

Special Meeting
Monday, January 14, 2019 7:00 PM Central

Mokena Elementary School
Mokena Elementary School
11244 Willowcrest Lane
Mokena, IL 60448

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PUBLIC COMMENT

IV. ACTION REQUESTS

IV.A. Resolution providing for and requiring the submission of the proposition of increasing the limiting rate for School District Number 159, Will County, Illinois, to the voters of said School District at the consolidated election to be held on the 2nd day of April, 2019

V. DISCUSSION

V.A. Referendum Proceeds Expenditure Limitation Policy

VI. NEXT STEPS AND FOLLOW UP RELATED TO DISCUSSION AND/OR ACTION ITEMS

VII. ADJOURNMENT



COMMUNITY FORUM

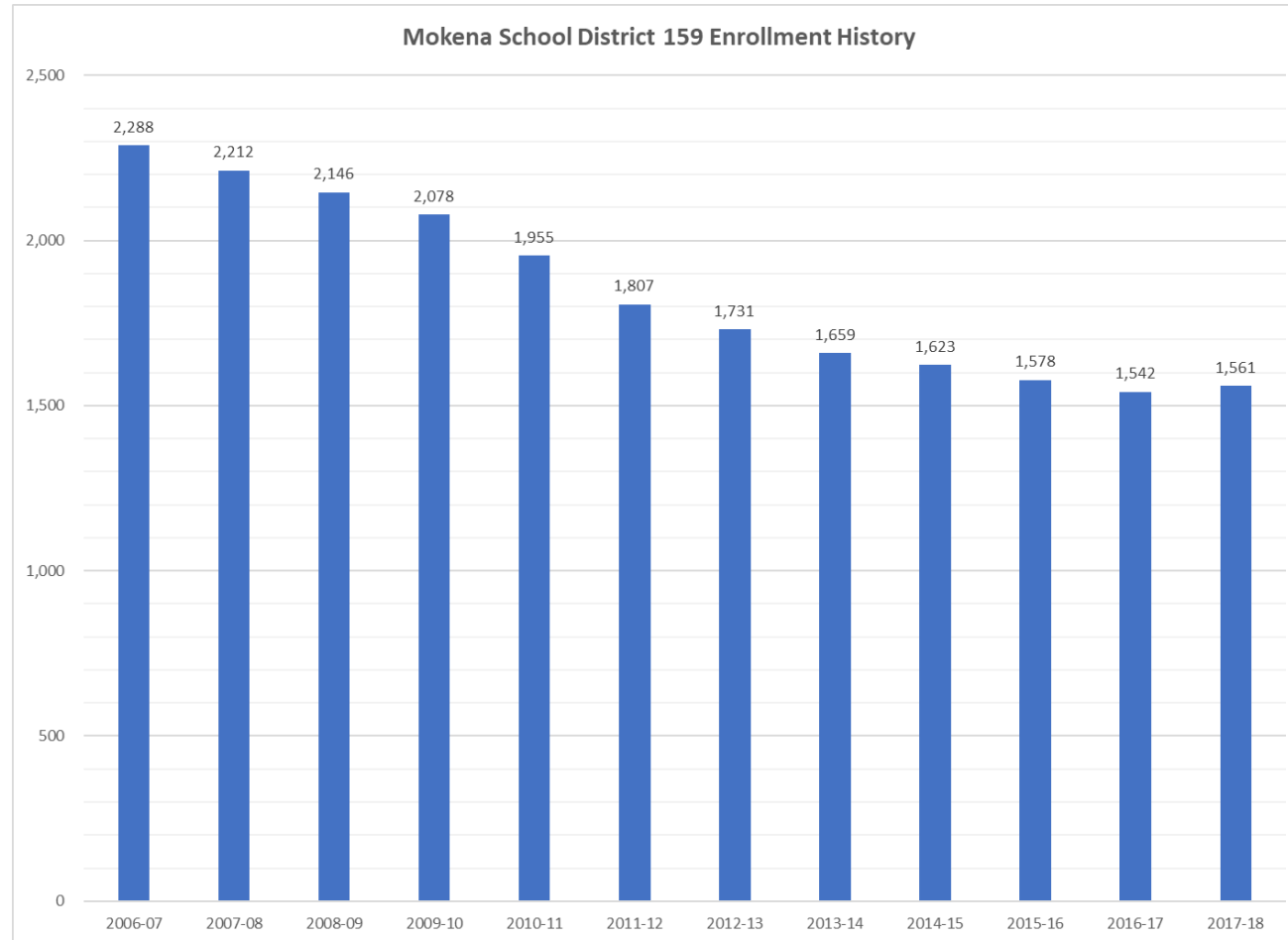
JANUARY 9, 2019

POSSIBLE REFERENDUM APRIL 2, 2019



Good News: No Need to Build

- We must **maintain repair, and update** current buildings.
- The Board is **considering a referendum on the April 2, 2019** ballot.





