\$275,000
	SCHOOL DISTRICT OF RIVER FALLS	
	GENERAL OBLIGATION CORPORATE PURPOSE	
	BOND, SERIES 2018A	

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
April 1, 2025	July 12, 2018	5.00%	768190__

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS
(\$275,000)

FOR VALUE RECEIVED, the School District of River Falls, Pierce and St. Croix Counties, Wisconsin (the "District"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2019 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by Bond Trust Services Corporation, Roseville, Minnesota (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Bond is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Bond together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the District are hereby irrevocably pledged.

This Bond is one of an issue of Bonds aggregating the principal amount of \$38,465,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the District pursuant to the provisions of Section 67.04, Wisconsin Statutes, for the public purposes of: (i) paying a portion of the cost of a District-wide school building and improvement program consisting of: improving, upgrading, renovating, remodeling and maintaining various school facilities including Greenwood, Rocky Branch, Westside and Montessori Elementary Schools, Meyer Middle School, River Falls High School and the transportation and maintenance buildings; constructing and equipping additions to Greenwood, Rocky Branch, Westside and Montessori Elementary Schools for classrooms, multi-purpose/flexible space and cafeteria/kitchen space; demolition of a portion of the Academy Building and portable classrooms at Westside Elementary School; upgrading technology infrastructure; site and athletic facility improvements; and acquiring furnishings, fixtures and equipment (\$36,365,000); and (ii) paying the cost of school facility improvements consisting of the addition of artificial turf and lighting to outdoor fields, parking and other improvements (\$2,100,000), as authorized by resolutions adopted on January 15, 2018 and June 18, 2018. The electors of the District approved the amount and purpose of the borrowing at a referendum election held on April 3, 2018. Said resolutions are recorded in the official minutes of the School Board for said dates.

The Bonds maturing on April 1, 2028 and thereafter are subject to redemption prior to maturity, at the option of the District, on April 1, 2027 or on any date thereafter. Said Bonds are redeemable as a whole or in part, and if in part, from maturities selected by the District, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Bonds shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the District, including this Bond and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual

irrepealable tax has been levied sufficient to pay this Bond, together with the interest thereon, when and as payable.

This Bond is transferable only upon the books of the District kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Bonds, and the District appoints another depository, upon surrender of the Bond to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the District for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Fiscal Agent and District may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Bonds are issuable solely as negotiable, fully-registered Bonds without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Bond shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, the School District of River Falls, Pierce and St. Croix Counties, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the manual or facsimile signatures of its duly qualified District President and District Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

SCHOOL DISTRICT OF RIVER FALLS
PIERCE AND ST. CROIX COUNTIES,
WISCONSIN

By: _____
District President

(SEAL)

By: _____
District Clerk

Date of Authentication: July 12, 2018

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the issue authorized by the within-mentioned resolutions of the School District of River Falls, Pierce and St. Croix Counties, Wisconsin.

BOND TRUST SERVICES
CORPORATION,
ROSEVILLE, MINNESOTA

By _____
Authorized Signatory

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS,
THE ESTABLISHMENT OF AN ESCROW ACCOUNT WITH RESPECT
TO AND THE DEFEASANCE OF CERTAIN OF THE
GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2018A,
DATED JULY 12, 2018

WHEREAS, the School District of River Falls, Pierce and St. Croix Counties, Wisconsin (the "District") has outstanding its General Obligation Corporate Purpose Bonds, Series 2018A, dated July 12, 2018 (the "2018A Bonds") which were issued for the public purpose of paying (i) a portion of the cost of a District-wide school building and improvement program consisting of: improving, upgrading, renovating, remodeling and maintaining various school facilities including Greenwood, Rocky Branch, Westside and Montessori Elementary Schools, Meyer Middle School, River Falls High School and the transportation and maintenance buildings; constructing and equipping additions to Greenwood, Rocky Branch, Westside and Montessori Elementary Schools for classrooms, multi-purpose/flexible space and cafeteria/kitchen space; demolition of a portion of the Academy Building and portable classrooms at Westside Elementary School; upgrading technology infrastructure; site and athletic facility improvements; and acquiring furnishings, fixtures and equipment; and (ii) the cost of school facility improvements consisting of the addition of artificial turf and lighting to outdoor fields, parking and other improvements (collectively, the "Project");

WHEREAS, the District has certain debt service funds and other funds on hand (the "Funds") sufficient to defease a portion of the debt service on the 2018A Bonds;

WHEREAS, the School Board of the District deems it desirable and in the best interest of the District to transfer and apply such Funds to the defeasance and early redemption of a portion of the 2018A Bonds; and

WHEREAS, since the 2018A Bonds are not currently callable, it is necessary for the available Funds to be irrevocably deposited into an escrow account, invested in direct obligations of the United States of America, treated as a portion of the debt service fund for the 2018A Bonds and applied to pay the principal of and interest on \$980,000 of the 2025 maturity of the 2018A Bonds (the "Defeased Obligations") through and including the April 1, 2025 maturity date.

NOW, THEREFORE, BE IT RESOLVED by the School Board of the District that:

1. Establishment of Escrow Account. The School Board hereby authorizes and directs the officers of the District to enter into an Escrow Agreement with Zions Bancorporation, National Association, Chicago, Illinois, as Escrow Agent (the "Escrow Agent"), for the purpose of effecting the provisions of the Resolution.
2. Transfer and Deposit to Escrow Account. The School Board hereby authorizes and approves the transfer and deposit of the Funds into the Escrow Account to be established with the Escrow Agent in an amount sufficient, together with earnings thereon, to provide for the payment of the Defeased Obligations concurrently with the execution of the Escrow Agreement, and the subsequent use, investment and disbursement thereof by the Escrow Agent in the manner provided by the Escrow Agreement.

3. Professional Services. The School Board hereby ratifies and approves the retention of Ehlers & Associates, Inc. ("Ehlers") to provide financial advisory services in connection with this transaction; Quarles & Brady LLP ("Bond Counsel") to provide limited, special counsel legal services in connection with this transaction; and Robert Thomas CPA, LLC to provide mathematical verification and related services in connection with this transaction.

