

BOND

ALVARADO ISD BOND ELECTION



SATURDAY, MAY 7, 2022



Background on the Process

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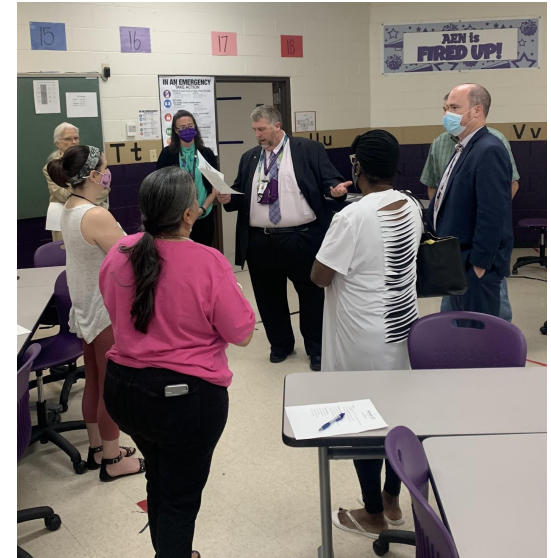
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Facilities Steering Committee Developed Recommendation for May 2022 Bond

Rachel Ayala
Amy Bledsoe
Shaunda Brainard
Kevin Bjork
Dianne Buckley
Jessica Cornejo
Amelia Crumpton
Paul DeBuff
Marty Douglas

Christine Farmer
Rosita Jenkins
Esmeralda Juarez
Lewis King
Clifton McDaniel
Victoria Montoya
Linda Neeley
Erica Peteet

Nancy Pish
Jana Poehlin
Austen Powell
Karen Rayburne
Ashley Speaker
Summer Turner
Erick Velasco
Jacob Wheat



Committee's Work & Analysis



Existing
Facility
Conditions



Demographic
Report &
Enrollment
Projections



School Finance
Bonding Capacity
Cost Analysis



Building Needs
& Potential
Solutions

Board of Trustees Approved FSC's Recommendation

On February 14, the AISD school board voted unanimously to call a bond election for May 7, 2022, asking voters to consider authorization of \$125,000,000 to fund a new elementary school, an expansion at Lillian and renovations at the intermediate and high schools.



Planned Grade Alignment

Elementary

Junior High

High School



PreK-5



6-8



9-12



Alvarado ISD is Growing

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Demographer's Growth Projections

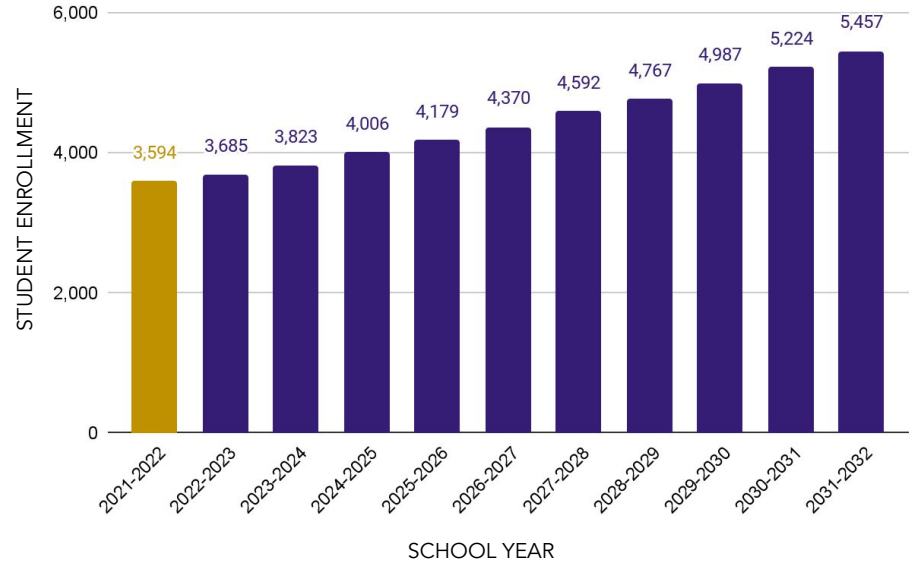
300-400 new homes per year

23% growth by 2027

900 new students in 5 years

54% growth by 2032

2,000 new students in 10 years



Growth Projections* by Campus, based on current grade configuration

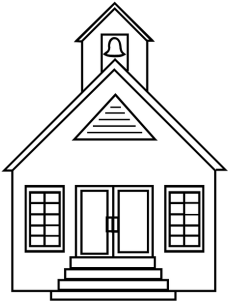
Campus	Capacity	Current Enrollment	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
North	372	286	300	325	357	381	408	433	453
South	402	329	351	381	409	432	456	478	502
Lillian <i>*PK-2 only</i>	435	245	268	255	257	259	264	265	267
Intermediate	871	729	738	793	844	922	977	1,044	1,095
Junior High	956	826	824	838	876	903	971	1,034	1,109
High School	1,376	1,179	1,181	1,225	1,276	1,300	1,339	1,382	1,434

