DETROIT LAKES PUBLIC SCHOOLS

AGENDA
WORK SESSION
Friday, October 30, 2026 - 10:30 AM
Detroit Lakes Police Department - Community Room, 807 Summit Avenue, Detroit Lakes, Minnesota 56501

The mission of Detroit Lakes Public schools is to ensure consistent expectations, opportunities, meaningful support, and strong relationships so that every student develops the skills, confidence, and connections needed to thrive beyond graduation.

District Office ~ 702 Lake Avenue, Detroit Lakes, MN 56501 ~ 218.847.9271 ~ Website: www.dlschools.net
Superintendent: Mark Jenson Director of Finance & Operations: Jason Kuehn Education Director: Renee Kerzman

BOARD MEMBERS:

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Student Representative: Hayden Wilson 27wilsohayd@detlakes.k12.mn.us, Marielle Rufer 28rufermari@detlakes.k12.mn.us

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I. **CALL TO ORDER**
Presenter: Steffl, Board Chair

II. **ROLL CALL**
Presenter: Steffl, Board Chair

III. **PLEDGE OF ALLEGIANCE**
Presenter: Steffl, Board Chair

IV. **APPROVAL OF AGENDA**
Presenter: Steffl, Board Chair

V. **DISCUSSION ITEMS**
Presenter: Steffl, Board Chair

A. Review the budget and processes related to the referendum.

VI. **MEETING ADJOURNED**
Presenter: Steffl, Board Chair

I pledge allegiance to the flag
of the United States of America,
and to the Republic
for which it stands,
one Nation under God,
indivisible,
with Liberty and Justice
for all.



PRELIMINARY ESTIMATES - FOR DISCUSSION ONLY

Detroit Lakes School District No. 22

October 22, 2026

Analysis of Tax Impact for Potential Bond Issue
Election 2026

Authorized Bond Issue Amount	**$20,000,000**	**$25,000,000**
Average Interest Rate	**5.00%**	**5.00%**
Number of Years	**20**	**20**
Capital Project Levy Amount	**$1,000,000**	**$1,000,000**
Number of Years	**10**	**10**

Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2028 Compared to 2027*	
Residential Homestead	$100,000	$14	$17
	200,000	37	46
	300,000	61	75
	400,000	85	104
	500,000	109	133
Commercial/ Industrial	$100,000	$33	$40
	500,000	202	247
	1,000,000	420	513
Agricultural Homestead** (average value per acre of land & buildings)	$2,000	$0.19	$0.21
	3,000	0.29	0.31
	4,000	0.39	0.42
	5,000	0.49	0.52
Agricultural Non-Homestead** (average value per acre of land & buildings)	$2,000	$0.39	$0.42
	3,000	0.58	0.63
	4,000	0.78	0.84
	5,000	0.97	1.05
Seasonal Recreational Residential	$250,000	$55	$67
	500,000	109	133
	750,000	177	217

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for capital project levy and bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will change the net effect of the proposed bond issue for those property owners.

** For all agricultural property estimates include a 70% reduction due to the School Building Bond Agricultural Credit for the school building bond only. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than $3.84 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.

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Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2028 Compared to 2027*	
Residential Homestead	$100,000	$19	$22
	200,000	53	62
	300,000	87	101
	400,000	121	140
	500,000	155	179
Commercial/ Industrial	$100,000	$47	$54
	500,000	287	332
	1,000,000	598	691
Agricultural Homestead** (average value per acre of land & buildings)	$2,000	$0.29	$0.30
	3,000	0.43	0.45
	4,000	0.57	0.60
	5,000	0.72	0.75
Agricultural Non-Homestead** (average value per acre of land & buildings)	$2,000	$0.57	$0.60
	3,000	0.86	0.90
	4,000	1.15	1.20
	5,000	1.43	1.51
Seasonal Recreational Residential	$250,000	$78	$90
	500,000	155	179
	750,000	252	292

* Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for capital project levy and bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will change the net effect of the proposed bond issue for those property owners.

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DETROIT LAKES PUBLIC SCHOOLS

School Board Work Session

October 30, 2026

AGENDA AND OBJECTIVE

Agenda

1. Deferred Maintenance Needs
    - Review identified facility needs and priorities.
2. Additional Facility Needs
    - Review needs identified by staff.
3. Costs & Tax Impact
    - Review estimated investment and taxpayer impact.
4. Discussion & Prioritization
    - Determine what should be included in the overall plan.
5. Referendum Timing & Direction
    - Is April 2027 the right time for a referendum?
    - What scope and investment level should move forward?
    - What additional information is needed?
6. Timeline & Next Steps

Desired Outcome of Todays Workshop

Board direction on facility priorities, preliminary project scope and investment, and whether to move forward toward an April 2027 referendum.

RAPP STRATEGIES

DETROIT LAKES LAKERS

ICS A LEGENCE Company



Deferred Maintenance and Facility Needs

Identified needs based on assessments, surveys, and meetings with staff.

