

**NOTICE OF REGULAR MEETING OF THE
COMMISSIONERS COURT OF THROCKMORTON COUNTY, TEXAS**

Notice is hereby given that a regular meeting of the above named Commissioners Court will be held on Monday, the 22nd day of February 2021 at 9:00 A.M., at 101 N. Minter , Throckmorton, Texas, at which time the following subjects will be discussed, to-wit:

1. Call meeting to order.
2. Read and approve minutes of previous meeting.
3. Hospital reports/approve hospital bills.
4. Citizen's Comments.
5. Discuss and take any action on purchasing a generator for the repeater.
6. Discuss and take any action on pickup lease agreement.
7. Elected officials report.
8. Approve and pay bills.
9. Adjourn.

Commissioners Court of Throckmorton County, Texas

Kayley Biles
Agenda Clerk

FILED FOR RECORD
at 10:30 o'clock a.m

VOL 28 PG 001

FEB 18 2021
Dianna Moore
CLERK COURT
THROCKMORTON, TX

COMMISSIONER'S COURT

Regular Meeting

Throckmorton County Commissioners' Court met in Regular Session on Monday the 22nd day of February, 2021, at 9:00 A.M., at 105 North Minter, Throckmorton, Texas, with the following members present:

Present: Trey Carrington, County Judge, Casey Wells, Commissioner Pct #1, Kasey Hibbitts, Commissioner Pct #2, Greg Brockman, Commissioner Pct#3, Klay Mitchell, Commissioner Pct#4, Dianna Moore, County Clerk, Brenda Rankin, County Treasurer, Bobby Thompson, County JP, Michelle Cline, Bryan Key, and Doc Wigington

1. Trey Carrington called meeting to order at 9:05 A.M. and welcomed guest.
2. Dianna Moore read minutes from the previous meeting. Kasey Hibbitts made the motion with Casey Wells seconding to approve the minutes. Motion carried 5-0.
3. No action on line item #3.
4. Citizen's Hearing was held. Michelle Cline, Superintendent from Throckmorton CISD spoke to the court about the Bond Election to have a new school built and the requirements. Mrs. Cline stated that the Bond Committee met with the School Board and asked to hold a Bond for 30 million dollars and that there will be a town meeting held on March 2nd and April 6th to present all the information to the residents. Mrs. Cline also handed out pictures of the school with information on the bond and it is attached.
5. No action on line item #5.
6. Trey Carrington made the motion with Casey Wells seconding to approve the purchase of one of the Sheriff's pickups for Pct #2. Motion carried 5-0.
7. Elected Official's Report: Doc Wigington stated that with the storm we just had that everyone came together to take care of things and checked on the elderly. Bobby Thompson stated that there will be a meeting held at 6:00 pm on Tuesday, February 22nd at the Youth Center to put plans in place for the community during storms. Bobby also stated that DPS is looking for a place for people to be able to do Zoom meetings for court.
8. Brenda Rankin presented the court with the county bills. Klay Mitchell made the motion with Greg Brockman seconding to approve and pay the bills. Motion carried 5-0.
9. Casey Wells made the motion and seconded by Greg Brockman to adjourn at 10:48 a.m. Motion carried 5-0.

Witnessed my hand AND approved this the 8th day of March, 2021.

Dianna Moore

ATTEST: County Clerk

[Signature]

County Judge



Throckmorton Collegiate ISD

May 2021 Bond

THROCKMORTON FACILITY COMMITTEE



- Community members, business owners, parents and staff have reviewed and contemplated information pertaining to the wind farms over the course of several months and hours of meetings
- Presented with various data including property value projections, facility assessments and program needs
- Toured current facilities
- The data resulted in exploring various options for the District to consider