Facility Needs

- **June 2018**

McKinstry Facility
Condition
Assessment

- **High-level assessment of property** (grounds, buildings, and equipment)

- Provides a reference or **guide for planning**

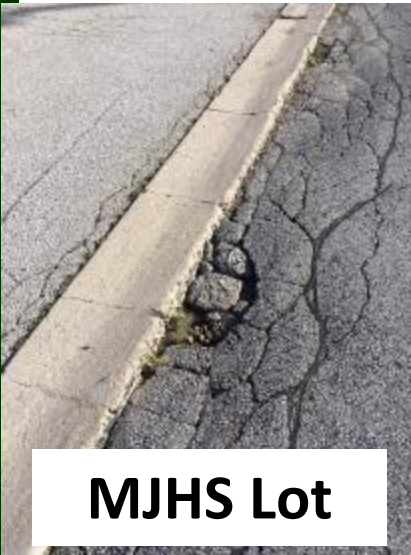
- **December 2018**

Complete **architect RFQ process and begin detailed planning**

Key Findings	Notes
1. Inadequate security measures in place	Lacking access control systems, key management, surveillance equipment, and integrated alarm system need remediation as soon as possible. Recommend comprehensive approach to staff and faculty training to ensure consistent and relevant understanding of up-to-date policies and procedures.
2. Poor temperature/humidity control	Aging and (in some cases) poorly configured HVAC systems negatively impact administrative and learning environments and should be addressed with long-term solutions. Unpredictable relative humidity controls induce additional wear on interior surfaces. (Primarily affects MES and MIS)
3. Interior surfaces need upgrade	Most flooring surfaces have areas showing signs of settling, heaving, or cracking, and need to be replaced to create a safe and visually appealing learning environment. Floors across the district are incredibly clean, but are beginning to show replacement need that cannot be "patched."
4. Envelope repairs and improvements needed	Windows and doors are in generally fair condition and should be evaluated for replacement to obtain higher efficiency, less energy loss, and a more comfortable learning environment. Many doors need door sweeps.
5. Hardscapes in need of repair	Parking lots exhibit signs of subgrade settling and associated sidewalks experience cracking and heaving. Drainage systems under parking areas are beginning to be adversely affected. Walkways need to be repaired for safety and long-term durability.