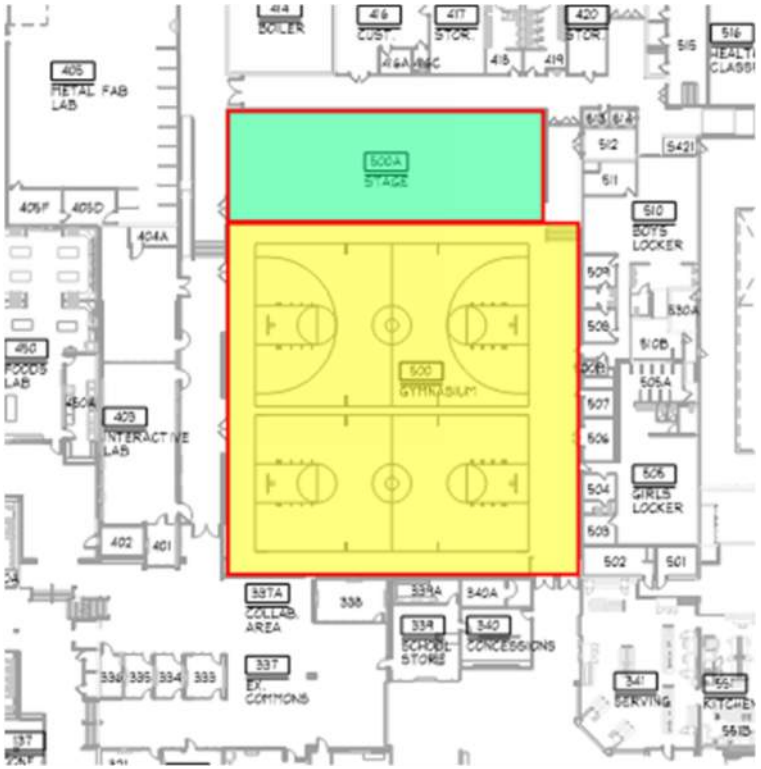
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INDOOR AIR QUALITY
(Deferred Maintenance)

HVAC System Replacements

HS: 1957 Stage and Gym
Complete replacement of the original ventilation systems from 1957 and add dehumidification.





ROOF TOP MECHANICAL
(Deferred Maintenance)

RTU's and Condensing Units

Older Roof Top Mechanical Equipment:

- Exposed to the elements and have a shorter life span compared to indoor equipment.
- The equipment use **R-22 Refrigerant** which is no longer manufactured or allowed.

SCOPE:

High School: 1997 Condensing Units (3)
Replace ACCU-5, -6 & -12 (R-22) and associated coils in the air handling units.

Middle School: Roof Top Units (3):
Replace 1986 RTU-3, -5 and 1999 RTU-6 (all use R-22).

Roosevelt: Condensing Units (2)
Replace 1999 ACCU-6 (R-22) and associated AHU coil.
Replace 2009 ACCU-7 (R-22) and associated AHU coil.

Rossman: Roof Top Units (5) & Condensing Unit (1)
ACCU-2 (1999) and associated AHU coil.
RTU-1 thru RTU-5 (2002)

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ROOF TOP MECHANICAL
(Deferred Maintenance)

RTU's and Condensing Units



HS: Condensing Unit



Rossman: Roof Top Unit



Roosevelt: Condensing Unit



MS: Roof Top Unit

HEATING EQUIPMENT
(Deferred Maintenance)

Boiler and Water Heater Replacements

Replace original heating equipment that is inefficient and past life expectancy

HS: Original 1996 Boilers (2) and Domestic Water Heater
- Replace 30-year-old equipment

MS: Original 1988 Boilers (2)
- Replace 38-year-old boilers

Rossman: Original 1996 Boilers (2)
- Replace 30-year-old equipment



Rossman Boiler



Middle School Boiler



HS Domestic HW Heater

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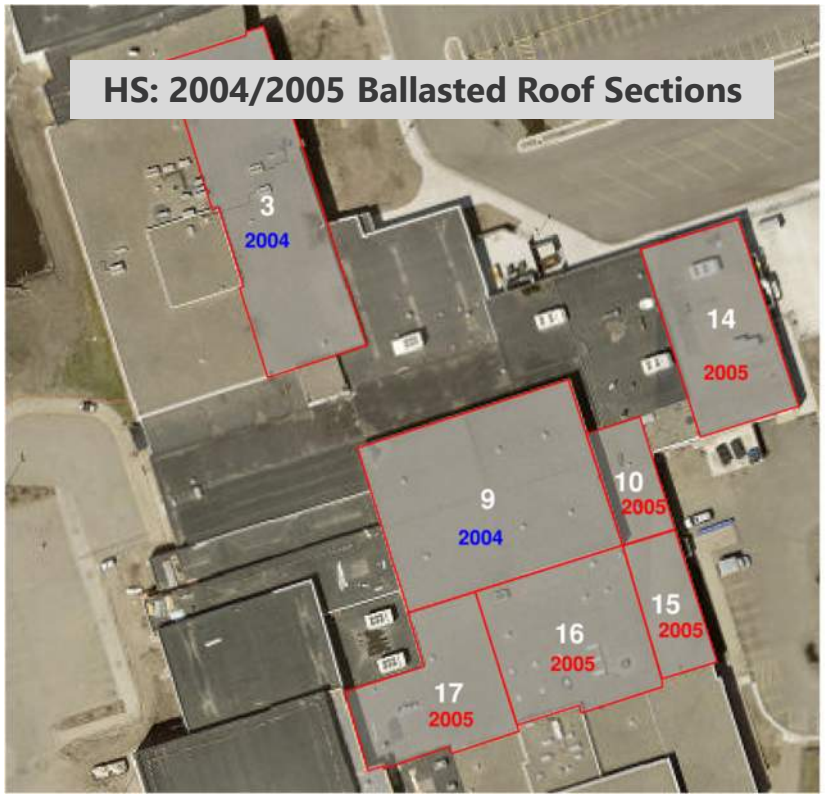
BUILDING ENVELOPE
(Deferred Maintenance)

Roof Replacements

Replace older roofs that are at or past life expectancy



MS: Older Roofing:
Older roofs (section 2, 12E and 12F)



