

WHEELER CENTRAL **== Public Schools ==**

Village of Bartlett Joint Public Meeting

Welcome

⇒ Introduction

- **Daniel Kluver, Superintendent**
- **Makayla Reiter, Principal**
- **Jacob Sertich, Wilkins ADP**
- **Mark Lewis, BD Construction**
- **Tobin Buchanan, Northland Securities**

⇒ **Meeting Agenda**

- **CCCFF Feasibility Study**
- **How Did We Get Here?**
- **Facility Assessment**
- **Potential Solutions**
- **Rough Costs / Financing Options**

Purpose of the Meeting

1. To provide an overview of what led the school to this point and why we are here.
2. To gain input, feedback, and insight regarding possible facility updates for both the village and the school.

CCCFF Study

- Through the Civic and Community Center Financing Fund (CCCFF), the State of Nebraska awards funding to municipalities and tribal governments to support an array of project types that promote economic opportunity and a higher quality of life.
- Grants are awarded annually to eligible entities on a competitive basis for the planning and construction of civic, community, and recreation centers.
- Construction Grants are available for up to \$562,000
- Grants cannot account for more than 50% of a project's total costs. Minimum local cost-share is 1:1.
- The project must be owned by the village for a minimum of 5 years. At that point it can then be deeded to the school.

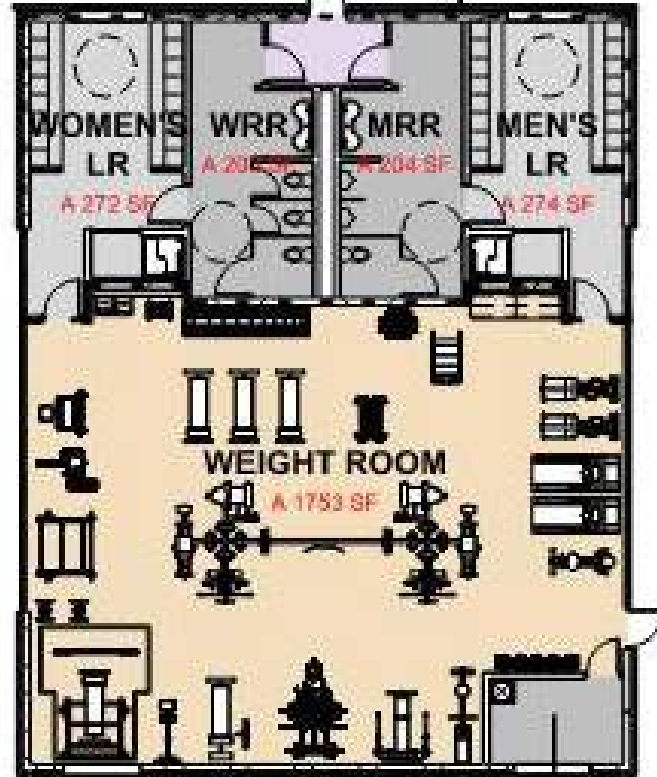


Concept Site Plan



Concept Option

STORM SHELTER LINE



MECH. / ELEC.

A 77 SF

HOW DID WE GET HERE?

Our Why...

The Board of Education and the administrative team of Wheeler Central Public Schools are truly taking this process seriously. Attention is being given to all aspects of this type of project, namely:

- 1) The financial burden placed on all district stakeholders.***
- 2) What is needed to take care of critical facility needs for our school district.***