4. Notice of Defeasance. The School Board hereby directs the Escrow Agent pursuant to the Escrow Agreement to provide a notice of the defeasance of said Defeased Obligations at the times and in the manner set forth in the final Escrow Agreement.

5. Authorization of Officers and Agents. The School Board hereby authorizes the appropriate officers and agents of the District to work with Ehlers and the Escrow Agent to review and approve the finalized Escrow Agreement including the escrow deposit and other details, to provide the notice of defeasance and to execute and deliver all documents required by Bond Counsel with respect to this transaction.

Adopted and recorded February 20, 2023.

Stacy Johnson Myers
District President

ATTEST:

Alan Tuchtenhagen
District Clerk

(SEAL)

3. **Notification of Media.** On the _____ day of _____, 20__ at approximately _____ o'clock ____ .m., I communicated or caused to be communicated, the time, date, place and subject matter (including specific reference to the borrowing) of said School Board meeting to those news media who have filed a written request for such notice, and to the official newspaper of the School District, or, if none exists, to a news medium likely to give notice in the area.

4. **Open Meeting Law Compliance.** Said meeting was a _____ meeting of the School Board which was called, noticed, (regular or special) held and conducted in open session in compliance with Subchapter V of Chapter 19 of the Wisconsin Statutes and any other applicable local rules and State statutes.

SPECIAL NOTICE TO SCHOOL BOARD MEMBERS
REGARDING SPECIAL SCHOOL BOARD MEETINGS

5. **Special Meeting.** If said meeting was a special meeting, see Section 120.11(2) of the Wisconsin Statutes and complete this section:

On the _____ day of _____, 20__ at approximately _____ o'clock ____ .m., notice of the time and place of said special School Board meeting was:



given in a manner likely to give each school board member notice of the meeting.

OR * OR * OR

Prior notification was not provided to each School Board member in the manner prescribed in Section 120.11(2) of the Wisconsin Statutes but (check the appropriate box):

all School Board members were present and consented to the holding of the meeting; or

all School Board members were not present but absent members have since consented in writing to the meeting having been held in their absence.

Name:

Title:

Attest:

Name:

Title:

(SEAL)

(Note: Questions regarding this form or open meeting law compliance generally should be directed to local counsel or Quarles & Brady LLP.)

Excerpts of Minutes of a Meeting
of the
School Board of the
School District of River Falls

A meeting of the School Board of School District of River Falls, Pierce and St. Croix Counties, Wisconsin, was duly called, noticed, held and conducted in the manner required by the School Board and the pertinent Wisconsin Statutes on February 20, 2023. The District President called the meeting to order at _____ .m.

The following members were present:

The following members were absent:

(Here occurred business not pertinent to the defeasance.)

The following resolution was then moved by _____ and seconded by

_____:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS, THE ESTABLISHMENT OF AN ESCROW ACCOUNT WITH RESPECT TO AND THE DEFEASANCE OF CERTAIN OF THE GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2018A, DATED JULY 12, 2018

(A true copy of the resolution as adopted is attached hereto and incorporated herein by reference.)

Upon the vote being taken, the following voted

Aye:

Nay:

Abstaining:

and the resolution was declared adopted.

(Here occurred business not pertinent to the defeasance.)

Upon motion made and seconded, the School Board adjourned.

Certification of Minutes Excerpt

I am the duly qualified and acting District Clerk of the School District of River Falls, Pierce and St. Croix Counties, Wisconsin. I hereby certify that the foregoing is a true and correct excerpt of the official minutes of the School Board meeting of February 20, 2023.

I further certify that the attached is a true and correct copy of the resolution adopted by the School Board at such meeting.

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on February 20, 2023.

District Clerk

(SEAL)

River Falls, WI School District

\$1,049,159.08 Cash Defesance

Dated March 2, 2023

Proposed Partial Defeasance of Series 2018A (3.1882% Arb Yield)

Sources & Uses

Dated 03/02/2023 | Delivered 03/02/2023

Sources Of Funds

Additional required Equity contribution	1,049,159.08
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Total Sources	\$1,049,159.08
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Uses Of Funds

Costs of Issuance	13,150.00
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Deposit to Net Cash Escrow Fund	1,036,009.08
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Total Uses	\$1,049,159.08
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River Falls, WI School District