HS: 2004/2005 Ballasted Roof Sections



Roosevelt: 1989 Standing Seam Metal Roof

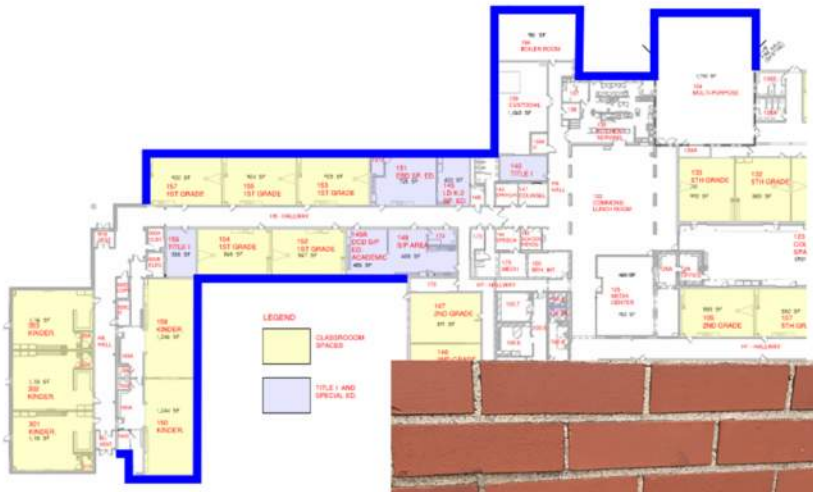
BUILDING ENVELOPE
(Deferred Maintenance)

Caulking / Tuckpointing / Doors
EIFS (Exterior Insulation and Finish System)

High School:
- Tuckpointing & caulking (1957 and 1997 exterior)
- Cover EIFS on east wall of Dance Studio with metal panels

Rossman:
- Tuckpointing & caulking two sections of exterior repair remain including some roof level work
- Replace 6 Exterior Doors: W-1A, E-13 to E-17





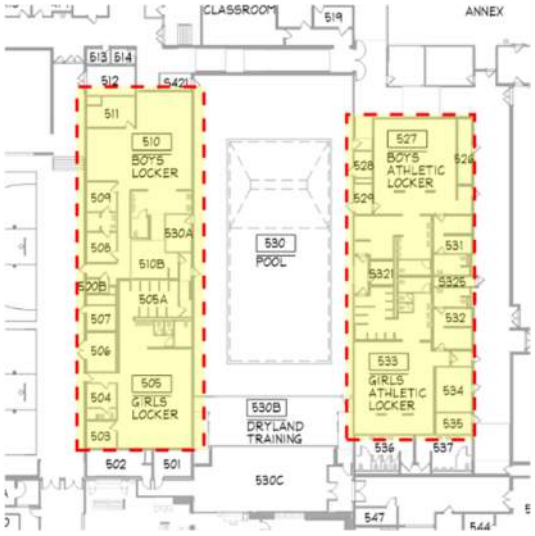




INTERIORS
(Deferred Maintenance)

High School: Locker Room Upgrades

Outdated Locker Rooms:
The locker rooms in the 1957 and 1997 addition are outdated. The boy's locker rooms do not have individual shower stalls.



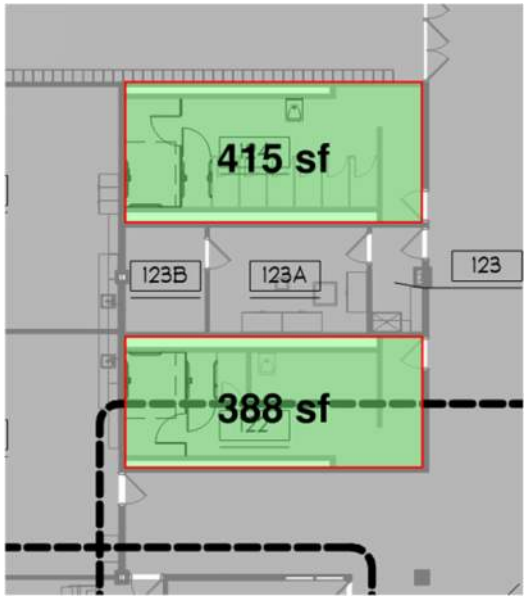




INTERIORS
(Deferred Maintenance)

Restroom Upgrades

Middle School: Restrooms
Renovate and modernize restrooms.



