



**Clearbrook-Gonvick School**  
District No. 2311  
16770 Clearwater Lake Road  
Clearbrook, MN 56634

PRSRT STD  
U.S. POSTAGE  
**PAID**  
Twin Cities, MN  
Permit #32324

\*\*\*\*\*ECRWSS\*\*\*\*\*  
**RESIDENTIAL CUSTOMER**

## What Will This Cost Me?

**The average homeowner would pay  
\$15 a month in additional property taxes.**

### Tax Impact on Three Home Values

| Home Value        | Month       | Year         |
|-------------------|-------------|--------------|
| \$125,000         | \$9         | \$111        |
| <b>\$175,000*</b> | <b>\$15</b> | <b>\$178</b> |
| \$300,000         | \$29        | \$347        |

\*Median home value

**THE STATE OF MINNESOTA WILL PAY APPROXIMATELY  
\$3.7 MILLION OF THE REFERENDUM WITH THE  
AG2SCHOOL TAX CREDIT PROGRAM.**



Scan to access the Tax Impact  
Calculator to determine your  
personal tax impact, or go to:

[DeepRootsBuildingFutures.com](http://DeepRootsBuildingFutures.com)

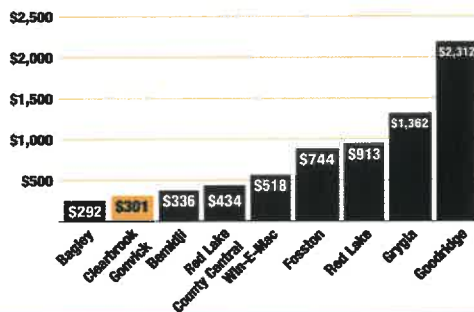


**\$15.00**

The tax impact for the  
referendum is less than the cost  
of a large pizza each month.

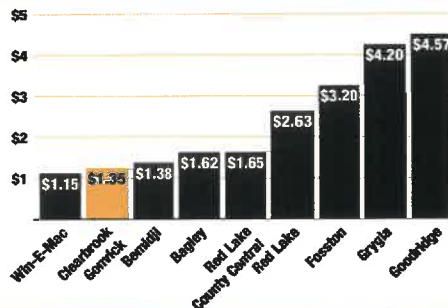
**DID YOU KNOW?** Our school taxes are lower or comparable to most of our neighbors.

#### Total School Property Taxes On a \$175,000 home



Note: If the referendum is approved, property taxes would increase on a \$175,000 home by \$178 per year. Source: Pay 2025 School Tax Report.

#### Total School Property Taxes On an acre of ag land valued at \$5,000



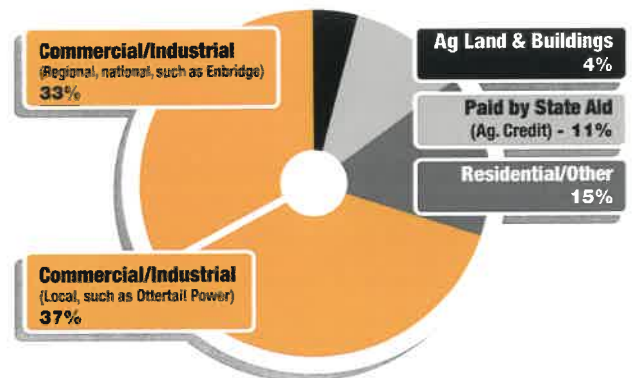
Note: Includes 70% reduction on debt service levies for School Building Bond Agricultural Credit.

### DO YOU OWN AGRICULTURAL LAND? A 70% TAX CREDIT IS HERE FOR YOU!

If you own agricultural land, the State of Minnesota will pay for a large portion of the total referendum project through the Ag2School Tax Credit program. This is an automatic reduction of property taxes paid - you don't need to take any action! The legislature passed this legislation in the 2017 session and it remains today.

