

EARLY VOTING

Early voting begins Monday, October 21, 2019 and ends on Friday, November 1, 2019. Voters entitled to vote an early ballot by personal appearance may do so at any Early Voting site in their County of registration.

Applications for voting by mail should be received no later than the close of business (5:00 p.m.) on Friday, October 25, 2019. 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.

Kendall County

Kendall County Courthouse Annex,
221 Fawn Valley Drive, Boerne, Texas 78006 (main location)

Monday, October 21, 2019 through Friday, October 25, 2019	8:00 a.m. – 6:00 p.m.
Monday, October 28, 2019 through Friday, November 1, 2019	8:00 a.m. – 6:00 p.m.

Comfort High School, 143 Highway 87 North, Comfort, Texas 78013

Monday, October 21, 2019 through Wednesday, October 23, 2019	7:00 a.m. – 3:00 p.m.
Thursday, October 24, 2019 through Friday, October 25, 2019	11:00 a.m. – 7:00 p.m.
Monday, October 28, 2019 through Wednesday, October 30, 2019	7:00 a.m. – 3:00 p.m.
Thursday, October 31, 2019 through Friday, November 1, 2019	11:00 a.m. – 7:00 p.m.

Early Voting By Mail: Applications should be sent to: Staci Decker, P.O. Box 2384, Boerne, Texas 78006; fax: (830) 331-8295; email: elections@co.kendall.tx.us. Early Voting Clerk: Staci Decker, 221 Fawn Valley Dr., Ste. 100, Boerne, Texas 78006. Presiding Judge of the Early Voting Ballot Board: to be determined by Staci Decker.

Kerr County

Cailloux City Center, 910 Main St., Kerrville, Texas (main location)
West Kerr Annex Tax & Vehicle Registration Office, 3350 Junction Highway,
Ingram, Texas 78025

Monday, October 21, 2019 through Tuesday, October 22, 2019	7:00 a.m. – 7:00 p.m.
Wednesday, October 23, 2019 through Friday, October 25, 2019	8:00 a.m. – 6:00 p.m.
Monday, October 28, 2019 through Friday, November 1, 2019	7:30 a.m. – 6:00 p.m.

Early Voting By Mail: Applications should be sent to: Bob Reeves, 700 Main St., Ste. 124, Kerrville, Texas 78028; fax: (830) 792-2253; email for annual application by mail: breeves@co.kerr.tx.us; email for federal postcard application: nalford@co.kerr.tx.us. Early Voting Clerk: Bob Reeves, 700 Main St., Ste. 124, Kerrville, Texas 78028. Presiding Judge of the Early Voting Ballot Board: to be determined by Bob Reeves.

Overall schedule?

It is expected that all projects will be completed within three years from the bond election date.

What happens with the rest of the money if project comes in under budget?

The school board will be able to decide if this money is used for other priority projects or to pay back to the bond principal.

When and Where can I vote?

ELECTION DAY PRECINCT AND POLLING INFORMATION

Election Day: Tuesday, November 5, 2019

Election Day Polling Locations open from 7 a.m. to 7 p.m.

Presiding Judges and Alternates: to be determined by the Election Officials

District Precincts	Kendall County Precincts*	Kerr County Precincts	Polling Places*
1	3030, 3060, 4050, 4070, 4100	—	Patrick Heath Public Library 451 N. Main St., #100, Boerne, Texas 78006 Morningside Ministries 1050 Grand Blvd., Boerne, Texas 78006 Bergheim Volunteer Fire Department 1 Old Curry Creek Rd., Bergheim, Texas 78006 Burdick Community Center 119 Old San Antonio Rd., Boerne, Texas 78006 Kendall County Fairgrounds 1307 River Road, Boerne, Texas 78006 Kendalia Community Center 2610 FM 473, Kendalia, Texas 78027 Boerne Bible Church 1026 E. Blanco, Boerne, Texas 78006 Sisterdale Community Center 2 Sisterdale-Lindendale Rd., Sisterdale, Texas 78006 Comfort Baptist Church 100 Amber Drive, Comfort, Texas 78013 Warning Fire House 11 Waring Rd., Boerne, Texas 78006 Nineteen: Ten Church 130 FM 1376, Boerne, Texas 78006
2	—	2 (regular precinct 202)	Union Church 101 Travis St., Kerrville, Texas 78028
3	—	3 (regular precincts 303 & 308)	Cailloux City Center 910 Main St., Kerrville, Texas 78028