Facility Needs





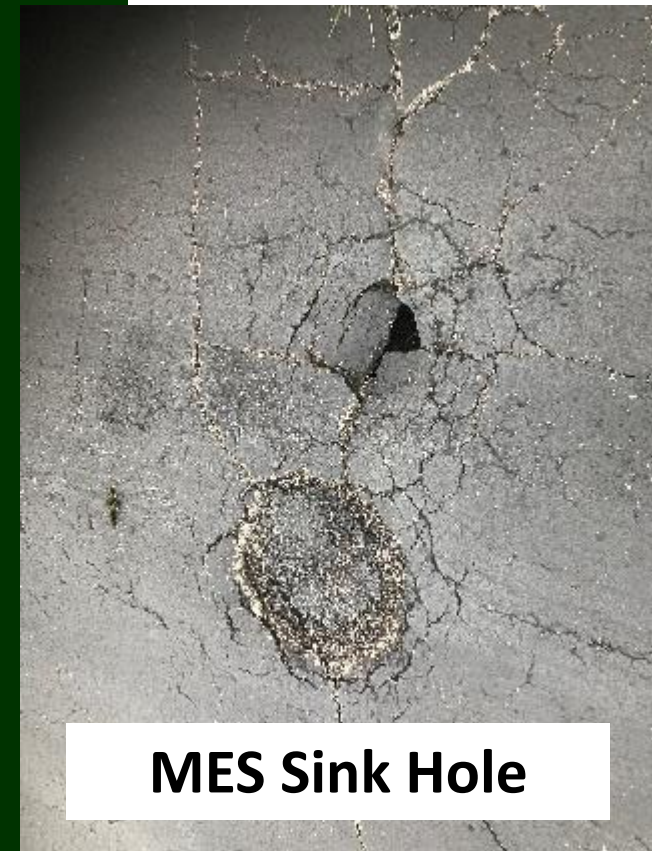
Facility Needs



Catastrophic Failure



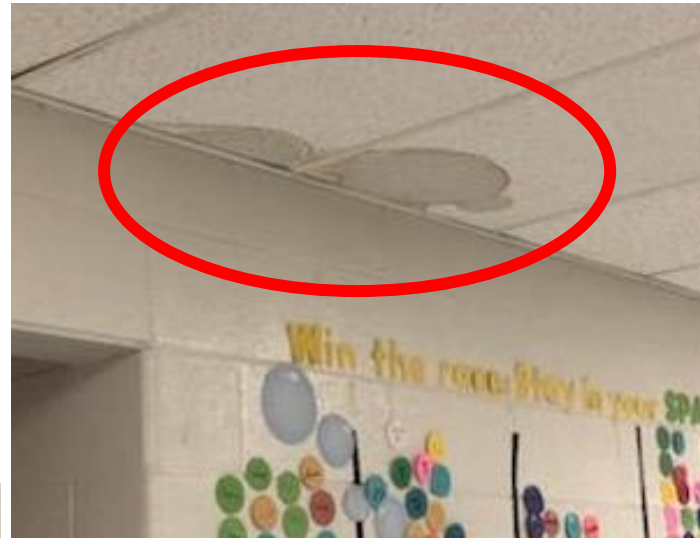
MES Roof Needs



MES Sink Hole

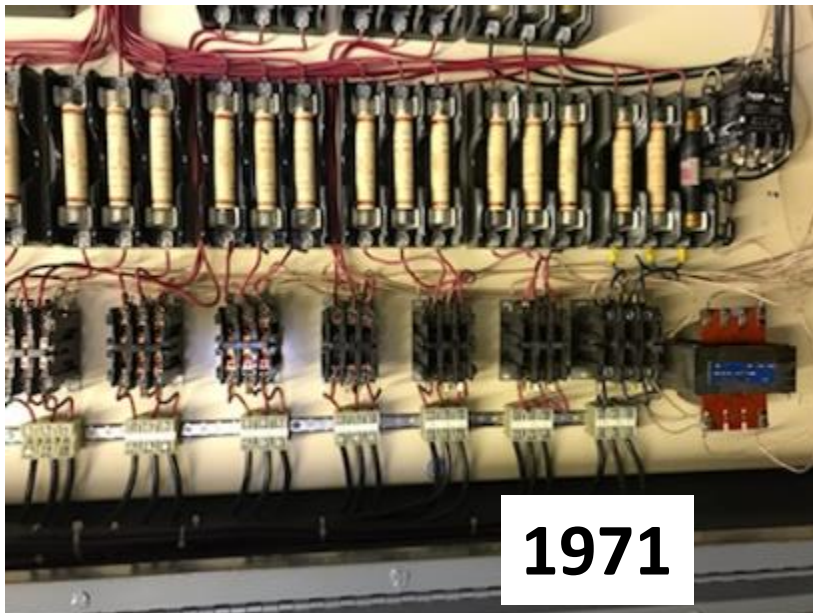
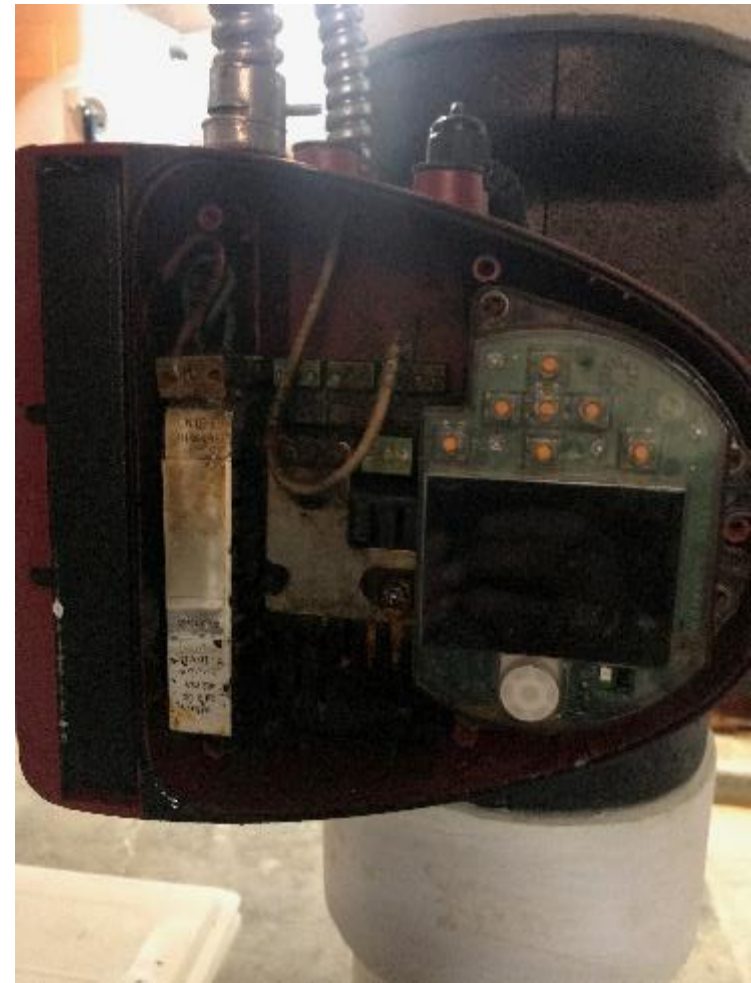
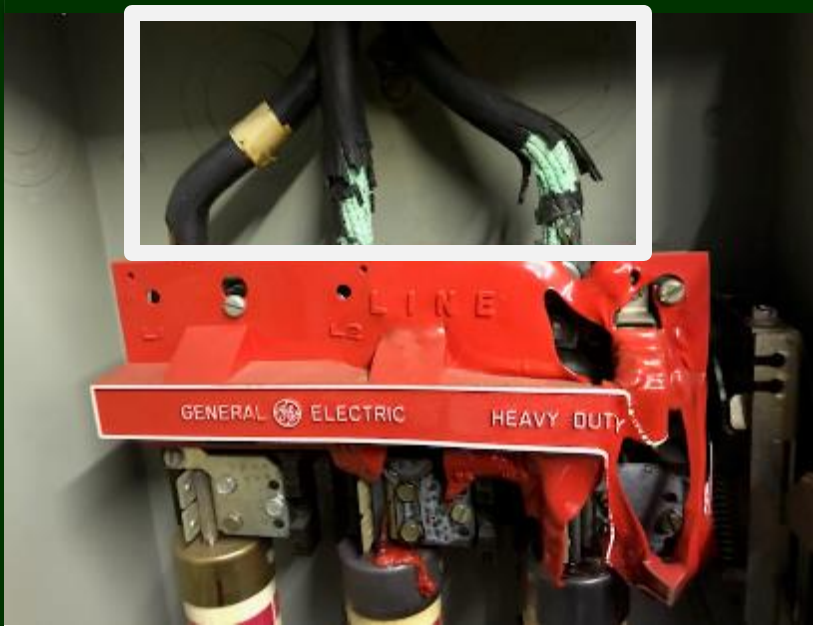


Facility Needs: MES Roof Needs





Facility Needs



1971



Facility Needs



**Mokena
Intermediate
School
1971**



Estimated Costs: Near Term

- Near Term Projects**
 (within next five years)
- Budgetary information is for planning purposes only.