CONDITION OF CURRENT FACILITIES



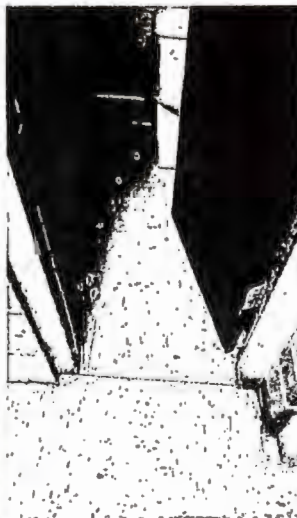
No Secure Vestibule



Multiple Points of Entry



CONDITION OF CURRENT FACILITIES



TAS/ADA District-Wide



CONDITION OF CURRENT FACILITIES



Undersized Cafeteria, Library and Classrooms



CONDITION OF CURRENT FACILITIES

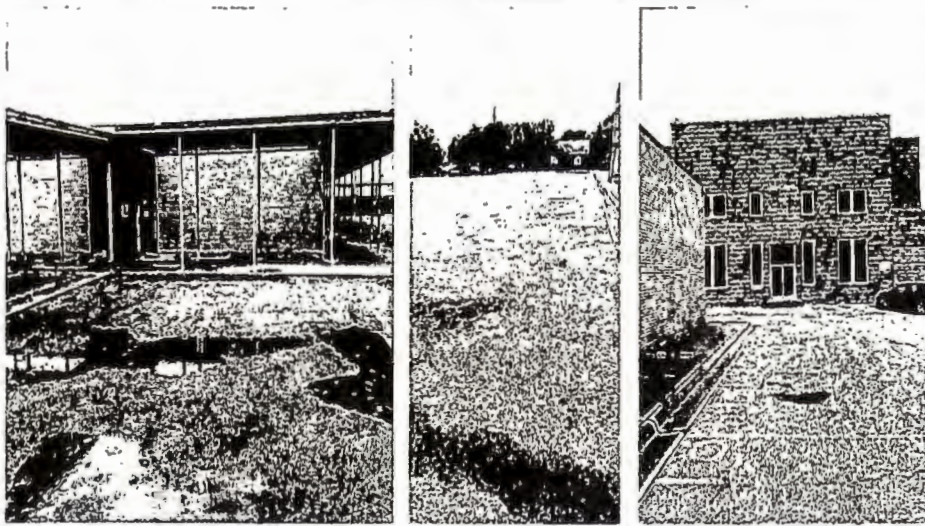


Inadequate Science Lab, Electrical

Asbestos



CONDITION OF CURRENT FACILITIES



Drainage and Paving



HOW DO WE PAY FOR IMPROVEMENTS



- We know our facilities are aging
- What are the financial options?



Why Two Tax Rates?

Maintenance & Operations

❖ Payroll, Utilities, technology upgrades, facility maintenance, unexpected expenditures, general and monthly school expenses, insurance etc...

❖ M&O tax collections are subject to the state school funding formula under a program known as the redistribution of school wealth, or "Robin Hood." TCISD will give up a portion of their M&O budget to Recapture each year as values continue to grow.

❖ School M&O tax rates were compressed in 2005-2006 which lowered the available tax rate. In effect removing a large amount of funding directly out of school district budgets.

Interest & Sinking (Bonds)

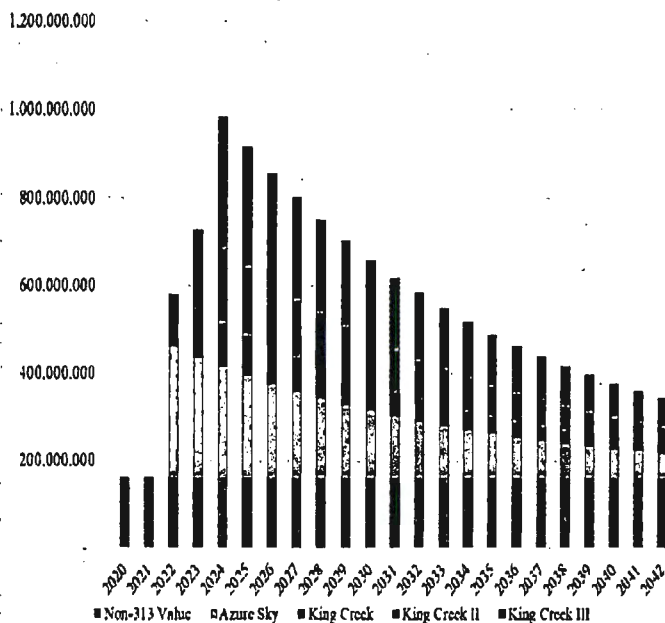
❖ I&S tax rate collections are appropriated directly towards the payment of Principal & Interest on voter approved bonds.

❖ School bonds can be used for anything outlined in the bond documents and approved by the voters in the district. From the construction of new school facilities, to the rehabilitation of older ones, to the purchase of new equipment needed for district programs.

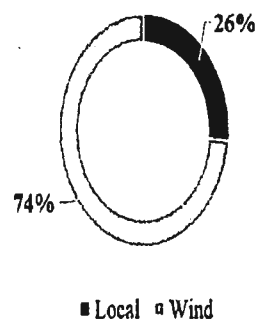
❖ I&S tax collections are not subject to state formulas in any way, those funds stay 100% here in the community



Projected Values Chart



Windfarm vs. Local, 20yr Average



Projected values are based on the most up to date 313 Schedule B's available to the district... King Creek III value is based on a conservative good faith estimate from the wind company and will need to be updated upon receipt of a 313 application. All values are estimates based on the most reliable information currently available...