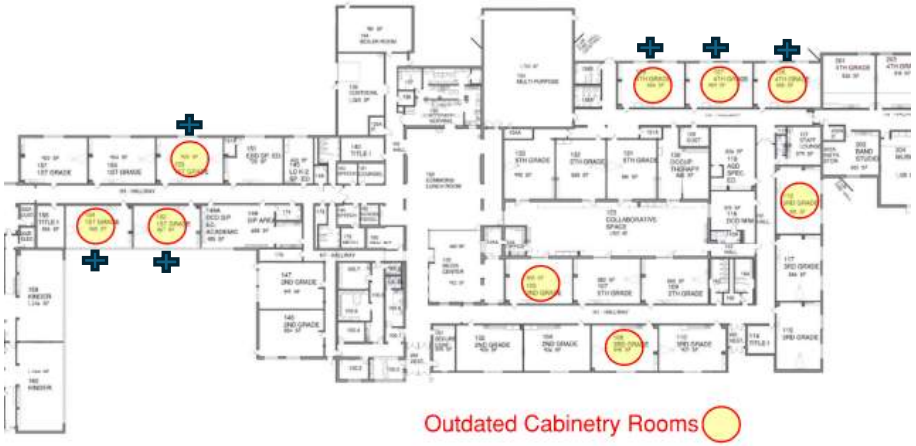
Lower Lever

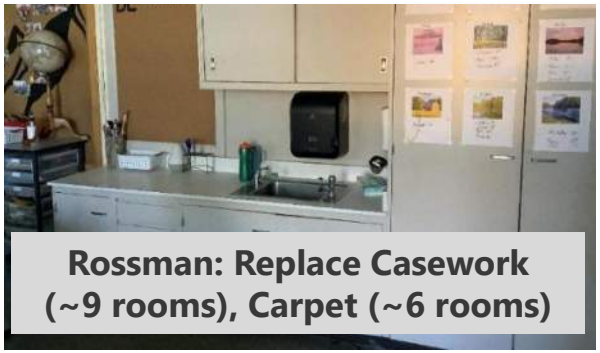


Upper Lever

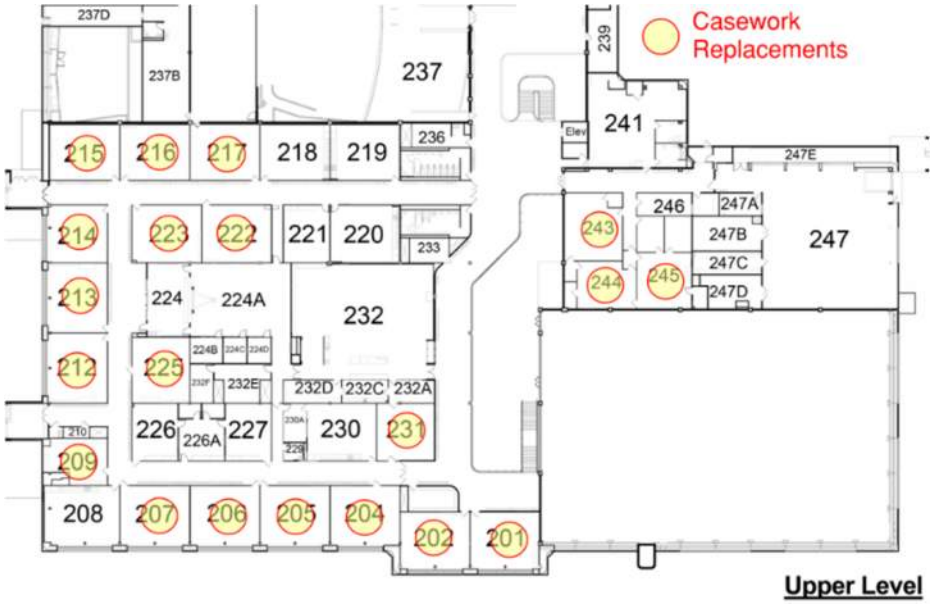
INTERIORS
(Deferred Maintenance)

Casework / Carpet Replacements





Rossman: Replace Casework (~9 rooms), Carpet (~6 rooms)





MS: Replace Casework (~20 rooms)

SITE
(Deferred Maintenance)

Elementary Playground Areas

- Add Early Childhood Equipment in a designated, fenced in area.
- Update any older equipment.
- Provide surface updates for increased accessibility and reduce water/mud issues.



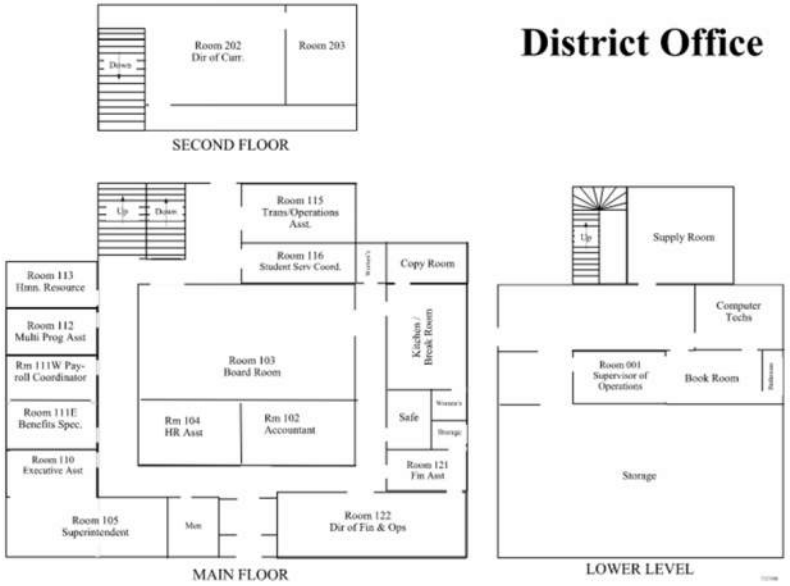




ADMINISTRATION BLDG.
(Deferred Maintenance)

- Update lighting to LED
- Replace main Ventilation unit and AC unit
- Replace sections of older roofing





HS Athletics Area: Track & Field

Scopes:

- New grandstand and press box (~1,400 seats)
- Update lighting to LED (Head Replacement)
- Resurface Track
- New Storage Building (replaces/expands storage currently under bleachers)







HS Athletics Area: Tennis & Irrigation

Tennis Courts:

- Surface recently replaced
- Replace fencing and lighting
- Provide bleachers for spectators



Existing Irrigation Systems:

- Replace systems that serve:
  - Main football field
  - Football practice field
  - Baseball field
- Provide some expansion for additional coverage



How are budgets developed

- Not bids or contractor estimates
- Based on the team's project history of recently bid projects of similar scope
  - Typically, utilizing the average of the bids. Low bid creates risk of contractor not having all items included or “buying” the job to keep work.
- Utilize industry standard databases
- Budgets are inclusive of:
  - Contractor costs
  - Inflation
  - Contingency
  - Testing/Survey/Commissioning/Permitting, etc.
  - Fees

DEFERRED MAINTENANCE BUDGET ESTIMATE SUMMARY

Budget Estimate Per Building	
High School	$ 8,027,400
Middle School	$ 3,388,800
Roosevelt Elem.	$ 1,508,500
Rossman Elem.	$ 2,550,200
Athletic Complex	$ 3,181,800
Admin. Building	$ 326,500
Total Budget Estimate	**$18,983,200**



