

# Tax Rate Impact Explanation

Per the District’s Articles of Agreement, District costs are split (“apportioned”) between Lyndeborough and Wilton based on 50% “Average Daily Membership” (ADM) and 50% of the “Equalized Assessed” property values.

The Tax Rate Impact is a three-step calculation:

STEP 1 - Determine the correct split (apportionment) of District costs:

Apportionment Calculation per Articles of Agreement					
<i>Calculation to be used for 2023 Tax Rates</i>	FY2021-2022		2021		
	<u>ADM</u>	<u>ADM %</u>	<u>EQ Val</u>	<u>Value %</u>	<u>Comb %</u>
<b>Lyndeborough</b>	139.39	0.2451	\$ 262,622,425	0.3138	0.2794
<b>Wilton</b>	429.37	0.7549	\$ 574,323,487	0.6862	0.7206
<b>Total</b>	568.76	1.000000	\$ 836,945,912	1.000000	1.000000
<i>50% ADMR &amp; 50% Equal Val</i>					

Using the current apportionment formula for the 2023 Tax Year:  
 Lyndeborough will be responsible for 27.94% of District costs  
 Wilton will be responsible for 72.06% of District costs

# Tax Rate Impact Explanation - continued

The Tax Rate Impact is a three-step calculation:

## STEP 2 – IDENTIFY THE TAX BASE UPON WHICH COSTS ARE ASSESSED

Because taxes are assessed on *property values*, you look to the most current assessed property values in each community.

Current Assessed Property value in each community:

- Lyndeborough's 2022 Local Assessed Property Values: \$217,444,397 (27.92% of all value)
- Wilton's 2022 Local Assessed Property Values: \$561,446,400 (72.08% of all value)

For this budget cycle, the apportionment of costs (27.94% Lyndeborough; 72.06% Wilton) is nearly identical to the breakdown of assessed value (27.92% Lyndeborough; 72.08% Wilton).

# Tax Rate Impact Explanation - continued

The Tax Rate Impact is a three-step calculation:

STEP 3 – ESTIMATE WHAT AMOUNT OF EXPENDITURE INCREASES THE TAX RATE BY \$1.00

The easiest and most relatable unit of measure when evaluating tax impact is \$1.00.

*“How much will this expenditure increase my property taxes?”*

A general rule of thumb when calculating what amount of expenditure increases the Tax Rate is to divide the *current* assessed property value by \$1,000:

- Lyndeborough:  $\$217,444,397 / \$1,000 = \$217,444$   
For every \$217,444 in costs assigned to Lyndeborough, the tax rate increases by \$1.00
- Wilton:  $\$561,446,400 / \$1,000 = \$561,446$   
For every \$561,446 in costs assigned to Wilton, the tax rate increases by \$1.00

# Tax Rate Impact Explanation - continued

## EXAMPLE OF TAX RATE IMPACT CALCULATION:

- According to the Apportionment Calculation, Lyndeborough will be responsible for 27.94% of District costs and Wilton be responsible for 72.06% of District costs
- Using *current* property values, \$217,444 in expenditures represents \$1.00 on the Lyndeborough tax rate; \$561,446 represents \$1.00 on the Wilton tax rate
  - FY24 Proposed Budget Increase from FY23: \$687,728
    - *Lyndeborough is responsible for 27.94% = \$192,173*
    - *Wilton is responsible for 72.06% = \$495,555*

To calculate the impact: Cost being evaluated (FY24 Proposed Budget) divided by \$1.00 tax rate equivalent:

- Lyndeborough:  $\$192,173 / \$217,444 = \$0.884$  per thousand dollars of assessed value
- Wilton:  $\$495,555 / \$561,446 = \$0.883$  per thousand dollars of assessed value

*The nearly identical apportionment and value breakdown is what is causing the estimated tax implication to be nearly identical for each community.*

