"City of Choice"

City Council Meeting

Tuesday, August 12, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 3 hr 20 min

1. Call to Order

2. Roll Call and Excused Absences

2.A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, City Council may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

6. Presentations

6.A. Presentation of a Five (5) Year Service Award to Diana Guzman (Finance Department)

6.B. Presentation of Strategic Partnership Grants. (Mr. Hugghins)

7. Public Hearing

7.A. Public Hearing to hear testimony regarding the voluntary annexation request of Jessica Silveyra and Hector Silveyra, of a 1.3108 acre tract, Lot 1, Block 1, Shops at Cibolo Creek, ABS 110 SUR S Dominguez, 240 Brite Road. (Mr. Vasquez)

7.B. Public Hearing to hear testimony regarding amending the 2024 Unified Development Code, Article 13, Use Tables; and Article 20.1.9 Platting Not Required; and Article 20.3.17 Development Plats; and Section 14.1 Lot Design. (Mr. Vasquez)

8. Consent Agenda - Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be removed from the consent agenda and will be considered as part of the order of business.)

8.A. Approval of the minutes of the Regular City Council Meeting held on July 22, 2025.

8.B. Approval of the minutes of the Special City Council Meeting held on July 31, 2025.

9. Staff Update

9.A. Administration

— a. Capital Improvement Program – Updates on Projects *Lower Seguin Road *Dean Road and Bolton Road *Green Valley Road – Low Water Crossing Improvement *Haeckerville Road and Town Creek Drainage *FY25 Street Rehabilitation Package 1 *FY25 Street Rehabilitation Package 2 *Town Creek Trail *Tolle Road *FM 1103 Phase I and Phase II

— b. RFP's, RFQ's, RFB's, and ITB's

— c. Solid Waste Transition Update

— d. Cibolo Summer Nights

— e. Cibolo Community Center

9.B. Fire Department Incident Summary for June

10. Discussion/Action

10.A. Discussion/Action and approval of the proposed Charter Amendments recommended by the Charter Review Commission. (Ms. Cimics)

10.B. Discussion on the Waste Connections transition. (Councilwoman Sanchez-Stephens)

10.C. Discussion/Action on FY26 Holiday Schedule (Ms. Taplin)

10.D. Discussion/Action regarding an Economic Development Services Agreement between the City of Cibolo and the Cibolo Economic Development Corporation for FY26. (Mr. Hardin)

10.E. Discussion/Action to allow the Granville C. Coggs Lodge #668 to utilize the Cibolo Community Center for their children's toy distribution event at no charge on Saturday, December 6, 2025. (Mayor Allen)

10.F. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Saddle Creek Unit 9A. (Mr. Otto)

10.G. Discussion/Action to set the maximum tax rate and set the date for the public hearing on the tax rate and subsequent adoption of the proposed 2025 (FY 2026) property tax rate. (Ms. Miranda)

10.H. Discussion/Action and direction on the FY 26 Proposed Fee Schedule. (Ms. Miranda)

10.I. Discussion/Action to set the date for the public hearing on the Fiscal Year 2026 Proposed Budget. (Ms. Miranda)

10.J. Presentation/Discussion regarding the City Manager's Proposed FY26 Budget. (Mr. Reed/Ms. Miranda)

10.K. Discussion/Action on approving an Order of a Special Election to be held on November 4, 2025, for the purpose of voting on Charter Amendments, Propositions A thru V. (Ms. Cimics)

10.L. Discussion/Action on approving the Order of the General Election scheduled for November 4, 2025, for the purpose of voting for Mayor, Council Place 2, Council Place 3, and Council At Large Place 7. (Ms. Chapman)

10.M. Discussion on email received on the return of items to a City employee that was terminated. (Councilman Hicks)

10.N. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)

10.O. Discussion on items the City Council would like to see on future agendas. (Council)

10.P. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Cimics)

11. Ordinances

11.A. Approval/Disapproval of an Ordinance of the City of Cibolo providing Order and Notice of a Special Election for adoption or rejection of proposed amendments to the existing Cibolo City Charter. (Ms. Cimics)

11.B. Approval/Disapproval of an Ordinance of the City of Cibolo ordering a General Election for the purpose of the Election of Mayor, and Council Members to Place 2, 3, and At Large Place 7. (Ms. Chapman)

11.C. Approval/Disapproval of an Ordinance to amend the 2024 City of Cibolo Unified Development Code (UDC), Article 19, General Subdivision Standards, Section 19.9, Drainage and Flood Hazards, Subsection C, General Provisions; and Article 20, Subdivision Regulations, Section 20.1.9, Platting Not Required; and Article 10, Parking and Loading Spaces, Section 10.2.1, Off-Street Parking, and Section 10.6.5, Surfacing and Maintenance. (Mr. Spencer)

11.D. Approval/Disapproval of an ordinance to amend the 2024 City of Cibolo Unified Development Code (UDC), Article 14, Lot Design Standard, Light Industrial Building Height Standards. (Mr. Vasquez)

11.E. Approval/Disapproval of an Ordinance to voluntarily annex a 2.011-acre tract of land, located northeast intersection of IH 10 and Santa Clara Road, described as Guadalupe Torres Survey, A-313, Guadalupe County. (Mr. Vasquez)

11.F. Approval/Disapproval of an Ordinance to amend the 2024 Unified Development Code, Article 13, Use Tables; and Article 20.1.9 Platting Not Required; and Article 20.3.17 Development Plats; and Section 14.1 Lot Design. (Mr. Vasquez)

11.G. Approval/Disapproval of an Ordinance amending Ordinance 1493, Exhibit A and Exhibit B, to the Franchise Agreement between the City of Cibolo, Texas, and Waste Connections of Texas, LLC, dba Vaquero, Regarding Base Rates, City Facilities Service at No Charge, Terms of Collection, Transportation, and Disposal of Municipal Solid Waste and Recyclable Materials in the City of Cibolo, Texas. (Mr. Reed)

12. Resolutions

12.A. Approval/Disapproval of a Resolution authorizing the use of public resources in support of the 5th Annual Cibolo Crossing Stampede and Charity BBQ Cook-off. (Mr. Hugghins)

13. Executive Session

The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney, Section 551.074, Personnel Matters, and Section 551.087 Economic Development to discuss the following:

13.A. Tolle Road Update (Mr. Gomez)

13.B. Project Vintage Store. (Mr. Hardin/Mr. Vasquez)

13.C. Annexation Negotiations (Mr. Reed/City Attorney)

13.D. City Manager/City Secretary appointment, employment, evaluation, and duties. (CM/CS)

13.E. Discuss and evaluate City Attorney interviews. (Ms. Cimics/City Council)

14. Open Session

Reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

15. Adjournment

15.A. Adjourn Meeting

This Notice of Meeting is posted pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

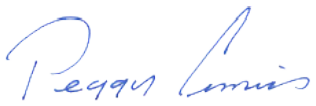
A possible quorum of Council, committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the Council Meeting.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the_____day of_____2025.

_____

Name and Title



Date Posted: August 6, 2025

City of Cibolo

City Council Regular Meeting Staff Report

A. Public Hearing to hear testimony regarding the voluntary annexation request of Jessica Silveyra and Hector Silveyra, of a 1.3108 acre tract, Lot 1, Block 1, Shops at Cibolo Creek, ABS 110 SUR S Dominguez, 240 Brite Road. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Public Hearing Item: 7A.

From
Rick Vasquez, Director of Economic Development and Planning

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

This is a voluntary annexation of a 1.3108 acre lot as requested by Mass Global Financial, LLC. The annexation is being processed under TLGC Subchapter 43.065, Voluntary Annexations, Service Agreements are optional, the City is incorporating a Service Plan into the annexation ordinance.

The site is developed and the land-use is presently a retail commercial development.

STAFF RECOMMENDATION:

Staff recommends approval of the annexation.

FINANCIAL IMPACT:

N/A

MOTION(S):

Motion to open and close the public hearing.

Attachments

Silveyra Annexation PPT.pdf
Silveyra Maps.pdf
Silverya Annexation Ordinance Draft.pdf
Shops @ Cibolo Creek Development Plat.pdf
Application Form.pdf
Silverya Service Plan.pdf

Voluntary Annexation Application

Owner:	Mass Global Financial
Legal:	Lot 1, Block 1, Shops @ Cibolo Creek
Address:	232 Brite Road
Acreage:	1.31

FM 1103
Little Cowboys and Tiaras
The Shops at Cibolo Creek

Voluntary Annexation 232 Brite Road

129741
0
43385
62738
178948
178947
188879
178946
178945
178944
62646
178943
62645
FM 1103
Brite Rd

Property ID: 188879 For Year 2025

View Map | Print

Property Details

Account		
Property ID:	188879	**Geographic ID:** 2G0110-0000-03865-0-00
Type:	R	**Zoning:** CIBOLO ETJ
Property Use:		
Location		
Situs Address:	232 BRITE CIBOLO, TX 78108	
Map ID:	N-4	**Mapsco:**
Legal Description:	SHOPS @ CIBOLO CREEK 1.3108 ACS AKA ABS: 110 SUR: S DOMINGUEZ	
Abstract/Subdivision:	G_A0110	
Neighborhood:	(CLA22) Common Land Area - 22	
Owner		
Owner ID:	216787	
Name:	MASS GLOBAL FINANCIAL LLC	
Agent:		
Mailing Address:	240 BRITE RD CIBOLO, TX 78108	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$585,785 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$501,815 (+)
Agricultural Market Valuation:	$0 (+)
Market Value:	$1,087,600 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$1,087,600 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,087,600
Ag Use Value:	$0

2025 values are preliminary and subject to change prior to certification.

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified

Property Taxing Jurisdiction

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Owner: MASS GLOBAL FINANCIAL LLC

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
GCO	GUADALUPE COUNTY	0.262700	$1,087,600	$1,087,600	$2,857.13
LTR	LATERAL ROAD	0.054000	$1,087,600	$1,087,600	$587.30
SCS	SCHERTZ-CIBOLO-U.C. ISD	1.136900	$1,087,600	$1,087,600	$12,364.92

Total Tax Rate: 1.453600

Estimated Taxes With Exemptions: $15,809.35

Estimated Taxes Without Exemptions: $15,809.35

Property Improvement - Building

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Description: RETAIL/OFFICE CENTER **Type:** COMMERCIAL **Living Area:** 8045.5 sqft **Value:** $1,304,509

Type	Description	Class CD	Year Built	SQFT
COM	COMMERCIAL MAIN AREA	NSEG	2017	8046
PP	PARKING & PAVING	PPC3	0	38000

Property Land

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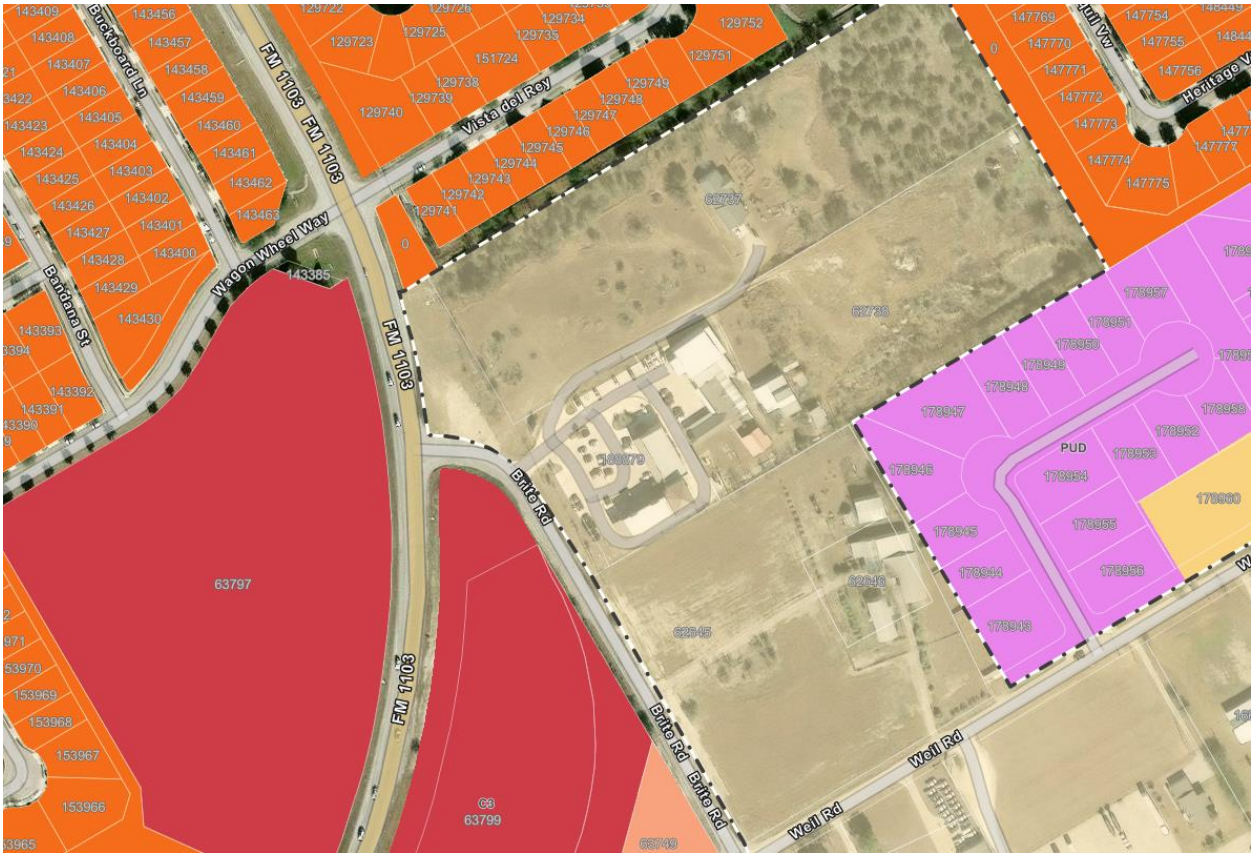
Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
Complex_02	Commercial/Multi-family	1.31	57,098.45	0.00	0.00	$501,815	$0

FM 1103
Little Cowboys and Tiaras
The Shops at Cibolo Creek
FM 1103


Buckboard Ln
FM 1103
Vista del Rey
Wagon Wheel Way
Barbara St
Brite Rd
Well Rd
PUD
63797
63799
C3

DRAFT DRAFT DRAFT

CITY OF CIBOLO, TEXAS

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF CIBOLO, TEXAS, BY THE ANNEXATION OF A TRACT OF LAND CONTAINING APPROXIMATELY 1.3108 ACRES LOCATED 240 BRITE ROAD, GUADALUPE COUNTY, TEXAS AND APPROVING A SERVICE PLAN FOR SUCH AREA.

WHEREAS, the City of Cibolo, Texas, has received petitions requesting annexation from the owners of land that is one-half mile or less in width, contiguous to the City of Cibolo, Texas, and vacant and without residents or on which fewer than three qualified voters reside; and

WHEREAS, Texas Local Government Code Section 43.0067 authorizes the City of Cibolo, Texas, to voluntarily annex areas on petition of the area's landowners; and

WHEREAS, in accordance with state law, the above-described petitions were filed with the City of Cibolo, Texas, on _____; and

WHEREAS, the City Council of the City of Cibolo, believing that the above-described petitions were properly filed pursuant to Texas Local Government Code Section 43.0067, and believing that it is in the best interests of the City of Cibolo, accepted said petition on _____; and

WHEREAS, on the 22 day of July**, 2025**, the City Council of the City of Cibolo, Texas, held a public hearing on the proposed annexation of a tract of land containing approximately 1.3108 acres, situated outside of but immediately adjacent to the current corporate limits of the City of Cibolo, Texas, and such public hearings gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, notice of the above-mentioned public hearings was published in Seguin Gazette on July 20th and 23rd, a newspaper having general circulation in the City of Cibolo, Texas, and within the territory to be annexed, in accordance with law; and

WHEREAS, the aforementioned public hearings were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the population of the City of Cibolo, Texas, is in excess of _____ inhabitants, and the area to be annexed lies within the extraterritorial jurisdiction of the City of Cibolo, Texas, and lies adjacent to and adjoins the City of Cibolo, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, THAT:

SECTION 1. ANNEXATION The hereinafter described tract of land, being 1.3108 acres of land located 240 Brite Road in Guadalupe County, Texas, and more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes, is hereby annexed into the corporate limits of the City of Cibolo, Texas, and the corporate limits of the City of Cibolo, Texas, are hereby extended to include said tract of land within the city limits, and the same shall hereafter be included within the corporate limits of the City of Cibolo, Texas, and subject to all ordinances, resolutions, rules, and regulations of the City of Cibolo, Texas.

SECTION 2. SERVICE PLAN

The City Council hereby adopts the Service Plan attached hereto as **Exhibit B**, which sets forth the municipal services to be provided to the area annexed, and which shall be implemented in accordance with Chapter 43 of the Texas Local Government Code.

SECTION 3. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

SECTION 4. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act.

PASSED AND APPROVED on this _____ day of _____**, 20**.

Mayor, City of Cibolo, Texas

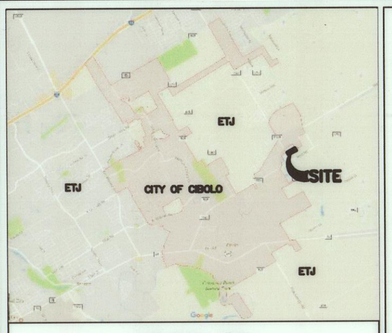
ATTEST:

City Secretary

EXHIBIT A – Legal Description of the Property

(Insert metes and bounds description or plat reference here.)

EXHIBIT B – Service Plan



LOCATION MAP
SCALE: 1"=2,000'

LEGEND

● I.P.	FOUND IRON PIPE
● F.I.R.	FOUND 1/2" IRON ROD
○ S.I.R.	SET 1/2" IRON ROD
920	EXISTING CONTOURS
℄	STREET CENTERLINE
T.H.D.	TxDOT TYPE 2 MONUMENT BRASS DISK IN CONCRETE
G.V.E.C.	–
G.V.S.U.D.	–
C.C.M.A.	–
R.O.W.	RIGHT-OF-WAY
ESM'T	EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
P.R.	PLAT RECORDS OF GUADALUPE COUNTY, TEXAS

GVEC NOTES:

GVEC TO HAVE A 5' WIDE EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC ORCOMMUNICATION LINES ARE LOCATED.

WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5–FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.

EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.

ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

THIS SUBDIVISION PLAT OF THE SHOPS AT CIBOLO CREEK SUBDIVISION SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Paul Stack
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, THOMAS HABERER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE ON THE GROUND UNDER MY SUPERVISION AND IN ACCORDANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

T Thm C. Haberer
THOMAS HABERER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4350
9033 AERO STREET, SUITE 105, SAN ANTONIO TEXAS 78217

STATE OF TEXAS §
COUNTY OF GUADALUPE § & excl.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF September 20 2018
Catherine A Moreno
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 9/11/2018

STATE OF TEXAS
REGISTERED
THOMAS C. HABERER
4350
PROFESSIONAL
LAND SURVEYOR

CATHERINE A. MORENO
Notary Public
STATE OF TEXAS
My Comm. Exp. 09/11/2018

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ILICH DANIEL AGUILAR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY AFFIRM THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF CIBOLO SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ILICH DANIEL AGUILAR, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108449
717 N. ALAMO, SAN ANTONIO TEXAS 78215

STATE OF TEXAS §
COUNTY OF GUADALUPE §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF SEPTEMBER 20 18
Juan F Telles
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 5/19/2020

STATE OF TEXAS
ILICH DANIEL AGUILAR
108449
LICENSED
PROFESSIONAL ENGINEER

JUAN F. TELLES
Notary Public, State of Texas
Comm. Expires 05-19-2020
Notary ID 130668534

PLAT NOTES:

1. THE PROPERTY SHOWN HERE ON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER – GVSUD
SEWER – CITY OF CIBILO – NOTE: THIS PROPERTY WILL CONNECT TO THE CITY SANITARY SEWER SYSTEM WHEN THE MAIN IS INSTALLED ON THE ADJOINING PROPERTY SOUTHEAST OF THIS PROPERTY.
ELECTRICITY – G.V.E.C.
GAS – CENTERPOINT ENERGY
TELEPHONE AND CABLE – AT&T COMMUNICATIONS AND /OR TIME WARNER

2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

3. PERMANENT AND STABLE MONUMENTATION WAS FOUND OR SET FOR MOST CORNERS ON THE OUTER BOUNDARY OF THIS PLAT UPON COMPLETION OF UTILITY INSTALLATIONS AND STREET CONSTRUCTION OR AS THE CITY ENGINEER MAY REQUIRE, PROPERTY CORNERS WILL BE SET WITH HALF INCH IRON PIN WITH BLUE PLASTIC CAP STAMP NORTHSTAR RPLS #4350 WHERE PRACTICAL OTHERWISE, A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.

4. CONTOUR LINES SHOWN HEREON:
LOT – ARE FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM 1' CONTOURS.

5. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

6. THE SUBDIVISION IS WITHIN THE SCHERTZ–CIBOLO–U.C. INDEPENDENT SCHOOL DISTRICT.

7. ALL OF THIS SUBDIVISION IS IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CIBOLO.

8. THIS PROPERTY IS NOT ZONED.

9. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD). AS DEFINED BY THE GUADALUPE COUNTY TEXAS FLOOD INSURANCE RATE MAP NUMBER 48187C0230F, EFFECTIVE DATE NOVEMBER 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

10. THERE ARE THREE EXISTING HERITAGE TREES AND 0 PROTECTED TREES LOCATED ON THE TRACT.

11. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO THE REMOVAL OF THREE EXISTING TREES AND OTHER OBSTRUCTIONS). READING OF METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

12. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

13. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUME TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODE.

14. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

15. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS APPLIED BY THE APPLICANT, THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS /HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.

16. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

17. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATION ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO CODE OF ORDINANCES PROVISIONS FOR HIGH WEEDS AND GRASS.

18. EMERGENCY ACCESS LANE AS SHOWN HERE ON, A HARD ALL–WEATHER SURFACE SHALL BE MAINTAINED IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENT TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF THE FIRE ACCESS LANE IS RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST SIGNS WHERE REQUIRED AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING, TOW–WAY ZONE". THE FIRE MARSHAL, POLICE, OR DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR THE FIRE DEPARTMENT AND EMERGENCY USE.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

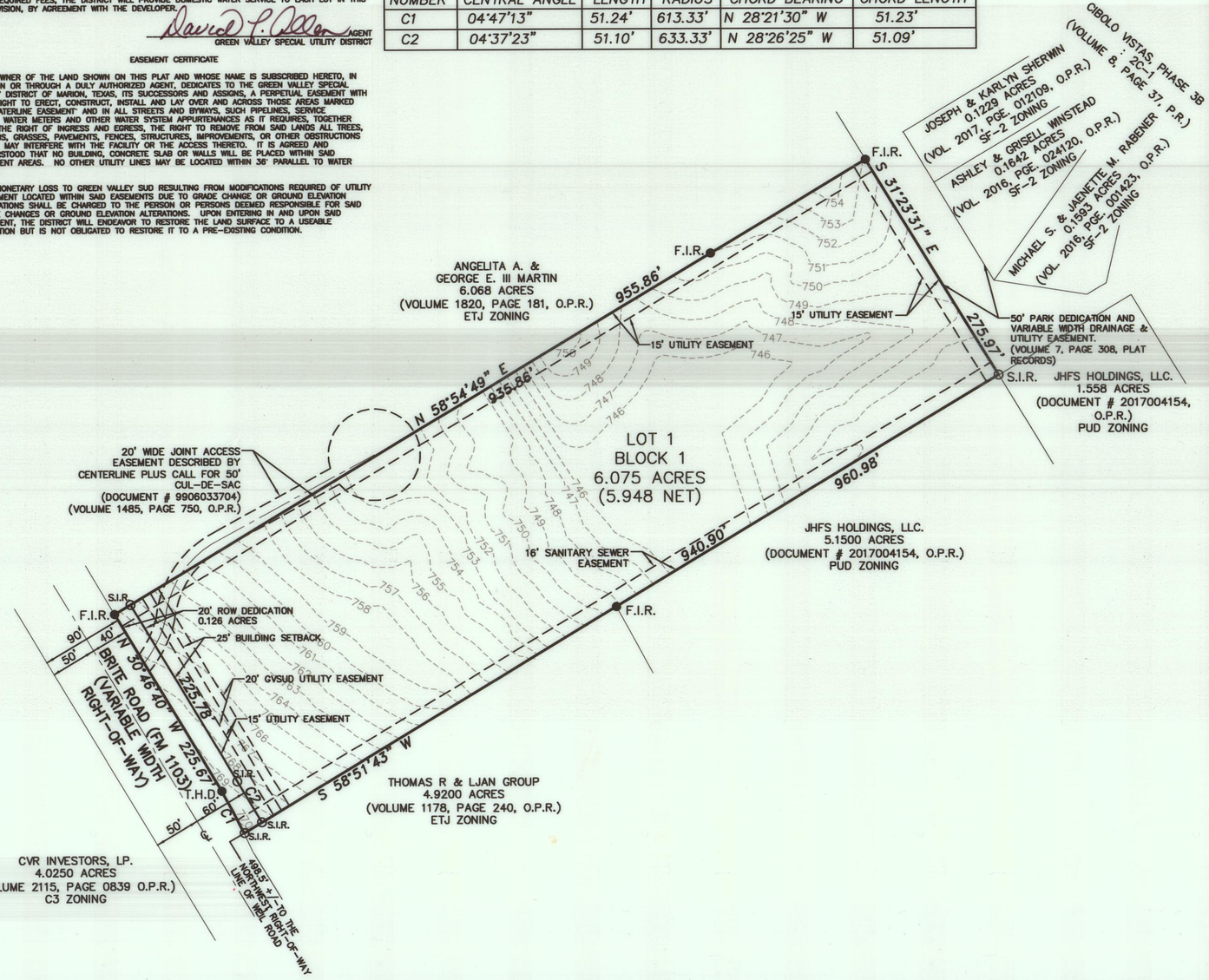
David P. Allen
AGENT
GREEN VALLEY SPECIAL UTILITY DISTRICT

EASEMENT CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS 'WATERLINE EASEMENT' AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE–EXISTING CONDITION.

CURVE DATA					
NUMBER	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	04°47'13"	51.24'	613.33'	N 28°21'30" W	51.23'
C2	04°37'23"	51.10'	633.33'	N 28°26'25" W	51.09'



DEVELOPMENT PLAT ESTABLISHING

THE SHOPS AT CIBOLO CREEK SUBDIVISION

BEING 5.948 ACRES ESTABLISHING LOT 1, BLOCK 1, OUT OF THE SEXTO DOMINGUEZ SURVEY, A–110, GUADALUPE COUNTY, TEXAS, OUT OF A TRACT CALLED 6.075 ACRES IN A CONVEYANCE FROM CHARLES MYERS AND MARGARETHE MYERS TO GERALD V. AND EVA M. PHILLIPS, RECORDED IN VOLUME 1455 AT PAGE 551 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY AND SAID 6.075 ACRE TRACT AS RECORDED IN DOCUMENT NO. 2017006961, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY.

GRAPHIC SCALE
0 100' 200'
1 inch = 100 feet

PHONE: 210.462.9334
www.bexareng.com
TBPE FIRM 13637
BEXAR
ENGINEERS | ASSOCIATES
717 N. ALAMO | SAN ANTONIO | TEXAS | 78215

NORTHSTAR LAND SURVEYING, INC.
9033 AERO ST., SUITE 105
SAN ANTONIO, TEXAS 78217
(210) 826–6228

TBPLS FIRM REGISTRATION NO. 10193967

DATE: 8/7/18 JOB NO.: 1758

STATE OF TEXAS §
COUNTY OF GUADALUPE §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "THE SHOPS AT CIBOLO CREEK SUBDIVISION", A SUBDIVISION TO THE COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
MASS GLOBAL FINANCIAL, LLC.
240 BRITE ROAD
CIBOLO, TEXAS 78108
(210)291–4755

AGENT

AGENT:
MARIA SILVEYRA
PRESIDENT
MASS GLOBAL FINANCIAL, LLC.

NOTARY PUBLIC
NATHANIEL HUNT
Notary Public, State of Texas
My Comm. Exp. 03-04-2022
ID No. 12973408-2

STATE OF TEXAS §
COUNTY OF GUADALUPE §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF September, 2018
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 03-04-2022

STATE OF TEXAS §
COUNTY OF GUADALUPE §
APPROVED ON THIS THE 17th DAY OF Sept. 20 18 BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS
CITY ENGINEER

APPROVAL OF THE CITY PLANNER:
THIS PLAT OF "THE SHOPS AT CIBOLO SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNER OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY APPROVED.
DATED THIS 17th DAY OF SEPTEMBER 20 18.
CITY PLANNER

STATE OF TEXAS § 20180902276
COUNTY OF GUADALUPE §
I, Teresa Kiel, COUNTY CLERK OF GUADALUPE COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON:
THE 3rd DAY OF Oct. A.D. 20 18,
AT 2:17 P M. AND DULY RECORDED
THE 3rd DAY OF Oct. A.D. 20 18,
AT 2:17 P M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY IN BOOK VOLUME 9, ON PAGE 40, IN TESTIMONY, WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 3rd DAY OF Oct A.D. 20 18.
C Hernandez, Deputy
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

COUNTY COURT
GUADALUPE COUNTY, TEXAS

C Hernandez, Deputy

Date: Sep 04, 2018, 3:16pm User ID: Administrator
File: P:\1758–SHOPS AT CIBOLO CREEK PLAT\PLAT\SHOPS AT CIBOLO SUBDIVISION PLAT.dwg

City of Cibolo

Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108
Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - ANNEXATION PETITION

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name: _____

Total Acres: _____ Survey Name: _____ Abstract No.: _____

Project Location (address): 240 Brite Rd Cibolo TX 78108

Current Zoning: _____ Overlay: ☐ None ☐ Old Town ☐ FM 78

Proposed Zoning: G.D75 # of Lots: _____ # of Units: _____

Please Choose One: ☐ Single-Family ☐ Multi-Family ☑ Commercial ☐ Industrial

☐ Other _____

Current Use: _____ Total Proposed Square Footage: _____

Proposed Use: _____ (Commercial/Industrial only)

Applicant Information:

Property Owner Name: HECTOR SILVEYRA, AMPARO MARIA SILVEYRA

Address: 240 Brite Rd City: Cibolo

State: TX Zip Code: 78108 Phone: 210-291-4755

Email: msilveyra@cbharper.com Fax: 210-483-4648

*Applicant (if different than Owner): SAME AS ABOVE

* Letter of Authorization required

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Representative: _____

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.

_____
Owner or Representative's Signature

_____
Typed / Printed Name

State of _____

County of _____

Before me, _____, on this day personally appeared
Name of Notary Public

_____, to be the person(s) who is/are subscribed to the
Name of signer(s)

foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____,

_____
Notary Public Signature (Notary Seal)

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

EXHIBIT B

CITY OF CIBOLO

ANNEXATION SERVICE PLAN

SECTION 1. SERVICE PLAN

Pursuant to the provisions of Texas Local Government Code Section 43.056, the following service plan is hereby adopted for the proposed annexation area:

A. Services to be Provided on the Effective Date of Annexation

Unless otherwise specified, the following services shall be provided in the annexed area on the effective date of annexation:

1. **Police Protection**
   - Patrolling, response to calls for service, enforcement of laws, and other routine police services by existing City of Cibolo Police Department personnel and equipment. Additional personnel will be assigned as population warrants.
2. **Fire Protection**
   - Fire suppression, rescue services, and other fire protection services by existing City of Cibolo Fire Department personnel and equipment, subject to available water supply and access limitations.
3. **Emergency Medical Services**
   - Emergency medical response and transport services through City resources or contracted providers.
4. **Code Compliance and Environmental Health Services**
   - Enforcement of health, safety, and environmental codes, including nuisance abatement, weed control, illegal dumping, regulation of on-site sewage facilities, and other public health-related ordinances.
5. **Solid Waste Collection**
   - Collection of residential solid waste at the same level of service and cost provided to other similarly situated areas within the City of Cibolo. Brush and bulky waste collection will occur as scheduled by City services.

- The City will not prohibit solid waste collection by a privately owned solid waste management service provider or impose a fee on residents who choose to continue using an existing private service provider before the second anniversary of the effective date of annexation.

6. **Operation and Maintenance of Public Water and Wastewater Facilities**
   - Routine maintenance and operation of existing City-owned water and wastewater facilities not within the service area of another utility provider. New connections will follow City policies and ordinances.
7. **Operation and Maintenance of Public Roads and Streets**
   - Routine maintenance of public roads and streets on the same basis as services provided throughout the City, including pothole repair, grading of unpaved streets to meet City standards, and maintenance of traffic control devices on public streets.
   - Maintenance of private streets and streets on private easements shall remain the responsibility of property owners.
8. **Street Lighting**
   - Maintenance and payment for electricity for street lights on public streets shall commence on the effective date of annexation. Maintenance and electricity costs for street lights on private streets shall remain the responsibility of property owners.
9. **Operation and Maintenance of Parks and Recreation Facilities**
   - Operation and maintenance of any existing publicly owned parks, playgrounds, or recreational facilities within the annexed area.
10. **Other Public Facilities and Services**
    - Maintenance of publicly owned drainage facilities and other infrastructure as necessary and as determined by the City Engineer.

B. Capital Improvements to be Undertaken

Pursuant to Texas Local Government Code Section 43.056, the City shall initiate acquisition or construction of capital improvements necessary for providing full municipal services within 2 ½ years after the effective date of annexation and substantially complete them within 4 ½ years after the effective date of annexation. The level of services, infrastructure, and maintenance shall be comparable to that provided in other areas of the City with similar topography, land use, and population density.

The City is not required to provide a uniform level of services to each area if variations in topography, land use, and population density justify different levels of service.

Capital improvements anticipated, if any, include:

1. **Police Protection**
   - None anticipated at this time.
2. **Fire Protection**

- None anticipated at this time.

3. **Emergency Medical Services**
   - None anticipated at this time.
4. **Solid Waste Collection**
   - None anticipated at this time.
5. **Public Water and Wastewater Facilities**
   - Water and wastewater service will be made available at City rates from existing lines where available and not within the service area of another utility provider.
   - Extension of new water and wastewater lines shall be accomplished by developers as land is subdivided, consistent with City ordinances and policies.
   - Landowners will not be required to fund capital improvements for water or wastewater services in a manner inconsistent with Chapter 395 of the Texas Local Government Code, unless otherwise agreed.
6. **Public Roads and Streets**
   - Reconstruction, resurfacing, storm drainage installation, and other major improvements shall occur as needed under established City policies, based on traffic and development demands.
   - Street lighting along new streets shall be installed by developers in accordance with City ordinances when land is subdivided.
   - Installation of traffic control devices shall be determined by engineering studies and traffic standards.
7. **Parks and Recreation Facilities**
   - None anticipated at this time.
8. **Other Public Facilities or Buildings**
   - None anticipated at this time.

Legal Description: SHOPS @ CIBOLO CREEK 1.3108 ACS AKA ABS: 110 SUR: S DOMINGUEZ

City of Cibolo

City Council Regular Meeting Staff Report

B. Public Hearing to hear testimony regarding amending the 2024 Unified Development Code, Article 13, Use Tables; and Article 20.1.9 Platting Not Required; and Article 20.3.17 Development Plats; and Section 14.1 Lot Design. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Public Hearing Item: 7B.

From
Rick Vasquez, Director of Economic Development and Planning

PRIOR CITY COUNCIL ACTION:

The City Council directed the City Manager to prepare an ordinance amending the 2024 Unified Development Code (UDC) to reclassify manufactured homes in the Agricultural (AG) zoning district from a land use requiring a Conditional Use Permit to a land use permitted by right.

BACKGROUND:

The Planning and Zoning Commission held a public hearing during a special called P&Z meeting on 7/31/25 to develop a recommendation to amend the Unified Development Code (UDC) and the regulations governing Manufactured Home land use and subdivision platting exemption requirements.

The Planning and Zoning Commission recommended denial of the proposal to amend the UDC and recommended to maintain the exiting manufactured home use regulations and subdivision platting exemption regulations.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Ordinance - Amend UDC, Ag Use, Plat, Manufactured Home (CA edit).pdf

"City of Choice"

ORDINANCE NO. _____

AMENDING THE CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE, SECTION 13.1 RESIDENTIAL USES, REMOVING THE REQUIREMENT FOR A CONDITIONAL USE PERMIT FOR MANUFACTURED HOMES IN THE AGRICULTURAL ZONING DISTRICT AND PERMITTING MANUFACTURED HOMES IN THE AGRICULTURAL DISTRICT BY-RIGHT; AMENDING SECTION 14.1 LOT DESIGN STANDARDS (RESIDENTIAL); AMENDING SECTION 20.1.9 PLATTING NOT REQUIRED, AND SECTION 20.3.17 DEVELOPMENT PLATS, REDUCING PLAT EXEMPTION FROM 5 ACRES TO 3 ACRES; AND PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, PUBLICATION AND CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, the City of Cibolo Planning and Zoning Commission made a recommendation regarding amendment of the 2024 City of Cibolo Unified Development Code at their July 30, 2025 meeting; and,

WHEREAS, the City of Cibolo City Council held a public hearing on August 12, 2025; and,

WHEREAS, the City Council of the City of Cibolo, after recommendation from the Planning and Zoning Commission, deems it necessary and in the best interest of the public to amend the City of Cibolo 2024 Unified Development Code; and,

WHEREAS, upon approval, the City Council directs the City Manager and City Secretary to take such actions as are necessary and appropriate to effectuate this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporating Recitals. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

DRAFT

SECTION 2. **Amendment** of City of Cibolo Unified Development Code, Article 13. Use Tables, Section 13.1 Residential Uses, Manufactured Home Residential, Conditional Use Permit Conditional Use Permit "C" to Permitted-by-Right "P", shall be amended as follows:

Use	SF1	SF2	SF3	SF4	TF-1	MF1	MF2	MH1	MH2	AG
Home Occupation.	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S
A Home Occupation is that accessory use of a dwelling that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling. The Home Occupation shall be clearly incidental to the residential use of the home and cannot change the residential character of the home or adversely affect the surrounding neighborhood and is conducted in accordance with the requirements of Article 6 of this UDC.										
Kennel/Breeder.	C	C								P
The domicile of a person or persons who own or breed five (5) or more dogs and/or cats but less than eleven (11) dogs and/or cats over six (6) months of age, primarily for personal recreational use or sale. Uses include but are not limited to: participation in recognized conformation shows, field or obedience trials, racing, scenting, puling, specialized hunting or working trials, and water trials, search and rescue, tracking and for the purpose of improving the physical soundness, temperament, and conformation of a given breed to a standard.										
Manufactured Home Residential.	C							P	P	C
The residential occupancy of manufactured homes built after July 15, 1976, on small lots owned by residents and are typically meant for more permanent habitation than the below mobile home use.										
Manufactured Modular Housing.	P	P	P	P				P	P	P
Structures that are constructed in one (1) or more modules or modular components built at a location other than the permanent site, are transported to the permanent site, and are erected or installed on a permanent foundation system.										

Use	SF1	SF2	SF3	SF4	TF-1	MF1	MF2	MH1	MH2	AG
Manufactured Home Residential.	C							P	P	~~C~~ P
The residential occupancy of manufactured homes built after July 15, 1976, on small lots										

owned by residents and are typically meant for more permanent habitation than the below mobile home use

***Maximum number of Dwelling Units (Including manufactured homes) Per Lot, Tract or Parcel.** The maximum density permitted in the AG Agricultural District is three dwelling units.

This manufactured home regulation does authorize the use of property zoned Agricultural District for a mobile home park, manufactured home subdivision, or recreational vehicle park.

SECTION 3. Amendment of City of Cibolo Unified Development Code, Article 14.1 Lot Design Standards, shall be amended as follows:

	Article 14.1 Lot Design Standards (Residential)								
District Code	Zoning District (for setbacks in Overlay Districts reference UDC Article 4)	Maximum Develop. Density (units/ac)	Minimum Lot Area (ft^2) / *Maximum Lot Area (ac)	Minimum Lot Width	SETBACKS: Minimum Front BSL	SETBACKS: Minimum Rear BSL	SETBACKS: Minimum Side BSL	Maximum Building Height (in feet) [11]	Maximum Lot/Impervious Coverage (%)
	RESIDENTIAL								
AG	Agricultural - Homestead	~~None~~ [1]	~~None~~ [1]	None	35	10	10	35 [8]	35 [2]
SF-1 [10,13]	Estate Residential	1.00	43560 [1]	100	40	25	25 [7]	35	35 [2]
SF-2 [13]	Low Density Residential	2.00	21000 [1]	85	35	25	15 [7]	35	35 [2]
SF-3 [10,13]	Low-Medium Density Residential	3.00	12,000	80	25	25 [9]	10 [6,7]	35	40 [5]
SF-4 [10, 13]	Medium Density Residential	4.00	9,200	70	25	10 [9]	10 [6,7]	35	50 [5]
TF-1	Two-Family Residential	12.00	9,000	75	25	10	10	35	60
MF1 [12]	Multi-Family Residential	18.00	*20	100	25 [4]	10	10	45	75
MF2 [12]	Multi-Family Residential	24.00	*30	100	25 [4]	10	10	45	80
MH1	Manufactured Home	5.50	6,600	75	25	20	10	35	40
MH2	Manufactured Housing Park	12.00	43,560	55	25 [4]	10	5	35	50

Notes:

1. Lots for which an on-site sewage facility is proposed are subject to Title 30, Texas Administrative Code, Chapter 285. The application of Chapter 285 may require larger minimum lot sizes than the City of Cibolo UDC. In such cases, the more restrictive shall apply.
2. Maximum lot coverage is 35%, not to exceed 15,000 square feet.
3. Minimum 18' front yard setback for garage, if not served from rear alley. (Pertains to vested SF-3 lots prior to Feb. 26, 2013)
4. May be reduced to 15' if parking provided at side or rear of building.
5. The maximum lot coverage for this district shall not restrict the placement of one (1) accessory structure of less than 100 square feet, provided such structure is placed on skids and complies with the requirements of Article 15, and does not interfere with the use of any easement present.
6. Minimum 15 feet between homes, but not less than 5 feet on either side of the common side lot line for lots vested prior to Feb. 26, 2013.
7. Corner lots: Any garage or carport facing the side street must be set back not less than 20 feet.
8. The maximum height pertains only to the height of a home. The height of accessory agricultural structures, such as barns, windmills and silos; is not restricted.
9. A side yard setback of 5.0' feet shall be permitted for any SF-2 and SF-3 lot vested prior to Feb. 26, 2013.
10. Requires two (2) side yards to have a combined total of 15 feet, with a 5' minimum on one side and a 10' minimum on the other side.
11. Reference Appendix B for Height Exhibit
12. Reference Section 14.3 for suplemental standards involving modified setbacks adjacent to zoning
13. If the property line abuts a non-buildable lot (900 or open space) equal to or greater than required setback, building setback may be reduced to 5 feet

SECTION 4. Amendment of City of Cibolo Unified Development Code, Article 20 Subdivision Regulations, Section 20.1.9 Platting not required, shall be amended as follows:

The provisions of this Article shall not apply to:

G. A division of land within the corporate limits of the City into parts greater than ~~five (5)~~ **three-acres**, where each part has at least sixty (60) feet of frontage on a public street and no public

improvement is being dedicated; provided, however, dedication of a public improvement pursuant to a development plat will not be deemed to require that the owner/developer obtain a subdivision plat.

SECTION 5. Amendment of City of Cibolo Unified Development Code, Article 20 Subdivision Regulations, Section 20.3.17 Development Plats, shall be amended as follows:

D. Exceptions.

No development plat shall be required where:

3. The tract to be developed:

(i) Is at least ~~five (5)~~ **three-acres**; and

SECTION 7. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 9. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 10. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 11. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 12. Effective Date. This Ordinance shall take effect immediately upon its passage and publication as required by law.

DRAFT

PASSED AND APPROVED this _____ day of _____, 2025.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC, City Secretary

APPROVED AS TO FORM:

_____
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC, City Attorney

DRAFT

City of Cibolo

City Council Regular Meeting Staff Report

A. Approval of the minutes of the Regular City Council Meeting held on July 22, 2025.

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8A.

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

072225 Council Minutes.pdf

CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
July 22, 2025
6:30 p.m.

Minutes

1. Call to Order – Meeting was called to order by Mayor Allen at 6:32 p.m.

2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman R. Roberts. Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks; Absent: Councilman McGlothin. Councilman McGlothin had been excused at the July 8th meeting for the next five meeting as he was called back to active duty.

3. Invocation – Councilman Hicks gave the Invocation.

4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.

5. Citizens to be Heard

   This is the only time during the Council Meeting that a citizen can address the City Council. It is an opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee, including City Staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. **This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

   The following individuals spoke during this item. Brad Kessler spoke on a Car Show Event in the City Hall parking lot. He wanted the event to be a partnership event with the City possible with the Police and Fire Department. Mr. Kessler would promote and provide flyers and recruit members for the event. Mr. Kessler was told to get with David Howard in the Parks Department and the City

Secretary for use of the parking lot. Maggie Titterington again thanked the council for Grampie's Pizza variance. She also informed the council on ribbon cuttings and the Chamber Bowl that are coming up. Cecil Dawson spoke about his youth football team. He stated they were trying to find a home field. The children on his teams are mostly from Cibolo and they now have to travel outside of the city for their practices and games. Mr. Dawson talked about his teams and also the Cheerleaders and the trophies that they had won. He said they practice once or twice a week and have a game on Saturday. He was told to get with the City Secretary for additional information.

6. Public Hearing

A. Public Hearing to consider an ordinance to amend the 2024 City of Cibolo Unified Development Code Article 19 "General Subdivision Standards," Section 19.9 "Drainage and Flood Hazards, "Subsection C "General Provisions"; and Article 20 "Subdivision Regulations," Section 20.1.9 "Platting Not Required"; and Article 10 "Parking and Loading Spaces."

Mayor Allen opened the public hearing at 6:49 p.m. Ms. Latimer spoke on several places in the Old Town that have flooding issues down by the Bowling Alley area. Ms. Latimer thought that this area already had the ability to use alternate parking materials. Off street parking should have been done away with a long time ago. Ms. Kearns spoke and stated that she owned several businesses in the downtown area. She said that the extra money that a small businesses have to pay for because of lot size, parking and platting discourages others wanting to start a business in the Cibolo downtown area. Ms. Kearns also stated that alternative materials for parking needs to be provided so the ground can absorbed the water. Mayor Allen closed the public hearing at 6:53 p.m.

B. Public Hearing to consider an ordinance to amend the 2024 City of Cibolo Unified Development Code, Article 14 Lot Design Standards, Section 14.2 Lot Design, 17. Zoning District I-1 Light Industrial, (d) Lot Design Requirements, (7) Height.

Mayor Allen opened the public hearing at 6:59 p.m. Ms. Latimer stated that I-1 Zoning District should not back up to a subdivision. Mayor Allen closed the public hearing at 6:59 p.m.

C. Public Hearing to hear testimony regarding annexation of a A 2.011 acre tract situated in the Guadalupe Torres Survey, A313, Guadalupe County, Texas, out of the Friederick Family Trust 8.138 acre tract recorded in Volume 782, Page 540, Deed Records of Guadalupe County Texas.

Mayor Allen opened the public hearing at 7:01 p.m. No one wish to speak on this item and Mayor Allen closed the public hearing at 7:01 p.m.

7. Consent Agenda – Consent Items (General Items)

(All items listed below are considered to be routine and non-controversial by the council and will be approved by one motion. There will be no separate discussion of these items unless a Council member requests, in which case the item will be removed from the consent agenda.)