ADDITIONAL FACILITY NEEDS

Additional facility needs brought forward by staff for discussion

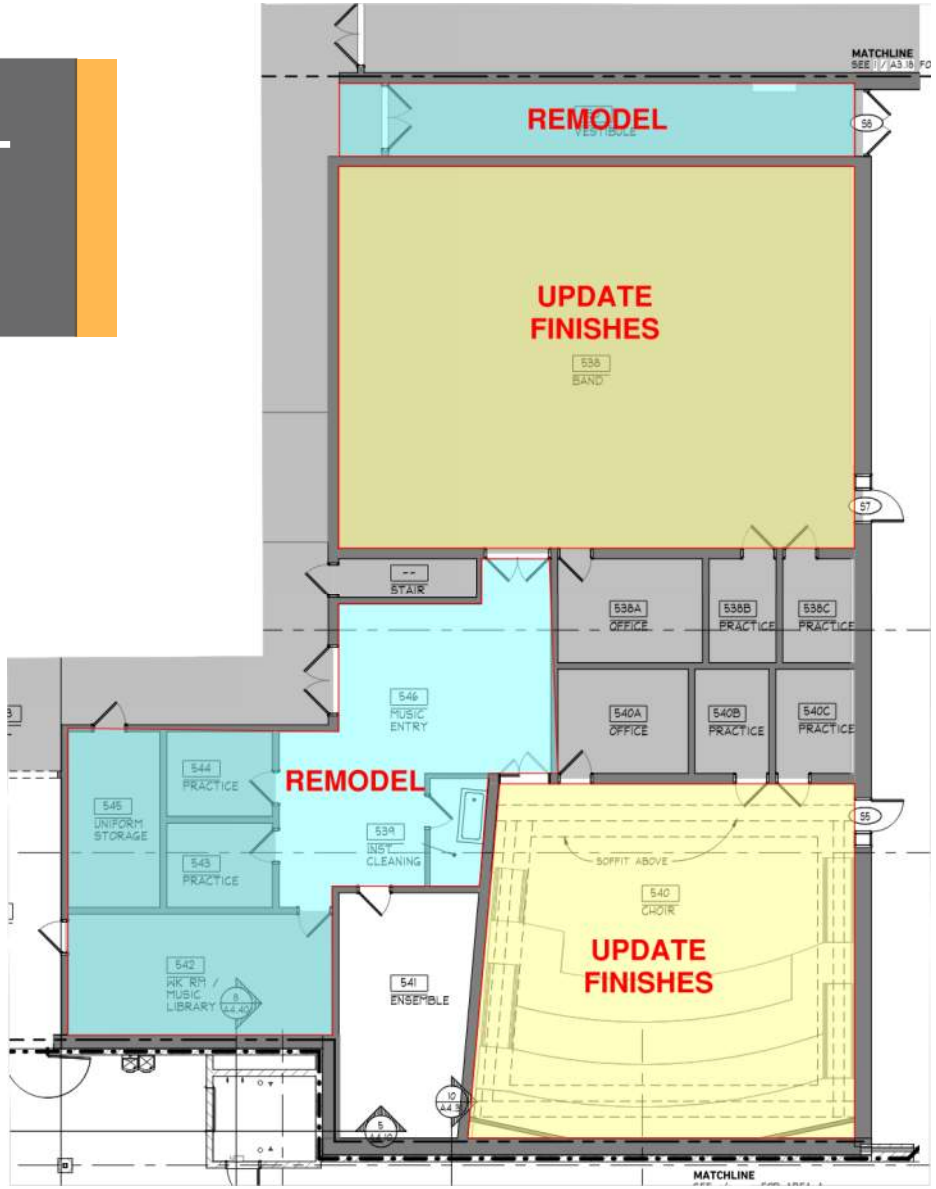
DETROIT LAKES LAKERS

DETROIT LAKES HIGH SCHOOL

Band / Choir Area Updates

Potential Scope:

- Update finishes (yellow)
- Remodel for additional storage and practice rooms (blue)



DETROIT LAKES HIGH SCHOOL

Pool Area

Potential Scope:

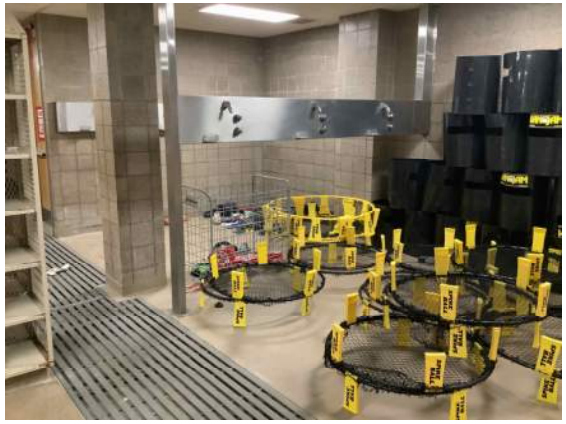
- Fill in pool
- Remodel to a Multipurpose Athletic space



MIDDLE SCHOOL

Locker Room Remodels





Potential Scope:

- New Lockers and benches
- Update flooring
- Convert showers to individual
- Update Restroom areas (ADA)
- Update finishes in coaches' offices



MIDDLE SCHOOL

Commons Updates / Student Lockers / FF&E

Potential Scopes:
Replace student lockers (qty = ?)

Replace rest of commons flooring
- New product (in 2020) was Porcelain Tile

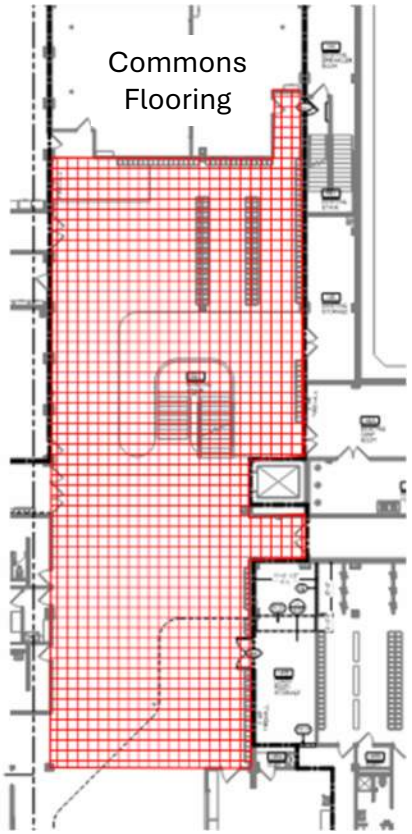
Replace 2nd Floor Railing to match

Acoustical Improvements
- Allotment

Classroom Furniture (# of classrooms = ?)





