



Two Rivers  
School  
District  
Referendum

# How We Got Here

- May 2021 hired Bray Architects and CG Schmidt to guide the district through a master planning process
  - A facilities study and assessment were conducted to evaluate the condition of all our schools' building systems, security, and classroom needs
- June – November 2021 Facility / Technology meetings held with the community to review and identify the needs of the district to be addressed
- February 2022 community survey
  - 888 responses
  - 53.5% of non-parent/non-staff stated “Definitely yes” or “Probably Yes” when asked if they would support a referendum



# The Needs



L.B. Clarke Undersized Classrooms, Cafeteria, and Facilities



L.B. Clarke Outdated Tech Education “Shop” Classroom and Spaces



L.B. Clarke Congested & Inefficient Parking Lot



District-Wide Updates





# L.B. Clarke Undersized Classrooms, Cafeteria, and Facilities

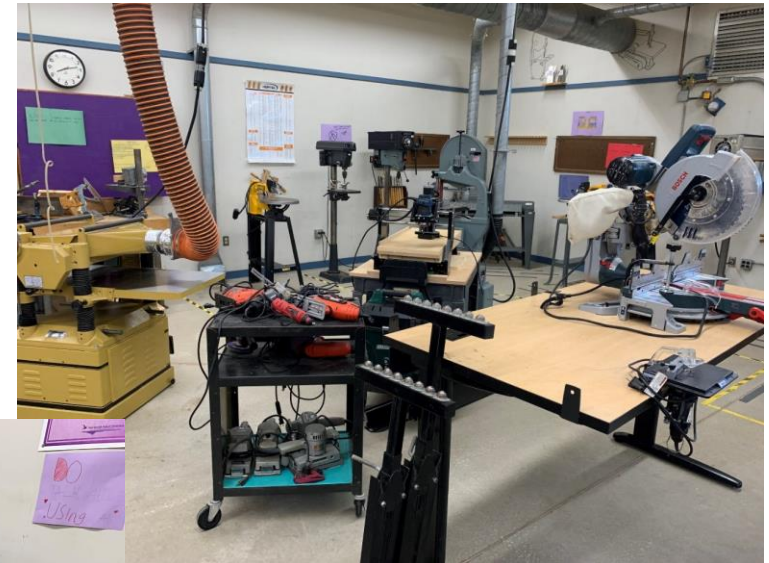
- Classrooms are undersized and crowded, and many do not have windows or natural light
- Hallways are over-crowded during passing periods with no personal space
- The undersized cafeteria can only hold one class at a time. The earliest lunch starts at 10:45 am, the last ends at 1:30 pm
- The gymnasium is too small to host athletic and extracurricular events





# L.B. Clarke Outdated Tech Education “Shop” Classroom and Spaces

- The tech ed space is over 30 years old
- The shop area lacks adequate space and the current electrical system does not support modern equipment
- Unable to provide modern tech ed courses to students to build career development curriculum to prepare for youth apprenticeships and trade programs
- The current offering of courses in construction, woodworking, small engine, engineering, etc., is limited due to space





# L.B. Clarke Congested & Inefficient Parking Lot

- The current configuration is inefficient and does not prioritize pedestrian traffic
- The parking lot is unable to accommodate parking needed for athletics and events
- Pick-up and drop-off traffic causes disruption to neighborhood streets and residents



Drone view of traffic,  
backside of L.B. Clarke  
Middle School

<https://www.youtube.com/watch?v=EHRaGbkm0Hc>



# District Wide Safety, Security, and Accessibility



- Safety, security, and accessibility
- Technology infrastructure
- Building Systems: plumbing, heating + ventilation, electrical, etc.
- Playground equipment