	Project	Notes	Budget Range
	Network and Surveillance Upgrades	Add and upgrade cameras; increase network bandwidth and secure storage	\$175,000 - \$257,500
MIS	HVAC and Controls (MIS)	Replace poorly performing equipment to gain efficiency and improve learning environment	\$1,475,000 - \$2,678,000
	Domestic Hot Water Upgrade (MIS)	Replace the existing pool domestic hot water heater with a higher efficiency unit.	\$30,000 - \$41,200
All	Facility Condition Assessment	Complete full-scope, 20-year capital needs assessment and prioritized budgeting	\$35,000 - \$66,950
All	Concrete walkways repair & replace	Replace deteriorating concrete to improve safety and aesthetics	\$350,000 - \$566,500
All	Parking Lot Upgrade	Increase safety, drainage and aesthetics	\$800,000 - \$1,545,000
MES	HVAC and Controls (MES)	Replace poorly performing equipment to gain efficiency and improve learning environment	\$500,000 - \$795,675
	IT Fiber Upgrade	Install new trench and new fiber optic cable.	\$115,000 - \$212,180
All	Roof rehab/repair	Repair and replace roofing across district; recommend creating comprehensive roofing plan	\$400,000 - \$2,333,980
	Fencing Installation (MES/MIS)	Install perimeter barrier to enhance safety	\$85,000 - \$212,180
All	Restroom Update	Replace aging fixtures and ensure 100% ADA compliance	\$200,000 - \$1,365,909
	Furnishings/Millwork Update	Replace classroom and office furniture and fixed storage units	\$200,000 - \$382,454
	Interior Sealants update	Repair cracks and repaint	\$150,000 - \$337,653
All	Window Upgrades	Ensure safety compliance and energy efficiency with glazed units	\$250,000 - \$2,251,018
MJHS	MJS Track Upgrade	Repair or replace track surface	\$80,000 - \$289,819
	MJS Lighting Upgrade	Replace existing lights with energy efficient fixtures	\$180,000 - \$289,819
All	Exterior Sealants/Façade Repair	Brick walls need tuckpointing, other surfaces need repair and re-sealing	\$150,000 - \$463,710
		Total Range:	\$5,175,000 - \$14,089,545

Range
\$4,240,000 ~
\$12,356,561



Estimated Costs: Medium Term

- **Medium Term Projects** (between six and ten years)
- Budgetary information is for planning purposes only.

Project	Budget Range
MJS HVAC upgrade	\$800,000-\$2,000,000
MJS Space utilization update	\$175,000-\$450,000
MJS Auditorium update	\$800,000-\$2,300,000
Playfields upgrade	\$600,000-\$1,500,000
MJS Roof Replacement	\$2,000,000-\$4,000,000
Flooring replacement	\$1,200,000-\$3,500,000
Maker space addition (MES/MIS)	\$200,000-\$450,000
Storage space upgrade	\$125,000-\$300,000
Hall locker replacement/removal	\$80,000-\$200,000
Interior sealants	\$150,000-\$300,000
Technology Updates	\$250,000-\$500,000
Landscaping upgrades	\$85,000-\$200,000
Total Range:	\$6,465,000 - \$15,700,000



Estimated Costs: Long Term

- **Long Term Projects** (between 11 and 20 years)
- Budgetary information is for planning purposes only.

Project	Budget Range
MES HVAC overhaul	\$1,200,000-\$3,000,000
Parking Lots Update	\$800,000-\$1,500,000
Security Improvements (access control and cameras)	\$250,000-\$500,000
Roof Replacement MES & MIS	\$4,000,000-\$8,000,000
Interior sealants	\$150,000-\$300,000
Exterior Sealants/Façade-work	\$350,000-\$600,000
Furnishings/millwork update	\$200,000-\$350,000
Electrical Service Update	\$350,000-\$1,000,000
Anticipated Building Renovation/Expansion	\$4,250,000-\$6,000,000
10 Year Totals:	\$11,550,000-\$21,250,000



Current MJHS Debt (~\$0.30) (~\$1.8 m per year)

- The bonds for Mokena Junior High School will be paid off in 2020.