*Lillian will become a PreK-5 campus
Intermediate will become a PreK-5 campus

Shaded area = over capacity

More Students Than Capacity

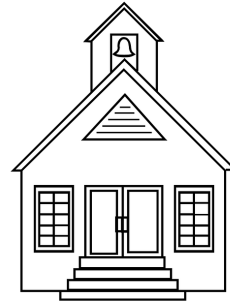
Elementary Schools: 2026



Students: 2,105
Capacity: 2,080

Exceed the combined capacity
of all elementary campuses
by 2026-27.

All Schools: 2027



Students: 4,592
Capacity: 4,412

Exceed the combined capacity
of all campuses by 2027-28.

Add Approximately 500 Seats for PreK-5

Proposed Projects:

- New Elementary North
- Expand Lillian
- Convert AIS to Elementary South





Facilities Show Aging Conditions

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Current Conditions at Elementary North

- Room sizes are below what is required by current TEA facility standards
- Kitchen is undersized for the campus population.
- Site paving and drainage issues
- Texas Accessibility Standards/Americans with Disabilities Act issues with floor levels
- Multipurpose classroom serving as gymnasium
- Traffic flow is not adequate for campus / concrete work needed

Current Conditions at Elementary South

- Room sizes are below what is required by current TEA facility standards
- Outdated infrastructure (electrical, sewage, water)
- Safety/security inequities
 - No controlled vestibule
 - Scholars exit building to get to other wings
- Site paving issues (unpaved parking for staff).

Gym at AHS

- Capacity issues
 - Only one court for games/competition
 - Creates scheduling challenges
 - Bleachers cover the practice portion of the gym

Baseball & Softball Fields

- Drainage issues
 - Fields are often under water, creating cancellations and scheduling challenges
- Press box
- Storage





Projects to Address Elementary Growth

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New Elementary North



Grades PreK-5



750-student capacity
1,000-student core areas



Opens Fall 2024

Expand Lillian Elementary



Grades PreK-5



750-student capacity
750-student core areas



Complete Fall 2024

Convert Intermediate to Elementary South



Grades
PreK-5



Address Aging Conditions

- Interior Renovations
- Handicap Accessibility
- HVAC Replacement
- Roof Replacement
- Safety & Security Upgrades



1,000-student
capacity

1,000-student
core areas



Complete
Fall 2024

ALVARADO
HIGH SCHOOL

Projects at AHS

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New Competition Gym at AHS

- Increase gym space at AHS
 - Additional space for volleyball, basketball, dance, PE
 - Provides more flexibility with scheduling
- Add spectator seating
 - Additional space for Alvarado fans and visitors
 - Allows AHS to host additional competitions

PROPOSITION B

New Baseball & Softball Fields

- Repair drainage issues
- New field base & surface
- Covered spectator seating

A young girl in a pink cowboy hat and a boy in a white cowboy hat and purple hoodie are holding hands. The background is a blurred outdoor setting, possibly a fair or festival, with a car visible. The text "One AISD Ballot: Two Propositions" is overlaid in a large, dark blue font.

One AISD Ballot: Two Propositions

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One AISD Ballot: Two Propositions

Proposition A

- ★ Elementary North: Build a New School to Replace AEN
- ★ Lillian Elementary: Expand Campus
- ★ Intermediate:
 - Expand & Update Campus
 - School Becomes Elem. South
- ★ Add New Competition Gym at High School

Proposition B

- ★ Baseball & Softball Renovations to Improve Site Drainage and Update Fields












On Your Ballot: Proposition A

Proposition A Projects	Cost
New AEN: 750 students, 1,000 core	\$45,309,000
Expand LES: 750 students, 750 core	\$23,367,000
Convert AIS to AES: 1,000 students - Address Aging Needs	\$17,539,000
New AHS Competition Gym (2,000 seat)	\$21,235,000

On Your Ballot: Proposition B

Proposition B Projects	Cost
AHS Baseball & Softball Field Renovations	\$17,550,000