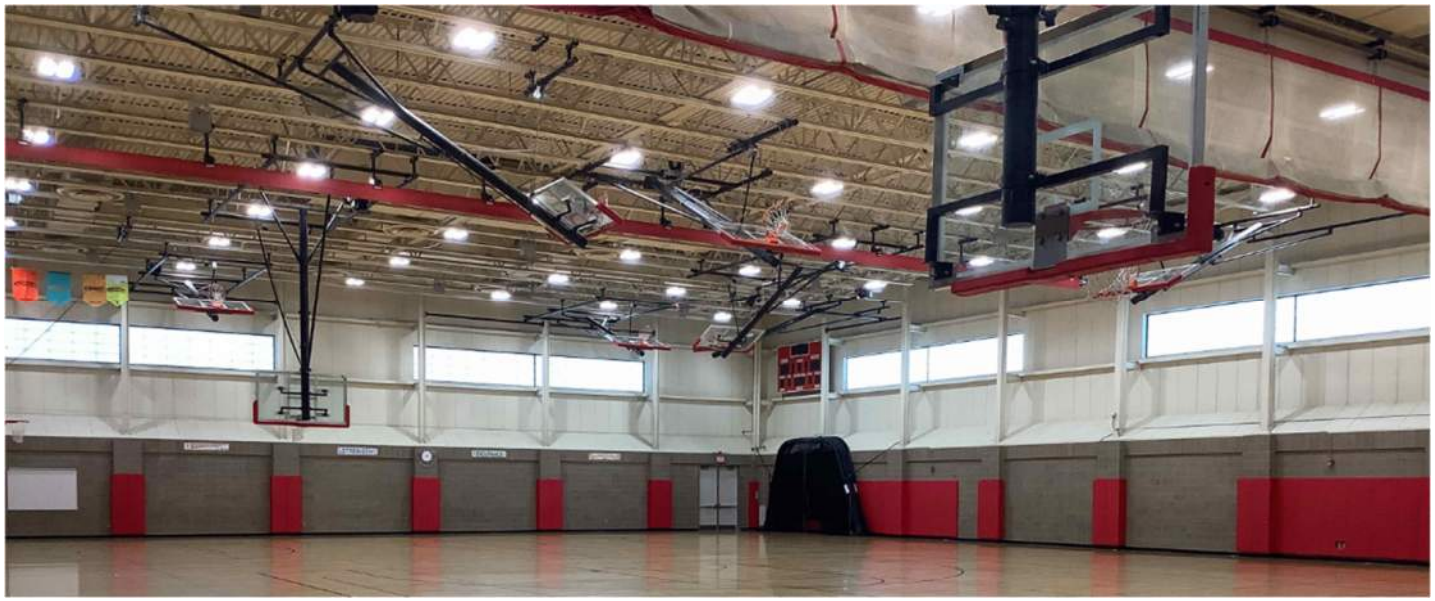


MIDDLE SCHOOL

Basketball Winches / Divider Curtain

Potential Scope:
Replace Divider Curtain
- ~ 100 feet

Replace Basketball Hoop Winches
- There are a total of 12 hoops

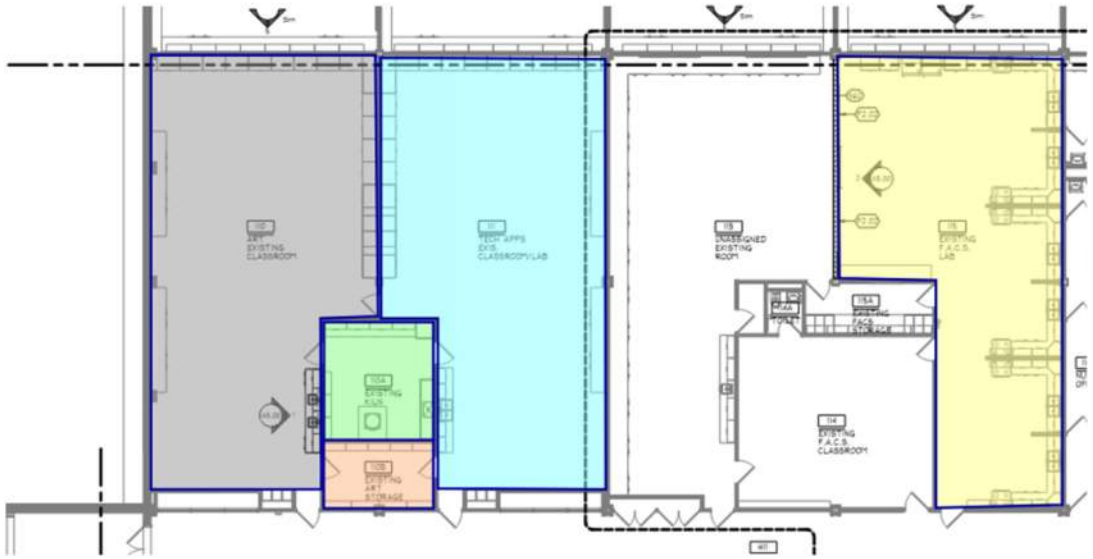


MIDDLE SCHOOL

Space Updates

Potential Scope:
Upgrade Room Finishes (110, 111 & 115)

- Replace cabinetry
- Update flooring/finishes/paint as needed
- Includes Art Storage and Kiln room