GENERAL OBLIGATION DEBT SERVICE

Non-Referendum Debt Service

Referendum Debt Service

Current Estimates

Lew Year	Fiscal Year	GO Limited School Bonds, Series 2016A		Non Referendum Debt Service Extension Base Created W/1994 Lew (1)	Remaining Margin	GO Capital Appreciation School Bonds, Series 2000 (FGIC)	GO Refunding School Bonds, Series 2016B		Total General Obligation Bonds Debt Service	EAV	Growth Rate	B&I Tax Rate
		Total	Total				Total	Total				
2015	2017	\$ 207,545	\$ 207,545	\$ 208,422	\$ 877	\$ 1,850,000	\$ 188,638	\$ 2,038,638	\$ 2,246,183	\$ 532,203,184	-0.80%	0.4224
2016	2018	207,250	207,250	209,884	2,634	1,890,000	152,950	2,042,950	2,250,200	553,652,807	4.03%	0.4064
2017	2019	205,050	205,050	214,288	9,238	1,890,000	152,950	2,042,950	2,248,000	574,488,096	3.76%	0.3913
2018	2020	207,800	207,800	218,788	10,988	1,890,000	152,950	2,042,950	2,250,750	574,488,096	0.00%	0.3918
2019	2021	204,925	204,925	218,788	13,863	-	345,025	345,025	549,950	574,488,096	0.00%	0.0957
2020	2022	206,400	206,400	218,788	12,388	-	344,100	344,100	550,500	574,488,096	0.00%	0.0958
2021	2023	207,725	207,725	218,788	11,063	-	343,025	343,025	550,750	574,488,096	0.00%	0.0959
2022	2024	203,975	203,975	218,788	14,813	-	341,800	341,800	545,775	574,488,096	0.00%	0.0950
2023	2025	205,150	205,150	218,788	13,638	-	340,425	340,425	545,575	574,488,096	0.00%	0.0950
2024	2026	205,500	205,500	218,788	13,288	-	342,700	342,700	548,200	574,488,096	0.00%	0.0000
2025	2027	205,000	205,000	218,788	13,788	-	343,500	343,500	548,500	574,488,096	0.00%	0.0000
2026	2028	204,300	204,300	218,788	14,488	-	343,900	343,900	548,200	574,488,096	0.00%	0.0000
2027	2029	208,300	208,300	218,788	10,488	-	343,900	343,900	552,200	574,488,096	0.00%	0.0000
2028	2030	207,000	207,000	218,788	11,788	-	343,500	343,500	550,500	574,488,096	0.00%	0.0000
2029	2031	205,500	205,500	218,788	13,288	-	342,700	342,700	548,200	574,488,096	0.00%	0.0000
2030	2032	203,800	203,800	218,788	14,988	-	341,500	341,500	545,300	574,488,096	0.00%	0.0000
2031	2033	206,800	206,800	218,788	11,988	-	344,800	344,800	551,600	574,488,096	0.00%	0.0000
2032	2034	204,500	204,500	218,788	14,288	-	342,600	342,600	547,100	574,488,096	0.00%	0.0000
2033	2035	206,900	206,900	218,788	11,888	-	344,900	344,900	551,800	574,488,096	0.00%	0.0000
2034	2036	204,000	204,000	218,788	14,788	-	341,700	341,700	545,700	574,488,096	0.00%	0.0000
2035	2037	-	-	218,788	218,788	-	-	-	-	574,488,096	0.00%	0.0000
2036	2038	-	-	218,788	218,788	-	-	-	-	574,488,096	0.00%	0.0000
2037	2039	-	-	218,788	218,788	-	-	-	-	574,488,096	0.00%	0.0000
Total DS From												
Current FY:		\$ 3,702,625	\$ 3,702,625	\$ 4,590,052	\$ 887,427	\$ 3,780,000	\$ 5,795,975	\$ 9,575,975	\$ 13,278,600			

The deadline to impact the 2019 levy is March 1, 2020

0.3918



Costs per Home Value (~\$0.30)

Home Value	Equalized Assessed Value	If Debt for MJHS Is not Replaced (estimated decrease in taxes)	Increase to Maintain This Portion of the Tax Levy/Rate
\$100,000	\$33,334	\$100	\$0.0
\$300,000	\$100,000	\$300	\$0.0
\$400,000	\$133,334	\$400	\$0.0
\$500,000	\$166,667	\$500	\$0.0



Funding Options

1. Current Fund Balances

2. Debt Service Extension Base (DSEB) Increase

3. Limiting Rate Increase (~1.8 million per year)

- Approximately \$0.30 will maintain current taxes
- Board could approve a lower amount
- No Interest Payments (100% of proceeds used to complete projects)
- Continuous source of revenue
(permanent increase unless district abates proceeds)
- Could increase over time due to inflation

4. Bond Sale

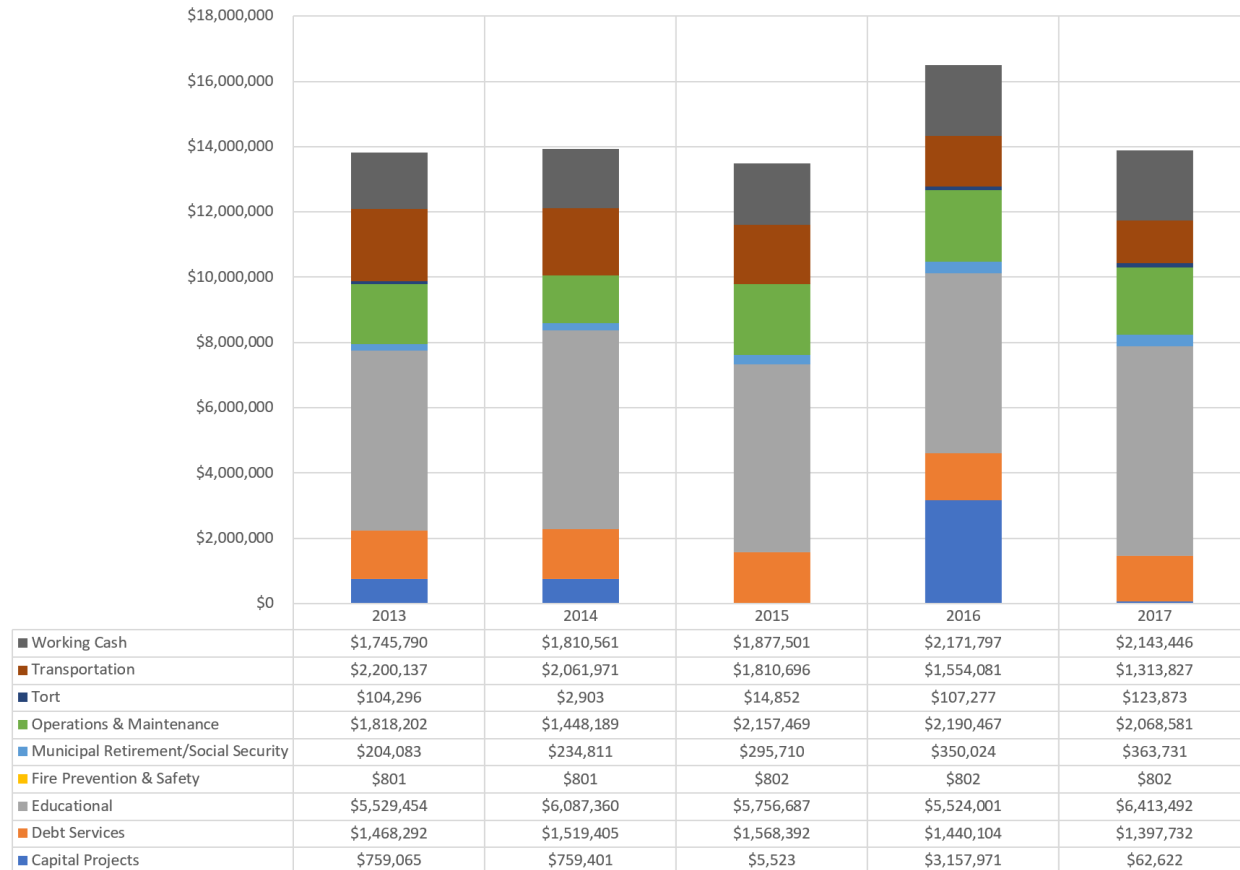
- Proceeds received within specific number of years
- Does not provide continuous source of revenue
- Must pay interest that could be a substantial amount
 - Just like a home mortgage
 - Estimate = \$23m total (\$8m interest payments for \$15m in bonds)