How Do Bonds Work?

10/15	97.52	17.12	-0.75	1.81%
11/15	97.02	42.15	+0.13	0.48%
12/15	43.86	27.09	+0.46	2.09%
1/16	26.07	22.47	-1.26	-5.12%
2/16	21.71	23.97	+12.51	3.30%
3/16	22.74	95.61	+0.74	0.78%
4/16	97.43	25.22	+0.42	1.69%
5/16	93.95	24.82	+0.30	1.22%
6/16	93.24	57.27		
7/16	24.55			
8/16	55.00			

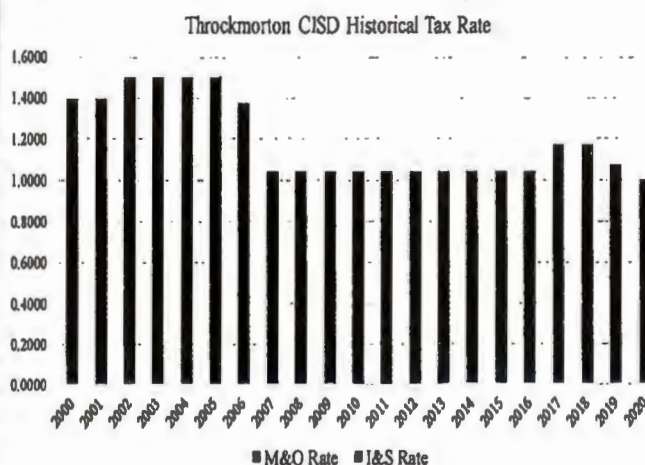
- Bonds work similar to a home mortgage and are made up of two main pieces
 - Principal – The amount need to purchase a home or build/renovate a school
 - Interest – The interest rate is determined by a few factors
 - Credit worthiness (bond rating)
 - External Market
 - Length of Loan
 - Structure
 - The interest rate is then calculated against the principal amount for the term of the bond based on the amount of outstanding principal



TAX RATE HISTORY



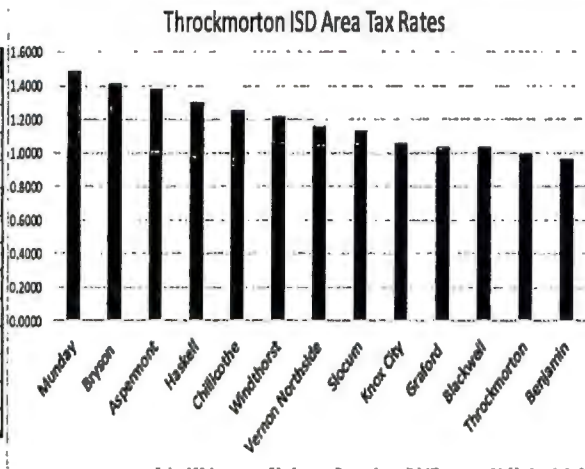
Year	M&O Rate	I&S Rate	Total Tax Rate
2000	1.3950	0.0000	1.3950
2001	1.3950	0.0000	1.3950
2002	1.5000	0.0000	1.5000
2003	1.5000	0.0000	1.5000
2004	1.5000	0.0000	1.5000
2005	1.5000	0.0000	1.5000
2006	1.3700	0.0000	1.3700
2007	1.0400	0.0000	1.0400
2008	1.0400	0.0000	1.0400
2009	1.0400	0.0000	1.0400
2010	1.0400	0.0000	1.0400
2011	1.0400	0.0000	1.0400
2012	1.0400	0.0000	1.0400
2013	1.0400	0.0000	1.0400
2014	1.0400	0.0000	1.0400
2015	1.0400	0.0000	1.0400
2016	1.0400	0.0000	1.0400
2017	1.1700	0.0000	1.1700
2018	1.1700	0.0000	1.1700
2019	1.0684	0.0000	1.0684
2020	0.9955	0.0000	0.9955



