



# **Winchester Community Unit School District #1**

**Planning  
Presentation**

**WC**

# **BUILDING PROJECT INFORMATION**

## **WINCHESTER CUSD #1**

### **Goals**

- 1. How did we get here?**
- 2. What are our options?**
- 3. What are the costs to the community?**



# **HISTORY OF SCHOOL DISTRICT**

- 1921** Original Winchester High School built
- 1959** Winchester Grade School built at current location
- 1962** Ag Shop added to high school
- 1970** Commons & Home Ec rooms added to high school
- 1979** Kindergarten addition to grade school, vocational building added to current location, special ed classrooms added to grade school
- 1992** Elevator added to grade school & stair lift added to high school
- 1997** Grade school media center added
- 2009** PreK building added to current site
- 2012** Pritchett building added to current site
- 2017** Grade school renovations



# History of School District

# WC

WGS Built



Commons



WGS Elevator



Pritchett



WGS Renovation



1921 38 Years 1959 1962 1970 1979 13 Years 1992 1997 12 Years 2009 2012 2017 10 Years 2027

WHS Built



Ag Shop



Kindergarten & Vocational

WGS Library



PK Built



# WC

# **BUILDING COMMITTEE PLAN GROUP**

**Board committee consisting of three  
(3) board members.**

**Superintendent of Schools**

**Architect – Graham & Hyde**

**Contractor - Veregy**



## **COMMITTEE FOCUS**

- 1. Safety & Security for students and staff**
- 2. Compliance with Americans with Disabilities Act (ADA)**
- 3. Physical environment of our schools**
- 4. Learning environment of our schools**



## **OPTIONS CONSIDERED**

- **Renovate existing building with basic health, life, and safety needs including: asbestos, ADA, alarms, new HVAC system, new locker rooms and restrooms.**
- **Major renovations of existing building with previous options and addition of new gym, vocational classroom addition, kitchen/cafeteria addition, redesign of current classrooms and office spaces, and main security entrance.**
- **Construction of new building**



## **PROJECT COSTS**

**Option #1 – New Building**

**\$36 million**

**Financed over 30 years**



# **PROJECT COSTS**

## **Option #2 – Major Renovations**

**\$32 million**

**Financed over 30 years**



# **PROJECT COSTS**

**Option #3 – Basic Needs  
Renovations**

**\$12 million**



## **COMMUNITY INPUT**

**During June-July 2024, Creative Entourage conducted an online survey of residents in Winchester CUSD #1. The purpose of the survey was to better understand area residents' perceptions of and priorities for the District. Eight hundred forty (840) respondents completed the survey.**



Next are statements that people might make about their local school district. For each, indicate if you strongly agree, somewhat agree, somewhat disagree or strongly disagree.

	<i>Strongly agree</i>	Strongly/ somewhat agree	Strongly/ somewhat disagree	Other, don't know
Supporting our schools is one of the best things we can do to protect our property values and the investment we've made in our home.	20.2%	56.3%	39.5%	4.2%
People like me can't afford higher taxes, no matter how good the cause.	45.1%	73.3%	24.8%	1.9%
I trust the Winchester CUSD #1 leadership to make the right decisions about improving our school district.	10.8%	31.4%	64.8%	3.8%
Our school facilities are fine just the way they are. Nothing needs to be done to improve them.	7.2%	26.2%	71.4%	2.4%
We are falling behind neighboring school districts in making needed improvements in our school facilities.	23.2%	56.0%	37.2%	6.8%
We get excellent value in education for the taxes we pay to Winchester CUSD #1.	16.3%	59.1%	34.7%	6.2%
I'm willing to support an increase in taxes to make sure our kids get the quality of education they need and deserve.	17.3%	42.7%	53.8%	3.5%

There are many reasons why people might support the options listed above for a new high school or a new 7-12 building. Regardless of how you feel about those options, indicate how close each of the following statements are to your way of thinking. If it is very close to how you think, rate it a "10." If you don't feel that way at all, rate it a "1" You can use any number between 10 and 1.