Kendall County participates in the Countywide Polling Place program under Section 43.007, as amended, Texas Election Code. Registered voters of this County will be able to cast their Election Day ballots at any of the Vote Centers identified above.

Does this bond coincide with the recently completed Strategic Facility Plan?

Yes, the strategic facility plan was used as a tool by the Facility Advisory Committee to come up with the bond project list. All priority 1 items identified in the Strategic Facility Plan for each campus were included in this bond.

How did the district arrive at the amount of 37.7 million dollars for the bond proposal?

The district's Facility Advisory Committee made up of Comfort ISD taxpayers including parents, staff and other community leaders met over the last several months in meetings that were open to the public to evaluate the needs of the district.

Can you explain the difference between Soft vs Hard costs, and are both accounted for in the bond budget?

Both hard and soft costs are accounted for in the bond budget where applicable. We consider hard costs to be construction costs, while soft costs are to pay for required services such as design and surveying as well as items such as furniture fixtures and equipment where applicable. Soft costs make up for approximately 10% of the bond costs.

Why is a Gym needed?

The current gym is used the entire day and requires some programs to schedule use after hours or otherwise not be able to utilize the gym. Scheduling and monitoring safety at games will be improved. Administrators will be in a better position security wise to provide assistance if there are issues. Law enforcement will be able to cover both gyms. Parents who have more than one child could go from gym to gym to support their children. The competition gym could be designed in a way that provides a separation between spectators and players thus creating a safer environment for both players, officials and fans. Currently, logistics on game days are that coaches are split in two locations across town. We also must stagger practice times for the boys and girls after school and/or they must travel to the middle school and practice after the middle school gets finished. A new gym will be utilized as a multi-use center allowing a space to gather the whole student body for events, graduation in case of inclement weather, band use, other community meetings, as well as increased athletic use. The location of this new multi-purpose building will allow students safe and secure access to locker rooms during the school day. Student athletes would not be exposed to go up top during the normal schedule. This would help alleviate weather and some of the student safety issues associated with possible intruders on campus.

Will the increased area created by the bond require hiring more maintenance personnel?

CISD does not foresee a need to increase maintenance staff at this time.

Will this bond make for any job cuts?

No.

Has phasing and transition been planned out? Would there be portables?

While an initial phasing has been discussed, once the design process begins, more discussion and coordination with staff members will be required to finalize phasing to minimize impact on the daily life of our students and staff. At this time, it is not planned to utilize portables in the transition unless it makes economic sense.

Comfort ISD 2019 Bond FAQ Sheet

What is a school bond?

A school bond is a way for the school district to secure funding for large capital projects. A bond is a promissory note that is sold to investors on behalf of the District. A school bond must be voted on and approved by the voters residing within the boundaries of the school district.

Can bond funds be used to hire more teachers or improve teacher salaries?

No. Bond funds can only be used to repay debt for capital items such as new buildings, additions and renovations to existing facilities, land acquisition, transportation, technology infrastructure and equipment/furniture for new or existing buildings. Bond proceeds may not be used to pay salaries of any kind to district employees.

If the bond is approved, will CISD purchase any land?

There is no land purchase necessary by CISD for any of the improvements proposed in this bond election.

Will the taxes paid by homeowners aged 65 and older be impacted by the bond proposal?

