

## **NOTICE OF BOND ELECTION**

TO THE RESIDENT, QUALIFIED VOTERS OF THE CITY OF ALICE, TEXAS

City's Website: <https://www.cityofalice.org>

County's Website: <https://jimwellscountyelections.gov>

TAKE NOTICE that an election will be held in the City of Alice, Texas on November 4, 2025, concerning the issuance of bonds in accordance with Ordinance Number 2212 that reads substantially as follows:

AN ORDINANCE CALLING A BOND ELECTION TO BE HELD IN THE CITY OF ALICE, TEXAS; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; AND RESOLVING OTHER MATTERS RELATED TO THAT ELECTION

WHEREAS, the City Council (the *Council*) of the CITY OF ALICE, TEXAS (the *City*), located in Jim Wells County, Texas (the *County*), finds that a special election (the *Election*) should be held to determine whether the City will be authorized to issue general obligation bonds in the amount and for the public purposes identified in this ordinance (the *Ordinance*); and

WHEREAS, the City will contract with the County, by and through its elections administrator (the *Administrator*) to conduct all aspects of the Election for all registered voters of the City; and

WHEREAS, the Election may be held jointly with other political subdivisions (collectively, the *Participants*) pursuant to a joint election agreement according to the Texas Election Code, as amended (the *Code*); and

WHEREAS, the City finds that, at this time, it is not possible to calculate the probable period of usefulness of the total suite of improvements for which the bond funds are to be expended; and

WHEREAS, the Council hereby finds that the actions described above are in the best interests of the residents of the City; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALICE, TEXAS THAT:

**SECTION 1. Election Ordered; Purpose; Amount.** The Election will be held in the CITY OF ALICE, TEXAS on November 4, 2025 (*Election Day*), which is a uniform election date under the Code and is not less than 78 days nor more than 90 days from the date of the adoption of this Ordinance, for the purpose of submitting the following legal questions to the eligible voters of the City:

#### City of Alice Measure A

Should the City Council of the City of Alice, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than \$9,000,000 for the purpose of designing, acquiring, constructing, renovating, improving, upgrading, updating, and equipping City streets, completing necessary or incidental utility relocation and streetlight improvements in connection with the foregoing, and acquiring land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, with the bonds to mature serially, bear interest at an anticipated maximum rate of 5.85%, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?

#### City of Alice Measure B

Should the City Council of the City of Alice, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than \$1,000,000 for the purpose of designing, acquiring, constructing, renovating, improving, upgrading, enhancing, and equipping City park, recreation (including sports and athletics), and open space improvements, making park, recreation, and open space additions, acquiring lands and rights-of-way necessary thereto, with priority given to improvements to park canopies and bathroom facilities, with the bonds to mature serially, bear interest at an anticipated maximum rate of 5.85%, and be issued and sold as permitted by law, and will the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes on all taxable property in the City sufficient, within the limits provided by law, to pay the annual interest and provide a sinking fund to pay the bonds at maturity?

SECTION 2. Method of Voting; Ballots. The Council authorizes voting electronically, by paper, or any combination thereof. Voters will vote on the official ballots by marking “FOR” or “AGAINST” the measures above with the following ballot language:

#### City of Alice Proposition A

THIS IS A TAX INCREASE; the issuance of bonds in the amount of \$9,000,000 for street improvements and the levy of taxes sufficient to pay the principal of and interest on the bonds.

## City of Alice Proposition B

THIS IS A TAX INCREASE; the issuance of bonds in the amount of \$1,000,000 for park, recreation, and open space improvements and the levy of taxes sufficient to pay the principal of and interest on the bonds.

### SECTION 3. Polling Details.

A. One or more City election precincts are established for Election Day from 7:00 a.m. to 7:00 p.m. with one or more corresponding polling places as identified on Exhibit A to this Ordinance. As permitted by the Code, polling places may be changed without further Council action; any changes will not affect this Ordinance or subsequent notice of election.

B. Exhibit A also includes the places, dates, and hours for early voting in person. As permitted by the Code, these details may be changed without further Council action; any changes will not affect this Ordinance or subsequent notice of election. Applications for voting by mail should be received no later than the close of business on October 24, 2025. Applications should be sent to the Early Voting Clerk named below. 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.