A. Approval of the minutes of the Special City Council Meeeting held on July 8, 2025.

B. Approval of the minutes of the Regular City Council Meeting held on July 8, 2025.

C. Approval of the May 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24/25 fiscal year.

D. Approval of the May 2025 Check Register.

Councilwoman Cunningham made the motion to approve the consent agenda. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 6 to 0.

8. Staff Update

A. Administration.

a. Capital Improvement Program – Updates on Projects

Lower Seguin Road – No update
Dean Road and Bolton Road – 100% Pavement Repairs – Final Walk through 7-31-25
Green Valley Road – Low Water Crossing Improvement -
Haeckerville Road and Town Creek Drainage – No update
FY25 Street Rehabilitation Package 1 – Under Construction
Deer Creek Blvd- Flatwork in southbound lane is completed-Roadway work expected to begin next week. Green Valley Road #1 – Final project in the Package 1 scope. Green Valley Road #2 - Flex base and first lift of Asphalt in completed – Crews are working on the installation of ribbon curb.
FY25 Street Rehabilitation Package 2 – Contract documents have been initiated and completed. Staff coordinating with D&D to set up Pre-Construction Meeting. Package includes the following streets: Town Creek Road, Firebird Run, and Silver Wing.
Town Creek Trail – No new update – In design
Tolle Road – No new update – In Design. Land Appraisal will be scheduling visits with property owners who have already signed the ROE. LAN continues to work on Drainage and Roadway Design. City Staff is continuing to work with property owners on ROE approvals. Sewer design has been approved by TCEQ.
FM 1103 Phase I and Phase II – No update

b. RFP's, RFQ's, RFB's, and ITB's – No update.

c. Solid Waste Transition Update – Cart Delivery on schedule. HHW program update: Residents will be able to schedule when the program goes live on July 28th. Waste Connections visited the list of local businesses the city provided to ensure commercial customers received the carts and service they need.

d. Cibolo Summer Nights - August 1, 2025 from 6:30 pm to 9 pm.

9. Discussion/Action

A. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Saddle Creek Unit 9A.

Councilwoman Cunningham made the motion to deny the Preliminary Acceptance of Public Infrastructure for Saddle Creek Unit 9A. The motion was seconded by Councilwomen D. Roberts For: All; Against: None. The motion carried 6 to 0 to deny.

B. Discussion/Action approving an order form (agreement) for forty-one Flock Safety Falcon Automated License Plate Recognition technology within the City of Cibolo and authorizing the City Manager to execute an order in the amount of $200,650.00.

Councilman Hicks made the motion to approve an order form (agreement) for forty-one Flock Safety Falcon Automated License Plate Recognition technology within the City of Cibolo and authorizing the City Manager to execute an order in the amount of $200,650.00. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 6 to 0.

C. Discussion/Action to Authorize the City Manager to enter a Development Agreement with RT Industrial Holdings LLC as required by Texas Local Government Code, Chapter 43. Municipal Annexation, Subchapter C-1. Annexation Procedure for Areas Exempted from Consent Annexation Procedures, Subsection 43.0672 Written Agreement Regarding Services for a 2-acre tract described as ABS 313, SUR: G Torres 2.011 AC, Guadalupe County, Texas.

Councilman Hicks made the motion to Authorize the City Manager to enter a Development Agreement with RT Industrial Holdings LLC as required by Texas Local Government Code, Chapter 43. Municipal Annexation, Subchapter C-1. Annexation Procedure for Areas Exempted from Consent Annexation Procedures, Subsection 43.0672 Written Agreement Regarding Services for a 2-acre tract described as ABS 313, SUR: G Torres 2.011 AC, Guadalupe County, Texas. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 6 to 0.

D. Discussion/Action on Naming the City's Newest Facility, formerly known as the Noble Group Event Center, located at 203 S. Main Street.

Councilman Hicks made the motion to name the former Noble Group Event Center to Cibolo Community Center. The motion was seconded by Councilman Mahoney. For: All; Against: None. The motion carried 6 to 0.

E. Discussion/Action on Reservation of Event Space at 203 S. Main St.

Mr. Howard, the Parks Superintendent, briefed council on the item. No action was taken. Council did give direction that the center would be able to be rented out to the public. The groups that had prior contracts with the Noble Group could applied to use the facility. Council did agree that the hours for the center would we Monday thru Friday from 5pm to 11pm (everyone must be out of the building by midnight), Saturday and Sunday the center would be open from 7am to 11pm (building completely closed by midnight). Prices given by Mr. Howard were the fees Mr. Jackson had. Council said that fees should produce a revenue for the city. Having an electronic keypad would prevent a staff member having to come in and lock after each event. Mr. Howard stated he had enough information for a plan for the Cibolo Community Center and will bring back fee information and additional information at a later date.

F. Discussion/Action on the approval of funding for adding power to the City Pond near HEB in the amount of Fifty-One Thousand, One Hundred Thirty-Five Dollars and Eighty-One Cents ($51,135.81).

Councilman Hicks made the motion to approve funding for adding power to the City Pond near HEB in the amount of Fifty-One Thousand, One Hundred Thirty-Five Dollars and Eighty-One Cents ($51,135.81). The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 6 to 0.

G. Discussion/Action on combining the Holiday Parade and Tree Lighting.

This item was briefed by Ms. Cimics and Mr. Howard. Councilman Hicks made the motion to approve combining the Holiday Parade and Tree Lighting for December 6, 2025. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 6 to 0.

H. Discussion/Action: Updates to City of Cibolo Employee Handbook.

Ms. Taplin presentation covered the following items: 1. Employee Handbook Policies review to-date, 2. Proposed process for FY25 review, 3. Flowchart through approval process, 4. Review of "Buckets" of Policies, 5. Next steps and timeline. At the end of the presentation Ms. Taplin ask the council if they had questions about the approach for the review and update. She ask Council if they had any questions about the list of policies and if they had any questions about the process and timeline. Councilman Hicks made the motion to move forward with the updates to the City of Cibolo Employee Handbook and timeline. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 6 to 0.

I. Discussion/Action on the Charter Review Committee's recommendations to place on the November 2025 ballot.

Ms. Latimer, the Chairperson for the Charter Review Committee, briefed the Council on the items that they would like to see on the November ballot. She did state that they did not have enough time to go over the entire propositions as provided by Mr. Zech. Ms. Cimics will try and get one more meeting scheduled for the Charter Review Committee and this item will be back on the August 12th meeting. At this meeting the Council will have to decided if they will have all recommended proposition on the ballot or if they will be removing any of the proposed propositions. The City Secretary will have later on the August 12th agenda the calling of the Special Election and must have which proposition will be on ballot at that time.

J. Discussion/Action on Council Sub-Committees.

Councilman Hicks made the motion to remove Councilman McGlothin from the Council Interview Sub-Committee. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 6 to 0. Councilman Hicks made the motion to appoint Councilwoman D. Roberts to the Council Interview Sub-Committee. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 6 to 0.

K. Discussion from Councilmembers that have attended seminars, events, or meetings.

Councilman Hicks attended Commissioners Court. Councilwoman Sanchez-Stephens attended Ribbon Cuttings, Mental Health Workshop on Saturday from 12 to 2. Councilman Mahoney attended the NEP and the Chamber luncheons and the event at the Brooks of Cibolo Senior Living.

L. Discussion on items the City Council would like to see on future agendas.

None at this time.

M. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops.

Council went over the calendar for July and August 2025. The city Secretary ask council on who planned on attending the TML Conference in October. The City Secretary will need to register everyone on July29th for this event.

10. Resolutions

    A. Approval/Disapproval of a Resolution of the City of Cibolo authorizing the submission of a grant application to the Office of the Attorney General for the Victim Coordinator and Liaison Grant (VCLG) and agreeing to designate an official to administer the grant.

    Councilman Hicks made the motion to approve a Resolution of the City of Cibolo authorizing the submission of a grant application to the Office of the Attorney General for the Victim Coordinator and Liaison Grant (VCLG) and agreeing to designate an official to administer the grant. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 6 to 0.

11. Executive Session

    The City Council will meet in Executive Session as Authorized by the Texas Gov't Code Section 551.071, Consultation with Attorney to discuss the following:

    A. City Secretary appointment, employment, evaluation and duties.

    B. Discuss and Evaluate City Attorney Interviews.

    Council convened into Executive Session at 9:03 p.m.

12. Open Session

    The City Council will reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

    Council reconvened into Open Session at 9:56 p.m. No action taken.
    Mayor went back to item 9K.

13. Adjournment

    Councilman Hicks made the motion to adjourn the meeting at 10:05 p.m. The motion was seconded by Councilman R. Roberts. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 12TH DAY OF AUGUST 2025.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

B. Approval of the minutes of the Special City Council Meeting held on July 31, 2025.

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 8B.

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

073125 Special Council Minutes.pdf

CITY COUNCIL SPECIAL MEETING
Cibolo City Hall
200 S. Main St.
Cibolo, Texas 78108
July 31, 2025
6:30 p.m.

MINUTES

1. Call to Order – Meeting was called to order by Mayor Allen at 6:30 p.m.

2. Roll Call and Excused Absences – Mayor Allen, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Robert, and Councilman Hicks.

3. Invocation – The Invocation was given by Councilman Hicks.

4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.

5. Citizens to be Heard

   This is the only time during the Council Meeting that a citizen can address the City Council. It is the opportunity for visitors and guests to address the City Council on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The City Council may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the City Council may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Council as a body. Remarks may also be addressed to any individual member of the Council so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. **This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.**

   There were no individuals that signed up to speak during this item.

6. Discussion/Action

   A. Discussion on the Tax Rate.

      Mr. Reed did go over the Budget Workshop #2 and Follow up from the Workshop.

      Staff ask Council that they would like feedback and direction on three items at the end of the presentation. The three questions were: 1. Does City Council support the Voter-Approval Tax Rate for FY 26? 2. Does City Council agree with staff's identification of one-time costs coming from bund balance? 3. Does City Council support reducing fund balance to 26.8% given one-time costs?

Ms. Miranda went over the Property Tax Process, Certified Tax Values, 10 Year History Net Taxable Values, Changes in Value, Tax Rate Discussion, Tax Rate Impact on Average Home Value, Truth-in-Taxation, Property Tax Revenue.

B. Update on the General Fund budget.

Ms. Miranda went over the General Fund updates. General Fund Revenue Update and General Fund Expense Updates were briefed. Ms. Miranda also went over Capital Improvement Programming, Financial Management, Professional Development, and Improved Retention in Public Safety Departments.

C. Presentation on the Debt Service Fund budget.

Debt Service Requirements and Debt Service Funds were discussed. Council had the ability to ask questions during the entire presentation.

The City Council were ok with all three questions that were presented at the beginning of the meeting.

7. Adjournment

Councilwoman Cunningham made the motion to adjourn the meeting at 7:49 p.m. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 6 to 0.

PASSED AND APPROVED THIS 12TH DAY OF AUGUST 2025.

Mark Allen
Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

B. Fire Department Incident Summary for June

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Staff Update Item: 9B.

From
Mario Troncoso, Fire Chief

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

June 25.pdf

Filters

Cibolo Fire Department

Filters apply to all sheets in the workbook. Return to this sheet to change filter settings.

Start Date
6/1/2025

End Date
6/30/2025

Date Level
- ○ Day
- ○ Week
- ◉ Month
- ○ Quarter
- ○ Year

City
- ☑ Cibolo
- ☑ CIBOLO
- ☑ LIVE OAK
- ☑ Schertz
- ☑ SCHERTZ
- ☑ UBC

Shift
- ☑ A
- ☑ B
- ☑ C

Mutual Aid Type
- ☑ Automatic
- ☑ Mutual
- ☑ None

421 Incidents Selected based on Filter Settings

Date Range Selected: 6/1/2025 - 6/30/2025

Report Date: July 10, 2025 09:02

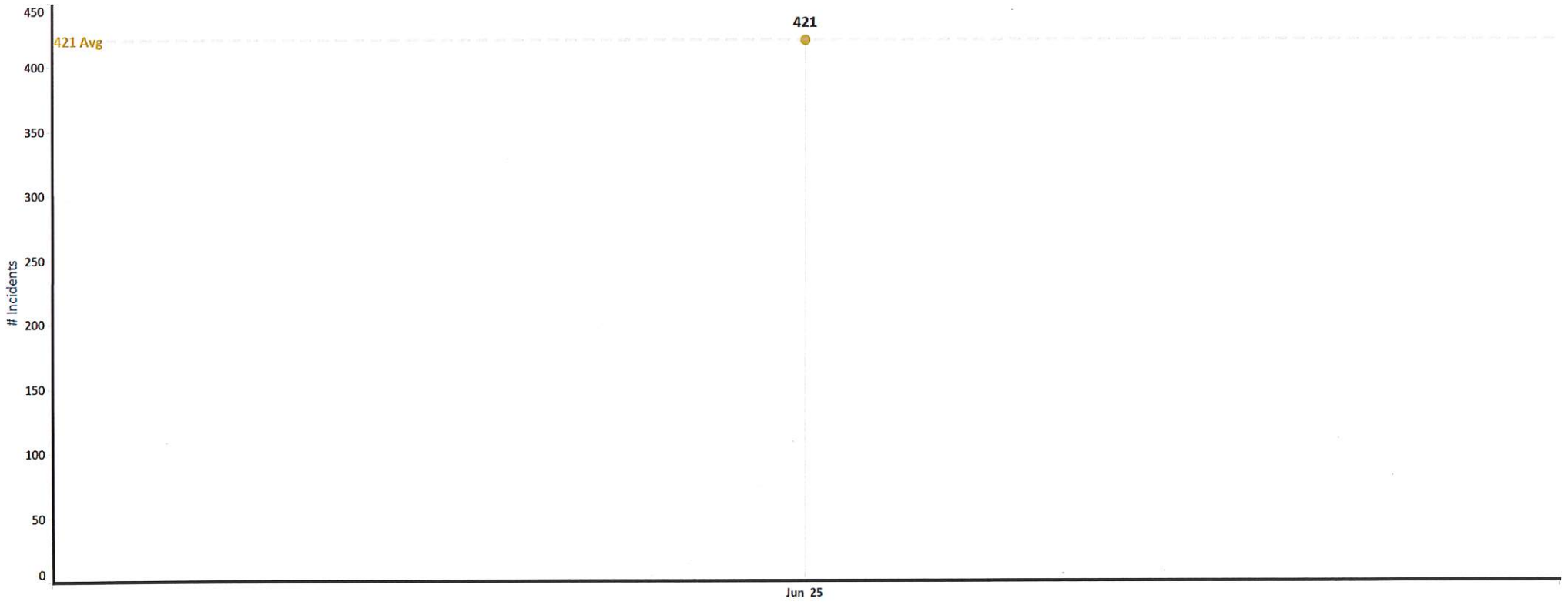
Department Volume

Cibolo Fire Department

Incident Measures per *Month*

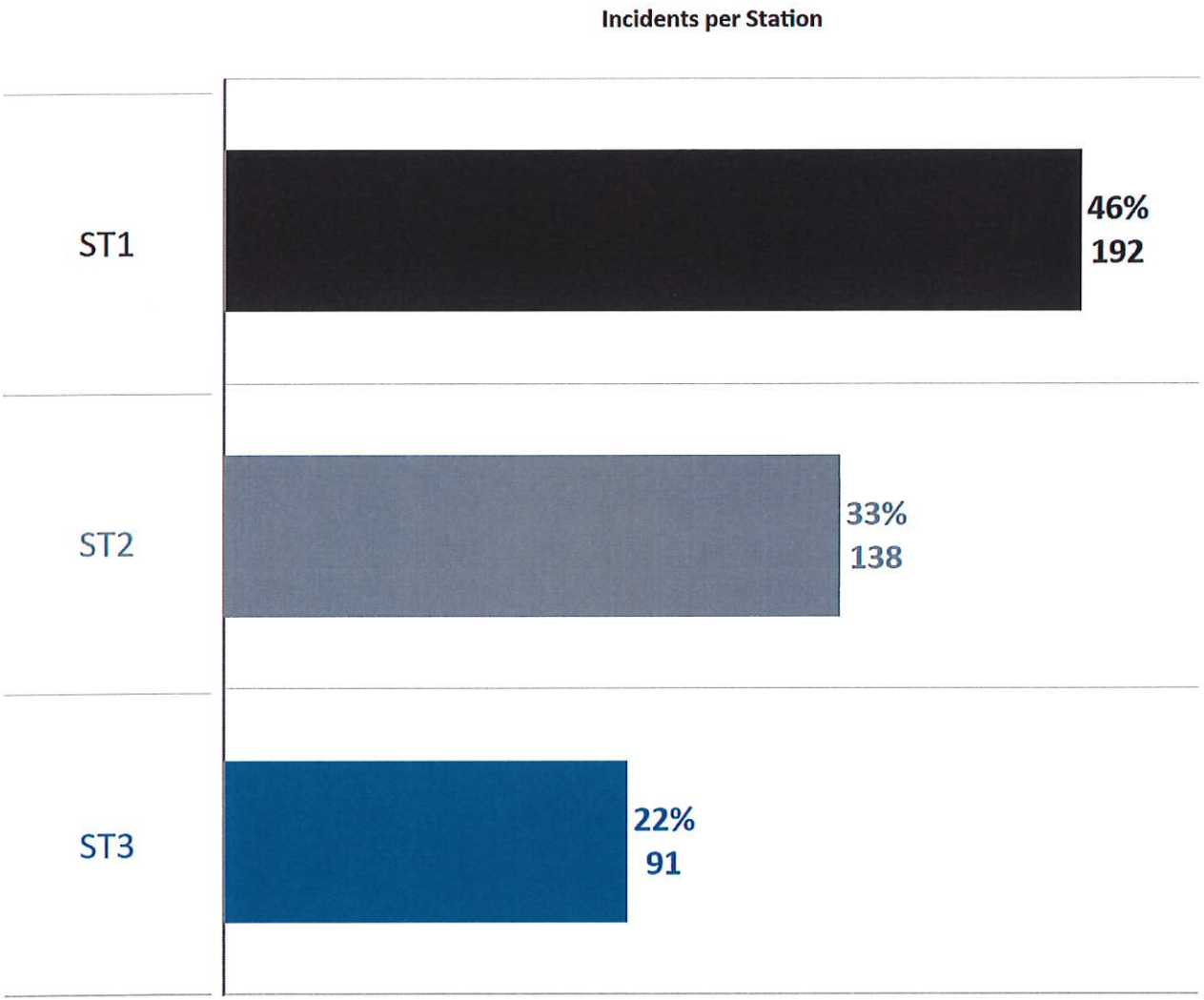
421	421	421	421	421
Incidents	Average	Median	Minimum	Maximum

 # Incidents per Month



Station Volume

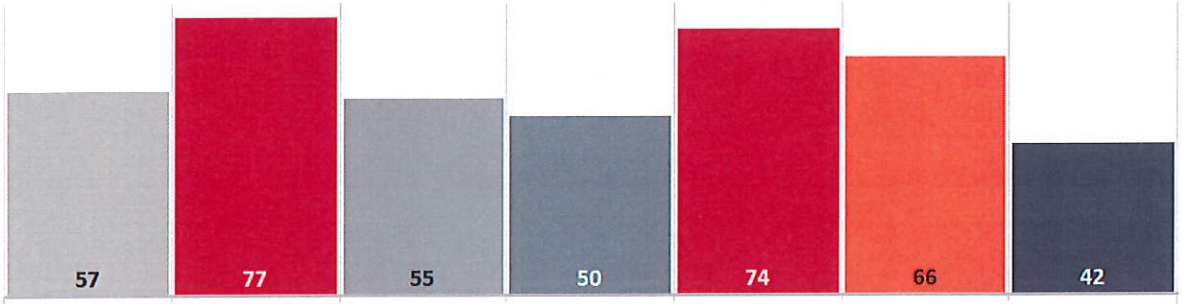
Cibolo Fire Department



	Incidents per *Month*			
	Average	Median	Minimum	Maximum
ST1	192	192	192	192
ST2	138	138	138	138
ST3	91	91	91	91

Department Incidents by Day & Hour

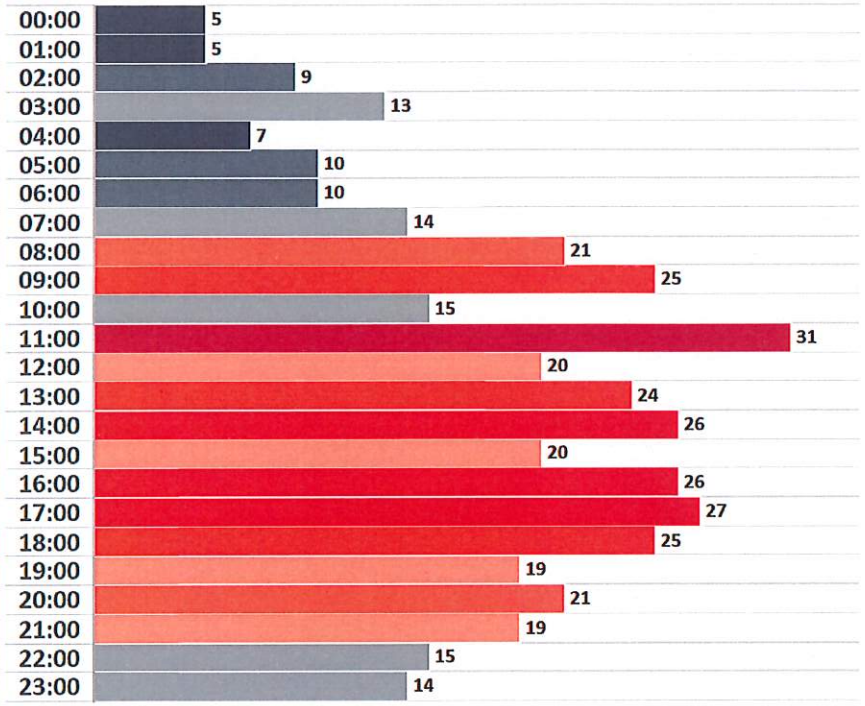
Cibolo Fire Department



Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	1		1			1
2	1	1			1	
2		2	1	1	1	2
1	3	1	1	5		2
			1	6		
2	2	1		4	1	
	4	1		1	2	2
	3	1	2	6	1	1
4	4	3	2	2	4	2
6	3	6	4	1	5	
3	3	2	2	3	2	
7	3	7	2	4	6	2
2	1	2	4	6	5	
2	2	4	1	4	9	2
2	9	1	3	5	3	3
3	5		2	1	5	4
3	1	4	4	7	4	3
6	9	4	5	2	1	
2	1	5	3	8	1	5
2	9	1	2	1	1	3
3	4	2	3	4	3	2
1	1	3	4	1	7	2
1	3	3	1	1	4	2
1	5	1	2	1		4

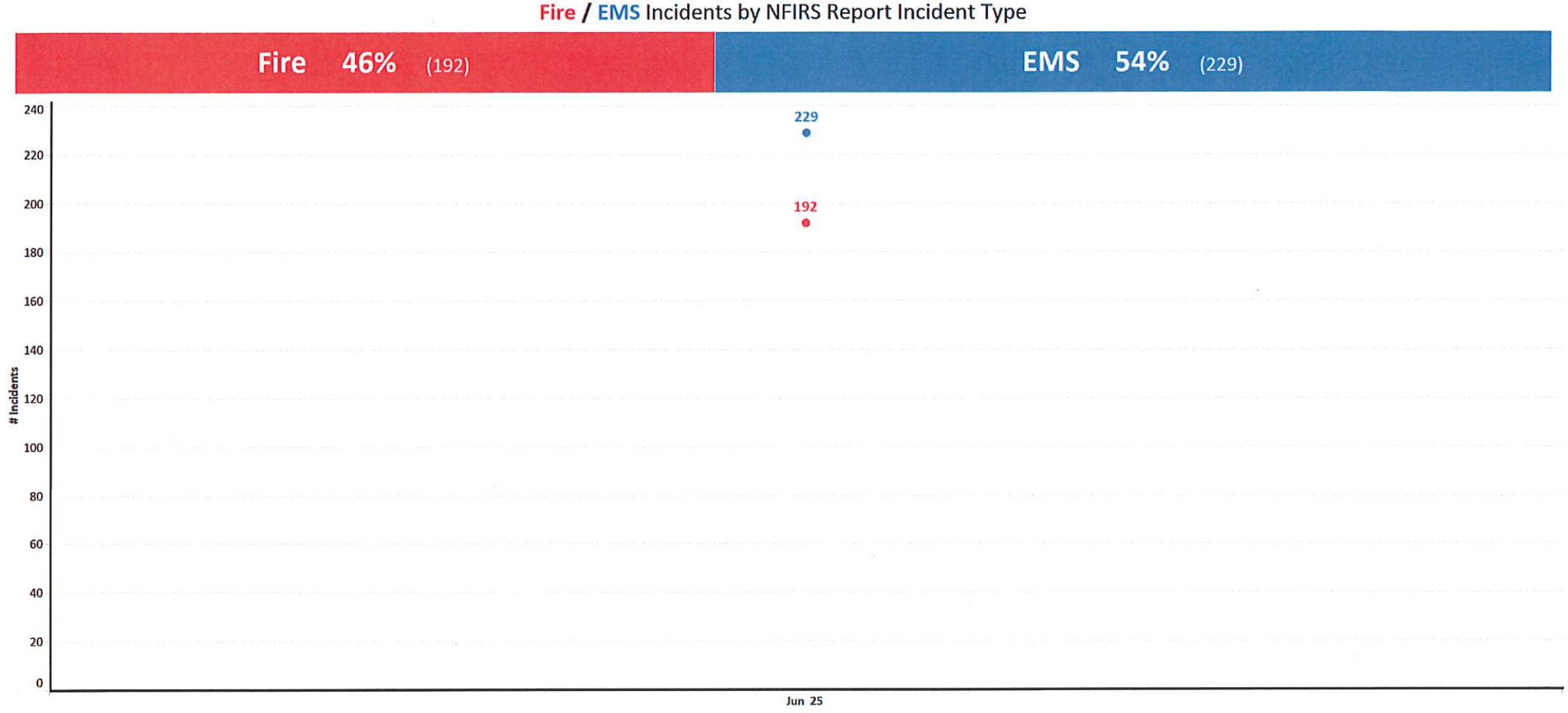
421
Incidents

Low — High



Department Fire/EMS Volume

Cibolo Fire Department

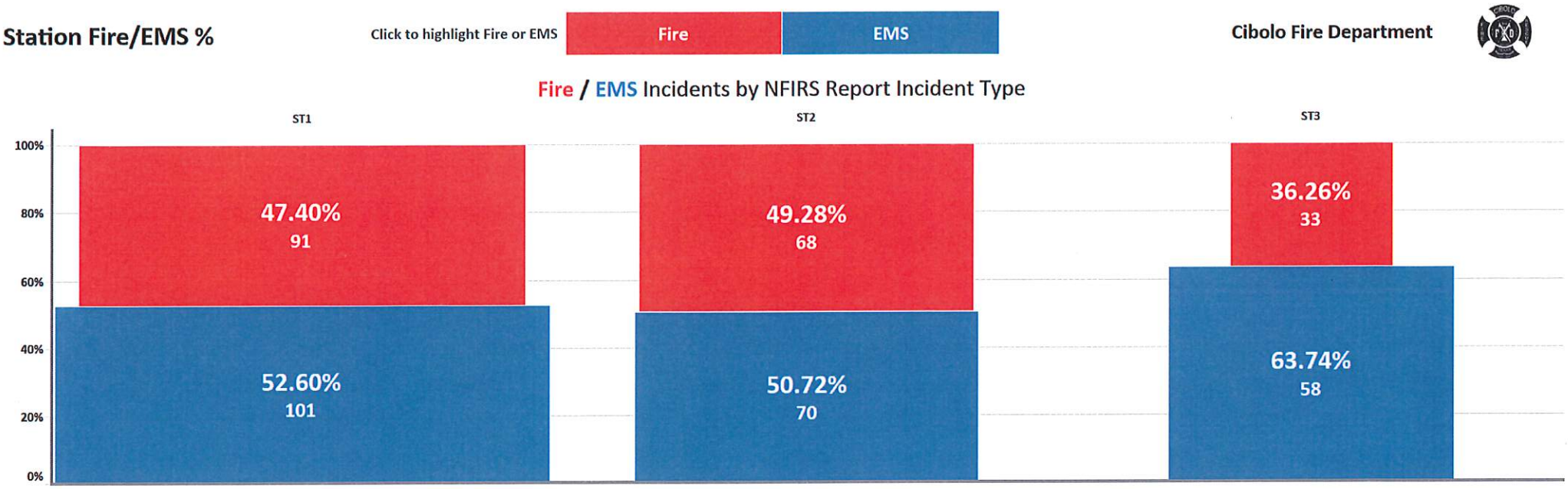


Fire	46%
EMS	54%

Station Fire/EMS %

Click to highlight Fire or EMS | Fire | EMS

Cibolo Fire Department



Bar WIDTH indicates number of incidents

Station % of Fire / EMS Incident Types per Month

		Jun 25
ST1	Fire	47%
	EMS	53%
ST2	Fire	49%
	EMS	51%
ST3	Fire	36%
	EMS	64%

Department Response Time

Incidents with valid Response Times

Cibolo Fire Department

Response Time Minutes

6.0	5.4	9.7	0.0	20.4	391
Average	Median	90th Percentile	Minimum	Maximum	Incidents

Response Time - Average Minutes per *Month*

Station Response Time Minutes

Click to highlight a Station

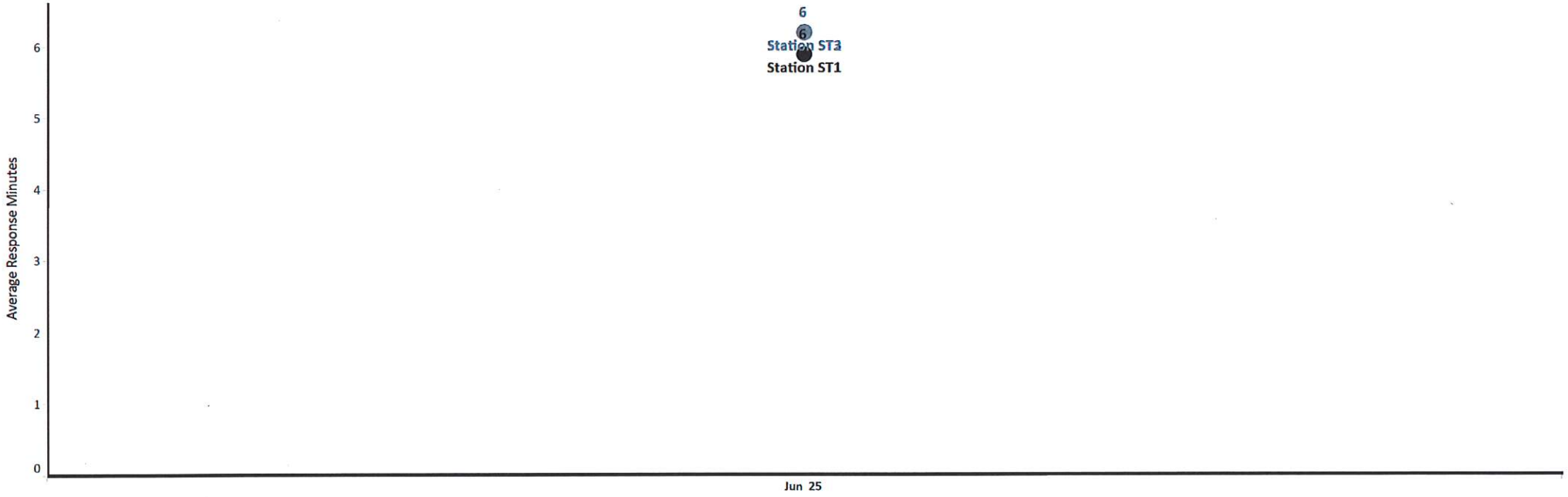
ST1 | ST2 | ST3

Incidents with valid Response Times

Cibolo Fire Department

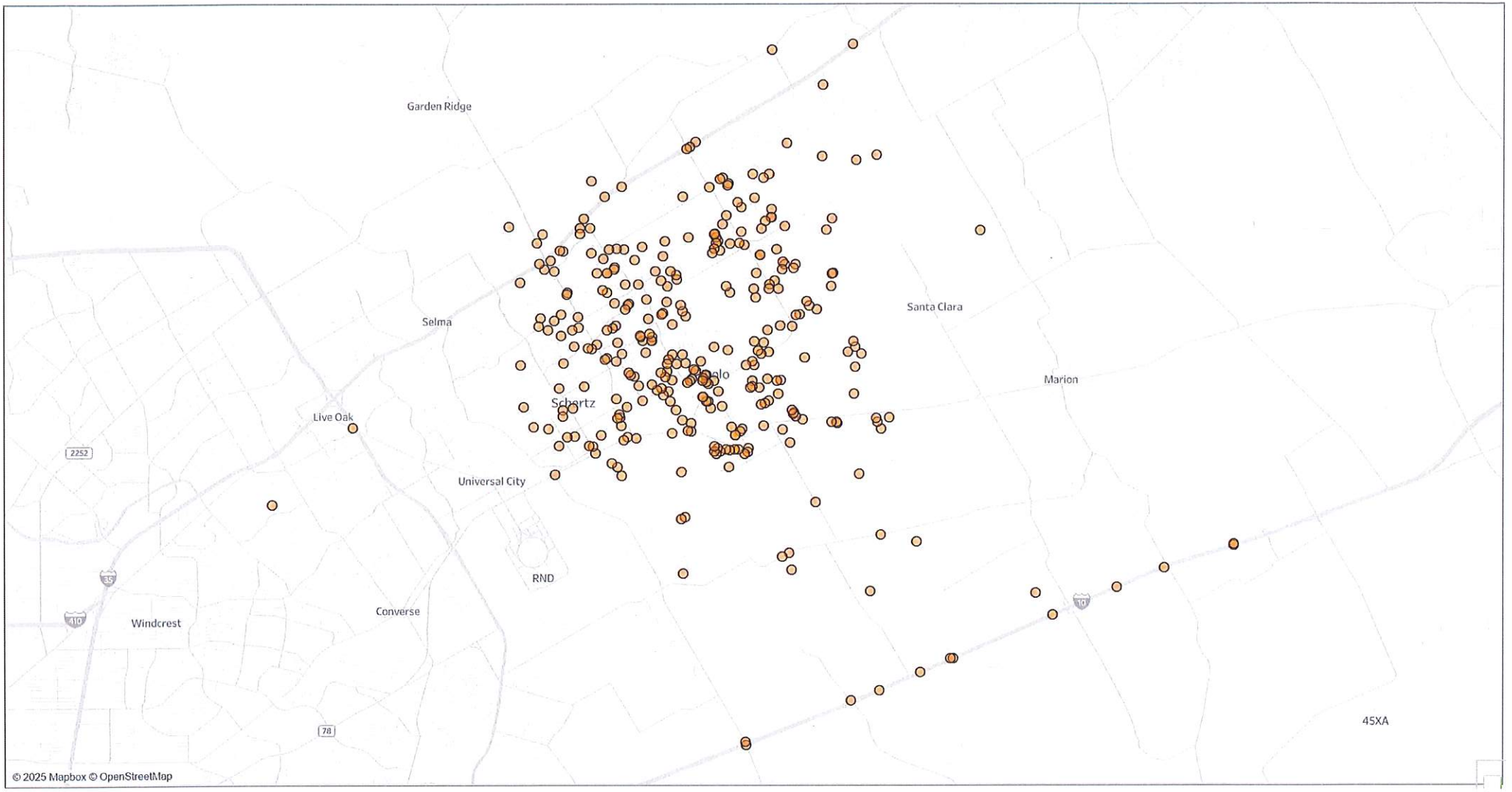
Station ..	Average	Median	90th Percentile	Minimum	Maximum	Incidents
ST1	5.9	5.1	10.2	0.0	20.4	176
ST2	6.2	5.9	9.2	0.9	15.2	129
ST3	6.2	5.2	9.7	0.1	17.3	86

Response Time Station - Average Minutes per *Month*



Incident Locations

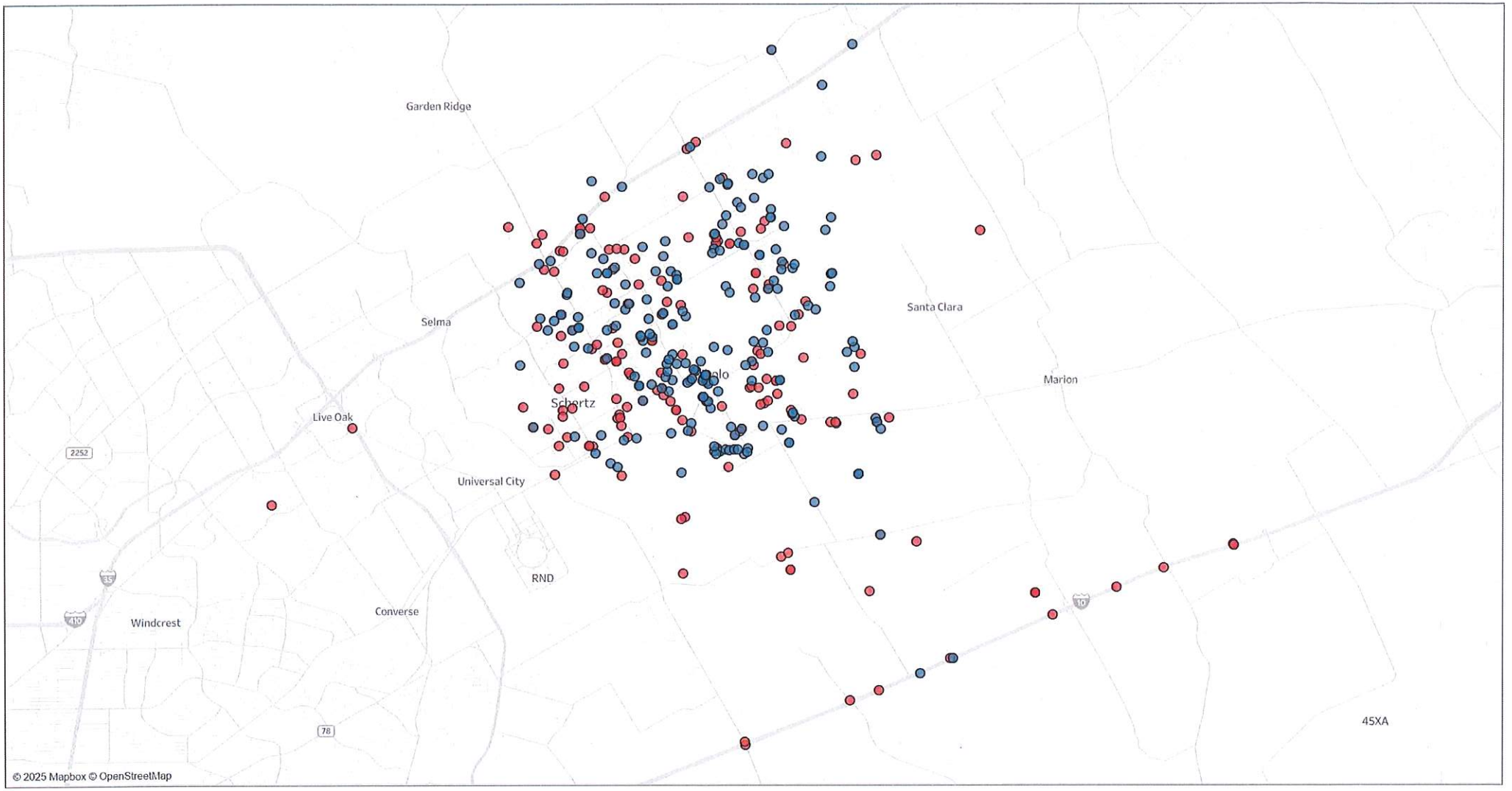
Cibolo Fire Department



Incident Locations by Type

Click to highlight Fire or EMS | Fire | EMS

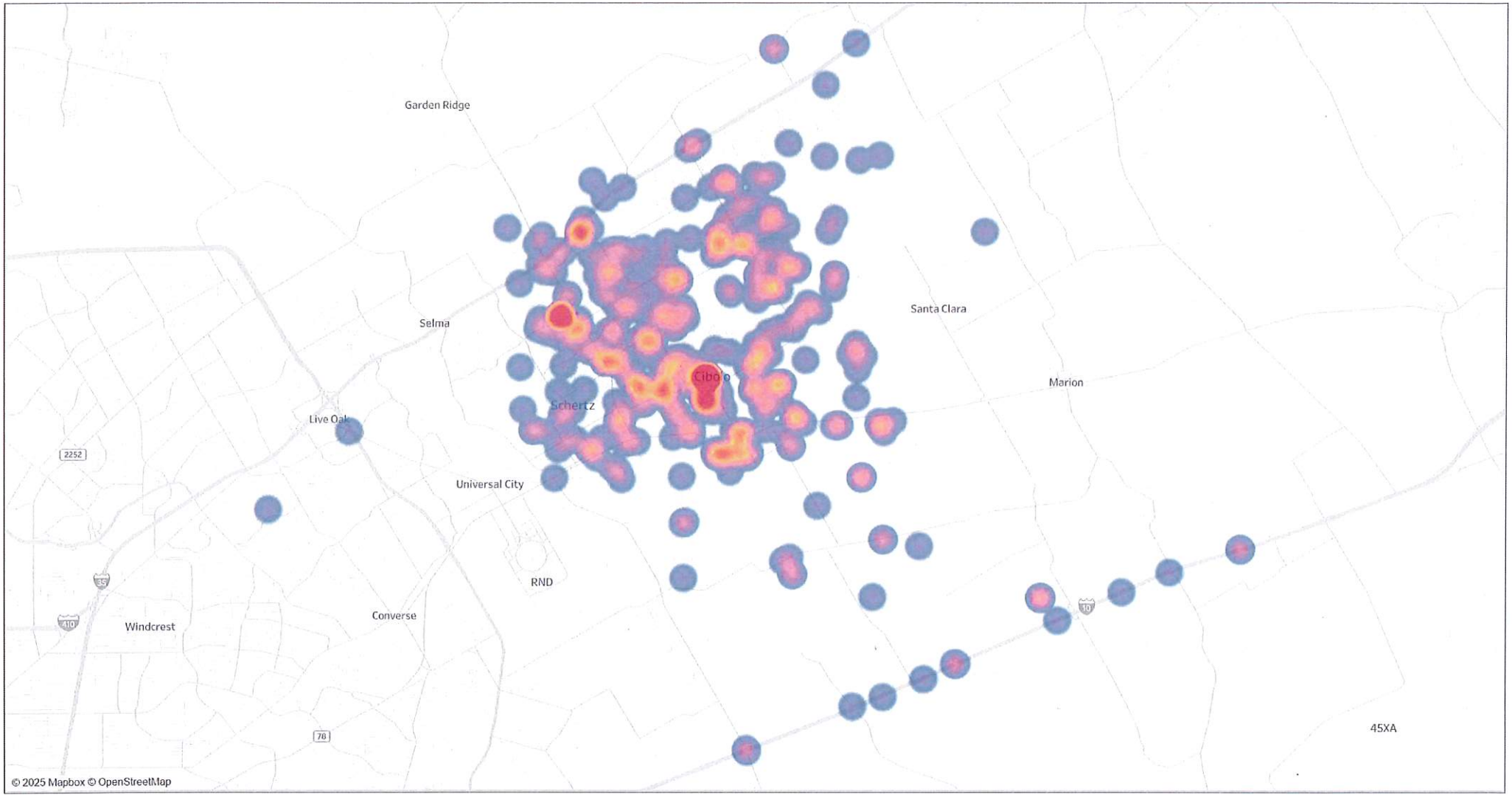
Cibolo Fire Department



Incident Location Heat Map

Low — High

Cibolo Fire Department



City of Cibolo

City Council Regular Meeting Staff Report

A. Discussion/Action and approval of the proposed Charter Amendments recommended by the Charter Review Commission. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10A.

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

City Council on January 11, 2025 formed a Charter Review Committee. At the February 11, 2025 Council meeting the City Council decided on a process to appoint members to the Charter Review Committee. On February 25, 2025 City Council had a Special Meeting to appoint individuals to the Charter Review Committee. On April 8, 2-25 City Council had another Special Meeting and made additional appointments to the Charter Review Committee. This item was presented to City Council on July 22, 2025 to to take action. At that time the Chairman of the Charter Review Committee still had a few unanswered questions. Council did not go though the propositions at that time. The City Council did request that the Charter Review Committee look at the propositions and wording one more time. The City Secretary was able to find a date that a quorum of members and the City Attorney would be available to meet.

BACKGROUND:

The Charter Review Committee held a total of eleven meetings. On August 4, 2025 the Charter Review Committee held the last meeting where all members in attendance agreed to send forward Proposition A thru V for the City Council to approve placing on the November 4th Special Election Ballot for the citizens of Cibolo to vote on.

City Council at this meeting you can either except the propositions that the Charter Review Committee has sent forward or you council also go though each proposition and either approve or strike. The wording of each proposition was written by the City Attorney and approved by the Committee. If the City Council adds any additional propositions or changes the wording that was approved by the Charter Review Committee and City Attorney we will not be able to approve the Special Notice of Election or the Ordinance Calling the Special Election. Both of these items are on the agenda. This will require the City Council to hold a Special Meeting on August 18th, which is the last day we can call a Special Election and have the information on the ballot.

STAFF RECOMMENDATION:

Staff has no recommendation.

FINANCIAL IMPACT:

Cost of Election.

MOTION(S):

Attachments

Charter Review 2025 Report.pdf

CITY OF CIBOLO
CHARTER REVIEW COMMISSION
2025 REPORT OF FINDINGS AND RECOMMENDATIONS

TO:	THE MAYOR AND CITY COUNCIL OF THE CITY OF CIBOLO
CC:	PEGGY CIMICS, CITY SECRETARY
FROM:	CITY OF CIBOLO CHARTER REVIEW COMMISSION
REFERENCE:	REPORT OF FINDINGS AND RECOMMENDATIONS
DATE:	AUGUST 5, 2025

Introduction: Texas Constitution Article XI Section 5 empowers residents of Texas municipalities with a population over 5,000 by majority vote to adopt home rule charter establishing local government. City charters are, in effect, constitutions for city governments forming a social contract between municipal government and citizens by establishing the duties and responsibilities for the different branches of government. The City Charter Section 11.05 requires City Council to appoint a charter review commission at least once every six years.

The Commission: The members of the Charter Review Commission are as follows:

Kara Latimer, Chair
TG Benson, Vice Chair until final two meetings
Tammi Lambert, Vice Chair for final two meetings
Stosh Boyle
David Freimarck
Roy Gardner
Adam Greve
Vashti Hawkins
Terry Hinze
Yvette Hubbard
James Langham
Malcolm MacLauchlan
Shari McDaniel
James Weissman

Staff: The support staff to the Commission included:

Wayne Reed, City Manager
Peggy Cimics, City Secretary

Consultants: Specially engaged legal counsel:

Charles E. Zech, Special Counsel

The Commission's Charge: At a regularly called meeting, held on January 11, 2025, City Council appointed members to the 2025 Charter Review Commission and charged the Commission to (1) Inquire into the operations of city government and review the city charter to determine whether it requires revision; (2) Propose any charter amendments it deems desirable to improve the effective application of the Charter to current conditions; and (3) Make a written report of its findings and recommendations to the city council.

Findings and Recommendations: The Commission hereby finds that the proposed recommended Charter amendments are deemed desirable to improve the effective application of the Charter to current conditions. Specifically, the Commission hereby submits the attached proposed amendments for consideration by City Council for placement before the citizens of the City of Cibolo for consideration of adoption, which are stated as propositions and measures in the attached Exhibit A and summarized as follows:

Proposition A involves amendments to the City Charter to remove provisions that are repetitive of state law or other sections of the Charter.