	Close to how I feel		Not close to how I feel
	Top 2 (9-10)	Middle 3 (6-8)	Bottom 5 (1-5)
We must take steps to improve our high school.	31.9%	34.6%	33.4%
A high school, where everything is under one roof, would be safer and more secure for students.	26.2%	18.1%	55.7%
To keep up with other area high schools, we need better high school classes and learning spaces.	21.8%	21.2%	57.0%
The current high school is not ADA compliant. Steps must be taken to address that.	40.3%	28.8%	31.0%
No one wants to pay higher taxes. But it is important to our children and community to provide a good high school.	27.6%	26.7%	45.6%
Our high school is past the point where it can be cost-effectively renovated.	18.0%	13.0%	69.0%

Now let's do the same thing for why people might oppose these options. Again, regardless of how you feel about the options, indicate how close each of the following statements are to your way of thinking. If it is very close to how you think, rate it a "10." If you don't feel that way at all, rate it a "1" You can use any number between 10 and 1.

	Close to how I feel	Middle 3 (6-8)	Not close to how I feel
	Top 2 (9-10)		Bottom 5 (1-5)
We can renovate our high school. New construction is just not needed.	45.8%	26.3%	27.9%
We should consolidate with the Bluffs School District before talking about facility renovation.	41.4%	21.5%	37.1%
This is just too big of a tax increase.	68.4%	14.1%	17.5%
Our high school has been good enough for generations of students. It just needs some basic repair and renovation.	44.4%	24.3%	31.3%
I don't think we should remove grades 7-8 from the elementary school.	50.9%	18.1%	31.0%
Borrowing this much money is just a bad business decision.	60.6%	17.6%	21.8%

Next are statements people might make about a bond proposal to support school facility improvements. For each, indicate if the statement makes you much more inclined to support a bond proposal, somewhat more, somewhat less or much less inclined to support the proposal.

	<i>Much more</i>	Much/ somewhat more	Much/ somewhat less	Other, don't know
Investing in improved school buildings now will benefit many future generations of students and homeowners.	18.0%	47.2%	43.4%	9.4%
In the long term, a new school will save taxpayers millions of dollars by not wasting money trying to maintain a worn-out building.	14.1%	30.8%	62.5%	6.8%
Our kids are doing just fine when they graduate. Spending this money is just not necessary.	17.1%	34.7%	56.4%	8.9%
Our kids need the same quality of education that kids in other communities receive. It is time to step up and pass a proposal.	15.2%	31.0%	62.8%	6.2%
We need to make improvements in our high school. But this is just too much.	27.5%	55.4%	38.6%	6.0%
I will support any building improvement proposal that improves the educational environment for our kids.	14.9%	31.8%	61.3%	6.8%

# **SCHOOL DISTRICT FINANCIAL PROFILE**

- **Assessed value of the district - \$80 million**
- **Estimated interest costs for bond issue - 5%**
- **Assessed value of your home**
- **Future growth of the district**



## **CURRENT HLS BOND**

- **Original bond issued in 2017**
- **Purpose to renovate the WGS**
- **Amount \$4.72 million**
- **Current tax rate to pay bond = 40 cents**



# **HEALTH, LIFE, SAFETY AMENDMENTS BOARD APPROVED JANUARY 21, 2025**

- 1. The high school facility has poor indoor air quality, poor air filtration, lacks required ventilation to occupied spaces and high humidity levels due to current HVAC systems that are past their lifespan and not repairable.**
- 2. The existing fire alarm system does not have adequate sensors to account for smoke/heat and system is past the recommended lifespan. Parts and controls are no longer available.**
- 3. No exhaust hoods for cooking equipment, inadequate plumbing systems, no dishwasher, no hand sink, inadequate seating for student population, improper or non-existent ventilation of kitchen equipment, ADA clearance and height violations in all areas, ACM present in kitchen and poor student circulation in Ag areas creates security issues.**
- 4. The existing facility is 5 levels and not ADA accessible.**



# **HEALTH, LIFE, SAFETY AMENDMENTS RECOMMENDATIONS**

- 1. Replace current antiquated HVAC systems with new geothermal/RTU DX system.**
- 2. Replace the existing fire alarm system with new fire alarm system, controls, sensors and all associated required hardware and software.**
- 3. New ADA compliant Kitchen, Cafeteria, Home EC and AG spaces to remedy multiple egress, code and safety issues.**
- 4. Provide a new LULA lift to accommodate access to all 5 levels of the current school.**



## **HOW DO WE FUND THE HLS PROJECTS?**

Issuing bonds is the main mechanism that school districts have to respond to two specific areas as it relates to funding major projects: growth and aging buildings. Anytime a school district issues bonds, there are multiple ways the district can structure the repayment. Winchester CUSD 1 has continually worked to maintain a steady debt service rate while maximizing the availability of funds needed to maintain or renovate aging buildings while allowing the District to provide high quality facilities that meets the needs of our students and teachers.