\$38,465,000 General Obligation Corporate Purpose Bonds, Series 2018

Dated: July 12, 2018

Pre-Defeasance Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
07/12/2018	-	-	-	-	-
04/01/2019	-	-	1,030,490.85	1,030,490.85	-
10/01/2019	-	-	716,171.25	716,171.25	-
12/01/2019	-	-	-	-	1,746,662.10
04/01/2020	-	-	716,171.25	716,171.25	-
10/01/2020	-	-	716,171.25	716,171.25	-
12/01/2020	-	-	-	-	1,432,342.50
04/01/2021	1,290,000.00	3.000%	716,171.25	2,006,171.25	-
10/01/2021	-	-	696,821.25	696,821.25	-
12/01/2021	-	-	-	-	2,702,992.50
04/01/2022	1,085,000.00	5.000%	696,821.25	1,781,821.25	-
10/01/2022	-	-	669,696.25	669,696.25	-
12/01/2022	-	-	-	-	2,451,517.50
04/01/2023	1,145,000.00	5.000%	669,696.25	1,814,696.25	-
10/01/2023	-	-	641,071.25	641,071.25	-
12/01/2023	-	-	-	-	2,455,767.50
04/01/2024	1,210,000.00	5.000%	641,071.25	1,851,071.25	-
10/01/2024	-	-	610,821.25	610,821.25	-
12/01/2024	-	-	-	-	2,461,892.50
04/01/2025	1,255,000.00	5.000%	610,821.25	1,865,821.25	-
10/01/2025	-	-	579,446.25	579,446.25	-
12/01/2025	-	-	-	-	2,445,267.50
04/01/2026	1,320,000.00	5.000%	579,446.25	1,899,446.25	-
10/01/2026	-	-	546,446.25	546,446.25	-
12/01/2026	-	-	-	-	2,445,892.50
04/01/2027	1,450,000.00	5.000%	546,446.25	1,996,446.25	-
10/01/2027	-	-	510,196.25	510,196.25	-
12/01/2027	-	-	-	-	2,506,642.50
04/01/2028	2,205,000.00	5.000%	510,196.25	2,715,196.25	-
10/01/2028	-	-	455,071.25	455,071.25	-
12/01/2028	-	-	-	-	3,170,267.50
04/01/2029	1,045,000.00	3.000%	455,071.25	1,500,071.25	-
10/01/2029	-	-	439,396.25	439,396.25	-
12/01/2029	-	-	-	-	1,939,467.50
04/01/2030	2,575,000.00	3.000%	439,396.25	3,014,396.25	-
10/01/2030	-	-	400,771.25	400,771.25	-
12/01/2030	-	-	-	-	3,415,167.50
04/01/2031	2,655,000.00	3.000%	400,771.25	3,055,771.25	-
10/01/2031	-	-	360,946.25	360,946.25	-
12/01/2031	-	-	-	-	3,416,717.50
04/01/2032	2,735,000.00	3.200%	360,946.25	3,095,946.25	-
10/01/2032	-	-	317,186.25	317,186.25	-
12/01/2032	-	-	-	-	3,413,132.50
04/01/2033	2,825,000.00	3.300%	317,186.25	3,142,186.25	-
10/01/2033	-	-	270,573.75	270,573.75	-
12/01/2033	-	-	-	-	3,412,760.00
04/01/2034	2,925,000.00	3.350%	270,573.75	3,195,573.75	-
10/01/2034	-	-	221,580.00	221,580.00	-
12/01/2034	-	-	-	-	3,417,153.75
04/01/2035	3,025,000.00	3.400%	221,580.00	3,246,580.00	-
10/01/2035	-	-	170,155.00	170,155.00	-
12/01/2035	-	-	-	-	3,416,735.00
04/01/2036	3,130,000.00	3.450%	170,155.00	3,300,155.00	-
10/01/2036	-	-	116,162.50	116,162.50	-
12/01/2036	-	-	-	-	3,416,317.50
04/01/2037	3,240,000.00	3.500%	116,162.50	3,356,162.50	-
10/01/2037	-	-	59,462.50	59,462.50	-
12/01/2037	-	-	-	-	3,415,625.00
04/01/2038	3,350,000.00	3.550%	59,462.50	3,409,462.50	-
12/01/2038	-	-	-	-	3,409,462.50
Total	\$38,465,000.00	-	\$18,026,783.35	\$56,491,783.35	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	3/02/2023
Average Life	9.160 Years
Average Coupon	4.99999999%
Weighted Average Maturity (Par Basis)	9.160 Years
Weighted Average Maturity (Original Price Basis)	2.081 Years

Refunding Bond Information

Refunding Dated Date	3/02/2023
Refunding Delivery Date	3/02/2023

River Falls, WI School District

\$38,465,000 General Obligation Corporate Purpose Bonds, Series 2018

Dated: July 12, 2018

Total Defeased Debt Service

Date	Principal	Coupon	Interest	Total P+I
04/01/2023	-	-	24,500.00	24,500.00
10/01/2023	-	-	24,500.00	24,500.00
04/01/2024	-	-	24,500.00	24,500.00
10/01/2024	-	-	24,500.00	24,500.00
04/01/2025	980,000.00	5.000%	24,500.00	1,004,500.00
Total	\$980,000.00	-	\$122,500.00	\$1,102,500.00

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	3/02/2023
Average Life	2.081 Years
Average Coupon	4.9999999%
Weighted Average Maturity (Par Basis)	2.081 Years
Weighted Average Maturity (Original Price Basis)	2.081 Years

Refunding Bond Information

Refunding Dated Date	3/02/2023
Refunding Delivery Date	3/02/2023

River Falls, WI School District

\$1,049,159.08 Cash Defesance

Dated March 2, 2023

Proposed Partial Defeasance of Series 2018A (3.1882% Arb Yield)

Debt Service Comparison

Date	Existing D/S	Net New D/S	Old Net D/S	Savings
12/01/2023	2,406,767.50	3,455,926.58	2,455,767.50	(1,000,159.08)
12/01/2024	2,412,892.50	2,412,892.50	2,461,892.50	49,000.00
12/01/2025	1,440,767.50	1,440,767.50	2,445,267.50	1,004,500.00
12/01/2026	2,445,892.50	2,445,892.50	2,445,892.50	-
12/01/2027	2,506,642.50	2,506,642.50	2,506,642.50	-
12/01/2028	3,170,267.50	3,170,267.50	3,170,267.50	-
12/01/2029	1,939,467.50	1,939,467.50	1,939,467.50	-
12/01/2030	3,415,167.50	3,415,167.50	3,415,167.50	-
12/01/2031	3,416,717.50	3,416,717.50	3,416,717.50	-
12/01/2032	3,413,132.50	3,413,132.50	3,413,132.50	-
12/01/2033	3,412,760.00	3,412,760.00	3,412,760.00	-
12/01/2034	3,417,153.75	3,417,153.75	3,417,153.75	-
12/01/2035	3,416,735.00	3,416,735.00	3,416,735.00	-
12/01/2036	3,416,317.50	3,416,317.50	3,416,317.50	-
12/01/2037	3,415,625.00	3,415,625.00	3,415,625.00	-
12/01/2038	3,409,462.50	3,409,462.50	3,409,462.50	-
Total	\$47,055,768.75	\$48,104,927.83	\$48,158,268.75	\$53,340.92

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings.....	1,036,009.06
Net PV Cashflow Savings @ 3.188%(Escrow Yield)...	1,036,009.06
Total Cash contribution.....	(1,049,159.08)
Net Present Value Loss	\$(13,150.02)
Net PV Loss / \$1,036,009.06 PV Refunded Debt Service	(1.269%)
Net PV Loss / \$980,000 Refunded Principal...	(1.342%)
Net PV Loss / - Refunding Principal..	-