SECTION 4. Election Officials. To the extent required by the Code or other applicable law, the appointment of election officials at polling locations will include a person fluent in the Spanish language.

A. The Administrator will appoint poll workers in compliance with legal requirements, including access to Spanish translators and any other applicable languages.

B. The Early Voting Clerk is Richard Guerra; mailing address: 200 N. Almond P.O. Box 2188; physical address: 200 N. Almond Alice, TX 78332; phone: (361) 668-5711; fax: 361-664-4276; and email: elections@co.jim-wells.tx.us. The Early Voting Clerk will appoint the Deputy Early Voting Clerks.

C. The Administrator is authorized to establish an Early Voting Ballot Board and to designate the Presiding Judge of the Early Voting Ballot Board and, if needed, the members of Signature Verification Committee.

D. The Administrator is authorized to use a Central Counting Station (the *Station*) if needed. The Administrator or the Administrator's designee is appointed as the Manager of the Station with the authority to appoint the Tabulation Supervisor, the Programmer, and any Clerks.

SECTION 5. Legal Compliance. The Election and notice of Election will be held and conducted according to the Code and other applicable law. To the extent required by law, materials relating to the Election will be printed in English, Spanish, and any other required language.

SECTION 6. Debt Obligations. The following information is calculated based on bond market conditions as of the date of the adoption of this Ordinance; is further explained in one or more voter information documents attached to this Ordinance as exhibits; and is not intended to serve as a cap or other restriction should the bonds be authorized at the Election.

A. The aggregate amount of the outstanding principal of the City's debt totaled \$24,954,000 (including maintenance tax debt, if any).

B. The aggregate amount of the interest owed on the City's debt obligations, through respective maturity, totaled \$4,118,181.50.

C. The City levied an ad valorem debt service tax rate for its outstanding debt obligations of \$0.228867 per \$100 of taxable assessed valuation.

D. The maturity date of the proposed bonds will not exceed the maximum number of years authorized by law.

E. The maximum interest rate for any series of bonds authorized at the Election is 5.76% (expressed as a net effective interest rate).

F. This Ordinance is intended to satisfy the official requirements set forth in section 1.150-2 of the United States Treasury Regulations.

SECTION 7. Contracting Authority. The Council authorizes the Mayor, the City Manager, or their designees to negotiate and enter into one or more joint election agreements, election services contracts, or similar contracts with the County, acting by and through the Administrator, and any Participants if desired or if required to comply with applicable law.

SECTION 8. Modifications. The Council acknowledges that information required to complete the Exhibits to this Ordinance may not be available when the Election is ordered, and the Council therefore authorizes the City Secretary, the City Manager, or their designees to correct, modify, or change the Exhibits to the extent permitted by applicable law. Additionally, the Council authorizes these individuals to make technical modifications to this Ordinance that are necessary for compliance with applicable law or to carry out the intent of the Council as evidenced in this Ordinance.

SECTION 9. Findings. The recitals contained in this Ordinance are found to be true.

SECTION 10. Conflicts. All Ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance will be and remain controlling as to the matters ordered herein.

SECTION 11. Controlling Law. This Ordinance will be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 12. Open Meetings. It is found that the meeting at which this Ordinance is adopted was open to the public, and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given.

SECTION 13. Severability. If any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid, then the remainder of this Ordinance remains effective.

SECTION 14. Effective Date. Pursuant to Section 1201.028, as amended, Texas Government Code, this Ordinance is effective immediately upon adoption, notwithstanding any provision in the City's Home Rule Charter to the contrary concerning a multiple reading requirement for the adoption of ordinances.

PASSED AND APPROVED on August 6, 2025. /s/ Robert Molina, Mayor Pro Tem

## **Exhibit A (Anexo A)**

Polling sites subject to change. (*Sitios de votación sujetos a cambios.*)

### **EARLY VOTING (VOTACIÓN ANTICIPADA)**

Voters entitled to vote an early ballot by personal appearance may do so at any Early Voting site. (*Los votantes con derecho a votar una boleta temprana por comparecencia personal pueden hacerlo en cualquier sitio de votación temprana*).

