

NOTICE OF BOND ELECTION

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

City's Website: www.chandler.tx.com

County's Website: www.henderson-county.com/departments/elections-voter-registration

TAKE NOTICE that an election will be held in the City of Chandler, Texas on May 4, 2024, concerning the issuance of bonds in accordance with Ordinance Number O-2024-0213-B that reads substantially as follows:

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

WHEREAS, the City Council (the *Council*) of the CITY OF CHANDLER, TEXAS (the *City*), located in Henderson County, Texas (the *County*), finds and determines 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 purposes identified in this ordinance (the *Ordinance*); and

WHEREAS, the City will enter into an election services contract with the County, acting by and through its elections administrator (the *Administrator*) according to the Texas Election Code, as amended (the *Code*), in which the County will rent electronic voting machines to the City; and

WHEREAS, the Council hereby finds and determines 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 CHANDLER, TEXAS THAT:

SECTION 1. Election Ordered; Purpose; Amount. The Election will be held in the CITY OF CHANDLER, TEXAS on May 4, 2024 (*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 (the *Ordinance*), for the purpose of submitting the following measure to the qualified voters of the City:

City of Chandler, Texas Measure A

Will the City Council of the City of Chandler, 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 \$3,030,000 for the purpose of designing, acquiring, constructing, renovating, improving, upgrading, updating, and equipping City streets, completing necessary or incidental utility relocation and curb, gutter, drainage, and sidewalk improvements in connection with the foregoing, with priority given to Sawmill Road North, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; and any issue or series of said bonds to bear interest at such rate or rates (fixed,

floating, variable or otherwise) as may be determined within the discretion of the City Council, provided that such rate or rates of interest will not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of said bonds; 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 Chandler, Texas Measure B

Will the City Council of the City of Chandler, 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 \$2,500,000 for the purpose of designing, renovating, rehabilitating, improving, upgrading, updating, enlarging, and equipping the City library, and completing any necessary and related landscaping, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; and any issue or series of said bonds to bear interest at such rate or rates (fixed, floating, variable or otherwise) as may be determined within the discretion of the City Council, provided that such rate or rates of interest will not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of said bonds; 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. Ballots. The official ballots will permit voters to vote “FOR” or “AGAINST” the measure above with the following ballot language:

City of Chandler, Texas Proposition A

The issuance of \$3,030,000 in general obligation bonds for street improvements, with priority given to Sawmill Road North, and the levy of taxes sufficient to pay the principal of and interest on the bonds.

City of Chandler, Texas Proposition B

The issuance of \$2,500,000 in general obligation bonds for renovating and expanding the City library 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 April 23, 2024. 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 Presiding Judges, Alternate Presiding Judges, and Election Clerks.

B. The Early Voting Clerk is: Paula Ludtke; mailing address: P.O. Box 2720, Athens 75751; physical address: 201 East Larkin, Athens, Texas 75751; phone: (903) 675-6149; fax: (903) 675-6101; and email: hcelections@henderson-county.com. The Early Voting Clerk will appoint the Deputy Early Voting Clerks.

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

D. The City 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. Qualified Voters. The City's qualified voters (as defined by the Code) will be entitled to vote in the Election at the dates, times, and places reflected on Exhibit A.

SECTION 6. 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 7. 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 \$8,095,000 (including maintenance tax debt, if any).

B. The aggregate amount of the interest owed on the City's debt obligations, through respective maturity, totaled \$1,923,591.

C. The City levied an ad valorem debt service tax rate for its outstanding debt obligations of \$0.13425 per \$100 of taxable assessed valuation.

D. The bonds that are the subject of this Election are anticipated to mature serially or otherwise over 20 years, but not to exceed the maximum number of years authorized by Texas law.

E. The maximum interest rate for any series of bonds authorized at the Election is 4.75% (expressed as a net effective interest rate).

SECTION 8. Contracting Authority. The Council authorizes the Mayor, the City Administrator, 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 9. 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 10. Findings. The recitals contained in the preamble of this Ordinance are found to be true.

SECTION 11. 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 12. 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 13. Open Meetings. It is officially found, determined, and declared 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, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 14. 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 15. Effective Date. Pursuant to Section 1201.028, as amended, Texas Government Code, this Ordinance is effective immediately upon adoption.

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Exhibit A

On Election Day, Registered Henderson County Voters may vote at any Vote Center within the County. (El Día de Elección, Los votantes registrados del condado de Henderson pueden votar en cualquier centro de votación dentro del condado.)			
The Help Center Legacy Center Building 813 N. Palestine Street Athens, TX 75751	First Methodist Church Heritage Hall 501 North Second Street Chandler, TX 75758	Gun Barrel City Hall 1716 West Main Street Gun Barrel City, TX 75156	Seven Points City Hall 428 E. Cedar Creek Pkway Seven Points, TX 75143
Mabank City Hall 129 East Market Street Mabank, Texas 75147	Faith Baptist Church 13567 TX-31 Brownsboro, TX 75756		

For early voting, a voter may vote at any of the locations listed below:
(Para Votación Adelantada, los votantes podrán votar en cualquiera de las ubicaciones nombradas abajo.)

Locations for Main Early Voting Polling Places Include Name of Building and Address (Ubicación de las casillas electorales de votación adelantada)(Incluir Nombre del Edificio y Dirección)	Days and Hours of Operation Días y Horas Hábiles
The Help Center Legacy Center Building 813 N. Palestine Street Athens, TX 75751	April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M. April 27, 2024 8:00 A.M. – 5:00 P.M. April 28, 2024 – 12:00 P.M. – 6:00 P.M. April 29, 2024 – April 30, 2024 7:00 A.M. – 7:00 P.M.