Refunding Bond Information

Refunding Dated Date	3/02/2023
Refunding Delivery Date	3/02/2023

River Falls, WI School District

\$38,465,000 General Obligation Corporate Purpose Bonds, Series 2018

Dated: July 12, 2018

Post Defeasance Debt Service

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
04/01/2023	1,145,000.00	5.000%	645,196.25	1,790,196.25	-
10/01/2023	-	-	616,571.25	616,571.25	-
12/01/2023	-	-	-	-	2,406,767.50
04/01/2024	1,210,000.00	5.000%	616,571.25	1,826,571.25	-
10/01/2024	-	-	586,321.25	586,321.25	-
12/01/2024	-	-	-	-	2,412,892.50
04/01/2025	275,000.00	5.000%	586,321.25	861,321.25	-
10/01/2025	-	-	579,446.25	579,446.25	-
12/01/2025	-	-	-	-	1,440,767.50
04/01/2026	1,320,000.00	5.000%	579,446.25	1,899,446.25	-
10/01/2026	-	-	546,446.25	546,446.25	-
12/01/2026	-	-	-	-	2,445,892.50
04/01/2027	1,450,000.00	5.000%	546,446.25	1,996,446.25	-
10/01/2027	-	-	510,196.25	510,196.25	-
12/01/2027	-	-	-	-	2,506,642.50
04/01/2028	2,205,000.00	5.000%	510,196.25	2,715,196.25	-
10/01/2028	-	-	455,071.25	455,071.25	-
12/01/2028	-	-	-	-	3,170,267.50
04/01/2029	1,045,000.00	3.000%	455,071.25	1,500,071.25	-
10/01/2029	-	-	439,396.25	439,396.25	-
12/01/2029	-	-	-	-	1,939,467.50
04/01/2030	2,575,000.00	3.000%	439,396.25	3,014,396.25	-
10/01/2030	-	-	400,771.25	400,771.25	-
12/01/2030	-	-	-	-	3,415,167.50
04/01/2031	2,655,000.00	3.000%	400,771.25	3,055,771.25	-
10/01/2031	-	-	360,946.25	360,946.25	-
12/01/2031	-	-	-	-	3,416,717.50
04/01/2032	2,735,000.00	3.200%	360,946.25	3,095,946.25	-
10/01/2032	-	-	317,186.25	317,186.25	-
12/01/2032	-	-	-	-	3,413,132.50
04/01/2033	2,825,000.00	3.300%	317,186.25	3,142,186.25	-
10/01/2033	-	-	270,573.75	270,573.75	-
12/01/2033	-	-	-	-	3,412,760.00
04/01/2034	2,925,000.00	3.350%	270,573.75	3,195,573.75	-
10/01/2034	-	-	221,580.00	221,580.00	-
12/01/2034	-	-	-	-	3,417,153.75
04/01/2035	3,025,000.00	3.400%	221,580.00	3,246,580.00	-
10/01/2035	-	-	170,155.00	170,155.00	-
12/01/2035	-	-	-	-	3,416,735.00
04/01/2036	3,130,000.00	3.450%	170,155.00	3,300,155.00	-
10/01/2036	-	-	116,162.50	116,162.50	-
12/01/2036	-	-	-	-	3,416,317.50
04/01/2037	3,240,000.00	3.500%	116,162.50	3,356,162.50	-
10/01/2037	-	-	59,462.50	59,462.50	-
12/01/2037	-	-	-	-	3,415,625.00
04/01/2038	3,350,000.00	3.550%	59,462.50	3,409,462.50	-
12/01/2038	-	-	-	-	3,409,462.50
Total	\$35,110,000.00	-	\$11,945,768.75	\$47,055,768.75	-

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	3/02/2023
Average Life	9.358 Years
Average Coupon	4.9999999%
Weighted Average Maturity (Par Basis)	9.358 Years
Weighted Average Maturity (Original Price Basis)	2.081 Years

Refunding Bond Information

Refunding Dated Date	3/02/2023
Refunding Delivery Date	3/02/2023

River Falls, WI School District

\$1,049,159.08 Cash Defesance

Dated March 2, 2023

Proposed Partial Defeasance of Series 2018A (3.1882% Arb Yield)

Escrow Fund Cashflow

Date	Principal	Rate	Interest	Receipts	Disbursements	Cash Balance
03/02/2023	-	-	-	0.08	-	0.08
04/01/2023	21,869.00	-	2,631.56	24,500.56	24,500.00	0.64
10/01/2023	8,535.00	-	15,964.84	24,499.84	24,500.00	0.48
04/01/2024	8,535.00	-	15,964.84	24,499.84	24,500.00	0.32
10/01/2024	8,535.00	-	15,964.84	24,499.84	24,500.00	0.16
04/01/2025	988,535.00	3.230%	15,964.84	1,004,499.84	1,004,500.00	-
Total	\$1,036,009.00	-	\$66,490.92	\$1,102,500.00	\$1,102,500.00	-

Investment Parameters

Investment Model [PV, GIC, or Securities]	Securities
Default investment yield target	Bond Yield
Cash Deposit	0.08
Cost of Investments Purchased with Bond Proceeds	1,036,009.00
Total Cost of Investments	\$1,036,009.08
Target Cost of Investments at bond yield	\$1,035,996.86
Actual positive or (negative) arbitrage	(12.22)
Yield to Receipt	3.1875910%
Yield for Arbitrage Purposes	3.1882000%
State and Local Government Series (SLGS) rates for	2/09/2023

River Falls, WI School District

\$1,049,159.08 Cash Defesance

Dated March 2, 2023

Proposed Partial Defeasance of Series 2018A (3.1882% Arb Yield)

Detail Costs Of Issuance

Dated 03/02/2023 | Delivered 03/02/2023

COSTS OF ISSUANCE DETAIL

Financial Advisor	\$3,500.00
Bond Counsel	\$4,750.00
Escrow Agent	\$2,750.00
CPA Verification	\$2,000.00
Split CUSIP	\$150.00
TOTAL	\$13,150.00

River Falls 2023 Defeasance Confirmation
Final Amounts

**Partial Cash Defeasance of the 2025 Maturity of District's \$38,465,000 General
Obligation Corporate Purpose Bonds, Series 2018A**

Confirmation #1

+ Existing CY23 DS Payments	6,014,405.00
- CY23 DS Payment Transferred to Escrow	49,000.00
= District Share of CY23 DS Payment	5,965,405.00
+ DS Levy Amount <i>(listed on DPI Website)</i>	7,014,405.00
- District Share of CY23 DS Payment	5,965,405.00
= Net Available for Defeasance	1,049,000.00