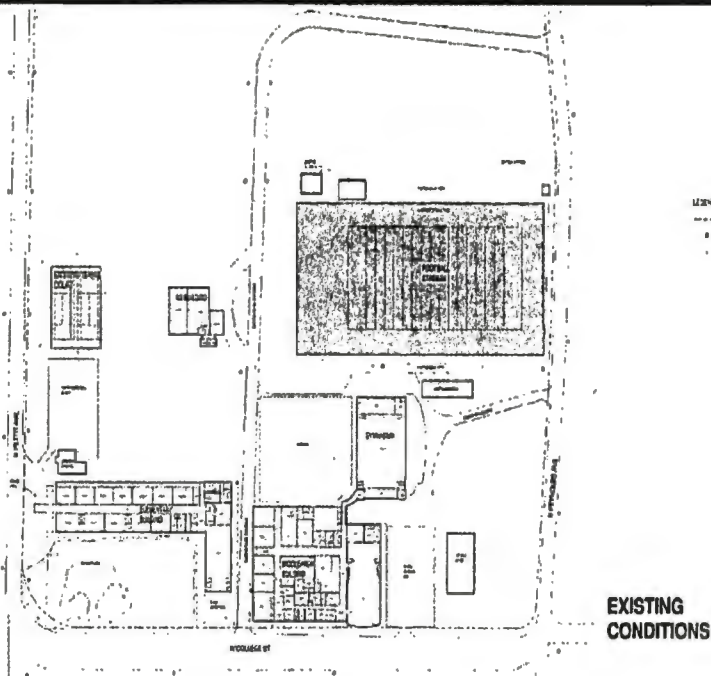
TAX IMPACT



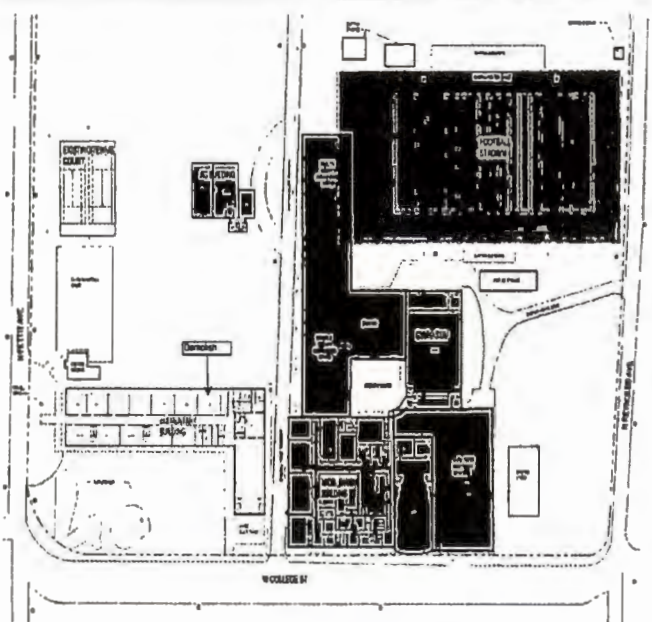
Throckmorton Area Districts			
ISD	M&O Rate	J&S Rate	Total Rate
Munday	1.0135	0.47	1.4835
Bryson	0.9664	0.44	1.4064
Aspermont	0.9964	0.38	1.3760
Haskell	0.9664	0.33	1.2979
Chillicothe	0.9200	0.33	1.2500
Windthorst	1.0547	0.16	1.2159
Vernon Northside	1.0367	0.12	1.1567
Slocum	1.0507	0.08	1.1313
Knox City	1.0547	0.00	1.0547
Graford	0.9650	0.07	1.0323
Blackwell	0.9279	0.10	1.0319
Throckmorton	0.9955	0.00	0.9955
Benjamin	0.9630	0.00	0.9630