Potential Project Timelines

	21-22	22-23	23-24	24-25	25-26
Voter Approval	May 2022 Election				
New AEN				Campus Opens	
Expand LES				Campus Opens	
Convert AIS to AES				Campus Opens	
New AHS Competition Gym				New Gym Completed	
Renovations to AHS Baseball & Softball Fields				Fields Completed	



No Increase to AISD Tax Rate

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Alvarado ISD Current Tax Rate

M&O <u>Tax Rate</u>	+	I&S <u>Tax Rate</u>	=	Total <u>Tax Rate</u>
\$0.872		\$0.50		\$1.372

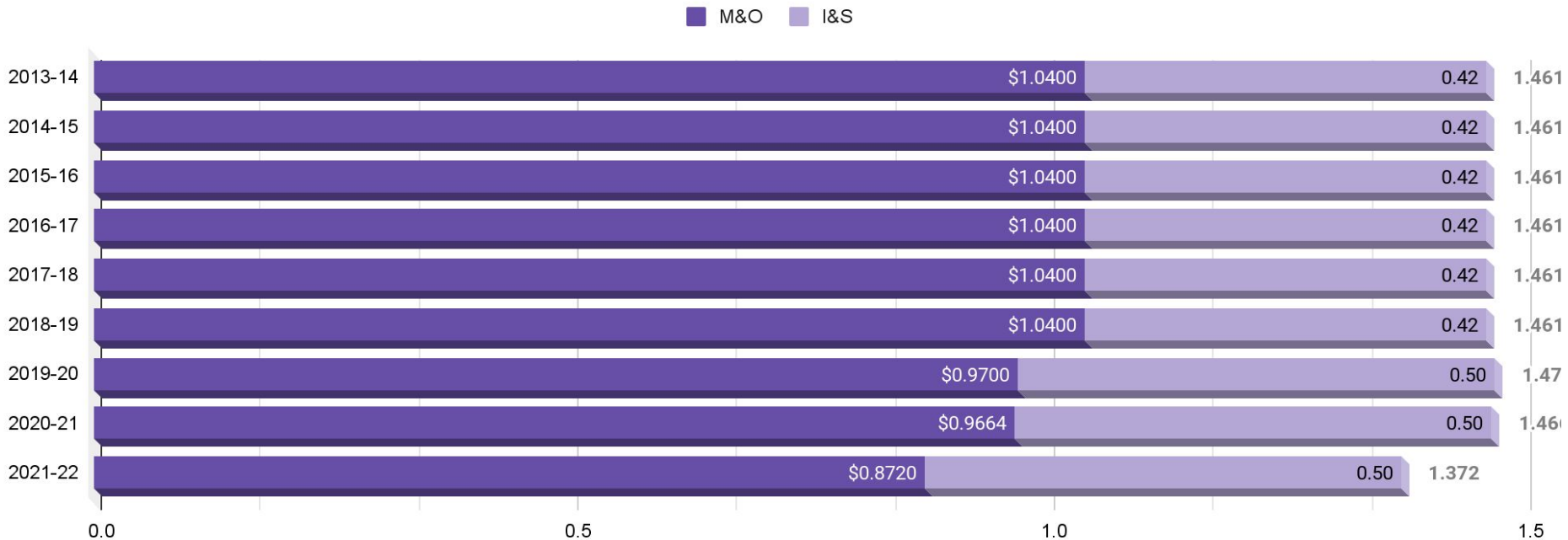
per \$100 of property value

The state will lower this rate as part of property tax relief bill.

This amount is capped at 50 cents, so the AISD tax rate will not increase as a result of this bond election.

Tax Rate History


AISD's total tax rate is 8.9 cents lower now than it was in the 2013-2014 school year.



Fiscal Management & Property Tax Relief

- The M&O tax rate has been compressed each of the past three years, lowering the total AISD tax rate.
- AISD has taken advantage of 9 bond refundings since 2008, resulting in \$22,472,832 in savings.
- Bond interest rates are at an all-time low in the history of the Bond Buyer Index.
- The homestead exemption is projected to increase from \$25,000 to \$40,000, saving taxpayers money.