# TYPES OF BONDS

## 1. **Health, Life, Safety Bonds**

A health life safety bond in Illinois is a bond issued by a school district to fund work that improves the health, safety, and life of students, staff, and the school.

Must be approved by School Board, ROE, and ISBE

No referendum needed to issue



# TYPES OF BONDS

## 2. General Obligation Bonds

A general obligation (GO) bond in Illinois is a debt issued by the state or a municipality to fund projects that may not generate revenue. GO bonds are backed by the issuer's ability to levy taxes and its creditworthiness.

Must be approved by voters in a referendum



# DISTRICT DEBT LIMITS

In Illinois, the debt limit for school districts depends on the type of district and the equalized assessed valuation (EAV) of the district's taxable property.

Debt limits by district type

**Elementary (K–8) and high school (9–12) districts:** The debt limit is 6.9% of the EAV

**Unit school (K–12) districts:** The debt limit is 13.8% of the EAV



# **WINCHESTER CUSD FINANCES**

**Current EAV = \$80,214,125**

**X 13.8% for unit districts = \$11,069,549 (Debt  
Limitation)**

**Long Term Debt Outstanding = \$4,052,176 (WGS  
Renovations 2017)**

**Remaining balance = \$7,017,373**



# **HLS PHASE 1**

**HVAC replacement, asbestos removal, and Commons area renovation**

**Cost estimate is \$7,000,000**

**This would max out our district debt capacity.**







# **HLS PHASE 2**

**Cost estimate is \$5,000,000**

**Would require alternative funding options:**

**District fund reserves (Working cash and Capital projects)**

**Current Balances**

**WC = \$500,000**

**CP = \$500,000**

**District will seek incentives/rebates under Energy Efficiency program**

**Estimate \$2,000,000**





CUMMINGS HIGH SCHOOL



# **BOARD RESOLUTION**

**The Board of Education approved a resolution to place the \$12,000,000 bond issuance referendum on the April 1, 2025 consolidation election ballot at its December 10, 2024 regularly scheduled meeting.**



## **BALLOT QUESTION**

**Shall the Board of Education of Winchester Community Unit School District Number 1, Scott, Morgan and Greene Counties, Illinois, alter, repair and equip the District's existing school buildings and improve the sites thereof and issue bonds of said School District to the amount of \$12,000,000 for the purpose of paying the costs thereof?**



## **COSTS TO TAXPAYERS**

**On a home with a fair market value of \$100,000 . . .**

**The estimated tax increase would be \$357 per year (\$30/month)**



**Mark J. Ford**  
**Scott County Treasurer**  
 Scott County Courthouse  
 35 E. Market St.  
 Winchester, IL 62694

## 2023 Real Estate Taxes (payable in 2024)

PLEASE READ the instructions on the back of this bill regarding when to pay and where to pay your taxes. Additional information is provided for changing your mailing address and exemptions, in which you might be entitled.

The County Collector only collects your taxes and is not responsible for the amount of your assessment or the amount of your tax bill. We will be happy to assist you or direct you to the proper authority regarding questions about your tax bill.

Owner & Location			
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Township	14-12	Bill #	5415
Tax Code	15	Use Code	0010
Section/Lot	33	Acres	2.715
Legal Description	PT. S 1/2 NE SW	Legal Twp	14N
		Range	12W

Valuation	
Land	4,382
Building	37,786
	<u>42,168</u>
State Factor	1.00000
	<u>42,168</u>
Farm Land	0
Farm Building	0
<b>State Equalized Value</b>	<b>42,168</b>
Fair Market Value (non-farmland)	126,517