OPTIONS DISCUSSED BY COMMITTEE



OPTIONS DISCUSSED BY COMMITTEE

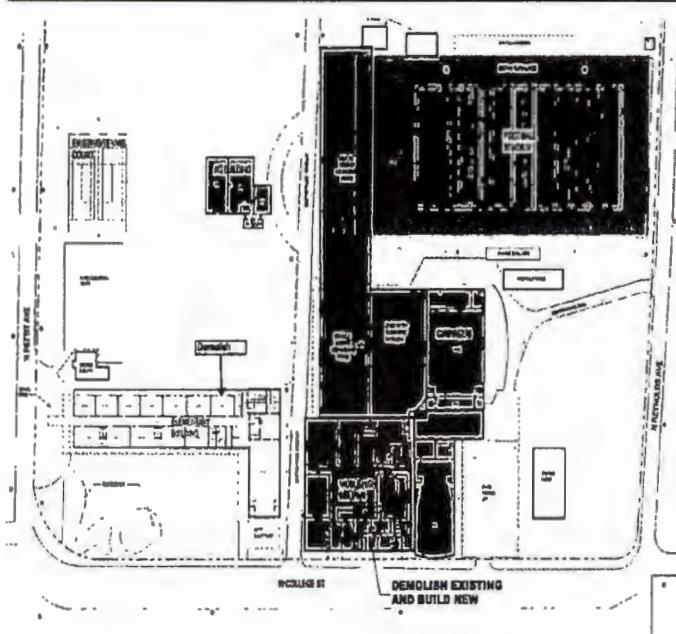


- LEGEND
- PROPERTY LINE
 - ELECTRICAL POLE
 - LIGHT POLE
-
- DEMOLITION
 - PRESERVE
 - NEW CONSTRUCTION

CONCEPT 1
Preserve M/H Structures



OPTIONS DISCUSSED BY COMMITTEE

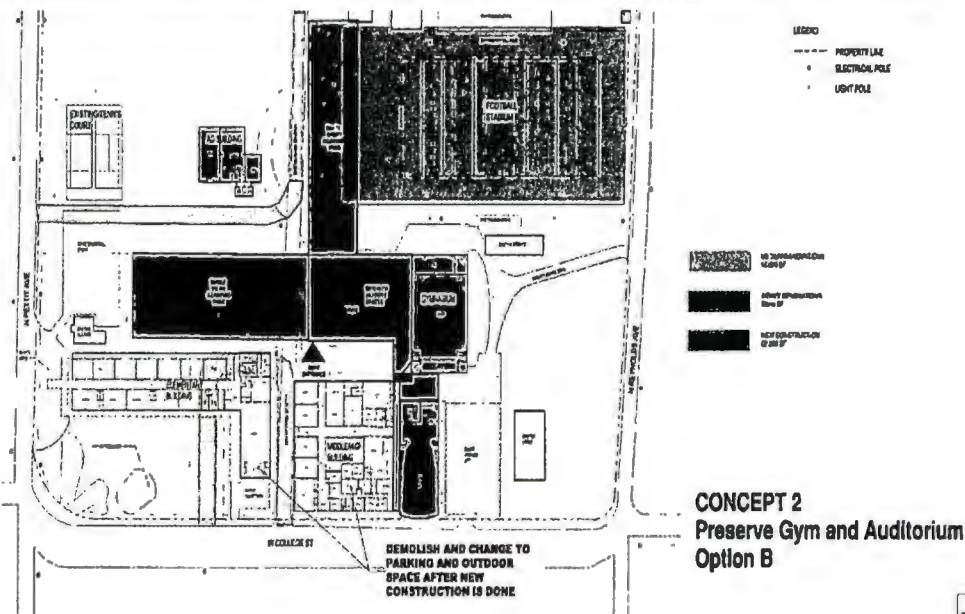


- LEGEND
- PROPERTY LINE
 - ELECTRICAL POLE
 - LIGHT POLE
-
- DEMOLITION
 - PRESERVE
 - NEW CONSTRUCTION

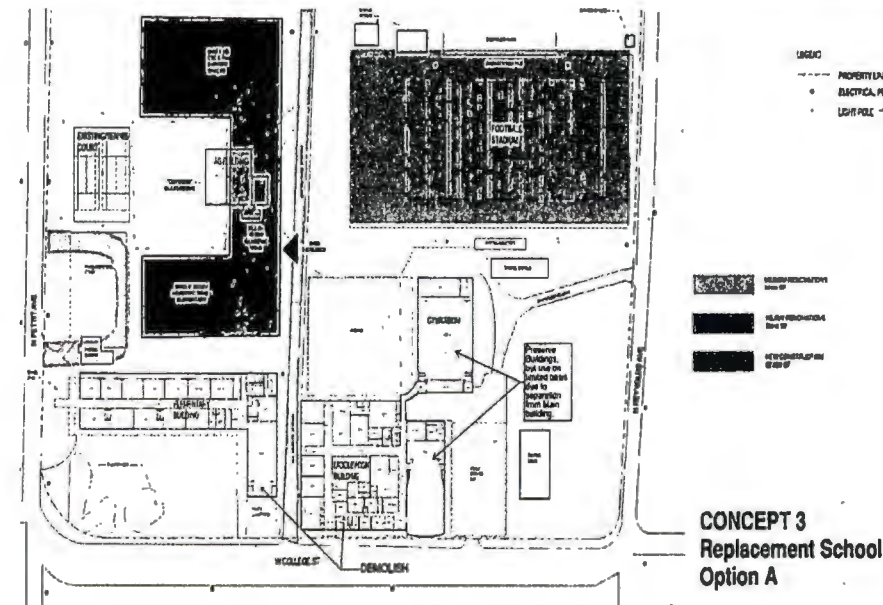
CONCEPT 2
Preserve Gym and Auditorium
Option A