Current Fund Balances

- Districts request a levy amount for each fund.
- There are specific limitations on moving money between funds.
- The District **must plan for possible changes in funding.** (e.g., pension cost shift, property tax freeze, etc.)

Fund Balance History



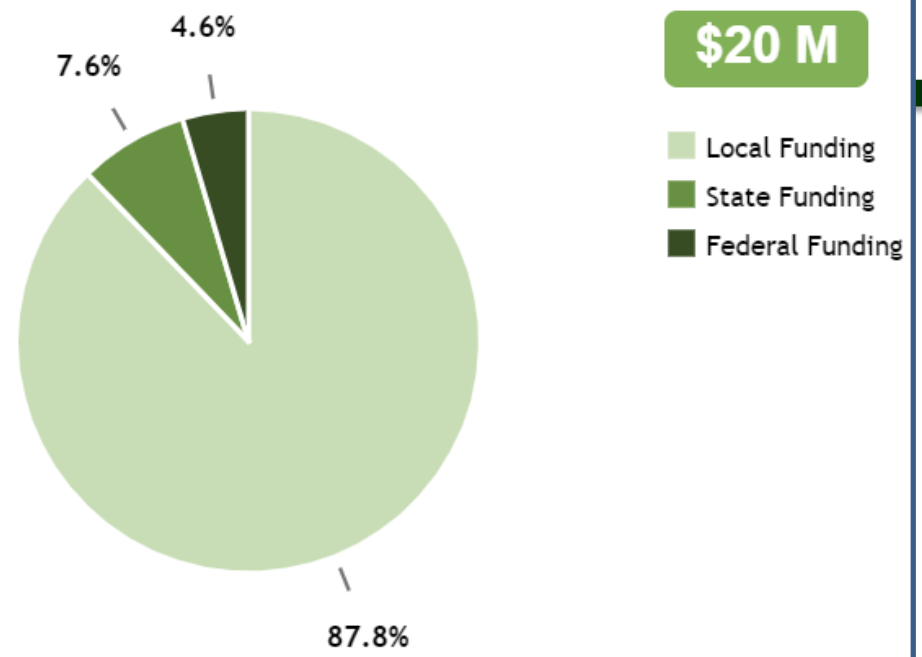
Source: 5Sight FY17



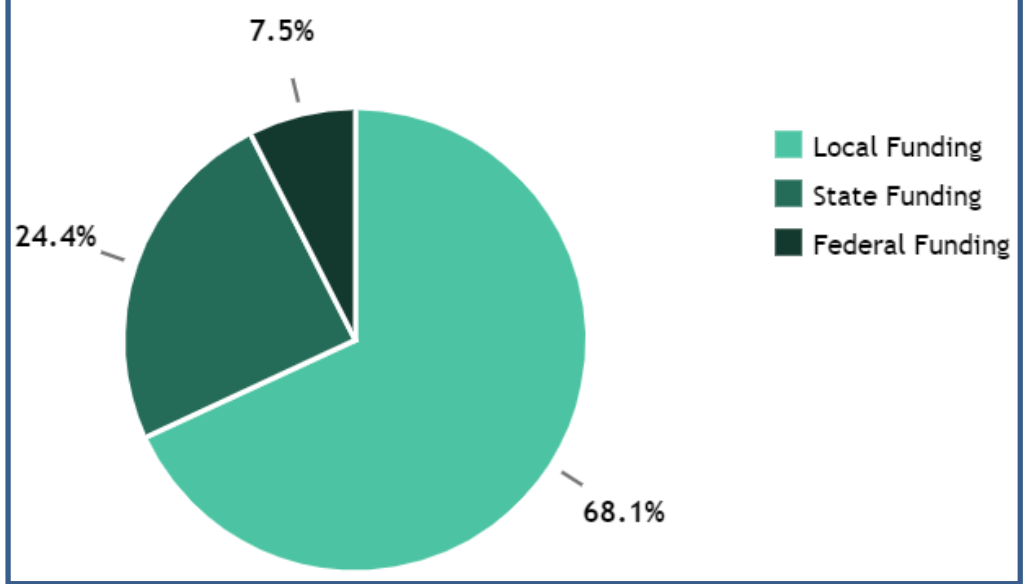
Revenue Sources

- This display shows you the **importance of local property taxes** as compared to other local, state, and federal funding.