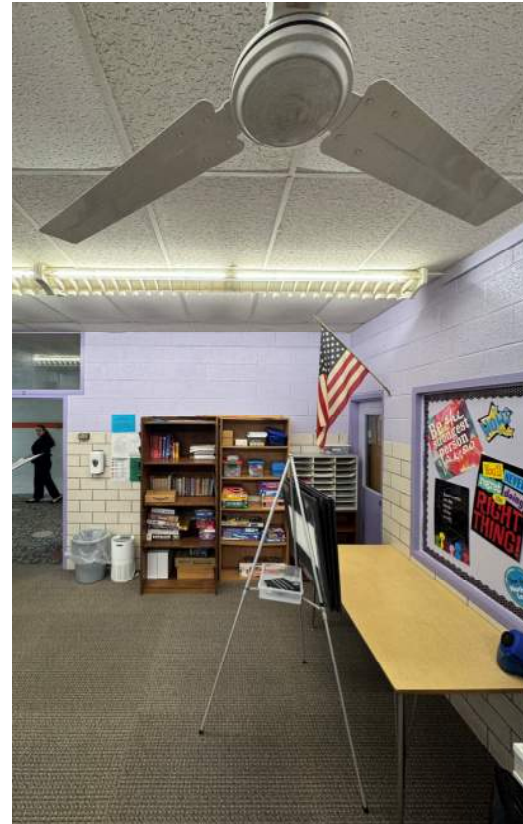
- 1. February 2025:** Engaged Wilkins ADP to conduct a facility audit to determine facility needs with the school board.
- 2. March – May 2025:** Wilkins ADP conducted and prepared facility audit.
- 3. June 2025:** Wilkins ADP shared Facility Audit findings to board.
- 4. July – September 2025:** Board Meetings and Work Sessions conducted to prioritize the facility needs
- 5. October 2025:** Community Input Meeting 1.
- 6. November/December 2025:** Community Input Meeting 2.
- 7. January 15, 2026:** CCCFF Letter of Intent/Pre-Application Due Date
- 8. February 15, 2026:** CCCFF Full Application Due Date
- 9. February – May 2026:** Future Planning/Design Work TBD
- 10. March 30, 2026:** Anticipated Grant Award Date
- 11. June 2026 – August 2027:** Future Construction Scope TBD

FACILITY ASSESSMENT

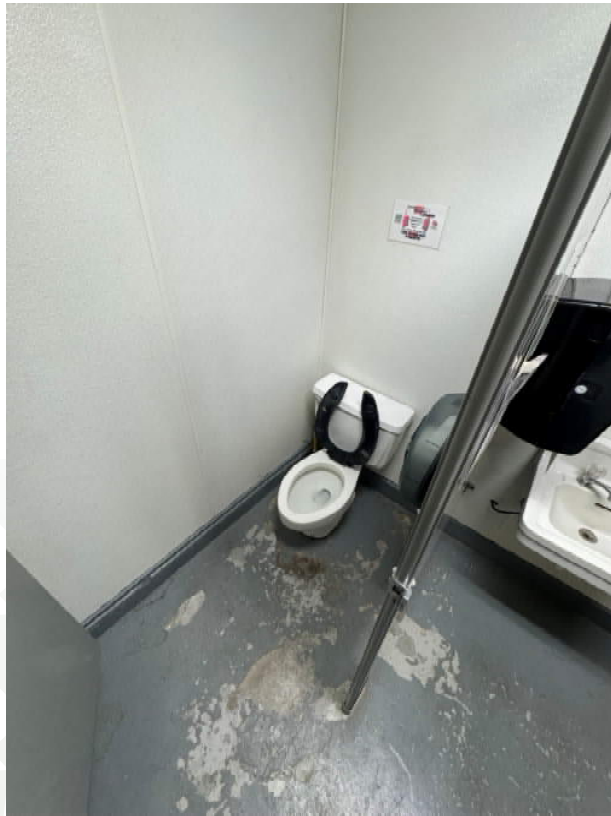
Roof Leaks/Issues



Undersized Classrooms



Outdated Bathrooms



Deteriorated Exterior Envelope



Asbestos

It is known that asbestos is present in the building in these locations:

- (1951) High School - Gym
- (1954) High School - Various Classrooms/Rooms
- (1954) High School – Mechanical Room
- (1974) North Elementary – Gym & Stage and Various Classrooms



Crowded Shop

- No Circulation Paths
- Conduit and receptacles are extruding from the concrete floor
Tripping Hazards



Storm Shelter

- The existing storm shelter under the stage does not meet current standards due to its construction and lack of accessibility.



