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Monticello, MN

Monticello Public Schools  
302 Washington Street  
Monticello, MN 55362

NOTICE OF SPECIAL ELECTION  
INDEPENDENT SCHOOL DISTRICT NO. 882  
(MONTICELLO PUBLIC SCHOOLS)  
STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that a special election has been called and will be held in and for Independent School District No. 882 (Monticello Public Schools) State of Minnesota, on Tuesday, November 3, 2015, for the purpose of voting on the following questions:

**SCHOOL DISTRICT QUESTION 1  
APPROVAL OF SCHOOL DISTRICT BOND ISSUE**

- Yes  
 No

Shall the board of Independent School District No. 882 (Monticello Public Schools) be authorized to issue its general obligation school building bonds in an amount not to exceed \$39,325,000 to provide funds for the acquisition and betterment of school sites and facilities, including the construction of secure entries and safety and security improvements to school sites and facilities; the acquisition and installation of improved technology and technology systems at all school facilities; the construction of additions and improvements to and the repair, renovation, upgrading and equipping of various school sites and facilities; the construction of playground, paving, drop-off and parking improvements and the completion of sitework at various school sites; and the renovation, equipping, upgrading and construction of additions and improvements to activity, athletic and recreation venues districtwide?

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

**SCHOOL DISTRICT QUESTION 2  
REVOKING EXISTING REFERENDUM REVENUE  
AUTHORIZATION; APPROVING NEW AUTHORIZATION**

The board of Independent School District No. 882 (Monticello Public Schools) has proposed to revoke the school district's existing referendum revenue authorization of \$576.30 per pupil effective with taxes payable in 2017 and to replace that authorization with a new authorization of \$775 per pupil. The proposed new referendum revenue authorization would increase each year by the rate of inflation and be applicable for ten years, beginning with taxes payable in 2017, unless otherwise revoked or reduced as provided by law.

- Yes  
 No

If School District Question 1 is approved, shall the school district's existing referendum revenue authorization be revoked effective with taxes payable in 2017 and the increase in the revenue proposed by the board of Independent School District No. 882 be approved?

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

The combined polling places for this election and the precincts served by that polling place will be as follows:

|   |  |
|---|--|
| Monticello Middle School<br>800 East Broadway<br>Monticello, MN 55362 | This combined polling place serves all territory in Independent School District No. 882. |
|---|--|

Any eligible voter residing in the school district may vote at said election at the combined polling place designated above for the precinct in which he or she resides. The polls for said election will be opened at 7:00 o'clock a.m. and will close at 8:00 o'clock p.m., on the date of said election.

A voter must be registered to vote to be eligible to vote in this election. An unregistered individual may register to vote at the combined polling place on Election Day.

Passage of School District Question 1 or School District Question 2 will result in an increase in your property taxes. The annual dollar increases for typical residential homesteads, apartments, commercial-industrial properties, and most other classes of property within the school district are as shown in the table below. For agricultural property (both homestead and non-homestead), the taxes for the School District Question 2 will be based on the value of the house, garage and surrounding one acre of land only. There will be no referendum taxes paid on the value of other agricultural lands and buildings for School District Question 2. For seasonal residential recreational property (i.e. cabins), there will be no taxes paid for School District Question 2.

| Description | Taxes Payable in 2016                               |   |                                |
|-------------|---|---|--------------------------------|
|             | Question 1<br>Increase in<br>Taxes for<br>New Bonds | Net Decrease<br>in Other Debt/<br>Facilities Levies** | Net Change<br>in Tax<br>Levies |

| Type of Property   | Estimated<br>Market Value | Estimated Change in Taxes Payable in 2016* |         |         |
|--|---------------------------|--|---------|---------|
| Residential<br>Homestead   | \$100,000                 | \$39                                       | -\$45   | -\$6    |
|  | 150,000                   | 68   | -79     | -11     |
|  | 200,000                   | 98   | -113    | -15     |
|  | 250,000                   | 127  | -147    | -20     |
|  | 300,000                   | 157  | -181    | -24     |
|  | 400,000                   | 216  | -249    | -33     |
| Commercial/<br>Industrial  | 500,000                   | 270  | -312    | -42     |
|  | 750,000                   | \$230                                      | -\$265  | -\$35   |
|  | 1,000,000                 | 500  | -577    | -77     |
| Apartments and Residential<br>Non-Homestead<br>(2 or more units) | 750,000                   | 770  | -888    | -118    |
|  | 1,000,000                 | 1,040                                      | -1,200  | -160    |
|  | \$250,000                 | \$169                                      | -\$195  | -\$26   |
| Agricultural<br>Homestead ***                                    | 500,000                   | 338  | -390    | -52     |
|  | 750,000                   | 676  | -779    | -103    |
|  | 1,000,000                 | 995  | -1,110  | -151    |
| Agricultural<br>Non-Homestead<br>(dollars per acre)              | \$3,000                   | \$1.62                                     | -\$1.87 | -\$0.25 |
|  | 4,000                     | 2.16                                       | -2.49   | -0.33   |
|  | 5,000                     | 2.70                                       | -3.12   | -0.42   |
| Seasonal<br>Recreational<br>Residential                          | \$100,000                 | \$54                                       | -\$62   | -\$8    |
|  | 250,000                   | 135  | -156    | -21     |
|  | 500,000                   | 270  | -312    | -42     |