District Financial Information - Revenue Percentages (2017)



Illinois School District Averages - Revenue Percentages (2017)





Maintaining Already Low Tax Rate

- Mokena **D159 has the lowest tax rate of all comparable districts.**
- The **current tax rate** being used to pay for bonds needed to build Mokena Junior High School **will be applied to maintain, repair, and update all current facilities.**

	2013	2014	2015	2016	2017
Joliet PSD 86	\$4.29	\$4.62	\$4.64	\$4.48	\$4.33
Manhattan SD 114	\$4.04	\$4.28	\$4.26	\$4.27	\$4.26
Troy CCSD 30C	\$4.16	\$4.31	\$4.25	\$4.24	\$4.12
Summit Hill SD 161	\$3.90	\$4.11	\$4.16	\$4.11	\$4.10
Homer CCSD 33C	\$4.09	\$4.23	\$4.20	\$4.10	\$4.07
New Lenox SD 122	\$3.93	\$4.03	\$4.05	\$3.98	\$4.02
Lockport SD 91	\$4.22	\$4.37	\$4.22	\$3.97	\$3.84
Frankfort CCSD 157C	\$3.93	\$4.02	\$4.04	\$3.91	\$3.83
Will County SD 92	\$3.19	\$3.18	\$3.18	\$3.18	\$3.15
Mokena SD 159	\$2.89	\$3.01	\$2.99	\$2.92	\$2.89

Source: 5Sight



OEPP

- Operating Expense Per Pupil (OEPP) is **below the average and very near the bottom of our comparable districts.**

Average of Operating Expense Per Student	Year					
District		2013	2014	2015	2016	2017
Will County SD 92		\$12,613	\$13,240	\$14,223	\$15,142	\$15,525
Homer CCSD 33C		\$12,153	\$11,990	\$12,515	\$12,419	\$12,212
Troy CCSD 30C		\$9,350	\$9,495	\$9,769	\$10,617	\$11,810
Summit Hill SD 161		\$9,295	\$10,198	\$10,467	\$10,588	\$11,166
Frankfort CCSD 157C		\$10,243	\$10,786	\$11,041	\$10,419	\$10,967
Channahon SD 17		\$8,604	\$10,371	\$9,829	\$10,487	\$10,916
Mokena SD 159		\$9,254	\$10,209	\$10,711	\$11,336	\$10,727
Manhattan SD 114		\$8,399	\$8,597	\$9,360	\$9,022	\$8,939
Grand Total		\$10,058	\$10,622	\$11,020	\$11,234	\$11,511



