Finance & Facilities Committee

Monday, September 14, 2026 5:00 PM
Waconia High School - Room C107, 1650 Community Drive, Waconia, MN 55387

1.	**Baseball Batting Cages Proposal**	**Presenter:** Eric Olson, Waconia High School Baseball Coach

MEMORANDUM

TO: ISD 110 Administration

FROM: Erik Olson/Bucky Mieras

DATE: 9/24/2024 (2-5-26)(8-29-26)

SUBJECT: Baseball Cages and Field Improvement Project

Purpose

We would like to complete a batting cage/bullpen project. The bullpen areas are becoming a safety hazard, and the batting cages are needed because there is not a functioning batting cage/bullpen on Fields A/B. This will provide a space for teams to practice and hit for baseball players of all ages in a safe and contained area. The mounds on Fields A and B have been updated, and we will continue to monitor the wear on the mounds.

History and/or Context

The school district built 2 fields when they did the renovation: one field with dugouts and no fence, and one field with no dugouts and a fence. There was also a batting cage/bullpen area built, and the net is the same width as the cage, so the net would get caught on the fence and rip. More importantly, it is a safety hazard to throw batting practice because the ball ricochets off of the fence and posts on most balls that are hit. The only functioning cages available to the public are at the softball field, as Lion's Field keeps their cages locked to the public. Currently, we have 2 updated batting cages at the varsity softball field for unlimited access to community members. New turf and side surround posts were added 2 years ago when the new press box and deck were added to the softball field. Our V and JV softball teams share these cages for practices and games, and our community and youth teams have unlimited opportunities to use the cages when we are not playing games. The baseball community has a higher number and a great need for batting cages.

Proposal Summary

We originally had the plan to install a double cage, and now we are looking to update, enhance, and improve the current cage areas, as they are not functional spaces. We would like to get poles/sleeves cemented into the ground and level the area with Class 5 and other products to have a well-draining cage that will have turf over the top. The turf in the cage will save the baseballs and create a safe space for teams and the community to use for hitting and pitching.

Data and Rationale

Currently, there are 18 metro baseball teams (roughly 216 players) that fight for space to practice from March to July. There is not a place for teams to hit in a cage. Also, there are 4 high school teams (roughly 60 + kids) who do not have an outdoor cage to hit in unless they are granted access to Lion's Field, which is challenging in the spring.

Measures of Success

Enhance 2 batting cages/bullpens to be used during the 2027 season. This space will be available for all WHS and Metro Baseball teams, plus access at all times for community members to hit and pitch. One important area with this is that the cages will save the field from wear, since now we have community members hitting on the 2 fields, and they are digging up batter's boxes and burning the grass on the infield where they throw. The cages will help to curb this and enhance the field conditions.

Potential Pitfalls

Waterlines could potentially have to be moved, and the batting cages might be difficult to access with a 1ton+ truck to drop materials. Any truck or equipment needed is best to have access in the fall since the ground is firm and will have less wear and tear on the outside field space. Another important piece to know: we might only need to cap sprinkler heads in the bullpens or just move these lines.

Proposal Cost Estimates

Project	**Estimated Cost**
Two 70' Jaypro cages	$18,250
Site prep / excavation, Class 5	$3,000- $5,000
Concrete curbing	$5,000–$8,000
Turf	$8,000–$12,000
Turf installation	$2,000–$4,000
Two clay pitching mounds	$3,000-$3,000
Drainage/misc./contingency	$2,000–$3,000
TOTAL	**$41,000–$55,000**