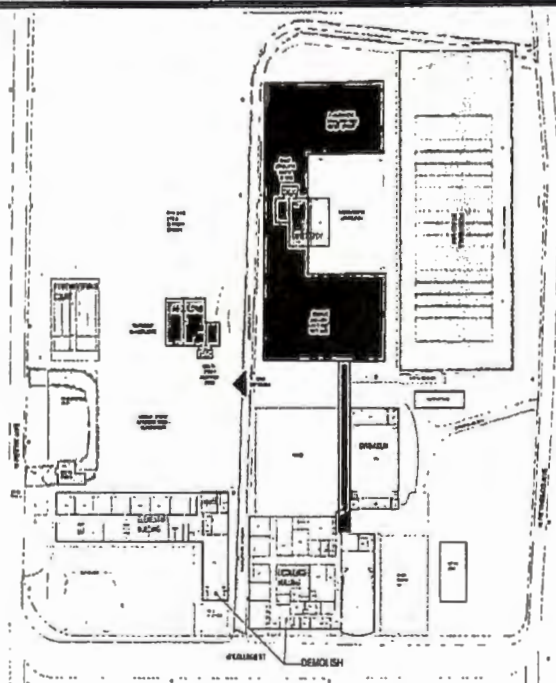
OPTIONS DISCUSSED BY COMMITTEE



OPTIONS DISCUSSED BY COMMITTEE



OPTIONS DISCUSSED BY COMMITTEE



LEGEND
 PROPOSED
 EXISTING
 DEMOLISH

REPLACEMENT SCHOOL
 DEMOLISH
 EXISTING

CONCEPT 3
 Replacement School
 Option B



CONCLUSION - RECOMMENDATION



New Pk-12 School Building:

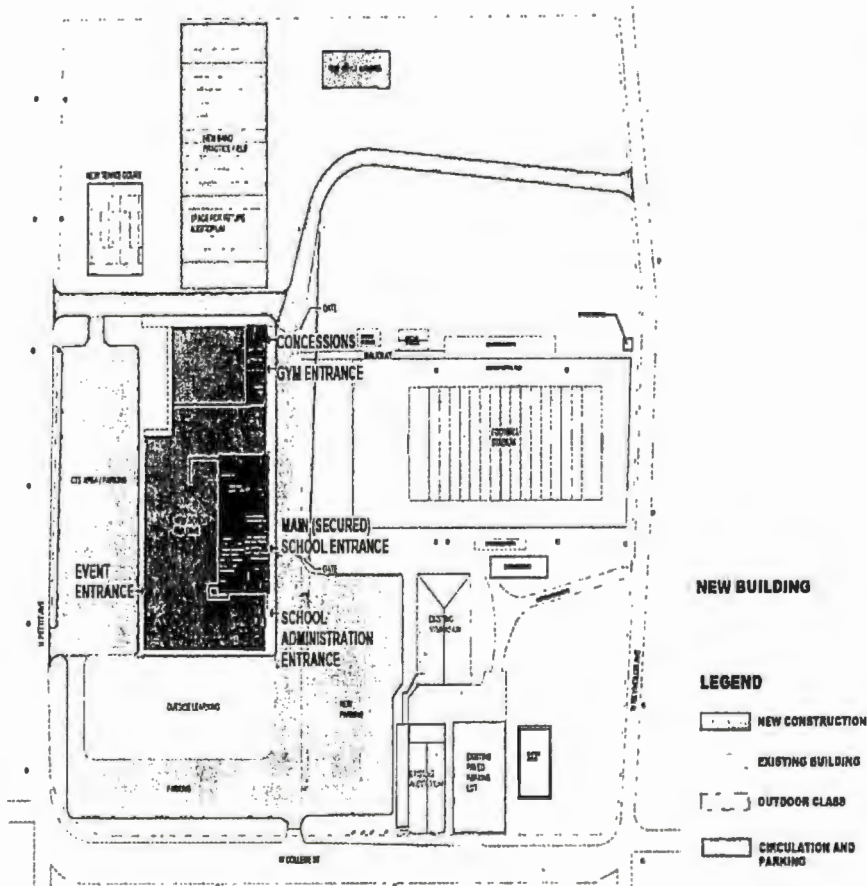
\$30M

- All students under "one roof"
- Adequate spaces for Montessori, Collegiate and CTE
- New "core" spaces such as cafeteria and media center/library
- New gymnasium, weight room and locker rooms

Additional New Facilities:

- New agricultural and veterinary education facility
- Potential medical education facility