### REFERENDUM FUNDING SOURCES

A high percentage of the referendum will be paid for by commercial/industrial businesses, especially Enbridge. Residential property owners in the district will pay approximately 15% (\$5.2 million) of the cost of the referendum. Referendum funding sources are in the chart below.



### WHY IS A GYMNASIUM NEEDED?

First and foremost, gyms are physical education classrooms, with classes required by the Minnesota Department of Education. Ours are too small - large numbers of elementary students at a time use the space and can't do many of the activities due to the small size. Meanwhile, when elementary school recess is held indoors, the only space for students is in the gym, canceling physical education classes during recess times, and there's very little spectator space for junior high competition.

### BE AN INFORMED VOTER

**VOTE ON OR BEFORE NOVEMBER 4**

Early voting begins Sept. 19 - more information on our website.

### CONNECT WITH US

Call: (218) 776-3112

Email the Superintendent: [rgrow@clearbrook-gonvick.k12.mn.us](mailto:rgrow@clearbrook-gonvick.k12.mn.us)

Visit the Referendum Website at: [www.DeepRootsBuildingFutures.com](http://www.DeepRootsBuildingFutures.com)

# CLEARBROOK-GONVICK SCHOOL 2025 BOND REFERENDUM INFORMATION GUIDE



## Our School, Our Future

**Students and families in the Clearbrook-Gonvick school district thrive** in their “new” school building -- built just 22 years ago -- surrounded by a sea of green space used by many outdoor activities. However, a lot has changed since it opened in 2003. Facebook had just launched to college students, most people still had flip phones, and classrooms were lined with desks in rows and students learned from books and paper worksheets.

**What’s new in our schools?** We need more space for career and technical education, special education, and individualized learning, and increased security to guard against threats from outside the building.

**The future success of our school building** requires that we provide different learning spaces for students, in addition to managing long-term maintenance issues for a 22 year-old building. The Deep Roots-Building Futures referendum aims to address these challenges.

## THE NEED

Our school building has reached a critical point where systems are failing. The lack of sufficient classroom and specialized learning spaces is forcing compromises that hurt our students' educational experience.

### SAFETY

**Security gaps** - the community steering committee strongly advocated for strengthening safety and school security

**Fitness center** - too many students in too small a space - they spill out into the hallway and nearby gym, damaging flooring in the process

**The Cafeteria - Commons** serves as the only hallway between wings, and congestion is a challenge during passing times during our two-hour lunch period

**Physical education classes** include large numbers of students, resulting in safety issues due to lack of space for activities

### CLASSROOMS

High demand for **career and technical education** with insufficient classroom space

**Teaching in storage areas** and hallways; **Elementary classrooms** are too small

Lack of adequate **special education spaces** and small group settings

**No space for spectators** viewing junior high sports

Indoor recess creates **gym scheduling conflicts** with physical education classes

Outdated and inadequate **locker room space**

**Inadequate storage space** leads to storage in common areas obstructing pathways

### SYSTEMS

**Roof is failing** - roof is out of warranty, leaking, and beyond patching

**Water damage** - penetration at building base is causing foundation settlement

Age and high traffic has resulted in **significant wear and tear** on doors, walls, floors, bathrooms and ceiling tiles

Doors close automatically in an emergency, but many **don't latch due to warping**

**Fluorescent lighting** throughout the building is old and inefficient. Fluorescent bulbs will not be available in Minnesota after Jan. 1, 2026

## THE PROCESS



Students in physical education classes don't fit in the Fitness Center and have to use the hallway, obstructing traffic

## THE PLAN - A One-Question Bond Referendum on Nov. 4, 2025

If approved, this plan will include:

- Additional classrooms for career and technical education, special education, elementary, small group
- Physical education space to solve scheduling conflicts, indoor recess space, adequate space for elementary students
- New secure entrance - our goal is an even safer school for our students, staff and visitors
- New roof, tuckpointing, seal the building envelope
- Renovated common areas, restrooms, new LED light fixtures

*This \$34.9 million referendum costs more than the last request due to inflation and project updates.*