The Solution





# District-Wide

- **Improve Building Security**
  - Update the main entrances at Two Rivers High School, L. B. Clarke Middle School, Koenig Elementary, and Magee Elementary with controlled, monitored check-in
- **Update Building Systems and Technology Access**
  - Update/replace major building system components (e.g., heating, cooling and ventilation, electrical, plumbing, fire alarm) and replace roof sections, doors, and windows, as needed
  - Replace parking lots and sidewalks that are heaving
  - Install/replace equipment to enhance the technology infrastructure
- **Renovate Elementary and Middle School Playgrounds**
  - Update playgrounds at the elementary and middle schools, including specialized equipment to accommodate students of all abilities

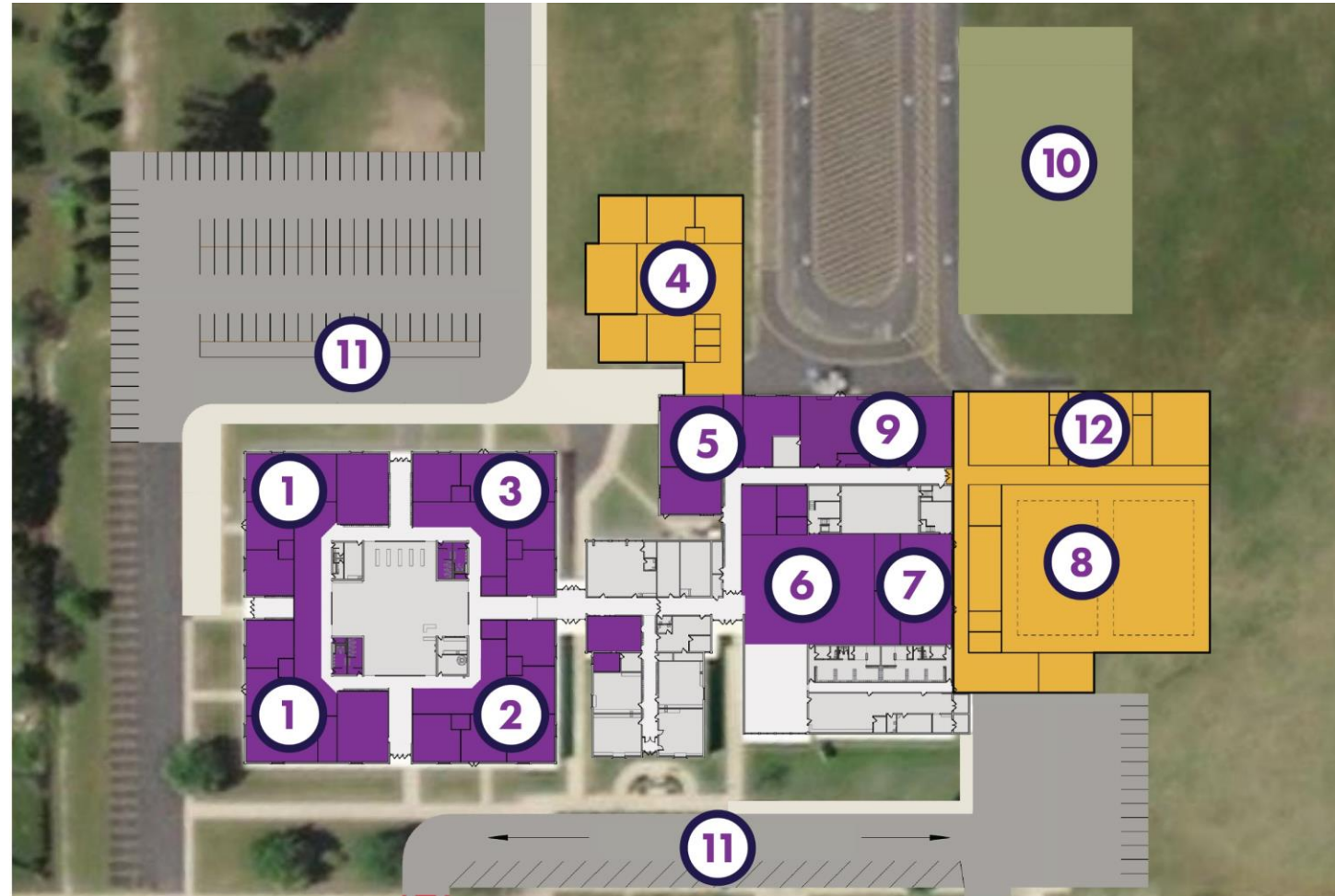


# L.B. Clarke Middle School



- 1 8th Grade Classrooms
- 2 7th Grade Classrooms
- 3 6th Grade Classrooms
- 4 5th Grade Classrooms
- 5 Main Office
- 6 Cafeteria Expansion