# Warrant Article 5-Collective Bargaining Agreement with the Support Staff

To see if the Wilton-Lyndeborough Cooperative School District will vote to approve the cost items included in the collective bargaining agreement reached between the Wilton-Lyndeborough Cooperative School Board and the Wilton-Lyndeborough Cooperative Support Staff Association which calls for the following increases in salaries and benefits at the current staffing levels:

Fiscal Year	Estimated Increase
2023-2024	\$56,305
2024-2025	\$21,750
2025-2026	\$22,495

and further to raise and appropriate the sum of \$56,305 for the 2023-2024 fiscal year, such sum representing the additional costs attributable to the increase in salaries and benefits required by the new agreement over those that would be paid at current staffing levels. This article does not include appropriations contained in special or individual articles addressed separately (Majority vote required)

Recommended by the School Board  
Recommended by the Budget Committee

Estimated Tax Net Impact Lyndeborough: \$.07/\$1,000 assessed value

Estimated Tax Net Impact Wilton: \$.07/\$1,000 assessed value

# Collective Bargaining Agreement with the Support Staff Cost for **Lyndeborough** Residents

The estimated cost increase for the contract for the first year is \$56,305, \$21,750 for the second year, and \$22,495 for the third year.

Using the current apportionment formula, Lyndeborough is responsible for 27.94% of this amount which is \$15,731.62 in year one; this equals \$.0724 per \$1,000 of assessed value.

**For a home valued at \$300,000 in Lyndeborough this represents an estimated annual tax increase of \$21.72 in year one.**

# Collective Bargaining Agreement with the Support Staff Cost for **Wilton** Residents

The estimated cost increase for the contract for the first year is \$56,305, \$21,750 for the second year, and \$22,495 for the third year.

Using the current apportionment formula, Wilton is responsible for 72.06% of this amount which is \$40,573.38 in year one; this equals \$.0723 per \$1,000 of assessed value.

**For a home valued at \$300,000 in Wilton this represents an estimated annual tax increase of \$21.69 in year one.**

# Collective Bargaining Agreement with the Support Staff

- Support Staff in our District includes special education paraprofessionals, personal assistants, part-time secretaries, part-time custodians, and paraprofessionals.
- Twenty employees are covered under this Agreement
- Salary increases for all staff are frontloaded in year one. Years two and three see an average salary increase of 4.25%.



# Warrant Article 6- Special Meeting for Defeated Collective Bargaining Agreement

To see if the Wilton-Lyndeborough Cooperative School District, if Warrant Article 5 is defeated, authorize the governing body to call one special meeting, at its option, to address Warrant Article 5 cost items only?

(Majority vote required).

Recommended by the School Board

Recommended by the Budget Committee

*\*\*This is the formal mechanism for the District to come back to voters with amended wages in the event voters reject Warrant Article 5\*\**

# Warrant Article 7-Building and Roads Capital Reserve Fund

To see if the Wilton-Lyndeborough Cooperative School District will vote to raise and appropriate the sum of \$190,000 to be added to the Wilton-Lyndeborough Cooperative Building/Equipment & Roadway Capital Reserve Fund previously established. This sum is to come from general taxation. This article is a special warrant article and is not included in the operating budget.

(Majority vote required)

Recommended by the School Board

Recommended by the Budget Committee

Estimated Tax Impact Lyndeborough: \$.24/\$1,000 assessed value

Estimated Tax Impact Wilton: \$.24/\$1,000 assessed value

# Building and Roads Capital Reserve Fund Cost to Residents

The total cost of the Warrant Article is \$190,000

Using the current apportionment formula, **Lyndeborough** is responsible for 27.94% of this amount which is \$53,092, which equals \$.2441 per \$1,000 of assessed value.

***For a home valued at \$300,000 in Lyndeborough this represents an estimated tax impact of \$73.23***

Using the current apportionment formula, **Wilton** is responsible for 72.06% of this amount which is \$136,908, which equals \$.2438 per \$1,000 of assessed value.