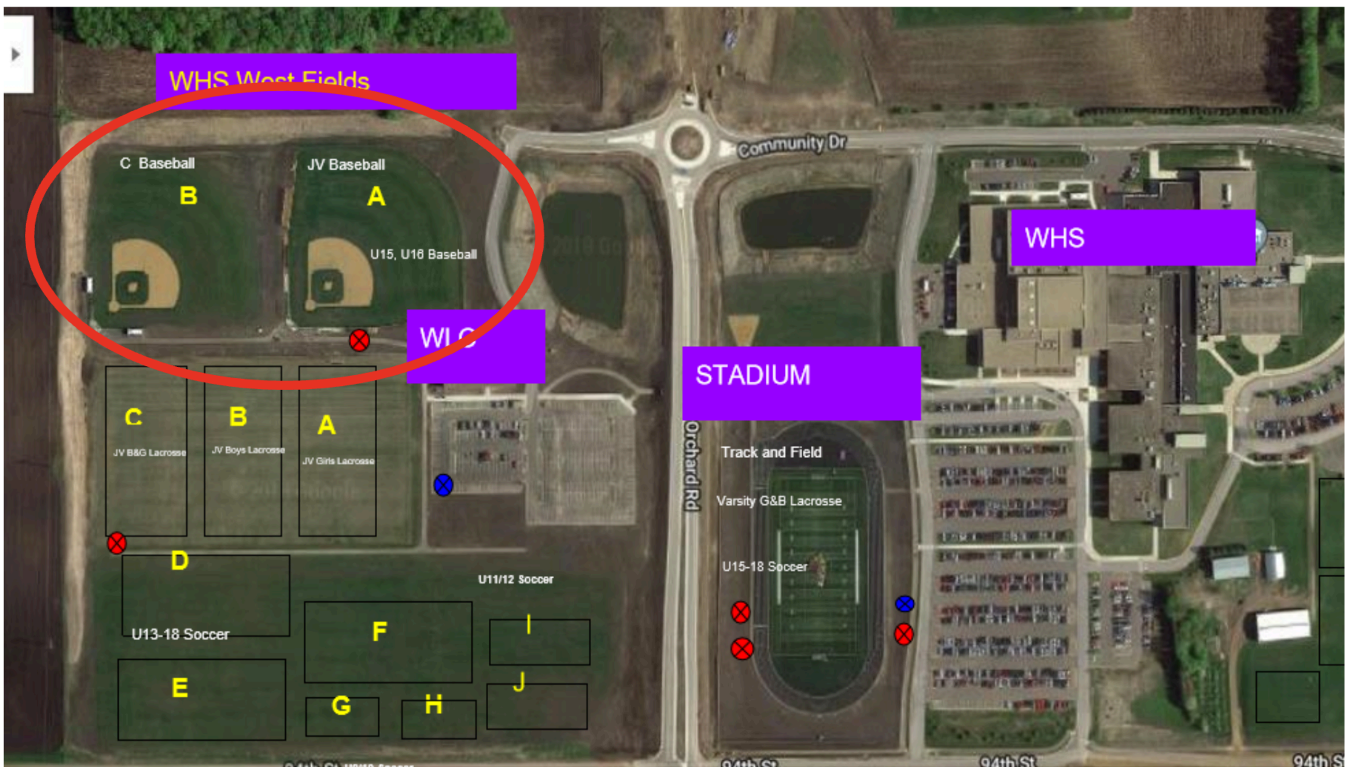
*We do have community members who have shared they are interested in donating labor and equipment, which could help us keep the cost down. DAYCO. With this potential donation, we believe that we can get the cost closer to $32,000. We also believe there are ways to cut costs in other areas.

Funding: This will be done 100% by the boosters. So far, funds have been pledged to our boosters thanks to the generosity of:

- Kwik Trip Donation- $5,000
- Lion’s Club Donation $7,500
- Legacy Donation- $8,000
- Fire Department - $5000

Timeline

We would like to try to get the cages installed this fall so the cages are able to be used in Spring 2027. We will need to get final quotes, ensure that the boosters have appropriate funds, and acknowledge the plan to get formal board approval in order to accept the donations and move forward with the project before the installation begins. The most pressing with the project will be to place the order to get the materials sent and delivered. If we can get the sublevels under the turf and turf installed, curbing and sleeves installed for the poles this fall, then only netting to put up in the spring.



WHS West Fields
C Baseball
JV Baseball
B
A
U15, U16 Baseball
Community Dr
WHS
STADIUM
Orchard Rd
C
B
A
JV B&G Lacrosse
JV Boys Lacrosse
JV Girls Lacrosse
Track and Field
Varsity G&B Lacrosse
U15-18 Soccer
D
U13-18 Soccer
U11/12 Soccer
E
F
G
H
I
J
94th St

2. **Long-Range Facilities & Capital Planning**

Presenter: Pam Carman, Director of Finance and Operations and Tim Bisek, Director of Buildings and Grounds

Facilities Update

September 14, 2026

Tim Bisek, Director of Building & Grounds
Pam Carman, Director of Finance & Operations