Proposition B aims to ensure compliance with state law, particularly regarding the establishment and maintenance of a Municipal Court and the appointment of Municipal Judges.

Proposition C proposes changing the term "districts" to "places" and clarifying qualifications for the office of mayor and council members.

Proposition D suggests increasing the compensation for the mayor and council members per regular meeting attended.

Proposition E seeks to revise prohibitions on the mayor and council members, including restrictions on influencing the City Manager's personnel decisions.

Proposition F requires the City Council to hold a sufficient number of meetings each month to efficiently conduct city business.

Proposition G mandates that all board and commission rules and regulations be posted on the city's website.

Proposition H allows any City Council member to place an item on the meeting agenda and prohibits the mayor from altering or vetoing it.

Proposition I requires ordinances imposing penalties to be published once in a newspaper and posted on the city's website for ten days.

Proposition J mandates the City Manager to ensure required documents are provided to the City Secretary for record-keeping compliance.

Proposition K requires annual performance evaluations of key city officials by the City Council by May 31st each year.

Proposition L removes the requirement for sample ballots to be published in the newspaper.

Proposition M requires the City Council to address unfinished business before newly elected members take office.

Proposition N clarifies the process for newly elected council members to take the oath of office.

Proposition O subjects at-large council members to the same recall petition signature requirements as the mayor.

Proposition P equalizes the petition signature requirements for the mayor and district council members.

Proposition Q extends the time for the City Secretary to certify petition signatures from 21 to 45 days.

Proposition R changes the restriction on filing a recall petition from three to six months after an officer's election or recall election.

Proposition S requires proposed or referred ordinances to be published once in a newspaper and posted on the city's website for ten days.

Proposition T authorizes the City Council to amend the budget to reduce unnecessary expenses.

Proposition U requires the City Council to adopt policies for boards and commissions and ensure training opportunities.

Proposition V provides for gender-neutral pronouns in the Charter.

EXHIBIT A

Proposition A
Amendments to the City of Cibolo Charter revising and deleting any provisions which are repetitive of state law, repetitive of other sections of the Charter or otherwise unnecessary to be in the Charter.

FOR _____ AGAINST _____

Measure A
Sec. 3.15. - Authentication, recording, codification printing and distribution.
(2) The City Council shall plan and budget for the codification of ordinances of the City. This codification shall be known and cited as "The Cibolo Code" and shall be in full force and effect without the necessity of such code or any part thereof being published in any newspaper. The caption, descriptive clause and other formal parts of the ordinances of the City may be omitted without affecting the validity of such ordinances when codified. Every general ordinance, enacted subsequent to such codification, shall be enacted as an amendment to the code. For the purpose of this section, general ordinances shall be deemed to be those ordinances of a permanent or continuing nature which affect the residents of the City at large. Copies of the code shall be furnished to City Officers, placed in the City offices and made available for purchase by the public at a reasonable price to be fixed by the City Council. ~~The initial codification shall be completed within two years of the adoption of this Charter.~~
Sec. 7.13. - Borrowing.
~~(4) Emergency Funding: In any budget year, the City Council may, by affirmative vote of a majority of the Council Members, authorize the borrowing of money. Notes may be issued which are repayable not later than the end of the current fiscal year.~~

Proposition B

Amendments to the City of Cibolo Charter for compliance with state law.

FOR _____ **AGAINST** _____

Measure B

Sec. 4.03. - Municipal court.

(1) The City Council shall establish and ~~cause to be~~ maintained a Municipal Court. ~~The Court shall have all the powers and duties as are now, or as may be, prescribed by the laws of the State of Texas.~~

(2) The City Council shall appoint, by the affirmative vote of a majority of the membership of the City Council, such Municipal Judges of the Municipal Court, as may be necessary, all of whom shall be competent, duly qualified attorneys licensed and practicing for at least two (2) years in the State of Texas. ~~In the event a duly qualified attorney is not available, the City Council shall then select a qualified person to be the Municipal Judge. The Municipal Judge(s) of the Municipal Court(s) shall be appointed to a term of two (2) years which shall coincide with the terms of the Mayor and may be appointed to additional consecutive terms upon completion of their term(s) of office.~~ The appointment of the Municipal Judge(s) may be terminated, without cause, at any time by the affirmative vote of a three fourths majority of the City Council. The Municipal Judge(s) shall receive compensation as may be determined by the City Council.

~~(3) In the event of failure of any Municipal Judge to perform their duties, the Mayor shall act in the Municipal Judge's place and stead (and in the event of a vacancy, until a Municipal Judge is appointed by the City Council to fill the vacancy). If the Mayor acts as Municipal Judge, the Mayor shall be compensated at the same salary, if any, as the Municipal Judge for whom the Mayor is acting.~~

~~(4) The Clerk and Deputy Clerks of the Municipal Court(s) shall have the power to administer oaths, certify affidavits, make certificates, affix the seal of the Court and perform all usual and necessary clerical acts in conducting the business of the Court(s), including but not limited to, the keeping of records and accounts of the Municipal Court(s).~~

~~(5) All special expenses and fines imposed by the Municipal Court(s) shall be paid into the City Treasury for the use and benefit of the City, as may be consistent with present and future laws.~~

Sec. 7.06. - Proceeding on adoption of budget.

After public hearing, the City Council shall analyze the budget, making any additions or deletions which they feel appropriate, and shall, at least ten (10) days prior to the beginning of the next fiscal year, adopt the budget by the affirmative vote of a majority of the City Council. ~~Should the City Council take no final action on or prior to such day, the current budget shall be in force on a month-to-month basis until a new budget is adopted and the new budget must be approved within thirty (30) days of the start of the new fiscal year.~~

Proposition C

Amendments to the City of Cibolo Charter changing the term "districts" to "places" and provide for additional clarifying language as to qualifications for office mayor and council member.

FOR _____ AGAINST _____

Measure C

Sec. 3.01. - Composition.

(1) The "City Council" shall be composed of a "Mayor" and seven (7) "Council Members" who shall meet the qualifications provided for in this Chapter and ~~who~~ shall serve for a term of three (3) years and until their successor has been elected and duly qualified. .

The Mayor and City Council Members may serve two (2) consecutive terms. After the commencement of the second consecutive term, the Mayor or City Council Member shall not be eligible to hold another office on City Council for a period of one (1) year from the date of the previous election.

(2) The City shall by ordinance be divided into four (4) ~~districts~~ Places, designated as Places 1, 2, 3, and 4. Each of these ~~districts~~ Places shall, to the extent reasonably possible, be equally populated and the City Council shall maintain such equality of population, as from time to time deemed necessary, by ordinance.

~~The districts shall be designated Places 1, 2, 3, and 4.~~ The qualified voters of each ~~district~~ Place shall elect one (1) Council Member for each of the (4) ~~districts~~ Places who shall meet the qualifications provided for in this Charter.

(3) The Mayor and three (3) of the City Council Members shall be elected at large. ~~by the qualified voters of the city and shall meet the qualifications provided for in this Chapter.~~ The at-large council ~~districts~~ Places shall be designated Places 5, 6, and 7.

The qualified voters of the city shall elect a Mayor and one (1) Council Member for each of the (3) at large Places who shall meet the qualifications provided for in this Charter. ~~The Mayor and City Council can serve two (2) consecutive terms. After the second consecutive term, the Mayor or City Council Member shall not be eligible to hold another office on City Council for a period of one (1) year from the date of the previous election.~~

Sec. 6.02. - Petitions for recall.

Before the question of recall of such officer shall be submitted to the qualified voters of the City, a petition demanding such question to be so submitted shall first be filed with the person performing the duties of City Secretary. As to the Mayor said petition must contain the number of valid signatures totaling at least five percent (05%) of the qualified voters registered to vote at the last general city election. As to the councilpersons elected by Place ~~District~~, said petition shall be signed by qualified voters in such Place ~~District~~ equal in number to at least ten percent (10%) of

the qualified voters registered to vote within their respective Place ~~District~~ at the last general city election. Each signer of such recall petition shall personally sign their name thereto in ink or indelible pencil and shall write after their name, their place of residence, giving the name of the street and the number, and shall also write thereon the day, the month and the year their signature was affixed.

Proposition D

Amendments to the City of Cibolo Charter increasing pay for the council members from $100.00 per month to $250.00 per regular meeting attended and for the mayor from $150.00 per month to $275.00 per regular meeting attended.

FOR _____ AGAINST _____

Measure D

Sec. 3.03. - Compensation.

(1) Each member of the Council shall receive as compensation for their services ~~$100 per month~~ $250.00 per regular meeting attended and the Mayor shall receive as compensation for services ~~$150 per month~~ $275.00 per regular meeting attended beginning on the first day after current members are re-elected to their position or upon newly elected members at the next general election.

~~(2) Any subsequent increases of the compensation of the City Council and the Mayor, shall be determined and approved by a vote of the citizens at a regular election. No increase in such compensation shall take effect until commencement of the terms of Mayor and/or Council Members elected at the next general election.~~ The City Council and Mayor shall ~~also~~ be entitled to reimbursement, consistent with a policy approved by City Council, for actual expenses incurred in the performance of official duties

Proposition E

Amendments to the City of Cibolo Charter revising the prohibitions on the mayor and council members to include prohibitions on directly or indirectly coercing, influencing or interfering in the city managers judgement on personnel issues, directing or intervening in the administrative management of City personnel, requiring all concerns related to employees and administrative personnel be submitted in writing or formally presented during a duly called meeting of the City Council, and requiring the City Manager to address or investigate the concerns in accordance with the applicable City personnel policies and procedures.

FOR _____ AGAINST _____

Measure E

Sec. 3.07. - Prohibitions.

(1) Except where authorized by law or by this Charter, no Mayor or Council Member shall hold any other City office or City employment during their term as Mayor or Council Member. No former Mayor or Council Member shall hold any compensated appointive office or City employment until two (2) years after the expiration of the term for which they were elected or appointed to the City Council.

(2) Members of the City Council, including the Mayor, shall not interfere with, direct, or attempt to direct the City Manager or any subordinate of the City Manager in matters related to the appointment, removal, or daily supervision of City administrative officers or employees under the City Manager Authority. ~~Shall not in any way dictate the appointment or removal of the City administrative officers or employees whom the City Manager or any of the City Manager's subordinates are empowered to appoint. The City Council, at a meeting called for that purpose, may express its views and fully and freely discuss with the City Manager anything pertaining to appointment and removal of such officers and employees.~~

No member of the City Council, including the Mayor, shall attempt either directly or indirectly to coerce, influence, or interfere with the City Manager's judgment in personnel matters. This includes, but is not limited to, decisions involving hiring, promotion, evaluation, disciplinary action, or termination of any City employee.

While the City Council and the Mayor are prohibited from directing or intervening in the administrative management of City personnel, nothing in this Charter prevents the Council, as a body, or individual Council Members from submitting concerns regarding the performance, conduct, or behavior of the City employees to the City Manager.

All such concerns shall be submitted in writing or formally presented during a duly called meeting of the City Council. The City Manager shall address or investigate the matter in accordance with the applicable City personnel policies and procedures.

(3) Except for the purpose of inquiries and investigations as provided by this Charter, the City Council shall deal with City officers and employees, who are subject to the direction and supervision of the City Manager, solely through the City Manager. The City Council shall not give orders to any such officer or employee, either publicly or privately, except as otherwise provided in this Charter.

(4) Neither the City Council, individual Council Members, nor the Mayor shall dictate to the City Manager the appointment of any person to office or employment except those positions otherwise provided for by in the Charter. The City Council or its members will not interfere in any manner with the City Manager in the performance of the duties of that office or prevent

him/her from exercising professional judgment in the appointment of officers and employees whose employment, appointment, and supervision are reserved by this Charter for the City Manager. Except for the purpose of inquiry, the City Council and its members shall deal with the City Staff solely through the City Manager, and neither the Council nor any member not having administrative or executive functions under this Charter shall give orders to any of the subordinates of the City Manager, either publicly or privately.

Proposition F

Amendments to the City of Cibolo Charter requiring the City Council to meet in a sufficient number of monthly meetings as necessary to efficiently conduct the business of the City.

FOR _____ AGAINST _____

Measure F

Sec. 3.08. - Meeting of the city council.

(1) ~~Except for the months of November and December when only one (1) regular City Council meeting is necessary, t~~The City Council shall hold ~~at least two (2)~~ a sufficient number of monthly meetings as necessary to efficiently conduct the business of the City ~~each month and as many additional meetings as it deems necessary to transact the business of the City~~. The City Council shall fix, by ordinance, the date and time of the regular meetings.

Proposition G

Amendments to the City of Cibolo Charter requiring all board and commission adopted rules and regulations be posted on the city's website.

FOR _____ AGAINST _____

Measure G

Sec. 3.12. - Rules of procedure.

(1) The City Council and all Commissions and Boards shall conduct business in accordance with adopted rules and regulations to conduct business, which shall be posted on the city's website. The City Council shall provide that the citizens of the City shall have a reasonable opportunity to clearly hear and be heard at all regular meetings and public hearings with regard to specific matters under consideration. The City Council shall provide for minutes to be taken and recorded for all public meetings as required by law. Such minutes shall be a public record and shall be kept and maintained by the City Secretary.

Proposition H

Amendments to the City of Cibolo Charter authorizing any member of the City Council to place an item on the agenda for any regular or special City Council meeting by timely submission to the City Secretary in accordance with the City's rules of procedure and prohibiting the mayor from removing, altering, or vetoing any agenda item properly placed by a Council Member.

FOR _____ AGAINST _____

Measure H

Sec. 3.12. - Rules of procedure.

(2) The Mayor or Council members individually or by motion may place items on the agenda prior to the agenda being posted. Any member of the City Council may place an item on the agenda for any regular or special City Council meeting by timely submission to the City Secretary in accordance with the City's rules of procedure. The mayor shall have no authority to remove, alter, or veto any agenda item properly placed by a Council Member.

Proposition I

Amendments to the City of Cibolo Charter to requiring that ordinances imposing any penalty, fine or forfeiture become effective only after having been published once in a newspaper, rather than twice and include the requirement that it be posted on the city's website for ten (10) days.

FOR _____ AGAINST _____

Measure I

Sec. 3.13. - Passage of ordinances in general.

(3) Every ordinance shall become effective upon adoption or at any later time(s) specified in the ordinance, except that every ordinance imposing any penalty, fine or forfeiture shall become effective only after having been published ~~twice~~ once in its entirety, summary form or the caption thereof after adoption, in a newspaper designated as the official newspaper of the City and on the city's website for ten (10) days.

Proposition J
Amendments to the City of Cibolo Charter requiring the City Manager to adopt an appropriate policy to ensure required documents are provided to the City Secretary for record keeping compliance.

FOR _____ AGAINST _____

Measure J
Sec. 4.01. - City manager.
(5) The City Manager shall:
(K) Ensure adoption of an appropriate policy to ensure required documents are provided to the City Secretary for record keeping compliance.

Proposition K

Amendments to the City of Cibolo Charter requiring the City Council to conduct annual performance evaluations of the City Manager, City Secretary, Municipal Judge, and the City Attorney No later than May 31st of each year.

FOR _____ AGAINST _____

Measure K

Sec. 4.06. - Personnel system.

(2) The adopted rules shall provide for the following requirements:

(E) ~~A plan for annual, oral and written evaluation based on a job description for all City employees by their immediate supervisor, including evaluation of the City Manager, City Secretary, Municipal Judge and City Attorney by the City Council.~~ The City Council shall conduct annual performance evaluations of the City Manager, City Secretary, Municipal Judge, and the City Attorney. These evaluations shall be completed no later than May 31st of each year to ensure that any recommended changes in compensation and duties are property considered and included in the preparation of the upcoming fiscal year budget.

Proposition L
Amendments to the City of Cibolo Charter deleting the requirement that all sample ballots be published in the newspaper.

FOR _____ AGAINST _____

Measure L
Sec. 5.01. - City elections.
(1) All City elections shall be conducted in accordance with the Texas Election Code and other applicable law.
~~(2) A sample ballot shall be published twice in the official newspaper of the City prior to the date of the election.~~

Proposition M

Amendments to the City of Cibolo Charter requiring City Council to, prior to each newly elected person taking office, hold such meetings as necessary to address any unfinished business from the previous three (3) City Council meetings to the extent it's expedient to do so.

FOR _____ AGAINST _____

Measure M

Sec. 5.05. - Taking of office.

(1) Each newly elected person to the City Council shall be inducted into office-at the earlier of, either any specially called City Council meeting or the first regular City Council meeting following the canvass of the election. Prior to each newly elected person taking office, the City Council shall hold such meetings as necessary to address any unfinished business from the previous three (3) City Council meetings to the extent it's expedient to do so.

Proposition N

Amendments to the City of Cibolo Charter clarifying that the newly elected persons to the city council shall take the oath of office and assume the duties of their office at the earlier of, either any specially called City Council meeting or the first regular City Council meeting following the canvass of the election.

FOR _____ AGAINST _____

Measure N

Sec. 5.05. - Taking of office.

(1) Each newly elected person to the City Council shall take the oath of office and assume the duties of their office ~~be inducted into office~~ at the earlier of, either any specially called City Council meeting or the first regular City Council meeting following the canvass of the election.

~~(2) At such meeting, the oath shall be administered in accordance with the City Charter.~~

Proposition O
Amendments to the City of Cibolo Charter subjecting council members serving at large to the same petition signature requirements as the mayor for purposes of recall.

FOR _____ AGAINST _____

Measure O
Sec. 6.02. - Petitions for recall.
Before the question of recall of such officer shall be submitted to the qualified voters of the City, a petition demanding such question ~~to~~ be ~~so~~ submitted shall first be filed with the person performing the duties of City Secretary. As to the Mayor and council members serving at large, said petition must contain the number of valid signatures totaling at least five percent (~~0~~5%) of the qualified voters registered to vote at the last general city election. As to the councilpersons elected by District, said petition shall be signed by qualified voters in such District equal in number to at least ten (10) percent (10%) of the qualified voters registered to vote within their respective District at the last general city election. Each signer of such recall petition shall personally sign their name thereto in ink or indelible pencil and shall write after their name, their place of residence, giving the name of the street and the number, and shall also write thereon the day, the month and the year their signature was affixed.

Proposition P
Amendments to the City of Cibolo Charter to equalize the petition signature requirements for the mayor with the same percentage of petition signature requirements for place councilmembers.

FOR _____ AGAINST _____

Measure P
Sec. 6.02. - Petitions for recall.
Before the question of recall of such officer shall be submitted to the qualified voters of the City, a petition demanding such question ~~to~~ be ~~so~~ submitted shall first be filed with the person performing the duties of City Secretary. As to the Mayor said petition must contain the number of valid signatures totaling at least ~~five percent (05%)~~ ten (10) percent of the qualified voters registered to vote at the last general city election. As to the councilpersons elected by District, said petition shall be signed by qualified voters in such District equal in number to at least ten (10) percent ~~(10%)~~ of the qualified voters registered to vote within their respective District at the last general city election. Each signer of such recall petition shall personally sign their name thereto in ink or indelible pencil and shall write after their name, their place of residence, giving the name of the street and the number, and shall also write thereon the day, the month and the year their signature was affixed.

Proposition Q
Amendments to the City of Cibolo Charter changing the obligation of the City Secretary to certify the signatures for a recall, initiative and referendum petition and present it to city council from twenty-one (21) days to forty-five (45) after the date of the filing of a petition with the City Secretary.

FOR _____ AGAINST _____

Measure Q
Sec. 6.05. - Presentation of petition to the city council.
Within forty-five (45) ~~twenty-one (21)~~ days after the date of the filing of the papers constituting the recall petition, the person performing the duties of City Secretary shall present such petition to the City Council.
Sec. 6.13. - Initiative.

(2) Within forty-five (45) ~~twenty-one (21)~~ days after the filing of such petition, the person performing the duties of City Secretary shall present said petition and proposed ordinance or resolution to the City Council. Upon presentation to the City Council, it shall become the duty of the City Council, within two (2) regularly scheduled City Council meetings after the receipt thereof, to pass and adopt such ordinance or resolution without alteration as to meaning or effect, in the opinion of the persons filing the petition, or to call a special election, to be held on a date allowed under the Texas Election Code, at which the qualified voters of the City shall vote on the question of adopting or rejecting the proposed legislation. Any election order so issued shall comply with the Texas Election Code. Unless otherwise provided by law, any election for an initiative under this Charter shall be held on the first authorized uniform election date that occurs after the sixty-fifth (65 th) day after the petition was presented to the City Council.

Sec. 6.14. - Referendum.

Qualified voters of the City may require that any ordinance, with the exception of ordinances appropriating money, levying taxes, fixing rates and changes for utilities, and ordinances authorizing the issuance of bonds that have been authorized by a vote of the people, passed by the City Council be submitted to the voters of the City for approval or disapproval, by submitting a petition for this purpose within thirty (30) days after final passage of said ordinance, or within thirty (30) days after its publication. Said petition shall be addressed, signed and verified as required for initiative petitions in this Article and shall be submitted to the person performing the duties of City Secretary. Within forty-five (45) ~~twenty-one (21)~~ days after the filing of such petition, the person performing the duties of City Secretary shall present said petition to the City Council. Upon presentation to the City Council, it shall become the duty of the City Council, within two (2) regularly scheduled City Council meetings after the receipt thereof, to reconsider such ordinance and, if the City Council does not entirely repeal the same, shall submit it to popular vote as provided in Section 6.13 of this Charter. Pending the holding of such election, each ordinance shall be suspended from taking effect and shall not later take effect unless a majority of the qualified voters voting thereon at such election shall vote in favor thereof. Unless otherwise

provided by law, any election for a referendum under this Charter shall be held on the first authorized uniform election date that occurs after the sixty-fifth (65 th) day after the petition was presented to the City Council.

Proposition R

Amendments to the City of Cibolo Charter changing the restrictions on filing a recall petition against any officer of the City from within three (3) months after the officer's election or within three (3) months after an election for such officer's recall to within six (6) months after the officer's election or within six (6) months after an election for such officer's recall.

FOR _____ AGAINST _____

Measure R

Sec. 6.10. - Recall, restrictions thereon.

No recall petition shall be filed against any officer of the City within ~~three (3)~~ six (6) months after the officer's election, nor within ~~three (3)~~ six (6) months after an election for such officer's recall.

Proposition S
Amendments to the City of Cibolo Charter to requiring that a proposed or referred ordinance or resolution be published once in a newspaper, rather than twice and include the requirement that it be posted on the city's website for ten (10) days.

FOR _____ AGAINST _____

Measure S
Sec. 6.17. - Publication of proposed and referred ordinances.
The person performing the duties of City Secretary of the City shall publish at least ~~twice~~ once in the official newspaper of the City and on the City's website for at least ten days the proposed or referred ordinance or resolution within fifteen (15) days before the date of the election and shall give such other notices and do such other things relative to such election as are required by law in municipal elections and by the ordinance or resolution calling said election.

Proposition T
An Amendment to the City of Cibolo Charter authorizing the City Council to amend or change the budget to reduce unnecessary expenses.

FOR _____ AGAINST _____

Measure T
Sec. 7.08. - Amending the budget.
Under conditions which may arise and which could not reasonably have been foreseen in the normal process of planning the budget, the City Council may, by the affirmative vote of a majority of the City Council, amend or change the budget to provide for any additional expense in which the general welfare of the citizenry is involved or for the reduction in unnecessary expenses. These amendments shall be by ordinance and shall become an attachment to the original budget.

Proposition U

An Amendment to the City of Cibolo Charter requiring the City Council to adopt appropriate policies and procedures for each respective board, commission and committee, established by the City and ensure that ample opportunity for training is provided to include reasonable budget allocations for training expenses.

FOR _____ AGAINST _____

Measure U

Sec. 8.01. - Authority, composition and procedures.

(1) The City Council shall create, establish or appoint, as may be required by the laws of the State of Texas or this Charter, or deemed desirable by the City Council, such boards, commissions and committees as it deems necessary to carry out the functions and obligations of the City. The City Council shall, by ordinance or resolution, adopt appropriate policies and procedures for each respective board, commission and committee, prescribe the mission, purpose, composition, function, duties, accountability and tenure of each board, commission and committee where such are not prescribed by law or this Charter. In addition, City Council shall ensure that ample opportunity for training is provided to include reasonable budget allocations for training expenses.

Proposition V
An Amendment to the City of Cibolo Charter to provide for gender neutral pronouns.

FOR _____ AGAINST _____

Measure V

SECTION 3.05 Vacancies, Forfeiture and Filling of Vacancies

(1) Vacancies. The office of a Council Member or the Mayor shall become vacant upon ~~his/her~~ their death, resignation, forfeiture of, or removal from office by any manner authorized by law.

(2) Forfeiture. A Council Member or the Mayor shall forfeit they're ~~his/her~~ office if they ~~person he/she~~:

(B) Ceases to possess the required qualifications for office or who is convicted of a felony or of a misdemeanor involving moral turpitude or is convicted of violating any state laws regulating conflicts of interest of municipal officers shall forfeit ~~his/her~~ their office.

SECTION 3.07 Prohibitions

(1) Except where authorized by law or by this Charter, no Mayor or Council Member shall hold any other City office or City employment during ~~his/her~~ their term as Mayor or Council Member. No former Mayor or Council Member shall hold any compensated appointive office or City employment until two (2) years after the expiration of the term for which they were elected or appointed to the City Council.

SECTION 3.10 Conflict of Interest

Should any member of the City Council have a conflict of interest, pursuant to any state laws and/or City ordinances regulating conflicts of interest of municipal officers, with an agenda item then before the City Council, ~~he/she~~ member shall openly declare same before discussion proceeds, and ~~he/she~~ is thereby prohibited from discussing the item or voting on the question and is not considered as present and voting for the purposes of the tally.

SECTION 4.01 City Manager

(1) The City Council shall appoint, upon the affirmative vote of a majority of the full membership of the City Council, a City Manager who shall serve as Chief Administrative Officer of the City. The City Manager shall be responsible to the City Council for administration of all the affairs of the City, with only those exceptions that are named in this Charter. The City Manager shall be appointed solely upon the City Manager's executive, administrative and educational

qualifications and shall have previous city manager or administrator or assistant city manager experience and/or a degree in a field related to city government. The City Manager need not be a resident of the City when appointed, but shall, within a reasonable time (no more than one year), after such appointment, reside within the City during the balance of the tenure of ~~his/her~~ their appointment. No Mayor or member of the City Council shall, during the term to which ~~he/she is~~ they are elected and for two years thereafter, be appointed City Manager.

3) The City Manager shall be appointed, by, and may be removed at the discretion of the City Council by the affirmative vote of a majority of the full membership of the City Council.

(A) The City Manager shall, from the date of suspension, continue to receive ~~his/her~~ their salary pending the final decision of the City Council.

SECTION 4.02 City Secretary

3) The City Secretary or ~~his/her~~ their designee shall:

SECTION 4.03 Municipal Court

3) In the event of failure of any Municipal Judge to perform ~~his/her~~ their duties, the Mayor shall act in the Municipal Judge's place and stead (and in the event of a vacancy, until a Municipal Judge is appointed by the City Council to fill the vacancy). If the Mayor acts as Municipal Judge, the Mayor shall be compensated at the same salary, if any, as the Municipal Judge for whom the Mayor is acting.

SECTION 6.02 Petitions for Recall

Before the question of recall of such officer shall be submitted to the qualified voters of the City, a petition demanding such question to be so submitted shall first be filed with the person performing the duties of City Secretary. As to the Mayor said petition must contain the number of valid signatures totaling at least five percent (05%) of the qualified voters registered to vote at the last general city election. As to the councilpersons elected by District, said petition shall be signed by qualified voters in such District equal in number to at least ten percent (10%) of the qualified voters registered to vote within their respective District at the last general city election. Each signer of such recall petition shall personally sign ~~his/her~~ their name thereto in ink or indelible pencil and after the name, provide a place of residence, including the ~~shall write after his/her the name his/her place of residence, giving the name of the~~ street and the number, and shall also write thereon the day, the month and the year ~~his/her~~ the signature was affixed.

SECTION 6.07 Calling of Recall Election

If the officer whose removal is sought does not resign, then the City Council shall order

an election and set the date for holding such recall election. The date selected for the recall election shall be in accordance with the Texas Election Code. If after the recall election date is established, the officer vacates their ~~his/her~~ position, the election shall be cancelled.

SECTION 6.09 Result of Recall Election

If a majority of the votes cast at a recall election shall be "No", that is against the recall of the person named on the ballot, the officer shall continue in office for the remainder of ~~his/her~~ their unexpired term, subject to recall as before. If a majority of the votes cast at such election be "Yes", that is for the recall of the person named on the ballot, the officer shall, regardless of any technical defects in the recall petition, be deemed removed from office, and the vacancy shall be filled by the City Council as provided in this Charter and/or Texas State Law.

SECTION 8.01 Authority, Composition and Procedures

4) Unless specified otherwise by a previous ordinance, any member of a board, commission or committee who is absent from three (3) consecutive regular meetings, or twenty-five percent (25%) of regularly scheduled meetings during the twelve- month (12 month) period immediately preceding and including the absence in question, without explanation acceptable to a majority of the other members, shall forfeit ~~his/her~~ their position on the board, commission or committee.

SECTION 14.03 Wrongful Influence

No person, who seeks appointment or promotion with respect to any City position, shall, directly or indirectly, give, render or pay any money, service, or other valuable thing to any person for, or in connection with, ~~his/her~~ their test, appointment or promotion.

SECTION 14.05 Employee's Political Activities

No person, who holds any compensated non-elective City position, shall make, solicit or receive any contribution for any candidate for public office in the City, or take part in the management, affairs or political campaign of such candidate. Such person may exercise his/her their rights as a citizen to express his/her their opinion and cast ~~his/her~~ their vote.

SECTION 14.06 Penalties

Any person, who willfully engages in and is found in violation of any of the activities prohibited in sections 14.02, 14.03, 14.04 or 14.05 or violates section 14.07 of this Article, shall be ineligible for appointment or election to a position in the City for a period of five (5) years from that time. If the person is an officer or employee of the City at the time of the violation, ~~he/she~~ they shall immediately forfeit ~~his/her~~ their office or position, if found in violation.

Kara Latimer, Chairman
Charter Review Committee

Tammi Lamber, Vice Chairman
Charter Review Committee

City of Cibolo

City Council Regular Meeting Staff Report

C. Discussion/Action on FY26 Holiday Schedule (Ms. Taplin)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10C.

From
Elizabeth Taplin, Director of People & Performance

PRIOR CITY COUNCIL ACTION:

City Council approves the employee holiday calendar annually as part of the budget process.

BACKGROUND:

Council has the sole discretion of setting the fiscal year holiday schedule. In FY25, Council amended the City's holiday schedule with 13 holidays and one floating holiday.

STAFF RECOMMENDATION:

Staff recommends approval of employee holidays for FY26.

FINANCIAL IMPACT:

N/A

MOTION(S):

To approve the FY26 holiday schedule.

Attachments

FY26 Holiday Schedule.pdf

"City of Choice"

City of Cibolo FY26 Holiday Schedule

Presented by: Elizabeth Taplin, People and Performance Mgmt Director

August 12, 2025

Presentation Overview

1. Questions for Council
2. FY26 Holiday Schedule for your consideration
3. Council Feedback and Direction

Questions for Council

1. Does Council approve the recommended FY26 holiday schedule?

2. Does Council have additional input on the holiday schedule presented?

City Council has the sole discretion of setting the fiscal year holiday schedule.

In FY25, City Council amended the holiday schedule with 13 holidays and one floating holiday.

City of Cibolo FY2026 Proposed Holiday Schedule

1. **Veterans Day** – Tuesday, November 11, 2025
2. **Thanksgiving Day** - Thursday, November 27, 2025
3. **Day after Thanksgiving** – Friday, November 28, 2025
4. **Christmas Eve** – Wednesday, December 24, 2025
5. **Christmas Day** - Thursday, December 25, 2025
6. **New Year's Day** - Thursday, January 1, 2026
7. **Dr. Martin Luther King Jr. Day** - Monday, January 19, 2026

City of Cibolo FY2026 Proposed Holiday Schedule

8. **Presidents' Day** - Monday, February 16, 2026
9. **Good Friday** – Friday, April 3, 2026
10. **Memorial Day** - Monday, May 25, 2026
11. **Juneteenth** - Friday, June 19, 2026
12. **Independence Day** - Friday, July 3, 2026
13. **Labor Day** - Monday, September 7, 2026

Floating Holidays: In addition to the above holidays, all regular, full-time employees will have one (1) Floating Holiday loaded to their account on October 1st each year.

Questions for Council

1. Does Council approve the recommended FY26 holiday schedule?

2. Does Council have additional input on the holiday schedule presented?

City of Cibolo

City Council Regular Meeting Staff Report

D. Discussion/Action regarding an Economic Development Services Agreement between the City of Cibolo and the Cibolo Economic Development Corporation for FY26. (Mr. Hardin)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10D.

From
Clancy Hardin, Economic Development Manager

PRIOR CITY COUNCIL ACTION:

Approval 6-0 of the FY 25 agreement on August 13, 2024.

BACKGROUND:

The City of Cibolo and Cibolo Economic Development Corporation have a professional services agreement on an annual basis. This agreement outlines the roles and responsibilities of the Cibolo EDC Board of Directors and the City of Cibolo, and it provides for the reimbursement of City staff time undertaking services related to the EDC and its economic development projects.

At the June 12, 2025, Cibolo EDC meeting, City staff requested input from the Board on any changes from the current agreement that they would like to be considered and brought forward to the City Council. No changes were requested by the Board. As such, the proposed wording in the body of the FY 26 agreement is the same as the currently approved FY 25 agreement with changes only to the dates to make it reflective of the upcoming fiscal year. The Cibolo EDC voted to recommend approval of the proposed FY 26 agreement at its July 17, 2025**,** Board Meeting.

The hourly rates included in Exhibit A have been updated since the FY 25 agreement by the City's People and Performance (Human Resources) Department to provide a rate that is loaded and reflects the increased cost of benefits (e.g. Social Security/Medicare, unemployment, Medical, Dental, Vision, Employee Assistance Program, Life Insurance, Retirement) provided to City employees. In the same manner as last year, the hourly rates are based on the midpoint for the position pay range and not on the individual employee working in that position. This ensures a consistent rate application even if City staff members come and go throughout the agreement term.

The term of the proposed agreement is October 1, 2025, through September 30, 2026.

STAFF RECOMMENDATION:

Staff recommends approval of this item

FINANCIAL IMPACT:

The Cibolo EDC budgets $40,000 annually for this service. Approximately $27,500 has has been reimbursed this current Fiscal Year to date.

MOTION(S):

N/A

Attachments

Cibolo EDC and City of Cibolo Agreement FY26.pdf

THIRD AMENDED
ECONOMIC DEVELOPMENT AGREEMENT BETWEEN

THE CITY OF CIBOLO AND
THE CIBOLO ECONOMIC DEVELOPMENT CORPORATION

This is an agreement made and entered by and between the City of Cibolo, a Texas home rule municipality ("City") and the Cibolo Economic Development Corporation ("CEDC"), a non-profit corporation incorporated and created pursuant to Texas Local Government Code Chapters 501 and 505 and the Texas Non-Profit Corporations Act ("Agreement"). City and CEDC shall be referred to jointly as the "parties" and at times be referred to individually as a "party."

This Agreement supersedes the Economic Development Agreement between the City and the EDC dated July 11, 2023, and any prior agreements between the City and the EDC.

For the consideration outlined below, the parties agree as follows:

1. **Term:** This Agreement is for the period beginning on October 1, 2025, and ending September 30, 2026. This Agreement shall be reviewed annually by both the City and CEDC. CEDC shall provide written notice to the City of proposed amendments to the Agreement (to include term extensions), if any, at the same time it provides the City its proposed budget for next fiscal year (*i.e.*, October 1st to September 30th), which is at least sixty (60) days (*i.e.*, July 31st) prior to the commencement of the new fiscal year. Upon receiving any proposed amendments and draft budget, the parties agree in good faith to negotiate an amendment of the Agreement prior to the September 30th expiration date.

2. **Services to be Provided by the City and CEDC:**

   A. CEDC.

      (1) The CEDC Board of Directors ("CEDC Board") will:

         (a) Review information packets for targeted industries in the City of Cibolo ("Cibolo") provided to the CEDC Board by the CEDC staff.

(b) Request CEDC staff to regularly conduct trend and market analyses of Cibolo and review such trend and market analyses.

(c) Maintain mutually beneficial relationships with the Cibolo City Council and regional entities engaged in economic development.

(d) Work with the City's Economic Development Director and City Manager to (i) establish longer-term economic development for Cibolo based on Cibolo's community strengths and assets, and (ii) target opportunities that match up well with Cibolo's community strengths and assets and overall vision of the CEDC for economic development for Cibolo.

(e) Work with the City's Economic Development Manager to maintain an inventory of federal/state grant and incentive programs that support economic development projects (public or private) in Cibolo and determine applicability to the Cibolo projects.

(f) Work with applicable City professional and administrative employees, Planning & Zoning Commission and City Council to discuss economic development uses for sites within Cibolo.

(g) Develop means for Cibolo to incentivize and encourage office and industrial space in order to have a more balanced tax base and land-use outcome.

(h) Attend annual economic development training conferences.

(i) Meet monthly (or at minimum as required by its bylaws) and additionally as necessary to carry out the business of the CEDC.

(2) The CEDC staff will attend and participate with the development of a monthly CEDC Board meeting, process the activities associated with having a meeting, actively participate with CEDC Board discussions, and carry out CEDC Board policy decisions.

(3) The CEDC staff will serve as points of contact for economic development services.

(4) The CEDC will follow the City's adopted procurement policies and regulations.

(5) Any CEDC expenses which exceed $10,000 in value will require approval of the CEDC Board and City Council. Any CEDC Business Improvement Grant ("BIG") which exceeds $15,000 in value will require approval of the CEDC Board and City Council.

B. CITY. During the term of this Agreement:

(1) The City's Economic Development staff and City Manager will meet with the CEDC Board President to discuss pending projects on a monthly basis or as needed.

(2) The City's Economic Development Manager and other applicable City Staff will provide the CEDC Board with a monthly status report on projects they are working on for the City and on projects they are performing on behalf of the CEDC.

(3) The City will provide professional and administrative employees ("City Staff") to the CEDC to allow it to carry out and support its approved projects in Cibolo. The cost of the City Staff performing CEDC project support duties will be reimbursed from CEDC funding at an amount based on the City rate for the City Staff as outlined in **Exhibit A** multiplied by the number of actual hours worked by the City Staff performing CEDC support staff duties. Exhibit A is attached hereto and incorporated herein for all purposes. During the days and hours a City employee performs CEDC duties, that City employee will be considered a "CEDC employee."

A monthly accounting of City Staff time engaged as a CEDC employee will be provided to the CEDC Board and the corresponding reimbursement shall

be made from the CEDC to the City. All CEDC funding of City Staff shall be derived from all lawful sources outlined in Chapters 501 and 505 of the Texas Local Government Code.

(4) City Staff may serve dual roles as a CEDC employee and City employee.

(5) The following City Staff positions are part of this Agreement: (a) the City Manager, (b) the City Secretary (provides support for maintaining the meeting minutes, business records, and posting meeting agenda for the CEDC on behalf of the CEDC Board Secretary), (c) the City's Economic Development & Planning Director, (d) the City's Economic Development Manager, (e) the City's Economic Development Specialist (f) the City Finance Director (provides technical support of the CEDC with fiduciary record keeping on behalf of the CEDC Board Treasurer), and (f) any other City Staff positions outlined in Exhibit A attached hereto.

3. **Performance Measures:** The CEDC and City shall work cooperatively and develop annual performance measures that will be approved by both parties with an amendment to this Agreement.

4. **Governmental Relations:** The CEDC may represent the City at various times as an official representative to participate in dialogue with those officials in the State and Federal governments that will advocate for support activities/projects that will enhance the public welfare and promote economic development growth including, but not limited to: (a) improve infrastructure relating to transportation needs, utility improvements (water, wastewater, communications, etc.); and (b) present economic development requests to the U.S. Department of Commerce, Economic Development Administration, Department of Housing & Urban Development, and Department of Transportation.

5. **Administration:** The City Manager or his/her designated representative shall be the Contract Administrator for this Agreement and shall assign the City's Economic Development & Planning Director to assist with the job tasks and assignments from the CEDC. The CEDC Board President or his/her designated representative shall be the

primary contact for all matters pertaining to this Agreement. While it is understood that many facts pertaining to projects must be held in the strictest of confidence, the CEDC Board President will update the Mayor on details and progress made pertaining to economic development prospects considering development in Cibolo to the greatest extend possible.

6. **Texas Open Meetings and Texas Public Information Act:** The parties shall comply with the Texas Open Meetings Act (Chapter 551 of the Texas Government Code) and Texas Public Information Act (Chapter 552 of the Texas Government Code) with respect to all services provided under this Agreement.

7. **Applicable Law:** This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Guadalupe County, Texas, such that exclusive venue for any action arising out of this Agreement shall be in Guadalupe County, Texas.

8. **Entire Agreement:** It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior engagements, arrangements, or understandings between the parties relating to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

9. **Amendments and Waivers:** No modification of this Agreement shall be binding unless made in writing and executed by both parties. No waiver by either party or any breach or obligation of the other party under this Agreement shall constitute a waiver of any other prior or subsequent breach or obligation.

10. **Conditions:** City and CEDC agree that each party paying for the performance of functions or services (including governmental functions or service, if applicable) under this Agreement shall make such payments from current revenues available to the paying party.

11. **Termination:**

A. Any party may terminate this Agreement for convenience on ninety (90) days' written notice to the other party. Termination for default by any party shall be as outlined in Subsection 11.B below.

B. In the event that any party (1) violates any of the terms and conditions of this Agreement beyond a period of thirty (30) days after written notice from the other party, and (2) fails to cure such failure within thirty (30) days after written notice from the other party, such violation of the terms and conditions of this Agreement and failure to cure shall constitute an act of default, and this Agreement may be terminated by the non-defaulting party.

12. **Binding Effect:** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

13. **Rights and Remedies:** The parties have all rights and remedies by any proceeding, at law or in equity to enforce and/or interpret its rights and obligations under the Agreement.

14. **Court Cases, Attorney's Fees and Other Litigation Expenses:** Any party to this Agreement who is the prevailing party in any legal proceeding against any other party brought under or in connection with this Agreement or the subject matter hereof, shall be additionally entitled to recover court costs and reasonable attorneys' fees, and all other litigation expenses, including deposition costs, travel and expert witnesses' fees from the non-prevailing party.

15. **Legal Construction:** In case any one or more of the provisions contained in this Agreement shall for any reason be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision(s) had never been contained herein.

EXECUTED on this the ____day of _____, 2025.

Mark Allen, Mayor
City of Cibolo

Marcus Mattingly, President
Cibolo Economic Development Corporation

Attest:

Peggy Cimics, TRMC, City Secretary

EXHIBIT A

HOURLY RATE FOR CITY STAFF TIME

WHILE PERFORMING AS A CEDC EMPLOYEE

Position Title	Hourly Rate
Accounting Manager	$ 61.54
Accounts Payable/Purchasing Clerk	$ 34.58
Assistant City Secretary	$ 45.81
Assistant Director of Planning	$ 65.35
Assistant Director of Public Works	$ 71.07
Grant Writer & Budget Analyst	$ 50.21
City Manager	$151.04
City Secretary	$ 87.59
Communications Manager	$ 57.90
Director of People & Performance	$92.16
Director of Planning and Economic Development	$95.09
Director of Public Works and Capital Projects	$89.30
Economic Development Specialist	$ 47.51
Economic Development Manager	$59.94
Executive Director of Safety and Infrastructure	$111.38
Director of Finance	$102.22
Fire Chief	$ 96.78
GIS Manager	$53.49
GIS Technician	$ 36.62
Director of Information Services	$87.71
Planner I	$37.05
Planner II	$42.05
Police Chief	$96.27
Procurement Manager	$ 47.46
Technology Specialist I	$41.14
Technology Specialist II	$47.91

The rate above will be applied for city staff time spent while performing CEDC responsibilities. These rates are based on the midpoint of the pay plan for the position and not based on the individual employee performing the duties.

City of Cibolo

City Council Regular Meeting Staff Report

F. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Saddle Creek Unit 9A. (Mr. Otto)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10F.

From
Chris Otto, City Engineer

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

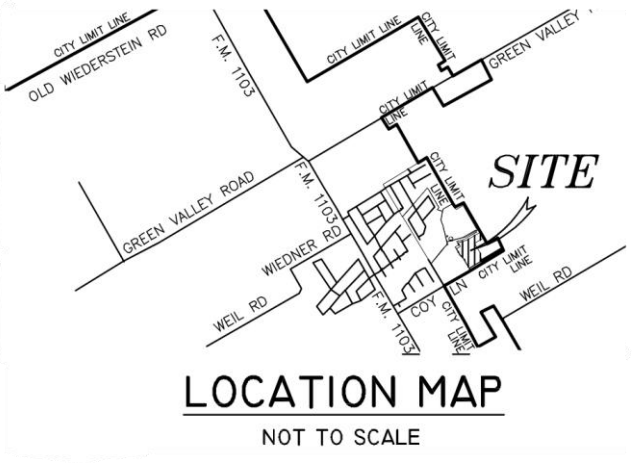
N/A

Attachments

Staff Report - Saddle Creek Unit 9A - PA (1).pdf
250627 - Saddle Creek Unit 9A-PA.pdf

ITEM SUMMARY:

Project Name:	Saddle Creek Unit 9A
Owner/Applicant:	5GB-1, LLC
Representative:	Seda Consulting Engineers, Inc.
Contractor:	Pierce Sitework, LLC
Council Place:	3
Vested Rights:	SF6 Zoning
Proposed Use:	46 Residential Lots
Plat Recordation:	N/A
Acres:	10.746 Acres



FINDINGS/CURRENT ACTIVITY:

A Preliminary Acceptance walkthrough was conducted and all punch list items (deficiencies) that were documented have been addressed. The developer is requesting Preliminary Acceptance of the following improvements located within Unit 9A of the Saddle Creek Subdivision.

The following units have been recorded:

Unit	Lots	Recordation Date
1	97 Residential Lots	12/07/2004
2a	49 Residential Lots	4/07/2006
2b	60 Residential Lots	10/17/2007
2c	12 Residential Lots	1/31/2011
3	99 Residential Lots	03/14/2012
4	105 Residential Lots	06/10/2013
5	99 Residential Lots	03/19/2015
6	80 Residential Lots	2/16/2017
7	82 Residential Lots	10/27/2020
8	56 Residential Lots	12/20/2022
Total lots recorded	739 Residential Lots	

ACCEPTANCE OF PUBLIC IMPROVEMENTS – PRELIMINARY ACCEPTANCE:

Section 20.3.11 of the UDC speaks to Public Improvements Acceptance. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained.

Inspection and Acceptance of Public Improvements. The City Engineer, the City's Construction Inspectors, and the Public Works Department have conducted their inspections and walkthroughs. Based upon this walkthrough and any developer's corrections, City staff have found the construction to be in accordance with the approved construction plans. The applicant's engineer has submitted a signed and sealed letter to the City Engineer stating that the development is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected.

Preliminary Acceptance of Public Improvements. The City's Preliminary Acceptance Criteria in the UDC are as follows.

I. When the City Engineer determines that public improvements have been installed in compliance with the approved construction plans, the developer may petition the City for preliminary acceptance of public improvements by completing Part I of the "Developer Petition for Acceptance of Public Improvements" shown in the UDC and forwarding it to the City with required supporting documents.