***For a home valued at \$300,000 in Wilton this represents an estimated tax impact of \$73.14***

# Building and Roads Capital Reserve Fund

Wilton-Lyndeborough Cooperative School District Capital Improvement Plan DRAFT for basis of determining funding request for FY24									
Adjusted Capital Reserve Balance 3/1/23: \$218,000									
Building	Project	23/24 (FY24 Budget)	24/25 (FY25 Budget)	25/26 (FY26 Budget)	26/27 (FY27 Budget)	27/28 (FY28 Budget)	28/29 (FY29 Budget)	29/30 (FY30 Budget)	Out Years
LCS	Roof (+/- \$85,000; will be completed in FY23 Operating Budget)	\$ -							
LCS	Siding Repair (+/- \$45,000; anticipate completed in FY23 Operating Budget)	\$ -							
LCS	Replace boiler			\$ 25,000					
LCS	Well Pump								\$ 50,000
LCS	Septic								\$ 50,000
FRES	Gym Roof (rubber)								\$ 86,000
FRES	1895 Roof (shingle)							\$ 55,000	
FRES	Replace floor tiles in 1895 section - 2nd floor				\$ 45,000				
FRES	Replace floor tiles in 1895 section - 3rd floor					\$ 45,000			
FRES	Replace carpet in Library & Music Rooms							\$ 20,000	
FRES	Gym Floor								\$ 125,000
FRES	Replace bathroom partitions - remove								\$ 140,000
FRES	Boiler								\$ 90,000
WLC	Roof Section 1 (+/- 8,100 sq feet)								\$ 95,000
WLC	Roof Section 2 (+/- 10,450 sq feet)								\$ 105,000
WLC	Roof Section 3 (+/- 7,050 sq feet)								\$ 150,000
WLC	Roof Section 4 (+/- 8,000 sq feet)								\$ 120,000
WLC	Roof Section 5 (+/- 9,000 sq feet)								\$ 97,000
WLC	Roof Section 6 (+/- 6,900 sq feet)								\$ 100,000
WLC	Roof Section 7 (+/- 10,400 sq feet)								
WLC	Roof Section 8 (+/- 11,450 sq feet)	\$ 91,000							
WLC	Paint exterior stucco & metal roof			\$ 30,000					
WLC	Pave main parking lot, tennis court access (\$250,000; fund via Warrant Article for FY26 Budget)			\$ -					
WLC	Pave road to school (wear coat)			\$ 60,000					
WLC	Crack seal pavement								\$ 20,000
WLC	Replace VCT tiles phase 1		\$ 55,000						
WLC	Replace VCT tiles phase 2			\$ 55,000					
WLC	Replace VCT tiles phase 3				\$ 55,000				
WLC	Replace library, office, teacher's lounge carpets		\$ 30,000						
WLC	Replace boiler 1								\$ 85,000
WLC	Replace boilers 2 & 3 (\$200,000 project total; will be completed using ESSER3 funds)	\$ -							
WLC	Replace drop ceilings phase 1				\$ 60,000				
WLC	Replace drop ceilings phase 2					\$ 60,000			
WLC	Replace drop ceilings phase 3						\$ 60,000		
WLC	Replace gym windows	\$ 61,000							
WLC	Replace middle school classroom dividers (2)					\$ 30,000			
WLC	B-wing bathroom renovations	\$ 45,000							
WLC	Science room - chemical shower, drainings, faucet - \$8,000 - Maint Budget								
WLC	Replace bathroom counters & sinks - MS #1		\$ 20,000						
WLC	Replace bathroom counters & sinks - HS				\$ 20,000				
WLC	Replace bathroom counters & sinks - MS #2						\$ 20,000		
		\$ 197,000	\$ 105,000	\$ 170,000	\$ 180,000	\$ 135,000	\$ 80,000	\$ 75,000	\$ 1,313,000
	<b>Estimated balance July 1 each year</b>	\$ 218,000	\$ 211,000	\$ 316,000	\$ 377,000	\$ 451,000	\$ 596,000	\$ 824,000	\$ 1,089,000
	<b>+ Warrant Article Funding</b>	\$ 190,000	\$ 210,000	\$ 231,000	\$ 254,000	\$ 280,000	\$ 308,000	\$ 340,000	\$ 374,000
	<b>- Project expenses for year</b>	\$ 197,000	\$ 105,000	\$ 170,000	\$ 180,000	\$ 135,000	\$ 80,000	\$ 75,000	\$ 1,313,000
	<b>Estimated balance June 30 each year</b>	\$ 211,000	\$ 316,000	\$ 377,000	\$ 451,000	\$ 596,000	\$ 824,000	\$ 1,089,000	