Setting the Scene

Work completed to date

- Buildings first assessed and compiled in MySiteIQ – 2022
- High School HVAC, HS/MS parking abatement approved in 2023 – Utilizing tax neutral debt opportunity
- Prioritization of subsequent work and proposed capital plans in 2023
- Work completed in 2026 – under budget ($750k remaining)
- Buildings reassessed 2026 – prioritization of Middle School HVAC which has subsequently had more systems fail
- Prioritization and forecasting of all assets – indicating the need for a future capital referendum

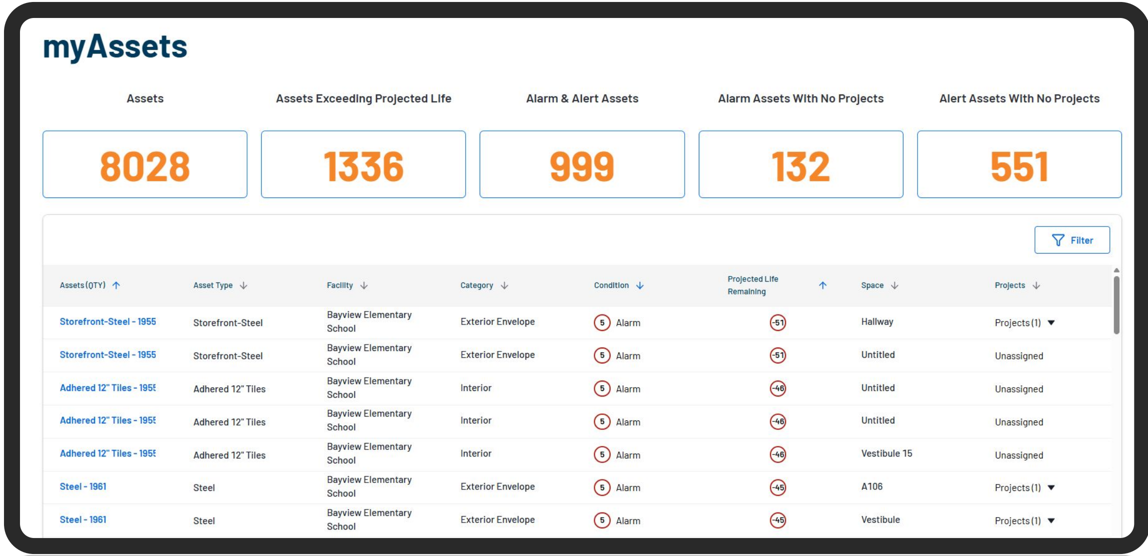
Setting the Scene

The Wider View of Facilities

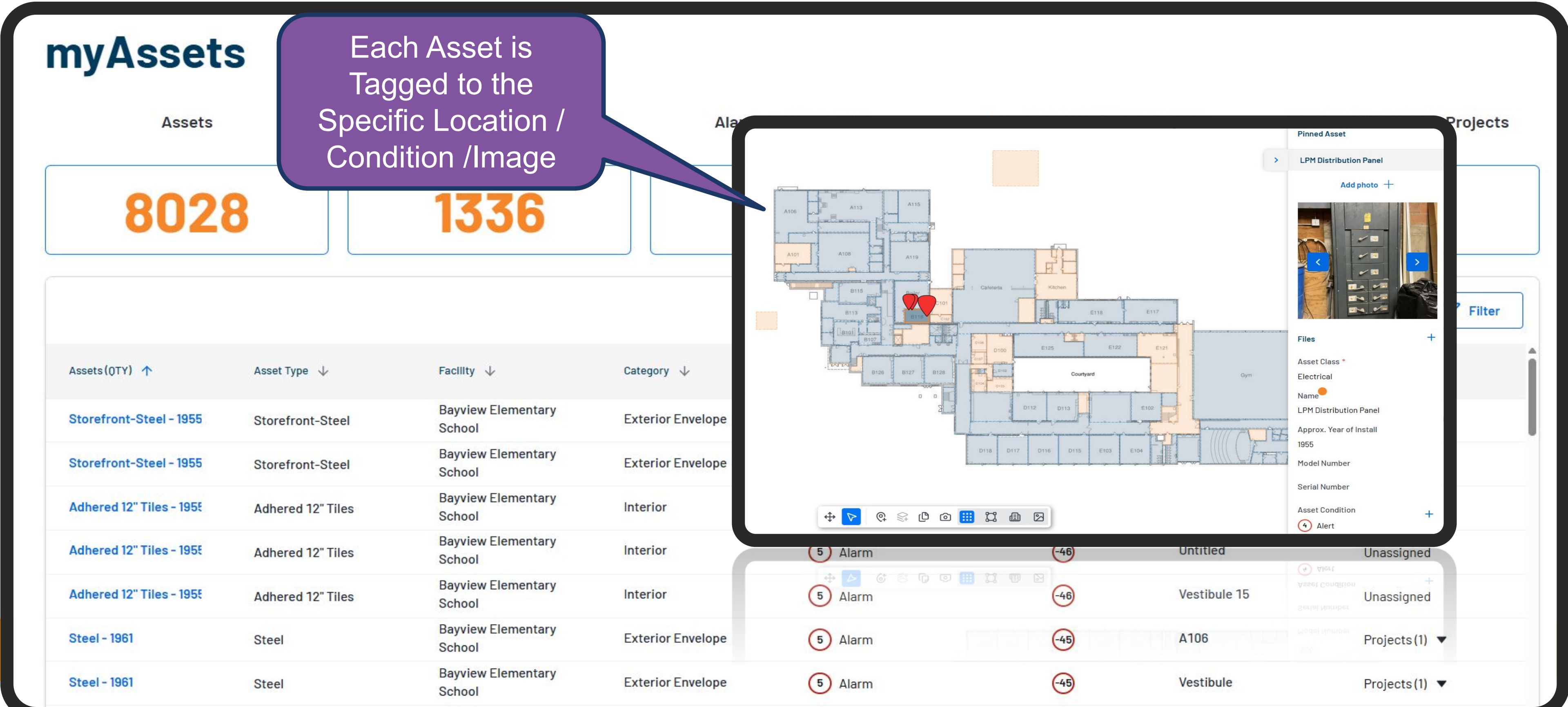
- 8028 assets across all buildings
- 1336 assets beyond expected life
- 999 assets in alert or alarm condition

