

# TWINSBURG FACILITIES REPORT 2022



DEAR RESIDENTS:

Twinsburg City School District is pleased to present our community with an update on future planning of our schools. In 2019, our school district completed a Strategic Plan to serve as a road map for our future. From academics, finances, communications, safety and wellness to facilities, we are excited to share our progress but still recognize

there's important work to be done.

The purpose of this report is to provide an update on two important goals of our Strategic Plan: finances and facilities. With the help of parents, past and present board members, staff members and community members, we are determining a path forward to address the District's most urgent financial and facility needs.

In the short term, the Board has placed a renewal levy on the November 8 ballot at a zero increase in taxes to residents. It is a renewal of current funding that goes toward daily operations. At the same time, conversations will continue about how to fund both our facilities and operations into the future.

## THE GOALS INCLUDE:

- Share findings from winter/spring meetings with the community on the decision to phase-in the Tiger Legacy Project to address aging school buildings
- Communicate the financial plan and how facilities are connected
- Gather feedback from community members through additional community conversations and a phone survey about options for the future

**We hope you can join us at one of the following *Community Conversations about District Finances and Facilities*:**

- **RBC Auditorium: Thursday, October 6, 2022 | 7 p.m.**
- **Virtual: Monday, October 10, 2022 | 6 p.m.**
- **Twinsburg Senior Center Lunch and Learn: Tuesday, October 11, 2022 | 11:30 a.m.**

Thank you for being a partner in the future of our schools. If you have any questions, please email [tigerlegacyproject@twinsburgcsd.org](mailto:tigerlegacyproject@twinsburgcsd.org) and visit the website at [twinsburg.k12.oh.us/TigerLegacyProject.aspx](https://twinsburg.k12.oh.us/TigerLegacyProject.aspx).

Sincerely,

**Kathi Powers**

*Superintendent*



# TIGER LEGACY PROJECT UPDATE

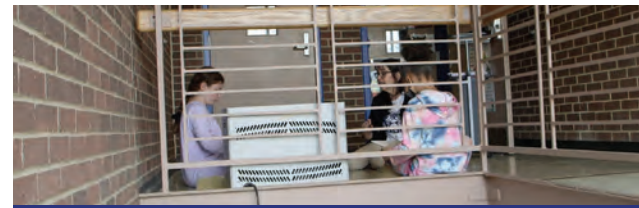
In January 2022, the Board of Education and District Leadership relaunched conversations around the Tiger Legacy Project: the plan to upgrade and address the District's aging facilities.

To begin the relaunch effort, the Facilities Action Team reconvened to identify the District's most urgent facility needs (Phase-in Plan):

- New school building for Grades 4-6 (replace George G. Dodge Intermediate School)
- Relocate Tiger Stadium to the campus at Twinsburg High School
- Replace roofing, repair/replace playgrounds, safety upgrades (warm, safe, dry)
- Relocate other athletic facilities disrupted by the building project

In the spring of 2022, the **District reengaged the community** in conversations about phasing in the Facilities Plan known as the Tiger Legacy Project, through meetings with key stakeholders and by launching a survey to gather feedback, from the community. Based on the feedback, the respondents agreed that a phase-in plan is in the best interest of students and taxpayers at this time.

Looking toward the future, the District is planning additional conversations about the timing of a possible bond issue and how it relates to financial operations and the need for additional operational funding to balance the District budget. Additionally, a community phone survey will be administered in late fall 2022.



Space for small group instruction is extremely limited at Dodge.



Despite our maintenance team's best efforts, aging mechanicals are difficult to maintain and are inefficient.



Dodge is directly adjacent to Twinsburg's Water Treatment Facility. The plan is to build a new 4-6 school in a new location.