# Warrant Article 8 –Tennis Court Repairs

To see if the Wilton-Lyndeborough Cooperative School District will vote to raise and appropriate the sum of \$75,000 for the purpose of repairing the tennis courts located at the Wilton-Lyndeborough Cooperative Middle-High School. This article is an individual warrant article and is not included in the operating budget. (Majority vote required).

The School Board does not recommend this Warrant Article  
The Budget Committee does not recommend this Warrant Article

Estimated Tax Impact Lyndeborough: \$.10/\$1,000 assessed value  
Estimated Tax Impact Wilton: \$.10/\$1,000 assessed value

# Tennis Court Repairs

The total cost of the warrant article is \$75,000

Using the current apportionment formula, **Lyndeborough** is responsible for 27.94% of this amount which is \$20,955, or \$0.0963 per \$1,000 of assessed value

***For a home valued at \$300,000 in Lyndeborough this represents an estimated tax increase of \$28.89***

Using the current apportionment formula, **Wilton** is responsible for 72.06% of this amount which is \$54,045, or \$0.0963 per \$1,000 of assessed value.

***For a home valued at \$300,000 in Wilton this represents an estimated annual tax increase of \$28.89***

# Tennis Court Repairs

## Timeline:

- During 2022-2023 Budget Process the disrepair of the Tennis Courts was discussed
  - What would repair look like and cost?
  - What would replacement look like and cost?
  - What would removal look like and cost?
- School Board and Budget Committee supported removal of the Tennis Courts at a cost not to exceed \$20,000; funds were put in the Operating Budget for use from July 1, 2022 through June 30, 2023 (which voters approved)

# Tennis Court Repairs – timeline continued

- Spring 2022 - community members asked the School Board to reconsider removing the Tennis Courts.
  - School Board agreed to explore costs to repair the Tennis Courts to keep them functional for school and community use
- July 2022 – District's insurance company inspected the courts and provided their guidance: “because of severe wear and tear, including cracked surfaces, raised footers, and leaning fences with exposed concrete footers, it would be best not to allow use of the tennis courts by your tennis team and the community until needed repairs are completed”. Specifically:
  - Cracks to court surface in several spots create trip hazards on all three courts
  - Net footers have also raised with time resulting in uneven surfaces
  - Fence between the tennis courts is leaning, likely due to the exposed footers
  - Assess the structural integrity of the interior and perimeter fences



# Tennis Court Repairs – timeline continued



# Tennis Court Repairs – Scope of Work

At the Direction of the School Board, quotes were obtained to address the safety concerns and make the courts playable.

\$75,000 Scope of Work required includes:

- Court Repairs – sub-surface repairs, reset tennis posts, clean out and fill in 825 linear feet of cracks (which average 1-2" deep), one coat of AR resurfacing, two coats of color, repaint playing lines
- Fence Work – remove and reinstall 100' of 10' high fencing, replace center line of court, install three walk gates, reset ALL posts in concrete 36-48" in the ground, straighten leaning posts on the perimeter. *Does not include replacing any posts that cannot be straightened*
- Site Work – trim back trees around court to allow for more sunlight to better dry surface, install French drains around court to reduce standing water
- These repairs make the courts playable; there are no warranties

# Warrant Article 9 – Transact Other Business

To transact any other business that may legally come before this meeting.