Funding Buckets

- LTFM – general maintenance / testing / small repairs / replacements
- H&S Indoor Air Quality – new revenue
- Capital Bonds / Referendum
- Parking Tax Abatement

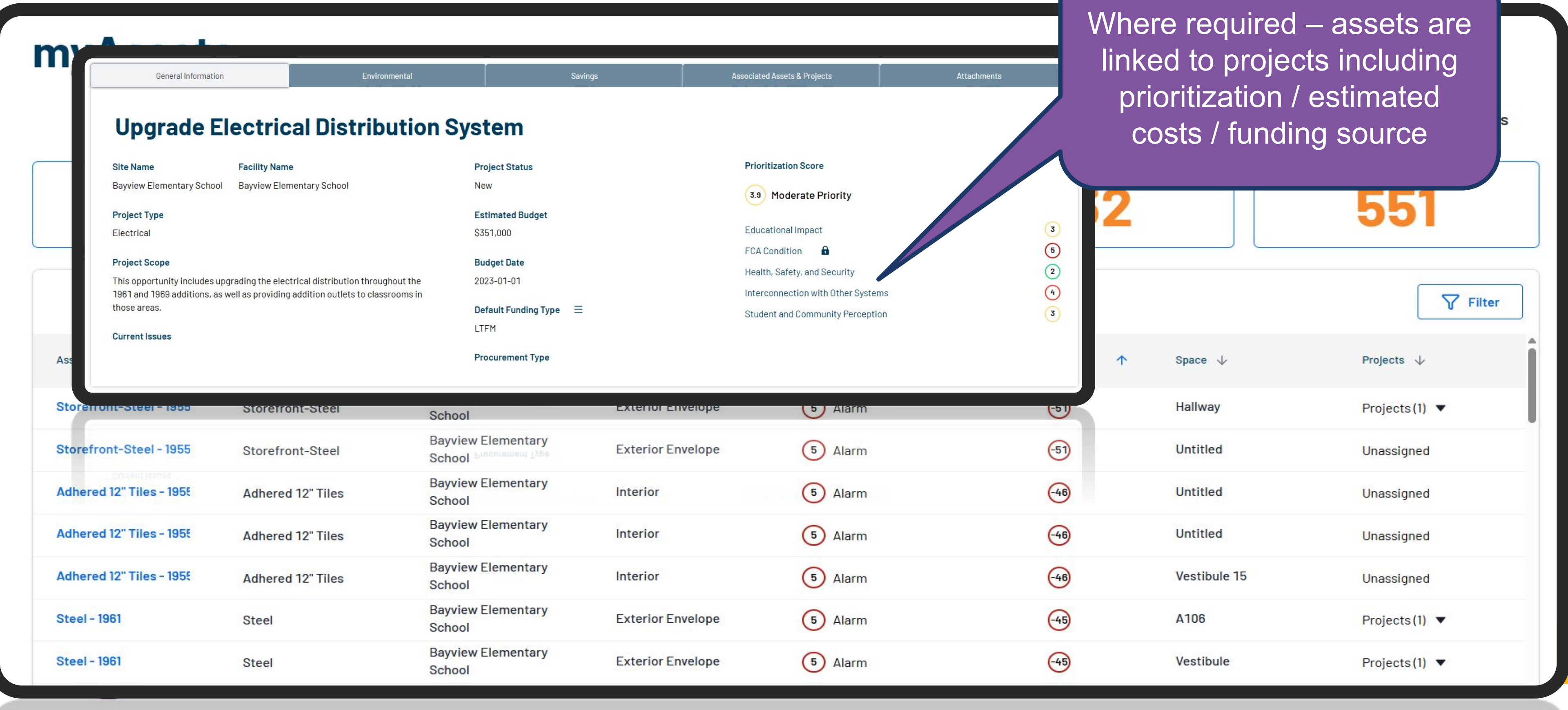


Setting the Scene



Setting the Scene

Where required – assets are linked to projects including prioritization / estimated costs / funding source



Intermediate to Mid-Range Project Priorities

Capital Project Planning Summary (2027 - 2031)

Year	Total Projects
2027	-
2028	$17,518,701
2029	$2,814,161
2030	$375,088
2031	$22,915,347
Total	**$43,623,297**

Project Type	Total
Capital Equipment	$1,047,654
Controls	$646,586
Electrical	$1,604,732
Exterior	$9,774,514
Grounds	$3,012,460
Interior	$4,373,395
Life Safety	$1,041,606
Mechanical	$19,234,482
Plumbing	$1,364,357
Security	$645,903
Technology	$877,608
Total	**$43,623,297**

Funding Type	Total