| Description | Taxes Payable in 2017 |                       |                          |   |   |
|-------------|-----------------------|-----------------------|--------------------------|---|---|
|             | Revoked<br>Authority  | Question 2            |                          | Net Decrease<br>in Other Debt/<br>Facilities Levies** | Net Change in<br>Operating Referendum<br>& Other Debt/<br>Facilities Levies |
|             |                       | Proposed<br>Authority | Increase in<br>Authority |   |   |

| Type of Property   | Estimated<br>Market Value | Estimated Change in Taxes Payable in 2017* |        |        |         |         |
|--|---------------------------|--|--------|--------|---------|---------|
| Residential<br>Homestead   | \$100,000                 | -\$82                                      | \$118  | \$36   | -\$29   | \$7     |
|  | 150,000                   | -123                                       | 177    | 54     | -52     | 2       |
|  | 200,000                   | -164                                       | 236    | 72     | -74     | -2      |
|  | 250,000                   | -205                                       | 295    | 90     | -96     | -6      |
|  | 300,000                   | -246                                       | 354    | 108    | -118    | -10     |
|  | 400,000                   | -328                                       | 472    | 144    | -163    | -19     |
| Commercial/<br>Industrial  | 500,000                   | -410                                       | 590    | 180    | -204    | -24     |
|  | 750,000                   | -\$205                                     | \$295  | \$90   | -\$173  | -\$83   |
|  | 1,000,000                 | -410                                       | 590    | 180    | -377    | -197    |
| Apartments and Residential<br>Non-Homestead<br>(2 or more units) | 750,000                   | -615                                       | 885    | 270    | -581    | -311    |
|  | 1,000,000                 | -820                                       | 1,180  | 360    | -785    | -425    |
|  | \$250,000                 | -\$205                                     | \$295  | \$90   | -\$128  | -\$38   |
| Agricultural<br>Homestead ***                                    | 500,000                   | -410                                       | 590    | 180    | -255    | -75     |
|  | 750,000                   | -820                                       | 1,180  | 360    | -510    | -150    |
|  | 1,000,000                 | -1,123                                     | \$177  | \$54   | -\$72   | -\$18   |
| Agricultural<br>Non-Homestead<br>(dollars per acre)              | \$3,000                   | \$0.00                                     | \$0.00 | \$0.00 | -\$1.22 | -\$1.22 |
|  | 4,000                     | 0.00                                       | 0.00   | 0.00   | -1.63   | -1.63   |
|  | 5,000                     | 0.00                                       | 0.00   | 0.00   | -2.04   | -2.04   |
| Seasonal<br>Recreational<br>Residential                          | \$100,000                 | \$0  | \$0    | \$0    | -\$41   | -\$41   |
|  | 250,000                   | 0  | 0      | 0      | -102    | -102    |
|  | 500,000                   | 0  | 0      | 0      | -204    | -204    |

The figures in the table are based on school district taxes for debt service, other facility-related and operating referendum levies only and do not include tax levies for other purposes. Tax changes shown above are gross changes, not including the impact of the state Property Tax Refund ("Circuit Breaker") program.

\*\* The district's other debt/facilities levies will be decreasing, primarily due to a reduction in a facilities "pay-as-you-go" levy. These reductions will offset the tax increase from the proposed ballot question.

\*\*\*For agricultural homestead property, a value of \$150,000 was assumed for the house, garage and one acre.

Dated: August 10, 2015.

BY ORDER OF THE SCHOOL BOARD  
 /s/ \_\_\_\_\_  
 School District Clerk  
 Independent School District No. 882  
 (Monticello Public Schools)  
 State of Minnesota