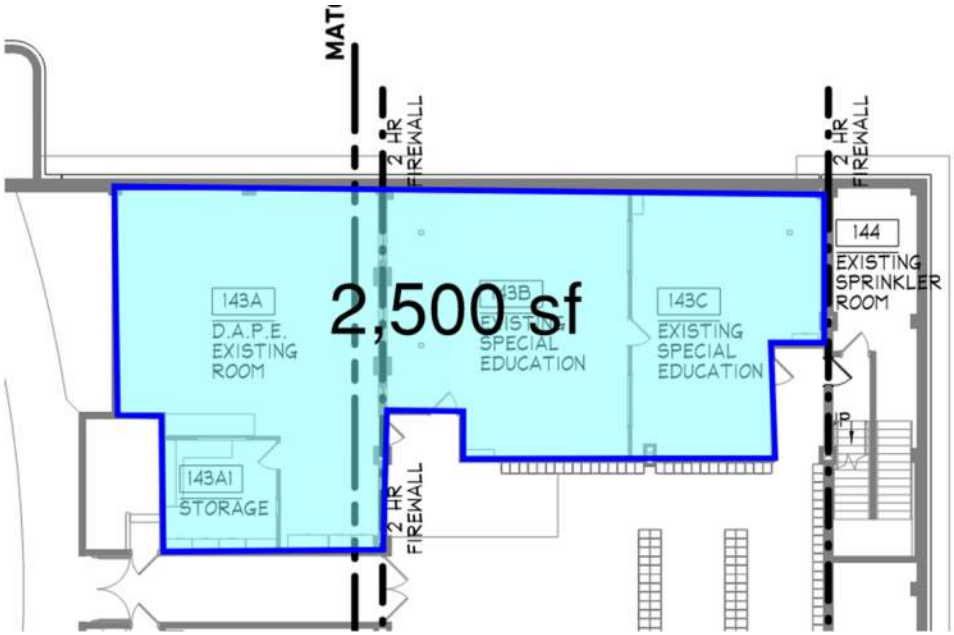


MIDDLE SCHOOL

New Weights/PE Space

Potential Scope:
Convert Rooms 134A, B & C to a weight room

- Room 143A1 was added later
- Room 143B & C were added later
- Wall between 143A and 143B is load bearing wall and a Fire Wall
- Includes equipment allotment



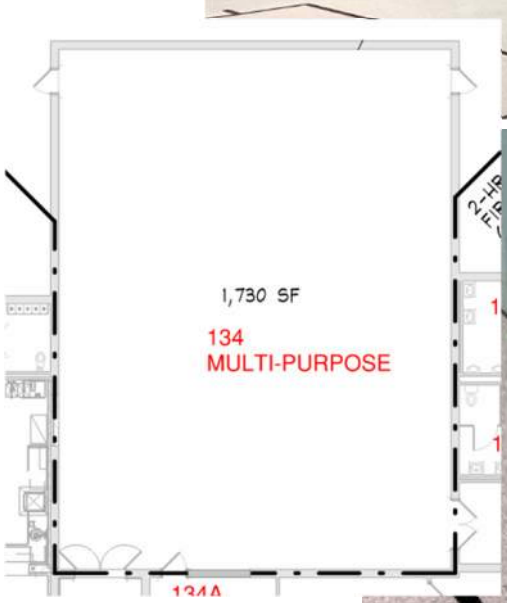


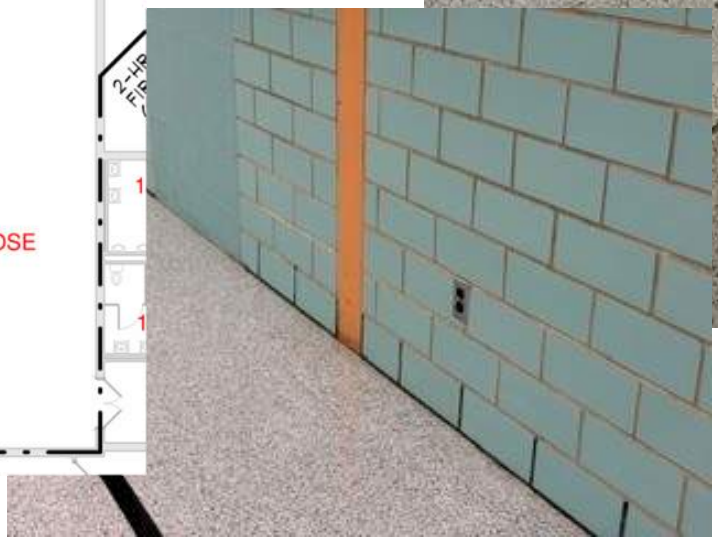
ROSSMAN ELEMENTARY SCHOOL

Update Multipurpose Space









Potential Scope:

Update Finishes

- Prep and paint glazed block
- Replace VCT floor with Epoxy
- Paint concrete block

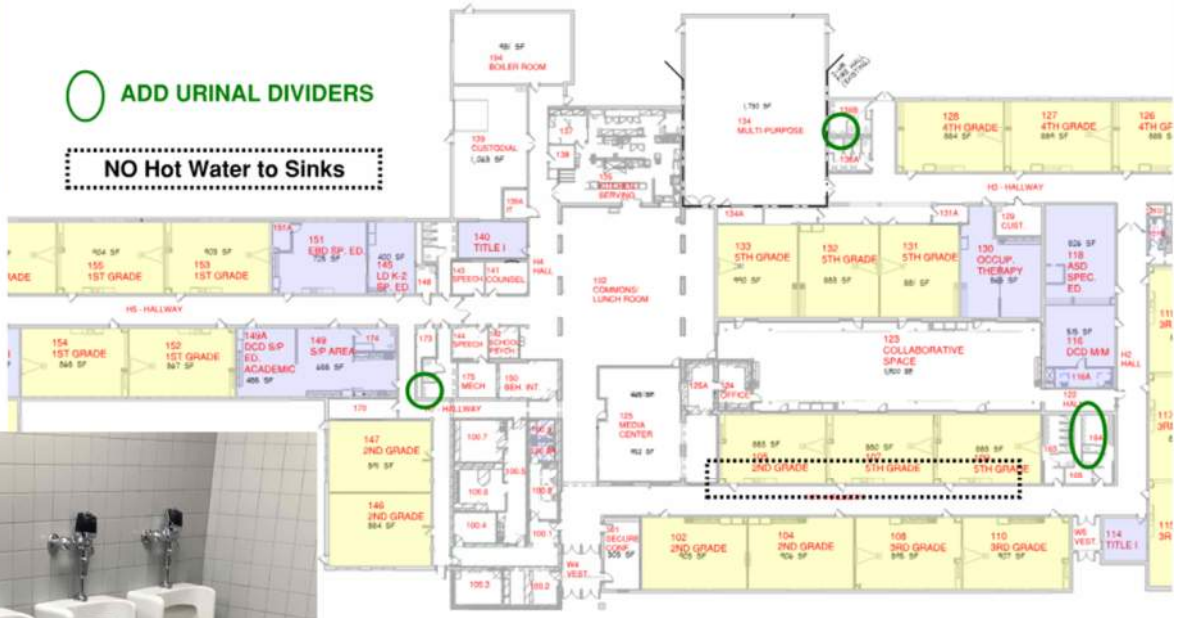
ROSSMAN ELEMENTARY SCHOOL

Update Other Spaces

Potential Scope:

