



Frequently Asked Questions For the Pool

1. What is the cost of the pool project going to be?

The project cost estimate is \$7,550,000 which includes a significant contingency due to the nature of the project, and allows for inflation in construction costs.

2. What is in the project scope for the money requested?

The Pool Task Force has indicated that the goal for any project implemented should result in a facility that will have a long life and continue to be an asset to the school district and city. The scope of the project includes the modernization and replacement of mechanical systems, addressing handicap accessibility requirements, and the renovation and repair of all pool facilities. The proposed project does not expand the existing facilities.

3. What is the expected life of the facility after the project is completed?

The project engineer has indicated that the structural components of the facility are in good shape. With the proposed renovation it is anticipated that the facility will have a useful life of another 30-years.

4. What is the timing and key project milestones?

A significant component of the funding plan is to seek a state appropriation (State Bonding Bill). It is expected to take at least two legislative sessions (2-years) to make a bonified effort to obtain that funding. State funding is not guaranteed and will take local effort in support of the project.

5. What are the other options available if the funding does not come through?

The JCC School District briefly reviewed the cost of re-use for the pool facility space in 2020. At that time, it was estimated to cost approximately \$3 million to update mechanical systems and install a concrete floor with no specific use identified.

The renovation of the existing facilities is presently the primary goal of the JCC School District and the City of Jackson. If that goal does not come to fruition, additional effort and public input will be needed to determine the future of the facilities.

6. How is the estimated impact to Jackson's residents in terms of taxes?

See the attached tax impact analysis that estimates the impact of the proposed City of Jackson debt service (Exhibit 1), and a second analysis that estimates the impact of the proposed debt service with if the City paid additional operating costs for the facility (Exhibit 2). Jackson residents would also be subject to the School District tax increases estimated in Exhibits 3 or Exhibit 4.

7. How will the Indoor Air Quality bond and School operating levy impact the district residents regarding taxes?

See the attached tax impact analysis that estimates the impact of the proposed debt service (Exhibit 3) to JCC School District taxpayers for funding the HVAC repairs for the pool facility, and a second analysis (Exhibit 4) that estimates the impact of the proposed debt service for a \$5 million bond issue to replace additional air handling units near the end of their useful life. The amount of the operating levy has not been determined at this time.

8. Will the pool continue to operate with the current advisory board needing to approve future repairs, or will ownership of the assets involved be better defined to empower both the school and city to address their share?

At this point the current advisory board will continue to work cooperatively on the operation, repair, and maintenance of the facility. The long-term format for managing operations and asset responsibility will be discussed further as progress is made toward funding the proposed project.

9. Are the City and School District in agreement to support the pool through a collaborative venture of some sort?

Yes. Both the City and School District are committed to operating the facility in the short term, and to the implementation of the proposed renovation and modernization project.

10. What if I'm interested in donating to the project?

A fundraising committee is presently being formed. Please contact Mark Titus at (507) 316-9144 or mtitus@cityofjacksonmn.com for more information.

11. What could cause a disruption in the pool being available for use?

A significant mechanical failure could cause a disruption in service depending on the cost of the repair and the status/timeline of the proposed project. The City and School District remain committed to the operation of the facilities.

12. Will management of the project in the future provide adequate funding for maintenance?

Additional discussion will occur during the implementation of the proposed project regarding the establishment of an adequate maintenance reserve.

- 13. A survey is being discussed with participation from the City and School District. My understanding is that the survey also includes discussion and questions regarding an operating levy for the School District. Why?**

In order to maintain programs and staffing the School District will need to have an operating levy approved by referendum in the next two years. The School District's ability to participate in the pool project is impacted by the approval of that operating levy. The survey will be used to determine the public's willingness to participate in both the pool project and the operating levy.

- 14. How can I participate in the process?**

Stay informed, assist with fundraising activities, and contact our local legislators and ask them to support the State Appropriation request.

Legislative Contacts:

*Rep. Marge Fogelman
MN House – 21B*

*Phone: 651 296-5373
Email: rep.marj.fogelman@house.mn.gov*

*Senator Bill Weber
MN Senate – 21*

Phone: 651 296-5650

City of Jackson, Minnesota
Tax Impact Analysis - 7.9% Increase

Exhibit 1

Pool Project D/S Levy:	\$157,397	- \$1.75 mil @ 15 yrs/4%
2024 Tax Levy	\$2,000,000	
Projected Levy	\$2,157,397	
Pay 2024 Net Tax Capacity	\$3,209,397	
2024 Tax Rate	62.317%	
Projected Rate	67.221%	

