



STARMONT COMMUNITY SCHOOL DISTRICT

Bond Referendum | November 4, 2025

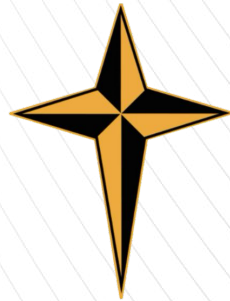
HOW DID WE GET HERE?

- Starmont partnered with Martin Gardner Architecture and KCL Engineering to conduct a comprehensive assessment in 2021 and identify the most pressing needs in our schools.
- The assessment identified **mechanical and control systems in poor condition, outdated electrical equipment, and plumbing and safety equipment in need of replacement.**
- An advisory task force that includes community members was created to study these issues and provide recommendations to the board.



OUR PROPOSAL

- On **Tuesday, November 4, 2025**, Starmont residents will consider approving a **\$9.8 million general obligation bond** referendum.
- Voter approval of at least 60% is required to pass.



FIXING WHAT WE HAVE



- Funds provided by an approved general obligation bond referendum would be used to address critical facility and infrastructure needs.
- The “bones” of our facilities remain in good shape, but the “internal organs” are in bad shape and need an overhaul.
- Since 2023, we have spent more than \$62,400 on HVAC repairs and \$6,800 on system maintenance.



STARMONT HIGH SCHOOL

System	Useful Lifespan	Installed	Current Age
Steam Boilers	25-30	2012	13
Steam/Condensate Piping	50-60	1963	62
Unit Ventilators (Motors/Dampers)	20-25	1963	62
Air Handling Units	30-40	1963	62
Gym Air Handling Units	30-40	1990	35
Cafeteria Rooftop Units (x4)	15-20	2000	25
Library Remote Terminal Unit	15-20	1990	35

STARMONT HIGH SCHOOL

System	Useful Lifespan	Installed	Current Age
Steam Unit Heaters	50-60	1963	62
Steam Fin Tube Radiators	50-60	1963	62
Radiant Flooring Equipment	50-60	1963	62
Mini Split Units	10-15	2010-2020	5-15
VRF Units (Air Cooled)	15-20	2018	7
Exhaust Fans (Motors/Belts)	15-20	1963-2018	7-62

STARMONT ELEMENTARY & MIDDLE SCHOOL

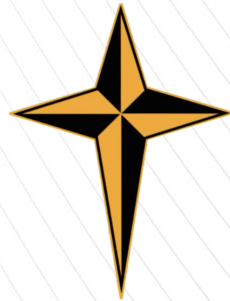
System	Useful Lifespan	Installed	Current Age
Hot Water Boilers	15-20	2020	5
Hot Water Piping	50-60	1990	35
Unit Ventilators (Motors/Dampers)	20-25	1990	35
Air Handling Units	30-40	1990	35

STARMONT ELEMENTARY & MIDDLE SCHOOL

System	Useful Lifespan	Installed	Current Age
Air Handling Condensing Units	15-20	1990	35
Variable Air Volume Boxes	30-40	1990	35
Hot Water Unit Heaters	30-40	1990	35
Exhaust Fans (Motors/Belts)	15-20	1990-2018	7-35

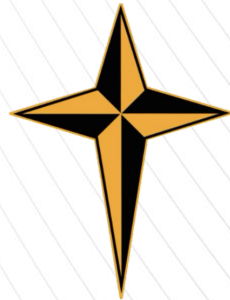
THE PRICE OF WAITING

- Our facility needs will inevitably grow more pressing, and the proposed improvements will only increase in cost with time
- A \$9.8 million project in 2025 would likely cost taxpayers \$12.25 million in 2030 and almost \$15 million 10 years from now.



PROPERTY TAX IMPACT

- An approved general obligation bond referendum would have a maximum property tax impact of up to **\$2.30 per \$1,000 of taxable value** (not assessed value).
- For a \$175,000 home in the Starmont Community School District, this would result in an annual increase of approximately \$179.76 (or \$14.98 per month).



CALCULATING THE TAX IMPACT

1

Let's say we have a home with an assessed value of \$175,000.



2

Factor in the 47.4316% state rollback. This gives us a taxable value of \$83,005 on the home.



3

Subtract the Homestead Credit of \$4,850. This gives us a net taxable value of \$78,155.



4

Multiply the net taxable value by the levy rate increase of \$2.30. The math looks like this:

$$\begin{array}{r} \$78,155 \\ \times .0023 \\ \hline = \$179.76 \end{array}$$

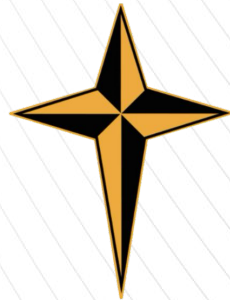
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This equals \$179.76 (or \$14.98 per month) per \$175,000 of assessed home value.



PROPERTY TAX IMPACT

- For a commercial property assessed at \$500,000, the annual tax impact would be approximately \$888.14.
- Based on the average assessed value per acre, the annual tax impact for agricultural property would be:
 - Clayton County: \$2.30/acre
 - Delaware County: \$3.26/acre
 - Fayette County: \$3.28/acre
 - Buchanan County: \$3.51/acre



TAX LEVY COMPARISON

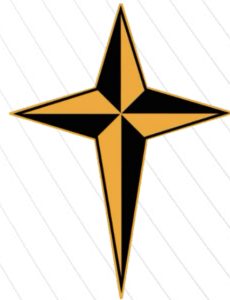
- The School Board and administration have a history of respecting the needs of local property taxpayers.
- Starmont CSD's levy rate currently ranks as the **second lowest in the Tri-Rivers West Conference** at \$10.77 per \$1,000 of taxable value.
- Our rate is below the highest rate from a conference school at \$15.17, and is well below the state average of \$13.14.



TAX LEVY COMPARISON

Cumulative property tax levy rates in the Tri-Rivers West Conference:

- Alburnett: \$15.69
- Edgewood-Colesburg: \$14.99
- Springville: \$14.93
- North Linn: \$14.04
- East Buchanan: \$13.98
- Central City: \$13.47
- **Starmont: \$10.77**
- Maquoketa Valley: \$9.75



HOW TO VOTE

- Polls are open on election day (**Tuesday, November 4**) from 7:00 a.m. to 8:00 p.m. A valid ID is required to vote.
- In-person absentee voting is available **October 15 through November 3** at your county auditor's office.
- Deadline to request a mailed absentee ballot from the county auditor is **October 20**.
 - Ballots must be received by the auditor's office before polls close at 8:00 p.m. on election day to be considered for counting.





LEARN MORE:
www.starmontbond.org