City Engineer has walked the site and found the public improvements to be in accordance with the approved construction documents and the "Developer Petition for Acceptance of Public Improvements" has been received.

II. After recommendation(s) by the City Engineer, the City shall accept or reject the petition for preliminary acceptance of public improvements and said acceptance or rejection shall be final. The City may provide for conditional acceptance of public improvements provided that the applicant guarantees that all materials and workmanship are to be in accordance with the approved plans and specifications prescribed by the City and to correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City in accordance with Final Acceptance.

City Engineer has verified that all punch list items have been addressed and recommends preliminary acceptance of the public improvements.

III. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

Public Infrastructure	**Linear Feet (LF) Dedicated**	**Total Valuation**
Water	N/A (GVSUD)	-
Sanitary Sewer	1,779 LF of 8" SDR26	$257,507.75
Drainage		$17,812.50
Street	~ 1,763.52 LF	$414,002.50
Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibolo		**$689,322.75**

City Engineer has reviewed the quantities and valuations of public improvements and agrees with the values above.

- In conjunction with the submittal of the Preliminary Acceptance instrument, the applicant shall submit the following:
- Electronic copies of the following items: construction plans approved by the City Engineer, As-Built construction plans certified by a registered P.E., field density and material source tests by a recognized testing laboratory and a geotechnical report
- Electronic copy or DVD and complete log of the televised sewer line inspections completed after the mandrel, vacuum and pressure tests

- Acceptance letters from all utility providers
- Itemized Construction Cost report
- Pre-walk Punch list (provided by project Engineer)
- Copy of recorded Final Plat
- Maintenance Bond per UDC Article 20.6; and
- An electronic copy or DVD with AutoCAD and PDF's of all items on the above list.

City Engineer is in receipt of the above items.

CITY ENGINEER RECOMMENDATION: The City Engineer recommends approval of the applicant's request for Preliminary Acceptance of Saddle Creek Unit 9A.

3421 Paesanos Parkway San Antonio Texas 78231
Main: 877 627 3772

TBPLS Reg. 10194550 • TBPE Reg. F-14909 • TBPG 50617

Colliers
Engineering & Design

June 27, 2025

City of Cibolo
Attn: Julio Gomez
Director, Public Works
200 S. Main Street
Cibolo, Texas 78108

Re: Saddle Creek Unit 9A - Preliminary Acceptance

Dear Mr. Gomez,

On June 27, 2025, I conducted a site visit for Saddle Creek Unit 9A PA. After visiting the site, it is my opinion that the infrastructure has been constructed in accordance with the approved plans and all punch list items have been addressed. Therefore, I recommend approval of the Preliminary Acceptance for the public infrastructure.

Our review does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Christopher Otto, PE, CFM
City Engineer's Office

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City of Cibolo

City Council Regular Meeting Staff Report

G. Discussion/Action to set the maximum tax rate and set the date for the public hearing on the tax rate and subsequent adoption of the proposed 2025 (FY 2026) property tax rate. (Ms. Miranda)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10G.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

None

BACKGROUND:

The State Tax Code defines steps that taxing entities must follow in adopting their tax rates. This "Truth-in-taxation" requires most taxing units to calculate two rates after receiving a certified appraisal roll from the chief appraiser: the **no-new-revenue tax rate** and the **voter-approval tax rate.**

The **no-new-revenue tax rate (NNR)** is the tax rate which would produce the same amount of tax revenue if applied to the same properties taxed in both years. The calculated **NNR** rate for the 2025 tax year is **$0.5005**.

The **voter-approval tax rate (VAR)** is the maximum rate allowed by law without requiring voter approval. It is the calculated sum of the NNR operations rate plus 3.5%, the calculated I&S rate and any unused increment from the prior 3 years. The calculated **voter approval tax rate** for the 2025 tax year is **$0.5226** and is the rate on which the proposed FY 2026 budget is based.

If the proposed tax rate exceeds the lower of the NNR or voter approval tax rate, the governing body must take a record vote*, publish required notices, and schedule a public hearing on the tax rate.

State law requires that the vote to adopt a proposed maximum rate must be a roll call vote, indicating any absences from the dais. Even though the Council votes to consider a proposed tax rate above the No New Revenue tax rate, the Council may, as a result of deliberations, adopt a tax rate at or below the rate stated in the published notices.

STAFF RECOMMENDATION:

City Manager recommends setting the maximum property tax rate at $0.5226 for tax year 2025. This proposed rate exceeds the lower of the No New Revenue Tax rate or the Voter Approval Tax rate. Therefore, the City Council is required to publish notices and conduct a public hearing - proposed to be held on September 18th, 2025.

The decision involves voting to establish a maximum property tax rate of $0.5226 per $100 of property valuation. A special meeting will be scheduled to conduct public hearings and take action on the FY26 budget, and the adoption of this tax rate will be considered during the City Council meeting on September 18, 2025, at 6:30 p.m. in the City Hall Council Chambers. The proposed tax rate of $0.5226 is anticipated to generate approximately $19.2 million in property tax revenue. Of this amount, approximately $12.4 million will be allocated for Maintenance and Operations (M&O), while the remaining $6.8 million will be designated for debt service payments. In the fiscal year 2025, the City's tax rate of $0.4990 generated about $18 million, with $11.5 million allocated for M&O.

* *This is a record vote, meaning the voting record for this item will be published with the required notices. This item only sets the item to be voted on and does not commit Council to adopting the maximum proposed rate on September 18th.*

FINANCIAL IMPACT:

To be determined based on Council's direction.

MOTION(S):

I move to set a maximum 2025 tax rate of $0.5226 [or other rate] and set a special meeting for September 18, 2025, at 6:30 p.m. in Council Chambers.

Attachments

2025 Cibolo TNT
50-212 Notice of Tax Rate
Draft 50-876 PH Tax Rate Notice

2025 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF CIBOLO
Taxing Unit Name

(210) 658-9900
Phone *(area code and number)*

200 S Main St., Cibolo, 78108
Taxing Unit's Address, City, State, ZIP Code

www.cibolotx.gov
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]		$ 3,815,805,998
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]		$ 340,799,580
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.		$ 3,475,006,418
4.	**Prior year total adopted tax rate.**		$ 0.4990 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**		
	A. **Original prior year ARB values:**	$ 25,996,728	
	B. **Prior year values resulting from final court decisions:**	- $ 22,800,000	
	C. **Prior year value loss.** Subtract B from A.[3]		$ 3,196,728
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. **Prior year ARB certified value:**	$ 0	
	B. **Prior year disputed value:**	- $ 0	
	C. **Prior year undisputed value.** Subtract B from A.[4]		$ 0
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 3,196,728

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 3,478,203,146
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory. [5]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: $ 4,014,066 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: + $ 60,694,200 **C. Value loss.** Add A and B. [6]	$ 64,708,266
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** $ 0 **B. Current year productivity or special appraised value:** - $ 0 **C. Value loss.** Subtract B from A. [7]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 64,708,266
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 3,413,494,880
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 17,033,339
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [9]	$ 68,519
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]	$ 17,101,858
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11] **A. Certified values:** $ 3,690,733,005 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: + $ 0 **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. [12] - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 3,690,733,005

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] ..... $ 164,559,342 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] ..... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 164,559,342
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 302,194,738
21.	**Current year total taxable value.** Add Lines 18E and 19C. Subtract Line 20. [17]	$ 3,553,097,609
22.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [18]	$ 0
23.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [19]	$ 136,787,605
24.	**Total adjustments to the current year taxable value.** Add Lines 22 and 23.	$ 136,787,605
25.	**Adjusted current year taxable value.** Subtract Line 24 from Line 21.	$ 3,416,310,004
26.	**Current year NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100. [20]	$ 0.5005 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [21]	$ 0.0000 /$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.3197 /$100
29.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,478,203,146

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §26.012(6)
[18] Tex. Tax Code §26.012(17)
[19] Tex. Tax Code §26.012(17)
[20] Tex. Tax Code §26.04(c)
[21] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	**Total prior year M&O levy.** Multiply Line 28 by Line 29 and divide by $100	$ 11,119,815
31.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + $ 42,511	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 0	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 42,511	
	E. Add Line 30 to 31D.	$ 11,162,326
32.	**Adjusted current year taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,416,310,004
33.	**Current year NNR M&O rate (unadjusted).** Divide Line 31E by Line 32 and multiply by $100.	$ 0.3267 /$100
34.	**Rate adjustment for state criminal justice mandate.** [23]	
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.0000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.0000 /$100
35.	**Rate adjustment for indigent health care expenditures.** [24]	
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.0000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.0000 /$100

[22] [Reserved for expansion]
[23] Tex. Tax Code §26.044
[24] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	**Rate adjustment for county indigent defense compensation.** [25] **A.** **Current year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. . . . . $ 0 **B.** **Prior year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. . . . . $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.0000 /$100 **D.** Multiply B by 0.05 and divide by Line 32 and multiply by $100. . . . . $ 0.0000 /$100 **E.** Enter the lesser of C and D. If not applicable, enter 0.	$ 0.0000 /$100
37.	**Rate adjustment for county hospital expenditures.** [26] **A.** **Current year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. . . . . $ 0 **B.** **Prior year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. . . . . $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.0000 /$100 **D.** Multiply B by 0.08 and divide by Line 32 and multiply by $100. . . . . $ 0.0000 /$100 **E.** Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.0000 /$100
38.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A.** **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year . . . . . $ 0 **B.** **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . . $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100 . . . . . $ 0.0000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.0000 /$100
39.	**Adjusted current year NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	$ 0.3267 /$100
40.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . . $ 0 **B.** Divide Line 40A by Line 32 and multiply by $100 . . . . . $ 0.0000 /$100 **C.** Add Line 40B to Line 39.	$ 0.3267 /$100
41.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	$ 0.3381 /$100

[25] Tex. Tax Code §26.0442
[26] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	***Disaster Line 41 (D41):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. [27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	$ _____/$100
42.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes, **(2)** are secured by property taxes, **(3)** are scheduled for payment over a period longer than one year, and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [28] Enter debt amount ..... $ 7,998,643 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 300,000 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 1,141,425 **E. Adjusted debt.** Subtract B, C and D from A.	$ 6,557,218
43.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [29]	$ 0
44.	**Adjusted current year debt.** Subtract Line 43 from Line 42E.	$ 6,557,218
45.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [30] ..... 100.00 % **B.** Enter the prior year actual collection rate. ..... 98.46 % **C.** Enter the 2023 actual collection rate. ..... 98.64 % **D.** Enter the 2022 actual collection rate. ..... 98.54 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [31]	100.00 %
46.	**Current year debt adjusted for collections.** Divide Line 44 by Line 45E.	$ 6,557,218
47.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,553,097,609
48.	**Current year debt rate.** Divide Line 46 by Line 47 and multiply by $100.	$ 0.1845 /$100
49.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 41 and 48.	$ 0.5226 /$100
D49.	***Disaster Line 49 (D49):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$ _____/$100

[27] Tex. Tax Code §26.042(a)
[28] Tex. Tax Code §26.012(7)
[29] Tex. Tax Code §26.012(10) and 26.04(b)
[30] Tex. Tax Code §26.04(b)
[31] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.0000 /$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [32] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$
52.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [33] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [34] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$
53.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$
54.	**Sales tax adjustment rate.** Divide Line 52 by Line 53 and multiply by $100.	$ /$100
55.	**Current year NNR tax rate, unadjusted for sales tax.**[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ /$100
56.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	$ /$100
57.	**Current year voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ /$100
58.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 54 from Line 57.	$ /$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [37] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [38]	$
60.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$
61.	**Additional rate for pollution control.** Divide Line 59 by Line 60 and multiply by $100.	$ /$100

[32] Tex. Tax Code §26.041(d)
[33] Tex. Tax Code §26.041(i)
[34] Tex. Tax Code §26.041(d)
[35] Tex. Tax Code §26.04(c)
[36] Tex. Tax Code §26.04(c)
[37] Tex. Tax Code §26.045(d)
[38] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$ _____/$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [39] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [40] I

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [41]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [42] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [43]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [44]

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.4769 /$100
	B. Unused increment rate (Line 66)	$ 0.0000 /$100
	C. Subtract B from A	$ 0.4769 /$100
	D. Adopted Tax Rate	$ 0.4990 /$100
	E. Subtract D from C	$ -0.0221 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 3,522,321,020
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
64.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.4699 /$100
	B. Unused increment rate (Line 66)	$ 0.0000 /$100
	C. Subtract B from A	$ 0.4699 /$100
	D. Adopted Tax Rate	$ 0.4699 /$100
	E. Subtract D from C	$ 0.0000 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 3,186,290,110
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
65.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.4971 /$100
	B. Unused increment rate (Line 66)	$ 0.0279 /$100
	C. Subtract B from A	$ 0.4692 /$100
	D. Adopted Tax Rate	$ 0.4835 /$100
	E. Subtract D from C	$ -0.0143 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 2,723,027,106
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
66.	**Total Foregone Revenue Amount.** Add Lines 63G, 64G and 65G	$ 0.0000
67.	**2025 Unused Increment Rate.** Divide Line 66 by Line 21 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.0000 /$100
68.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	$ 0.5226 /$100

[39] Tex. Tax Code §26.013(b)
[40] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[41] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[42] Tex. Tax Code §§26.0501(a) and (c)
[43] Tex. Local Gov't Code §120.007(d)
[44] Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [44]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [45]

Line	De Minimis Rate Worksheet	Amount/Rate
69.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet.*	
70.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
71.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 70 and multiply by $100.	$ _____/$100
72.	**Current year debt rate.** Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$ _____/$100
73.	**De minimis rate.** Add Lines 69, 71 and 72.	$ _____/$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[48]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [49]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	**2024 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____/$100
75.	**Adjusted 2024 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [50] Enter the final adjusted 2024 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0.0000 /$100
76.	**Increase in 2024 tax rate due to disaster.** Subtract Line 75 from Line 74.	$ _____/$100
77.	**Adjusted 2024 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
78.	**Emergency revenue.** Multiply Line 76 by Line 77 and divide by $100.	$ _____
79.	**Adjusted 2024 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
80.	**Emergency revenue rate.** Divide Line 78 by Line 79 and multiply by $100. [51]	$ _____/$100

[45] Tex. Tax Code §26.04(c)(2)(B)
[46] Tex. Tax Code §26.012(8-a)
[47] Tex. Tax Code §26.063(a)(1)
[48] Tex. Tax Code §26.042(b)
[49] Tex. Tax Code §26.042(f)
[50] Tex. Tax Code §§26.42(c)
[51] Tex. Tax Code §§26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	$ _____/$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. ..... $ 0.5005 /$100
As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate ..... $ 0.5226 /$100
As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
Indicate the line number used: 68

De minimis rate. ..... $ _____/$100
If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [52]

print here ▶ Daryl John
Printed Name of Taxing Unit Representative

sign here ▶
Taxing Unit Representative

7-28-25
Date

[52] Tex. Tax Code §§26.04(c-2) and (d-2)

Date amended: 07/29/02025

Form 50-212

Notice About 2025 Tax Rates

(current year)

Property Tax Rates in CITY OF CIBOLO

(taxing unit's name)

This notice concerns the 2025 property tax rates for CITY OF CIBOLO.

(current year) *(taxing unit's name)*

This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would Impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate . . . . . $ 0.5005 /$100

This year's voter-approval tax rate . . . . . $ 0.5226 /$100

To see the full calculations, please visit https://www.co.guadalupe.tx.us/ for a copy of the Tax Rate Calculation Worksheet.

(website address)

Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
Debt Service	$1,301,585
General Fund	$5,671,592

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable)*.

Description of Debt	Principal or Contract Payment to be Paid From Property Taxes	Interestto be Paid From Property Taxes	Other Amounts to be Paid	Total Payment
2014 General Obligation Bond	$150,000	$28,250		$178,250
2015 General Obligation Bond	$745,000	$119,900		$864,900
2016 General Obligation Bond	$165,000	$58,125		$223,125
2017 Certificate of Obligation	$135,000	$38,789		$173,789
2018 General Obligation Bond	$160,000	$61,038		$221,308
2019 Certificate of Obligation	$235,000	$158,725		$393,725
019 General Obligation Refunding Bond	$445,000	$84,525		$529,525
2019 General Obligation Bond	$425,000	$286,725		$711,725

(expand as needed on the last page)

Total required for 2025 (current year) debt service . . . . . $ 7,998,643

– Amount *(if any)* paid from funds listed in unencumbered funds . . . . . $ 300,000

– Amount *(if any)* paid from other resources . . . . . $ 1,141,425

– Excess collections last year . . . . . $ 0

= Total to be paid from taxes in 2025 (current year) . . . . . $ 6,557,218

\+ Amount added in anticipation that the taxing unit will collect only 100.0000 (collection rate) % of its taxes in 2025 (current year) . . . . . $ 0

= Total Debt Levy . . . . . $ 6,557,218

Voter-Approval Tax Rate Adjustments

State Criminal Justice Mandate

The _____ (county name) County Auditor certifies that _____ (county name) County has spent $ _____ (amount) *(minus any amount received from state revenue for such costs)* in the previous 12 months for the maintenance and operations cost of keeping inmates sentenced to the Texas Department of Criminal Justice. _____ (county name) County Sheriff has provided _____ (county name) information on these costs, minus the state revenues received for the reimbursement of such costs. This increased the voter-approval tax rate by $ _____ (amount of increase)/$100.

Indigent Health Care Compensation Expenditures

The _____ (county name) spent $ _____ (amount) from July 1 _____ (prior year) to Jun 30 _____ (current year) on indigent health care compensation procedures at the increased minimum eligibility standards, less the amount of state assistance. For the current tax year, the amount of increase above last year's enhanced indigent health care expenditures is $_____ . This increased the voter-approval tax rate by $ _____/$100.

Indigent Defense Compensation Expenditures

The _____ (county name) spent $ _____ (amount) from July 1 _____ (prior year) to June 30 _____ (current year) to provide appointed counsel for indigent individuals, less the amount of state grants received by the county. In the preceding year, the county spent $_____ (amount) for indigent defense compensation expenditures. The amount of increase above last year's indigent defense expenditures is $_____ (amount of increase). This increased the voter-approval rate by $ _____ (amount of increase)/$100 to recoup _____ *(use one phrase to complete sentence: the increased expenditures, or 5% more than the preceding year's expenditures)*.

Eligible County Hospital Expenditures

The _____ spent $ _____ from July 1 _____ to June 30 _____
(name of taxing unit) *(amount)* *(prior year)* *(current year)*

on expenditures to maintain and operate an eligible county hospital. In the preceding year, the _____
(taxing unit name)

spent $_____ for county hospital expenditures. For the current tax year, the amount of increase above last year's expenditures is

$_____. This increased the voter-approval tax rate by _____ /$100 to recoup _____ .
(amount of increase) *(use one phrase to complete sentence: the increased expenditures, or 8% more than the preceding year's expenditures)*

This notice contains a summary of the no-new-revenue and voter-approval calculations as

certified by Daryl John, Tax Assessor Collector, 7-31-25 .
(designated individual's name and position) (date)

Unencumbered Fund Balances Extended Table

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance ($)

Current Year Debt Service Extended Table

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable)*.

Description of Debt	Principal or Contract Payment to be Paid From Property Taxes ($)	Interestto be Paid From Property Taxes ($)	Other Amounts to be Paid ($)	Total Payment ($)
2020 Certificate of Obligation	$755,000	$110,150		$865,150
021 General Obligation Refunding Bond	$1,345,000	$153,750		$1,498,750
2022 Tax Note	$360,000	$18,396		$378,396
2023 Certificate of Obligation	$115,000	$166,525		$281,525
2024 Certificate of Obligation	$490,000	$340,650		$830,650
2025 Certificate of Obligation	$0	$695,273		$695,273
2025 Certificate of Obligation	$30,000	$122,822		$152,822

Statements required in notice if the proposed tax rate exceeds the no-new-revenue tax rate but does not exceed the voter-approval tax rate, as prescribed by Tax Code §§26.06(b-2).

NOTICE OF PUBLIC HEARING ON TAX RATE

This notice only applies to a taxing unit other than a special taxing unit or municipality with a population of less than 30,000, regardless of whether it is a special taxing unit.

PROPOSED TAX RATE	$ 0.5226	per $100
NO-NEW-REVENUE TAX RATE	$ 0.5005	per $100
VOTER-APPROVAL TAX RATE	$ 0.5226	per $100

The no-new-revenue tax rate is the tax rate for the 2025 (current tax year) tax year that will raise the same amount of property tax revenue for CITY OF CIBOLO (name of taxing unit) from the same properties in both the 2024 (preceding tax year) tax year and the 2025 (current tax year) tax year.

The voter-approval tax rate is the highest tax rate that CITY OF CIBOLO (name of taxing unit) may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF CIBOLO (name of taxing unit) is proposing to increase property taxes for the 2025 (current tax year) tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON SEPTEMBER 9, 2025 (date and time) at CITY HALL COUNCIL CHAMBERS, 200 SOUTH MAIN ST. CIBOLO, TX 78108 (meeting place).

The proposed tax rate is not greater than the voter-approval tax rate. As a result, CITY OF CIBOLO (name of taxing unit) is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the CITY COUNCIL (name of governing body) of CITY OF CIBOLO (name of taxing unit) at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount = (tax rate) x (taxable value of your property) / 100

(List names of all members of the governing body below, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating absences.)

FOR the proposal: _____

AGAINST the proposal: _____

PRESENT and not voting: _____

ABSENT: _____

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by CITY OF CIBOLO (name of taxing unit) last year to the taxes proposed to the be imposed on the average residence homestead by CITY OF CIBOLO (name of taxing unit) this year.

	2024	2025	Change
Total tax rate (per $100 of value)	$0.4990	$0.5226	4.73% Increase
Average homestead taxable value	$350,621	$337,425	3.76% Decrease
Tax on average homestead	$1,749.60	$1,763.38	0.79% Increase
Total tax levy on all properties	$17,101,858	$18,568,488	8.58% Increase

(If the tax assessor for the taxing unit maintains an internet website)

For assistance with tax calculations, please contact the tax assessor for CITY OF CIBOLO (name of taxing unit)

at _____ (telephone number) or _____ (email address), or visit _____ (internet website address)

for more information.

City of Cibolo

City Council Regular Meeting Staff Report

H. Discussion/Action and direction on the FY 26 Proposed Fee Schedule. (Ms. Miranda)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10H.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

Annually during the budget process, the fee schedule is reviewed by staff to update or recommend changes to City Council. Fees will be adopted by City Council at a later date to support the adopted budget. Attached you will find a draft version of the FY26 Proposed Fee Schedule with changes from the current fee schedule indicated.

Schedule A-3 - On page 6, Solar permit fee for commercial business is recommended for adjustment. If approved, the fee will be based on project valuation rather than a flat fee. Residential solar permits will remain $100. On page 11, under Environmental Health Permits, staff recommends basing health permits for retail food establishments on gross annual volume of food sales and using a tier structure for the fee and separating permits for school food establishments. Staff also recommends adding a fee for fire inspection for mobile food units and an option for multiple event permits.

Schedule A-5 was added to distinguish between planning fees and public works fees. No changes have been made to existing rates. Staff recommends adding a fee for Rights of Way applications and inspections, shown on page 16.

Schedule A-7 and A-8 - Staff recommends adjusting hourly rates for police and fire personnel on pages 19 and 20, respectively.

Schedule A-10 - Utility rates reflect the changes discussed at the July 15th budget workshop of 2% for wastewater rates. Water rates will be brought to Council after the conclusion of the utility rate study. The schedule also shows elimination of the chipper fee.

Schedule A-11 - Staff recommends increasing rates for park/pavilion rentals and fields and adding security deposits; as well as a minor increase for senior program participation and events. Staff also added fees for rental of the Community Center.

STAFF RECOMMENDATION:

Authorize staff to bring back the fee schedule for adoption by Ordinance

FINANCIAL IMPACT:

These fees support the FY 26 Proposed Budget. Changes to the proposed fee schedule will impact the FY26 proposed budget.

MOTION(S):

N/A

Attachments

FY 26 Proposed Fee Schedule v20250731.pdf

EXHIBIT A - FEE SCHEDULE

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Public Information Fees

Materials

Standard Paper Copy*	$0.10
**per page*	
Rewritable CD (CD-RW)*	$1.00
Non-rewritable CD (CD-R)*	$1.00
Digital Video Disc (DVD)*	$3.00
**per disc*	$3.00
Other electronic media	Actual cost
Oversize Paper Copy*	$4.00-$5.00

*11" x 17" per page, not including maps

Specialty Maps

11" x 17"	$10.00
24" x 36"	$30.00
Miscellaneous Supplies	Actual cost
Postage and Shipping Charges	Actual cost

Labor Charge

Programming*	$28.50
Locating, compiling and reproducing*	$15.00
**per hour*	

A labor charge shall not be billed in connection with complying with requests that are for 50 or fewer pages of paper records, unless the documents to be copied are located in:

(A) Two or more separate buildings that are not physically connected with each other; or

(B) A remote storage facility.

When confidential information pursuant to a mandatory exception of the Act is mixed with public information in the same page, a labor charge may be recovered for time spent to redact, blackout, or otherwise obscure confidential information in order to release the public information. A labor charge shall not be made for redacting confidential information for requests of 50 or fewer pages, unless the request also qualifies for a labor charge pursuant to Texas Government Code, §552.261(a)(1) or (2).

No sales tax shall be applied to copies of public information

Texas Administrative Code
Title 1 - Administration
Part 3 - Office of the Attorney General
Chapter 70 - Cost of Copies of Public Information
Rule 70.3 Charges for Providing Copies of Public Information

Fee Chart for Alcohol Permits

Description of Permits	Code	Authorizing Statute TABC Code	TABC Fees	City of Cibolo Fees
Manufacturer's Agent's Warehousing Permit	AW	Ch 55	$1,500.00	$750.00
Bonded Warehouse Permit	J	Ch 46	$300.00	$150.00
Bonded Warehouse Permit (Dry Area)	JD	Ch 46	$300.00	$150.00
Distiller's & Rectifier's Permit	D	Ch 14	$3,000.00	$1,500.00
Local Distributor's Permit	LP	Ch 23	$200.00	$100.00
Mixed Beverage Permit				
Original	MB	Ch 28	$6,000.00	Exempt
1st Renewal			$4,500.00	$1,125.00
2nd Renewal			$3,000.00	$1,500.00
3rd and All Subsequent Renewals			$1,500.00	$750.00
Nonresident Seller's Permit	S	Ch 37	$300.00	$150.00
Package Store Permit	P	Ch 22	$1,000.00	$500.00
Wine Only Package Store	Q	Ch 24	$150.00	$75.00
Promotional Permit	PR	Ch 50	$600.00	$300.00
Wholesaler's Permit	W	Ch 19	$3,750.00	$1,875.00
General Class B Wholesaler's Permit	X	Ch 20	$600.00	$300.00
Winery Permit	G	Ch 16	$150.00	$75.00
Branch Distributor's License	BC	Ch 66	$150.00	$75.00
Brewer's License	BW		N/A	$1,500.00
Brewer's Self Distribution License	SD		N/A	$600.00
General Distributor's License	BB	Ch 64	$600.00	$300.00
Brewpub License	BP	Ch 74	$1,000.00	$500.00
Retailer's Off Premise License	BF	Ch 71	$120.00	$60.00
Retail Dealer's On-Premise License *(Excluding BEXAR, DALLAS, HARRIS, TARRANT Counties)*	BE	Ch 69	$300.00	$150.00
Retail Dealer's On-Premise License - Original	BE	Ch 69	$2,000.00	$1,000.00
(BEXAR, DALLAS, HARRIS, TARRANT Counties) Renewal			$1,500.00	$750.00
Wine and Malt Beverage Retailer's Permit *(Excluding BEXAR, DALLAS, HARRIS, TARRANT Counties)*	BG	Ch 25	$350.00	$175.00
Wine and Malt Beverage Retailer's Permit - Original	BG	Ch 25	$2,000.00	$1,000.00
(BEXAR, DALLAS, HARRIS, TARRANT Counties) - Renewal			$1,500.00	$750.00
Wine and Malt Beverage Retailer's Off-Premise Permit	BQ	Ch 26	$120.00	$60.00
Water Park Permit	WP	Ch 56	$60.00	$30.00

Building Inspections and Permitting Fees

Residential Building Permit Fee

$75.00 for issuing the permit plus:		
Minimum Permit Fee		$75.00
New Single Family Residential (one & two family dwellings)	per square foot	$0.75
New Accessory Structures	per square foot	$0.75
Remodels / Additions	per square foot	$0.75
Residential Plan Review Fee		50% of Building Permit Fee

Commercial Building Permit Fee

Commercial Building valuation shall be based on the greater amount of either contract value or $100.00 per square foot.

Alterations / Tenant Finish Out	permit valuation= contract value
Commercial Plan Review Fee	50% of Building Permit Fee

$75.00 for issuing the permit plus:

Valuation	Permit Fee Schedule *
$1 to $500	$25
$501 to $2,000	$25 for the first $500, plus $10 for each additional $100 or fraction thereof, to and including $2,000
$2,001 to $50,000	$175 for the first $2,000, plus $10 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001 to $250,000	$655 for the first $50,000, plus $9 for each additional $1,000 or fraction thereof, to and including $250,000
$250,001 to $500,000	$2,455 for the first $250,000 plus $8 for each additional $1,000 or fraction thereof, to and including $500,000
$500,001 to $1,000,000	$4,455 for the first $500,000, plus $7 for each additional $1,000 or fraction thereof, to and including $1,000,000
$1,000,001 to $5,000,000	$7,955 for the first $1,000,000, plus $5 for each additional $1,000 or fraction thereof, to and including $5,000,000
Over $5,000,000	$27,955 for the first $5,000,000, plus $3 for each additional $1,000 or fraction thereof.

** 0.8 multiplier applied to Manufacturing facilities, Warehouses and Distribution Centers and 1.45 multiplier applied to Multi-family (3+) projects.*

Plan Review Fee:

Residential Plans	50% of Building Permit fee
Commercial Plans	50% of Building Permit fee

Contractor Registration Fee/Requirements

All contractors wishing to work in the City of Cibolo must be registered with the City. Registration will require a completed Application, Certificate of Insurance, and Fee as indicated below.

Registration for General, Commercial, Residential, Demolition, Site Development and/or Sign Contractors (valid for one (1) year)	$100.00
Registration for Licensed Electrical, Mechanical, Plumbing, Fire Alarm, Fire Sprinkler/Suppression, and Irrigation Contractor's (Valid for one (1) year)	$0.00

Electrical Permit

Issue Permit (Base Fee):	$75.00
Switch, Jack, Plug, Data Connection, Receptacle, Sensor & Light Fixture (each)	$0.60
220v, Appliance Outlet or Disconnect (each)	$5.00
Furnace, or A/C Unit (evaporator / condenser coils, etc.) (each)	$7.00
Meter Loop (Temporary / Permanent) (each)	$12.50
Main Panel or Sub Panel (each)	$12.50
Motor Load or Load of 1 hp and larger - Commercial (each)	$15.00
Lighted Sign (each)	$20.00
Meter Loop (Temporary / Permanent) 600 volt or less - Commercial (each)	$30.00
Meter Loop (Temporary / Permanent) over 600 volt - Commercial (each)	$50.00
Residential Solar Equipment (Flat Fee)	$100.00
Commercial Solar (see commercial valuation tier under Commercial Building permits)	Based on Project Valuation
New Residential Electrical Permit will be a flat fee based on the following:	
Up to 1,500 square feet	$200.00
1,501 to 2,000 square feet	$226.00
2,001 to 2,500 square feet	$252.00
2,501 to 3,000 square feet	$278.00
3,001 to 3,500 square feet	$304.00
3,501 to 4,000 square feet	$330.00
4,001 to 4,500 square feet	$356.00
4,501 to 5,000 square feet	$382.00
Over 5,000 square feet	$382.00 + $26.00 for each additional 500 square feet or portion thereof.

Heating and Air Conditioning (Mechanical) Permit

Issue Permit (Base Fee):	$75.00
Heating and Cooling Unit - New Construction (each)	$12.00
Heating and Cooling Unit - Replacement (each)	$25.00
Duct Outlet (each)	$7.00
Refrigeration Unit - Commercial (each)	$25.00
Exhaust Hood, Make up Air, or Exhaust Duct - Commercial (each)	$25.00

Plumbing Permit	
Issue Permit (Base Fee):	$75.00
Fixtures (i.e. bathtub, sink, lavatory, shower, outside hose bib etc.) (each)	$5.50
Water Heater - New Construction (each)	$12.00
Water Heater - Replacement (each)	$25.00
Water Softener (each)	$25.00
Reverse Osmosis (each)	$25.00
Combination Water Softener and Reverse Osmosis (each)	$35.00
Gas Piping - Up to 5 Openings	$25.00
Additional Gas Openings (each)	$5.00
Gas Test (each)	$25.00
Lint, Grease, or other type of Interceptor / Tank (each)	$35.00
Under Slab Plumbing Repairs	$60.00
Underground Waterline (Domestic / Fire)	
Commercial	$100.00
Residential	$15.00
Sewer	
Commercial	$100.00
Residential	$15.00
Medical Gas	
(Oxygen - O2; Nitrous Oxide - N2O; Medical Compressed Air - MedAir; Nitrogen - N2; Vacuum - Vac; Carbon Dioxide - CO2; Helium - He)	
Issue Permit (Base Fee)	$75.00
Med Gas Piping - Up to 5 Openings	$25.00
Additional Med Gas Openings (each)	$5.00
Reclaim Water Line Openings	
Issue Permit (Base Fee)	$75.00
Reclaim Water Piping - Up to 5 Openings	$40.00
Additional Openings (each)	$5.00

Certificate of Occupancy (Commercial)		
Certificate of Occupancy (Building inspection included)		$250.00
Failure to obtain a Certificate of Occupancy		$500.00
Miscellaneous Building Fees		
Any Permits not reflected or related to the schedule:		$75.00
Fence Permit (residential, commercial)		$50.00
Fuel Tanks and related equipment and piping		$50.00 + $100.00 per tank
Foundation Repair (residential)		$225.00
Residential Reroofing (repair or replacement)		$75.00
Manufactured Homes / Mobile Home Placement		$100.00
(Placement - to include stairs and decks, Additional permits for utility hook ups is required)		
Outdoor Structures		
Shed - Pre-Assembled	(flat fee)	$75.00
Outdoor Structures - 100 to 250 square feet	(flat fee)	$125.00
Outdoor Structures - Larger than 250 square feet	(flat fee)	$250.00
(Outdoor structures include, but not limited to, site built sheds, decks, concrete slabs, pergolas, covered patios etc.)		
Sheds 100 square feet or less and portable do not require a permit.		
Portable Storage Unit - (Up to 90 Days)		$75.00
(If an extension is needed, it will be on a case by case basis and will require a new permit.)		
Exception: Storage units for moving and kept on site for no more than 14 days shall not require a permit.		
Moving Permit		$100.00
(Moving - any Building or Structure)		
Swimming Pools		
Inground Pool		$500.00
Inground Pool Plan Review Fee		$250.00
Above ground pool		$150.00
Spa Placement		$25.00

Additional Fees

Move in prior to Certificate of Occupancy (residential): $500.00 Per Day

Permit Renewal: 100% of original Permit Fee

Note: This would be applicable for temporary permits that expire and are renewed / extended. A Plan Review would only be charged if there were changes to the original description of work.

Re-Review Fee: $150.00

Note: This fee will apply to reviews after the original review has been completed.

Re-Inspection Fee:

For each failure - per trade	1st Failure -	$75.00 *$100 under slab
	2nd Failure -	$100.00 *$150 under slab
	Each Additional -	$200.00

Note: If re-inspection has been called for and the second inspection revealed original turn down items have not been corrected in part or in whole, in addition to the above fees, a seventy-two (72) hour notice of inspection will be required before another inspection will be conducted.

Proceeding without the proper Inspection: $150.00 + Failure Fee

Lost Plan Fee: $50.00

If original field set is lost, misplaced, stolen or tampered with in any way, the builder must request a new field set from the City of Cibolo.

Refunds:

Building and Trade permit refunds — Minus Plan Review Fee

(no refund if work began or if permit expired)

Permits which do not require a Plan Review Fee — $25.00 Admin Fee

Starting work before permit issued (Residential and commercial):

The fee is 2.5 (250%) times the fee of the total original permit fee (to include the permit fee and plan review fee)

Failure to Comply: $200.00

Any person who shall continue any work after having been served with a Stop Work Order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of $200.01

Failure to schedule required inspection(s): $50.00

Any person/company who fails to schedule a required inspection(s) within 180 days of permit issuance for work described by a permit. No additional permits will be issued to any person/company who has more than one (1) expired permit.

Demolition Permit

Single Family Dwellings, including detached accessory structures (residential in nature)		$85.00
Other than single family dwellings, for the first (1st) unit		$100.00
Commercial single story		$100.00
Commercial two & three story		$200.00
Commercial over three stories	$	300.00

Irrigation Permit

Issue Permit (Base Fee):	$75.00
Irrigation System - Residential - 1 and 2 Family Dwellings	$50.00
Irrigation System - Commercial	$100.00
Backflow Preventer - 2" or less	$20.00
Backflow Preventer - Greater than 2"	$25.00

Residential - 1 & 2 Family Dwellings - No Plan Review fee

Fire Alarm Permit

Issue Permit (Base Fee):	$75.00
Switch, Jack, Data Connection, Device, Sensor, Relay, Module etc. (each)	$0.50
220v Appliance Outlet or Disconnect (each)	$4.00
Main Panel or Sub Panel (each)	$10.00
Motor Load of 1 hp and larger (each)	$10.00

Plus 1/2 of the total permit for Plan Review

Fire Sprinkler/Suppression Permit

Issue Permit (Base Fee):	$75.00
Fire Pump (each)	$20.00
Fire Sprinkler System (each)	$35.00
Fixed Suppression Systems (each)	$25.00
Fire Sprinkler Head or Similar Device (each)	$0.60
Backflow Preventer - 2" or less (each)	$20.00
Backflow Preventer - Greater than 2" (each)	$25.00

Plan Review - 100% of the total permit

Fire Alarm/Fire Sprinkler plans reviewed by 3rd party & work begins without a permit, a non-compliance fee of $250.00 will be assessed.

Sign Permit:		
Annual Billboard Permit - Payable January 1st of each year		$100.00
Illuminated Sign (each)		$115.00
Non-Illuminated Sign (each)		$75.00
Replacement Sign - Same Mounts (each)		$50.00
Banner or Temporary Sign (each)		$0.00
Flagpole (each)		$50.00
Master Sign Program		$1,000.00
Master Sign Program Revision (each)		$500.00
Public Notification Signage (Rezoning, Variance, Replat, Annexation)		$65.00
Variance Process (each)		
	Pre-	$200.00
	Post-	$500.00
Environmental Health Permits		
~~Annual Health Permit~~		~~$200.00~~
~~Event Permit~~		~~$40.00~~
~~Follow-up Inspection~~		~~$125.00~~
Retail Food Establishments and Food Stores		
Annual Health Permit		
Gross Annual Volume of Food Sales		
$0 – $49,999.99		$200.00
$50,000 – $149,999.99		$250.00
$150,000 or more		$300.00
Re-inspections		$150.00
Mobile Food Units		
Fire Inspection		$200.00
Mobile food units must have passed a State Department health inspection within the preceding 12 months, per Texas H.B. 2844, before scheduling a fire inspection.		
School Food Establishments		
Fees for intial applications, renewals and change of ownership		$258.00
Temporary Retail Food Establishments		
Single Event Permit		$40.00
Multiple Event Permit		$200.00

ZONING AND DEVELOPMENT FEES

Fees are based on three rounds of review. If a fourth round of review is needed, the applicant will be charged an additional fee equal to 50% of the initial review fees, except as noted in the legal review fees. The applicant will be charged an additional fee equal to 25% of the initial review fees for every review thereafter. If the applicant does not adequately respond to staff comments based on current standards and regulations adopted by the City, then the applicant may be subject to additional fees proportional to the amount of extra work required. Applicant will be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Application Type

Pre-Application Meeting with City Staff **	First	$0 +
Additional Meeting with Staff **	Subsequent	$400 +
Discussion Only Agenda Item **	City Staff Fee	$400 +
Voluntary Annexation **	*(temporary agriculture zoning)*	$200 +
	(permanent zoning request)	$1,500 +
Non-Annexation Agreement **		$1,000 +

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Zoning Applications:

Conditional Use Permit (CUP) and Zoning Change **		$1,500 + $100/acre + (Max $5,000)
Planned Unit Development (PUD) **		$3,000 + $100/acre +
Vested or Development Rights Petition **	City Attorney and Staff Fees	$750 +
Zoning Verification Letter **	City Staff Fee	$150 +

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Development Applications

Site Plans **		$2,000 + $25/DU and/or $75/acre +
Appeal of Denied Site Plan to the P&Z Commission **		$1,000+
Land Study **		$2,000 + $15/acre +
Mixed Use Concept Plan **		$2,000 +
Amendment to: Land Study, Master Plan, Mixed Use Concept Plan **		$1,000 +
Tree Deferral - Postponement of tree mitigation to a later phase **		$500 +
Tree Removal Permit **		$50 +
Tree Removal Permit (UDC 17.2.E.5) **		
Diameter of Existing Tree (DBH)	Replacement Ratio (inches)	Tree Replacement Fee (Per inch)
8 to 19.99 inches	1.0	$150 +
20 to 23.99 inches	2.0	$300 +
24 inches and larger	3.0	$450 +
Tree Affidavit **		$50 +

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Variance & Waiver Applications:

Zoning Variance	$500 each variance
*80% reduced for homestead *Proof of ownership required*	
All other Variance Applications **	$500 +
*80% reduced for homestead *Proof of ownership required*	
Waivers/Alternative Compliance **	$750 +
Appeal of Administrative Decision	$500.00

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City Plan Amendment:

City Comprehensive Plan **	$750 + $100/acre +
Future Land Use Map (FLUM) **	
Future Thoroughfare Plan (FTP) **	
Unified Development Code (UDC) **	

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Plat Related Applications:

Minor Plat, Amended Plat, and Development Plat **		$1,500 +
(Administratively reviewed & approved)		
Preliminary Plat, Final Plat **	0 to 5 acres	$2,000 + $30/single family lot or $60/non-single family acreage +
	> 5 acres	$2,500 + $30/single family lot or $60/non-single family acreage +
Replat **		$1,500 + $15/single family lot or $30/non-single family acreage +
Vacating Plat **		$750 +
Conveyance Plat or Legal Instrument **	Each	$750 +
Plat Recordation - Guadalupe County Recordation Fee **		Cost per Guadalupe County
Cibolo Recordation Fee **	Per Trip	$150/document +
(if denied by County due to applicant error, additional charge will be assessed)		

All plats may incur additional fees above the base fees based on review times or 3rd party consultants. These additional charges will be assessed at actual costs.

Park Land & Improvement Fees

Park Land Fees paid by developer (at platting) **	$600 per single or two-family unit or Council approved 8% Park Land dedication +
Park Improvement Fee paid by builder (at bldg permit) **	$600 per single or two-family unit or Council approved 8% Park Land dedication +
Park Land & Improvement Fees by developer/builder of Multi-Family **	$400/Dwelling Unit +

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City Agreements

Public Improvement Agreement, Development Agreement, Other Agreement **	$3,500 + $100/acre +
Amendment to an Agreement **	50% of Agreement fee +

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Legal Fees: City Attorney

All legal fees incurred by the City in the review, preparation and/or amendment of any legal document associated with a development application i.e. Private Street Agreement or Public Infrastructure Agreement **	Reimbursement due to City based on actual legal fees incurred by the City.

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Extension of Time

Postponement requested by applicant on a posted agenda for which a public hearing was scheduled **	$1,500 +

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Development Applications		
Floodplain Permit **	Residential	$350 +
	Non-Residential	$500 +
CLOMR/LOMR Review **		$4,000 +
Flood zone verification letter **		$100 +
Drainage Analysis Review **		
Single-family residential	0-5 acres	$1,500 +
	> 5 acres	$2,500 +$10/lot +
Commercial/Industrial/Multifamily	0-5 acres	$2,000 +
	> 5 acres	$2,500 +$10/acre +
Minor TIA Review **		$1,250 +
Major TIA Review **		$2,500 +
TIA Worksheet Review **		$300 +
TIA Scoping Meeting **		$750 +
Any review, authorization, approval, inspection, or permit not otherwise provided for **		$750 +

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Variance & Waiver Applications:	
Variance to Design & Construction Manual **	$1,200 first +
	$500 each additional +
Variance fee may be reduced 50% for requests that result from actions of previous owners of an affected property, i.e. private access easement.	
Appeal of Administrative Decision	$500.00

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Construction Plan Review

The following fee schedule for the processing of engineering or construction plans or for the inspection of improvements for construction of a subdivision or lot or a related improvement required in conjunction with that construction are value-based fees that consider the City's actual cost to review and inspect, including its consultants. The City shall calculate its actual cost by considering (a) the fee charged by a qualified, independent third-party entity for those services; (b) the hourly rate for the estimated actual direct time of the city's employees performing those services; or (c) the actual costs assessed to the city by a third-party entity that provides those services to the city. An applicant submitting construction plans or constructing public infrastructure will be expected to sign an agreement acknowledging that the fees are a deposit and that (a) any funds in excess of the cost will be refunded to the applicant, or (b) any additional cost incurred will incur an additional deposit determined by the City and payment will be required before City review continues.

Subdivision improvement construction plan review for more than one type of infrastructure (includes the entire limits of construction) **	$3,000 +

Subdivision improvement construction plan review for one type of infrastructure (not to exceed the fee for more than one type of infrastructure) **	$1,250 +$5 per linear foot of each infrastructure improvement to be inspected
Subdivision improvement construction cost estimate review **	$700 +

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Construction Inspections

The following fee schedule for the processing of engineering or construction plans or for the inspection of improvements for construction of a subdivision or lot or a related improvement required in conjunction with that construction are value-based fees that consider the City's actual cost to review and inspect, including its consultants. The City shall calculate its actual cost by considering (a) the fee charged by a qualified, independent third-party entity for those services; (b) the hourly rate for the estimated actual direct time of the city's employees performing those services; or (c) the actual costs assessed to the city by a third-party entity that provides those services to the city. An applicant submitting construction plans or constructing public infrastructure will be expected to sign an agreement acknowledging that the fees are a deposit and that (a) any funds in excess of the cost will be refunded to the applicant, or (b) any additional cost incurred will incur an additional deposit determined by the City and payment will be required before City review continues.