## COMMUNITY FEEDBACK MARCH-MAY 22

Earlier this year, the Twinsburg City School District hosted a Community Forum and then conducted an email survey of community members (parents, non-parents, staff, business owners, etc.) asking for feedback on phasing in the Tiger Legacy Project. Here's what our community had to say:

*"I want the best schools for the kids. I want the best outcome for the community and visitors to this community."*

*"Our children are our most valuable asset and should get a learning environment that supports them and let's them thrive!"*

*"I went to a middle school that was in disrepair. It was not conducive to a good learning environment."*

*"I am in favor of a new building that promotes learning."*

*"I think Dodge does need to be replaced, but with the costs of everything going up it should be done as fiscally responsible as possible."*

*"The plan is well laid out and will benefit our students."*

*"When compared to all other schools in the District, Dodge doesn't have that same feeling that the other schools offer. While students are excited for grades 4-6, they aren't excited to attend this particular school building. We want to ensure that same level of excitement and eagerness for school that our other schools offer."*

***"What do you believe the overall condition is of the George G. Dodge Intermediate School?"***

**2 EXCELLENT**

**7 GOOD**

**23 ADEQUATE**

**79 POOR**

**88 REPLACEMENT**





# FINANCIAL UPDATE



DEAR RESIDENTS:

It is an honor and pleasure to serve as the new Treasurer/CFO for the Twinsburg City School District. I am confident that my years of experience in school finance will serve our schools and community well.

As with all school districts across Ohio, stable funding for schools is important in order to maintain a quality educational environment for students. The Twinsburg City School District is impacted by the following:

- 1. November 8 Renewal Levy**—Funding from the renewal will help maintain the day-to-day operations of the District, including teachers, technology, supplies and utilities. It is a zero tax increase for residents and will continue to sustain a stable funding source for the District as it has since 1993.
- 2. The Fair School Funding Plan/State Funding Support**—The new formula is based on a District's wealth-to-tax ratio and community members' ability to pay. Twinsburg City School District will see very little change or increase (if any) in what it receives in funding from the state as a result of this new funding plan. In addition, the District receives 20% of funding from state resources and relies mostly on local property taxes to fund the school district.
- 3. HB 920**—When a District passes a levy, the amount of money the District collects for that levy **never** changes—this is known as HB 920. If your house values increase, the millage for schools is adjusted so that the **total amount of money collected by the school district does not increase**. At the same time, state funding has remained relatively flat for the District and revenue is not keeping up with inflation.
- 4. Cost of Aging Schools**—There is a cost to maintain facilities. The longer the District waits to engage in addressing aging schools, the more expensive construction will be and the higher the costs will be to maintain current facilities.
- 5. Financial Forecast**—We remain vigilant in protecting and stretching the dollars that we have, however, based on our Spring 2022 financial forecast submitted to the state, we projected a deficit of close to \$3.3 million in Fiscal Year 2025 even if the renewal levy passes, and over \$11 million if the renewal levy doesn't pass this November.

Through the community conversations the District is hosting this fall, it is my hope that I can sit down with members of our community to educate and help formulate a plan—regarding our facilities and finances. I look forward to meeting with you and working together to help shape the District's future.

Sincerely,  
**Julia Rozsnyai**  
*Treasurer / CFO*





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## How You Can Help

Join us for a Community Conversation about District Finances and Facilities.

### COMMUNITY CONVERSATIONS DATES

**10.6.22** RBC Auditorium  
 7 p.m.

**10.10.22** Link to the Virtual meeting will be  
 6 p.m. posted on the District website

**10.11.22** Twinsburg Senior Center Lunch  
 11:30 a.m. and Learn

# SCHOOL FUNDING 101

**Operating levies, permanent improvement and bonds provide schools with funds that must be used for specific purposes:**

**Operating Levy**—Supports a district’s day-to-day operations, including teachers, programs, utilities, supplies and transportation.

**Renewal Levy**—Schools are permitted to return to the community to vote on a limited levy when it expires. The levy must be for the same purpose and is renewed at the effective millage rate.

**Replacement Levy**—This type of levy has the same purpose as a renewal, but instead of renewing the previous levy at the effective millage rate, a replacement levy is imposed at the original millage rate of the levy that it replaces. This gives the district the benefit of any growth in local value that occurred over the life of the previous levy. (Example: A five-mill, five-year levy would be replaced for five mills, instead of the 3.8-mill effective rate of the older levy.) This type of levy cannot be used for an emergency levy, and unlike the renewal levy, cannot be combined with other changes in millage.

**Emergency Levy**—A property tax that serves as a limited operating levy (maximum 10 years) proposed for a specific dollar amount. An Emergency Levy is a “fixed sum” levy. This levy will not increase the tax bill as the appraisal on your home and business increases; it is a “set” amount. As your appraisal value increases, the millage on the levy decreases to keep the fixed sum and your tax payment the same.