Confirmation #2

+ Pre Defeased 2018 Bond CY23 DS Payments	2,455,767.50
- Post Defeased 2018 Bond CY23 DS Payments	2,406,767.50
= Additional Amount Available for Defeasance	49,000.00

+ Additional Amount Available for Defeasance	49,000.00
+ Defeasance Levy in November 2022 for CY23	1,000,000.00
= Total Amount Available for Defeasance	1,049,000.00

Final Amount

+ Net Available for Defeasance <i>(from above calculation)</i>	1,049,000.00
+/- Rounding <i>(debt service fund balance used)</i>	159.08
= Final Amount Transferred to Escrow for Defeasance	1,049,159.08

February 20, 2023

**PERPETUAL MUNICIPAL UTILITY
AND TRAIL EASEMENT AGREEMENT**

Return to:
Atty. Christopher B. Gierhart
Weld Riley, S.C.
PO Box 1030
Eau Claire, WI 54702-1030

See Exhibit A
Parcel Numbers

THIS PERPETUAL MUNICIPAL UTILITY EASEMENT AGREEMENT (this “*Agreement*”) is by and between School District of River Falls, a Wisconsin common school district (the “*Owner*”) and the City of River Falls, a Wisconsin municipal corporation and River Falls Municipal Utilities (collectively and individually, the “*City*”).

RECITALS :

A. The Owner is the fee holder of certain real property in the City of River Falls, St. Croix County, State of Wisconsin, as more particularly described on the attached and incorporated Exhibit A (the “*Property*”).

B. The City desires to acquire a permanent and perpetual exclusive watermain, sanitary sewer, storm sewer, and electric easement (collectively, the “*Municipal Utilities*”), an exclusive easement for a trail or path whether paved, graveled, or unpaved (the “*Trail*”), and a non-exclusive access easement into, under, on, over, across, through, and upon that certain portion of the Property as described on the attached Exhibit B, attached hereto and incorporated herein by reference (the “*Easement Area*”), with the right of entry in and across the Property. The Easement Area is also depicted on the attached Exhibit C. In the event of a conflict between Exhibit B and Exhibit C, Exhibit B shall control.

AGREEMENT

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Grant of Easement.** The Owner grants to the City a permanent and perpetual exclusive municipal utility and trail easement (the “*Easement*”) into, under, on, over, across, through, and upon that

certain portion of the Property for the construction, operation, use, maintenance, repair, and reconstruction of the Municipal Utilities and the Trail in the Easement Area.

2. **Grant of Access Easement.** Owner grants and conveys unto City a permanent and perpetual, non-exclusive access easement (the “*Access Easement*”) on, over, across, through, and upon the Property for vehicular and pedestrian ingress and egress to the Municipal Utilities and the Trail.
3. **Right of Entry.** Owner consents to the entry by the employees, workers, agents, or independent contractors of the City for and incidental to the construction, operation, use, maintenance, repair, and reconstruction of the Municipal Utilities, the Trail, and the Easement Area.
4. **Consistent Uses Allowed.** The Owner reserves the right to use the Easement Area for purposes that will not interfere with the City=s full enjoyment of the Easement rights granted in this Agreement.
5. **Interference.** Owner shall submit plans for review and approval by the City’s Director of Public Works, or designee, for any proposed improvement, alteration, or modification that Owner would like to complete in the Easement Area. City review will be limited to compliance with City ordinances and preventing interference with the construction, operation, use, maintenance, repair, or reconstruction of the Municipal Utilities, Trail, or access thereto. Construction of buildings, stoops, walls, fencing, or permanent structures of any kind within the Easement Area is prohibited unless otherwise approved by the City’s Director of Public Works.
6. **Venue and Governing Law.** This Agreement shall be governed in all respects, whether as to the validity, construction, capacity, performance, or otherwise by the laws of the State of Wisconsin. Any suit, proceeding, or other action arising out of or related to this Agreement shall be commenced and maintained only in a court of competent jurisdiction located in the state court located in Pierce County, Wisconsin or federal court located in Eau Claire County, Wisconsin. Each party irrevocably consents to submit to the exclusive jurisdiction of such courts.
7. **Indemnification.** Owner, its successors, heirs, and assigns hereby indemnifies and holds harmless the City and its elected and appointed officials, officers, employees, and authorized representatives from and against any and all suits, actions, legal or administrative proceedings, claims, demands, liabilities, interest, attorneys’ fees, costs, and expenses of whatsoever nature (“*Claims*”) which might arise or be asserted against the City from the construction, presence, existence, or maintenance of the Easement or utilities by the Owner or the City, except in each case, to the extent caused by the negligence or willful misconduct of the City, its elected and appointed officials, employees, and authorized representatives.

City shall indemnify and hold Owner and its elected and appointed officials, officers, employees, and authorized representatives harmless from any and all Claims which might arise or be asserted against Owner from the construction, presence, existence, or maintenance of the Easement or utilities, except to the extent caused by the negligence or willful misconduct of Owner or its successors, heirs, and assigns.

Nothing contained within this Agreement is intended to be a waiver or estoppel of the City or its insurer to rely upon the limitations, defenses, and immunities contained within Wis. Stat. § 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the City or its insurer shall not be liable in indemnity, contribution or otherwise for an amount greater than the limits of liability for municipal claims established by Wisconsin law. The provisions of this section shall survive the termination or expiration of this Agreement.

Nothing contained within this Agreement is intended to be a waiver or estoppel of the Owner or its insurer to rely upon the limitations, defenses, and immunities contained within Wis. Stat. § 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the City or its insurer shall not be liable in indemnity, contribution or otherwise for an amount greater than the limits of liability for municipal claims established by Wisconsin law. The provisions of this section shall survive the termination or expiration of this Agreement.

8. **Covenants Run with Land.** All terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the City and their respective successors and assigns.
9. **Non-Use.** Non-use or limited use of the Easement rights granted in this Agreement shall not prevent the benefiting party from later use of the Easement rights to the fullest extent authorized in this Agreement.
10. **Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of St. Croix County, Wisconsin.
11. **Notices.** All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.
12. **Invalidity.** If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.
13. **Waiver.** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.
14. **Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.
15. **No Public Dedication.** Nothing in this Agreement shall be deemed a gift or dedication of any portion of the easements granted under this Agreement to the general public or for any public purpose whatsoever.
16. **No Liens.** No party to this Agreement shall permit any claim, lien or other encumbrance arising from any party's use of the Easement referenced herein to accrue against or attach to the property of any other party to this Agreement.
17. **Authority to Sign.** The undersigned persons executing this Agreement on behalf of the City and the

Owner represent and certify that they are fully empowered to execute and deliver this document; that Owner has the full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

18. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date last set forth below.