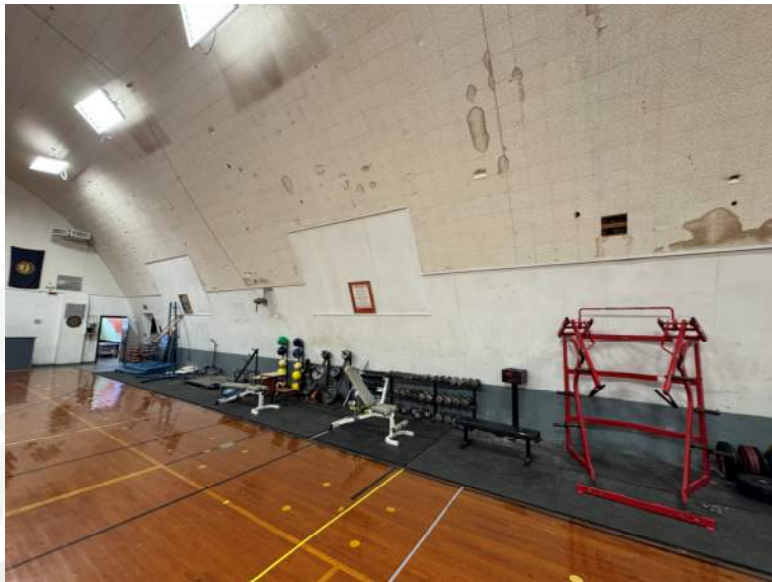
Secure HS Entrance

- Visitors once let in can go anywhere in building.



Weight Room

- No dedicated weight room
- Current weights take up space in Old Gym and create safety issues



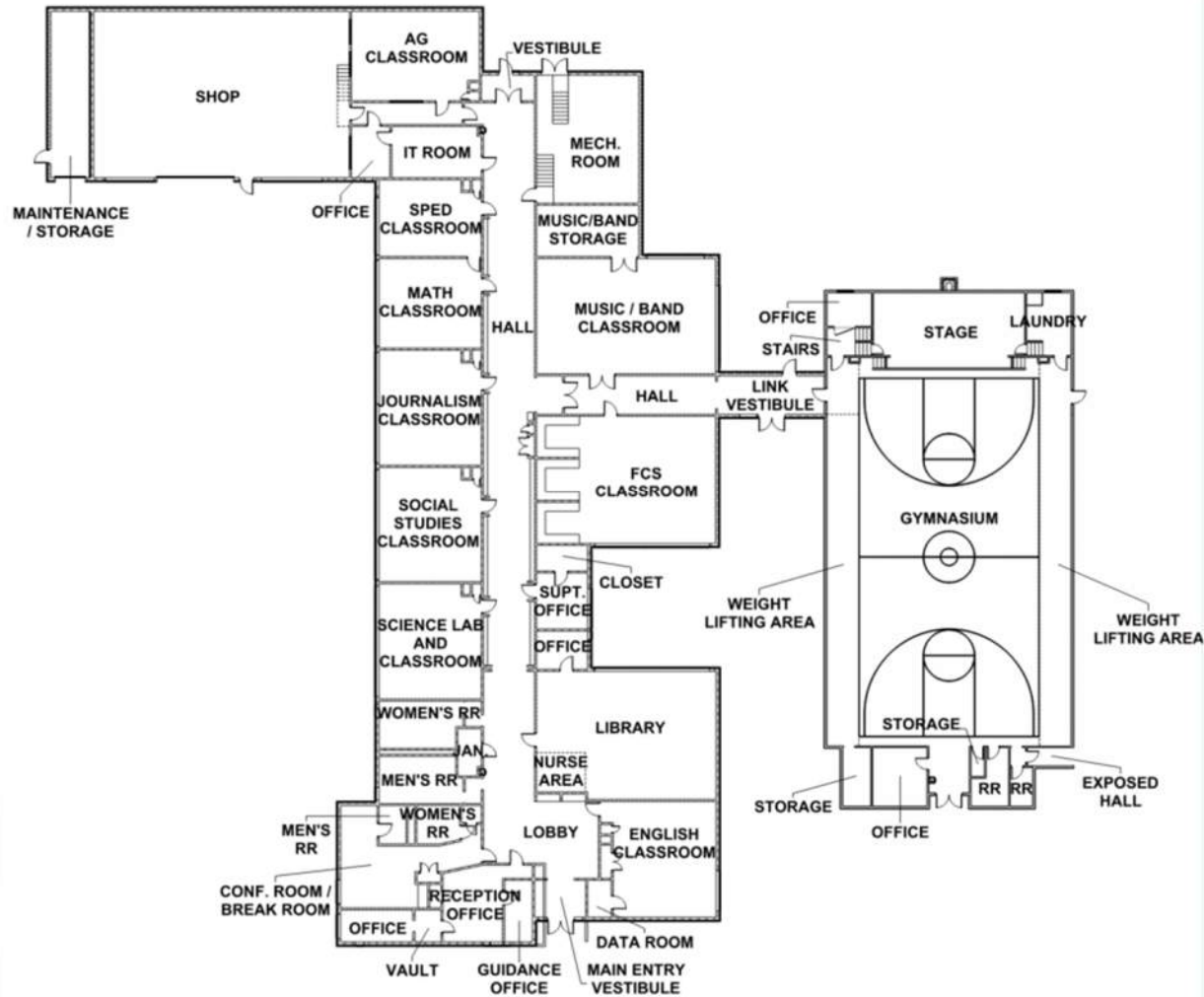
- **Building HVAC Outdated**
- **Antiquated Fire Alarm**
- **Electrical Service Upgrade Needed**
- **Lighting Upgrades**