LTFM	$1,142,932
EHS - IAQ	$12,492,857
EHS - Roofing	$4,646,750
Referendum	$22,915,347
TA	$2,425,411
Unassigned	**-**
Total	**$43,623,297**

Structure the Future by Funding and Priority

Funding Buckets

LTFM

- Regular Testing
- Maintenance
- Minor Repairs/ Replacements

Voter Approved

- Majority of District Assets
- Larger Non Board Authorized Work
- Only Real Opportunity for Programmatic Enhancements

Board Authorized

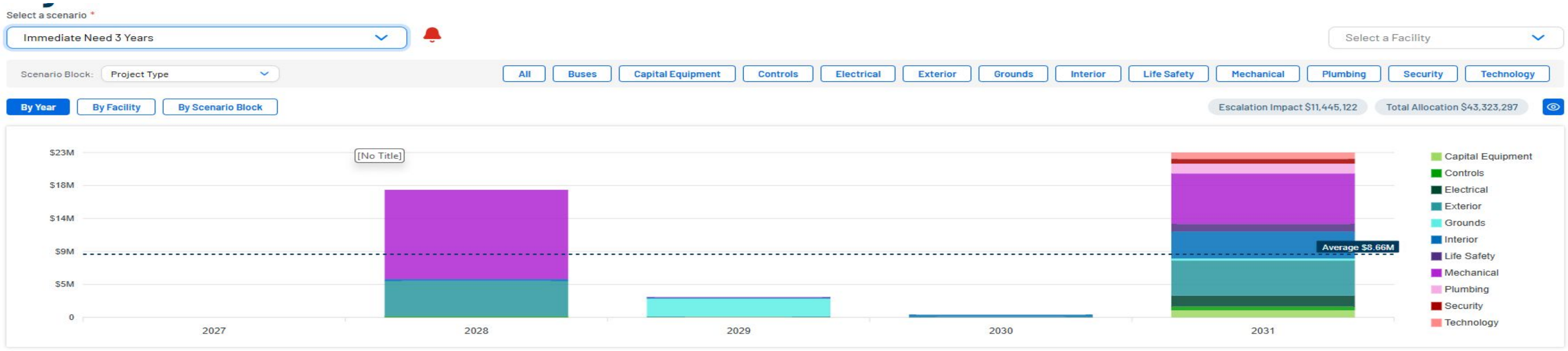
- Roofs
- Indoor Air Quality – Middle School / HS Boilers (2034) / Some Other Minor Assets
- Parking Lots
- Lease Levy for Programmatic Changes – Minimal Funding

Structure the Future by Funding and Priority

Funding Buckets

By prioritizing assets by their need / expected life / risk to the district AND by funding type we can predict when and how we will need to fund the future facilities landscape.