- 7 Multi-Purpose
- 8 2-Station Gymnasium
- 9 Music Department
- 10 Playground
- 11 Parent Pick-up/Drop-off
- 12 Tech Ed. and Art



 Addition  Renovation





The Cost

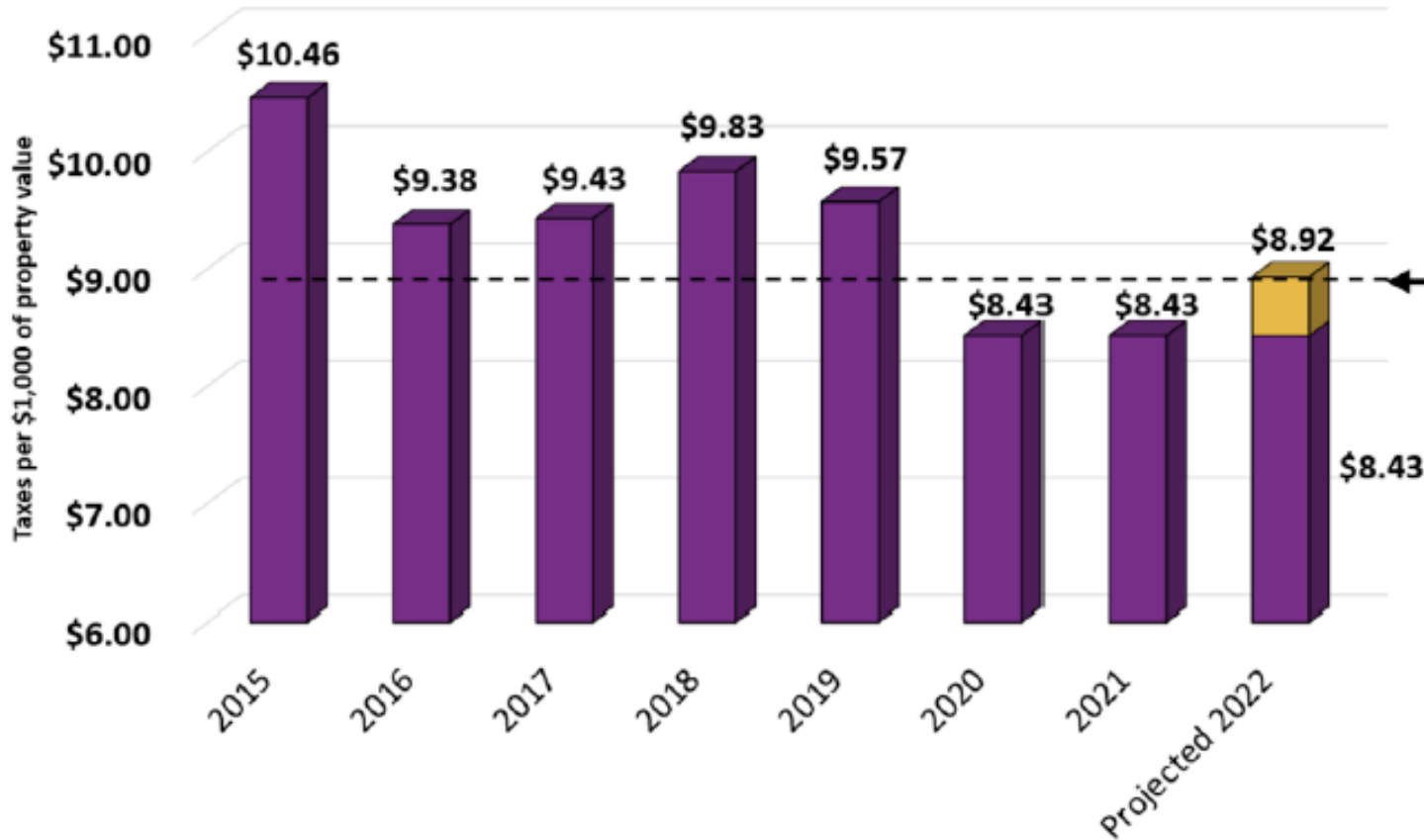
# Financial Accountability

- Successful referenda over the past 24 years
  - 1998: \$6 million remodeled Middle School & Elementary Schools
  - 2000: \$19.8 million new High School, *paid off in March of 2020*
  - 2016: \$3.7 million upgrades and remodeling throughout the district, *will be paid off in March of 2023*
- Over the past 7 years the District's tax mill rate has declined \$2.03 from \$10.46 to \$8.43 per \$1,000 of equalized market property value



# Tax Impact

**Two Rivers Public School District**  
*Recent & Projected Tax Mill Rate Impact*



A \$38.7 million referendum would increase the property tax mill rate \$0.49 over the current level or \$49 for each \$100,000 of property value.