OWNER:

School District of River Falls, a Wisconsin common school District

By: _____
Stacy Johnson Myers, President

Attest: _____
Alan Tuchtenhagen, Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF _____)

Personally came before me on the ____ day of _____, 20____, the above-named Stacy Johnson-Myers and Alan Tuchtenhagen, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____, Notary Public
State of Wisconsin
My commission expires: _____

THIS DOCUMENT DRAFTED BY:

Atty Christopher B. Gierhart
Weld Riley, S.C.
PO Box 1030
Eau Claire, WI 54702-1030

CITY:

City of River Falls, a Wisconsin municipal corporation

By: _____
Dan Toland, Mayor

Attest: _____
Amy White, City Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
)ss.
COUNTY OF _____)

Personally came before me on the ____ day of _____, 20____, the above-Dan Toland and Amy White, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____, Notary Public
State of Wisconsin
My commission expires: _____

THIS DOCUMENT DRAFTED BY:

Atty Christopher B. Gierhart
Weld Riley, S.C.
PO Box 1030
Eau Claire, WI 54702-1030

EXHIBIT A

(Legal description of Property)

A parcel of land located in the NW 1/4 of the SW 1/4, the NE 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4, and in the SE 1/4 of the SW 1/4, all in Section 35, T28N, R19W, Town of Troy, St.Croix County, Wisconsin, more fully described as follows:

Commencing at the S 1/4 corner of said Section 35:

Thence N88°11'06"W along the South line of the SW 1/4 231.64' (recorded as S89°57'59"W 231.94') to the POINT OF BEGINNING:

Thence continuing N88°11'06"W along said line 380.21';

Thence N01°44'21"E 397.71';

Thence N88°11'06"W 623.12';

Thence N27°19'55"W 133.55';

Thence N39°57'15"W 311.39';

Thence N02°42'13"W 420.66';

Thence N03°58'22"E 114.66';

Thence N25°48'03"E 39.88';

Thence N33°03'25"W 632.59';

Thence S88°05'23"E 838.07';

Thence S02°08'19"W 513.96';

Thence S88°08'14"E 667.05';

Thence S49°30'30"E 368.53';

Thence southeasterly 98.10' along the arc of a 300.00' radius curve concave southwesterly whose long chord bears S40°08'27"E 97.66';

Thence N89°01'22"E 32.84';

Thence southwesterly 137.00' along the arc of a 166.00' radius curve concave southeasterly whose long chord bears S24°31'21"W 133.14';

Thence S00°52'54"W 506.11' to the northeast corner of the Certified Survey Map recorded in Volume 8 of Certified Survey Maps, Page 2265;

Thence S69°18'16"W along the North line of said Certified Survey Map 214.97' (recorded as N67°28'00"E 215.05');

Thence S00°51'10"W 271.06' along the West line of said Survey Map (recorded as N0°57'00"W 271.09') to the point of beginning.

For informational purposes only:

Tax Parcel No. 276-1156-03-000

[Exhibit A]

EXHIBIT B

(Legal description of Easement Area)

All that land of the owner lying within the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 28 North, Range 19 West, City of River Falls, St. Croix County, Wisconsin more particularly described as follows:

Being a strip of land 100.00 feet in width the centerline of which is described as follows:

Commencing at the South $\frac{1}{4}$ Corner of said Section 35, Thence $N00^{\circ}17'57''E$ along the east line of the said Southwest $\frac{1}{4}$ a distance of 397.58 feet to the point of beginning of the centerline to be described; Thence $N90^{\circ}00'00''W$, 1247.75 feet; Thence $S70^{\circ}06'04''W$, 416.39 feet; Thence $S00^{\circ}00'00''W$, 257.07 feet to a point on the south line of the said Southwest $\frac{1}{4}$ and there said centerline terminating.

Excepting therefrom any road rights of way.

Said easement contains 2.14 acres more or less.

[Exhibit B]

EXHIBIT C

(Depiction of Easement Area)

[Exhibit C]

School District of River Falls

Overnight Accommodations for Student Trips

In the planning of sleeping arrangements during overnight trips, the needs of all students shall be assessed on a case-by-case basis with the goal of maximizing all students' social integration, equal rights of participation, safety, and comfort.

The following procedures shall be followed in determining overnight sleeping arrangements:

STEP #1: All students will be asked who they want to room with through a process determined by the coordinating staff of each trip.

STEP #2: The coordinating staff members of said trip shall review all requests for roommate arrangements. When necessary, they will also work with the student and counseling team to determine hotel and room-sharing arrangements in a manner that allows all students to feel affirmed, welcomed, included, and safe. The trip coordinators will finalize and publish all room assignments for all attending students to view.

STEP # 3: The district will honor student requests to switch rooms after an assignment has been made, if deemed as valid and legitimate reasons. Requests to switch room assignments should be treated equally with consideration given to district and community values.

STEP #4: At the discretion of the building principal, any student who has a justifiable personal need for privacy will be provided with reasonable accommodation, which may include a private room.

STEP #5: Parents will be notified of final room assignments

Any alternative room arrangement(s) should be provided in a way that protects student confidential information while also respecting all students' rights to privacy particularly due to situations involving undressing, using the restroom, and showering.

All accommodations shall be made clear to all students no less than five (5) school days prior to their departure.

Students may appeal to the building Principal for any final revisions/considerations of their room assignment if done so no less than four (4) days prior to departure.

REFERENCE: 352 Field Trips-Extended Trips
352-Rule (1) Guidelines for Extended, Overnight and Abroad Field Trips
352-Exhibit Procedure

APPROVED: January 24, 2023

SCHOOL DISTRICT OF RIVER FALLS
River Falls, Wisconsin 54022

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BOARD RESPONSIBILITIES AND LEGAL STATUS

The care, management and control of the schools of the District is vested by statutory and constitutional authority in the Board of Education. The purpose of this policy is to summarize the primary responsibilities and sources of authority of the Board of Education in carrying out its obligation to act in the best interest of the District as determined by the Board.