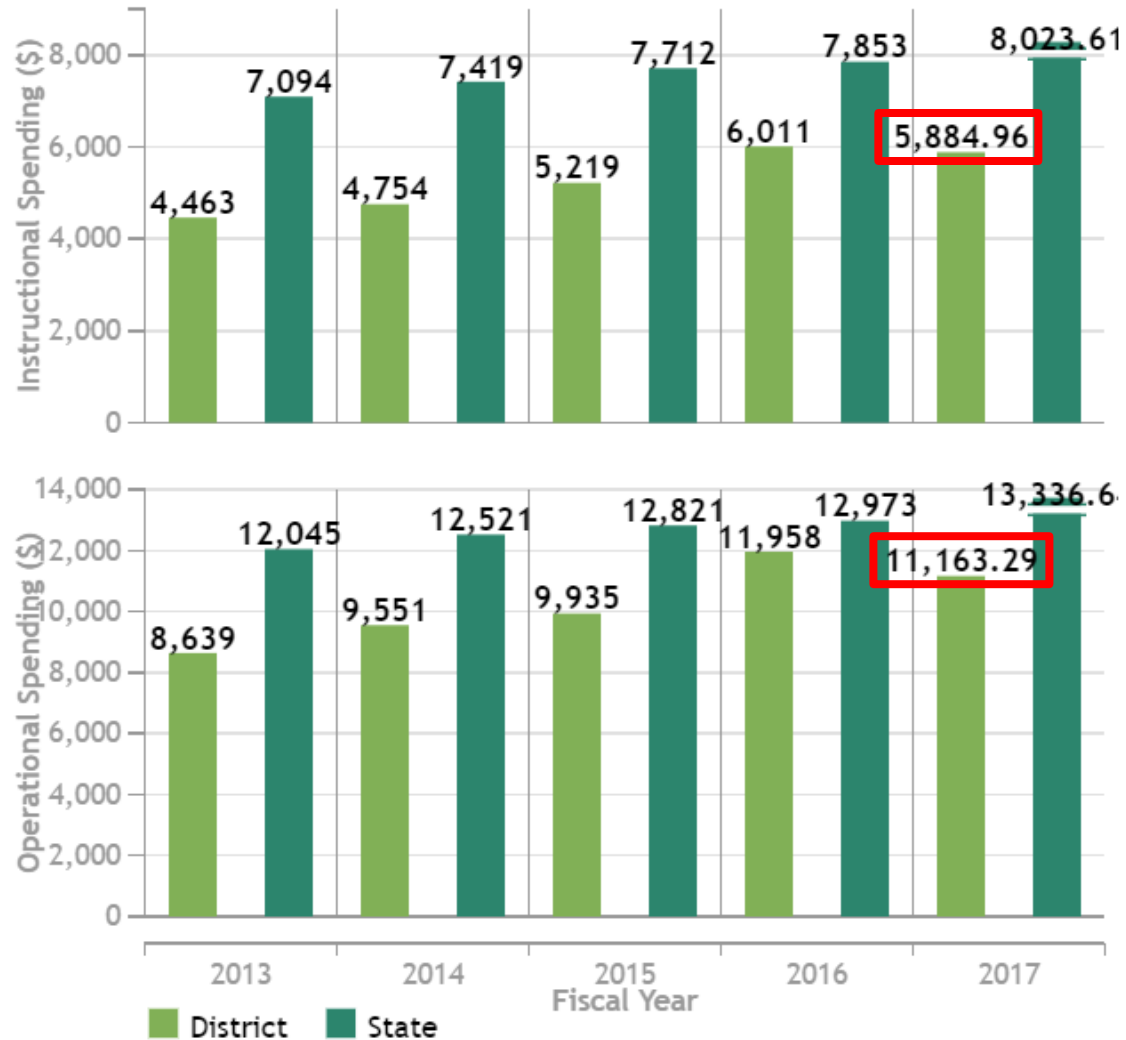
Average Spending Per Pupil

- Instructional Spending Per Pupil (\$5,885)**

- includes only the activities directly dealing with the teaching of students or the interaction between teachers and students.

- Operating Spending Per Pupil (\$11,163)**

- includes all costs for overall operations in this school's district, including Instructional spending, but excluding summer school, adult education, capital expenditures, and long-term debt payments.



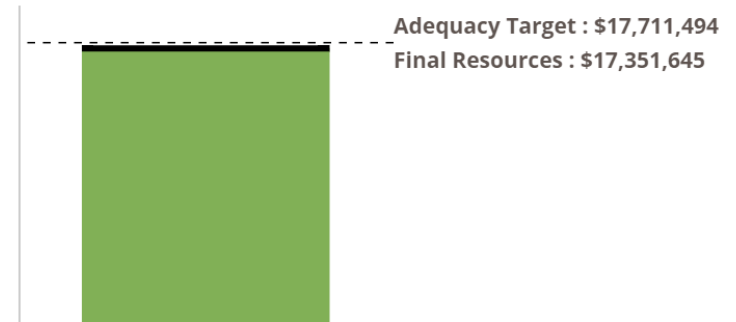


Fiscal Responsibility

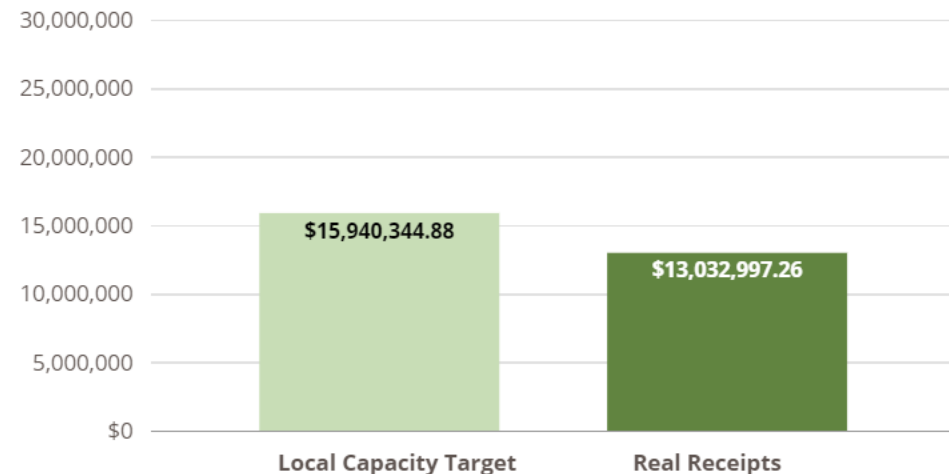
- **Adequacy Target** is the minimum amount required to provide a high quality education.
- **Local Real Receipts** are 82% of what the State believes is needed to contribute toward an adequate education.
- The **possible referendum will not change these numbers.**

District Financial Capacity to Meet Expectations = **98%**

For Evidence-Based Funding in FY 18, this district is assigned to **Tier 3.**



Real Receipts as a % of Local Capacity Target = **82%**





Next Steps

- December 2018: **Architect selection**
- **Community Research Phone Survey** (Fako)
- **Community Forums**
 - Wednesday, November 14 @ 7:00 pm
 - Wednesday, November 28 @ 9:00 am
 - Monday, December 3 @ 7:00 pm
 - Monday, December 10 @ 1:30 pm
 - Wednesday, January 9 @ 9:00 am
 - Wednesday, January 9 @ 7:00 pm
- January 14, 2019: **Board decision deadline**

Mokena School District 159
Draft 1
November 13 – 17, 2018
N=300

FAKO
Research & Strategies

Hello, my name is _____, from F R & S, a national public opinion research firm. We are conducting a survey on behalf of Mokena School District 159 (“One-Five-Nine”) and I'd like to ask some person in your household a few questions. May I speak with the youngest (man/woman) 18 years of age or older who is home at this time?



Your thoughts?

- Should the Board place a referendum question on the April 2, 2019 ballot?
- If you are not certain, what questions need to be answered for you to decide?
- If you believe this would be appropriate, do you have any input on the funding option (limiting rate or bond sale)?
- What other questions do you have?



superintendent@mokena159.org



QUESTIONS?

JANUARY 9, 2019