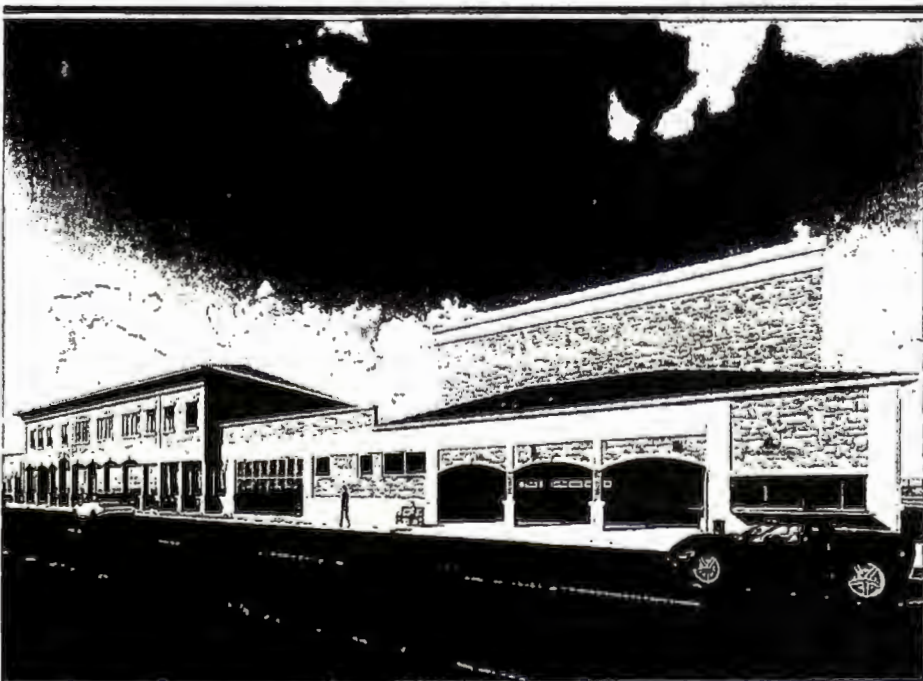
CONCLUSION - RECOMMENDATION



CONCLUSION - RECOMMENDATION



CONCLUSION - RECOMMENDATION

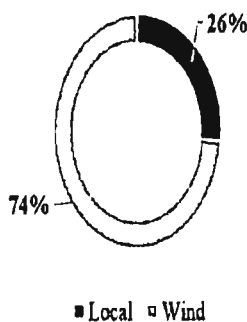


TAX IMPLICATIONS



\$30m = .30 tax increase

Windfarm vs. Local, 20yr Average



TAX IMPACT



Residential Homestead Tax Impacts					
Market Value	Homestead Exemption	Taxable Value	Tax Rate Increase	Annual Increase	Monthly Increase
\$50,000	-\$25,000	\$25,000	\$0.3000	\$75.00	\$6.25
\$75,000	-\$25,000	\$50,000	\$0.3000	\$150.00	\$12.50
\$100,000	-\$25,000	\$75,000	\$0.3000	\$225.00	\$18.75
\$125,000	-\$25,000	\$100,000	\$0.3000	\$300.00	\$25.00
\$150,000	-\$25,000	\$125,000	\$0.3000	\$375.00	\$31.25
\$175,000	-\$25,000	\$150,000	\$0.3000	\$450.00	\$37.50
\$200,000	-\$25,000	\$175,000	\$0.3000	\$525.00	\$43.75

Agricultural Tax Impacts (100 acres)					
Ag Valuation Classification	Parcel Size (Acres)	Taxable Value	Tax Rate Increase	Annual Increase	Monthly Increase
Dry Crop Land	100	\$13,500	\$0.3000	\$40.50	\$3.38
Imp Pasture Land	100	\$6,400	\$0.3000	\$19.20	\$1.60
Native Pasture Land	100	\$4,000	\$0.3000	\$12.00	\$1.00

Projected tax impacts are based on an increase of \$0.30 per \$100 value to the I&S (bond) tax rate. All tax impacts are estimates based on the most reliable information currently available to the district.



CRITICAL DATES



- Last Day to Register to Vote: April 1
- Early Voting Dates: April 19 – April 27
- Election Day: May 1



Thank you!

Throckmorton Collegiate Bond Talking Points May 1, 2021

1. The Throckmorton Bond Steering Committee met over the course of March-December 2020 to complete a facility needs assessment. It was determined:

New Pk-12 School Building:

- All students under "one roof"
- Adequate spaces for Montessori, Collegiate and CTE
- New "core" spaces such as cafeteria and media center/library
- New gymnasium, weight room and locker rooms

Additional New Facilities:

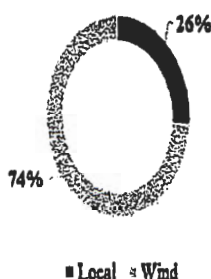
- New agricultural and veterinary education facility
- Potential medical education facility

Bond Election:

In order to meet compliance and improve safety and provide for present and future needs of our students, and to take full advantage of the financial impact the coming wind farms present to the District, the Committee recommends that a May 2021 bond election be held. The sum of all of these projects combined is approximately \$30M.