Local school boards are instruments of the legislature and derive their authority directly from the Wisconsin Constitution and Wisconsin Statutes. By custom and tradition local school boards have responsibilities to the citizenry they serve, including the students educated in the District and the persons employed by it. Recognizing this tri-dimensional concept of its sources of authority and responsibility, the Board of Education serves as the policy-making body for the District within the framework of the law and the will of the local citizenry.

Number of Board Members

The Board of Education consists of seven members, who are all elected at-large by a plurality vote of the electors of the District. Two members of the seven member Board are elected annually, except for every third year, when three Board members are elected. The Superintendent or designee serves as deputy election clerk for Board elections.

Term of Office

Board members serve for a three-year term, and/or until their successors have been elected and qualified. Board members who are elected for regular or unexpired terms take office on the fourth Monday in April, provided they have taken and filed the official oath of office. The Board Clerk or designee administers the oath of office.

Authority of Members

Individual Board members exercise the authority of the Board of Education only when acting during a properly noticed and called meeting of the Board, except when authority is specifically conferred by statute on individual Board officers to take specified actions outside of a Board meeting. Neither the District nor the Board of Education is bound by any action or statement on the part of an individual Board member that has not been specifically authorized by law or specified and delegated in advance, by Board action at a Board meeting.

Powers and Duties

1. The Board of Education has the responsibilities, powers and duties specified by statute, including functions incidentally related to accomplishing the general purposes for which school boards are established and/or that reasonably promote the cause of education including establishing, providing and improving programs, functions and activities for the benefit of the pupils of the District.
2. The Board oversees administrative functions, adopts and revises policy, and serves as the final body in the District to which administrative decisions can be appealed.

