

*Renovations would 'protect community's investment'*

## District residents to vote Feb. 23 on a building renovation project to 'preserve and maintain' school

Energy-inefficient windows, a worn-out gym roof and doors, outdated computer equipment and wiring, and an aging underground fuel storage tank would be replaced – along with other renovations and repairs at Northville Central School – if residents approve a proposed building renovation project when they vote on Feb. 23.

School officials say this work needs to be addressed soon to avoid emergency repairs and to reduce heating costs; delaying the work could end up costing local taxpayers more in the long run.

"It's a matter of pay now and control the costs and time line of the work, or pay later and risk having to do a lot of this work on an emergency basis," said Northville's School Business Manager Bruce Ellsworth.

If residents approve the proposed \$3.86 million renovation project, he said, the state would pay for almost 70 percent of the cost, and the local share could be financed over a 15-year period.

"If we wait, any emergency repairs would have to be paid for in full by local taxpayers all in one year, and we would not receive any assistance from the state to help pay for it," Mr. Ellsworth



### HOW MUCH WILL IT COST?

- Total cost \$3,865,000
- Projected tax increase 2.97%
- Average tax impact would be \$8-21 a year for a property with a full-value assessment of \$100,000

added. In addition, district taxpayers would not benefit from the proposed energy-saving measures, and other outdated fixtures and equipment would not be replaced.

### VOTE AT A GLANCE

- Poll hours 12 noon - 8 p.m. on Tuesday, Feb. 23, 2010 in Northville School Gym
- Go to [www.northvillecsd.org](http://www.northvillecsd.org) for more information

### What's included in the proposed project?

- Replacing 175 single-pane, wood-encased windows that were installed between 1932 and 1951;
- Replacing the roof on the 1979 gym addition that is well beyond its intended life expectancy;
- Removing the gym boiler, installed 30 years ago, for which parts are no longer available, and tie the gym heating into the main boilers;
- Replacing inoperable gym partitions with lighter, pull-down dividers;
- Paving the entire south parking lot;
- Renovating the original 1951 Home Economics room;
- Replacing eight 30-year-old gym entrance doors that are leaking and falling apart from constant use and that pose security risks;
- Renovating two science labs that were originally installed in 1951;
- Replacing 12-year-old computer wiring with wireless internet access;
- Buying additional computer equipment and smart board video projectors;
- Replacing a 2,000-gallon underground fuel tank at the bus garage that was installed in 1951 with an above-ground 500-gallon tank; and
- Installing a swipe-card security system.

# Q&A on proposed renovation project

What will the tax impact be for local property owners?

The annual tax impact for a property with a full-value assessment of \$100,000:

Senior citizen with STAR \$8 per year

Primary residence with STAR \$15/year

Non-primary residence (no STAR) \$21/year

## Average annual cost to taxpayers

16-year maturity schedule for \$3,865,000 proposed capital project

Full Value For a property with a full-value assessment of...	SENIOR/STAR \$60,100 equalized value exemptions on primary residence (with income restrictions)	WITH STAR \$30,000 equalized value exemptions on primary residence (no income restrictions)	NO STAR All non-primary residences and parcels
\$70,000	\$2 per year	\$8 per year	\$15 per year
\$80,000	\$4 per year	\$11 per year	\$17 per year
\$90,000	\$6 per year	\$13 per year	\$19 per year
\$100,000	\$8 per year	\$15 per year	\$21 per year
\$110,000	\$10 per year	\$17 per year	\$23 per year
\$120,000	\$13 per year	\$19 per year	\$25 per year
\$130,000	\$15 per year	\$21 per year	\$27 per year

### How would we pay for the work?

Northville is eligible to receive \$173,048 in one-time state EXCEL aid that would cover a portion of the project costs.

The district also qualifies for 68.7 percent in state building aid, leaving local taxpayers to pay for the remaining approximately 31.3 percent of the post-EXCEL aid costs.

The work would be bonded (financed) over a 15-year period.

### Where the money would come from

■ State EXCEL Aid	\$173,048
■ State Building Aid	\$2,534,990
■ Local tax levy	\$1,156,962
<b>Total cost of project</b>	<b>\$3,865,000</b>
<b>Projected local tax increase</b>	<b>2.97%</b>

### Why do this work now?

We know that our school needs significant repairs, including boilers, doors, windows, a roof and more. By waiting for an emergency to address these issues, we risk facing higher construction costs and losing the opportunity to receive state aid to cover almost 70 percent of the costs.

Emergency repairs must be paid in full when costs are incurred, which would drive up taxes far more than they would increase under a planned facilities improvement project that allows taxpayers to pay the local costs over a 15-year period.

### Isn't this a bad financial time to do this?

In some ways, this is a good time, financially speaking, to address the school's facilities needs. Bond rates are at historic lows, which means the district would qualify for lower interest rates when borrowing money to do the work.

Construction costs would likely be lower because contractors would be competing for the work and offering more competitive pricing than they do in better financial times.

In addition, Northville qualifies for \$173,048 in one-time state EXCEL funds that can be used to offset some of the costs for this work.

**More questions?** Attend a public hearing scheduled for 6:30 p.m. on Feb. 16 in the school auditorium.



▲ Students are crowded as they work in small groups in Northville's two science labs / classrooms that were installed in 1951.