Homeowners age 65 and older who have applied for and received a “FROZEN TAX RATE” on their homestead **will not** be impacted by the passing of the CISD Bond. However, if they own other properties besides the homestead, those properties will be impacted.

What would be the cost of the bond to the homeowner?

Taxes would be levied at approximately a cumulative \$0.1430 per \$100 evaluation based on the Kendall and Kerr County Central Appraisal District appraised values increase over the current tax rate. (See chart below)

Home Value	2019	2020	2021	2022	2023	2024	Net Cumulative Effect	Cumulative Monthly Amount
\$100,000	\$0.00	\$0.00	\$68.00	\$42.00	\$0.00	-\$3.00	\$107.00	\$8.94
\$150,000	\$0.00	\$0.00	\$113.00	\$71.00	\$0.00	-\$4.00	\$179.00	\$14.89
\$200,000	\$0.00	\$0.00	\$158.00	\$99.00	-\$1.00	-\$6.00	\$250.00	\$20.85
\$250,000	\$0.00	\$0.00	\$203.00	\$127.00	-\$1.00	-\$8.00	\$322.00	\$26.81
\$300,000	\$0.00	\$0.00	\$248.00	\$155.00	-\$1.00	\$9.00	\$393.00	\$32.76
\$500,000	\$0.00	\$0.00	\$429.00	\$268.00	-\$2.00	-\$16.00	\$679.00	\$56.59

**These tax impact projections include the \$25,000 homeowners exemption*

Campus Safety and Security	\$ 15,392,475
Facility upgrades and Enhancements	\$ 9,411,950
Restoration	\$ 5,942,100
Capital Maintenance Projects	\$ 1,823,738
Technology Upgrades	\$ 5,129,738



COMFORT ISD - 2019 BOND ELECTION PROJECTS

Elementary

Campus Safety and Security Renovations	\$ 1,114,000	Includes: Secure Entry, Remodel Administration Area, Replace Classroom Door Hardware, New Door Card Readers at Exterior Doors, Fire Alarm for Wing A, and New Campus Security Alarm System. Replaced toilet fixtures in D wing
New Aluminum Canopy- Connect Cafeteria / Gym and for new Campus	\$ 98,000	Covers areas not currently covered during rainfall and repair path to Gym for ADA compliance
Gym HVAC	\$ 316,000	Insulation, closing in overhead doors, New HVAC
HVAC Replacement	\$ 845,000	Total of 79 units on campus, Replaces oldest units based on typical lifespan
Creek Brush Clearing and Low Water Crossing	\$ 65,000	Clear brush and trim trees for visibility to back lot as provide safe access to creek for outdoor learning opportunities
Fence Perimeter of back property	\$ 31,000	Chain-link fence around back field to prevent vehicular or outside access
Connectivity to Boys and Girls Club	\$ 54,000	Sidewalk to allow safe pedestrian travel to Boys and Girls Club from Elementary Campus
Foundation and Crack Repairs	\$ 286,000	Foundation and wall repair at D wing, Repair Crack in gym wall
Cafeteria Upgrades	\$ 334,000	Replace failing windows and HVAC in Cafeteria
Replace Flooring (VCT, Cpt) Wing A, B, C, Cafeteria, Gym	\$ 343,000	Replace vinyl flooring tile and Carpet based on age
LED Lighting Retrofit	\$ 424,000	Replace older incandescent and fluorescent light fixtures with new led fixtures
Total Elementary	\$ 3,910,000	