This is a potential capital plan driven by how long we can stretch assets out, the need to gain public approval, and utilizing board authority for high-priority replacements.



Structure the Future by Funding and Priority

Funding Buckets

Matching projects to the right funding source preserves capacity and reduces risk.

VOTER APPROVED *Major asset replacement + programmatic enhancement*	
WHAT IT FUNDS	**WHY IT MATTERS**
Interior assets not related to HVAC	Preserves limited LTFM for routine maintenance
Plumbing, domestic water, and electrical distribution	Provides capacity for major asset replacement
Flooring, ceilings, windows & doors	Allows for programmatic improvements (i.e. CTE)
CTE and other programmatic enhancements	Keeps referendum focused on appropriate capital needs

Structure the Future by Funding and Priority

Funding Buckets

Matching projects to the right funding source preserves capacity and reduces risk.

LTFM

Routine maintenance & smaller replacements

Annual Funding Capacity: $650,000

- Routine testing, maintenance and smaller repairs/replacements
- Already constrained by prior bonding commitments
- Less than **$0.68/sq. ft.** of interior space

Board Authority

Essential building infrastructure

Capacity based on Tax Impact

- Indoor Air Quality / HVAC
- Roofing
- Parking lot abatement
- Provides **dry, safe and comfortable** learning environments

What is on the Radar?

Middle School HVAC

Current Condition:

- As forecast in 2023, and confirmed in 2026, the Middle School HVAC issue ranks as the highest priority.
- The HVAC chillers and air handlers supply the entire building
- We are currently operating on 3 of 6 compressors with no repair options viable due to age / condition and downstream problems being created
- Consistent problems occurring indicating further failures are continuing to happen
- Estimated 2028 construction costs are approximately $12 million
- Due to the size of the project, this cannot be funded outside of board authority or referendum

What is on the Radar?

Middle School HVAC - Interim Response - Rental Equipment

Estimated Rental Period	Cost
Mid-March 2027 (Initial Setup and Installation)	$30,000
Mid-March - Mid-June ($15,000 per month)	$45,000
Subtotal (FY27)	**$75,000**

Estimated Rental Period	Cost
Mid-August 2027 (reconnect & setup)	$15,000
Mid-August - Mid-October 2027	$30,000
Mid-March 2028 (reconnect & setup)	$15,000
Mid-March - Mid-June	$45,000
Subtotal (FY28)	**$105,000**
Estimated Total (FY27 & FY28)	**$180,000**

What is on the Radar?

Immediate vs Mid-Range Needs

Other projects that are earmarked to use LTFM for over the next few years.

These projects cannot happen if we utilize LTFM for chiller rental or mini splits at the Middle School

These projects could be placed into a referendum relieving LTFM pressure

Immediate Need 3 Years

BAYVIEW ELEMENTARY SCHOOL

- Exterior Façade Repairs - 2025 Allowances
- Bayview Exterior Door Replacement
- Domestic Hot Water Heater Replacements
- Shut-off Valve Replacement

EDUCATIONAL SERVICE CENTER

- Split System Replacement - IT Server Room

LAKETOWN ELEMENTARY

- Exterior Brick Repair - Loading Dock

SOUTHVIEW ELEMENTARY SCHOOL

- Carpet Tile Replacement

WACONIA HIGH SCHOOL

- Variable Speed Drives Replacements Waconia High school
- S.I. - Sidewalk Restoration
- SV New Gym Curtain
- SI. Pool Deck Resurface
- SI. Sounds System Replacement
- SI. Pool Diving Boards (Repair or Replacement)
- SI. Lap Pool Lining Replacement

WACONIA MIDDLE SCHOOL

- Domestic Hot Water Heater Replacement
- Exterior Door Replacement - Single, Metal Doors
- MS - Variable Speed Drive Replacements

What is Coming Next?

Data Drives the Decisions

The data is showing that there will have to be a capital referendum in the next few years.