POTENTIAL SOLUTIONS

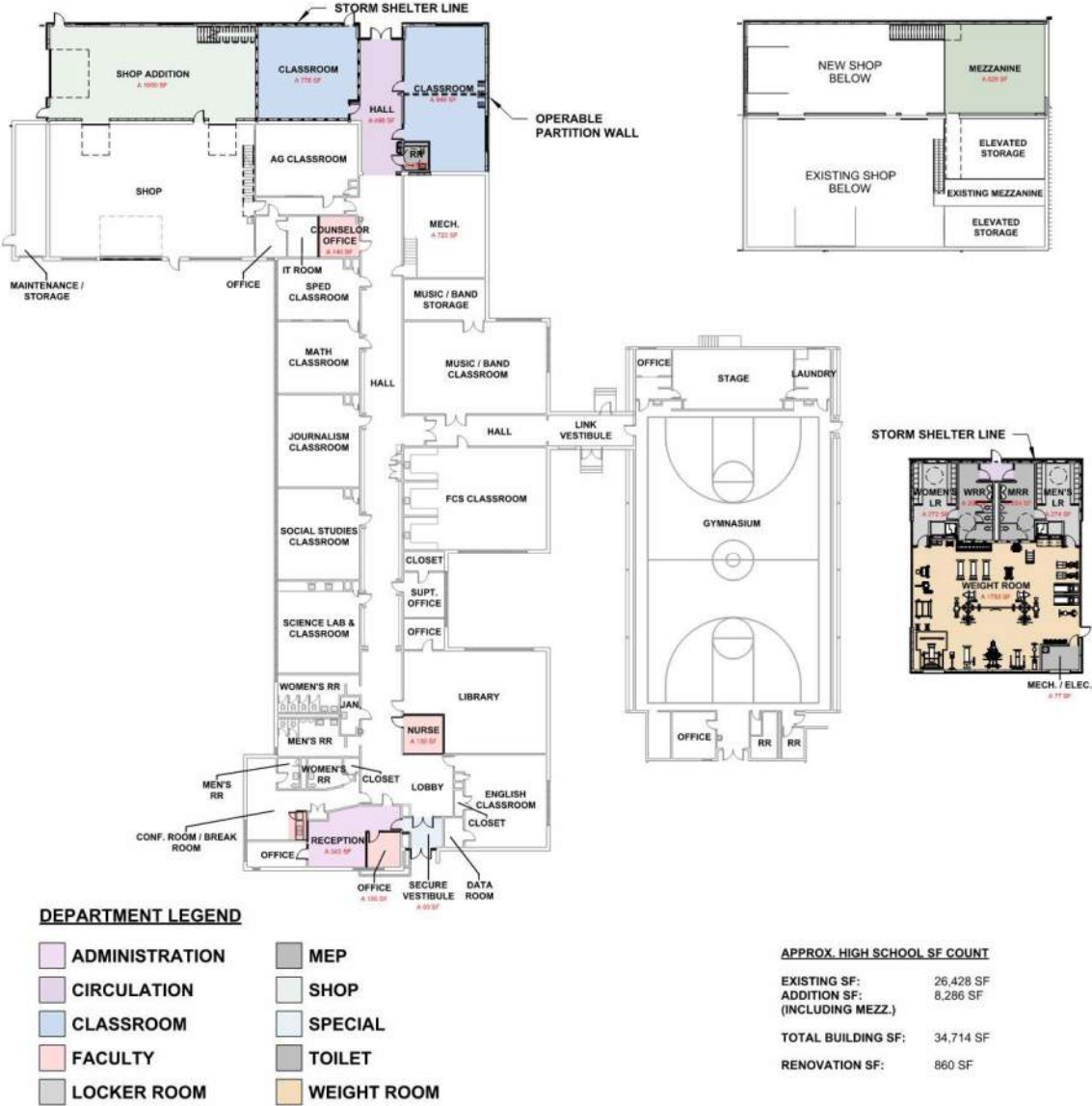
Concept Option E – Site Plan



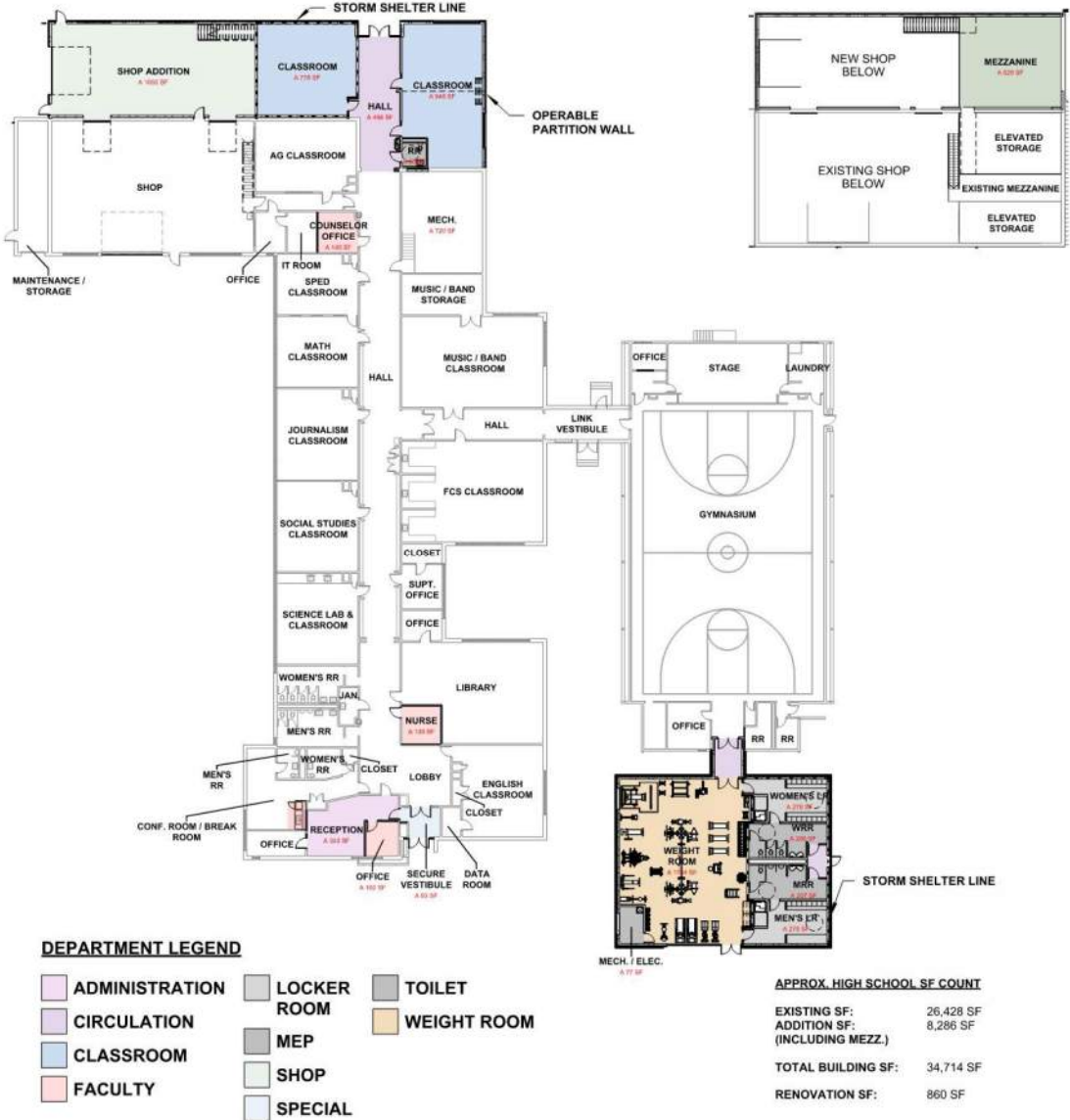
Current HS Floor Plan



Concept Option E



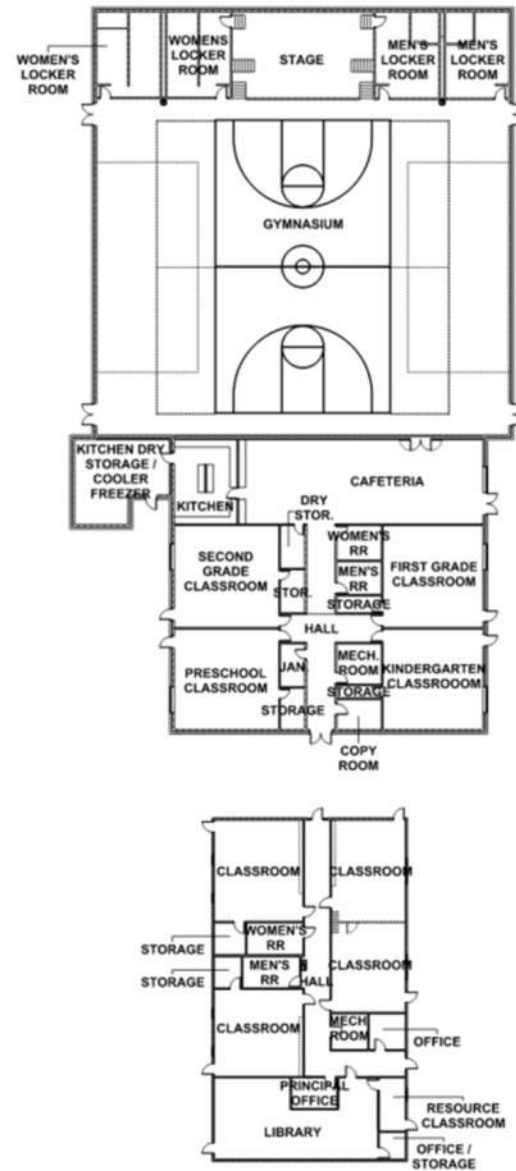
Concept Option F



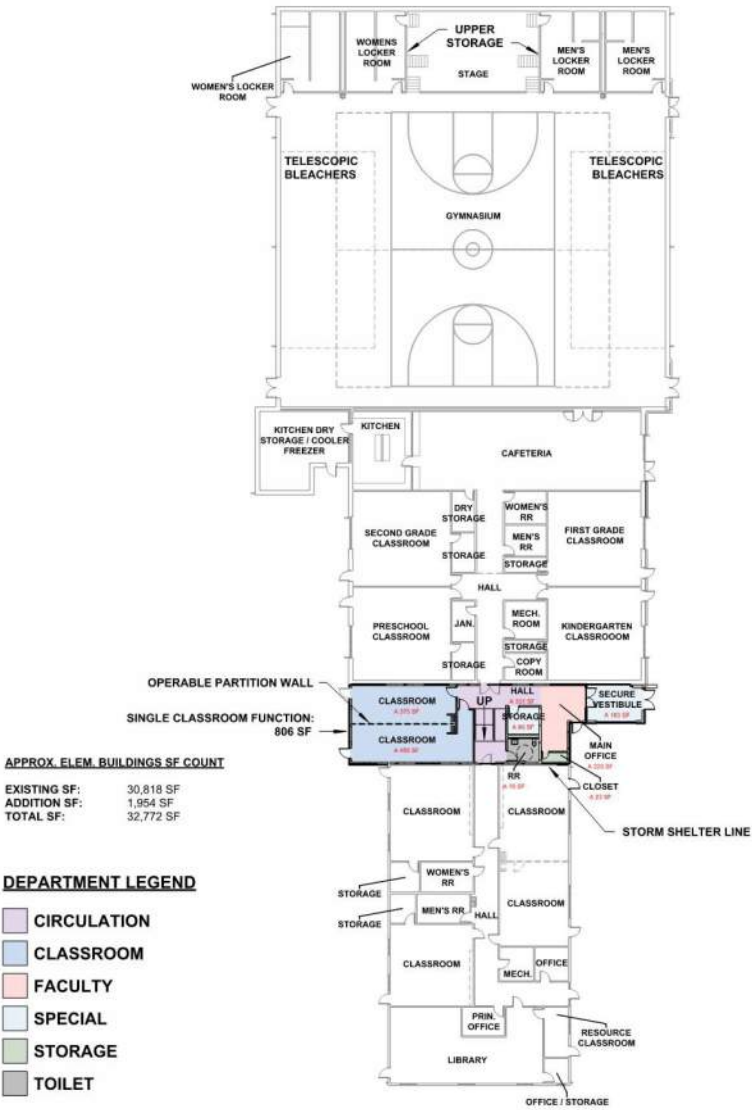
Concept Option F – Site Plan



Current Elementary Floor Plan



Option E



POTENTIAL COST INFORMATION

POTENTIAL PROJECT COSTS

- COMMUNITY WEIGHT ROOM/LOCKER
ROOMS/RESTROOMS = \$990K
- NORTH SHOP ADDITION = \$2.2 MILLION
- ADMINISTRATION/SECURE HS ENTRY = \$300K
- ELEMENTARY BLDGS CONNECTION = \$1.3 MILLION
- HVAC OVERHAUL AT HS = \$1 MILLION
- HVAC OVERHAUL AT NORTH ES = \$485K
- NEW FIRE ALARM AT HS = \$170K
- NEW FIRE ALARM AT NORTH ELEM = \$121K
- ELECTRICAL SERVICE UPGRADE AT HS = \$385K