Middle School

Exterior Site Safety Improvements	\$ 61,000	Site Lighting and Decorative Iron Fencing
Western Addition/ Secure Entry	\$ 5,333,000	Includes: Secure Entry, Library, Administration, Nurse, Special Education Classroom, Standard Classrooms, Art Room, Dressing Rooms, Student and Staff Restroom, and Demo of Buildings Required for Additions
New Paved Parking / Pick-up Loop	\$ 175,000	Parking and Pick-up loop at West Side of Campus, includes Pick-up Canopy
Replace HVAC Units	\$ 442,000	Replaces Oldest 2/3 HVAC Systems based on typical lifespan
LED Lighting Upgrades	\$ 291,000	Replace older incandescent and fluorescent light fixtures with new led fixtures
Science Addition 3 combo science labs	\$ 2,309,000	Includes 3 Middle School Combination Laboratory Classrooms with Prep Rooms and associated Mechanical, Electrical and Storage
Main Building Renovation (Old Wing)	\$ 3,053,000	Includes Renovation of Main Building (Old Wing), Band Hall Renovation, Practice Gym, Repair of Basement area for Storage Use including water and piler repairs, Also New Classroom Door Hardware and Exterior Door Keyless Entry Card Readers
Total Middle School	\$ 11,664,000	

High School

Ag classroom and shop upgrades	\$ 158,000	New finishes in Ag classrooms including lighting, flooring, paint, accordion wall, and new LED Shop Lighting for safe use of tools.
Safety and Security Upgrades - Classroom door hardware and exterior keyless entry / card readers	\$ 197,000	New Secure Entry and parent conference room, Replace classroom door hardware to lock from inside classrooms, new exterior door hardware
Replace HVAC Units based on age (52 Total)	\$ 585,000	Replaces oldest 3/4 of HVAC units based on typical lifespan
Site Lighting Upgrades	\$ 182,000	Add New Site lighting for back parking lots
New Classroom and Cafeteria Furniture	\$ 675,000	Replaces Furniture Throughout Main Building
New Building Trades Classroom Addition	\$ 400,000	Includes new classroom and outdoor work area with canopy and flatwork
LED Lighting Upgrades	\$ 504,000	LED lighting retrofit throughout campus and minor electrical upgrades in cafeteria
New Multi Purpose Venue	\$ 7,638,000	Indoor facility capable of seating enough people to host graduations, community and extracurricular events
Total High School	\$ 10,339,000	

Athletics

New Locker rooms, Weight room athletic offices	\$ 4,481,000	Weight Room, Athletic Offices and Locker rooms located close to the main campus
Add low retaining wall behind Baseball Field	\$ 39,000	To extend life of baseball field
Existing Athletic Facility Upgrades	\$ 938,000	Renovate Existing Field Houses
Renovate football field press box	\$ 104,000	Existing press box is too small to accommodate everyone that needs to use it
Total Athletics	\$ 4,962,000	

Administration

Move Technology to Science Building on Middle School Campus	\$ 250,000	Utilize the old science building once new wing is constructed for technology wing. This will allow for a secure stand alone area for district servers as well as technology training and workshop area
Technology Upgrades (district-wide)	\$ 539,000	Servers, switches, cables etc. as needed to keep up with current technology needs
Remodel Existing Rock Building	\$ 2,282,000	Utilize the historic 2 story rock building at the Middle School Campus for Central Administration. Renovation of this building will prolong the life of the already almost 100 year old building
Repairs to House at Softball Complex	\$ 25,000	Electrical repairs and Insulation upgrades
Total Admin	\$ 3,096,000	

Maintenance and Transportation

Fence Current Admin Property	\$ 17,000	Fence for secure use as maintenance yard
Updates to existing Maint/Transportation Buildings	\$ 50,000	Will allow the existing transportation facility to function for the district for many more years by freeing up the space currently used by the maintenance department
New Warehouse Building/parking	\$ 630,000	Maintenance shop and warehouse
Total Maintenance and Transportation	\$ 697,000	

TOTAL **\$ 34,668,000** **Project Budget Total in Today's Dollars**

Inflation

Inflation rate / 2yr	8.75%	This accounts for overall timeline of funding, design and phasing of projects from now until actual construction
Total Inflation	\$ 3,032,000	
Total	\$ 37,700,000	Total required project funding

NOW IS THE TIME!
SECURE OUR SCHOOLS
PRESERVE OUR PAST
FORGE OUR FUTURE