Presentation to Council

Agenda | 6/14/2022

1. Guiding Principles
2. Bond Workshop & Prioritization Recap
3. Proposition Wording & May Elections Review
4. Council Proposition Direction
Guiding Principles

Implement City’s Master Plans

Increase Public Safety

Improve Mobility & Quality of Life

Achieve Council & Community Input
Bond Program Workshop Schedule

- **PARKS & OPEN SPACE**
  - February 22

- **FACILITIES**
  - March 8

- **STREETS & SIDEWALKS**
  - March 22

- **PROJECT PRIORITIZATION**
  - April 12
Citizen Survey Feedback

“Road surface has fractured along Adler & it won’t be repaired by simple surface treatment.”

“A dog park within the city limits would be great.”

“Bridges & roads are not keeping up with influx of traffic & people.”

“Acquire more park land and build more parks.”

“The library is fantastic. Keep supporting and enhancing it.”

“We need dedicated pickleball courts.”

“I’d like to see more bike and walking trails.”

“Our population has doubled from 2008 yet we still only have one fire station.”

“Be more proactive in planning of roads and traffic.”

“More diverse recreational activities.”
Parks & Open Space
- Northside Community Park: $9 Million
- Park Improvements & Land Acquisition: $4 Million
- Total: $13 Million

Facilities
- Fire Station No. 2: $8 Million
- Other Facilities & Land Acquisition: $6 Million
- Total: $14 Million

Streets
- Adler Road: $14 Million
- Other Streets / Turn Lanes: $9 Million
- Total: $23 Million

Total: $50 Million
Proposition A (Streets) $23 Million

Ballot Wording
"THE ISSUANCE OF BONDS IN THE AMOUNT OF [$23,000,000] FOR STREETS, AND SIDEWALKS AND THE LEVYING OF A TAX IN PAYMENT THEREOF"

Priority given to the following street projects:
- Adler Road
- W. Blanco Road (adjacent to Main Plaza)
- W. Kronkosky St.
- Shooting Club Road
- Parkway Drive
Proposition B
- Public Safety Facilities

**Ballot Wording**

“THE ISSUANCE OF BONDS IN THE AMOUNT OF [$8,000,000] FOR PUBLIC SAFETY FACILITIES AND THE LEVYING OF A TAX IN PAYMENT THEREOF”

**For the purpose of ...**

- Fire Station: acquiring, constructing, improving, renovating, and equipping public safety facilities acquiring lands and rights-of-way necessary thereto
Proposition C
• Parks and Recreation

Ballot Wording
“THE ISSUANCE OF BONDS IN THE AMOUNT OF [$13,000,000] FOR PARKS, RECREATION, AND OPEN SPACE IMPROVEMENTS AND THE LEVYING OF A TAX IN PAYMENT THEREOF”

Priority given to the following projects:
• Northside Community Park
• Northrup Park
• City Park
• Northside Neighborhood Park
Proposition D
• Public Facilities

Ballot Wording
“THE ISSUANCE OF BONDS IN THE AMOUNT OF [$6,000,000] FOR [PUBLIC WORKS & FLEET] FACILITIES AND THE LEVYING OF A TAX IN PAYMENT THEREOF”"

For the purpose of ...
• acquiring, constructing, improving, renovating, and equipping public facilities (to include public works facilities), acquiring lands and rights-of-way necessary thereto
Assumptions for Tax-Supported Debt Calculations

- Stable tax rate over the 20-year term
- Increased valuations in line with current preliminary tax roll information
- 6% growth in assessed taxable value annually thereafter
- Increased interest rate to mirror market rates
Tax-Supported Debt Options

Assumptions: $380,000 Avg Home Value
Property Tax Estimates per $100 taxable value. Annual 6% increase in Property Values. 20-year debt.
### Texas Cities

