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## WARREN-ALVARADO-OSLO COMMUNITY COMMITTEE MEETING

**Date:** 4/28/2022

**Time:** 7 p.m. – 9 p.m.

**Purpose:** Community Committee Meeting

**Location:** WAO High School, Multipurpose Room

**Present:**

Kyle Kvamme – ICON

Emily Huso – ICON

Todd Blixt – ICON

WAO Community Committee Members

Ashley Stroble

Molly Fridstrom

Amber Schoepp

Jen Nelson

Mark Jones

Denise Olson

Mike Cheney

Brent J. Monroe

JJ Johnson

Tim Finseth

Kevin Johnson

Ben Miska

Darby Boe

Scott Oberg

Jake Reinier

Bob Wimpfheimer

MaryBeth Edman

David Weber

Kirk Thortenson

Tyler Golden

Kelsey Johnson

**ICON Project Number:** 21-020

### Discussion Items

#### **I. EHLERS Presentation**

- Residential Homesteads make up just under 10% of total market value.
- Qualifying Agriculture makes up just under 81% of total market value.
- Voter-approved operating referendum is currently \$1,900 per-pupil.
- Between now and 2024, district would ask to approve operating referendum at the same amount.
- Net Tax Capacity: 75.5% (Qualifying Agriculture) x70% ag credit from the State of MN = 53% of total project cost would be covered by the State.
- Committee asked: What is the average homestead value? Answer: Waiting to hear back from the counties, but neighboring counties are around 125,000.
- Committee asked: How many households are in the District? Answer: EHLERS will find number.
- We can lower the levy, but no one will see lower tax impact.
- District is increasing enrollment, which is a good thing, and can generate revenue you need, deduce revenue per pupil, provides District with flexibility.

- 53% is a check that comes to school, metered out, payment every 15 and 30th, metering is first 6 months, farmers don't pay tax bill, deduction of their bill
  - 4.25% interest rate, EHLERS does build in a certain amount of cushion based on expected future, future rate increase is factored in, built into the market.
  - If the rate increases, then we'd come back to the District to have conversation.
  - If interest comes back lower than 4.25%, it would lower the levy and lower tax impact.
  - Committee asked: Is 20 years standard? Answer: MN can go up to 30 years, but 20 years is standard for most.
  - EHLERS offers tax impact calculator, and works with ag owners, they can reach out directly and work with county to understand accurate tax impact.
- II. Community Survey
- Committee and ICON went through full community survey and the committee provided edits.

**Coordination / Action Items**

- ICON – complete edits provided by the Committee
- ICON – Send out survey prior to Wednesday meeting for committee to look through.

**Milestone Dates**

Next Meeting May 4, 2022 at 7 p.m.