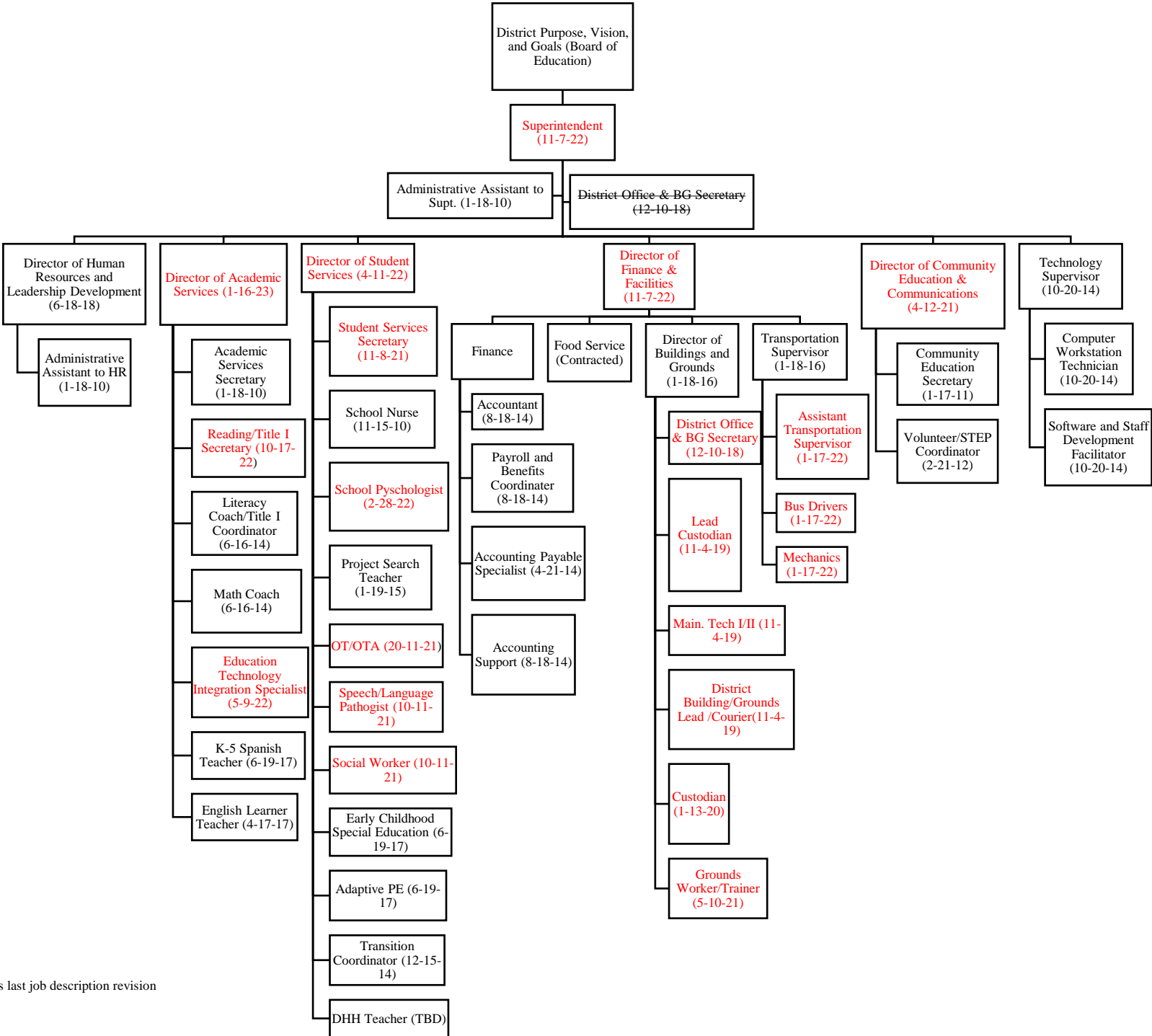
BOARD RESPONSIBILITIES and LEGAL STATUS

Policy 130

Page 2

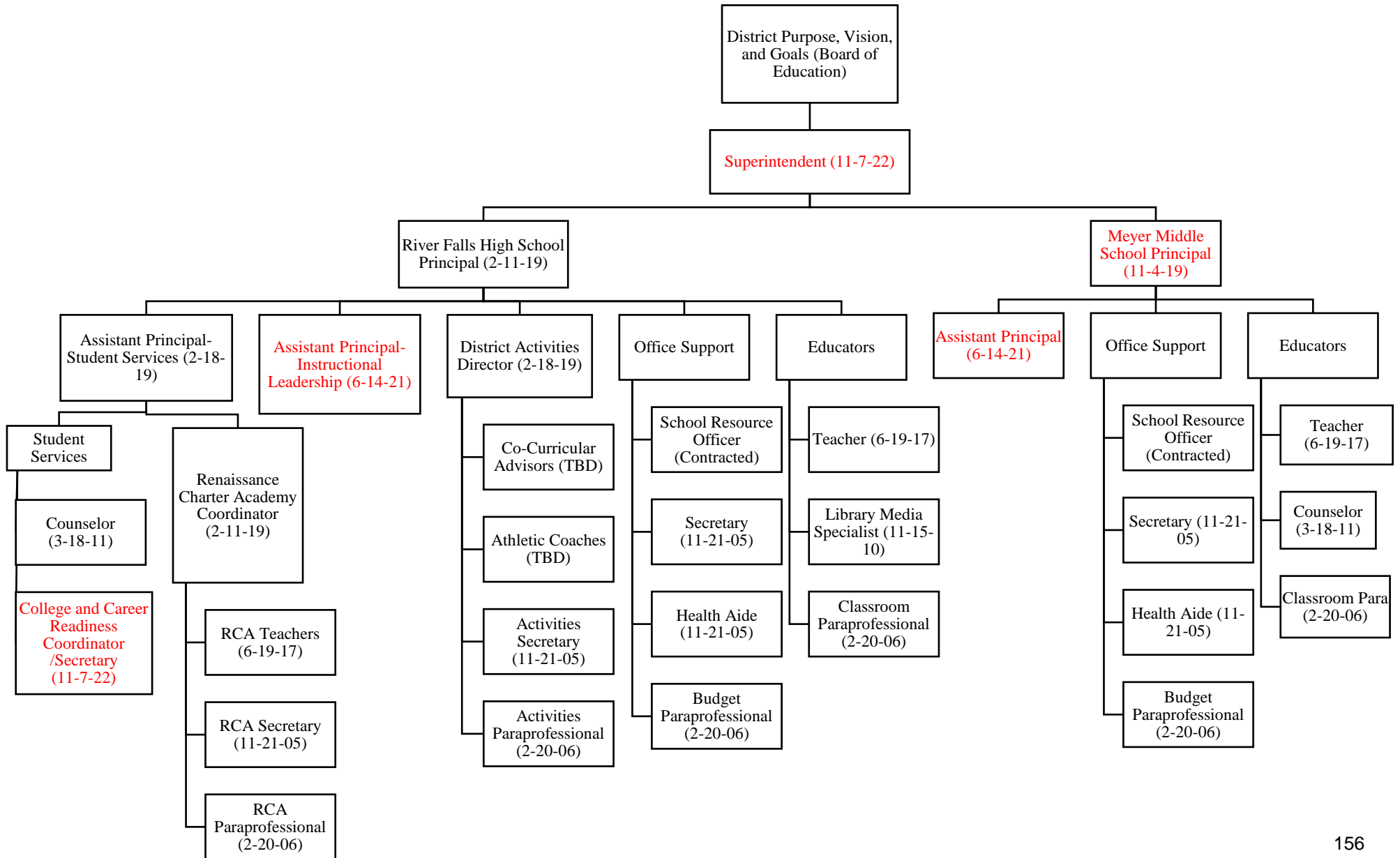
3. The Board is responsible for the overall management of the schools and programs of the District; adopts rules for their organization, government, instruction, ~~approves textbooks~~ and courses of study; and ~~makes and~~ authorizes contracts on behalf of the District.
4. The Board is responsible for the financial management of the District, and for building and maintaining all District facilities and property, subject to the requirements of Wisconsin and federal law.
5. The Board also exercises authority in the following more specific areas:
 - a. To levy against property in the District to raise the funds needed to support school operations, payment of debt, and other appropriate District expenses in accordance with applicable law.
 - b. To employ and contract qualified teachers and administrators and discharge the same for cause and in conformity with its contracts **and statutes.**
 - c. to employ and discharge necessary support employees, and contract for other services.
 - d. To provide services and programs that promote the health of its ~~pupils~~ **students.**
 - e. To build, name and maintain school buildings, grounds and facilities, with approval from District electors when required.
 - f. To purchase, sell, exchange, and dispose of school district property and equipment with approval from District electors when required.
 - g. To bring or defend legal actions on behalf of the District and investigate and respond to claims against the District.
 - h. To provide transportation of students to and from school, as required by statute.
 - i. To insure against liability of the District, its officers, and employees, to offer personal insurance and retirement programs to its employees as may be selected by the Board from time to time and to discontinue such programs as and when appropriate to do so.
 - j. To provide library **media centers facilities; and offer summer school; and provide technology, textbooks, and related instructional resources/**
 - k. To provide school breakfast and lunch programs for students and employees.
 - l. To enter into cooperative agreements with other school districts to collectively provide agreed-upon educational and support services.
 - m. To lease rooms or buildings for school purposes when necessary.
 - n. To authorize the temporary use of school facilities for community purposes under conditions that do not interfere with school purposes.
 - o. To authorize and support extra-curricular and co-curricular activities.
 - p. To receive bequests, donations, or gifts for any proper purpose and on terms acceptable to the Board;
 - q. To form partnerships a.d/or ad hoc committees for the purpose of identifying, planning for and addressing short and long-term needs and aspirations.
 - r. To provide eligible students with the additional personal or educational assistance and services available when they qualify under applicable state or federal programs offered by the District.
 - s. To offer before and after school daycare, community education programming, pre-kindergarten educational programming and to set criteria for early admission to **four-year-old Kindergarten,** Kindergarten and First Grade.

RIVER FALLS SCHOOL DISTRICT ORGANIZATIONAL CHART



*Date in Parenthesis is last job description revision

RIVER FALLS ORGANIZATIONAL CHART (SECONDARY)



RIVER FALLS INSTRUCTIONAL ORGANIZATIONAL CHART (ELEMENTARY)