Locations for Branch Early Voting Polling Places Include Name of Building and Address (Sitios sucursal de votación adelantada) (Incluir Nombre del Edificio y Dirección)	Days and Hours of Operation Días y Horas Hábiles
Mabank City Hall 129 East Market Street Mabank, Texas 75147	April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M. April 27, 2024 8:00 A.M. – 5:00 P.M. April 28, 2024 – 12:00 P.M. – 6:00 P.M. April 29, 2024 – April 30, 2024 7:00 A.M. – 7:00 P.M.
Gun Barrel City Hall 1716 West Main Street Gun Barrel City, Texas 75156	April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M. April 29, 2024 – April 30, 2024 8:00 A.M. – 5:00 P.M.
Seven Points City Hall 428 East Cedar Creek Parkway Seven Points, Texas 75143	April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M. April 29, 2024 – April 30, 2024 8:00 A.M. – 5:00 P.M.
First Methodist Church Heritage Hall 501 North Second Street Chandler, Texas 75758	April 22, 2024 – April 26, 2024 8:00 A.M. – 5:00 P.M. April 29, 2024 – April 30, 2024 8:00 A.M. – 5:00 P.M.

Applications for ballot by mail shall be mailed to: (Las solicitudes para boletas de votación adelantada por correo deberán enviarse a:)

Paula Ludtke, Election Administrator
Name of Early Voting Clerk
(Nombre del Secretario de la Votación Adelantada)
P. O. Box 2720
Address (Dirección)
Athens, TX 75751
City (Ciudad) Zip Code (Código Postal)

(903) 675-6149
Telephone Number (Número de teléfono)
HCElections@henderson-county.com
Email Address (Dirección de Correo Electrónico)
www.henderson-county/departament/voters-registration
Early Voting Clerk's Website (Sitio web del Secretario/a de Votación Adelantada)

Applications for Ballots by Mail (ABBM)s must be received no later than the close of business on: (Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:) April 23, 2024.

Exhibit B (Anexo B)

VOTER INFORMATION DOCUMENT (DOCUMENTO DE INFORMATIVO PARA LOS VOTANTES)

City of Chandler, Texas Proposition A:

(Propuesta A del la Ciudad de Chandler, Texas:)

<input type="checkbox"/> For <i>(a favor)</i> <input type="checkbox"/> Against <i>(en contra)</i>	The issuance of \$3,030,000 in general obligation bonds for street improvements, with priority given to Sawmill Road North, and the levy of taxes sufficient to pay the principal of and interest on the bonds.	La emisión de \$3,030,000 en bonos de obligación general para mejoras de calles, dando prioridad a Sawmill Road North, 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>		\$3,030,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 4.75% <i>(interés estimado para las obligaciones de deuda que se autorizarán asumiendo una tasa de interés del 4.75%)</i>		\$1,804,525
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 20 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 20 años)</i>		\$4,834,525
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>		\$8,095,000
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>		\$1,923,591
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>		\$0.13425
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 20 years <i>(capital e intereses consolidados estimados necesarios para pagar a tiempo y en su totalidad las obligaciones de deuda pendientes amortizadas durante 20 años)</i>		\$10,018,591
<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>This figure assumes application of a homestead exemption of \$5,000. <i>(Esta cifra asume la aplicación de una exención de vivienda familiar de \$5,000.)</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 8% each year for the next 4 years and then remain unchanged thereafter. <i>(Se asume que los valores tasados futuros estimados en la Ciudad aumentarán un 8% cada año durante los próximos 4 años y permanecerán sin cambios a partir de entonces.)</i></p>		\$53.60

Exhibit C (Anexo C)

VOTER INFORMATION DOCUMENT (DOCUMENTO DE INFORMATIVO PARA LOS VOTANTES)

City of Chandler, Texas Proposition B:

(Propuesta B del la Ciudad de Chandler, Texas:)

<input type="checkbox"/> For <i>(a favor)</i> <input type="checkbox"/> Against <i>(en contra)</i>	The issuance of \$2,500,000 in general obligation bonds for renovating and expanding the City library and the levy of taxes sufficient to pay the principal of and interest on the bonds.	La emisión de \$2,500,000 en bonos de obligación general para renovar y ampliar la biblioteca de la Ciudad, 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>		\$2,500,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 4.75% <i>(interés estimado para las obligaciones de deuda que se autorizarán asumiendo una tasa de interés del 4.75%)</i>		\$1,521,425
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 20 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 20 años)</i>		\$4,021,425
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>		\$8,095,000
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>		\$1,923,591
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>		\$0.13425
estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 20 years <i>(capital e intereses consolidados estimados necesarios para pagar a tiempo y en su totalidad las obligaciones de deuda pendientes amortizadas durante 20 años)</i>		\$10,018,591
<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>This figure assumes application of a homestead exemption of \$5,000. <i>(Esta cifra asume la aplicación de una exención de vivienda familiar de \$5,000.)</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 8% each year for the next 4 years and then remain unchanged thereafter. <i>(Se asume que los valores tasados futuros estimados en la Ciudad aumentarán un 8% cada año durante los próximos 4 años y permanecerán sin cambios a partir de entonces.)</i></p>		\$12.70