Jim Wells County Elections Office, 601 East Main St, Suite 140, Alice, TX 78332  
[main location (*ubicación principal*)]

October 20 – 24, 2025	(20 – 24 de octubre de 2025)	8:00 a.m. – 5:00 p.m.
October 27 – 29, 2025	(27 – 29 de octubre de 2025)	8:00 a.m. – 5:00 p.m.
October 30 – 31, 2025	(30 – 31 de octubre de 2025)	7:00 a.m. – 7:00 p.m.

Orange Grove ISD Special Programs Building, 106 Bulldog Ln, Orange Grove, TX 78372  
JWC Premont Annex II, 248 SW 1st St, Premont, TX 78375  
BBPB Bus Barn, 519 Whitney Ave, Alice, TX 78342  
JWC San Diego Annex, 503 S Ventura St, San Diego, TX 78384

October 20 – 24, 2025	(20 – 24 de octubre de 2025)	8:00 a.m. – 5:00 p.m.
October 27 – 31, 2025	(27 – 31 de octubre de 2025)	8:00 a.m. – 5:00 p.m.

### **ELECTION DAY (DÍA DE LA ELECCIÓN)**

**November 4, 2025 (4 de noviembre de 2025): 7:00 a.m. – 7:00 p.m.**

Jim Wells County participates in the Countywide Polling Place Program, meaning registered voters can vote at any of the vote centers identified on the County's website. (*El condado de Jim Wells participa en el Programa de lugares de votación para todo el condado, lo que significa que los votantes registrados pueden votar en cualquiera de los centros de votación identificados en el sitio web del condado*).

Sandia Volunteer Fire Department, 101 FM-1540, Sandia, TX 78383

JWC Premont Annex II, 248 SW 1st St, Premont, TX 78375

BBPB Bus Barn, 519 Whitney Ave, Alice, TX 78342

Jim Wells County Elections Office, 601 E Main St, Alice, TX 78332

Orange Grove ISD Special Programs Building, 106 Bulldog Ln, Orange Grove, TX 78372

JWC San Diego Annex, 503 S Ventura St, San Diego, TX 78384

JWC Building Tecolote Annex, 197 CR 120, Alice, TX 78332

Hi-Rise La Bella Vida, 600 E Front St, Alice, TX 78332

Memorial Intermediate School, 900 W 3rd St, Alice, TX 78332

Boys & Girls Club, 793 S TX Blvd, Alice, TX 78332

JWC Community Bldg. R/A, 1006 Castillo St, Alice, TX 78332

## **Exhibit B (Anexo B)**

### **VOTER INFORMATION DOCUMENT (DOCUMENTO DE INFORMATIVO PARA LOS VOTANTES)**

City of Alice, Texas Proposition A:  
(Propuesta A del la Ciudad de Alice, Texas:)

<input type="checkbox"/> For (a favor)  <input type="checkbox"/> Against (en contra)	THIS IS A TAX INCREASE; the issuance of bonds in the amount of \$9,000,000 for street improvements and the levy of taxes sufficient to pay the principal of and interest on the bonds.	ESTE ES UN INCREMENTO DE IMPUESTO; la emisión de bonos por un monto de \$9,000,000 para mejoras de calles y la imposición de impuestos suficientes para pagar el capital y los intereses de los bonos.
principal of debt obligations to be authorized ( <i>capital de obligaciones de deuda que se autorizará</i> )		\$9,000,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.76% ( <i>interés estimado para las obligaciones de deuda que se autorizarán asumiendo una tasa de interés del 5.76%</i> )		\$10,135,593
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 30 years ( <i>capital e intereses consolidados estimados necesarios para pagar a tiempo y en su totalidad las obligaciones de deuda que se autorizarán amortizar durante 30 años</i> )		\$19,135,593
as of the date the election was ordered, principal of all outstanding debt obligations ( <i>a partir de la fecha en que se ordenó la elección, el capital de todas las obligaciones de deuda pendientes</i> )		\$24,954,000.00
as of the date the election was ordered, the estimated interest on all outstanding debt obligations ( <i>a partir de la fecha en que se ordenó la elección, el interés estimado de todas las obligaciones de deuda pendientes</i> )		\$4,118,181.50
as of the date the election was ordered, the ad valorem debt service tax rate per \$100 of taxable assessed valuation ( <i>a partir de la fecha en que se ordenó la elección, la tasa impositiva ad valorem de servicio de la deuda por cada \$100 de valuación tasada gravable</i> )		\$0.228867
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 27 years ( <i>capital e intereses consolidados estimados necesarios para pagar a tiempo y en su totalidad las obligaciones de deuda pendientes amortizadas durante 27 años</i> )		\$29,072,181.50
<p>estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved (<i>aumento anual máximo estimado de la cantidad de impuestos sobre una residencia principal con un valor estimado de \$100,000 para saldar las obligaciones de deuda que se autorizarán, si se aprueba</i>).</p> <p>As noted above, this figure makes conservative assumptions about the amortization period of the debt obligations and the estimated interest rate. (<i>Como se señaló anteriormente, esta cifra hace suposiciones conservadoras sobre el período de amortización de las obligaciones de deuda y la tasa de interés estimada.</i>)</p> <p>Estimated future appraised values in the City are assumed to increase by 3.00% each year for the next 3 years and then remain unchanged thereafter. (<i>Se asume que los valores tasados futuros estimados en la Ciudad aumentarán un 3.00% cada año durante los próximos 3 años y permanecerán sin cambios a partir de entonces.</i>)</p>		\$54.05