Parcel #

Taxing Body	Prior Rate	Prior Amount	Current Rate	Current Amount
Scott County	0.79319	270.43	0.76796	277.77
Social Security, lmf	0.02483	8.47	0.09054	32.75
Road District #4	0.47794	162.96	0.46059	166.58
Social Security, lmf	0.03042	10.37	0.02786	10.08
Winchester C. U. #1	3.52905	1,203.23	3.48365	1,259.96
Social Security, lmf	0.26656	90.88	0.24311	87.93
Lincoln Land #526	0.47603	162.30	0.47147	170.52
Social Security	0.00751	2.56	0.00763	2.76
Scott County Nursing Home	0.10000	34.10	0.10009	36.20
Ambulance Service Area	0.34379	117.22	0.31164	112.71
<b>Total Real Estate Taxes</b>	<b>6.04932</b>	<b>2,062.52</b>	<b>5.96454</b>	<b>2,157.26</b>

Exemptions	
Owner Occupied	6,000
<b>Net Taxable Value</b>	<b>36,168</b>
Last Year Net Taxable Value	34,095

1st Installment Due 07/19/2024 for \$1,078.63

2nd Installment Due 09/20/2024 for \$1,078.63

Keep top part for your records

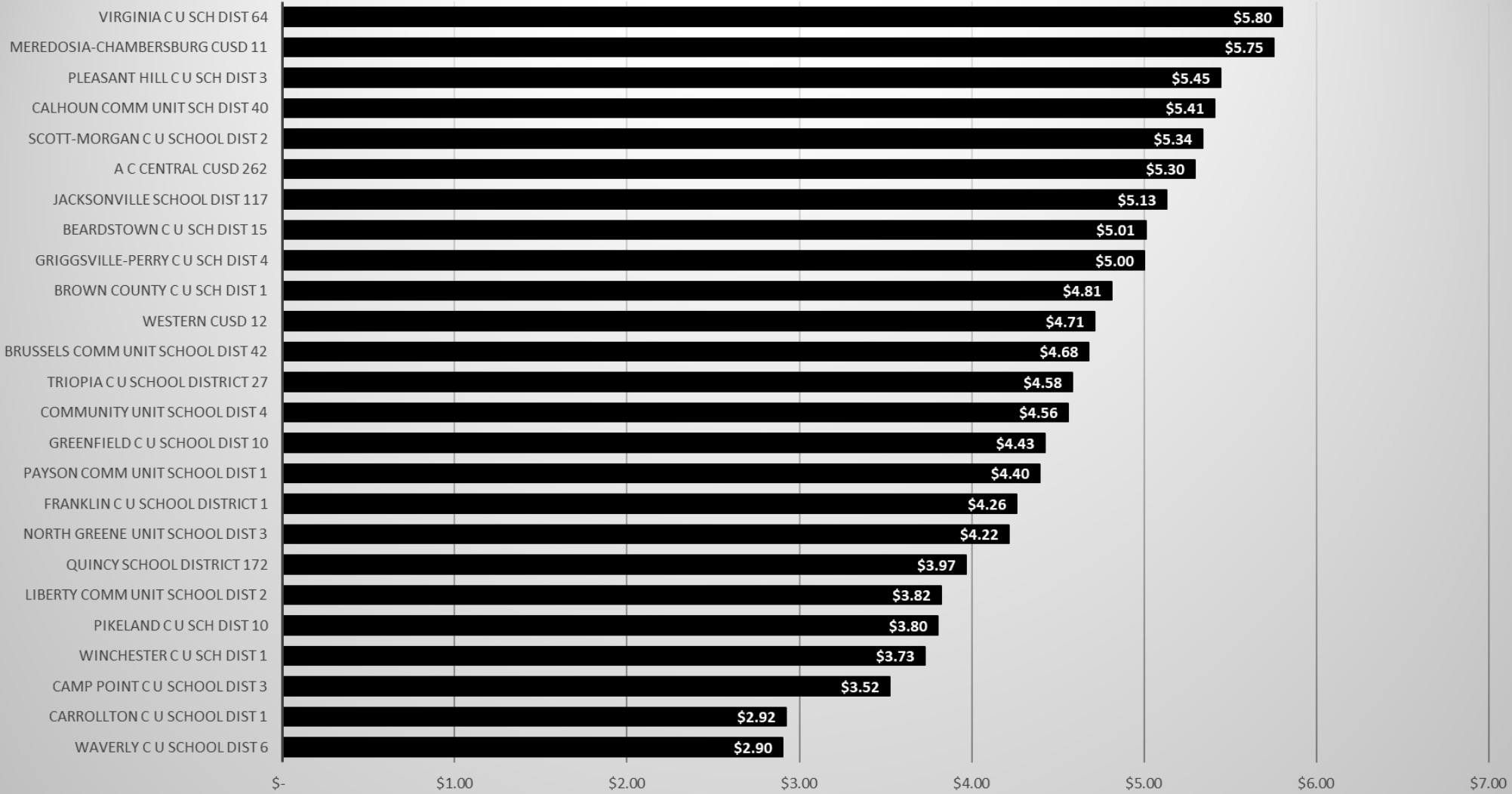


**If approved, the debt service tax rate of the District would increase by an estimated \$1.07 per \$100 of equalized assessed value.**

**The overall levy would move from \$3.73 to \$4.80.**



# Regional School's Tax Rate



# REFERENDUM HISTORY

**1988 – Increase O&M from .375 to .47 (Failed)**

**1995 – Increase O&M from .375 to .50 (Failed)**

**2004 – Increase Ed. Fund from 1.84 to 2.00 (Failed)**



# Where does money go?

20 - OPERATIONS AND MAINTENANCE FUND (O&M)											
<b>SUPPORT SERVICES (O&amp;M)</b>	<b>2000</b>										
<b>Support Services - Pupil</b>	<b>2100</b>										
Other Support Services - Pupils <i>(Describe &amp; Itemize)</i>	2190										0
<b>Support Services - Business</b>	<b>2500</b>										
Direction of Business Support Services	2510										0
Facilities Acquisition & Construction Services	2530										0
Operation & Maintenance of Plant Services	2540	190,000	38,000	100,000	75,000	20,000					423,000
Pupil Transportation Services	2550										0