◀ The gym boiler was installed 30 years ago, and replacement parts are no longer available.

▼ Students use portable laptop computers as part of their classroom learning. Outdated wiring makes these computers run slowly and inefficiently.



### When would the work begin?

If voters approve the project, the school district would move forward with the following timeline, which calls for all work to begin in June and end in December, 2010:

- March – Final plans to the State Education Department for review
- April – Advertise for bids
- May – Award construction contracts; file notice to proceed
- June – Construction begins
- October – Substantial portions of the project would be completed

### Will this work affect students?

The majority of the work that would affect classroom learning — including roof repairs and window replacement — would be done during the summer when school is not in session. Work will proceed simultaneously on multiple components of the project, which will speed up the timeline for completion.

Visit [www.northvillecsd.org](http://www.northvillecsd.org) for answers to more questions!

### What happens if a majority of residents vote no?

*The school district must have voter approval to undertake this project.*

Without approval, no money can be borrowed, and there will be no state aid to offset the costs associated with emergency repairs and routine maintenance. This work would have to be paid for through the school district's general fund, with all of the associated costs passed on to local taxpayers. Payment for this work would have to be made immediately, instead of spreading the cost over 15 years. By waiting for an emergency to address these issues, school officials may have no control over when and how the emergency repair work is done to minimize the impact on students.

### What problems would persist if we take no action now?

- Utility costs would be higher due to energy loss through the school's single-pane windows.
- Classroom temperatures would still vary widely.
- The gym roof and boiler would still require on-going maintenance, and emergency repairs could still be needed.
- Students' learning would still be hampered by out-dated computer technology and wiring.
- The underground fuel tank could leak.
- Gym-entrance doors would still pose safety/security risks.
- The gym partition still could not be used, and there would be no effective way to safely separate the two sides of the gym.
- Students would still be learning in both outdated science labs and the home and careers classroom.
- Asbestos would not be removed from some sections of flooring.

## Residents to vote Feb. 23 on a proposed school renovation project

### ■ When and where to vote:

Polls are open 12 noon - 8 p.m.  
Tuesday, Feb. 23, 2010  
Northville Central School Gym

### ■ What will be decided:

Residents will decide whether renovations and repairs will be done at Northville Central School, including renovating science labs and classrooms, and replacing energy-inefficient windows, a worn-out gym roof and doors, outdated computer equipment and wiring, an aging underground fuel storage tank, and more.

### ■ For more information:

- ▶ Attend a public hearing set for 6:30 p.m. Tuesday, Feb. 16 in the auditorium.
- ▶ Log on to the school district Web site, [www.northvillecsd.org](http://www.northvillecsd.org).
- ▶ Call the superintendent's office at (518) 863-7000, ext. 4121.

## Northville Central School

PO Box 608, Third Street  
Northville, NY 12134

Current Resident

- **Kathy Dougherty**  
Superintendent
- **Bruce Ellsworth**  
Business Manager
- **Mrs. Lynne Paul**  
Board of Education President
- **Mr. James Beirlein**  
Board of Education Vice President
- **Mr. Sheldon Ginter**  
**Dr. Neil Muscatiello**  
**Rev. Kirianne Riehl**  
Board of Education Trustees

Produced in cooperation with the HFM BOCES Communications Service.

### Who is eligible to vote?

You are eligible to vote if you are a U.S. citizen, at least 18 years old, and a resident of the school district for at least 30 days prior to the vote. You also must be pre-registered to vote.

If you are not yet a registered voter in the district – or if you have not voted in the school district within the last four years – you may register to vote from 2:30-6:30 p.m. on Feb. 9 in the school lobby. Proof of age and residency is required.

For more information, call District Clerk Laurie Groff at 863-7000, ext. 4121.

### Will absentee ballots be available?

Absentee ballots are available for eligible voters who cannot vote in person on Feb. 23. Applications for absentee ballots must be received by District Clerk Laurie Groff on or before Feb. 15 if the ballot is to be mailed to the voter — or on or before Feb. 22 if the voter will be picking up the ballot. Absentee ballots must be received by the district clerk no later than 5 p.m. on Feb. 23.

## What's on the ballot?

Many times when residents enter a voting booth thinking they are voting on a simple yes-no question, they find a long paragraph filled with legal jargon. This is necessary to ensure that all of the essential elements of a proposal are included. Such is the case with the proposition that residents of Northville Central Schools will decide when they vote on Feb. 23.

### Actual wording as it will appear on the ballot:

Shall the Board of Education be authorized to reconstruct various school buildings, including necessary site work, and acquire original furnishings, equipment, machinery or apparatus at a maximum cost of \$3,865,000, and providing that the cost of the Project (including the interest due on any District obligations), taking into account state aid and

EXCEL grants received, be raised by a tax levy to be collected in annual installments, with District obligations to be issued in anticipation thereof?

### What this means:

Residents are asked to consider a resolution that would allow the Northville Board of Education to proceed with renovations and repairs of Northville Central School for a maximum cost of \$3,865,000, which also includes site work, furnishings, equipment, machinery and the like.

The school district would pay for the work through state building aid and state EXCEL grant funds and by borrowing the remaining amount needed. The district would pay its share of the loan by raising money through the tax levy.