- Add urinal dividers (3 RR's)
  - Code will require urinals to be moved in 2 of the RR's
- Provide Hot Water to 3 classroom sinks





OVERALL BUDGET ESTIMATE SUMMARY

Budget Estimate for additional facility needs:

High School

Band/Music Update/Storage/Practice Spaces	$470,300
Fill in Pool / Multipurpose Space	$2,284,600
	$2,754,900

Rossman Elem.

Finish Upgrades - Multipurpose Room	$94,300
Provide Hot Water to 3 Classrooms	$59,600
Add Urinal Partitions / Adjust Toilets	$80,800
	$234,700

Middle School

Locker Rooms - Remodel	$1,199,100
New Student Lockers (~$600 each, 250)	$150,000
FF&E Allowance (~$20,000 per classrooms, 10)	$200,000
Cafeteria (flooring/railing/acoustical panels)	$314,000
Gym (new divider curtain and basketball winches)	$82,900
Finish Upgrades (Art/Tech. App/Healthy Living)	$755,400
Create a Weight/PE Room	$675,800
	$3,377,200

Deferred Maintenance:	$ 18,983,200
Additional Facility Needs:	$ 6,366,800
Total:	**$ 25,350,000**

Estimated Tax Impact Example

Estimated average home valued at $375,000

$25M

GENERAL OBLIGATION BONDS

20 years • 5.00% average interest

$1.5M

CAPITAL PROJECT LEVY

10 years

Actual tax impact will be recalculated after the final scope and financing structure are established.

Example monthly and annual impact on a residential homestead

$200,000 home value	**$5.17/mo or $62/year**
$300,000 home value	**$8.42/mo or $101/year**
$400,000 home value	**$11.67/mo or $140/year**
$500,000 home value	**$14.92/mo or $179 year**

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Financing scenario: $25 million bond issue plus a $1.5 million capital project levy for 10 years.

DISCUSSION AND PRIORITIZATION

Referendum Timing & Direction

- Is April 2027 the right time for a referendum?
- What scope and investment level should move forward?
- What additional information is needed?

BALLOT QUESTION EXAMPLE

School District Question 1
Approval of Bond Issue and Capital Project Levy Authorization

The school board of Independent School District No. ## (#### Public Schools) has proposed a project for the acquisition and betterment of school sites and facilities, including safety and security improvements at school sites and facilities; .....Fill in the Blank..... the school board has proposed to issue general obligation school building bonds in an amount not to exceed $##,###,###. To provide funds for the remaining portion of the project costs, the school board has proposed a capital project levy authorization in the amount of #. ##% the net tax capacity of the school district. The proposed capital project levy will raise approximately $#### for taxes payable in 2028, the first year it is to be levied, and would be authorized for ten (10) years. The estimated total cost of the projects to be funded by the capital project levy authorization is approximately $#,###. The projects to be funded have received a positive review and comment from the Commissioner of Education.

◯ **Yes**
◯ **No**

Shall the issuance of the general obligation school building bonds and the capital project levy authorization proposed by the school board of Independent School District No. ### be approved?

BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE.

Draft Timeline for 2027 Special Elections

Key Review and Comment, board action, publication and election milestones

Required Action	Feb. 9, 2027	Apr. 13, 2027	May 11, 2027	Aug. 10, 2027	Nov. 2, 2027
Submit Review & Comment application materials to Commissioner of Education*	Sept. 22, 2026	Nov. 24, 2026	Dec. 22, 2026	Mar. 23, 2027	June 15, 2027
Adopt formal resolution calling the election**	Nov. 17, 2026	Jan. 19, 2027	Feb. 16, 2027	May 18, 2027	Aug. 10, 2027
Adhere to election timeline provided by attorney	Typically emailed in coordination with call for election				
Receive Review and Comment by	Dec. 11, 2026	Feb. 12, 2027	Mar. 12, 2027	June 11, 2027	Sept. 3, 2027
Publish Review and Comment**	Dec. 1–23, 2026	Feb. 2–24, 2027	Mar. 2–24, 2027	June 1–23, 2027	Aug. 24–Sept. 15, 2027
Hold School Board public meeting to discuss MDE response**	Prior to election, after receipt of MDE response				
Hold special election	**Feb. 9, 2027**	**Apr. 13, 2027**	**May 11, 2027**	**Aug. 10, 2027**	**Nov. 2, 2027**

* Commissioner has up to 60 days from receipt to complete Review and Comment. Additional time should be allotted for publication and public meeting requirements.
** Legal time frame shown.

MDE = Minnesota Department of Education | Confirm statutory dates with bond counsel and election officials before action.

Next Steps

Next Steps & Key Milestones

- **November:** Develop Review & Comment for Board consideration
- **November 16 or 23:** Board action on Review & Comment submission and calling the election
- **November 24:** Submit approved Review & Comment to MDE
- **December:** Establish core messaging, develop referendum materials and microsite, and begin bi-weekly communication coordination
- **January:** ICS and Rapp Strategies provide Board guidance on referendum communication **Do's & Don'ts**


QUESTIONS?