Preliminary and Final Acceptance **	Walkthrough *	$1,700 +
Site Inspection (based on value) ** *i.e. SWPPP, Density, Sewer, Water*		
	< $100,000	$500 +
	$100,000 to $499,999	$1,000 +
	$500,000 to $999,999	$3,000 +
	$1,000,000 +	$6,000 +
3rd Party Testing or Services **		To be determined. If fees accrued, will be back billed to the development representative.
Site Development Permit **		$400 +

**Applicant will be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Rights of Way Fees

ROW Application fee **	$600.00
Secondary review **	$400.00
Inspection fee	$125.00
Penalty fee (for damages to ROW)	To Be Detemined - Charges will be billed to contractor

**Applicant will be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

GIS FEES

Codes, Manuals, Maps

Unified Development Code (UDC), Cibolo Design & Construction Manual, Comprehensive/Master Plan, Parks Master Plan, Zoning Map, City Limits/ETJ Map, Other	Electronic Transfer	$0.00
	24 x 36 Color Print	$30.00
	11 X 17 Color Print	$10.00

Addressing

Residential Address Plat with 5+ Lots	$50.00
Commercial Address Plat Fee	$100.00
With Buildings Number Assignment	$50.00
With Suite, Unit, or Apartment Number Per Building Type	$50.00

CIBOLO POLICE DEPARTMENT - MISCELLANEOUS FEES	FY26 Proposed
City Solicitor Permits	
Note: All Fees Are Per Permit and Per Individual.	
Background Check	$10.00
Permit (Original) - Note: Permit is Valid for Six (6) Months From Date Issued	$45.00
Permit (Renewal) - For an additional 6-month period if renewed w/in 60 days of original permit expiration date. If original permit expired more than 60 days, the permit will be treated as a new permit application and other fees will apply.	$45.00
Replacement/(Lost, Stolen, Illegible) Solicitor Badge	$10.00
Canvasser Badge (Good for 30 Days - For Material Handout - No Public Contact)	$10.00
Police Reports and Other Documentation	
Police Report Copies (per page)	$0.10
CD/DVD Copies	$1.00
Accident/CRASH Reports	$6.00
Body-worn camera video or audio recording (per recording)	$10.00
Body-worn camera video or audio recording (per minute of recording)	$1.00
Background Check	$10.00
Clearance Letters	$10.00
Alarm Permits	
Residential (Home) Alarm System	
a. Initial Permit	$25.00
b. Renewal for 1 Year	$15.00
c. Renewal for 3 Years	$30.00
Commercial Facility	$50.00
Financial Institution	$100.00
Educational or Governmental Institution	No Fee
Late Fee	$10.00
False Alarms (Per Each Alarm Activation)	
a. 4 - 5 Within Any 12 Month Period	$50.00
b. 6 - 7 Within Any 12 Month Period	$75.00
c. 8 + Within Any 12 Month Period	$100.00
d. Permit Re-instatement	$25.00
Monitoring Company Failure to Verify - Per Incident	$100.00
a. Appeal Fee Per Appeal	$25.00
Use of a Non-permitted Alarm System Per Incident	$100.00
Use of Alarm System During Alarm Permit Suspension, Per Alarm	$200.00
Failure to Comply With or Violation of Section 26 - 70 Per Incident	$200.00

Officer Provided Off-Duty Stand-By (Security)		
Per Officer per hour. (4 hour minimum required)	~~$45.00~~	$60.00
Note: When alcohol is to be served at event:		
Less than (<) 100 guests = Security is not needed		
Greater than (>) 100 guests = Security is automatically needed		
Officer/Vehicle for Emergency Call-Out		
Per Lieutenant per hour	~~$63.00~~	$80.00
Per Sergeant per hour	~~$45.00~~	$60.00
Per Officer per hour	~~$37.00~~	$45.00
Police Vehicle per hour per Vehicle	$18.75	

Fire Department Service Fees			FY26 Proposed
Response Fees			
Interstate Highway Response	per hour or fraction thereof per incident	$375.00	
Swift Water / Flood Response	per hour or fraction thereof per incident	$575.00	
Haz-Mat Response	per hour or fraction thereof per incident	$575.00	
Use of Absorbents	per bag or fraction exceeding one bag	$25.75	
Use of Foam / Bio.	* Up to five (5) gallons	$120.75	
	per gallon over 5 gallons	$21.50	
Special Supplies and Disposable Supplies		Actual Cost + 3%	
(e.g. absorbent pads, booms, disposable coveralls, golves, brooms, and similar)			
Natural Gas Main/Service or LP-Gas Leak Response	per hour or fraction thereof per incident	$275.00	
Other Utility Response	per hour or fraction thereof per incident	$150.00	
Elevator Rescue Response	per incident (2nd and subsequent response per year)	$150.00	
Unwarranted and False Alarm Response	per incident (3rd and subsequent response per year)	$100.00	
Fire Watch and Fire Standby			
Personnel- Firefighter	per person per hour or fraction thereof	~~$23.50~~	$37.50
Personnel- Officer	per person per hour or fraction thereof	~~$33.50~~	$55.00
Railway Incident Response	per hour or fraction thereof per incident	$250.00	
Technical Rescue Response	per incident	$250.00	
Special Events		Calculated as Itemized Response	
Equipment Usage Fees			
Command Vehicle	per hour or fraction thereof	$75.00	
Fire Marshal Vehicle	per hour or fraction thereof	$75.00	
Quick Response Vehicle	per hour or fraction thereof	$120.00	
Class A Pumper	per hour or fraction thereof	$275.00	
Aerial Apparatus	per hour or fraction thereof	$325.00	
Tanker Apparatus	per hour or fraction thereof	$200.00	
Brush Truck	per hour or fraction thereof	$200.00	
Rescue Boat	per hour or fraction thereof	$150.00	
Rehab Unit	per hour or fraction thereof	$100.00	
Use of City Loader / Tractor	per hour or fraction thereof	$375.00	
Apparatus on Standby	per hour or fraction thereof	75% Hourly Rate	

Equipment Replacement Fees

Damaged/Contaminated Protective	Actual Cost + 3 %
Clothing, Gear, Equipment, Tools, Hoses, Apparatus, and Similar Items Requiring replacement.	
Broken/Damaged Equipment	Actual Cost + 10 %
Tools, Apparatus, and Similar Items Capable of being repaired.	

Itemized Response

The City has the option to bill each incident as an independent event with custom assessment rates, for each incident using, itemized rates deemed usual, customary, and reasonable. These incidents will be billed, itemized per apparatus, per personnel, plus products, supplies, and equipment used.

Residential Response

Calls for service at residential structure fires shall not be subject to any fees.

Fire Flow Test

Report with Actual Flow Test Performed		
	Flowing one Hydrant	$150.00
Flowing of Additional hydrants		
	Each Additional Hydrant	$50.00
Same Day Flow Test		
	Additional Fee per Fire Flow Test	$100.00
Report Pulled From Files		
	Current Reports -less than one year old	$25.00

ANIMAL SERVICES

Pet Registration

Current Rabies Vaccination and Micro-chipped	$0.00
Re-Registration due to a Lapse in Rabies Vaccination	$5.00
Micro-Chip Implant	$20.00

Impoundment

Must be paid for each animal captured. Any animal impounded without registration or current Rabies Vaccination, owners or caretakers will be issued citations for any and all violation(s).

Altered dog or cat (1st Impoundment)	$30.00
Altered dog or cat (2nd Impoundment)	$55.00
Unaltered dog or cat (1st Impoundment)	$45.00
Unaltered dog or cat (2nd Impoundment)	$70.00
Fowl or other Small Animal	$25.00
Zoological and/or Circus Animal	$100.00

Quarantine

Full 10-day Quarantine

Altered dog or cat	$217.00
Unaltered dog or cat	$231.00
Quarantine Exit Exam (per animal)	$55.00

Rabies Submission Testing Fee

Altered dog or cat	$80.00
Unaltered dog or cat	$90.00

Boarding

Per Day and Per Animal

Dog or cat per Day of Confinement	$12.00
Fowl or other Small Animal	$10.00
Zoological and/or Circus Animal	$300.00
Dog or cat per day of Confinement Due to Owner Incarceration	$10.00

Voluntary Relinquishment of Ownership

Owner Surrenders will be taken only when the Municipal Shelter has available space, no livestock will be taken in.

Unaltered dog or cat	$65.00
Altered dog or cat	$50.00
Other animal (no livestock)	$50.00
Euthanasia Request (If requested, this fee is in addition to the surrender fee.)	$150.00

Live Trap Rental and Fee(s)

Trap Deposit	$40.00
Daily Rental	$2.00
Trap Replacement	$125.00

Adoption Fee(s)

Feline Adoption	$100.00
Canine Adoption	$125.00
Other Animal Adoption	$35.00

Dangerous Dog Permit
$125.00
Excess Animal Permit
$75.00

UTILITY FEES				FY26
Public Works Call-Out Fee				**Proposed**
When assisting Emergency Response Teams			1.5 times pay X per man/hour	
Street Sweeper - Normal Working Hours*				$50.00
			**Cost per Hour*	
Street Sweeper - Outside Working Hours*				$90.00
			**Cost per Hour*	
			**1 hour minimum and billed hourly increments*	
Drainage Rates				
Cost per Equivalent Residential Unit (ERU)				$7.50
Single Family Residential:				
Small (<2218 sq ft impervious area)			0.7 ERU	$5.25
Average (2218 - 3716 sq ft impervious area)			1.0 ERU	$7.50
Large (3717-8000 sq ft impervious area)			1.5 ERU	$11.25
Rural Lot (>8000 sq ft impervious area)			2.0 ERU	$15.00
Commercial:				
ERU = Impervious area/2889 sq ft				
	ERU	Acres	Max Sq Ft	
Tier 1	1 to 125	8.3	361,125	$7.50 x ERU
Tier 2	125 to 350	23.2	1,011,150	$937.50
Tier 3	350 to 550	36.5	1,588,950	$1,900.00
Tier 5	550 to 750	49.7	2,166,750	$3,000.00
Tier 5	750 +			$4,000.00
~~Chipper Service~~				
~~Billed Monthly (applies to residential customers only)~~				~~$1.00~~
Account Fees:				
Account Set Up Fee				$50.00
Account Transfer Fee				$50.00
Administrative Fee				$50.00
Late Penalty				$10.00
Daily Hydrant Rental Fee				$8.00
Return Check Fee				$25.00
Disconnect List Penalty				$25.00
Security Deposits:				
Residential				$120.00
Temporary Service Request (5 days or less)				$40.00
Commercial/Industrial				Two months estimated use
Garbage Only Accounts				$40.00
Hydrant Meters				$900.00
Commercial Rolloff Dumpsters				$800.00

Water Rates

Tier Charges are per 1,000 gallons

Residential:

1,200 gallons or less (special rate)			$13.50
Over 1,200 gallons (base rate)			$28.00
Tier 1	1,201 to 7,000	*additional*	$6.19
Tier 2	7,001 to 15,000	*additional*	$7.91
Tier 3	15,001 to 30,000	*additional*	$9.58
Tier 4	30,001 to 50,000	*additional*	$11.25
Tier 5	Over 50,000	*additional*	$14.08

Multifamily:

First 1,000 gallons x LUE based on Meter Size (below)

Tier 1	1,001 to 7,000	*additional*	$6.19
Tier 2	7,001 to 15,000	*additional*	$7.91
Tier 3	15,001 to 30,000	*additional*	$9.58
Tier 4	30,001 to 50,000	*additional*	$11.25
Tier 5	Over 50,000	*additional*	$14.08

Each tier is charged per Living Unity Equivalent (LUE)

Commercial & Hydrant meters:

First 1,000 gallons based on Meter Size (below)

Tier 1	1,001 to 7,000	*additional*	$6.19
Tier 2	7,001 to 15,000	*additional*	$7.91
Tier 3	15,001 to 30,000	*additional*	$9.58
Tier 4	30,001 to 50,000	*additional*	$11.25
Tier 5	Over 50,000	*additional*	$14.08

Wholesale meters:

First (1,000 gallons x LUE) based on Meter Size (below)

Tier 1	1,001 to 30,000	*additional*	$6.43
Tier 2	30,001 to 60,000	*additional*	$8.22
Tier 3	Over 60,000	*additional*	$11.10

Base Rate based on Meter Size

Meter Size	LUE	
3/4"	1.5	$35.65
1"	2.5	$60.10
1.5"	7	$163.80
2"	10	$240.25
3"	20	$480.50
4"	40	$961.00
6"	64	$1,528.80
8"	112	$2,620.80
10"	220	$5,241.60

LUE = Normal Max Flow X 0.8 X $20.00 (1.5" to 10")

Water Acquisition Fee - based on LUE		
Meter Size	LUE	
5/8"	1	$9.00
3/4"	1.5	$12.00
1"	2.5	$18.00
1.5"	7	$24.00
2"	10	$36.00
3"	20	$48.00
4"	40	$72.00
6"	64	$96.00
8"	112	$120.00
10"	220	$144.00
Fire Hydrant		$18.00
12"		No charge - City meters

Wastewater Rates			
Residential			
First 3,000 gallons of water used		~~$18.65~~	$19.03
3,001 + gallons of water used	*additional*	~~$5.44~~	$5.55
Commercial			
First 3,000 gallons of water used		~~$23.19~~	$23.65
3,001 + gallons of water used	*additional*	~~$5.44~~	$5.55
Multi-family*			
First 3,000 gallons of water used		~~$23.19~~	$23.65
3,001+ gallons of water used	*additional*	~~$5.44~~	$5.55

*Base rate and tier charged per Living Unit Equivalent (LUE)

Sludge Waste Transporter Permit:	
Per Unit Annually	$250.00

Meter Installation and Tap Fees		
Meter Installation		
5/8" Meter*		$80.00
1" Meter*		$80.00
2" Meter*		$110.00
3" Meter*		$175.00
4" Meter*		$175.00
6" Meter and Up*		$320.00
Hydrant Meter		$90.00
Meter Box Replacement Fee* (+10% markup)		$90.00
	** plus meter cost*	
Meter Reset Fee	*first request*	$30.00
	additional requests	$40.00
Water Taps		
Water Impact Fee (if applicable)		$1,839.00
Short Service (main on same side of street)*		$750.00
Long Service (main no on same side of street)*		$1,850.00
	** plus meter/supply cost*	
Wastewater Taps		
Wastewater Impact Fee (if applicable)		$873.00
6 feet deep or less		$1,950.00
Each additional foot over 6 feet		$400.00
CCMA Fee		$1,800.00
	Plus Administrative Fee	$30.00

** Due to fluctuation of meter and supply costs, parts will be quoted at time of permitting at our cost plus 10%*

FACILITY FEES			FY26 Proposed
Niemietz Park Large Pavilion			
Resident	*Mon-Thurs*	~~$75.00~~	$125.00
	Weekend rate	~~$100.00~~	$150.00
Nonresident	*Mon-Thurs*	~~$115.00~~	$165.00
	Weekend rate	~~$175.00~~	$225.00
Niemietz Meeting Room and Kitchen			
Resident		~~$150.00~~	$200.00
Nonresident		~~$225.00~~	$275.00
Niemietz Park Baseball Field			
Deposit (refundable after final inspection)			$150.00
Service fee for striping, applicable to all rentals			$5.00
Resident	~~*daytime*~~ *(per hour)*	~~$15.00~~	$30.00
	~~*evening (per hour)*~~	~~$25.00~~	
Nonresident	~~*daytime*~~ *(per hour)*	~~$17.00~~	$35.00
	~~*evening (per hour)*~~	~~$30.00~~	
Niemietz Park Football Field			
Deposit (refundable after final inspection)			$150.00
Service fee for striping, applicable to all rentals			$5.00
Resident	~~*daytime*~~ *(per hour)*	~~$15.00~~	$30.00
	~~*evening (per hour)*~~	~~$25.00~~	
Nonresident	~~*daytime*~~ *(per hour)*	~~$17.00~~	$35.00
	~~*evening (per hour)*~~	~~$30.00~~	
Schlather Park Pavilion			
Resident	*Mon-Thurs*	~~$75.00~~	$125.00
	Weekend rate	~~$100.00~~	$150.00
Nonresident	*Mon-Thurs*	~~$115.00~~	$165.00
	Weekend rate	~~$175.00~~	$225.00
Veterans Park Pavilion #1			
Resident	*Mon-Thurs*	~~$75.00~~	$100.00
	Weekend rate	~~$85.00~~	$110.00
Nonresident	*Mon-Thurs*	~~$115.00~~	$140.00
	Weekend rate	~~$125.00~~	$150.00
Veterans Park Pavilion #2			
Resident	*Mon-Thurs*	~~$50.00~~	$75.00
	Weekend rate	~~$75.00~~	$100.00
Nonresident	*Mon-Thurs*	~~$75.00~~	$100.00
	Weekend rate	~~$115.00~~	$140.00

Al Rich Park Baseball Field				
Deposit (refundable after final inspection)				$150.00
Service fee for striping, applicable to all rentals				$5.00
Resident		~~*daytime*~~ *(per hour)*	~~$15.00~~	$30.00
		~~*evening (per hour)*~~	~~$25.00~~	
Nonresident		~~*daytime*~~ *(per hour)*	~~$17.00~~	$35.00
		~~*evening (per hour)*~~	~~$30.00~~	
Fire Department Training Room (occupancy: 56)				
Deposit (refundable after final inspection)			$100.00	
Rental fee - 4 hour increment			$25.00	
City Hall Annex Community Room (occupancy: 46)				
Deposit (refundable after final inspection)			$100.00	
Rental fee - 4 hour increment			$25.00	
Multi Event Center Fees				
Non-Profit Rental Fee		*per hour*	~~$25.00~~	$40.00
Non-Profit Light Fee Fee		*per hour*	~~$25.00~~	$40.00
		maximum	~~$100.00~~	$140.00
For-Profit Rental per day (10 hours)		*per day*	~~$600.00~~	$750.00
For-Profit Rental each additional hour over 10		*per hour*	~~$100.00~~	$125.00
For-Profit Rentals less than 10 hours		*per hour*	~~$75.00~~	$100.00
For-Profit Light Fee		*per day*	~~$100.00~~	$140.00
Refundable Cleaning Deposit			$250.00	
Security Fee		*per officer/per hour*	~~$25.00~~	$65.00
Right to Exhibit Private Advertising			~~$100.00~~	$125.00
Right to Sell Concessions/Food Trucks present			~~$30.00~~	$50.00
Marking of the Field (requires 14 days advance notice)			~~$200.00~~	$250.00
Self-marking of the field		*per hour*	$25.00	
YMCA field bathroom use			~~$50.00~~	$100.00
YMCA field bathroom use (deposit)			$250.00	
Fee for leaving gate unlocked			$50.00	
Special Events				
Resident	Craft Booth	*per event, based on event and location*	~~$40.00~~	$40-$50
	Food Booth	*per event, based on event and location*	~~$80.00~~	$80-$100
Nonresident	Craft Booth	*per event, based on event and location*		$50-$75
	Food Booth	*per event, based on event and location*		$100-$125
Cibolofest wristbands		*per event*	~~$5.00~~	$10.00

presale online will offer a discount of Buy 5 for the price of 4

Senior Program			
Annual membership	*per individual*	~~$36.00~~	$40.00
	per couple	~~$66.00~~	$75.00
Semi-monthly membership	*per individual*	$20.00	
Monthly membership	*per individual*	$5.00	
Daily rate	*per individual*	$2.00	
Community Center (occupancy: ##)			
Deposit (refundable after final inspection)			$250.00
Resident	*Per hour, 2 hour min (Mon-Thurs)*		$50.00
	per hour, 4 hour min (weekend)		$75.00
	full day (7am-11pm)		$500.00
Nonresident	*Per hour, 2 hour min (Mon-Thurs)*		$75.00
	per hour, 4 hour min (weekend)		$100.00
	full day (7am-11pm)		$750.00

Military/Senior discount of 10% offered on Community Center and Park Pavilion rentals

City of Cibolo

City Council Regular Meeting Staff Report

I. Discussion/Action to set the date for the public hearing on the Fiscal Year 2026 Proposed Budget. (Ms. Miranda)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10I.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

None

BACKGROUND:

Section 7.05 of the City's Charter requires that at the City Council meeting when the budget is submitted, that the City Council name the date and place of a public hearing on the budget.

Section 102.006 of Texas Local Government Code requires that the public hearing occur at least 15 days after the proposed budget is filed with the municipal clerk, but before the City makes its tax levy. It also requires public notice be provided, which must include any statement required under Section 102.005(b). Section 102.0065, requires that the public notice be published in a newspaper of general circulation in the county in which the municipality is located and must be published between 10 and 30 days before the hearing.

STAFF RECOMMENDATION:

Set the date, time and place of the public hearing on the budget as September 18, 2025, at 6:30pm at City Hall Council Chamber, 200 South Main St. Cibolo, TX 78108.

FINANCIAL IMPACT:

None

MOTION(S):

I move to set the date of a special meeting to hold a public hearing and take action on the budget as September 18, 2025 at 6:30pm at City Hall Council Chambers.

Attachments

Notice of Public Hearing - FY26 Budget

City of Cibolo, Texas
Notice of Public Hearing

The City of Cibolo City Council will hold a public hearing on the budget on Tuesday, September 9, 2025, at 6:30pm. The public hearing will be held at Cibolo City Hall, 200 South Main Street, Cibolo, Texas, to hear public comment concerning the proposed budget for FY 2025-2026. This budget will raise more total property taxes than last year's budget by $1,466,630 (8.58%), and of that amount $714,808 is tax revenue to be raised from new property added to the tax roll this year. The proposed budget is available for review at the office of the Finance Director at 200 South Main Street, Monday – Friday from 8:00 am to 5:00 pm and on the City website at www.cibolotx.gov.

City of Cibolo

City Council Regular Meeting Staff Report

J. Presentation/Discussion regarding the City Manager's Proposed FY26 Budget. (Mr. Reed/Ms. Miranda)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10J.

From
Anna Miranda, Finance Director

PRIOR CITY COUNCIL ACTION:

- **March 25th City Council Regular Meeting**
  - Budget Schedule Overview, Parks 5-Year CIP, and all other 5-Year CIP Update
  - City staff informed City Council of four (4) specific dates for budget related meetings and workshops, including June 17th (Budget Workshop #1), July 15th (Budget Workshop #2), July 31st (Budget Workshop #3), and, if needed, August 5th (special meeting).

- **April 5th Strategic Management Workshop**
  - Update on the progress on actions in the FY25 Strategic Plan and discussion on priorities for the future.
  - Council gave preliminary direction on Parks 5-Year CIP.

- **June 17th Budget Workshop #1**
  - FY26 budget development, budget requirements, Fund Balance Policy, and development of a fiscally constrained 5 Year CIP
  - City Council was provided the FY26 General Fund Base Budget (preliminary line-item detail)

- **July 8th Council Workshop and Regular Meeting**
  - At the Council workshop, City staff covered two topics – *Rethinking the City's Fund Balance Policy* and *Employee Market Compensation Study and Cost of Living Adjustment for FY26*.
  - During the regular meeting, the City Council gave direction to the city manager and staff on the City Fund Balance Policy, Employee Market Adjustments and COLA, and the 5-Year Fleet Replacement CIP.

- **July 15th Budget Workshop #2**
  - Discussion/Direction on FY26 Budget, including the Economic Development Fund, Development Services Fund, Water/Wastewater Utility Fund, Drainage Utility District Fund, Special Revenue Funds, General Fund, and Other Items
  - City staff is presenting a preliminary FY26 General Fund with a 26% Fund Balance along with a preliminary budget for all other funds. The City Manager recommends to City Council that it support the budgets as presented

- **July 31st Budget Workshop #3**
  - Discussion/Direction on the tax rate for 2025 tax year and related matters.

BACKGROUND:

The City Manger's Proposed Fiscal Year 2026 (FY26) Budget is being presented to City Council for feedback and direction. The attached PowerPoint presentation provides an overview of the proposed budget. The attached City Manager's Proposed FY26 Budget provides line-item detail for the General Fund, Development Services Fund, Water/Wastewater Fund, the Drainage Utility District, the Economic Development Fund and the Debt Service Fund. Special Revenue Funds are presented at summary level.

The Council will hold public hearings on September 18th to adopt the FY26 budget and set the tax rate. The following steps remain in the FY26 budget process:

- **August 12th City Council Meeting**
  - Submission of the City Manager's proposed budget and budget related items
  - Council provides feedback on CM Proposed FY26 Budget
  - Set Maximum Tax Rate
  - Set Public Hearing Date for Property Tax Rate

- **August 26th Regular Meeting**
  - Feedback on the City Manager's proposed budget provided at the August 12th Council meeting

- **September 9th City Council Meeting**

  - City Council may give additional feedback on the FY26 budget and other budget related items:

    - Adoption of Revised Fee Schedule by Ordinance
    - Approval of Fund Balance Policy Resolution (as directed by Council on July 8th)
    - Approval of Paid Holidays Resolution (if needed)
    - Other Budget Items

- **September 18th City Council Meeting**

  - City Council adopts the FY26 budget and takes action on tax rate and any other unfinished budget related items:

    - Public Hearings on Proposed FY26 Budget and Proposed 2025 Property Tax Rate
    - Adoption of FY26 Budget by Ordinance
    - Approval of Resolution Ratifying Property Tax Increase
    - Adoption of Levying Tax Rate Ordinance
    - Other Budget Items

City staff will return with the revised City Council Strategic Plan FY26 – FY28 in October.

STAFF RECOMMENDATION:

The City Manager recommends City Council support the proposed budget, which is built on the work over the past several months as described above.

FINANCIAL IMPACT:

The FY 26 Proposed Budget sets the financial spending plan for the subsequent fiscal year.

MOTION(S):

None needed. This is a presentation only. City Council will take action on the FY26 budget and 2025 Property Tax Rate on September 18th.

Attachments

Proposed Budget Book 20250805.pdf
FY26 Budget Presentation 20250812 final.pdf

Fiscal Year

2026

Proposed Budget

City of Cibolo, Texas

This budget will raise more total property taxes than last year's budget by $1,466,630, or 8.58%, and of that amount $715,808 is tax revenue to be raised from new property added to the tax roll this year.

Section 102.007 of the Texas Local Government Code requires that the following information be included as the cover page for a budget document:

"This budget will raise more revenue from property taxes than last year's budget by an amount of $1,466,630, which is an 8.58% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $715,808."

Record vote of each member of the governing body voting on the adoption of the budget is as follows:

Council Member	Vote
Mark Allen, Mayor	
Jeff McGlothin, Place 1	
Randy Roberts, Place 2	
Robert Mahoney, Place 3	
Katie Cunningham, Place 4	
Norma Sanchez-Stephens, Place 5	
Donetta Roberts, Place 6	
Joel Hicks, Place 7	

Property tax rates for the preceding fiscal year, and each municipal property tax rate that has been adopted or calculated for the current fiscal year, include:

	Current Tax Year	Preceding Tax Year
Proposed Tax Rate	$0.5226	$0.4990
No New Revenue (NNR) Tax Rate	$0.5005	$0.4586
No New Revenue M&O Tax Rate	$0.3267	$0.2876
Voter Approval Tax Rate	$0.5226	$0.4769
Debt Rate	$0.1845	$0.1793

Total outstanding municipal debt obligations secured by property taxes is $64,230,000. Of that, the total amount of outstanding debt obligations considered self-supporting is $7,767,561. Sales taxes, utility revenues and public-private partnership agreements currently secure self-supporting debt. In the event such amounts are insufficient to pay debt service, the City will be required to assess an ad valorem tax to pay such obligations.

GENERAL FUND SUMMARY	FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
GENERAL TAXES AND FRANCHISE FEES	16,160,585	18,698,200	18,602,700	20,050,000
PERMITS AND FEES	2,772,547	181,000	140,500	58,000
ANIMAL SERVICES	54,402	33,750	41,600	42,000
COURT AND ALARM FEES	296,265	255,450	187,600	197,100
INTEREST AND MISCELLANEOUS	1,409,996	439,164	530,164	469,164
PARKS AND GRANTS	154,818	98,500	117,182	153,182
INTERGOVERNMENTAL	805,493	1,189,000	905,621	1,342,806
TRANSFERS	1,889,280	1,783,115	1,929,494	2,226,000
OTHER FINANCING SOURCES	1,288,914	245,500	250,000	25,000
TOTAL REVENUE	24,832,300	22,923,679	22,704,861	24,563,252
CITY COUNCIL	46,993	64,295	62,867	63,495
CITY SECRETARY	987,820	422,661	495,134	469,412
MUNICIPAL COURT	166,224	185,973	163,195	195,710
COMMUNICATIONS	139,244	144,708	147,653	155,367
CITY MANAGER	660,009	645,666	673,020	666,692
CODE ENFORCEMENT	-	180,371	214,512	196,112
PLANNING	1,146,617	-	-	-
BUILDING SERVICES	1,562,241	-	-	-
PUBLIC WORKS - STREETS	1,348,491	1,385,392	1,395,949	1,427,832
FINANCE	855,942	637,999	647,589	675,278
INFORMATION SERVICES	1,551,908	1,490,257	1,605,459	1,676,549
PEOPLE AND PERFORMANCE	565,633	590,221	546,552	605,719
PUBLIC WORKS - ADMINISTRATION	812,293	945,660	1,057,485	1,126,309
NON-DEPARTMENTAL	1,109,050	2,272,235	1,792,117	1,474,760
POLICE DEPARTMENT - ADMINISTRATION	2,504,021	1,839,397	1,485,068	2,045,716
POLICE DEPARTMENT - SRO PROGRAM	649,467	1,044,014	729,051	1,126,579
POLICE DEPARTMENT - SUPPORT SERVICES	140,096	547,366	549,477	606,282
POLICE DEPARTMENT - CRIMINAL INVESTIGATIONS	682,262	669,769	533,606	714,308
POLICE DEPARTMENT - PATROL DIVISION	2,407,547	2,728,946	2,809,286	3,217,708
POLICE DEPARTMENT - TRAFFIC DIVISION	90,934	105,741	115,264	122,301
POLICE DEPARTMENT - CRIME PREVENTION	6,108	-	-	-
POLICE DEPARTMENT	6,480,434	6,935,233	6,221,752	7,832,894
FIRE DEPARTMENT	4,976,834	5,331,544	6,558,017	6,258,603
ANIMAL SERVICES	425,992	530,921	479,874	549,034
PUBLIC WORKS - PARKS	222,808	177,250	148,250	159,000
ECONOMIC DEVELOPMENT	172,574	262,245	237,059	270,324
TOTAL EXPENDITURES	24,165,289	23,224,823	23,461,706	24,893,298
NET CHANGE IN FUND BALANCE	667,011	(301,144)	(756,845)	(330,046)
BEGINNING UNASSIGNED FUND BALANCE	6,304,707	5,963,175	6,971,718	6,214,873
ENDING UNASSIGNED FUND BALANCE	6,971,718	5,662,031	6,214,873	5,884,827

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
101-30100-000-000-0000	PROPERTY TAXES - CURRENT	9,880,050	11,685,000	11,510,000	12,415,000
101-30120-000-000-0000	PROPERTY TAXES - DELINQUENT	(23,640)	25,000	15,000	15,000
101-30130-000-000-0000	PROPERTY TAXES-PENALTY AND INT	43,625	35,000	40,000	40,000
101-30140-000-000-0000	SPECIAL ASSESSMENTS	1,710	2,000	2,000	2,000
101-30200-000-000-0000	SALES TAX	4,839,734	5,375,000	5,475,000	5,825,000
101-30220-000-000-0000	MIXED BEVERAGE TAX	68,235	85,000	75,000	80,000
101-30305-000-000-0000	FRANCHISE FEE - SOLID WASTE K	-	-	22,000	135,000
101-30310-000-000-0000	FRANCHISE FEE - ELECTRIC	1,067,823	1,200,000	1,180,000	1,250,000
101-30311-000-000-0000	FRANCHISE FEE - GVEC.NET	15,052	15,000	17,500	20,000
101-30315-000-000-0000	FRANCHISE FEE - PHONE	6,228	6,200	6,200	6,000
101-30320-000-000-0000	FRANCHISE FEE - CABLE	139,695	140,000	130,000	120,000
101-30325-000-000-0000	FRANCHISE FEE - GAS	29,084	30,000	30,000	32,000
101-30330-000-000-0000	FRANCHISE FEE - GVSUD	92,991	100,000	100,000	110,000
GENERAL TAXES AND FRANCHISE FEES		**16,160,585**	**18,698,200**	**18,602,700**	**20,050,000**
101-32105-000-000-0000	PLUMBING PERMITS	197,684	-	-	-
101-32106-000-000-0000	PLUMBING PERMITS - COMMERCIAL	12,214	-	-	-
101-32150-000-000-0000	ELECTRICAL PERMITS	110,003	-	-	-
101-32155-000-000-0000	ELECTRICAL PERMITS-COMMERCIAL	4,170	-	-	-
101-32205-000-000-0000	BUILDING PERMITS	126,444	-	-	-
101-32206-000-000-0000	BUILDING PERMITS - COMMERCIAL	207,054	-	-	-
101-32208-000-000-0000	BUILDING PERMITS - NEW HOME	739,175	-	-	-
101-32255-000-000-0000	SIGN PERMITS	12,051	-	-	-
101-32270-000-000-0000	SITE DEVELOPMENT FEES-BI	8,625	-	-	-
101-32300-000-000-0000	CONTRACTOR PERMITS	16,225	-	-	-
101-32350-000-000-0000	REINSPECTION FEES	309,325	-	-	-
101-32355-000-000-0000	NON COMPLIANCE FEES	14,410	-	-	-
101-32400-000-000-0000	SUBDIVISION PLAT FEES	91,069	-	-	-
101-32425-000-000-0000	PLAT RECORDING FEES	1,050	-	-	-
101-32435-000-000-0000	SITE PLANS	17,277	-	-	-
101-32505-000-000-0000	HEATING & A/C PERMITS	97,071	-	-	-
101-32600-000-000-0000	PLAN CHECKS	373,782	-	-	-
101-32606-000-000-0000	PLAN REVIEW - COMMERCIAL	257,692	-	-	-
101-32610-000-000-0000	APPLICATION FEES	500	-	-	-
101-32620-000-000-0000	CONSTRUCTION INSPECTIONS	14,510	-	-	30,000
101-32625-000-000-0000	FLOODPLAIN	7,100	-	-	-
101-32630-000-000-0000	ZONING FEES	11,452	-	-	-
101-32650-000-000-0000	VARIANCE FEES	6,615	-	-	-
101-32655-000-000-0000	CONSULTANT FEES	39,602	-	-	-
101-32670-000-000-0000	AGREEMENT AND AMENDMENT FEES	500	14,000	14,000	14,000
101-32875-000-000-0000	CHIPPER SERVICE	68,903	140,000	112,500	-
101-32905-000-000-0000	PUBLIC HEALTH & SAFETY PERMITS	25,575	20,000	-	-
101-32950-000-000-0000	ALCOHOL LICENSES	2,470	7,000	14,000	14,000
PERMITS AND FEES		**2,772,547**	**181,000**	**140,500**	**58,000**
101-33100-000-000-0000	ANIMAL REGISTRATION	479	-	1,000	1,000
101-33115-000-000-0000	ANIMAL CONTROL DONATIONS	19,462	10,000	10,000	10,000
101-33150-000-000-0000	BOARDING FEES	245	-	100	1,000
101-33200-000-000-0000	IMPOUND FEES	6,076	3,750	3,750	3,500
101-33250-000-000-0000	ANIMAL CONTROL MICROCHIP SALES	333	-	1,250	1,000
101-33300-000-000-0000	ANIMAL ADOPTION FEES	27,597	20,000	25,000	25,000
101-33325-000-000-0000	ANIMAL SURRENDER FEES	210	-	500	500
ANIMAL SERVICES		**54,402**	**33,750**	**41,600**	**42,000**
101-34100-000-000-0000	FINES	154,730	140,000	150,000	160,000
101-34105-000-000-0000	WARRANT FEES	1,650	2,000	2,000	2,000

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
101-34110-000-000-0000	TIME PAY FEES	25	50	50	-
101-34500-000-000-0000	ADMIN FEES	10,373	8,000	10,500	10,000
101-34503-000-000-0000	FTA FEES	696	500	1,500	1,500
101-34505-000-000-0000	CHILD SAFETY PROGRAM	4,337	-	4,000	4,000
101-34515-000-000-0000	TRUANCY PREVENTION & DIVERSION	6,974	-	5,500	5,000
101-34525-000-000-0000	MUNICIPAL JURY FEE	139	-	150	100
101-34540-000-000-0000	CREDIT CARD FEES	101,531	90,000	1,500	2,000
101-34550-000-000-0000	DEL ACCT COLL FEES	(397)	-	-	-
101-34562-000-000-0000	RESTITUTION FEE - LOCAL	510	-	-	-
101-34600-000-000-0000	REPORTS AND OTHER	1,852	2,500	2,000	2,000
101-34900-000-000-0000	ALARM FEES	13,395	12,000	10,000	10,000
101-34910-000-000-0000	GOLF CART / NEV REGISTRATIONS	400	400	400	500
101-34915-000-000-0000	MUSIC PERMIT	50	-	-	-
COURT AND ALARM FEES		**296,265**	**255,450**	**187,600**	**197,100**
101-35100-000-000-0000	INTEREST	498,627	400,000	460,000	425,000
101-35300-000-000-0000	MISCELLANEOUS RECEIPTS	39,311	20,000	26,000	25,000
101-35315-000-000-0000	NSF FEES	25	-	-	-
101-35326-748-830-0000	MEMBERSHIP FEES	5,880	8,000	7,000	7,000
101-35335-000-000-0000	CINGULAR TOWER RENTAL	11,164	11,164	11,164	11,164
101-35340-000-000-0000	A/C - TRAP RENTAL	36	-	-	-
101-35345-000-000-0000	EMS PERSONNEL STANDBY	3,867	-	1,000	1,000
101-35500-000-000-0000	INSURANCE PROCEEDS	851,086	-	25,000	-
INTEREST AND MISCELLANEOUS		**1,409,996**	**439,164**	**530,164**	**469,164**
101-36000-000-000-0000	FIELD MAINTENANCE AGREEMENT	30,000	30,000	30,000	30,000
101-36050-000-000-0000	WORKSPACE RENTAL	30,735	34,000	34,182	34,182
101-36100-000-000-0000	PARK/ PAVILION RENTALS	6,131	4,500	7,000	12,000
101-36105-000-000-0000	MULTI-EVENT CENTER RENTAL	18,310	15,000	15,000	25,000
101-36110-748-822-0000	SPECIAL EVENT DONATIONS	1,500	-	-	-
101-36129-000-000-0000	GRANTS - POLICE DEPT	54,961	-	-	-
101-36155-000-000-0000	BUILDING/ROOM RENTALS	320	-	1,000	12,000
101-36300-000-000-0000	PARK - BALLFIELD RENTAL	12,809	15,000	30,000	40,000
101-36410-000-000-0000	CASH OVER/SHORT	52	-	-	-
PARKS AND GRANTS		**154,818**	**98,500**	**117,182**	**153,182**
101-37100-000-000-0000	INTERGOVERNMENTAL - SCUCISD	667,668	1,044,000	759,051	1,181,579
101-37150-000-000-0000	INTERGOVTL- CCMA ADMIN FEE	4,580	-	-	-
101-37160-000-000-0000	INTERGOV'TL REV-GUADALUPE CO	133,245	145,000	146,570	161,227
INTERGOVERNMENTAL		**805,493**	**1,189,000**	**905,621**	**1,342,806**
101-38230-000-000-0000	TRANSFER FROM GRANT FUND	416,091	-	117,347	45,000
101-38234-000-000-0000	TRANSFER FROM COURT SECURITY	2,579	-	4,000	4,000
101-38238-000-000-0000	TRANSFER FROM CHILD SAFETY	21,105	27,850	27,850	30,000
101-38301-000-000-0000	TRANSFER FROM CAP REPLACEMENT	-	-	-	55,000
101-38500-000-000-0000	TRANSFER FROM DEVELOPMENT SERVICES	-	178,500	128,800	143,500
101-38501-000-000-0000	TRANSFER FROM DUD	208,235	258,550	281,050	315,000
101-38502-000-000-0000	TRANSFER FROM UTILITY FUND	1,210,090	1,278,215	1,320,447	1,583,500
101-38805-000-000-0000	TRANSFER FROM EDC	31,181	40,000	50,000	50,000
TRANSFERS		**1,889,280**	**1,783,115**	**1,929,494**	**2,226,000**
101-39000-000-000-0000	OTHER FINANCING SOURCES	-	245,500	-	-
101-39100-000-000-0000	SALE OF ASSETS	8,753	-	250,000	25,000
101-39120-000-000-0000	SALE OF MATERIALS	711	-	-	-
101-39360-000-000-0000	CAPITAL LEASE PROCEEDS	1,279,450	-	-	-
OTHER FINANCING SOURCES		**1,288,914**	**245,500**	**250,000**	**25,000**
	TOTAL REVENUE	**24,832,300**	**22,923,679**	**22,704,861**	**24,563,252**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
CITY COUNCIL					
101-51010-110-000-0000	SALARIES	10,200	10,200	10,400	10,200
101-51020-110-000-0000	UNEMPLOYMENT TAX	112	275	131	275
101-51030-110-000-0000	SOCIAL SECURITY - MEDICARE	780	780	796	780
SALARIES AND BENEFITS		**11,093**	**11,255**	**11,327**	**11,255**
101-52625-110-000-0000	ADVERTISING, MARKETING & PROMO	4,521	8,500	5,000	8,500
101-52630-110-000-0000	CONFERENCE/TRAVEL/TRAINING	12,343	15,000	20,000	15,000
101-52820-110-000-0000	TELECOMMUNICATIONS	532	540	540	540
SERVICES, UTILITIES AND TRAINING		**17,395**	**24,040**	**25,540**	**24,040**
101-53090-110-000-0000	UNIFORM AND CLOTHING	615	2,800	2,800	2,000
101-53210-110-000-0000	OFFICE SUPPLIES	155	400	400	400
101-53215-110-000-0000	PRINTING	221	300	300	300
101-53230-110-000-0000	OTHER SUPPLIES	1,107	1,700	1,700	1,500
101-53610-110-000-0000	MEETING EXPENSE	2,986	3,000	3,000	3,000
101-53620-110-000-0000	YOUTH COUNCIL EXPENSE	-	2,000	-	2,000
101-53750-110-000-0000	SPECIAL EVENTS EXPENSE	1,250	6,000	5,000	6,000
101-53760-110-000-0000	AWARDS	170	800	800	1,000
GENERAL SUPPLIES AND REPAIRS		**6,505**	**17,000**	**14,000**	**16,200**
101-55850-110-000-0000	STRATEGIC PARTNERSHIP GRANTS	12,000	12,000	12,000	12,000
OTHER EXPENSES		**12,000**	**12,000**	**12,000**	**12,000**
	CITY COUNCIL	**46,993**	**64,295**	**62,867**	**63,495**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
CITY SECRETARY					
101-51010-112-000-0000	SALARIES	241,930	239,111	247,709	248,676
101-51011-112-000-0000	LONGEVITY	3,600	3,960	3,960	4,320
101-51013-112-000-0000	CERTIFICATE PAY	-	2,600	2,600	2,600
101-51015-112-000-0000	OVERTIME	8,417	5,000	11,201	10,000
101-51020-112-000-0000	UNEMPLOYMENT TAX	351	756	351	405
101-51030-112-000-0000	SOCIAL SECURITY - MEDICARE	19,564	19,176	20,530	20,318
101-51040-112-000-0000	TMRS	32,353	34,386	36,957	36,148
101-51060-112-000-0000	HEALTH - LIFE INSURANCE	23,558	23,544	23,212	26,332
101-51070-112-000-0000	WORKERS COMPENSATION	142	428	564	363
SALARIES AND BENEFITS		**329,914**	**328,961**	**347,084**	**349,162**
101-52610-112-000-0000	CONTRACT SERVICES	16,822	18,600	17,550	12,800
101-52620-112-000-0000	PUBLICATIONS	441	800	800	300
101-52625-112-000-0000	ADVERTISING, MARKETING & PROMO	10,845	10,000	12,000	12,000
101-52630-112-000-0000	CONFERENCE/TRAVEL/TRAINING	4,287	7,000	5,600	7,000
101-52635-112-000-0000	DUES, FEES AND LICENSES	22,455	25,000	25,000	27,000
101-52680-112-000-0000	LEGAL SERVICES	445,073	-	-	-
101-52681-112-000-0000	LEGAL SERVICES - SPECIAL ITEMS	134,054	-	-	-
101-52820-112-000-0000	TELECOMMUNICATIONS	1,490	1,500	1,500	-
SERVICES, UTILITIES AND TRAINING		**635,468**	**62,900**	**62,450**	**59,100**
101-53090-112-000-0000	UNIFORM AND CLOTHING	449	600	600	600
101-53210-112-000-0000	OFFICE SUPPLIES	587	600	600	600
101-53215-112-000-0000	PRINTING	-	100	100	100
101-53230-112-000-0000	OTHER SUPPLIES	1,866	1,500	1,500	1,200
101-53240-112-000-0000	POSTAGE	11	400	400	250
101-53610-112-000-0000	MEETING EXPENSE	11,866	600	400	500
101-53640-112-000-0000	ELECTION	-	20,000	75,000	50,000
101-53750-112-000-0000	SPECIAL EVENTS EXPENSE	7,660	7,000	7,000	7,000
101-53751-112-000-0000	PARKS COMMISSION EVENTS	-	-	-	900
GENERAL SUPPLIES AND REPAIRS		**22,438**	**30,800**	**85,600**	**61,150**
	CITY SECRETARY	**987,820**	**422,661**	**495,134**	**469,412**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
MUNICIPAL COURT					
101-51010-114-000-0000	SALARIES	91,057	91,202	94,008	94,850
101-51011-114-000-0000	LONGEVITY	1,200	1,440	1,440	1,680
101-51015-114-000-0000	OVERTIME	2,782	2,500	1,765	2,000
101-51020-114-000-0000	UNEMPLOYMENT TAX	234	504	230	270
101-51030-114-000-0000	SOCIAL SECURITY - MEDICARE	7,205	7,278	7,524	7,538
101-51040-114-000-0000	TMRS	12,052	13,051	13,517	13,410
101-51060-114-000-0000	HEALTH - LIFE INSURANCE	7,821	15,686	10,611	17,427
101-51070-114-000-0000	WORKERS COMPENSATION	35	162	200	135
SALARIES AND BENEFITS		**122,386**	**131,823**	**129,295**	**137,310**
101-52420-114-000-0000	JUDGE - PROSECUTOR	31,827	35,000	25,500	50,000
101-52425-114-000-0000	JURY FEES	84	1,000	1,000	500
101-52610-114-000-0000	CONTRACT SERVICES	-	1,500	-	500
101-52620-114-000-0000	PUBLICATIONS	-	150	150	100
101-52630-114-000-0000	CONFERENCE/TRAVEL/TRAINING	1,389	2,500	1,750	2,000
101-52635-114-000-0000	DUES, FEES AND LICENSES	335	400	400	400
SERVICES, UTILITIES AND TRAINING		**33,634**	**40,550**	**28,800**	**53,500**
101-53090-114-000-0000	UNIFORM AND CLOTHING	326	400	400	200
101-53210-114-000-0000	OFFICE SUPPLIES	695	600	600	600
101-53215-114-000-0000	PRINTING	39	100	100	100
101-53240-114-000-0000	POSTAGE	3,023	3,500	3,000	3,000
GENERAL SUPPLIES AND REPAIRS		**4,084**	**4,600**	**4,100**	**3,900**
101-55425-114-000-0000	CREDIT CARD MACHINE FEES	6,119	9,000	1,000	1,000
OTHER EXPENSES		**6,119**	**9,000**	**1,000**	**1,000**
	MUNICIPAL COURT	**166,224**	**185,973**	**163,195**	**195,710**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
COMMUNICATIONS					
101-51010-116-000-0000	SALARIES	87,463	87,763	90,463	91,274
101-51011-116-000-0000	LONGEVITY	120	240	240	360
101-51020-116-000-0000	UNEMPLOYMENT TAX	117	252	117	135
101-51030-116-000-0000	SOCIAL SECURITY - MEDICARE	6,611	6,732	6,882	7,010
101-51040-116-000-0000	TMRS	11,121	12,072	12,482	12,471
101-51060-116-000-0000	HEALTH - LIFE INSURANCE	8,459	7,849	7,384	8,792
101-51070-116-000-0000	WORKERS COMPENSATION	32	150	185	125
SALARIES AND BENEFITS		**113,924**	**115,058**	**117,753**	**120,167**
101-52600-116-000-0000	IT MAINTENANCE CONTRACTS	-	-	-	1,300
101-52610-116-000-0000	CONTRACT SERVICES	-	-	2,500	2,500
101-52625-116-000-0000	ADVERTISING, MARKETING & PROMO	90	-	250	250
101-52630-116-000-0000	CONFERENCE/TRAVEL/TRAINING	4,209	5,000	2,500	4,000
101-52635-116-000-0000	DUES, FEES AND LICENSES	687	1,500	1,000	1,000
101-52850-116-000-0000	NEWSLETTER	19,380	22,000	23,000	25,000
SERVICES, UTILITIES AND TRAINING		**24,366**	**28,500**	**29,250**	**34,050**
101-53090-116-000-0000	UNIFORM AND CLOTHING	-	150	150	150
101-53210-116-000-0000	OFFICE SUPPLIES	954	1,000	500	1,000
GENERAL SUPPLIES AND REPAIRS		**954**	**1,150**	**650**	**1,150**
	COMMUNICATIONS	**139,244**	**144,708**	**147,653**	**155,367**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
CITY MANAGER					
101-51010-140-000-0000	SALARIES	475,867	472,541	489,482	491,443
101-51011-140-000-0000	LONGEVITY	2,280	2,640	2,640	3,000
101-51012-140-000-0000	CAR ALLOWANCE	10,625	10,200	10,200	10,200
101-51015-140-000-0000	OVERTIME	2,168	2,000	1,213	2,000
101-51020-140-000-0000	UNEMPLOYMENT TAX	351	756	351	405
101-51030-140-000-0000	SOCIAL SECURITY - MEDICARE	32,605	34,961	34,780	35,854
101-51040-140-000-0000	TMRS	62,333	66,857	69,995	68,954
101-51041-140-000-0000	RETIREMENT -NATIONWIDE 457 (B)	7,500	7,500	7,500	7,500
101-51060-140-000-0000	HEALTH - LIFE INSURANCE	40,316	23,579	34,010	26,769
101-51070-140-000-0000	WORKERS COMPENSATION	3,118	832	1,025	692
SALARIES AND BENEFITS		**637,163**	**621,866**	**651,196**	**646,817**
101-52610-140-000-0000	CONTRACT SERVICES	4,038	-	-	-
101-52620-140-000-0000	PUBLICATIONS	385	1,400	1,000	450
101-52630-140-000-0000	CONFERENCE/TRAVEL/TRAINING	6,738	7,900	7,900	3,900
101-52635-140-000-0000	DUES, FEES AND LICENSES	3,558	3,990	3,564	3,740
101-52820-140-000-0000	TELECOMMUNICATIONS	2,706	3,000	2,700	2,100
SERVICES, UTILITIES AND TRAINING		**17,424**	**16,290**	**15,164**	**10,190**
101-53090-140-000-0000	UNIFORM AND CLOTHING	169	600	400	275
101-53210-140-000-0000	OFFICE SUPPLIES	1,001	1,200	1,000	500
101-53225-140-000-0000	OFFICE MACHINERY AND EQUIPMENT	-	300	-	-
101-53230-140-000-0000	OTHER SUPPLIES	108	150	-	150
101-53240-140-000-0000	POSTAGE	9	100	100	100
101-53610-140-000-0000	MEETING EXPENSE	4,136	5,160	5,160	5,160
GENERAL SUPPLIES AND REPAIRS		**5,423**	**7,510**	**6,660**	**6,185**
101-54900-140-000-0000	NON CAPITAL OUTLAY < $9,999	-	-	-	3,500
CAPITAL OUTLAY		**-**	**-**	**-**	**3,500**
	CITY MANAGER	**660,009**	**645,666**	**673,020**	**666,692**