Food Services	2560										0
<b>Total Support Services - Business</b>	<b>2500</b>	190,000	38,000	100,000	75,000	20,000	0	0	0		423,000
<b>Other Support Services - Misc. <i>(Describe &amp; Itemize)</i></b>	<b>2900</b>										0
<b>Total Support Services</b>	<b>2000</b>	190,000	38,000	100,000	75,000	20,000	0	0	0		423,000
<b>COMMUNITY SERVICES (O&amp;M)</b>	<b>3000</b>										0
<b>PAYMENTS TO OTHER DIST &amp; GOVT UNITS (O&amp;M)</b>	<b>4000</b>										
<b>Payments to Other Dist &amp; Govt Units (In-State)</b>	<b>4100</b>										
Payments for Regular Programs	4110										0
Payments for Special Education Programs	4120										0
Payments for CTE Program	4140										0
Other Payments to In-State Govt Units - Programs <i>(Describe &amp; Itemize)</i>	4190										0
<b>Total Payments to Other Dist &amp; Govt Units (In-State)</b>	<b>4100</b>			0			0				0
Payments to Other Dist & Govt Units (Out of State) <sup>14</sup>	4400										0
<b>Total Payments to Other Dist &amp; Govt Unit</b>	<b>4000</b>			0			0				0
<b>DEBT SERVICE (O&amp;M)</b>	<b>5000</b>										
<b>Debt Service - Interest on Short-Term Debt</b>	<b>5100</b>										
Tax Anticipation Warrants	5110										0
Tax Anticipation Notes	5120										0
Corporate Personal Prop Repl Tax Anticipated Notes	5130										0
State Aid Anticipation Certificates	5140										0
Other Interest on Short-Term Debt <i>(Describe &amp; Itemize)</i>	5150										0
<b>Total Debt Service - Interest on Short-Term Debt</b>	<b>5100</b>						0				0
<b>Debt Service - Interest on Long-Term Debt</b>	<b>5200</b>										0
<b>Total Debt Service</b>	<b>5000</b>						0				0
<b>PROVISION FOR CONTINGENCIES (O&amp;M)</b>	<b>6000</b>										0
<b>Total Direct Disbursements/Expenditures</b>		190,000	38,000	100,000	75,000	20,000	0	0	0		423,000
<b>Excess (Deficiency) of Receipts/Revenues Over Disbursements/Expenditures</b>											(57,903)

**QUESTIONS?**