Understanding Your Tax Bill



SCOTT PORTER
Johnson County Tax Assessor-Collector
PO Box 75
Cleburne, TX 76033
(817) 558-0122

2021 TAX STATEMENT

Property Account Number: XXXXXXXXXX

Owner: XXXXXXXXXX

ALVARADO TX 76009-6335

Property Location: XXXXXXXXXX

Acres: XXXXXX

Legal Description: XXXXXXXXXX

Exemptions: General Homestead Assessment Ratio 100%

Improvement Market Value	Land Market Value	Non-Homesite Improvement	Non-Homesite Land	Ag Value	Mineral Value	Personal Property	Total Market Value
178,805	57,120	0	0	0	0	0	235,925


Taxing Entities	Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax
JOHNSON COUNTY	5,000	230,925	0.378700	876.82
FARM TO MARKET LTRD	8,000	227,925	0.040300	91.85
EMER SERV DISTRICT 1	5,000	230,925	0.060000	138.56
ALVARADO ISD	25,000	210,925	1.372000	2,893.89
HILL COLL--ALVARADO	5,000	230,925	0.050000	115.46
TOTAL BASE TAX				4,116.58


IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Amount Due \$4,116.58

- The deadline for paying 2021 property taxes without penalty & interest is January 31, 2022.
- If your mortgage company pays your property taxes, please forward this notice to them so they can make payment by the deadline.
- The post office cancellation mark is considered the date of payment if it is sent by first-class mail, properly addressed with postage prepaid
- Property owners who qualify under Tax Code 11.13(d) or 11.22 for an over 65 exemption, a disabled exemption, or a disabled veteran's exemption have the option to pay their current taxes due on their residence homestead in four equal installments. You must pay 1/4 of the amount of taxes due by the deadline and note "installation payment" on the payment. The 2nd payment is due by March 31, the 3rd payment by May 31 and the last payment by July 31 to avoid penalty & interest.
- This statement reflects the amount due for the 2021 tax year only. Delinquent taxes are not included on this statement.
- eCheck and credit card payments are available at www.johnsoncountytaxoffice.org. eChecks have a flat \$1.50 convenience fee and credit cards a 2.4% convenience fee of which the county retains no portion of.
- Payment may be made in person at the Cleburne Annex, Alvarado Sub-courthouse and the Burleson Sub-courthouse Monday thru Friday 8:00am to 4:45pm.

Detach



eCheck 

Visit our website for eCheck and credit card payments.
www.johnsoncountytaxoffice.org
Payment by phone is available at 1-800-884-6091
(use bureau code: 333444)

Return With Payment

Property Account Number


Total Tax Amount Due \$4,116.58

2021 Stmt

Penalty & Interest if Not Paid by January 31, 2022

If Paid In	Amount Due
FEB	\$4,404.74
MAR	\$4,487.08

Scan this QR code with the camera or app on your phone to pay online



There will be a statewide proposition in May asking voters to consider a property tax relief amendment that would increase the exemption from \$25,000 to \$40,000.

This tax rate (\$1.37) represents the total tax rate in AISD, and it will not increase as a result of this bond election. Compared to previous years, this rate is lower than it has been since 2012-2013.

Exemptions: General Homestead							Assessment Ratio 100%
Improvement Market Value	Land Market Value	Non-Homesite Improvement	Non-Homesite Land	Ag Value	Mineral Value	Personal Property	Total Market Value
178,805	57,120	0	0	0	0	0	235,925
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax		
JOHNSON COUNTY		5,000	230,925	0.379700	876.82		
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Total Tax Amount Due \$4,116.58

Voters 65 & older are eligible for a tax freeze on their AISD taxes. Contact the appraisal district for more information.

Bonding Capacity

- AISD has higher bonding capacity now than it has in recent past due to strong financial planning, growth, and refundings.
- AISD can issue \$125,000,000 in bonds with no increase to I&S tax rate.
- AISD can consider a larger bond amount due to growth, rising Taxable Assessed Values, and the current I&S tax rate.

New Ballot Language Requirement

House Bill 3 added this requirement for school bond elections, regardless of the impact on the ISD's tax rate:

SECTION 1.008. Section 45.003, Education Code, is amended by adding Subsections (b-1) and (d-1) and amending Subsections (d) and (f) to read as follows:

(b-1) The ballot proposition under Subsection (b) must include the following statement: "THIS IS A PROPERTY TAX INCREASE."

The Alvarado ISD tax rate will not increase as a result of this election. The I&S rate is capped at the current rate of 50 cents.



Voter Registration Deadline:

Thursday, April 7, 2022

Early Voting:

Mon., April 25 – Tues., May 3

Election Day:

Saturday, May 7, 2022

A teacher wearing a black face mask and a beige cardigan stands at the front of a classroom, holding several white papers. She is gesturing with her hands as if speaking. In the foreground, many young students are holding up their drawings, which appear to be hand-drawn maps or posters. The classroom is decorated with various educational posters and flags. The word "Questions?" is overlaid in large, dark blue text across the center of the image.

Questions?

[AlvaradoISDBond.net](https://www.alvaradoisd.org/bond)

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