GENERAL FUND			FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
CODE ENFORCEMENT						
101-51010-142-000-0000	SALARIES		-	109,768	120,573	126,360
101-51011-142-000-0000	LONGEVITY		-	360	120	360
101-51015-142-000-0000	OVERTIME		-	5,500	2,602	2,000
101-51020-142-000-0000	UNEMPLOYMENT TAX		-	504	177	270
101-51030-142-000-0000	SOCIAL SECURITY - MEDICARE		-	8,846	7,816	9,847
101-51040-142-000-0000	TMRS		-	15,861	14,321	17,519
101-51060-142-000-0000	HEALTH - LIFE INSURANCE		-	15,688	14,933	17,483
101-51070-142-000-0000	WORKERS COMPENSATION		-	419	545	373
SALARIES AND BENEFITS			**-**	**156,946**	**161,087**	**174,212**
101-52610-142-000-0000	CONTRACT SERVICES		-	-	30,000	-
101-52630-142-000-0000	CONFERENCE/TRAVEL/TRAINING		-	750	750	4,500
101-52635-142-000-0000	DUES, FEES AND LICENSES		-	3,825	3,825	400
101-52820-142-000-0000	TELECOMMUNICATIONS		-	2,000	2,000	2,000
SERVICES, UTILITIES AND TRAINING			**-**	**6,575**	**36,575**	**6,900**
101-53090-142-000-0000	UNIFORM AND CLOTHING		-	550	550	250
101-53210-142-000-0000	OFFICE SUPPLIES		-	500	500	500
101-53215-142-000-0000	PRINTING		-	500	500	100
101-53230-142-000-0000	OTHER SUPPLIES		-	250	250	100
101-53240-142-000-0000	POSTAGE		-	500	500	500
101-53280-142-000-0000	MINOR TOOLS AND EQUIPMENT		-	500	500	250
101-53455-142-000-0000	VEHICLE FUEL		-	2,000	2,000	2,000
101-53470-142-000-0000	VEHICLE REPAIR		-	1,250	1,250	500
GENERAL SUPPLIES AND REPAIRS			**-**	**6,050**	**6,050**	**4,200**
101-59000-142-000-0000	FLEET LEASE PAYMENT		-	10,800	10,800	10,800
FINANCING PAYMENTS			**-**	**10,800**	**10,800**	**10,800**
		CODE ENFORCEMENT	**-**	**180,371**	**214,512**	**196,112**

GENERAL FUND			FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PLANNING						
101-51010-143-000-0000	SALARIES		638,772	-	-	-
101-51011-143-000-0000	LONGEVITY		960	-	-	-
101-51015-143-000-0000	OVERTIME		4,052	-	-	-
101-51020-143-000-0000	UNEMPLOYMENT TAX		1,145	-	-	-
101-51030-143-000-0000	SOCIAL SECURITY - MEDICARE		46,796	-	-	-
101-51040-143-000-0000	TMRS		81,680	-	-	-
101-51060-143-000-0000	HEALTH - LIFE INSURANCE		78,013	-	-	-
101-51070-143-000-0000	WORKERS COMPENSATION		1,193	-	-	-
SALARIES AND BENEFITS			**852,611**	-	-	-
101-52610-143-000-0000	CONTRACT SERVICES		7,766	-	-	-
101-52630-143-000-0000	CONFERENCE/TRAVEL/TRAINING		5,902	-	-	-
101-52635-143-000-0000	DUES, FEES AND LICENSES		6,465	-	-	-
101-52710-143-000-0000	PROFESSIONAL SERVICES		125,868	-	-	-
101-52820-143-000-0000	TELECOMMUNICATIONS		2,472	-	-	-
SERVICES, UTILITIES AND TRAINING			**148,473**	-	-	-
101-53090-143-000-0000	UNIFORM AND CLOTHING		1,612	-	-	-
101-53210-143-000-0000	OFFICE SUPPLIES		1,467	-	-	-
101-53215-143-000-0000	PRINTING		1,271	-	-	-
101-53225-143-000-0000	OFFICE MACHINERY AND EQUIPMENT		336	-	-	-
101-53230-143-000-0000	OTHER SUPPLIES		127	-	-	-
101-53240-143-000-0000	POSTAGE		2,585	-	-	-
101-53280-143-000-0000	MINOR TOOLS AND EQUIPMENT		167	-	-	-
101-53455-143-000-0000	VEHICLE FUEL		3,641	-	-	-
101-53470-143-000-0000	VEHICLE REPAIR		208	-	-	-
101-53610-143-000-0000	MEETING EXPENSE		1,038	-	-	-
GENERAL SUPPLIES AND REPAIRS			**12,451**	-	-	-
101-55425-143-000-0000	CREDIT CARD MACHINE FEES		125,370	-	-	-
OTHER EXPENSES			**125,370**	-	-	-
101-59000-143-000-0000	FLEET LEASE PAYMENT		7,711	-	-	-
FINANCING PAYMENTS			**7,711**	-	-	-
		PLANNING	**1,146,617**	-	-	-

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
BUILDING SERVICES					
101-52611-145-000-0000	INSPECTION SERVICES CONTRACT	1,536,482	-	-	-
101-52635-145-000-0000	DUES, FEES AND LICENSES	100	-	-	-
SERVICES, UTILITIES AND TRAINING		1,536,582	-	-	-
101-54910-145-000-0000	CAPITAL OUTLAY	25,122	-	-	-
CAPITAL OUTLAY		25,122	-	-	-
101-59001-145-000-0000	FLEET LEASE INTEREST	537	-	-	-
FINANCING PAYMENTS		537	-	-	-
	BUILDING SERVICES	1,562,241	-	-	-

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PUBLIC WORKS - STREETS					
101-51010-146-000-0000	SALARIES	627,175	667,521	731,482	731,339
101-51011-146-000-0000	LONGEVITY	10,080	12,720	7,080	8,880
101-51013-146-000-0000	CERTIFICATE PAY	8,340	8,710	8,095	9,880
101-51015-146-000-0000	OVERTIME	9,423	11,250	20,593	22,500
101-51020-146-000-0000	UNEMPLOYMENT TAX	2,119	3,780	2,104	2,025
101-51030-146-000-0000	SOCIAL SECURITY - MEDICARE	49,194	53,565	59,051	59,104
101-51040-146-000-0000	TMRS	83,245	96,050	107,193	105,151
101-51060-146-000-0000	HEALTH - LIFE INSURANCE	98,055	117,640	105,280	130,736
101-51070-146-000-0000	WORKERS COMPENSATION	24,819	21,104	20,114	18,627
SALARIES AND BENEFITS		**912,449**	**992,340**	**1,060,992**	**1,088,242**
101-52610-146-000-0000	CONTRACT SERVICES	5,184	9,800	5,520	8,840
101-52614-146-000-0000	CONTRACT SERVICES- SIGNALS	7,561	7,500	3,500	4,500
101-52630-146-000-0000	CONFERENCE/TRAVEL/TRAINING	1,700	3,900	2,252	3,450
101-52635-146-000-0000	DUES, FEES AND LICENSES	202	200	300	1,100
101-52710-146-000-0000	PROFESSIONAL SERVICES	16,416	20,000	20,000	20,000
101-52810-146-000-0000	UTILITIES	14,084	16,000	13,000	15,000
101-52815-146-000-0000	STREET LIGHTS/TRAFFIC SIGNALS	16,195	22,000	18,000	18,000
101-52820-146-000-0000	TELECOMMUNICATIONS	6,853	7,000	5,000	4,000
SERVICES, UTILITIES AND TRAINING		**68,195**	**86,400**	**67,572**	**74,890**
101-53090-146-000-0000	UNIFORM AND CLOTHING	14,039	16,000	16,000	18,000
101-53095-146-000-0000	SAFETY SUPPLIES AND EQUIPMENT	3,258	4,000	4,600	5,000
101-53210-146-000-0000	OFFICE SUPPLIES	46	-	-	-
101-53215-146-000-0000	PRINTING	56	150	150	300
101-53220-146-000-0000	JANITORIAL SUPPLIES	63	-	-	-
101-53225-146-000-0000	OFFICE MACHINERY AND EQUIPMENT	1,818	1,000	500	500
101-53230-146-000-0000	OTHER SUPPLIES	194	-	-	500
101-53240-146-000-0000	POSTAGE	463	-	-	-
101-53274-146-000-0000	MAINTENANCE SUPPLIES-SIDEWALKS	38,827	50,000	35,000	35,000
101-53275-146-000-0000	MAINTENANCE SUPPLIES - STREETS	36,437	36,000	36,000	35,000
101-53277-146-000-0000	RENTAL	5,974	12,000	12,000	14,000
101-53280-146-000-0000	MINOR TOOLS AND EQUIPMENT	894	3,500	3,500	4,000
101-53410-146-000-0000	BUILDING MAINTENANCE	6,666	-	-	-
101-53440-146-000-0000	MACHINERY MAINTENANCE	20,740	18,000	18,000	20,000
101-53455-146-000-0000	VEHICLE FUEL	41,715	50,000	42,000	50,000
101-53470-146-000-0000	VEHICLE REPAIR	6,374	7,000	14,000	8,500
101-53530-146-000-0000	SIGNS MAINTENANCE	8,862	17,500	17,500	20,000
GENERAL SUPPLIES AND REPAIRS		**186,426**	**215,150**	**199,250**	**210,800**
101-54900-146-000-0000	NON CAPITAL OUTLAY < $9,999	25,050	29,252	19,885	8,900
101-54910-146-000-0000	CAPITAL OUTLAY	101,770	-	-	-
101-54930-146-000-0000	COMMUNICATION EQUIPMENT	5,676	2,250	2,250	-
CAPITAL OUTLAY		**132,496**	**31,502**	**22,135**	**8,900**
101-59000-146-000-0000	FLEET LEASE PAYMENT	44,105	60,000	46,000	45,000
101-59001-146-000-0000	FLEET LEASE INTEREST	4,819	-	-	-
FINANCING PAYMENTS		**48,924**	**60,000**	**46,000**	**45,000**
	PUBLIC WORKS - STREETS	**1,348,491**	**1,385,392**	**1,395,949**	**1,427,832**

GENERAL FUND			FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
FINANCE						
101-51010-150-000-0000	SALARIES		439,583	449,744	437,974	458,365
101-51011-150-000-0000	LONGEVITY		2,160	3,000	3,000	3,600
101-51013-150-000-0000	CERTIFICATE PAY		-	3,250	5,250	5,850
101-51015-150-000-0000	OVERTIME		920	1,500	1,038	1,500
101-51020-150-000-0000	UNEMPLOYMENT TAX		585	1,260	585	675
101-51030-150-000-0000	SOCIAL SECURITY - MEDICARE		33,290	34,998	33,593	35,903
101-51040-150-000-0000	TMRS		47,653	52,416	61,744	63,874
101-51060-150-000-0000	HEALTH - LIFE INSURANCE		34,677	31,400	39,984	43,965
101-51070-150-000-0000	WORKERS COMPENSATION		163	781	976	641
SALARIES AND BENEFITS			**559,031**	**578,349**	**584,144**	**614,373**
101-52610-150-000-0000	CONTRACT SERVICES		10,965	-	1,195	1,255
101-52630-150-000-0000	CONFERENCE/TRAVEL/TRAINING		6,980	9,000	7,750	8,000
101-52635-150-000-0000	DUES, FEES AND LICENSES		1,230	1,000	1,740	1,950
101-52670-150-000-0000	GCAD/GCTAC		227,843	-	-	-
101-52710-150-000-0000	PROFESSIONAL SERVICES		18,722	10,000	7,500	5,000
101-52722-150-000-0000	AUDIT SERVICES		26,175	34,000	40,560	40,000
101-52820-150-000-0000	TELECOMMUNICATIONS		432	400	-	-
SERVICES, UTILITIES AND TRAINING			**292,347**	**54,400**	**58,745**	**56,205**
101-53090-150-000-0000	UNIFORM AND CLOTHING		521	750	400	400
101-53210-150-000-0000	OFFICE SUPPLIES		2,126	2,500	2,000	2,000
101-53225-150-000-0000	OFFICE MACHINERY AND EQUIPMENT		80	-	300	300
101-53240-150-000-0000	POSTAGE		1,837	2,000	2,000	2,000
GENERAL SUPPLIES AND REPAIRS			**4,564**	**5,250**	**4,700**	**4,700**
		FINANCE	**855,942**	**637,999**	**647,589**	**675,278**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
INFORMATION SERVICES					
101-51010-151-000-0000	SALARIES	384,253	400,050	411,791	416,052
101-51011-151-000-0000	LONGEVITY	1,320	1,920	1,920	2,520
101-51015-151-000-0000	OVERTIME	255	1,500	462	1,000
101-51020-151-000-0000	UNEMPLOYMENT TAX	620	1,260	585	675
101-51030-151-000-0000	SOCIAL SECURITY - MEDICARE	28,073	30,865	31,299	32,097
101-51040-151-000-0000	TMRS	48,995	55,346	57,099	57,104
101-51060-151-000-0000	HEALTH - LIFE INSURANCE	40,300	39,240	39,920	43,889
101-51070-151-000-0000	WORKERS COMPENSATION	143	689	841	573
SALARIES AND BENEFITS		**503,959**	**530,870**	**543,917**	**553,910**
101-52600-151-000-0000	IT MAINTENANCE CONTRACTS	519,134	482,496	480,429	597,625
101-52610-151-000-0000	CONTRACT SERVICES	347,582	357,538	451,181	388,347
101-52630-151-000-0000	CONFERENCE/TRAVEL/TRAINING	7,205	8,000	7,765	8,000
101-52635-151-000-0000	DUES, FEES AND LICENSES	4,074	3,706	3,335	790
101-52820-151-000-0000	TELECOMMUNICATIONS	91,738	85,267	95,497	96,547
SERVICES, UTILITIES AND TRAINING		**969,734**	**937,007**	**1,038,207**	**1,091,309**
101-53090-151-000-0000	UNIFORM AND CLOTHING	560	880	750	880
101-53210-151-000-0000	OFFICE SUPPLIES	1,936	1,500	2,000	2,000
101-53225-151-000-0000	OFFICE MACHINERY AND EQUIPMENT	9,685	9,000	9,000	9,000
101-53230-151-000-0000	OTHER SUPPLIES	2,952	3,000	3,000	3,000
101-53280-151-000-0000	MINOR TOOLS AND EQUIPMENT	804	1,000	1,000	1,000
101-53430-151-000-0000	OFFICE EQUIPMENT MAINTENANCE	4,639	5,000	5,000	5,000
101-53455-151-000-0000	VEHICLE FUEL	226	500	500	250
101-53470-151-000-0000	VEHICLE REPAIR	-	1,500	1,500	1,000
GENERAL SUPPLIES AND REPAIRS		**20,804**	**22,380**	**22,750**	**22,130**
101-54900-151-000-0000	NON CAPITAL OUTLAY < $9,999	6,739	-	-	9,200
101-54910-151-000-0000	CAPITAL OUTLAY	50,673	-	585	-
CAPITAL OUTLAY		**57,411**	**-**	**585**	**9,200**
	INFORMATION SERVICES	**1,551,908**	**1,490,257**	**1,605,459**	**1,676,549**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PEOPLE AND PERFORMANCE					
101-51010-152-000-0000	SALARIES	370,564	373,967	355,773	403,305
101-51011-152-000-0000	LONGEVITY	960	1,440	840	1,320
101-51015-152-000-0000	OVERTIME	-	-	74	-
101-51020-152-000-0000	UNEMPLOYMENT TAX	585	1,008	531	540
101-51030-152-000-0000	SOCIAL SECURITY - MEDICARE	27,796	28,719	26,923	30,954
101-51040-152-000-0000	TMRS	47,250	51,496	48,838	55,070
101-51060-152-000-0000	HEALTH - LIFE INSURANCE	28,993	31,400	23,806	35,238
101-51070-152-000-0000	WORKERS COMPENSATION	145	641	827	552
SALARIES AND BENEFITS		**476,292**	**488,671**	**457,612**	**526,979**
101-52094-152-000-0000	PREEMPLOYMENT MEDICAL EXAMS	5,253	6,600	6,600	6,000
101-52095-152-000-0000	MEDICAL EXAMS	1,780	-	1,000	1,500
101-52610-152-000-0000	CONTRACT SERVICES	18,472	18,477	19,900	6,000
101-52616-152-000-0000	EMPLOYMENT COSTS	1,978	1,000	15,000	10,000
101-52625-152-000-0000	ADVERTISING, MARKETING & PROMO	349	500	1,500	-
101-52630-152-000-0000	CONFERENCE/TRAVEL/TRAINING	16,098	8,610	3,500	4,800
101-52635-152-000-0000	DUES, FEES AND LICENSES	847	500	500	1,375
101-52820-152-000-0000	TELECOMMUNICATIONS	233	540	640	540
SERVICES, UTILITIES AND TRAINING		**45,009**	**36,227**	**48,640**	**30,215**
101-53090-152-000-0000	UNIFORM AND CLOTHING	-	-	-	225
101-53210-152-000-0000	OFFICE SUPPLIES	1,462	2,000	2,000	2,000
101-53215-152-000-0000	PRINTING	628	700	700	2,700
101-53225-152-000-0000	OFFICE MACHINERY AND EQUIPMENT	-	500	1,000	-
101-53240-152-000-0000	POSTAGE	58	100	100	100
101-53610-152-000-0000	MEETING EXPENSE	40	500	500	500
101-53800-152-000-0000	EMPLOYEE AWARDS PROGRAM	10,911	15,000	15,000	16,000
101-53810-152-000-0000	EMPLOYEE ENGAGEMENT	17,312	13,523	5,000	12,000
101-53815-152-000-0000	STAFF TRAINING & INCENTIVES	10,752	29,000	12,000	10,000
101-53820-152-000-0000	ONBOARDING	3,168	4,000	4,000	5,000
GENERAL SUPPLIES AND REPAIRS		**44,332**	**65,323**	**40,300**	**48,525**
	PEOPLE AND PERFORMANCE	**565,633**	**590,221**	**546,552**	**605,719**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PUBLIC WORKS - ADMINISTRATION					
101-51010-160-000-0000	SALARIES	564,253	599,450	689,846	725,693
101-51011-160-000-0000	LONGEVITY	2,640	1,200	4,440	2,640
101-51015-160-000-0000	OVERTIME	10,162	7,500	10,692	10,000
101-51016-160-000-0000	PHONE ALLOWANCE	863	-	300	-
101-51020-160-000-0000	UNEMPLOYMENT TAX	1,117	2,016	1,170	1,215
101-51030-160-000-0000	SOCIAL SECURITY - MEDICARE	43,420	46,523	53,143	56,482
101-51040-160-000-0000	TMRS	73,536	83,423	96,359	100,487
101-51060-160-000-0000	HEALTH - LIFE INSURANCE	54,392	62,778	58,562	78,958
101-51070-160-000-0000	WORKERS COMPENSATION	488	3,220	5,761	4,454
SALARIES AND BENEFITS		**750,870**	**806,110**	**920,273**	**979,929**
101-52610-160-000-0000	CONTRACT SERVICES	4,222	4,200	4,612	4,280
101-52630-160-000-0000	CONFERENCE/TRAVEL/TRAINING	5,270	5,000	3,050	6,000
101-52635-160-000-0000	DUES, FEES AND LICENSES	565	600	600	800
101-52710-160-000-0000	PROFESSIONAL SERVICES	5,726	27,000	27,000	25,000
101-52810-160-000-0000	UTILITIES	-	18,000	18,000	18,000
101-52820-160-000-0000	TELECOMMUNICATIONS	4,799	5,000	5,000	5,000
SERVICES, UTILITIES AND TRAINING		**20,583**	**59,800**	**58,262**	**59,080**
101-53090-160-000-0000	UNIFORM AND CLOTHING	1,366	2,000	2,000	2,000
101-53210-160-000-0000	OFFICE SUPPLIES	737	600	1,950	1,000
101-53215-160-000-0000	PRINTING	336	500	250	400
101-53225-160-000-0000	OFFICE MACHINERY AND EQUIPMENT	3,211	-	500	-
101-53230-160-000-0000	OTHER SUPPLIES	319	300	550	400
101-53240-160-000-0000	POSTAGE	183	1,500	500	800
101-53280-160-000-0000	MINOR TOOLS AND EQUIPMENT	-	3,000	1,500	1,200
101-53410-160-000-0000	BUILDING MAINTENANCE	156	7,500	7,500	8,000
101-53455-160-000-0000	VEHICLE FUEL	4,183	6,500	6,500	6,500
101-53470-160-000-0000	VEHICLE REPAIR	3,469	3,000	3,000	4,000
101-53610-160-000-0000	MEETING EXPENSE	1,825	1,600	1,600	2,000
GENERAL SUPPLIES AND REPAIRS		**15,785**	**26,500**	**25,850**	**26,300**
101-54900-160-000-0000	NON CAPITAL OUTLAY < $9,999	-	-	2,100	3,500
101-54930-160-000-0000	COMMUNICATION EQUIPMENT	-	2,250	1,500	-
CAPITAL OUTLAY		**-**	**2,250**	**3,600**	**3,500**
101-59000-160-000-0000	FLEET LEASE PAYMENT	25,055	51,000	49,500	57,500
FINANCING PAYMENTS		**25,055**	**51,000**	**49,500**	**57,500**
	PUBLIC WORKS - ADMINISTRATION	**812,293**	**945,660**	**1,057,485**	**1,126,309**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
NON-DEPARTMENTAL					
101-51000-199-000-0000	NEW PERSONNEL	-	89,250	-	-
101-51010-199-000-0000	SALARIES	-	(250,000)	-	-
101-51099-199-000-0000	SALARY SAVINGS	-	(448,000)	(75,000)	(567,000)
101-51100-199-000-0000	PAY PLAN IMPLEMENTATION	-	1,023,910	-	271,000
SALARIES AND BENEFITS		**-**	**415,160**	**(75,000)**	**(296,000)**
101-52610-199-000-0000	CONTRACT SERVICES	26,675	18,250	25,032	23,700
101-52635-199-000-0000	DUES, FEES AND LICENSES	960	1,000	1,000	1,000
101-52650-199-000-0000	GENERAL LIABILITY INSURANCE	238,482	285,000	285,400	285,000
101-52670-199-000-0000	GCAD/GCTAC	-	225,000	251,200	280,000
101-52680-199-000-0000	LEGAL SERVICES	-	440,325	465,325	500,000
101-52681-199-000-0000	LEGAL SERVICES - SPECIAL ITEMS	-	210,000	210,000	100,000
101-52710-199-000-0000	PROFESSIONAL SERVICES	160,198	-	46,685	-
101-52810-199-000-0000	UTILITIES	55,294	40,000	60,000	60,000
SERVICES, UTILITIES AND TRAINING		**481,609**	**1,219,575**	**1,344,642**	**1,249,700**
101-53220-199-000-0000	JANITORIAL SUPPLIES	4,852	4,000	4,000	4,000
101-53230-199-000-0000	OTHER SUPPLIES	13,269	6,000	7,230	6,500
101-53277-199-000-0000	RENTAL	11,122	-	-	-
101-53410-199-000-0000	BUILDING MAINTENANCE	16,163	15,000	20,000	15,000
101-53455-199-000-0000	VEHICLE FUEL	488	1,000	-	-
101-53470-199-000-0000	VEHICLE REPAIR	63	500	-	-
GENERAL SUPPLIES AND REPAIRS		**45,957**	**26,500**	**31,230**	**25,500**
101-54900-199-000-0000	NON CAPITAL OUTLAY < $9,999	104,735	-	5,500	-
CAPITAL OUTLAY		**104,735**	**-**	**5,500**	**-**
101-55730-199-000-0000	LIBRARY DONATIONS	40,000	40,000	40,000	40,000
101-55905-199-000-0000	ECONOMIC DEVELOPMENT INCENTIVE	400,954	525,000	388,465	425,560
OTHER EXPENSES		**440,954**	**565,000**	**428,465**	**465,560**
101-58201-199-000-0000	TRANSFER TO SPECIAL EVENTS FD	30,000	40,000	40,000	30,000
101-58230-199-000-0000	TRANSFER TO GRANT FUND	-	-	17,280	-
TRANSFERS OUT		**30,000**	**40,000**	**57,280**	**30,000**
101-59000-199-000-0000	FLEET LEASE PAYMENT	5,289	6,000	-	-
101-59001-199-000-0000	FLEET LEASE INTEREST	505	-	-	-
FINANCING PAYMENTS		**5,794**	**6,000**	**-**	**-**
	NON-DEPARTMENTAL	**1,109,050**	**2,272,235**	**1,792,117**	**1,474,760**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE DEPARTMENT - ADMINISTRATION					
101-51010-343-300-0000	SALARIES	508,935	421,814	393,888	450,104
101-51011-343-300-0000	LONGEVITY	2,640	4,440	4,800	5,400
101-51013-343-300-0000	CERTIFICATE PAY	6,240	5,200	4,200	6,240
101-51015-343-300-0000	OVERTIME	8,972	6,500	16,634	10,150
101-51019-343-300-0000	UNIFORM ALLOWANCE	-	-	1,000	-
101-51020-343-300-0000	UNEMPLOYMENT TAX	706	1,260	484	675
101-51030-343-300-0000	SOCIAL SECURITY - MEDICARE	39,338	33,504	32,322	36,100
101-51040-343-300-0000	TMRS	66,805	60,076	58,454	64,225
101-51060-343-300-0000	HEALTH - LIFE INSURANCE	40,743	39,243	29,384	43,947
101-51070-343-300-0000	WORKERS COMPENSATION	8,368	6,460	5,971	5,592
SALARIES AND BENEFITS		**682,747**	**578,497**	**547,137**	**622,433**
101-52610-343-300-0000	CONTRACT SERVICES	51,577	58,650	76,206	67,875
101-52630-343-300-0000	CONFERENCE/TRAVEL/TRAINING	6,850	17,250	13,000	10,725
101-52635-343-300-0000	DUES, FEES AND LICENSES	2,067	3,500	3,500	3,500
101-52710-343-300-0000	PROFESSIONAL SERVICES	6,492	8,000	8,000	8,500
101-52810-343-300-0000	UTILITIES	59,340	65,000	65,000	70,000
101-52820-343-300-0000	TELECOMMUNICATIONS	26,561	30,000	30,000	30,000
SERVICES, UTILITIES AND TRAINING		**152,887**	**182,400**	**195,706**	**190,600**
101-53090-343-300-0000	UNIFORM AND CLOTHING	3,343	3,500	3,500	3,800
101-53100-343-300-0000	MARKETING/PROMOTIONAL SUPPLIES	-	4,500	4,500	10,000
101-53210-343-300-0000	OFFICE SUPPLIES	1,175	3,000	1,500	5,000
101-53230-343-300-0000	OTHER SUPPLIES	3,717	2,500	2,000	2,500
101-53250-343-300-0000	PERSONAL PROTECTIVE EQUIPMENT	2,306	3,000	2,000	3,000
101-53410-343-300-0000	BUILDING MAINTENANCE	24,457	25,000	30,000	40,000
101-53455-343-300-0000	VEHICLE FUEL	4,917	8,000	4,000	8,000
101-53470-343-300-0000	VEHICLE REPAIR	5,418	8,000	6,000	8,000
101-53610-343-300-0000	MEETING EXPENSE	4,308	10,000	6,500	9,000
101-53750-343-300-0000	SPECIAL EVENTS EXPENSE	-	3,000	4,600	5,700
GENERAL SUPPLIES AND REPAIRS		**49,642**	**70,500**	**64,600**	**95,000**
101-54900-343-300-0000	NON CAPITAL OUTLAY < $9,999	-	10,000	10,000	1,000
101-54910-343-300-0000	CAPITAL OUTLAY	1,119,583	-	-	-
CAPITAL OUTLAY		**1,119,583**	**10,000**	**10,000**	**1,000**
101-55425-343-300-0000	CREDIT CARD MACHINE FEES	403	-	-	-
101-55743-343-300-0000	PUBLIC SAFETY DISPATCH	160,000	493,000	213,000	518,260
OTHER EXPENSES		**160,403**	**493,000**	**213,000**	**518,260**
101-58230-343-300-0000	TRANSFER TO GRANT FUND	-	-	14,625	97,423
TRANSFERS OUT		**-**	**-**	**14,625**	**97,423**
101-59000-343-300-0000	FLEET LEASE PAYMENT	316,487	505,000	440,000	521,000
101-59001-343-300-0000	FLEET LEASE INTEREST	22,272	-	-	-
FINANCING PAYMENTS		**338,759**	**505,000**	**440,000**	**521,000**
	POLICE DEPARTMENT - ADMINISTRATION	**2,504,021**	**1,839,397**	**1,485,068**	**2,045,716**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE DEPARTMENT - SCHOOL RESOURCE OFFICER PROGRAM					
101-51010-343-301-0000	SALARIES	390,030	604,801	419,255	689,017
101-51011-343-301-0000	LONGEVITY	6,240	5,040	3,360	4,440
101-51013-343-301-0000	CERTIFICATE PAY	10,560	13,520	7,520	7,280
101-51015-343-301-0000	OVERTIME	17,796	23,682	18,368	24,450
101-51020-343-301-0000	UNEMPLOYMENT TAX	591	2,268	1,053	1,215
101-51030-343-301-0000	SOCIAL SECURITY - MEDICARE	31,479	49,499	34,380	55,477
101-51040-343-301-0000	TMRS	54,139	88,758	63,089	98,698
101-51060-343-301-0000	HEALTH - LIFE INSURANCE	48,500	70,613	47,095	78,876
101-51070-343-301-0000	WORKERS COMPENSATION	13,593	12,633	11,256	11,326
SALARIES AND BENEFITS		**572,927**	**870,814**	**605,376**	**970,779**
101-52610-343-301-0000	CONTRACT SERVICES	10,140	12,100	12,100	12,700
101-52630-343-301-0000	CONFERENCE/TRAVEL/TRAINING	1,820	20,000	14,575	20,000
101-52820-343-301-0000	TELECOMMUNICATIONS	3,252	7,600	4,000	7,600
SERVICES, UTILITIES AND TRAINING		**15,212**	**39,700**	**30,675**	**40,300**
101-53090-343-301-0000	UNIFORM AND CLOTHING	552	4,500	4,000	4,500
101-53100-343-301-0000	MARKETING/PROMOTIONAL SUPPLIES	-	2,000	-	2,000
101-53225-343-301-0000	OFFICE MACHINERY AND EQUIPMENT	17,885	4,000	4,000	4,000
101-53250-343-301-0000	PERSONAL PROTECTIVE EQUIPMENT	19,624	20,000	16,000	18,000
101-53455-343-301-0000	VEHICLE FUEL	4,954	14,000	8,000	14,000
101-53470-343-301-0000	VEHICLE REPAIR	15,161	9,000	14,500	9,000
GENERAL SUPPLIES AND REPAIRS		**58,177**	**53,500**	**46,500**	**51,500**
101-59000-343-301-0000	FLEET LEASE PAYMENT	3,151	80,000	46,500	64,000
FINANCING PAYMENTS		**3,151**	**80,000**	**46,500**	**64,000**
	POLICE DEPARTMENT - SRO PROGRAM	**649,467**	**1,044,014**	**729,051**	**1,126,579**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE DEPARTMENT - SUPPORT SERVICES					
101-51010-343-302-0000	SALARIES	83,744	375,757	390,370	404,540
101-51011-343-302-0000	LONGEVITY	6,360	9,000	6,600	7,320
101-51013-343-302-0000	CERTIFICATE PAY	-	6,240	6,267	6,240
101-51015-343-302-0000	OVERTIME	646	1,500	8,247	6,970
101-51020-343-302-0000	UNEMPLOYMENT TAX	234	1,512	694	810
101-51030-343-302-0000	SOCIAL SECURITY - MEDICARE	6,579	30,026	31,757	32,518
101-51040-343-302-0000	TMRS	11,532	53,841	57,538	57,852
101-51060-343-302-0000	HEALTH - LIFE INSURANCE	18,122	47,072	35,496	52,494
101-51070-343-302-0000	WORKERS COMPENSATION	32	4,318	4,129	3,938
101-51900-343-302-0000	PERSONNEL COST REIMBURSEMENT	-	-	(9,121)	-
SALARIES AND BENEFITS		**127,249**	**529,266**	**531,977**	**572,682**
101-52630-343-302-0000	CONFERENCE/TRAVEL/TRAINING	1,755	2,600	3,000	4,000
SERVICES, UTILITIES AND TRAINING		**1,755**	**2,600**	**3,000**	**4,000**
101-53090-343-302-0000	UNIFORM AND CLOTHING	-	1,000	1,000	2,000
101-53210-343-302-0000	OFFICE SUPPLIES	9,589	10,000	10,000	10,000
101-53240-343-302-0000	POSTAGE	300	2,000	1,500	1,000
101-53250-343-302-0000	PERSONAL PROTECTIVE EQUIPMENT	-	-	-	1,000
101-53280-343-302-0000	MINOR TOOLS AND EQUIPMENT	7	500	500	500
101-53455-343-302-0000	VEHICLE FUEL	-	-	-	3,000
101-53470-343-302-0000	VEHICLE REPAIR	-	-	-	2,000
GENERAL SUPPLIES AND REPAIRS		**9,896**	**13,500**	**13,000**	**19,500**
101-54900-343-302-0000	NON CAPITAL OUTLAY < $9,999	-	-	-	8,600
CAPITAL OUTLAY		**-**	**-**	**-**	**8,600**
101-55425-343-302-0000	CREDIT CARD MACHINE FEES	1,196	2,000	1,500	1,500
OTHER EXPENSES		**1,196**	**2,000**	**1,500**	**1,500**
	POLICE DEPARTMENT - SUPPORT SERVICES	**140,096**	**547,366**	**549,477**	**606,282**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE DEPARTMENT - CRIMINAL INVESTIGATIONS					
101-51010-343-303-0000	SALARIES	462,983	453,501	363,389	472,675
101-51011-343-303-0000	LONGEVITY	3,960	4,680	2,760	3,480
101-51013-343-303-0000	CERTIFICATE PAY	10,600	10,400	9,120	8,320
101-51014-343-303-0000	ON-CALL PAY	5,500	4,500	5,200	5,200
101-51015-343-303-0000	OVERTIME	16,525	16,000	13,476	9,670
101-51019-343-303-0000	UNIFORM ALLOWANCE	2,500	2,500	2,500	2,500
101-51020-343-303-0000	UNEMPLOYMENT TAX	711	1,512	719	810
101-51030-343-303-0000	SOCIAL SECURITY - MEDICARE	37,218	37,606	31,776	38,391
101-51040-343-303-0000	TMRS	63,588	67,433	58,077	68,301
101-51060-343-303-0000	HEALTH - LIFE INSURANCE	47,879	47,083	39,331	52,611
101-51070-343-303-0000	WORKERS COMPENSATION	8,527	8,354	12,596	6,950
101-51900-343-303-0000	PERSONNEL COST REIMBURSEMENT	-	-	(19,138)	-
SALARIES AND BENEFITS		**659,991**	**653,569**	**519,806**	**668,908**
101-52630-343-303-0000	CONFERENCE/TRAVEL/TRAINING	8,172	-	-	5,000
SERVICES, UTILITIES AND TRAINING		**8,172**	**-**	**-**	**5,000**
101-53090-343-303-0000	UNIFORM AND CLOTHING	601	500	500	500
101-53230-343-303-0000	OTHER SUPPLIES	1,954	1,000	750	1,000
101-53250-343-303-0000	PERSONAL PROTECTIVE EQUIPMENT	1,103	1,500	1,500	1,500
101-53280-343-303-0000	MINOR TOOLS AND EQUIPMENT	2,546	1,200	1,050	3,200
101-53455-343-303-0000	VEHICLE FUEL	6,581	7,000	7,000	7,000
101-53470-343-303-0000	VEHICLE REPAIR	1,314	5,000	3,000	5,000
GENERAL SUPPLIES AND REPAIRS		**14,098**	**16,200**	**13,800**	**18,200**
101-54900-343-303-0000	NON CAPITAL OUTLAY < $9,999	-	-	-	22,200
CAPITAL OUTLAY		**-**	**-**	**-**	**22,200**
	POLICE DEPARTMENT - CRIMINAL INVESTIGATIONS	**682,262**	**669,769**	**533,606**	**714,308**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE DEPARTMENT - PATROL DIVISION					
101-51010-343-305-0000	SALARIES	1,384,520	1,693,128	1,787,243	1,907,646
101-51011-343-305-0000	LONGEVITY	11,760	13,800	16,200	19,680
101-51013-343-305-0000	CERTIFICATE PAY	33,570	28,080	30,096	29,120
101-51015-343-305-0000	OVERTIME	216,334	169,000	226,858	256,870
101-51020-343-305-0000	UNEMPLOYMENT TAX	3,533	7,442	3,606	4,055
101-51030-343-305-0000	SOCIAL SECURITY - MEDICARE	142,359	145,657	154,868	169,319
101-51040-343-305-0000	TMRS	239,595	254,351	280,825	293,834
101-51060-343-305-0000	HEALTH - LIFE INSURANCE	162,605	188,307	160,716	210,374
101-51070-343-305-0000	WORKERS COMPENSATION	40,390	36,881	36,067	34,310
101-51900-343-305-0000	PERSONNEL COST REIMBURSEMENT	-	-	(86,173)	-
SALARIES AND BENEFITS		**2,234,665**	**2,536,646**	**2,610,306**	**2,925,208**
101-52630-343-305-0000	CONFERENCE/TRAVEL/TRAINING	14,338	29,800	21,000	24,500
SERVICES, UTILITIES AND TRAINING		**14,338**	**29,800**	**21,000**	**24,500**
101-53090-343-305-0000	UNIFORM AND CLOTHING	10,561	20,000	20,000	28,800
101-53230-343-305-0000	OTHER SUPPLIES	4,184	1,500	1,500	1,500
101-53240-343-305-0000	POSTAGE	93	-	-	-
101-53250-343-305-0000	PERSONAL PROTECTIVE EQUIPMENT	27,289	30,000	38,700	60,000
101-53252-343-305-0000	SWAT FUNDING	6,950	8,500	8,000	16,500
101-53280-343-305-0000	MINOR TOOLS AND EQUIPMENT	2,620	2,500	2,500	2,500
101-53455-343-305-0000	VEHICLE FUEL	62,060	60,000	65,000	80,000
101-53470-343-305-0000	VEHICLE REPAIR	44,787	40,000	42,280	40,000
GENERAL SUPPLIES AND REPAIRS		**158,544**	**162,500**	**177,980**	**229,300**
101-54900-343-305-0000	NON CAPITAL OUTLAY < $9,999	-	-	-	38,700
CAPITAL OUTLAY		**-**	**-**	**-**	**38,700**
	POLICE DEPARTMENT - PATROL DIVISION	**2,407,547**	**2,728,946**	**2,809,286**	**3,217,708**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE DEPARTMENT - TRAFFIC DIVISION					
101-51010-343-306-0000	SALARIES	57,805	63,189	69,364	71,570
101-51011-343-306-0000	LONGEVITY	600	720	720	840
101-51013-343-306-0000	CERTIFICATE PAY	1,880	1,040	3,120	3,120
101-51015-343-306-0000	OVERTIME	1,979	6,000	5,146	7,730
101-51020-343-306-0000	UNEMPLOYMENT TAX	117	252	117	135
101-51030-343-306-0000	SOCIAL SECURITY - MEDICARE	4,736	5,428	5,995	6,369
101-51040-343-306-0000	TMRS	7,959	9,732	10,860	11,332
101-51060-343-306-0000	HEALTH - LIFE INSURANCE	7,178	7,845	7,713	8,755
101-51070-343-306-0000	WORKERS COMPENSATION	1,466	1,385	7,472	1,300
101-51900-343-306-0000	PERSONNEL COST REIMBURSEMENT	-	-	(3,393)	-
SALARIES AND BENEFITS		**83,719**	**95,591**	**107,114**	**111,151**
101-52630-343-306-0000	CONFERENCE/TRAVEL/TRAINING	750	-	1,000	1,000
SERVICES, UTILITIES AND TRAINING		**750**	**-**	**1,000**	**1,000**
101-53090-343-306-0000	UNIFORM AND CLOTHING	177	600	600	600
101-53230-343-306-0000	OTHER SUPPLIES	18	500	500	500
101-53250-343-306-0000	PERSONAL PROTECTIVE EQUIPMENT	-	750	750	750
101-53280-343-306-0000	MINOR TOOLS AND EQUIPMENT	285	800	800	800
101-53455-343-306-0000	VEHICLE FUEL	3,659	5,000	4,000	5,000
101-53470-343-306-0000	VEHICLE REPAIR	2,325	2,500	500	2,500
GENERAL SUPPLIES AND REPAIRS		**6,464**	**10,150**	**7,150**	**10,150**
	POLICE DEPARTMENT - TRAFFIC DIVISION	**90,934**	**105,741**	**115,264**	**122,301**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE DEPARTMENT - CRIME PREVENTION					
101-52630-343-308-0000	CONFERENCE/TRAVEL/TRAINING	1,330	-	-	-
SERVICES, UTILITIES AND TRAINING		1,330	-	-	-
101-53090-343-308-0000	UNIFORM AND CLOTHING	165	-	-	-
101-53100-343-308-0000	MARKETING/PROMOTIONAL SUPPLIES	1,449	-	-	-
101-53250-343-308-0000	PERSONAL PROTECTIVE EQUIPMENT	508	-	-	-
101-53455-343-308-0000	VEHICLE FUEL	695	-	-	-
101-53470-343-308-0000	VEHICLE REPAIR	162	-	-	-
101-53610-343-308-0000	MEETING EXPENSE	457	-	-	-
101-53750-343-308-0000	SPECIAL EVENTS EXPENSE	1,342	-	-	-
GENERAL SUPPLIES AND REPAIRS		4,778	-	-	-
	POLICE DEPARTMENT - CRIME PREVENTION	6,108	-	-	-
	POLICE DEPARTMENT	6,480,434	6,935,233	6,221,752	7,832,894