**Permanent Improvement Levy**—Refers to any property, asset or improvement with an estimated life or usefulness of five years or more. Funding can be used for things like building updates such as new roofs, parking lots or heating and cooling systems, or new buses or technology.

**Bond**—Used for capital improvement projects such as school construction.

**Twinsburg High School Bond**—The bond for Twinsburg High School was paid off in December 2021, therefore, the school district taxes paid by local property owners was reduced in 2021 by 1.93 mills.

# BUILDING OUR FUTURE NOW!

## 2016

Facilities Assessment commissioned by the District reported that the cost to maintain George G. Dodge Intermediate School would be \$22.2 million while an option to re-align grade levels and build a brand new three-grade school would cost \$31.5 million.

## 2018

### Development of the TCSD Comprehensive Strategic Plan Begins

Stakeholders identify District Goals; Facilities Planning among them

## OCTOBER

**Action Teams** made up of a cross-section of community stakeholders gathered to work toward the development of a Strategic Plan to serve both internal and external audiences in moving the District forward in the years to come.

## 2019

### Strategic Plan Finalized (2019–2024)

Facilities Goal Identified:

- Update the Facilities Master Plan to ensure proper and strategic annual expenditures
- Update the Facilities Master Plan and options for the Conceptual Legacy Project to engage the community

## 2020

### FEBRUARY

#### Facilities Phone Survey Conducted

- Majority of District supporters (62%) believe George G. Dodge Intermediate School should be replaced at a different location
- Majority (83%) support warm, safe, dry upgrades to buildings
- Cost of the project is an issue with respondents

Total Cost of Project: Various Options Between \$40 million and \$60 million

## MARCH

### COVID-19 Pandemic Begins

Like all schools across the country, the District focuses on maximizing learning opportunities during the COVID-19 pandemic, and therefore, pauses community engagement regarding facilities.

## 2021

### Strategic Plan Focus Identified for the 2021/22 School Year

## OCTOBER

### Board of Education identifies Facilities Planning as a Primary Focus

Impact of COVID-19 on the Conceptual Legacy Project

- Cost of labor and materials increase by 25%

NEW total cost of project: Various options between \$60 million and \$95 million

Maintain: \$59.8 million (fixes, extends life of current facilities)

Renovate: \$94.3 million (no upgrades, just bringing it all up to code)

The bottom line: There is a cost to maintain facilities. The longer we wait to engage in this building project, the more expensive construction will be and the higher the costs will be to maintain current facilities.

## 2022

### JANUARY

#### Action Team Reconvenes

- Identifies Immediate Needs (Phase-in Plan):
  - New building for Grades 4-6 (replace George G. Dodge Intermediate School)
  - Relocate Tiger Stadium to the campus at Twinsburg High School
  - Replace roofing, repair/replace playgrounds, safety upgrades (warm, safe, dry)
  - Relocate other athletic facilities disrupted by the building project

#### Costs of Phase 1: \$70.8 million

### FEBRUARY – APRIL

#### District reengages community in conversations about phasing in the Facilities Plan

### MARCH – MAY

#### Online Community Survey regarding the Tiger Legacy Project

### SUMMER/FALL 2022

#### Board places renewal levy on November Ballot

District launches data gathering initiative with community

Goals:

- Share findings from Winter/Spring meetings with the community on Phase One of Facilities Plan
- Communicate financial plan and how facilities are connected
- Gather feedback from community members through additional community conversations about financial future including ballot issue options and timing:
  - Combination levy bond/operating
  - Bond levy timing
  - Operating levy for new money timing

### November 2022

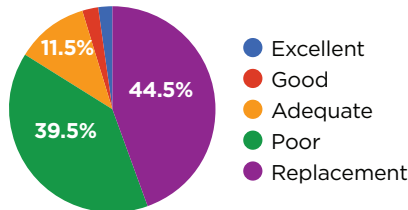
#### District conducts phone survey for additional data gathering