Referendum	Construction
Spring ‘29	Summer 30
Fall ‘29	Summer 31
Spring ‘30	Summer 31
Fall ‘30	Summer 32
Spring ‘31	Summer 32

There is a delay between referendum and construction.

The timeline for referendum planning is 12-18 months and includes community engagement, academic discussions, programmatic discussions, wider community surveying, prioritization and scope development.

We do NOT have to decide on any of this at this point in time, but it is on the mid-range radar.

The middle school HVAC will not make it to a future referendum, nor can we manage the risk of a “no”. This becomes the highest priority and will be leading our short range discussions / decisions.

Questions?

What is on the Radar?

Waconia Capital Project Planning Spreadsheet

FY27 LTFM Planning

3.	**Preliminary Levy Certification Process**	**Presenter:** Pam Carman, Director of Finance and Operations and Tim Bisek, Director of Buildings and Grounds

Proposed Preliminary Levy 2026 Payable 2027 for FY 28

Comparison of Actual Tax Levy Payable in 2026 to Proposed Levy Payable in 2027 for FY28

Fund Levy Category	Actual Levy Payable in 2026	Proposed Levy Payable in 2027	$ Change	% Change
	FY27	FY28	FY27 to Proposed FY28	FY27 to Proposed FY28
Adjusted Pupil Unit Original Assumption	4,107			
Adjusted Pupil Unit (EST) - Updated Estimate	4,121	4,025		
Adjusted Pupil Unit (PRE) - Preliminary Actual				
Adjusted Pupil Unit (ACT) - Final Actual				
General Fund (Fund 01)				
Operating Referendum	$ 7,756,577	$ 7,810,928	$ 54,351	0.7%
Local Optional	$ 2,973,583	$ 2,897,269	$ (76,314)	-2.6%
Equity	$ 361,687	$ 316,970	$ (44,717)	-12.4%
Operating Capital	$ 480,270	$ 516,747	$ 36,477	7.6%
Reemployment Insurance	$ 20,000	$ 33,000	$ 13,000	65.0%
Safe Schools	$ 147,848	$ 144,923	$ (2,924)	-2.0%
Safe Schools Intermediary	$ 12,896	$ 12,641	$ (256)	-2.0%
Career and Technical	$ 162,309	$ 170,924	$ 8,614	5.3%
Annual Other Post-Employment Benefits (OPEB)	$ 20,253	$ 20,000	$ (253)	-1.2%
Long-Term Facilities Maintenance (LTFM)	$ 675,820	$ 708,468	$ 32,648	4.8%
Building/Land Lease	$ 644,363	$ 514,546	$ (129,817)	-20.1%
Adjustments and Abatements	$ (655,249)	$ (235,844)	$ 419,404	
General Fund Total Levy	**$ 12,600,368**	**$ 12,910,571**	**$ 310,204**	**2.5%**
Community Service (Fund 04)				
Basic Community Education	$ 159,401	$ 170,934	$ 11,533	7.2%
Early Childhood Education	$ 90,248	$ 98,010	$ 7,762	8.6%
Home Visting	$ 4,434	$ 4,615	$ 181	4.1%
Adults with Disabilities	$ 2,548	$ 2,732	$ 184	7.2%
School-age Care	$ 60,000	$ 60,000	$ -	
Adjustments and Abatements	$ 22,511	$ (3,029)	$ (25,540)	
Community Service Fund Total Levy	**$ 339,142**	**$ 333,263**	**$ (5,879)**	**-1.7%**
Debt Service Fund (Fund 07)				
Voter-Approved Debt Service	$ 7,416,577	$ 7,412,325	$ (4,252)	-0.1%
Non-Voter Approved Debt Service	$ 1,921,479	$ 1,982,609	$ 61,130	3.2%
Adjustments and Abatements	$ (464,748)	$ (681,133)	$ (216,385)	
Debt Service Fund Total Levy	**$ 8,873,308**	**$ 8,713,801**	**$ (159,507)**	**-1.8%**
Total Property Tax Levy All Funds	**$ 21,812,818**	**$ 21,957,635**	**$ 144,818**	**0.7%**

4. **Bank Reconciliation**

Presenter: Pam Carman, Director of Finance and Operations and Tim Bisek, Director of Buildings and Grounds