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
FIRE DEPARTMENT					
101-51010-353-000-0000	SALARIES	2,215,562	2,577,557	2,885,339	3,027,863
101-51011-353-000-0000	LONGEVITY	20,160	26,280	24,120	28,800
101-51013-353-000-0000	CERTIFICATE PAY	38,560	36,400	43,552	41,600
101-51015-353-000-0000	OVERTIME	464,293	346,000	525,201	535,000
101-51016-353-000-0000	PHONE ALLOWANCE	3,450	3,600	2,880	2,160
101-51020-353-000-0000	UNEMPLOYMENT TAX	5,143	9,828	4,796	5,400
101-51030-353-000-0000	SOCIAL SECURITY - MEDICARE	229,412	228,723	264,218	278,820
101-51040-353-000-0000	TMRS	390,047	410,131	481,758	496,044
101-51060-353-000-0000	HEALTH - LIFE INSURANCE	300,347	305,981	302,750	350,450
101-51070-353-000-0000	WORKERS COMPENSATION	80,668	63,271	73,253	62,058
101-51900-353-000-0000	PERSONNEL COST REIMBURSEMENT	-	-	(133,001)	-
SALARIES AND BENEFITS		**3,747,643**	**4,007,771**	**4,474,866**	**4,828,195**
101-52095-353-000-0000	MEDICAL EXAMS	19,536	23,500	22,600	23,500
101-52610-353-000-0000	CONTRACT SERVICES	73,091	106,795	104,193	105,023
101-52620-353-000-0000	PUBLICATIONS	4,630	4,500	4,500	4,000
101-52630-353-000-0000	CONFERENCE/TRAVEL/TRAINING	36,204	28,150	36,100	30,051
101-52635-353-000-0000	DUES, FEES AND LICENSES	6,759	7,500	7,500	8,000
101-52810-353-000-0000	UTILITIES	70,961	68,000	68,000	70,000
101-52820-353-000-0000	TELECOMMUNICATIONS	8,452	13,000	13,000	13,000
SERVICES, UTILITIES AND TRAINING		**219,632**	**251,445**	**255,893**	**253,574**
101-53090-353-000-0000	UNIFORM AND CLOTHING	23,379	23,500	23,525	30,000
101-53095-353-000-0000	SAFETY SUPPLIES AND EQUIPMENT	14,917	16,000	16,000	17,500
101-53210-353-000-0000	OFFICE SUPPLIES	3,016	4,000	4,000	3,500
101-53215-353-000-0000	PRINTING	685	1,000	1,000	1,000
101-53220-353-000-0000	JANITORIAL SUPPLIES	7,006	9,700	9,700	8,000
101-53240-353-000-0000	POSTAGE	281	700	700	700
101-53250-353-000-0000	PERSONAL PROTECTIVE EQUIPMENT	45,094	110,000	104,500	45,000
101-53280-353-000-0000	MINOR TOOLS AND EQUIPMENT	14,782	17,000	17,000	18,500
101-53410-353-000-0000	BUILDING MAINTENANCE	20,382	25,000	31,300	35,000
101-53455-353-000-0000	VEHICLE FUEL	42,234	50,000	48,000	50,000
101-53470-353-000-0000	VEHICLE REPAIR	146,729	100,400	144,400	100,000
101-53610-353-000-0000	MEETING EXPENSE	2,889	3,500	3,500	3,000
101-53750-353-000-0000	SPECIAL EVENTS EXPENSE	906	1,000	1,000	1,500
GENERAL SUPPLIES AND REPAIRS		**322,301**	**361,800**	**404,625**	**313,700**
101-54900-353-000-0000	NON CAPITAL OUTLAY < $9,999	-	-	-	16,700
101-54910-353-000-0000	CAPITAL OUTLAY	-	-	715,105	-
101-54930-353-000-0000	COMMUNICATION EQUIPMENT	10,001	-	-	-
CAPITAL OUTLAY		**10,001**	**-**	**715,105**	**16,700**
101-55742-353-000-0000	SCHERTZ EMS CONTRACT	637,650	662,028	662,028	794,434
OTHER EXPENSES		**637,650**	**662,028**	**662,028**	**794,434**
101-59000-353-000-0000	FLEET LEASE PAYMENT	37,026	48,500	45,500	52,000
101-59001-353-000-0000	FLEET LEASE INTEREST	2,580	-	-	-
FINANCING PAYMENTS		**39,606**	**48,500**	**45,500**	**52,000**
	FIRE DEPARTMENT	**4,976,834**	**5,331,544**	**6,558,017**	**6,258,603**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
ANIMAL SERVICES					
101-51010-547-000-0000	SALARIES	234,835	266,071	239,412	269,178
101-51011-547-000-0000	LONGEVITY	120	1,200	840	1,560
101-51014-547-000-0000	ON-CALL PAY	4,900	5,200	5,200	5,200
101-51015-547-000-0000	OVERTIME	11,462	10,000	5,567	6,000
101-51020-547-000-0000	UNEMPLOYMENT TAX	786	1,512	767	810
101-51030-547-000-0000	SOCIAL SECURITY - MEDICARE	18,914	21,609	19,162	21,568
101-51040-547-000-0000	TMRS	29,756	36,559	33,318	36,183
101-51060-547-000-0000	HEALTH - LIFE INSURANCE	29,347	39,217	27,424	43,595
101-51070-547-000-0000	WORKERS COMPENSATION	2,012	7,503	8,934	5,990
SALARIES AND BENEFITS		**332,131**	**388,871**	**340,624**	**390,084**
101-52610-547-000-0000	CONTRACT SERVICES	816	1,600	1,200	1,500
101-52630-547-000-0000	CONFERENCE/TRAVEL/TRAINING	3,179	7,000	5,500	4,000
101-52710-547-000-0000	PROFESSIONAL SERVICES	32,090	40,000	40,000	40,000
101-52810-547-000-0000	UTILITIES	7,182	15,000	12,000	15,000
101-52820-547-000-0000	TELECOMMUNICATIONS	3,724	3,750	3,750	3,750
SERVICES, UTILITIES AND TRAINING		**46,990**	**67,350**	**62,450**	**64,250**
101-53090-547-000-0000	UNIFORM AND CLOTHING	3,804	5,000	5,000	3,500
101-53095-547-000-0000	SAFETY SUPPLIES AND EQUIPMENT	3,424	4,000	5,000	6,000
101-53210-547-000-0000	OFFICE SUPPLIES	-	2,000	2,000	2,000
101-53270-547-000-0000	OPERATING SUPPLIES	10,404	18,000	18,000	17,000
101-53410-547-000-0000	BUILDING MAINTENANCE	4,643	7,000	5,000	8,000
101-53455-547-000-0000	VEHICLE FUEL	2,844	5,000	3,000	5,000
101-53470-547-000-0000	VEHICLE REPAIR	961	3,000	2,500	4,000
GENERAL SUPPLIES AND REPAIRS		**26,080**	**44,000**	**40,500**	**45,500**
101-54900-547-000-0000	NON CAPITAL OUTLAY < $9,999	-	-	-	6,200
CAPITAL OUTLAY		**-**	**-**	**-**	**6,200**
101-55425-547-000-0000	CREDIT CARD MACHINE FEES	1,321	1,200	1,200	1,200
OTHER EXPENSES		**1,321**	**1,200**	**1,200**	**1,200**
101-59000-547-000-0000	FLEET LEASE PAYMENT	18,201	29,500	35,100	41,800
101-59001-547-000-0000	FLEET LEASE INTEREST	1,268	-	-	-
FINANCING PAYMENTS		**19,469**	**29,500**	**35,100**	**41,800**
	ANIMAL SERVICES	**425,992**	**530,921**	**479,874**	**549,034**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PUBLIC WORKS - PARKS					
101-51010-748-000-0000	SALARIES	460,681	532,268	543,317	591,168
101-51011-748-000-0000	LONGEVITY	4,320	6,960	3,960	5,400
101-51013-748-000-0000	CERTIFICATE PAY	3,835	4,810	955	910
101-51015-748-000-0000	OVERTIME	14,378	10,000	15,264	15,000
101-51016-748-000-0000	PHONE ALLOWANCE	120	-	-	-
101-51020-748-000-0000	UNEMPLOYMENT TAX	1,654	3,024	1,491	1,620
101-51030-748-000-0000	SOCIAL SECURITY - MEDICARE	36,482	42,384	42,803	46,855
101-51040-748-000-0000	TMRS	59,573	73,344	78,013	83,358
101-51060-748-000-0000	HEALTH - LIFE INSURANCE	74,923	86,272	73,952	95,963
101-51070-748-000-0000	WORKERS COMPENSATION	7,728	8,680	9,247	7,684
SALARIES AND BENEFITS		**663,695**	**767,742**	**769,002**	**847,958**
101-52610-748-000-0000	CONTRACT SERVICES	4,814	4,000	4,000	4,200
101-52610-748-830-0000	CONTRACT SERVICES	8,290	9,000	4,750	7,200
101-52625-748-830-0000	ADVERTISING, MARKETING & PROMO	-	1,000	1,000	1,000
101-52630-748-000-0000	CONFERENCE/TRAVEL/TRAINING	81	1,800	1,600	3,750
101-52635-748-000-0000	DUES, FEES AND LICENSES	727	1,000	720	500
101-52810-748-000-0000	UTILITIES	16,032	-	-	-
101-52810-748-801-0000	UTILITIES	83,420	48,000	48,000	48,000
101-52810-748-802-0000	UTILITIES	43,753	57,000	57,000	57,000
101-52810-748-803-0000	UTILITIES	5,988	10,000	8,000	10,000
101-52810-748-804-0000	UTILITIES	21,112	27,500	24,000	27,500
101-52810-748-805-0000	UTILITIES	7,179	9,000	14,000	9,000
101-52810-748-806-0000	UTILITIES	2,106	5,000	5,000	5,000
101-52810-748-807-0000	UTILITIES	-	2,000	-	2,000
101-52810-748-808-0000	UTILITIES	1,169	2,000	2,000	2,000
101-52810-748-809-0000	UTILITIES	6,028	14,000	9,000	9,000
101-52820-748-000-0000	TELECOMMUNICATIONS	2,753	2,600	2,600	2,600
SERVICES, UTILITIES AND TRAINING		**203,454**	**193,900**	**181,670**	**188,750**
101-53090-748-000-0000	UNIFORM AND CLOTHING	7,621	10,000	10,000	10,000
101-53095-748-000-0000	SAFETY SUPPLIES AND EQUIPMENT	3,175	3,000	3,000	3,500
101-53210-748-000-0000	OFFICE SUPPLIES	465	-	-	-
101-53215-748-000-0000	PRINTING	-	150	150	200
101-53220-748-000-0000	JANITORIAL SUPPLIES	7,017	5,000	5,000	6,000
101-53225-748-000-0000	OFFICE MACHINERY AND EQUIPMENT	1,299	1,500	1,500	1,500
101-53230-748-000-0000	OTHER SUPPLIES	493	500	500	800
101-53230-748-830-0000	OTHER SUPPLIES	3,415	3,500	3,500	3,500
101-53277-748-000-0000	RENTAL	1,406	5,000	2,500	2,500
101-53277-748-830-0000	RENTAL	26,800	14,400	14,400	-
101-53280-748-000-0000	MINOR TOOLS AND EQUIPMENT	8,866	5,500	5,500	5,500
101-53370-748-000-0000	PARK MAINTENANCE/REPAIR	3,761	2,000	2,000	20,000
101-53370-748-801-0000	PARK MAINTENANCE/REPAIR	122	1,000	4,000	-
101-53370-748-802-0000	PARK MAINTENANCE/REPAIR	904	2,500	1,500	-
101-53370-748-803-0000	PARK MAINTENANCE/REPAIR	329	2,000	7,000	-
101-53370-748-804-0000	PARK MAINTENANCE/REPAIR	1,323	2,500	3,000	-
101-53370-748-805-0000	PARK MAINTENANCE/REPAIR	38	2,000	1,000	-
101-53370-748-806-0000	PARK MAINTENANCE/REPAIR	552	2,000	1,000	-
101-53370-748-807-0000	PARK MAINTENANCE/REPAIR	400	2,000	-	-
101-53370-748-808-0000	PARK MAINTENANCE/REPAIR	22	2,000	1,000	-
101-53370-748-809-0000	PARK MAINTENANCE/REPAIR	-	2,000	2,000	-
101-53372-748-000-0000	IRRIGATION REPAIR	5,738	6,000	6,000	6,000
101-53375-748-000-0000	CHEMISTRY	4,774	16,000	6,000	15,000
101-53380-748-000-0000	BOTANICAL SUPPLIES	11,043	10,000	5,000	10,000

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
101-53390-748-000-0000	PARK SUPPLIES	4,347	7,000	7,000	7,000
101-53410-748-000-0000	BUILDING MAINTENANCE	7,102	4,000	4,000	23,000
101-53410-748-801-0000	BUILDING MAINTENANCE	3,278	2,500	2,500	-
101-53410-748-802-0000	BUILDING MAINTENANCE	481	3,500	3,500	-
101-53410-748-803-0000	BUILDING MAINTENANCE	2,900	2,000	2,000	-
101-53410-748-804-0000	BUILDING MAINTENANCE	566	3,500	2,000	-
101-53410-748-805-0000	BUILDING MAINTENANCE	756	2,000	1,000	-
101-53410-748-806-0000	BUILDING MAINTENANCE	281	1,000	1,000	-
101-53410-748-807-0000	BUILDING MAINTENANCE	629	2,000	-	2,000
101-53410-748-809-0000	BUILDING MAINTENANCE	3,060	5,000	4,000	-
101-53440-748-000-0000	MACHINERY MAINTENANCE	17,978	11,000	17,000	11,000
101-53455-748-000-0000	VEHICLE FUEL	15,152	18,000	16,000	18,000
101-53470-748-000-0000	VEHICLE REPAIR	38,618	2,500	7,500	2,500
101-53750-748-000-0000	SPECIAL EVENTS EXPENSE	9,997	19,000	17,500	19,000
GENERAL SUPPLIES AND REPAIRS		**194,709**	**183,550**	**170,550**	**167,000**
101-54900-748-000-0000	NON CAPITAL OUTLAY < $9,999	5,051	-	-	-
101-54910-748-000-0000	CAPITAL OUTLAY	48,492	-	-	-
101-54930-748-000-0000	COMMUNICATION EQUIPMENT	5,551	2,250	2,250	-
CAPITAL OUTLAY		**59,094**	**2,250**	**2,250**	**-**
101-55425-748-000-0000	CREDIT CARD MACHINE FEES	583	-	1,000	1,000
OTHER EXPENSES		**583**	**-**	**1,000**	**1,000**
101-59000-748-000-0000	FLEET LEASE PAYMENT	33,146	52,000	39,000	44,500
101-59001-748-000-0000	FLEET LEASE INTEREST	2,310	-	-	-
FINANCING PAYMENTS		**35,456**	**52,000**	**39,000**	**44,500**
	PUBLIC WORKS - PARKS	**222,808**	**177,250**	**148,250**	**159,000**

GENERAL FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
ECONOMIC DEVELOPMENT					
101-51010-760-000-0000	SALARIES	110,879	154,292	146,668	168,548
101-51011-760-000-0000	LONGEVITY	120	240	240	480
101-51020-760-000-0000	UNEMPLOYMENT TAX	234	504	297	270
101-51030-760-000-0000	SOCIAL SECURITY - MEDICARE	7,828	11,822	10,495	12,931
101-51040-760-000-0000	TMRS	13,976	21,198	20,318	23,005
101-51060-760-000-0000	HEALTH - LIFE INSURANCE	9,653	15,695	15,889	17,559
101-51070-760-000-0000	WORKERS COMPENSATION	57	264	346	231
SALARIES AND BENEFITS		**142,748**	**204,015**	**194,253**	**223,024**
101-52600-760-000-0000	IT MAINTENANCE CONTRACTS	6,714	14,500	8,500	17,000
101-52620-760-000-0000	PUBLICATIONS	170	250	500	250
101-52625-760-000-0000	ADVERTISING, MARKETING & PROMO	1,053	14,550	8,000	7,000
101-52630-760-000-0000	CONFERENCE/TRAVEL/TRAINING	10,499	6,750	7,356	3,500
101-52635-760-000-0000	DUES, FEES AND LICENSES	3,097	3,130	2,400	2,400
101-52820-760-000-0000	TELECOMMUNICATIONS	767	600	600	600
SERVICES, UTILITIES AND TRAINING		**22,299**	**39,780**	**27,356**	**30,750**
101-53090-760-000-0000	UNIFORM AND CLOTHING	-	450	450	450
101-53210-760-000-0000	OFFICE SUPPLIES	766	900	900	750
101-53215-760-000-0000	PRINTING	607	750	750	750
101-53225-760-000-0000	OFFICE MACHINERY AND EQUIPMENT	-	-	-	500
101-53230-760-000-0000	OTHER SUPPLIES	61	250	250	250
101-53240-760-000-0000	POSTAGE	-	250	250	250
101-53277-760-000-0000	RENTAL	2,057	1,500	1,500	-
101-53280-760-000-0000	MINOR TOOLS AND EQUIPMENT	-	1,250	1,250	1,250
101-53455-760-000-0000	VEHICLE FUEL	429	400	400	400
101-53470-760-000-0000	VEHICLE REPAIR	150	150	150	150
101-53610-760-000-0000	MEETING EXPENSE	1,493	800	-	800
101-53750-760-000-0000	SPECIAL EVENTS EXPENSE	-	5,250	3,050	4,500
GENERAL SUPPLIES AND REPAIRS		**5,562**	**11,950**	**8,950**	**10,050**
101-59000-760-000-0000	FLEET LEASE PAYMENT	1,965	6,500	6,500	6,500
FINANCING PAYMENTS		**1,965**	**6,500**	**6,500**	**6,500**
	ECONOMIC DEVELOPMENT	**172,574**	**262,245**	**237,059**	**270,324**
	TOTAL EXPENDITURES	**24,165,289**	**23,224,823**	**23,461,706**	**24,893,298**

DEBT SERVICE FUND SUMMARY	FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
GENERAL TAXES AND FRANCHISE FEES	6,108,474	6,560,000	6,497,725	6,795,000
INTEREST AND MISCELLANEOUS	93,652	80,000	87,500	70,000
GRANTS	165,000	165,000	165,000	165,000
TRANSFERS	779,675	864,225	864,225	976,425
TOTAL REVENUE	7,146,801	7,669,225	7,614,450	8,006,425
SERVICES, UTILITIES AND TRAINING	3,976	453,500	354,500	4,500
OTHER EXPENSES	2,500	-	5,000	-
FINANCING PAYMENTS	7,067,844	7,294,144	7,274,719	7,998,643
TOTAL EXPENDITURES	7,074,320	7,747,644	7,634,219	8,003,143
NET CHANGE IN FUND BALANCE	72,481	(78,419)	(19,769)	3,282
BEGINNING FUND BALANCE	1,342,873	1,377,148	1,415,354	1,395,585
ENDING FUND BALANCE	1,415,354	1,298,729	1,395,585	1,398,867

DEBT SERVICE FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
403-30100-000-000-0000	PROPERTY TAXES - CURRENT	6,095,611	6,530,000	6,472,725	6,770,000
403-30120-000-000-0000	PROPERTY TAXES - DELINQUENT	(13,863)	10,000	5,000	5,000
403-30130-000-000-0000	PROPERTY TAXES-PENALTY AND INT	26,726	20,000	20,000	20,000
GENERAL TAXES AND FRANCHISE FEES		**6,108,474**	**6,560,000**	**6,497,725**	**6,795,000**
403-35100-000-000-0000	INTEREST	93,652	80,000	87,500	70,000
INTEREST AND MISCELLANEOUS		**93,652**	**80,000**	**87,500**	**70,000**
403-36550-000-000-0000	OUTSIDE CONTRIBUTIONS	165,000	165,000	165,000	165,000
GRANTS		**165,000**	**165,000**	**165,000**	**165,000**
403-38239-000-000-0000	TRANSFER FROM STREET MTCE TAX	665,500	748,950	748,950	865,150
403-38805-000-000-0000	TRANSFER FROM EDC	114,175	115,275	115,275	111,275
TRANSFERS		**779,675**	**864,225**	**864,225**	**976,425**
	TOTAL REVENUE	**7,146,801**	**7,669,225**	**7,614,450**	**8,006,425**
403-52725-000-000-0000	PAYING AGENT FEES	3,976	3,500	4,500	4,500
403-52999-000-000-0000	PAYMENT TO ESCROW	-	450,000	350,000	-
SERVICES, UTILITIES AND TRAINING		**3,976**	**453,500**	**354,500**	**4,500**
403-55005-000-000-0000	BOND ISSUANCE COST	2,500	-	5,000	-
OTHER EXPENSES		**2,500**	**-**	**5,000**	**-**
403-59142-000-000-0000	2014 GENERAL OBLIG BDS-PRINC	695,000	145,000	145,000	150,000
403-59143-000-000-0000	2014 GENERAL OBLIG BDS-INT	58,294	52,100	32,675	28,250
403-59150-000-000-0000	2015 GENERAL OBLIG BDS PRINC	680,000	715,000	715,000	745,000
403-59151-000-000-0000	2015 GENERAL OBLIG BDS - INT	175,300	149,100	149,100	119,900
403-59160-000-000-0000	2016 GO BOND PRINCIPAL	160,000	165,000	165,000	165,000
403-59161-000-000-0000	2016 GO BOND INTEREST	64,675	61,425	61,425	58,125
403-59170-000-000-0000	2017 CERTIFICATE OF OBLIGATION	125,000	130,000	130,000	135,000
403-59171-000-000-0000	2017 CERT OF OBLIGATION - INT	48,799	43,890	43,890	38,789
403-59180-000-000-0000	2018 GO BOND PRINCIPAL	145,000	155,000	155,000	160,000
403-59181-000-000-0000	2018 GO BOND INTEREST	75,213	67,713	67,713	61,038
403-59192-000-000-0000	2019 CERT OF OBLIG-PRINCIPAL	39,727	120,000	120,000	235,000
403-59193-000-000-0000	2019 CERT OF OBLIG - INTEREST	170,600	167,600	167,600	158,725
403-59194-000-000-0000	2019 GO REFUNDING BD-PRINCIPAL	420,000	435,000	435,000	445,000
403-59195-000-000-0000	2019 GO REFUNDING BD-INTEREST	114,850	100,000	100,000	84,525
403-59196-000-000-0000	2019 GO BOND PRINCIPAL	385,000	405,000	405,000	425,000
403-59197-000-000-0000	2019 GO BOND INTEREST	327,225	307,475	307,475	286,725
403-59200-000-000-0000	2020 CERT OF OBLIG-PRINCIPAL	530,000	625,000	625,000	755,000
403-59201-000-000-0000	2020 CERT OF OBLIG - INTEREST	135,500	123,950	123,950	110,150
403-59210-000-000-0000	2021 GO REFUNDING (12, 13, 17)	1,245,000	1,300,000	1,300,000	1,345,000
403-59211-000-000-0000	2021 GO REFUNDING BD-INTEREST	257,550	206,650	206,650	153,750
403-59220-000-000-0000	SERIES 2022 TAX NOTE PRINCIPAL	345,000	355,000	355,000	360,000
403-59221-000-000-0000	SERIES 2022 TAX NOTE - INT	30,156	24,360	24,360	18,396
403-59230-000-000-0000	2023 CERTIFICATES - PRINCIPAL	560,000	130,000	130,000	115,000
403-59231-000-000-0000	2023 CERTIFICATES - INTEREST	279,956	172,650	172,650	166,525
403-59240-000-000-0000	2024 CERTIFICATES - PRINCIPAL	-	585,000	585,000	490,000
403-59241-000-000-0000	2024 CERTIFICATES - INTEREST	-	552,231	552,231	340,650
403-59251-000-000-0000	2025 CERTIFICATES - INTEREST	-	-	-	695,273
403-59252-000-000-0000	2025 GO BONDS - PRINCIPAL	-	-	-	30,000
403-59253-000-000-0000	2025 GO BONDS - INTEREST	-	-	-	122,822
FINANCING PAYMENTS		**7,067,844**	**7,294,144**	**7,274,719**	**7,998,643**
	TOTAL EXPENDITURES	**7,074,320**	**7,747,644**	**7,634,219**	**8,003,143**

DEVELOPMENT SERVICES FUND SUMMARY	FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PERMITS AND FEES	-	3,263,900	2,094,250	2,724,000
OTHER FEES	-	-	95,000	100,000
INTERGOVERNMENTAL	-	5,500	5,500	5,000
TRANSFERS	-	-	5,000	10,000
TOTAL REVENUE	-	3,269,400	2,199,750	2,839,000
PLANNING	-	1,134,570	995,720	1,127,370
BUILDING SERVICES	-	2,442,355	1,556,067	2,019,870
NON-DEPARTMENTAL	-	73,150	21,000	44,000
TOTAL EXPENDITURES	-	3,055,720	2,067,020	2,631,770
NET CHANGE IN FUND BALANCE	-	213,680	132,730	207,230
BEGINNING FUND BALANCE	-	-	-	132,730
ENDING FUND BALANCE	-	213,680	132,730	339,960

DEVELOPMENT SERVICES FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
500-32105-000-000-0000	PLUMBING PERMITS	-	225,000	140,000	215,000
500-32106-000-000-0000	PLUMBING PERMITS - COMMERCIAL	-	15,000	5,000	6,000
500-32150-000-000-0000	ELECTRICAL PERMITS	-	150,000	90,000	120,000
500-32155-000-000-0000	ELECTRICAL PERMITS-COMMERCIAL	-	5,000	2,500	2,000
500-32205-000-000-0000	BUILDING PERMITS	-	165,000	150,000	250,000
500-32206-000-000-0000	BUILDING PERMITS - COMMERCIAL	-	350,000	75,000	150,000
500-32208-000-000-0000	BUILDING PERMITS - NEW HOME	-	900,000	625,000	735,000
500-32255-000-000-0000	SIGN PERMITS	-	8,000	8,000	9,000
500-32270-000-000-0000	SITE DEVELOPMENT FEES-BI	-	7,500	-	-
500-32280-000-000-0000	FLOODPLAIN DEVELOPMENT PERMIT	-	850	-	-
500-32300-000-000-0000	CONTRACTOR PERMITS	-	20,000	20,000	25,000
500-32350-000-000-0000	REINSPECTION FEES	-	350,000	180,000	240,000
500-32355-000-000-0000	NON COMPLIANCE FEES	-	2,000	2,000	5,000
500-32400-000-000-0000	SUBDIVISION PLAT FEES	-	100,000	150,000	100,000
500-32425-000-000-0000	PLAT RECORDING FEES	-	2,550	-	-
500-32435-000-000-0000	SITE PLANS	-	20,000	35,000	35,000
500-32505-000-000-0000	HEATING & A/C PERMITS	-	120,000	75,000	100,000
500-32600-000-000-0000	PLAN CHECKS	-	500,000	275,000	450,000
500-32606-000-000-0000	PLAN REVIEW - COMMERCIAL	-	250,000	75,000	99,000
500-32620-000-000-0000	CONSTRUCTION INSPECTIONS	-	15,000	30,000	-
500-32625-000-000-0000	FLOODPLAIN	-	7,500	-	-
500-32630-000-000-0000	ZONING FEES	-	20,000	35,000	20,000
500-32650-000-000-0000	VARIANCE FEES	-	10,500	5,250	-
500-32655-000-000-0000	CONSULTANT FEES	-	-	75,000	100,000
500-32670-000-000-0000	AGREEMENT AND AMENDMENT FEES	-	-	13,500	35,000
500-32905-000-000-0000	PUBLIC HEALTH & SAFETY PERMITS	-	20,000	28,000	28,000
PERMITS AND FEES		**-**	**3,263,900**	**2,094,250**	**2,724,000**
500-34540-000-000-0000	CREDIT CARD FEES	-	-	95,000	100,000
OTHER FEES		**-**	**-**	**95,000**	**100,000**
500-37150-000-000-0000	INTERGOVTL- CCMA ADMIN FEE	-	5,500	5,500	5,000
INTERGOVERNMENTAL		**-**	**5,500**	**5,500**	**5,000**
500-38805-000-000-0000	TRANSFER FROM EDC	-	-	5,000	10,000
TRANSFERS		**-**	**-**	**5,000**	**10,000**
	TOTAL REVENUE	**-**	**36,000**	**227,250**	**278,000**

DEVELOPMENT SERVICES FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PLANNING					
500-51010-143-000-0000	SALARIES	-	535,271	486,696	564,015
500-51011-143-000-0000	LONGEVITY	-	1,680	600	1,440
500-51015-143-000-0000	OVERTIME	-	1,500	1,635	1,500
500-51020-143-000-0000	UNEMPLOYMENT TAX	-	1,764	1,022	945
500-51030-143-000-0000	SOCIAL SECURITY - MEDICARE	-	41,192	38,070	43,372
500-51040-143-000-0000	TMRS	-	73,862	70,589	77,163
500-51060-143-000-0000	HEALTH - LIFE INSURANCE	-	54,932	39,574	61,411
500-51070-143-000-0000	WORKERS COMPENSATION	-	919	734	774
SALARIES AND BENEFITS		**-**	**711,120**	**638,920**	**750,620**
500-52611-143-000-0000	INSPECTION SERVICES CONTRACT	-	12,000	-	-
500-52625-143-000-0000	ADVERTISING, MARKETING & PROMO	-	500	500	500
500-52630-143-000-0000	CONFERENCE/TRAVEL/TRAINING	-	8,150	8,150	8,500
500-52710-143-000-0000	PROFESSIONAL SERVICES	-	115,000	115,000	115,000
SERVICES, UTILITIES AND TRAINING		**-**	**135,650**	**123,650**	**124,000**
500-53090-143-000-0000	UNIFORM AND CLOTHING	-	1,050	1,050	-
500-53210-143-000-0000	OFFICE SUPPLIES	-	1,250	1,250	1,250
500-53215-143-000-0000	PRINTING	-	1,500	1,500	1,500
500-53225-143-000-0000	OFFICE MACHINERY AND EQUIPMENT	-	500	500	500
500-53240-143-000-0000	POSTAGE	-	1,500	1,500	1,500
500-53280-143-000-0000	MINOR TOOLS AND EQUIPMENT	-	1,000	1,000	1,000
500-53610-143-000-0000	MEETING EXPENSE	-	2,500	2,500	1,000
GENERAL SUPPLIES AND REPAIRS		**-**	**9,300**	**9,300**	**6,750**
500-54900-143-000-0000	NON CAPITAL OUTLAY < $9,999	-	-	-	2,500
CAPITAL OUTLAY		**-**	**-**	**-**	**2,500**
500-55425-143-000-0000	CREDIT CARD MACHINE FEES	-	100,000	95,000	100,000
OTHER EXPENSES		**-**	**100,000**	**95,000**	**100,000**
500-58101-143-000-0000	TRANSFER TO GENERAL FUND	-	178,500	128,850	143,500
TRANSFERS OUT		**-**	**178,500**	**128,850**	**143,500**
	PLANNING	**-**	**1,134,570**	**995,720**	**1,127,370**
BUILDING SERVICES					
500-52611-145-000-0000	INSPECTION SERVICES CONTRACT	-	1,848,000	1,050,300	1,460,400
SERVICES, UTILITIES AND TRAINING		**-**	**1,848,000**	**1,050,300**	**1,460,400**
	BUILDING SERVICES	**-**	**2,442,355**	**1,556,067**	**2,019,870**
NON-DEPARTMENTAL					
500-51100-199-000-0000	PAY PLAN IMPLEMENTATION	-	16,000	-	23,000
SALARIES AND BENEFITS		**-**	**16,000**	**-**	**23,000**
500-52610-199-000-0000	CONTRACT SERVICES	-	2,150	-	-
500-52810-199-000-0000	UTILITIES	-	30,000	-	-
SERVICES, UTILITIES AND TRAINING		**-**	**32,150**	**-**	**-**
500-53220-199-000-0000	JANITORIAL SUPPLIES	-	4,000	-	-
500-53230-199-000-0000	OTHER SUPPLIES	-	6,000	6,000	6,000
500-53410-199-000-0000	BUILDING MAINTENANCE	-	15,000	15,000	15,000
GENERAL SUPPLIES AND REPAIRS		**-**	**25,000**	**21,000**	**21,000**
	NON-DEPARTMENTAL	**-**	**73,150**	**21,000**	**44,000**
	TOTAL EXPENDITURES	**-**	**3,055,720**	**2,067,020**	**2,631,770**

WATER WASTEWATER UTILITY FUND SUMMARY	FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
UTILITY CHARGES	17,409,602	18,810,000	18,250,680	18,504,850
OTHER FEES	199,078	213,000	193,750	213,000
INTEREST AND MISCELLANEOUS	489,280	417,500	465,000	415,000
TOTAL REVENUE	18,097,960	19,440,500	18,909,430	19,132,850
UTILITY BILLING OFFICE	4,819,512	5,029,065	4,705,072	4,780,812
NON-DEPARTMENTAL	1,023,642	1,035,720	965,820	984,691
GENERAL UTILITY OPERATIONS	2,850,785	2,525,039	2,632,190	2,404,524
WATER OPERATIONS	4,286,767	7,002,000	4,833,550	6,947,237
WASTEWATER OPERATIONS	6,609,082	9,895,225	8,009,475	10,275,654
TOTAL EXPENDITURES	16,485,524	19,721,049	17,573,857	19,910,681
NET CHANGE IN FUND BALANCE	1,612,436	(280,549)	1,335,573	(777,831)
BEGINNING WORKING CAPITAL	7,055,574	8,563,061	8,668,010	10,003,583
ENDING WORKING CAPITAL	8,668,010	8,282,512	10,003,583	9,225,752

WATER AND WASTEWATER UTILITY FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
502-31100-000-000-0000	WATER SALES - RESIDENTIAL	5,260,012	5,775,000	5,610,000	5,750,000
502-31110-000-000-0000	WATER SALES - COMMERCIAL	2,519,728	2,950,000	2,505,000	2,645,000
502-31200-000-000-0000	WASTE WATER - RESIDENTIAL	4,247,412	4,440,000	4,835,000	5,075,000
502-31210-000-000-0000	WASTE WATER - COMMERCIAL	572,706	615,000	725,000	760,000
502-31300-000-000-0000	GARBAGE COLLECTION-RESIDENTIAL	2,069,782	2,135,000	2,267,000	3,146,000
502-31310-000-000-0000	GARBAGE COLLECTION-COMMERCIAL	1,433,121	1,500,000	939,180	25,850
502-31400-000-000-0000	LATE FEES	144,860	143,000	160,000	161,000
502-31420-000-000-0000	ADMINISTRATIVE PENALTY	13,525	12,000	12,000	12,000
502-31600-000-000-0000	RECYCLING FEES	342,437	350,000	294,000	-
502-31700-000-000-0000	WATER ACQUISITION FEE	730,539	810,000	838,500	860,000
502-31900-000-000-0000	ACCOUNT SET UP FEES	75,480	80,000	65,000	70,000
UTILITY CHARGES		**17,409,602**	**18,810,000**	**18,250,680**	**18,504,850**
502-32100-000-000-0000	CONNECT FEES	1,350	1,000	1,000	1,000
502-32200-000-000-0000	METER INSTALLATION FEES	13,740	18,000	9,000	12,000
502-32250-000-000-0000	METER SALES	76,308	100,000	32,500	50,000
502-32251-000-000-0000	COST OF SALES - METERS	(70,563)	(90,000)	(29,500)	(45,000)
502-32260-000-000-0000	HYDRANT METER RENTAL	31,043	30,000	22,000	30,000
502-34540-000-000-0000	CREDIT CARD FEES	147,201	154,000	158,750	165,000
OTHER FEES		**199,078**	**213,000**	**193,750**	**213,000**
502-35100-000-000-0000	INTEREST	478,814	400,000	450,000	400,000
502-35300-000-000-0000	MISCELLANEOUS RECEIPTS	(2,196)	7,500	5,000	5,000
502-35315-000-000-0000	NSF FEES	7,925	7,500	7,500	7,500
502-35325-000-000-0000	ADMINISTRATIVE FEES	2,735	2,500	2,500	2,500
502-35500-000-000-0000	INSURANCE PROCEEDS	2,002	-	-	-
502-36410-000-000-0000	CASH OVER/SHORT	(1)	-	-	-
INTEREST AND MISCELLANEOUS		**489,280**	**417,500**	**465,000**	**415,000**
	TOTAL REVENUE	**18,097,960**	**19,440,500**	**18,909,430**	**19,132,850**

WATER AND WASTEWATER UTILITY FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
UTILITY BILLING OFFICE					
502-51010-155-000-0000	SALARIES	229,342	261,525	253,479	287,938
502-51011-155-000-0000	LONGEVITY	5,880	6,360	3,360	3,960
502-51015-155-000-0000	OVERTIME	1,601	2,500	1,885	2,500
502-51020-155-000-0000	UNEMPLOYMENT TAX	470	1,260	734	675
502-51030-155-000-0000	SOCIAL SECURITY - MEDICARE	17,586	20,684	20,145	22,521
502-51040-155-000-0000	TMRS	31,716	37,090	36,371	40,068
502-51060-155-000-0000	HEALTH - LIFE INSURANCE	31,060	39,219	30,812	43,658
502-51070-155-000-0000	WORKERS COMPENSATION	86	462	574	402
SALARIES AND BENEFITS		**317,741**	**369,100**	**347,360**	**401,722**
502-52600-155-000-0000	IT MAINTENANCE CONTRACTS	21,492	36,000	37,815	40,350
502-52610-155-000-0000	CONTRACT SERVICES	1,866	2,400	7,100	7,900
502-52630-155-000-0000	CONFERENCE/TRAVEL/TRAINING	150	2,000	2,000	2,000
502-52640-155-000-0000	BILLING SERVICE - DATA PROSE	18,301	24,000	20,000	23,000
502-52650-155-000-0000	GENERAL LIABILITY INSURANCE	44,564	50,000	59,150	60,000
502-52680-155-000-0000	LEGAL SERVICES	87,718	30,000	10,000	30,000
502-52682-155-000-0000	LEGAL SERVICES-COLLECTION	532	1,000	500	1,000
502-52710-155-000-0000	PROFESSIONAL SERVICES	-	150,000	110,000	-
502-52722-155-000-0000	AUDIT SERVICES	11,175	13,500	13,500	15,000
SERVICES, UTILITIES AND TRAINING		**185,798**	**308,900**	**260,065**	**179,250**
502-53090-155-000-0000	UNIFORM AND CLOTHING	489	600	600	600
502-53210-155-000-0000	OFFICE SUPPLIES	1,482	2,500	2,500	2,500
502-53215-155-000-0000	PRINTING	946	2,500	2,500	2,500
502-53230-155-000-0000	OTHER SUPPLIES	-	-	-	1,500
502-53240-155-000-0000	POSTAGE	73,857	75,000	79,000	82,000
502-53277-155-000-0000	RENTAL	4,377	-	-	-
502-53455-155-000-0000	VEHICLE FUEL	-	-	500	500
502-53470-155-000-0000	VEHICLE REPAIR	-	-	150	500
GENERAL SUPPLIES AND REPAIRS		**81,150**	**80,600**	**85,250**	**90,100**
502-55425-155-000-0000	CREDIT CARD MACHINE FEES	102,065	-	106,000	110,000
502-55735-155-000-0000	TRANSFER TO GENERAL/ADMIN	12,000	-	-	-
502-55750-155-000-0000	SOLID WASTE CONTRACT	-	-	473,800	2,883,500
502-55767-155-000-0000	BEXAR WASTE CONTRACT	3,242,641	3,387,250	2,547,250	-
502-55770-155-000-0000	CIBOLO VALLEY LOCAL GOVT CORP	300,000	300,000	300,000	300,000
OTHER EXPENSES		**3,656,706**	**3,687,250**	**3,427,050**	**3,293,500**
502-58101-155-000-0000	TRANSFER TO GENERAL FUND	578,117	583,215	580,147	811,440
TRANSFERS OUT		**578,117**	**583,215**	**580,147**	**811,440**
502-59000-155-000-0000	FLEET LEASE PAYMENT	-	-	5,200	4,800
FINANCING PAYMENTS		**-**	**-**	**5,200**	**4,800**
	UTILITY BILLING OFFICE	**4,819,512**	**5,029,065**	**4,705,072**	**4,780,812**

WATER AND WASTEWATER UTILITY FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
NON-DEPARTMENTAL					
502-51100-199-000-0000	PAY PLAN IMPLEMENTATION	-	70,000	-	24,000
SALARIES AND BENEFITS		**-**	**70,000**	**-**	**24,000**
502-52725-199-000-0000	PAYING AGENT FEES	400	500	600	600
SERVICES, UTILITIES AND TRAINING		**400**	**500**	**600**	**600**
502-55900-199-000-0000	CHARGE OFF UNCOLLECTIBLE ACCTS	63,931	-	-	-
OTHER EXPENSES		**63,931**	**-**	**-**	**-**
502-59060-199-000-0000	2006 TAX NOTE - PRINCIPAL	190,000	-	200,000	205,000
502-59061-199-000-0000	2006 TEN YR REVENUE BDS-INT	20,329	212,414	12,414	4,172
502-59063-199-000-0000	BOND INTEREST	-	-	-	-
502-59150-199-000-0000	2015 GENERAL OBLIG BDS PRINC	185,787	-	180,000	190,000
502-59151-199-000-0000	2015 GENERAL OBLIG BDS - INT	20,125	198,800	18,800	11,400
502-59192-199-000-0000	2019 CERT OF OBLIG-PRINCIPAL	58,673	55,000	55,000	55,000
502-59193-199-000-0000	2019 CERT OF OBLIG - INTEREST	28,078	41,125	41,125	38,375
502-59214-199-000-0000	2021 UTILITY REV RFDG BDS-PRIN	450,650	-	385,000	390,000
502-59215-199-000-0000	2021 UTILITY REV RFDG BDS-INT	5,669	457,881	72,881	66,144
FINANCING PAYMENTS		**959,311**	**965,220**	**965,220**	**960,091**
	NON-DEPARTMENTAL	**1,023,642**	**1,035,720**	**965,820**	**984,691**

WATER AND WASTEWATER UTILITY FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
GENERAL UTILITY OPERATIONS					
502-51010-650-000-0000	SALARIES	826,768	827,752	862,866	891,921
502-51011-650-000-0000	LONGEVITY	7,320	10,020	8,400	10,200
502-51013-650-000-0000	CERTIFICATE PAY	11,190	10,660	12,748	12,740
502-51014-650-000-0000	ON-CALL PAY	5,300	5,200	5,200	5,200
502-51015-650-000-0000	OVERTIME	42,722	31,750	44,170	41,300
502-51020-650-000-0000	UNEMPLOYMENT TAX	1,989	4,158	1,955	2,160
502-51030-650-000-0000	SOCIAL SECURITY - MEDICARE	65,284	67,732	70,755	73,544
502-51040-650-000-0000	TMRS	112,392	121,452	129,415	130,841
502-51060-650-000-0000	HEALTH - LIFE INSURANCE	121,967	125,499	120,612	139,644
502-51070-650-000-0000	WORKERS COMPENSATION	19,971	16,586	19,491	14,406
SALARIES AND BENEFITS		**1,214,903**	**1,220,809**	**1,275,612**	**1,321,956**
502-52610-650-000-0000	CONTRACT SERVICES	37,081	25,080	25,080	22,580
502-52630-650-000-0000	CONFERENCE/TRAVEL/TRAINING	5,720	12,650	6,252	11,950
502-52635-650-000-0000	DUES, FEES AND LICENSES	4,288	19,700	22,700	23,700
502-52710-650-000-0000	PROFESSIONAL SERVICES	150	15,000	55,000	15,000
502-52810-650-000-0000	UTILITIES	12,672	10,000	10,000	11,000
502-52820-650-000-0000	TELECOMMUNICATIONS	8,868	9,000	9,000	10,000
SERVICES, UTILITIES AND TRAINING		**68,778**	**91,430**	**128,032**	**94,230**
502-53090-650-000-0000	UNIFORM AND CLOTHING	13,465	12,000	14,000	14,000
502-53095-650-000-0000	SAFETY SUPPLIES AND EQUIPMENT	7,156	6,000	7,000	7,000
502-53210-650-000-0000	OFFICE SUPPLIES	654	2,500	2,500	2,500
502-53215-650-000-0000	PRINTING	56	500	500	250
502-53220-650-000-0000	JANITORIAL SUPPLIES	472	1,000	1,000	500
502-53225-650-000-0000	OFFICE MACHINERY AND EQUIPMENT	6,476	9,000	5,000	5,000
502-53230-650-000-0000	OTHER SUPPLIES	3,872	1,000	1,000	1,000
502-53240-650-000-0000	POSTAGE	276	400	400	1,000
502-53280-650-000-0000	MINOR TOOLS AND EQUIPMENT	20,303	10,100	20,100	15,000
502-53410-650-000-0000	BUILDING MAINTENANCE	26,175	4,000	4,000	4,000
502-53440-650-000-0000	MACHINERY MAINTENANCE	34,678	31,000	31,000	31,000
502-53455-650-000-0000	VEHICLE FUEL	33,179	40,000	35,000	40,000
502-53470-650-000-0000	VEHICLE REPAIR	9,271	15,000	17,500	15,000
GENERAL SUPPLIES AND REPAIRS		**156,033**	**132,500**	**139,000**	**136,250**
502-54900-650-000-0000	NON CAPITAL OUTLAY < $9,999	20,029	6,450	4,200	18,088
502-54910-650-000-0000	CAPITAL OUTLAY	680,579	301,000	287,196	-
502-54930-650-000-0000	COMMUNICATION EQUIPMENT	5,551	8,550	8,550	9,000
CAPITAL OUTLAY		**706,160**	**316,000**	**299,946**	**27,088**
502-58101-650-000-0000	TRANSFER TO GENERAL FUND	659,700	695,000	740,300	772,500
TRANSFERS OUT		**659,700**	**695,000**	**740,300**	**772,500**
502-59000-650-000-0000	FLEET LEASE PAYMENT	20,468	69,300	49,300	52,500
502-59001-650-000-0000	FLEET LEASE INTEREST	24,743	-	-	-
FINANCING PAYMENTS		**45,211**	**69,300**	**49,300**	**52,500**
	GENERAL UTILITY OPERATIONS	**2,850,785**	**2,525,039**	**2,632,190**	**2,404,524**

WATER AND WASTEWATER UTILITY FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
WATER OPERATIONS					
502-52510-652-000-0000	LAB FEES	12,754	15,000	15,000	15,000
502-52710-652-000-0000	PROFESSIONAL SERVICES	52,386	-	17,300	149,000
502-52810-652-000-0000	UTILITIES	58,422	50,000	50,000	60,000
SERVICES, UTILITIES AND TRAINING		**123,562**	**65,000**	**82,300**	**224,000**
502-53271-652-000-0000	MAINTENANCE REPAIR	80,005	70,000	70,000	70,000
502-53277-652-000-0000	RENTAL	1,054	5,000	3,000	5,000
502-53375-652-000-0000	CHEMISTRY	1,468	4,000	4,000	4,000
502-53415-652-000-0000	TOWER SITE MAINTENANCE	19,790	25,000	25,000	25,000
GENERAL SUPPLIES AND REPAIRS		**102,316**	**104,000**	**102,000**	**104,000**
502-54955-652-000-0000	WATER METERS	28,489	50,000	65,000	65,000
502-54956-652-000-0000	TRANSPONDERS	-	15,000	-	-
CAPITAL OUTLAY		**28,489**	**65,000**	**65,000**	**65,000**
502-56000-652-000-0000	WATER PURCHASED-LK DUNLAP	711,335	785,000	795,000	855,000
502-56010-652-000-0000	CRWA BONDS-LK DUNLAP CIBOLO	216,800	217,000	217,000	217,000
502-56012-652-000-0000	CRWA BONDS-MID CITIES CIBOLO	218,803	219,000	218,750	217,000
502-56013-652-000-0000	CRWA BONDS-MID CITIES SAWS/DSP	125,030	125,000	125,000	123,800
502-56014-652-000-0000	CRWA BONDS-WELLS RANCH CIBOLO	1,003,573	1,013,000	1,012,500	1,014,500
502-56015-652-000-0000	CRWA BONDS-WR CRYSTAL CLR LSE	97,360	-	-	-
502-56020-652-000-0000	CONTR WATER-LAKE DUNLAP CIBOLO	236,241	253,000	248,500	260,550
502-56024-652-000-0000	CONTR WATER-WELLS RANCH CIBOLO	313,271	339,000	336,500	365,500
502-56025-652-000-0000	CONTR WATER-WR CRYSTAL CLR LSE	29,297	-	-	-
502-56030-652-000-0000	PLANT M&O-LAKE DUNLAP CIBOLO	191,651	632,000	407,700	695,713
502-56032-652-000-0000	PLANT M&O-MID CITIES CIBOLO	140,093	419,000	355,700	115,625
502-56033-652-000-0000	PLANT M&O-MID CITIES SAWS/DSP	80,053	240,000	203,250	66,100
502-56034-652-000-0000	PLANT M&O-WELLS RANCH CIBOLO	291,913	323,000	251,500	1,150,500
502-56035-652-000-0000	PLANT M&O-WR CRYSTAL CLR LSE	27,300	-	-	-
502-56040-652-000-0000	CRWA ADMIN-LAKE DUNLAP CIBOLO	100,691	90,000	127,150	105,000
502-56042-652-000-0000	CRWA ADMIN-MID CITIES CIBOLO	26,896	52,000	46,000	29,750
502-56043-652-000-0000	CRWA ADMIN-MID CITIES SAWS/DSP	15,369	30,000	26,500	17,000
502-56044-652-000-0000	CRWA ADMIN-WELLS RANCH CIBOLO	120,560	136,000	128,200	226,200
502-56045-652-000-0000	CRWA ADMIN-WR CRYSTAL CLR LSE	11,538	-	-	-
502-56100-652-000-0000	WATER ACQUISITION COSTS	-	1,800,000	-	999,999
502-56500-652-000-0000	WATER CONTRACT-CITY OF SCHERTZ	74,626	95,000	85,000	95,000
PURCHASED WATER		**4,032,400**	**6,768,000**	**4,584,250**	**6,554,237**
	WATER OPERATIONS	**4,286,767**	**7,002,000**	**4,833,550**	**6,947,237**