### December 2022

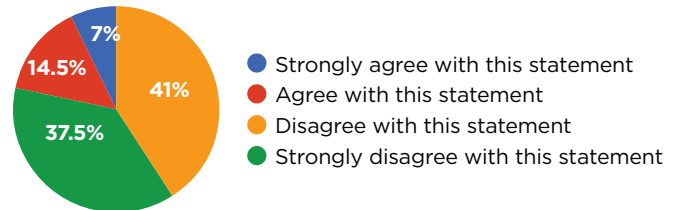
#### Superintendent and Treasurer present findings and recommendations on the financial future; Board to consider possible ballot issue for May of 2023

# TIGER LEGACY PROJECT SURVEY RESULTS MARCH-MAY 2022

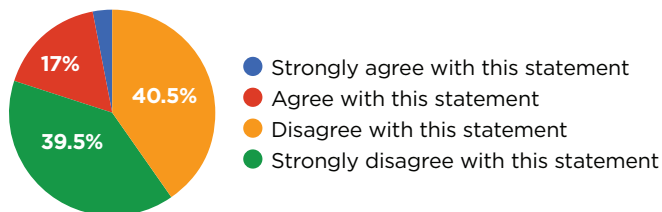
What do you believe the overall condition of the George G. Dodge Intermediate building is?



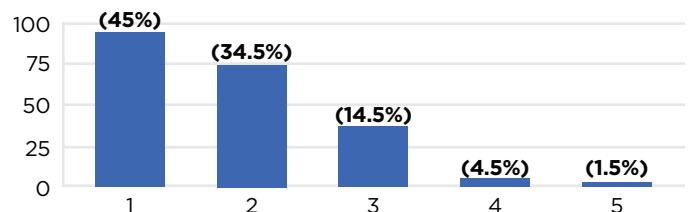
George G. Dodge Intermediate School has adequate space to support a positive learning environment for students.



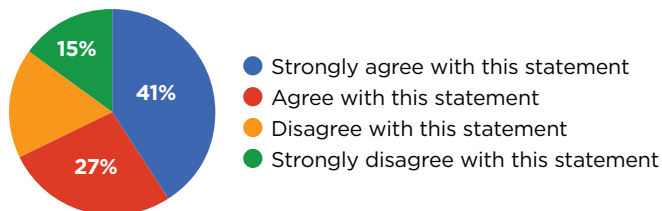
The building layout at George G. Dodge Intermediate School supports current and future educational programs.



Please rate the overall condition of George G. Dodge Intermediate School (with "1" as poor and "5" as excellent).



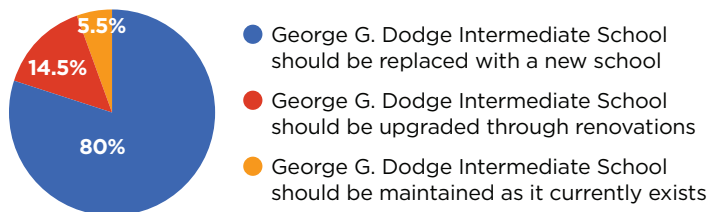
Tiger Stadium should be relocated to the campus of Twinsburg High School.



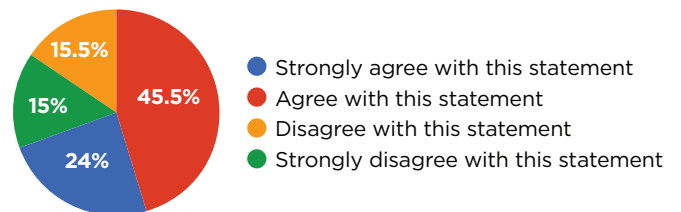
If the Board of Education determines the need to construct a new school, it should be constructed:



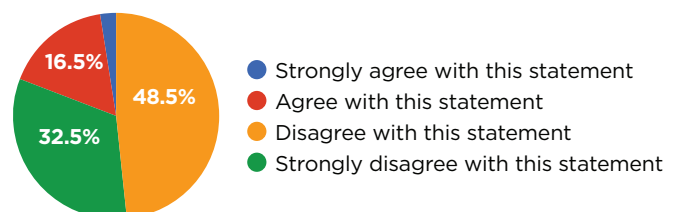
George G. Dodge Intermediate School no longer supports the needs of our students, you believe that:



The displaced athletic fields should be relocated to the Dodge campus where community athletic fields will be.



Playground sites are safe, support students with disabilities, and equipment is suitable and appropriate.



TWINSBURG CITY SCHOOL DISTRICT