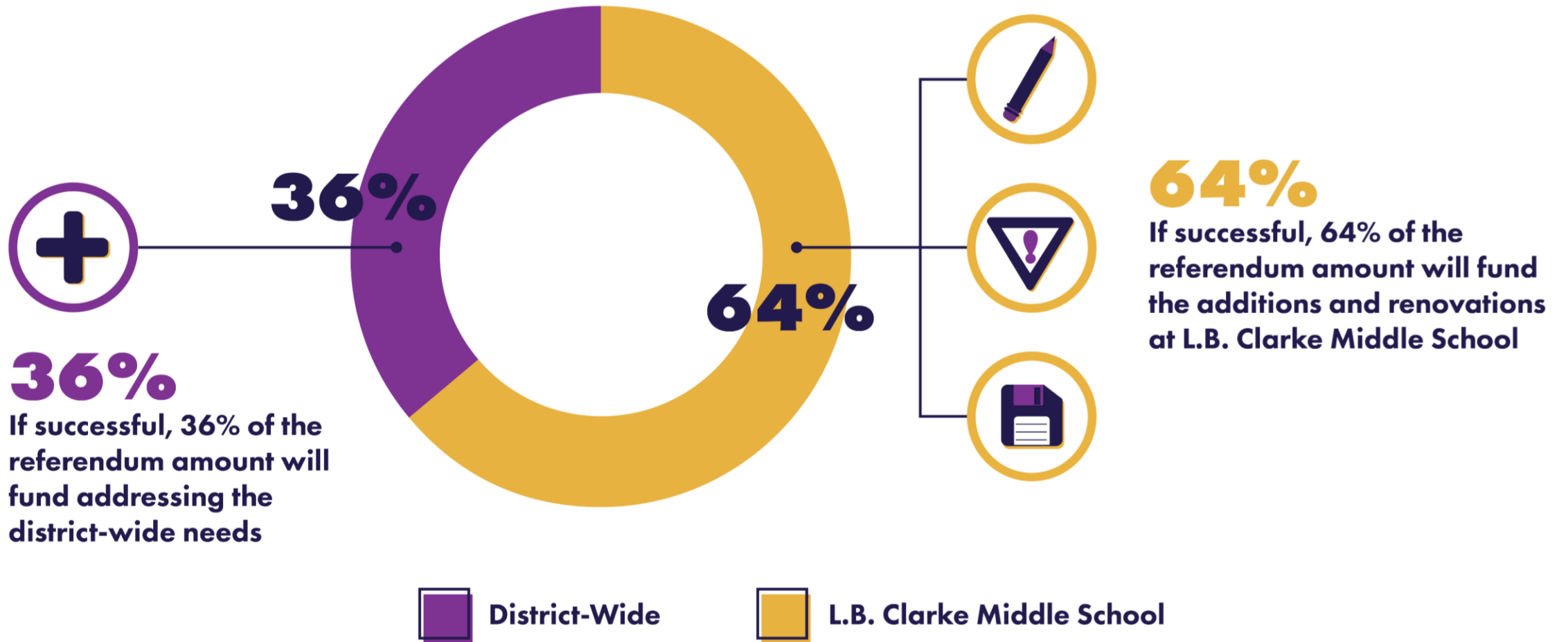
# The Cost

*Assumptions* | Utilizes a multi-phased borrowing approach amortized over 21 years using planning interest rates of 4.75%. Mill rate based on 2021 Equalized Valuation (TID-OUT) of \$666,411,200 with annual growth of 2.00% for 3 years and 1.00% thereafter. Tertiary Aid Impact: 49.52% (2022-23 July Aid Estimates). \*Impact represents the increase in levy for referendum debt service over the 2021-22 levy for debt service of \$2.58.

Referendum Amount		Not to Exceed \$38,700,000	
Mill Rate Per \$1,000	\$0.49		
Equalized Property Value	Estimated Annual	Estimated Monthly	
\$100,000	\$49.00	\$4.08	
\$150,000	\$73.50	\$6.13	
\$200,000	\$94.00	\$7.83	
\$250,000	\$122.50	\$10.21	
\$300,000	\$147.00	\$12.25	



# The Investment





# The Question



# The Question

Shall the Two Rivers Public School District, Manitowoc County, Wisconsin be authorized to issue pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$38,700,000 for the public purpose of paying the cost of a school facility improvement project consisting of: construction of additions, including classrooms and a gymnasium, and renovations at L.B. Clarke Middle School: district-wide safety, security and site improvements and building systems and technology upgrades; playground updates at the elementary and middle schools; and acquisition of furnishings, fixtures and equipment?

Yes

No



# The Referendum Does Not Include

- This project does not include the additional ideas that were in the community survey but did not receive community support at this time, including:
  - Auditorium
  - Four-year-old kindergarten (4k)
  - Elementary lunchrooms
  - Synthetic turf on the football field
  - Update baseball field
  - Add softball field





[Learn More](#)

# Community Info Sessions

- **Wednesday, September 7**
  - 8:00 PM | American Legion, 3<sup>rd</sup> Floor City Hall
- **Tuesday, September 13**
  - 7:00 AM | Rotary Club, Fire Department Meeting Room
- **Tuesday, September 13**
  - 6:00 PM | Lester Library Community Room
- **Wednesday, September 21**
  - 6:00 PM | Auxiliary Group, Manitowoc Airport EAA Building #22
- **Tuesday, September 27**
  - 6:00 PM | City of Two Rivers Council Session, City Hall
- **Wednesday, September 28**
  - 8:00 PM | VFW Post 1248, Westshore Sportsman's Club
- **Monday, October 3**
  - 8:30 AM | Senior Center
- **Thursday, October 6**
  - 7:30 AM | TRBA, Community House basement
- **Thursday, October 13**
  - 6:00-7:00 PM | L.B. Clarke Middle School IMC
- **Friday, October 14**
  - 9:00-10:00 AM | Magee Elementary School Library
- **Friday, October 14**
  - 11:00 AM-12:00 PM | Koenig Elementary School Library
- **Friday, October 14**
  - 2:00-3:00 PM | Two Rivers High School Library
- **Tuesday, October 18**
  - 6:00 PM | Optimist, TRHS Curriculum Room
- **Thursday, October 20**
  - 12:00 PM | Kiwanis Club, Kurtz's Pub basement





# Contact Us

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Facebook: [@TRSchoolsWI](https://www.facebook.com/TRSchoolsWI)



[www.trschools.k12.wi.us/district/facilities-planning.cfm](http://www.trschools.k12.wi.us/district/facilities-planning.cfm)