## **Exhibit C (Anexo C)**

### **VOTER INFORMATION DOCUMENT (DOCUMENTO DE INFORMATIVO PARA LOS VOTANTES)**

City of Alice, Texas Proposition B:  
(Propuesta B del Ciudad de la Alice, Texas:)

<input type="checkbox"/> For (a favor)  <input type="checkbox"/> Against (en contra)	THIS IS A TAX INCREASE; the issuance of bonds in the amount of \$1,000,000 for park, recreation, and open space improvements and the levy of taxes sufficient to pay the principal of and interest on the bonds.	ESTE ES UN INCREMENTO DE IMPUESTO; la emisión de bonos por un monto de \$1,000,000 para mejoras de parques, espacios recreativos y al aire libre, y la imposición de impuestos suficientes para pagar el capital y los intereses de los bonos.
principal of debt obligations to be authorized ( <i>capital de obligaciones de deuda que se autorizará</i> )		\$1,000,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.78% ( <i>interés estimado para las obligaciones de deuda que se autorizarán asumiendo una tasa de interés del 5.78%</i> )		\$1,148,577
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 30 years ( <i>capital e intereses consolidados estimados necesarios para pagar a tiempo y en su totalidad las obligaciones de deuda que se autorizarán amortizar durante 30 años</i> )		\$2,148,577
as of the date the election was ordered, principal of all outstanding debt obligations ( <i>a partir de la fecha en que se ordenó la elección, el capital de todas las obligaciones de deuda pendientes</i> )		\$24,954,000.00
as of the date the election was ordered, the estimated interest on all outstanding debt obligations ( <i>a partir de la fecha en que se ordenó la elección, el interés estimado de todas las obligaciones de deuda pendientes</i> )		\$4,118,181.50
as of the date the election was ordered, the ad valorem debt service tax rate per \$100 of taxable assessed valuation ( <i>a partir de la fecha en que se ordenó la elección, la tasa impositiva ad valorem de servicio de la deuda por cada \$100 de valuación tasada gravable</i> )		\$0.228867
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 27 years ( <i>capital e intereses consolidados estimados necesarios para pagar a tiempo y en su totalidad las obligaciones de deuda pendientes amortizadas durante 27 años</i> )		\$29,072,181.50
<p>estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved (<i>aumento anual máximo estimado de la cantidad de impuestos sobre una residencia principal con un valor estimado de \$100,000 para saldar las obligaciones de deuda que se autorizarán, si se aprueba</i>).</p> <p>As noted above, this figure makes conservative assumptions about the amortization period of the debt obligations and the estimated interest rate. (<i>Como se señaló anteriormente, esta cifra hace suposiciones conservadoras sobre el período de amortización de las obligaciones de deuda y la tasa de interés estimada.</i>)</p> <p>Estimated future appraised values in the City are assumed to increase by 3.00% each year for the next 3 years and then remain unchanged thereafter. (<i>Se asume que los valores tasados futuros estimados en la Ciudad aumentarán un 3.00% cada año durante los próximos 3 años y permanecerán sin cambios a partir de entonces.</i>)</p>		\$0.00