- ELECTRICAL SERVICE UPGRADE AT ES = \$275K

FINANCIAL / TAX INFORMATION

Save and Phase

- ⇒ Utilize Special Building Fund and/or Depreciation Fund
- ⇒ Funds can only be monetized on a year-by-year basis
- ⇒ Project improvements must match fund usage guidelines (i.e. renovation vs. new/improvements)
- ⇒ Depreciation limited by amount that can be transferred from the General Fund each year
- ⇒ Special building fund limited by statute (i.e. levy limits and tax request limits)

Save and Phase

- Estimated project cost = \$5.5M (today)
- Annual SBF Request = \$800,000
- Project cost = 3-5% inflation per year

If construction inflation is 3% per year it will take 9 years of saving to pay for final project cost of \$7,176,252.

Qualified Capital Purpose Undertaking Fund (QCPUF)

A Qualified Capital Purpose Undertaking Fund (QCPUF) may be established for a specific abatement project to address an actual or potential environmental hazard, accessibility barrier, life safety code violation, life safety hazard, mold, or safety and security concern which exists within one or more existing school buildings or the school grounds of existing school buildings controlled by the school district.

* Nebraska Legislature-The Official Site of the Nebraska Unicameral Legislature (<http://nebraskalegislature.gov>)
Nebraska Revised Statutes Chapter 70 (§79-10,110)

Qualified Capital Purpose Undertaking Fund (QCPUF)

1. Allows issuance of Limited Tax Obligation Bonds up to 10 years for qualified projects
2. Board may levy up to 3 cents annually to cover debt service
3. Issued by majority vote of the Board

* Nebraska Legislature-The Official Site of the Nebraska Unicameral Legislature (<http://nebraskalegislature.gov>) Nebraska Revised Statutes Chapter 70 (§79-10,110)

QCPUF: Financial Implications

Maturity Length	10 years
Amount	\$2,000,000
Current interest rates 7-Year*	3-3.5 %

\$2,000,000	10-Year	0.0300	\$235,000**
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*Preliminary based on current market rates. .
**Preliminary annual P and I payments/tax request.

If the BOE issued this amount in QCPUF bonds, the \$235,000 needed for debt service would be redistributed from the \$800,000 being taxed for facilities resulting in no tax impact.



Lease Purchase Agreement

The District may enter into a lease-purchase agreement for a new construction project.