2. The new facilities will be almost identical in size to existing facilities. Many assume new facilities mean having to hire more custodial staff. This is not the case with our proposed new buildings since they will actually be identical, possibly slightly smaller.
3. The wind farms will be paying for $\frac{1}{4}$ of the \$30 million bond. This is an opportunity most likely to never happen again, in which the tax payers pick up $\frac{1}{4}$ of the bond payments, rather than 100%. The chart below shows the breakdown:

Windfarm vs. Local, 20yr Average



4. Only school taxes will be affected, not your entire tax statement.

March: 2nd

April: 6th

5. School taxes in 2017 were \$1.17, then lowered in 2018 to \$1.06 and this year, \$0.98. The school will be asking for \$1.30. This is approximately \$6.25 a month increase for a home with a market value of \$50,000, or \$0.20 a day. This is about \$12.50 for a home with a market value of \$75,000, or \$0.40 a day. Below is a chart showing tax impacts:

6. Under state law, the dollar amount of school taxes imposed on the residence homestead of a person 65 years of age or older CANNOT be increased above the amount paid in the first year after a person turns 65 or is disabled. You must apply for this exemption.

7. You must be a registered voter that resides within the school district's boundaries in order to be eligible to vote. The last day to register to vote in this election is April 1, 2021.

8. We currently are almost at the bottom of the chart, in comparing local district tax rates from 2019.

9. The school has secured a financial advisor, Live Oak, to help determine bond payments and depreciation. This advisor will ensure we account for depreciation in wind mills, as shown in the chart below. In other words, we will only budget to the value.

10. Buildings will be energy efficient, resulting in lower utility bills. Our current facilities have many gaps in the buildings and are not energy efficient. They have also aged out. For example, HVAC systems have a 25 year age life and the ones currently in use are over 35 years old. The wiring is also not equipped to handle all the technology we see in 2021.

11. New buildings will be built to ADA compliance standards.

12. Information will be published several different ways over the next 3 months. There will be informational flyers sent home; an interactive facebook page dedicated to the bond; facebook live sessions; town hall meetings; as well as yard signs. There will be 3 town hall meetings in March and April.

13. With proposed new facilities being located where the current ag shop is, instruction and classroom location won't be interrupted. School will proceed as normal while new construction goes up. The new facilities would be a 2 story building, to include a new cafeteria and new gym, new band hall, new classrooms to also include CTE, new offices, located behind the elementary. The new Ag and Vet Tech building would be approximately where the old bus barn is.

14. Current facilities would require extensive and invasive renovation to meet current TAS/ADA requirements, as well as TEA recommendations. While this would extend the life expectancy of these buildings, it would not near be the life expectancy of a newly constructed building. This, coupled with the increased safety and security of keeping TCISD students under one roof, makes a new

"one roof" facility a preferred investment for the future of Throckmorton Collegiate
ISD.

Finally, if you have questions I can't help you with, please contact Dr. Cline at
903-343-5424 or by email at cline@throck.org

February 22, 2021			
<u>VENDOR NAME</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	
BCBS			
UNUM		281.33	
AFLAC			
SUPERIOR VISION		161.76	
ABILENE FEDERAL CREDIT UNION		40.00	
VERIZON	SO	198.48	
AT&T	PREC. 1	93.63	
WINDSTREAM			
CITY			
CITY	PREC. 1		
CITY	PREC. 2		
CITY	PREC. 4		
TX CHILD SUPPORT DISB		112.00	
POSTMASTER		55.00	
CLINT HARPER		94.04	
TERRY'S ROUSTABOUT	PREC. 2	1,015.00	
WCTCOG		82.00	
SPRING HOUSE		142.71	
ELBERT PROPANE		270.90	
CIRA		800.00	
DAX PUESCHEL		350.00	
DEREK HAMPTON		307.50	
GREG BROCKMAN	PREC. 3	21.64	
YELLOWHOUSE	PREC. 2	1,458.43	
BOB BROOKS COMPUTER SALES		56.75	
INTERBANK		2,690.29	
AP GAS & ELECTRIC		1,962.88	
MIKE MICKALSON		700.17	
DANNY EVERETT		335.44	
BRADY MILLER		143.04	
TARRANT COUNTY MEDICAL EXAMINER		120.00	
INGRAM CONCRETE	PREC. 2	3,119.00	