



## **Seguin ISD Bond 2023**

### *Frequently Asked Questions*

#### **What is a bond?**

A school bond is similar to a home mortgage. It is a contract to repay borrowed money with a long term, fixed interest rate over time. Bonds are sold by a school district to competing lenders to raise funds to pay for the costs of construction, renovations and equipment. With limited exceptions, all school districts in Texas utilize bonds to finance new facilities and major renovations to existing facilities.

#### **How was this bond proposal put together?**

The 2023 bond process consisted of nearly 30 community members, business professionals, parents and staff who were invited to participate in a Facilities Committee from June-July 2022. During this time the Facilities Committee met to research and analyze the district's facilities, review a demographic study of projected growth, and develop a recommendation that was made to the Seguin ISD Board of Trustees on July 19, 2022. The item proposed in Bond 2023 is part of a long range facility plan outlined by 2019 and 2022 facilities committees in accordance with the Seguin ISD Strategic Plan.

#### **What is included in the Bond 2023 proposal?**

##### **Baseball and Softball Complex**

- Matador Baseball plays home games at Smokey Joe Field owned by the City of Seguin near the fairgrounds. A new baseball field on the Seguin High School campus would eliminate the need for players and coaches to travel across town to the City's field. By pairing a new baseball field with a new softball field at Seguin High School, both sports could share common facilities at the complex, such as the ticket booth, restrooms and concession.

If approved by voters, two of the anticipated benefits of a new baseball/softball complex include the ability for the district to 1) host baseball and tournaments from outside organizations and 2) host playoff games between schools from outside the district. These scenarios could create an economic benefit to the city. Hotels, restaurants, and retail outlets would be positively impacted.

**Cost: \$7,500,000**

#### **Can we pay for a new Baseball/Softball Complex from the current operating budget or general fund?**

A school district's general operating expenditures include payroll, utilities, supplies and other costs associated with the ongoing operations of the school district. While districts may be able to address smaller capital items using general operating funds, school districts do not receive enough funding to cover the cost of large construction projects like those outlined in Bond 2023.

### **How will this bond affect my taxes?**

If approved by voters, there will not be a tax increase associated with Bond 2023.

However, it is important to note that the 86th Texas Legislative session (2019) **requires** the language "this is a tax rate increase" on all school bonds. Voters will see "this is a property tax increase" on their ballots.

*Despite this language*, the passing of the bond will **not** result in an increase in the property tax rate. Your tax bill may be higher due to an increase in your property value, not an increase in the school district bond tax rate. Property appraisals are set by the county appraisal district, and home values have risen across our region.

There is **no tax rate increase** if voters approve the proposition.

### **If the bond will not increase taxes, where is the money coming from?**

The district would not need to increase the I&S tax rate to cover the repayment of the \$7.5 million proposal due to continued property value growth as well as the payoff of existing debt.

Property owners receive an Assessed Value from their local County Appraisal District every April. Taxing entities, like school districts, assess a tax levy in pennies per \$100 of taxable value based on state law and the policy of their local elected officials. The State of Texas provides two tax rates for school districts: the Maintenance and Operations (M&O) to provide for daily operations like salaries, fuel, utilities, maintenance, etc. and the Interest and Sinking (I&S) to provide capital investments like renovation of school buildings. Seguin ISD's appraisal growth, largely from commercial property, will generate the funds to cover the cost of the bond payments over the next 30 years and not require a tax rate increase to the I&S tax rate.

Seguin ISD's community growth has made the overall tax base larger while commercial and residential real estate values have increased. In addition, Seguin ISD has paid off existing debt early, allowing for the capacity to take on debt with no tax increase. These factors eliminate the need for a tax rate increase to fund the bond package.

### **What if I am over 65-years-old?**

New school bonds will not impact taxes on a homestead currently receiving an Over-65 Exemption as long as no improvements are made to the home.

### **How do I register to vote?**

To register online click <https://buff.ly/2E7DvoM>(opens external link in new window) or visit <https://bit.ly/2Djqfdc>(opens external link in new window). The deadline to register to vote is April 6, 2023.

### **What will I see on the ballot when I go to vote?**

There will be one proposition on the ballot for Seguin ISD Bond 2023. Ballot language is below.

#### **SEGUIN INDEPENDENT SCHOOL DISTRICT PROPOSITION A**

THE ISSUANCE OF \$7,500,000 OF BONDS BY THE SEGUIN INDEPENDENT SCHOOL DISTRICT FOR A BASEBALL AND SOFTBALL COMPLEX AT SEGUIN HIGH SCHOOL AND THE LEVYING OF A TAX IN PAYMENT THEREOF. THIS IS A PROPERTY TAX INCREASE.

## When and where can I vote?

Early voting begins Monday, April 24, 2023 and ends on Tuesday, May 2, 2023.

### Early Voting Locations

- Guadalupe County Elections Office, 215 S. Milam St., Seguin, TX 78155 (main location)  
April 24, 7 a.m.-7 p.m.  
April 25-28, 8 a.m.-5 p.m.  
April 29, 10 a.m.-2 p.m.  
May 1, 7 a.m.-7 p.m.  
May 2, 8 a.m.-5 p.m.
- Rodriguez Elementary School, 1567 W. Kingsbury St., Seguin, TX 78155  
April 24-28, 7 a.m.-7 p.m.  
April 29, 10 a.m.-2 p.m.  
May 1-2, 7 a.m.-7 p.m.
- Jim Barnes Middle School, 1539 Joe Carrillo St., Seguin, Texas 78155  
April 24-28, 7 a.m.-7 p.m.  
April 29, 10 a.m.-2 p.m.  
May 1-2, 7 a.m.-7 p.m.
- Seguin High School PAC lobby, 1315 E. Cedar St., Seguin, Texas 78155  
April 24-28, 7 a.m.-7 p.m.  
April 29, 10 a.m.-2 p.m.  
May 1-2, 7 a.m.-7 p.m.
- Seguin ISD Administration Building, 1221 E. Kingsbury, Seguin, Texas 78155  
April 24-28, 7 a.m.-7 p.m.  
April 29, 10 a.m.-2 p.m.  
May 1-2, 7 a.m.-7 p.m.

### Early Voting by Mail

Applications for voting by mail should be received no later than the close of business (5:00 p.m.) on Tuesday, April 25, 2023. Applications should be sent to:

Early Voting Clerk Lisa Hayes  
P.O. Box 1346  
215 S. Milam  
Seguin, Texas 78155  
fax: (830) 303-6373

email: [earlyvotingclerk@co.guadalupe.tx.us](mailto:earlyvotingclerk@co.guadalupe.tx.us)

If an application for ballot by mail is faxed or emailed (or if a federal postcard application is faxed), the applicant must also mail the original application so that the early voting clerk receives the original no later than four days after receiving the emailed or faxed copy.

### Election Day Voting Locations

Election Day is Saturday, May 6, 2023 from 7 a.m. to 7 p.m.

- Rodriguez Elementary School, 1567 W. Kingsbury St., Seguin, TX 78155
- Jim Barnes Middle School, 1539 Joe Carrillo St., Seguin, Texas 78155
- Seguin High School PAC lobby, 1315 E. Cedar St., Seguin, Texas 78155
- Seguin ISD Administration Building, 1221 E. Kingsbury, Seguin, Texas 78155

**Where can I find more information?**

For more information please visit [www.seguinisd.net](http://www.seguinisd.net).