**Bond Election Results – May 7, 2022**

<table>
<thead>
<tr>
<th>Dollar Amount Approval Rate</th>
<th>Projected Debt Tax Rate Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>92.9% Approval Rate</strong></td>
<td><strong>$.0307 Average</strong></td>
</tr>
<tr>
<td>Taxpayers Approved $2.169 Billion of the $2.334 Billion of bond dollars.</td>
<td>Average projected increase of 25 approved bond propositions in Texas</td>
</tr>
<tr>
<td><strong>61.9% Approval Rate</strong></td>
<td><strong>$.0149 Average</strong></td>
</tr>
<tr>
<td>Taxpayers Approved 26 of 42 Bond Propositions in May elections</td>
<td>Average of approved bond propositions in Texas</td>
</tr>
<tr>
<td></td>
<td><strong>$.000 Lowest</strong></td>
</tr>
<tr>
<td></td>
<td>18 approved propositions had no projected increase</td>
</tr>
</tbody>
</table>

State average since 2017 is 93.3% by dollar amount and 83.3% by number of propositions.
Texas Cities
Bond Election Results – May 7, 2022

Burleson – 47,000 Population
• $33 Million – Streets
• $52 Million – Public Safety Facilities

Cedar Park – 77,000 Population
• $86 Million – Streets
• $42 Million – Parks
• $30 Million – Public Safety Facilities

Kerrville – 23,500 Population
• $45 Million – Public Safety Facilities
Texas Cities
Bond Election Results – May 7, 2022

Burkburnett – 11,000 Population
• 5 Failed bonds totaling $10.6 Million for street projects

Mansfield – 71,000 Population
• 4 Failed bonds totaling $145 Million for parks projects

Winnsboro – 3,300 Population
• 6 Failed bonds totaling $4.4 Million for parking, facilities, streets

Windcrest – 5,800 Population
• 1 Failed bond totaling $5 Million for a pool
Impact on Projects if Bond Fails

Options for City
1. Send project back out for vote at next election.
2. Potentially fund project with short-term Tax Notes.
3. Try to pay cash depending on project.

City Cannot
- The City cannot issue Certificates of Obligation for 3 years after a failed bond election for the specific projects that failed.
Bond Communication Strategy

June – July
- Update Bond website with Final Proposition Details
- Prepare printed materials (English and Spanish)

August – September
- Sign boards on display at City Hall and Library
- Letters to Editor
- City-hosted Open House and Presentations
- Tour of areas of proposed improvement
- City informational social media campaign begins

October – November
- Neighborhood block walking and Pop-Up Info Sessions
- Utility bill informational insert
- Encourage voting
**Bond Program Timeline**

- **January**
  - Council Begins Consideration for Nov. 2022 Election

- **Feb-April**
  - Council Bond Workshops & Draft Project List

- **May-June**
  - Staff Preparation: Draft Potential Bond Propositions, Consult Bond Council

- **July/August**
  - Council Approves Project List & Calls Election
  - Public Outreach: Community Groups | Video/Web Resources

- **Sept./Oct.**
  - Publish Notices & Distribute Election Info

- **Oct. 24 - Nov. 4**
  - Early Voting Period

- **Nov. 8**
  - Election Day

*Final Tax Rolls*
Council Discussion

**Parks & Open Space**
- Northside Community Park: $9 Million
- Park Improvements & Land Acquisition: $4 Million
- Total: $13 Million

**Facilities**
- Fire Station No. 2: $8 Million
- Other Facilities & Land Acquisition: $6 Million
- Total: $14 Million

**Streets**
- Adler Road: $14 Million
- Other Streets / Turn Lanes: $9 Million
- Total: $23 Million

**Total: $50 Million**
Alternate Propositions #1
$28 Million

Adler Road
$14 Million

Northside Community
$9 Million

Land Acquisition
$5 Million

Property Tax Rate Impact
4.7¢

Monthly Impact on Avg. Home
$15
**Alternate Propositions #2**

**$36 Million**

- **Adler Road & Street/Intersection Improvements**
  - $23 Million
  - Property Tax Rate Impact: 6¢

- **Northside Community & Other Park Improvements**
  - $13 Million

CITY OF BOERNE | 2022 BOND PROGRAM
Thank You!

Sources: Graphics: Kanin Abhiromsawat (Vecteezy.com); City of Buda (Source: U.S. Census, Texas Water Development Board, Texas State Historical Association, City of Pflugerville Demographic Profile // 2015 - 2019); Texas A&M Natural Land Institute