Waconia ISD #110
Bank Reconciliation

	A	B	C	D	E	F	G	H	I
1		**Waconia Public Schools**							
2		***June Bank Reconciliation***							
3			Beg. Balance				End. Balance		
4			**5/31/2026**	Receipts	Disbursements	Journal Entry	**6/30/2026**	Statement Balance	Variance
5									
6	***10***	Security #908166	1,297,762.40	5,473,837.73	5,607,615.26		**1,163,984.87**		
7	***15***	Hometown Bank-ACH Account	250,424.66	249,193.40	249,207.10		**250,410.96**		
8		Hometown Bank-IMMA Acct-Sweep	554,096.86	219,583.86	2,222.43		**771,458.29**		
9	***12***	Inv - PMA	25,215,887.86	8,422,096.51	5,350,000.00		**28,287,984.37**		
10	***14***	OPEB Bonds	577,142.14	1,718.84	184.62		**578,676.36**		
11	***14***	OPEB Equity	644,187.71	8,325.96	9,027.49		**643,486.18**		
12	***14***	2025A Bonds	1,767,573.02	5,079.29	61,750.00		**1,710,902.31**		
13	***10***	US Bank COP	398.28	1.09	0.00		**399.37**		
14		Subtotal	**30,307,472.93**	**14,379,836.68**	**11,280,006.90**	**0.00**	**33,407,302.71**		
15									
16		Transfers between A/Cs	3,055.00	(5,636,780.12)	(5,636,780.12)		**3,055.00**	**ICS Sweep**	
17									
18									
19		Outstand Checks - Prior Months	0.00				**0.00**		
20		- Finance Skyward	(384,250.59)		(391,755.23)		**7,504.64**		
21		Outstand Checks - Current Month	0.00		254,284.50		**(254,284.50)**		
22			0.00				**0.00**		
23		Net Payroll Imported	0.00		(1,858,655.01)	(1,858,655.01)	**0.00**		
24									
25		Adjustments							
26									
27									
28	***May***	Reconciling Item - May	71.56				**71.56**		
29	***Jun***	Dental Ins-admin fees & Claim Withdraws	0.00		(35,727.94)	(35,727.94)	**0.00**		
30	***Jun***	One Bridge	0.00				**0.00**		
31	***Jun***	COBRA	0.00			(65,685.48)	**(65,685.48)**		
32	***Jun***	Payroll Wires	0.00		109,220.48		**(109,220.48)**		
33	***Jun***	Employee Reimbursements	0.00		(8,298.51)		**8,298.51**		
34	***Jun***	Arux CC DIT	0.00	(2,977.00)			**(2,977.00)**		
35	***Jun***	Edutrack DIT	0.00	(1,581.00)			**(1,581.00)**		
36	***Jun***	Misc Outstanding	0.00	(156.79)			**(156.79)**		
37	***Jul***	District Petty Cash	100.00				**100.00**		
38	***Bal***	Adjusted Cash Balance	29,926,448.89	8,738,341.77	3,712,295.07	(1,960,068.43)	**32,992,427.16**		
39	***Rep***	Per SKYWARD Reports	**29,926,448.89**	8,738,341.77	3,712,295.07	(1,960,068.43)	**32,992,427.16**		
40									
41		Difference	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		
42									
43									
44									
45									
46									
47									
48									
49									
50									
51									
52									

Waconia ISD #110
Bank Reconciliation

	A	B	C	D
1				
2		Transfers To	Transfers From	
3				
4	Security Bank	3,000,000.00		
5		2,350,000.00		
6		0.00		
7				
8				
9				
10	Bond Disbursement			
11	OPEB EQUITY			
12				
13	OPEB-Rounding			
14				
15	2025 Bonds		61,750.00	
16				
17				
18	Hometown Bank/Sweep	6,555.00		Transfer to
19	Hometown Bank/Sweep	218,475.12		
20	Hometown Bank	0.00		Deposit in Transit-Clears in Feb
21	Hometown Sweep		225,030.12	Transfer fr
22				
23	2019 Lease (Tennis Court)			
24	2024 BONDS			
25				
26				
27				
28	OPEB Equity			
29	OPEB			
30	PM-A Operating		3,000,000.00	
31			2,350,000.00	
32				
33				
34				
35	Refunding Bonds			
36	2017 COPS-US Bank			
37	PMA			
38	KleinBank General to Activities			
39	Old National			
40	Mid Country			
41	LTFM Bond			
42	Facility Bond to Debt Service	61,750.00		
43				
44	Total Transfers	5,636,780.12	5,636,780.12	
45				
46				
47			0.00	