Assessor's Market Value (Homestead Residential Property)	Current City Tax:	Projected City Tax:	Projected Increase:
\$ 150,000	\$ 728.80	\$ 786.15	\$ 57.36
\$ 200,000	\$ 1,068.42	\$ 1,152.51	\$ 84.08
\$ 300,000	\$ 1,747.68	\$ 1,885.22	\$ 137.54
\$ 400,000	\$ 2,426.94	\$ 2,617.93	\$ 191.00

Assessor's Market Value (Commercial/Industrial Property)	Current City Tax:	Projected City Tax:	Projected Increase:
\$ 250,000.00	\$ 2,336.89	\$ 2,520.80	\$ 183.91
\$ 750,000.00	\$ 8,880.17	\$ 9,579.03	\$ 698.86
\$ 1,500,000.00	\$ 18,227.72	\$ 19,662.22	\$ 1,434.49

City of Jackson, Minnesota

Exhibit 2

Tax Impact Analysis - D/S Levy & School Portion of Operating Costs - 11.6% Increase

Pool Project Levy (Added Op Costs):	\$232,397
2024 Tax Levy	\$2,000,000
Projected Levy	\$2,232,397
Pay 2024 Net Tax Capacity	\$3,209,397
2024 Tax Rate	62.317%
Projected Rate	69.558%

Assessor's Market Value (Homestead Residential Property)	Current City Tax:	Projected City Tax:	Projected Increase:
\$ 150,000	\$ 728.80	\$ 813.48	\$ 84.69
\$ 200,000	\$ 1,068.42	\$ 1,192.57	\$ 124.15
\$ 300,000	\$ 1,747.68	\$ 1,950.76	\$ 203.08
\$ 400,000	\$ 2,426.94	\$ 2,708.94	\$ 282.01

Assessor's Market Value (Commercial/Industrial Property)	Current City Tax:	Projected City Tax:	Projected Increase:
\$ 250,000.00	\$ 2,336.89	\$ 2,608.43	\$ 271.54
\$ 750,000.00	\$ 8,880.17	\$ 9,912.03	\$ 1,031.86
\$ 1,500,000.00	\$ 18,227.72	\$ 20,345.76	\$ 2,118.03

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Jackson County Central No. 2895**Analysis of Tax Impact**

Project Description	LTFM - Bond Indoor Air Quality
Principal Amount	\$2,000,000
Number of Years/Tax Levies	10
Ag2School Credit	Yes

Type of Property	Estimated Market Value	Estimated Annual Tax Impact Payable 2025 *
Residential Homestead	\$75,000	\$4
	100,000	5
	125,000	8
	150,000	10
	175,000	13
	200,000	15
	225,000	17
	250,000	20
	300,000	24
	400,000	34
Commercial/ Industrial	500,000	43
	\$50,000	\$7
	100,000	13
	250,000	37
Agricultural Homestead ^{***} (average value per acre of land & buildings)	500,000	80
	\$6,000	\$0.08
	7,000	0.09
	8,000	0.10
	9,000	0.12
Agricultural Non-Homestead ^{***} (average value per acre of land & buildings)	10,000	0.13
	\$6,000	\$0.16
	7,000	0.18
	8,000	0.21
	9,000	0.23
	10,000	0.26

* Estimated tax impact includes principal and interest payments on the new financing. The amounts in the table are based on school district taxes for bonded debt levies and lease 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 decrease the net effect of the proposed financing for some property owners.

*** For all agricultural property, estimated tax impact includes a 70% reduction due to the School Building Bond Agricultural Credit. 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 approximately \$3.5 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Jackson County Central No. 2895

Analysis of Tax Impact

Project Description	LTFM - Bond
Principal Amount	Indoor Air Quality
Number of Years/Tax Levies	\$5,000,000
Ag2School Credit	15
	Yes

Type of Property	Estimated Market Value	Estimated Annual Tax Impact Payable 2025 *
Residential Homestead	\$75,000	\$7
	100,000	10
	125,000	14
	150,000	18
	175,000	22
	200,000	27
	225,000	31
	250,000	35
	300,000	43
	400,000	60
	500,000	77
Commercial/ Industrial	\$50,000	\$12
	100,000	23
	250,000	66
	500,000	143
Agricultural Homestead*** (average value per acre of land & buildings)	\$6,000	\$0.14
	7,000	0.16
	8,000	0.19
	9,000	0.21
	10,000	0.23
Agricultural Non-Homestead*** (average value per acre of land & buildings)	\$6,000	\$0.28
	7,000	0.33
	8,000	0.37
	9,000	0.42
	10,000	0.47

* Estimated tax impact includes principal and interest payments on the new financing. The amounts in the table are based on school district taxes for bonded debt levies and lease 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 decrease the net effect of the proposed financing for some property owners.

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