A lease purchase allows for the monetization of funds up front to complete the project and will be paid back over time with revenues from the Special Building Fund.

Lease Purchase Agreement

1. The term of the lease-purchase agreement cannot be more than 7 years.
2. The District's lease payments are designated from the special building fund.
3. The lease would be entered into with a local, regional, or statewide bank.
4. The lease-purchase would be payable in full at any time with no prepayment penalty.
5. A lease-purchase agreement can be issued by a majority vote of the board.

Lease Purchase: Financial Implications

Maturity Length 7 years
Amount **\$3,300,000**
Current interest rates 7-Year* 4-4.5%

\$3,300,000	7-Year	0.0680	\$565,000**
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*Preliminary based on current market rates. .

**Preliminary annual P and I payments/tax request.

If the BOE issued this amount in lease purchase, the \$565,000 needed for debt service would be redistributed from the \$800,000 being taxed for facilities resulting in no tax impact.

Bond Issue: Characteristics

- ⇒ Most common maturity length of 20 years
- ⇒ More interest paid over life due to longer maturity
- ⇒ Less annual levy/tax impact due to longer maturity
- ⇒ Must consider LB2 impact (ag land valuation reduced for bond) on taxpayer and necessary bond levy
- ⇒ New guidelines on when elections can be held:
 - Odd number year: Special election in any month
 - Even number year: Jan, Feb, May (primary), July, November (general)

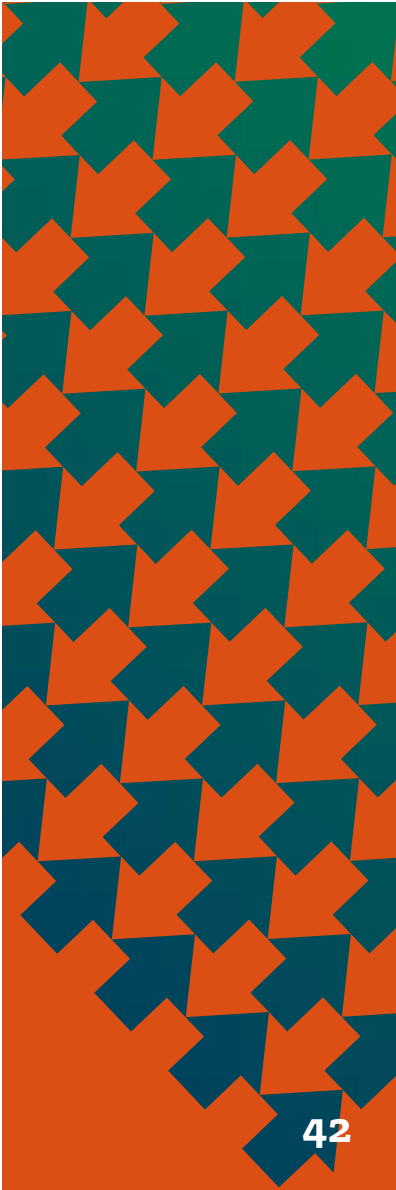
Bond Issue: Financial Implications

Maturity Length 7 years
Amount \$5,300,000
Current interest rates 7-Year* 4.25%

\$5,300,000	20 Year	0.0800	\$410,000**
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*Preliminary based on current market rates. .
**Preliminary annual P and I payments/tax request.

If the BOE issued this amount in lease purchase, the \$565,000 needed for debt service would be redistributed from the \$800,000 being taxed for facilities resulting in no tax impact.



Comparison Matrix

Save and Phase
Vote of board (annual budget)
No interest paid
Would have to save for 9 years to do project (or phases)
Reactive Maintenance
Projected total cost = \$7,716,252

QCPUF / Lease Purchase
Vote of board
Can do project now
No tax increase over current tax request
Paid off in 7 years (lease) and 10 years (QCPUF)
Projected total cost = \$6,305,000

Bond Issue
Vote of the public
Can do project if/when bond passes
Could be 2 cent levy decrease
Paid off in 20 years (or sooner)
Projected total cost = \$8,200,000

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Dated: October 14, 2025

The background is a solid orange color. In the top-left and bottom-left corners, there are decorative patterns of white arrows pointing towards the center. In the top-right and bottom-right corners, there are decorative patterns of white arrows pointing away from the center.

Questions