WATER AND WASTEWATER UTILITY FUND		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
WASTEWATER OPERATIONS					
502-52610-654-000-0000	CONTRACT SERVICES	-	206,225	206,225	405,417
502-52710-654-000-0000	PROFESSIONAL SERVICES	-	50,000	203,000	180,000
502-52810-654-000-0000	UTILITIES	12,474	15,000	15,000	15,000
SERVICES, UTILITIES AND TRAINING		**12,474**	**271,225**	**424,225**	**600,417**
502-53272-654-000-0000	MAIN REPAIR SEWER	21,561	35,000	35,000	35,000
502-53277-654-000-0000	RENTAL	-	8,000	8,000	8,000
502-53375-654-000-0000	CHEMISTRY	-	10,000	10,000	10,000
502-53420-654-000-0000	LIFT STATION MAINTENANCE	3,239	25,000	25,000	25,000
GENERAL SUPPLIES AND REPAIRS		**24,800**	**78,000**	**78,000**	**78,000**
502-55766-654-000-0000	CIBOLO CREEK MUNICIPAL AUTH.	3,467,544	3,780,000	3,935,000	4,115,000
OTHER EXPENSES		**3,467,544**	**3,780,000**	**3,935,000**	**4,115,000**
	WASTEWATER OPERATIONS	**6,609,082**	**9,895,225**	**8,009,475**	**10,275,654**
	TOTAL EXPENDITURES	**16,485,524**	**19,721,049**	**17,573,857**	**19,910,681**

DRAINAGE UTILITY DISTRICT SUMMARY	FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
UTILITY CHARGES	1,229,468	1,450,000	1,570,000	1,638,000
INTEREST AND MISCELLANEOUS	45,032	35,000	38,000	35,000
OTHER FINANCING SOURCES	-	-	9,640	-
TOTAL REVENUE	1,274,500	1,485,000	1,617,640	1,673,000
SALARIES AND BENEFITS	677,052	927,010	834,700	963,946
SERVICES, UTILITIES AND TRAINING	47,777	309,040	141,973	136,255
GENERAL SUPPLIES AND REPAIRS	148,514	140,350	130,350	137,000
CAPITAL OUTLAY	167,981	226,550	207,050	249,650
OTHER EXPENSES	-	44,550	48,250	66,500
TRANSFERS OUT	170,000	214,000	232,800	248,500
FINANCING PAYMENTS	22,310	30,000	39,000	39,000
TOTAL EXPENDITURES	1,233,634	1,891,500	1,634,123	1,840,851
NET CHANGE IN FUND BALANCE	40,866	(406,500)	(16,483)	(167,851)
BEGINNING WORKING CAPITAL	881,594	844,855	922,460	905,977
ENDING WORKING CAPITAL	922,460	438,355	905,977	738,126

DRAINAGE UTILITY DISTRICT		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
501-32900-000-000-0000	DRAINAGE FEES - RESIDENTIAL	933,162	1,090,000	1,110,000	1,159,000
501-32910-000-000-0000	DRAINAGE FEES-COMMERCIAL	296,306	360,000	460,000	479,000
UTILITY CHARGES		**1,229,468**	**1,450,000**	**1,570,000**	**1,638,000**
501-35100-000-000-0000	INTEREST	45,032	35,000	38,000	35,000
INTEREST AND MISCELLANEOUS		**45,032**	**35,000**	**38,000**	**35,000**
501-39100-000-000-0000	SALE OF ASSETS	-	-	9,640	-
OTHER FINANCING SOURCES		**-**	**-**	**9,640**	**-**
	TOTAL REVENUES	**1,274,500**	**1,485,000**	**1,617,640**	**1,673,000**

DRAINAGE UTILITY DISTRICT		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
DRAINAGE OPERATIONS					
501-51010-660-000-0000	SALARIES	464,816	585,599	572,383	648,988
501-51011-660-000-0000	LONGEVITY	7,320	9,780	8,280	9,960
501-51013-660-000-0000	CERTIFICATE PAY	6,225	7,800	6,150	5,850
501-51015-660-000-0000	OVERTIME	17,706	14,500	17,967	18,970
501-51020-660-000-0000	UNEMPLOYMENT TAX	1,464	3,150	1,541	1,620
501-51030-660-000-0000	SOCIAL SECURITY - MEDICARE	36,369	47,252	46,334	52,308
501-51040-660-000-0000	TMRS	50,103	84,730	84,404	93,061
501-51060-660-000-0000	HEALTH - LIFE INSURANCE	77,730	90,202	80,399	104,704
501-51070-660-000-0000	WORKERS COMPENSATION	15,318	17,997	17,242	16,485
501-51100-660-000-0000	PAY PLAN IMPLEMENTATION	-	66,000	-	12,000
SALARIES AND BENEFITS		**677,052**	**927,010**	**834,700**	**963,946**
501-52600-660-000-0000	IT MAINTENANCE CONTRACTS	1,887	-	-	-
501-52610-660-000-0000	CONTRACT SERVICES	4,328	9,640	3,152	3,200
501-52615-660-000-0000	CONTRACT MAINTENANCE	-	30,000	30,000	30,000
501-52630-660-000-0000	CONFERENCE/TRAVEL/TRAINING	3,892	4,200	3,521	4,325
501-52635-660-000-0000	DUES, FEES AND LICENSES	197	200	300	430
501-52650-660-000-0000	GENERAL LIABILITY INSURANCE	10,750	12,000	12,400	12,500
501-52710-660-000-0000	PROFESSIONAL SERVICES	-	199,000	49,000	-
501-52720-660-000-0000	ENGINEERING SERVICES	12,124	40,000	30,000	75,000
501-52810-660-000-0000	UTILITIES	12,987	12,000	12,000	8,000
501-52820-660-000-0000	TELECOMMUNICATIONS	1,613	2,000	1,600	2,800
SERVICES, UTILITIES AND TRAINING		**47,777**	**309,040**	**141,973**	**136,255**
501-53090-660-000-0000	UNIFORM AND CLOTHING	9,618	10,000	10,000	12,300
501-53095-660-000-0000	SAFETY SUPPLIES AND EQUIPMENT	3,649	4,000	4,000	2,600
501-53210-660-000-0000	OFFICE SUPPLIES	379	400	400	400
501-53215-660-000-0000	PRINTING	56	500	500	750
501-53220-660-000-0000	JANITORIAL SUPPLIES	350	250	250	250
501-53225-660-000-0000	OFFICE MACHINERY AND EQUIPMENT	1,571	2,500	2,500	2,500
501-53230-660-000-0000	OTHER SUPPLIES	2,660	2,500	2,500	2,500
501-53240-660-000-0000	POSTAGE	46	200	200	200
501-53276-660-000-0000	DRAINAGE MAINTENANCE	16,307	30,000	30,000	40,000
501-53277-660-000-0000	RENTAL	-	5,000	2,500	2,500
501-53280-660-000-0000	MINOR TOOLS AND EQUIPMENT	5,900	3,500	5,500	4,500
501-53410-660-000-0000	BUILDING MAINTENANCE	33,348	3,000	3,000	3,000
501-53440-660-000-0000	MACHINERY MAINTENANCE	31,630	30,000	25,000	25,000
501-53445-660-000-0000	SWEEPER MAINTENANCE	8,123	7,000	5,000	3,000
501-53455-660-000-0000	VEHICLE FUEL	30,230	38,000	35,000	35,000
501-53470-660-000-0000	VEHICLE REPAIR	4,646	3,500	4,000	2,500
GENERAL SUPPLIES AND REPAIRS		**148,514**	**140,350**	**130,350**	**137,000**
501-54900-660-000-0000	NON CAPITAL OUTLAY < $9,999	26,089	5,050	5,050	9,650
501-54910-660-000-0000	CAPITAL OUTLAY	136,340	217,000	202,000	240,000
501-54930-660-000-0000	COMMUNICATION EQUIPMENT	5,551	4,500	-	-
CAPITAL OUTLAY		**167,981**	**226,550**	**207,050**	**249,650**
501-55735-660-000-0000	TRANSFER TO GENERAL/ADMIN	-	44,550	48,250	66,500
OTHER EXPENSES		**-**	**44,550**	**48,250**	**66,500**
501-58101-660-000-0000	TRANSFER TO GENERAL FUND	170,000	214,000	232,800	248,500
TRANSFERS OUT		**170,000**	**214,000**	**232,800**	**248,500**
501-59000-660-000-0000	FLEET LEASE PAYMENT	21,217	30,000	39,000	39,000
501-59001-660-000-0000	FLEET LEASE INTEREST	1,093	-	-	-
FINANCING PAYMENTS		**22,310**	**30,000**	**39,000**	**39,000**
	TOTAL EXPENDITUES	**1,233,634**	**1,891,500**	**1,634,123**	**1,840,851**

ECONOMIC DEVELOPMENT CORP SUMMARY	FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
GENERAL TAXES	1,209,934	1,340,000	1,365,000	1,460,000
INTEREST AND MISCELLANEOUS	124,253	80,000	105,000	85,000
TOTAL REVENUE	1,334,187	1,420,000	1,470,000	1,545,000
SERVICES, UTILITIES AND TRAINING	151,505	279,608	408,085	567,255
GENERAL SUPPLIES AND REPAIRS	3,501	21,550	16,750	20,300
CAPITAL OUTLAY	2,546	7,000	5,475	7,000
OTHER EXPENSES	61,567	115,500	532,000	107,000
TRANSFERS OUT	145,356	155,275	172,275	171,275
FINANCING PAYMENTS	318,742	318,655	318,655	319,455
TOTAL EXPENDITURES	683,219	897,588	1,453,240	1,192,285
NET CHANGE IN FUND BALANCE	650,968	522,412	16,760	352,715
BEGINNING FUND BALANCE	2,068,685	1,916,159	2,719,653	2,736,413
ENDING FUND BALANCE	2,719,653	2,438,571	2,736,413	3,089,128

ECONOMIC DEVELOPMENT CORPORATION		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
805-30200-000-000-0000	SALES TAX	1,209,934	1,340,000	1,365,000	1,460,000
GENERAL TAXES		**1,209,934**	**1,340,000**	**1,365,000**	**1,460,000**
805-35100-000-000-0000	INTEREST	124,253	80,000	105,000	85,000
INTEREST AND MISCELLANEOUS		**124,253**	**80,000**	**105,000**	**85,000**
	TOTAL REVENUE	**1,334,187**	**1,420,000**	**1,470,000**	**1,545,000**
805-52600-760-000-0000	IT MAINTENANCE CONTRACTS	6,821	25,000	41,748	45,480
805-52610-760-000-0000	CONTRACT SERVICES	400	1,250	-	-
805-52625-760-000-0000	ADVERTISING, MARKETING & PROMO	22,163	60,000	50,000	50,000
805-52630-760-000-0000	CONFERENCE/TRAVEL/TRAINING	12,862	20,000	12,900	43,500
805-52635-760-000-0000	DUES, FEES AND LICENSES	9,618	18,250	13,237	12,775
805-52650-760-000-0000	GENERAL LIABILITY INSURANCE	4,644	5,108	5,200	5,500
805-52680-760-000-0000	LEGAL SERVICES	18,232	75,000	50,000	60,000
805-52710-760-000-0000	PROFESSIONAL SERVICES	-	75,000	75,000	100,000
805-52750-760-000-0000	PROFESSIONAL STUDIES	76,765	-	160,000	250,000
SERVICES, UTILITIES AND TRAINING		**151,505**	**279,608**	**408,085**	**567,255**
805-53090-760-000-0000	UNIFORM AND CLOTHING	267	1,050	1,050	500
805-53210-760-000-0000	OFFICE SUPPLIES	-	250	250	300
805-53215-760-000-0000	PRINTING	264	2,000	2,000	2,500
805-53230-760-000-0000	OTHER SUPPLIES	126	500	500	500
805-53240-760-000-0000	POSTAGE	-	250	250	250
805-53277-760-000-0000	RENTAL	-	1,000	1,200	250
805-53455-760-000-0000	VEHICLE FUEL	-	200	200	250
805-53470-760-000-0000	VEHICLE REPAIR	-	500	500	500
805-53610-760-000-0000	MEETING EXPENSE	2,843	5,300	2,800	4,750
805-53750-760-000-0000	SPECIAL EVENTS EXPENSE	-	10,500	8,000	10,500
GENERAL SUPPLIES AND REPAIRS		**3,501**	**21,550**	**16,750**	**20,300**
805-54900-760-000-0000	NON CAPITAL OUTLAY < $9,999	1,191	7,000	5,475	7,000
805-54925-760-000-0000	LAND PURCHASE	1,355	-	-	-
CAPITAL OUTLAY		**2,546**	**7,000**	**5,475**	**7,000**
805-55785-760-000-0000	RAILROAD LAND LEASE	6,567	7,000	7,000	7,000
805-55800-760-000-0000	ECONOMIC DEVELOPMENT GRANTS	55,000	108,500	525,000	100,000
OTHER EXPENSES		**61,567**	**115,500**	**532,000**	**107,000**
805-58101-760-000-0000	TRANSFER TO GENERAL FUND	31,181	40,000	50,000	50,000
805-58403-760-000-0000	TRANSFER TO DEBT SERVICE	114,175	115,275	115,275	111,275
805-58500-760-000-0000	TRANSFER TO DEV SVCS FUND	-	-	7,000	10,000
TRANSFERS OUT		**145,356**	**155,275**	**172,275**	**171,275**
805-59212-760-000-0000	2021 CEDC SALES TAX REV - INT	247,000	252,000	252,000	258,000
805-59213-760-000-0000	2021 CEDC SALES TAX BD INT	71,742	66,655	66,655	61,455
FINANCING PAYMENTS		**318,742**	**318,655**	**318,655**	**319,455**
	TOTAL EXPENDITURES	**683,219**	**897,588**	**1,453,240**	**1,192,285**

SPECIAL REVENUE FUNDS SUMMARY	FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
GENERAL TAXES	1,263,289	1,373,600	1,397,400	1,490,000
PERMITS AND FEES	2,651,447	1,984,000	1,488,500	1,434,000
COURT FINES	72,337	64,000	66,099	71,000
INTEREST AND MISCELLANEOUS	1,507,181	774,555	1,080,654	740,475
GRANTS	1,847,720	452,000	3,800,404	659,618
TRANSFERS	30,000	40,000	110,246	127,424
TOTAL REVENUE	7,371,975	4,688,155	7,943,303	4,522,517
SALARIES AND BENEFITS	610,000	250,000	336,580	316,421
SERVICES, UTILITIES AND TRAINING	534,482	1,130,500	1,759,510	891,221
GENERAL SUPPLIES AND REPAIRS	168,999	186,000	436,051	170,000
CAPITAL OUTLAY	1,966,508	2,349,900	1,071,224	216,500
OTHER EXPENSES	4,312	200	280,541	400
CONSTRUCTION COSTS	1,560,142	10,566,906	3,705,357	10,939,365
TRANSFERS OUT	1,763,978	796,800	942,247	970,150
FINANCING PAYMENTS	-	-	5,000	54,000
TOTAL EXPENDITURES	6,608,421	15,280,306	8,536,510	13,558,057
NET CHANGE IN FUND BALANCE	763,554	(10,592,151)	(593,207)	(9,035,540)
BEGINNING FUND BALANCE	23,463,695	21,727,915	24,227,249	23,634,042
ENDING FUND BALANCE	24,227,249	11,135,764	23,634,042	14,598,502

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
SPECIAL EVENTS FUND					
201-34540-748-820-0000	CREDIT CARD FEES	264	-	25	-
201-36110-748-820-0000	SPECIAL EVENT DONATIONS	45,250	45,000	21,450	30,000
201-36350-748-820-0000	BOOTH RENTALS	10,508	10,000	10,170	10,000
201-36426-748-820-0000	BEVERAGE SALES	-	-	136	-
201-36428-748-820-0000	TICKETING	11,039	15,000	12,881	25,000
201-38101-748-820-0000	TRANSFER FROM GENERAL FUND	30,000	40,000	40,000	30,000
201-34540-748-821-0000	CREDIT CARD FEES	194	-	-	-
201-36350-748-821-0000	BOOTH RENTALS	6,695	7,000	4,500	7,500
TOTAL REVENUE		**103,950**	**117,000**	**89,162**	**102,500**
201-52610-748-820-0000	CONTRACT SERVICES	42,000	45,000	50,484	51,300
201-52625-748-820-0000	ADVERTISING, MARKETING & PROMO	1,178	2,500	-	1,000
201-52643-748-820-0000	PRODUCTION	7,855	8,000	8,400	7,000
201-52644-748-820-0000	SAFETY AND SECURITY	3,735	5,000	3,465	5,000
201-52645-748-820-0000	TALENT	13,160	14,000	3,325	12,000
201-53270-748-820-0000	OPERATING SUPPLIES	9,621	5,000	2,750	5,000
201-53277-748-820-0000	RENTAL	18,612	18,000	6,432	13,500
201-55425-748-820-0000	CREDIT CARD MACHINE FEES	1,055	-	341	200
201-52610-748-821-0000	CONTRACT SERVICES	927	3,000	1,200	1,500
201-53230-748-821-0000	OTHER SUPPLIES	1,535	2,000	1,700	1,800
201-53277-748-821-0000	RENTAL	3,563	3,000	1,400	1,500
201-55425-748-821-0000	CREDIT CARD MACHINE FEES	257	200	200	200
TOTAL EXPENDITURES		**103,500**	**105,700**	**79,697**	**100,000**
	BEGINNING FUND BALANCE	**(9,815)**	**(11,064)**	**(9,365)**	**100**
	ENDING FUND BALANCE	**(9,365)**	**236**	**100**	**2,600**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
SPECIAL DONATIONS FUND					
202-34720-000-000-0000	POLICE DONATIONS	-	1,000	10	1,000
202-34721-000-000-0000	ANIMAL DONATIONS	6,370	1,500	2,610	1,500
202-34760-000-000-0000	ABANDONED PROPERTY	571	-	-	-
202-35100-000-000-0000	INTEREST	967	500	950	750
TOTAL REVENUE		**7,908**	**3,000**	**3,570**	**3,250**
202-53270-343-000-0000	OPERATING SUPPLIES	-	2,000	2,000	5,000
202-53270-353-000-0000	OPERATING SUPPLIES	1,800	-	-	-
202-52710-547-000-0000	PROFESSIONAL SERVICES	150	3,000	3,000	5,000
TOTAL EXPENDITURES		**1,950**	**5,000**	**5,000**	**10,000**
	BEGINNING FUND BALANCE	**20,831**	**21,231**	**26,789**	**25,359**
	ENDING FUND BALANCE	**26,789**	**19,231**	**25,359**	**18,609**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
GRANTS FUND					
230-35100-000-000-0000	INTEREST	207,929	-	90,000	-
TOTAL REVENUE		**207,929**	**-**	**90,000**	**-**
230-58101-000-000-0000	TRANSFER TO GENERAL FUND	416,091	-	117,347	-
TOTAL EXPENDITURES		**416,091**	**-**	**117,347**	**-**
230-36126-000-000-0000	GRANT - SENIOR PROGRAM	20,000	-	-	-
TOTAL REVENUE - SENIOR PROGRAM GRANT		**20,000**	**-**	**-**	**-**
230-53230-748-830-0000	OTHER SUPPLIES	224	-	19,776	-
TOTAL EXPENDITURES - SENIOR PROGRAM GRANT		**224**	**-**	**19,776**	**-**
230-36126-748-900-0000	GRANT - GVEC POWER-UP	-	-	20,000	-
TOTAL REVENUE - GVEC POWER UP GRANT		**-**	**-**	**20,000**	**-**
230-57600-748-900-6070	CONSTRUCTION COSTS	-	-	20,000	-
TOTAL EXPENDITURES - GVEC POWER UP GRANT		**-**	**-**	**20,000**	**-**
230-36126-151-901-0000	GRANT - CYBERSECURITY	-	-	155,520	-
230-38101-151-901-0000	TRANSFER FROM GENERAL FUND	-	-	17,280	-
TOTAL REVENUE - CYBERSECURITY GRANT		**-**	**-**	**172,800**	**-**
230-52610-151-901-0000	CONTRACT SERVICES	-	-	28,640	-
230-52710-151-901-0000	PROFESSIONAL SERVICES	-	-	25,000	-
230-53210-151-901-0000	OFFICE SUPPLIES	-	-	2,000	-
230-54900-151-901-0000	NON CAPITAL OUTLAY < $9,999	-	-	5,200	-
230-54910-151-901-0000	CAPITAL OUTLAY	-	-	111,960	-
TOTAL EXPENDITURES - CYBERSECURITY GRANT		**-**	**-**	**172,800**	**-**
230-36126-343-974-0000	GRANT - OPIOID ABATEMENT	836	-	4,078	-
TOTAL REVENUE - OPIOID ABATEMENT		**836**	**-**	**4,078**	**-**
230-36126-343-975-0000	GRANT - RIFLE RESISTANT SHIELD	81,852	-	81,709	-
TOTAL REVENUE - RIFLE RESISTANT SHIELD		**81,852**	**-**	**81,709**	**-**
230-53250-343-975-0000	PERSONAL PROTECTIVE EQUIPMENT	81,469	-	81,709	-
TOTAL EXPENDITURES -RIFLE RESISTANT SHIELD		**81,469**	**-**	**81,709**	**-**
230-36126-343-976-0000	GRANT - VCLGC	-	-	65,043	-
230-38101-343-976-0000	TRANSFER FROM GENERAL FUND	-	-	3,886	-
TOTAL REVENUE - VCLGC GRANT		**-**	**-**	**68,929**	**-**
230-51010-343-976-0000	SALARIES	-	-	45,000	-
230-51030-343-976-0000	SOCIAL SECURITY - MEDICARE	-	-	750	-
230-51040-343-976-0000	TMRS	-	-	2,400	-
230-51060-343-976-0000	HEALTH - LIFE INSURANCE	-	-	1,350	-
230-52610-343-976-0000	CONTRACT SERVICES	-	-	5,000	-
230-52630-343-976-0000	CONFERENCE/TRAVEL/TRAINING	-	-	2,648	-
230-53210-343-976-0000	OFFICE SUPPLIES	-	-	1,208	-
230-53215-343-976-0000	PRINTING	-	-	3,950	-
230-53230-343-976-0000	OTHER SUPPLIES	-	-	2,139	-
230-53280-343-976-0000	MINOR TOOLS AND EQUIPMENT	-	-	1,397	-
230-54900-343-976-0000	NON CAPITAL OUTLAY < $9,999	-	-	3,087	-
TOTAL EXPENDITURES - VCLGC GRANT		**-**	**-**	**68,929**	**-**
230-36126-199-977-0000	GRANT - ARPA	1,601,341	250,000	3,072,222	-
TOTAL REVENUE - ARPA		**1,601,341**	**250,000**	**3,072,222**	**-**
230-51900-199-977-0000	PERSONNEL COST REIMBURSEMENT	610,000	250,000	250,745	-

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
230-52610-199-977-0000	CONTRACT SERVICES	42,198	-	235,956	-
230-52750-199-977-8200	PROFESSIONAL STUDIES	-	-	43,750	-
230-52750-199-977-8210	PROFESSIONAL STUDIES	-	-	249,862	-
230-53274-199-977-0000	MAINTENANCE SUPPLIES-SIDEWALKS	-	-	42,500	-
230-54910-199-977-0000	CAPITAL OUTLAY	202,389	-	29,970	-
230-54910-199-977-3020	CAPITAL OUTLAY	-	-	53,657	-
230-54910-199-977-5110	CAPITAL OUTLAY	606,458	-	3,247	-
230-54910-199-977-8000	CAPITAL OUTLAY	46,506	-	278,560	-
230-55743-199-977-0000	PUBLIC SAFETY DISPATCH	-	-	280,000	-
230-57500-199-977-0000	PROJECT ENGINEERING	(101,272)	-	-	-
230-57500-199-977-2030	PROJECT ENGINEERING	34,813	-	8,788	-
230-57500-199-977-3034	PROJECT ENGINEERING	-	-	53,060	-
230-57500-199-977-4044	PROJECT ENGINEERING	30,253	-	5,248	-
230-57600-199-977-0000	CONSTRUCTION COSTS	-	-	3,555	-
230-57600-199-977-2030	CONSTRUCTION COSTS	-	-	330,000	-
230-57600-199-977-4044	CONSTRUCTION COSTS	-	-	442,644	-
230-57600-199-977-4045	CONSTRUCTION COSTS	28,725	-	458,466	-
230-57600-199-977-8000	CONSTRUCTION COSTS	-	-	270,142	-
230-57650-199-977-4044	TESTING	-	-	8,731	-
230-57650-199-977-4045	TESTING	-	-	9,806	-
230-57650-199-977-8000	TESTING	-	-	13,535	-
TOTAL EXPENDITURES - ARPA		**1,500,069**	**250,000**	**3,072,222**	**-**
230-36126-343-978-0000	GRANT - NRA	-	-	2,295	-
TOTAL REVENUE - NRA GRANT		**-**	**-**	**2,295**	**-**
230-53250-343-978-0000	PERSONAL PROTECTIVE EQUIPMENT	-	-	2,295	-
TOTAL EXPENDITURES - NRA GRANT		**-**	**-**	**2,295**	**-**
230-36126-343-979-0000	GRANT - MVCPA	-	-	245,400	487,118
230-38101-343-979-0000	TRANSFER FROM GENERAL FUND	-	-	19,080	97,424
230-38235-343-979-0000	TRANSFER FROM FORFEITURE FUND	-	-	30,000	-
TOTAL REVENUE - MVCPA GRANT		**-**	**-**	**294,480**	**584,542**
230-51010-343-979-0000	SALARIES	-	-	25,400	209,354
230-51011-343-979-0000	LONGEVITY	-	-	-	360
230-51015-343-979-0000	OVERTIME	-	-	4,500	27,000
230-51020-343-979-0000	UNEMPLOYMENT TAX	-	-	-	405
230-51030-343-979-0000	SOCIAL SECURITY - MEDICARE	-	-	2,290	18,109
230-51040-343-979-0000	TMRS	-	-	4,145	32,217
230-51060-343-979-0000	HEALTH - LIFE INSURANCE	-	-	-	26,257
230-51070-343-979-0000	WORKERS COMPENSATION	-	-	-	2,719
230-52610-343-979-0000	CONTRACT SERVICES	-	-	34,100	8,000
230-52630-343-979-0000	CONFERENCE/TRAVEL/TRAINING	-	-	3,000	26,421
230-53100-343-979-0000	MARKETING/PROMOTIONAL SUPPLIES	-	-	5,000	10,000
230-53250-343-979-0000	PERSONAL PROTECTIVE EQUIPMENT	-	-	25,000	-
230-53455-343-979-0000	VEHICLE FUEL	-	-	550	3,200
230-54910-343-979-0000	CAPITAL OUTLAY	-	-	185,495	166,500
230-59000-343-979-0000	FLEET LEASE PAYMENT	-	-	5,000	54,000
TOTAL EXPENDITURES - MVCPA GRANT		**-**	**-**	**294,480**	**584,542**
NET CHANGE		**(85,895)**	**-**	**(43,045)**	**-**
	BEGINNING FUND BALANCE	**138,575**	**8,759**	**52,680**	**9,635**
	ENDING FUND BALANCE	**52,680**	**8,759**	**9,635**	**9,635**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
HOTEL OCCUPANCY TAX FUND					
231-30340-000-000-0000	HOTEL TAX REVENUE	19,103	3,600	2,400	2,000
231-35100-000-000-0000	INTEREST	337	-	1,000	600
TOTAL REVENUE		**19,441**	**3,600**	**3,400**	**2,600**
231-55855-000-000-0000	GRANTS-MISC	3,000	-	-	-
TOTAL EXPENDITURES		**3,000**	**-**	**-**	**-**
	BEGINNING FUND BALANCE	**3,052**	**12,052**	**19,493**	**22,893**
	ENDING FUND BALANCE	**19,493**	**15,652**	**22,893**	**25,493**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PEG FUND					
232-30321-000-000-0000	FRANCHISE FEE - CABLE (PEG)	34,252	30,000	30,000	28,000
232-35100-000-000-0000	INTEREST	1,180	-	5,400	4,000
TOTAL REVENUE		**35,432**	**30,000**	**35,400**	**32,000**
232-54910-000-000-0000	CAPITAL OUTLAY	349,464	-	50,000	50,000
TOTAL EXPENDITURES		**349,464**	**-**	**50,000**	**50,000**
	BEGINNING FUND BALANCE	**420,558**	**8,724**	**106,526**	**91,926**
	ENDING FUND BALANCE	**106,526**	**38,724**	**91,926**	**73,926**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
COURT TECHNOLOGY FUND					
233-34520-000-000-0000	COURT TECHNOLOGY FEES	5,742	4,000	5,000	5,000
233-35100-000-000-0000	INTEREST	78	5	105	75
TOTAL REVENUE		**5,820**	**4,005**	**5,105**	**5,075**
233-52600-114-000-0000	IT MAINTENANCE CONTRACTS	4,000	4,000	4,000	6,000
TOTAL EXPENDITURES		**4,000**	**4,000**	**4,000**	**6,000**
	BEGINNING FUND BALANCE	**3,017**	**3,532**	**4,837**	**5,942**
	ENDING FUND BALANCE	**4,837**	**3,537**	**5,942**	**5,017**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
COURT SECURITY FUND					
234-34510-000-000-0000	COURT SECURITY FEES	6,961	5,000	6,270	6,000
234-35100-000-000-0000	INTEREST	1,410	750	1,250	1,000
TOTAL REVENUE		**8,370**	**5,750**	**7,520**	**7,000**
234-52630-114-000-0000	CONFERENCE/TRAVEL/TRAINING	410	-	-	-
234-58101-114-000-0000	TRANSFER TO GENERAL FUND	2,579	6,000	4,100	6,000
TOTAL EXPENDITURES		**2,989**	**6,000**	**4,100**	**6,000**
	BEGINNING FUND BALANCE	**29,140**	**32,531**	**34,522**	**37,942**
	ENDING FUND BALANCE	**34,522**	**32,281**	**37,942**	**38,942**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE SEIZURE FUND					
235-34755-000-000-0000	PD STATE FORFEITURE	3,814	10,000	1,000	10,000
235-35100-000-000-0000	INTEREST	4,952	2,500	3,500	2,500
TOTAL REVENUE		**8,766**	**12,500**	**4,500**	**12,500**
235-52630-343-000-0000	CONFERENCE/TRAVEL/TRAINING	-	30,000	6,000	-
235-53230-343-000-0000	OTHER SUPPLIES	5,223	5,000	10,000	15,000
235-53250-343-000-0000	PERSONAL PROTECTIVE EQUIPMENT	15,395	1,000	-	15,000
235-54910-343-000-0000	CAPITAL OUTLAY	-	20,000	10,000	-
235-58101-343-000-0000	TRANSFER TO GENERAL FUND	-	-	30,000	-
TOTAL EXPENDITURES		**20,618**	**56,000**	**56,000**	**30,000**
	BEGINNING FUND BALANCE	**110,795**	**92,677**	**98,943**	**47,443**
	ENDING FUND BALANCE	**98,943**	**49,177**	**47,443**	**29,943**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
POLICE EDUCATION FUND					
236-34730-000-000-0000	LEOSE FUNDS	5,738	2,500	6,184	2,500
236-35100-000-000-0000	INTEREST	703	300	460	300
TOTAL REVENUE		**6,442**	**2,800**	**6,644**	**2,800**
236-52630-343-000-0000	CONFERENCE/TRAVEL/TRAINING	3,266	16,000	16,000	5,000
TOTAL EXPENDITURES		**3,266**	**16,000**	**16,000**	**5,000**
	BEGINNING FUND BALANCE	**13,879**	**14,228**	**17,055**	**7,699**
	ENDING FUND BALANCE	**17,055**	**1,028**	**7,699**	**5,499**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
CHILD SAFETY FUND					
238-34505-000-000-0000	CHILD SAFETY PROGRAM	42,683	40,000	45,000	45,000
238-35100-000-000-0000	INTEREST	5,470	500	1,850	1,250
TOTAL REVENUE		**48,153**	**40,500**	**46,850**	**46,250**
238-53280-000-000-0000	MINOR TOOLS AND EQUIPMENT	-	-	800	-
238-54910-000-000-0000	CAPITAL OUTLAY	-	-	110,250	-
238-58101-000-000-0000	TRANSFER TO GENERAL FUND	21,105	27,850	27,850	30,000
TOTAL EXPENDITURES		**21,105**	**27,850**	**138,900**	**30,000**
	BEGINNING FUND BALANCE	**100,431**	**12,181**	**127,479**	**35,429**
	ENDING FUND BALANCE	**127,479**	**24,831**	**35,429**	**51,679**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
STREET MAINTENANCE TAX FUND					
239-30200-000-000-0000	SALES TAX	1,209,934	1,340,000	1,365,000	1,460,000
239-35100-000-000-0000	INTEREST	72,721	60,000	34,000	30,000
TOTAL REVENUE		**1,282,654**	**1,400,000**	**1,399,000**	**1,490,000**
239-52615-000-000-0000	CONTRACT MAINTENANCE	407,301	750,000	481,005	630,000
239-52720-000-000-0000	ENGINEERING SERVICES	8,302	-	18,995	20,000
239-53275-000-000-0000	MAINTENANCE SUPPLIES - STREETS	-	150,000	200,000	100,000
239-53290-000-000-0000	CONSTRUCTION MATERIALS-STREETS	31,556	-	23,445	-
239-58403-000-000-0000	TRANSFER TO DEBT SERVICE	665,500	748,950	748,950	865,150
TOTAL EXPENDITURES		**1,112,658**	**1,648,950**	**1,472,395**	**1,615,150**
	BEGINNING FUND BALANCE	**827,119**	**951,618**	**997,115**	**923,720**
	ENDING FUND BALANCE	**997,115**	**702,668**	**923,720**	**798,570**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
TECHNOLOGY REPLACEMENT FUND					
301-35100-000-000-0000	INTEREST	10,068	5,000	6,139	-
TOTAL REVENUE		**10,068**	**5,000**	**6,139**	**-**
301-54900-000-000-0000	NON CAPITAL OUTLAY < $9,999	63,885	91,900	91,900	-
301-58101-000-000-0000	TRANSFER TO GENERAL FUND	-	-	-	55,000
TOTAL EXPENDITURES		**63,885**	**91,900**	**91,900**	**55,000**
	BEGINNING FUND BALANCE	**194,578**	**119,978**	**140,761**	**55,000**
	ENDING FUND BALANCE	**140,761**	**33,078**	**55,000**	**(0)**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
TRAFFIC IMPACT FEES FUND					
320-32750-000-000-0000	IMPACT FEES - TRAFFIC (NORTH)	1,464	-	-	-
320-32755-000-000-0000	IMPACT FEES - TRAFFIC (N)(14)	173,461	200,000	30,000	-
320-32765-000-000-0000	IMPACT FEES - TRAFFIC (S)(14)	1,940	-	-	-
320-32771-000-000-0000	TRAFFIC IMPACT - AREA 1 (2021)	518,723	420,000	644,500	620,000
320-32772-000-000-0000	TRAFFIC IMPACT - AREA 2 (2021)	26,573	-	-	-
320-35100-000-000-0000	INTEREST	228,690	120,000	210,000	120,000
TOTAL REVENUE		**950,851**	**740,000**	**884,500**	**740,000**
320-52710-000-000-0000	PROFESSIONAL SERVICES	-	-	-	15,000
320-52730-000-000-0000	IMPACT FEE STUDY	-	-	123,000	-
320-57400-000-000-4043	EASEMENTS/SURVEY/ACQUISITION	-	105,000	12,000	105,000
320-57500-000-000-4043	PROJECT ENGINEERING	137,344	-	128,462	-
320-57600-000-000-4043	CONSTRUCTION COSTS	-	4,116,900	-	4,720,225
TOTAL EXPENDITURES		**137,344**	**4,221,900**	**263,462**	**4,840,225**
	BEGINNING FUND BALANCE	**4,114,478**	**4,764,162**	**4,927,985**	**5,549,023**
	ENDING FUND BALANCE	**4,927,985**	**1,282,262**	**5,549,023**	**1,448,798**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
PARK LAND FEES FUND					
322-35100-000-000-0000	INTEREST	78,720	40,000	65,000	40,000
322-36200-000-000-0000	PARK LAND FEES	-	-	34,200	-
322-36215-000-000-0000	BUILDER PARK IMPROVEMENT FEES	70,200	125,000	70,800	100,000
TOTAL REVENUE		**148,920**	**165,000**	**170,000**	**140,000**
322-52750-748-000-0000	PROFESSIONAL STUDIES	-	250,000	-	-
322-54910-748-000-0000	CAPITAL OUTLAY	-	13,000	-	-
322-57400-748-000-0000	EASEMENTS/SURVEY/ACQUISITION	4,900	95,000	95,000	-
322-57400-748-000-6068	EASEMENTS/SURVEY/ACQUISITION	103	-	-	-
322-57500-748-000-6068	PROJECT ENGINEERING	7,200	-	6,175	-
322-57500-748-000-6069	PROJECT ENGINEERING	17,063	419,950	222,051	-
322-57600-748-000-6068	CONSTRUCTION COSTS	-	107,050	249,716	-
322-57600-748-000-6069	CONSTRUCTION COSTS	-	-	-	650,000
322-57650-748-000-6068	TESTING	-	-	3,509	-
TOTAL EXPENDITURES		**29,266**	**885,000**	**576,451**	**650,000**
	BEGINNING FUND BALANCE	**1,393,147**	**1,025,147**	**1,512,801**	**1,106,350**
	ENDING FUND BALANCE	**1,512,801**	**305,147**	**1,106,350**	**596,350**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
DRAINAGE IMPACT FEES FUND					
520-32800-000-000-0000	IMPACT FEES - DRAINAGE	13,903	-	-	-
520-32805-000-000-0000	IMPACT FEES - DRAINAGE (14)	200,935	100,000	50,000	-
520-32810-000-000-0000	DRAINAGE IMPACT - TOWN CREEK	567,998	250,000	350,000	350,000
520-32811-000-000-0000	DRAINAGE IMPACT-DIETZ/CIBOLO	57,092	-	-	-
520-32812-000-000-0000	DRAINAGE IMPACT-UPPER SANTA CL	2,560	-	-	-
520-35100-000-000-0000	INTEREST	184,640	120,000	156,000	120,000
TOTAL REVENUE		**1,027,128**	**470,000**	**556,000**	**470,000**
520-52710-000-000-0000	PROFESSIONAL SERVICES	-	-	-	15,000
520-52730-000-000-0000	IMPACT FEE STUDY	-	-	43,000	-
520-54927-000-000-4041	DRAINAGE IMPROVEMENTS	638,427	-	-	-
520-57400-000-000-4043	EASEMENTS/SURVEY/ACQUISITION	-	245,000	28,000	245,000
520-57500-000-000-4043	PROJECT ENGINEERING	20,277	-	252,660	-
520-57600-000-000-4043	CONSTRUCTION COSTS	-	1,890,006	-	1,785,640
520-57999-000-000-0000	CONTRA CAPITAL OUTLAY ACCT	(658,704)	-	-	-
520-58501-000-000-0000	TRANSFER TO DUD	658,704	-	-	-
TOTAL EXPENDITURES		**658,704**	**2,135,006**	**323,660**	**2,045,640**
	BEGINNING FUND BALANCE	**3,218,482**	**3,255,042**	**3,586,906**	**3,819,246**
	ENDING FUND BALANCE	**3,586,906**	**1,590,036**	**3,819,246**	**2,243,606**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
WATER IMPACT FEES FUND					
522-32700-000-000-0000	IMPACT FEES - WATER	28,200	-	-	-
522-32705-000-000-0000	IMPACT FEES - WATER (14)	481,730	250,000	25,000	-
522-32710-000-000-0000	IMPACT FEES - WATER (2021)	107,582	450,000	150,000	200,000
522-35100-000-000-0000	INTEREST	286,943	225,000	225,000	200,000
TOTAL REVENUE		**904,454**	**925,000**	**400,000**	**400,000**
522-52710-000-000-0000	PROFESSIONAL SERVICES	-	-	-	15,000
522-52730-000-000-0000	IMPACT FEE STUDY	-	-	72,245	-
522-54916-000-000-0000	WATER LINE PROJECTS	-	2,225,000	-	-
522-54916-000-000-2005	WATER LINE PROJECTS	15,977	-	-	-
522-54916-000-000-2006	WATER LINE PROJECTS	43,403	-	30,598	-
522-57500-000-000-2031	PROJECT ENGINEERING	11,613	-	82,257	-
522-57600-000-000-2006	CONSTRUCTION COSTS	-	-	600,000	-
522-57600-000-000-4043	CONSTRUCTION COSTS	-	225,500	-	-
TOTAL EXPENDITURES		**70,993**	**2,450,500**	**785,100**	**15,000**
	BEGINNING FUND BALANCE	**5,080,714**	**5,615,737**	**5,914,175**	**5,529,075**
	ENDING FUND BALANCE	**5,914,175**	**4,090,237**	**5,529,075**	**5,914,075**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
WASTEWATER IMPACT FEES FUND					
524-32720-000-000-0000	IMPACT FEES - WASTEWATER	9,254	-	-	-
524-32725-000-000-0000	IMPACT FEES - WASTEWATER (14)	341,610	150,000	100,000	100,000
524-32730-000-000-0000	IMPACT FEES - WASTEWATER(2021)	76,824	150,000	125,000	150,000
524-35100-000-000-0000	INTEREST	188,929	100,000	165,000	120,000
TOTAL REVENUE		**616,617**	**400,000**	**390,000**	**370,000**
524-52710-000-000-0000	PROFESSIONAL SERVICES	-	-	-	15,000
524-52730-000-000-0000	IMPACT FEE STUDY	-	-	80,000	-
524-57500-000-000-3037	PROJECT ENGINEERING	16,448	-	240,352	-
524-57600-000-000-0000	CONSTRUCTION COSTS	-	2,024,000	-	-
524-57600-000-000-3037	CONSTRUCTION COSTS	-	-	-	2,024,000
524-57600-000-000-4043	CONSTRUCTION COSTS	-	1,338,500	-	1,159,500
TOTAL EXPENDITURES		**16,448**	**3,362,500**	**320,352**	**3,198,500**
	BEGINNING FUND BALANCE	**3,271,217**	**3,545,217**	**3,871,386**	**3,941,034**
	ENDING FUND BALANCE	**3,871,386**	**582,717**	**3,941,034**	**1,112,534**

SPECIAL REVENUE FUNDS		FY 24 ACTUALS	FY 25 ADOPTED BUDGET	FY 25 EOY ESTIMATE	FY 26 PROPOSED BUDGET
CIBOLO PUBLIC FACILITY CORPORATION					
810-32670-000-000-0000	AGREEMENT AND AMENDMENT FEES	41,600	14,000	14,000	14,000
810-35100-000-000-0000	INTEREST	233,444	100,000	115,000	100,000
TOTAL REVENUE		**275,044**	**114,000**	**129,000**	**114,000**
810-52610-000-000-0000	CONTRACT SERVICES	-	-	217,435	53,000
810-54910-000-000-0000	CAPITAL OUTLAY	-	-	107,300	-
810-57400-000-000-0000	EASEMENTS/SURVEY/ACQUISITION	2,011,379	-	18,500	-
810-57600-000-000-8100	CONSTRUCTION COSTS	-	-	142,700	250,000
810-58101-000-000-0000	TRANSFER TO GENERAL FUND	-	14,000	14,000	14,000
TOTAL EXPENDITURES		**2,011,379**	**14,000**	**499,935**	**317,000**
	BEGINNING FUND BALANCE	**4,533,497**	**2,256,163**	**2,797,162**	**2,426,227**
	ENDING FUND BALANCE	**2,797,162**	**2,356,163**	**2,426,227**	**2,223,227**

2025 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF CIBOLO
Taxing Unit Name

(210) 658-9900
Phone *(area code and number)*

200 S Main St., Cibolo, 78108
Taxing Unit's Address, City, State, ZIP Code

www.cibolotx.gov
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]	$ 3,815,805,998
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]	$ 340,799,580
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 3,475,006,418
4.	**Prior year total adopted tax rate.**	$ 0.4990 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.** **A. Original prior year ARB values:** ..... $ 25,996,728 **B. Prior year values resulting from final court decisions:** ..... - $ 22,800,000 **C. Prior year value loss.** Subtract B from A.[3]	$ 3,196,728
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** ..... $ 0 **B. Prior year disputed value:** ..... - $ 0 **C. Prior year undisputed value.** Subtract B from A.[4]	$ 0
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 3,196,728

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 3,478,203,146
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory. [5]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: $ 4,014,066 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: + $ 60,694,200 **C. Value loss.** Add A and B. [6]	$ 64,708,266
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** $ 0 **B. Current year productivity or special appraised value:** - $ 0 **C. Value loss.** Subtract B from A. [7]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 64,708,266
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 3,413,494,880
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 17,033,339
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [9]	$ 68,519
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]	$ 17,101,858
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11] **A. Certified values:** $ 3,690,733,005 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: + $ 0 **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. [12] - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 3,690,733,005

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] ..... $ 164,559,342 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] ..... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 164,559,342
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 302,194,738
21.	**Current year total taxable value.** Add Lines 18E and 19C. Subtract Line 20. [17]	$ 3,553,097,609
22.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [18]	$ 0
23.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [19]	$ 136,787,605
24.	**Total adjustments to the current year taxable value.** Add Lines 22 and 23.	$ 136,787,605
25.	**Adjusted current year taxable value.** Subtract Line 24 from Line 21.	$ 3,416,310,004
26.	**Current year NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100. [20]	$ 0.5005 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [21]	$ 0.0000 /$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.3197 /$100
29.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,478,203,146

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §26.012(6)
[18] Tex. Tax Code §26.012(17)
[19] Tex. Tax Code §26.012(17)
[20] Tex. Tax Code §26.04(c)
[21] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	**Total prior year M&O levy.** Multiply Line 28 by Line 29 and divide by $100	$ 11,119,815
31.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year. + $ 42,511	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 0	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ 42,511	
	E. Add Line 30 to 31D.	$ 11,162,326
32.	**Adjusted current year taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,416,310,004
33.	**Current year NNR M&O rate (unadjusted).** Divide Line 31E by Line 32 and multiply by $100.	$ 0.3267 /$100
34.	**Rate adjustment for state criminal justice mandate.** [23]	
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.0000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.0000 /$100
35.	**Rate adjustment for indigent health care expenditures.** [24]	
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.0000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.0000 /$100

[22] [Reserved for expansion]
[23] Tex. Tax Code §26.044
[24] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	**Rate adjustment for county indigent defense compensation.** [25] **A.** **Current year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. . . . . $ 0 **B.** **Prior year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. . . . . $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.0000 /$100 **D.** Multiply B by 0.05 and divide by Line 32 and multiply by $100. . . . . $ 0.0000 /$100 **E.** Enter the lesser of C and D. If not applicable, enter 0.	$ 0.0000 /$100
37.	**Rate adjustment for county hospital expenditures.** [26] **A.** **Current year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. . . . . $ 0 **B.** **Prior year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. . . . . $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.0000 /$100 **D.** Multiply B by 0.08 and divide by Line 32 and multiply by $100. . . . . $ 0.0000 /$100 **E.** Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.0000 /$100
38.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A.** **Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year . . . . . $ 0 **B.** **Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . . $ 0 **C.** Subtract B from A and divide by Line 32 and multiply by $100 . . . . . $ 0.0000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.0000 /$100
39.	**Adjusted current year NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	$ 0.3267 /$100
40.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . . $ 0 **B.** Divide Line 40A by Line 32 and multiply by $100 . . . . . $ 0.0000 /$100 **C.** Add Line 40B to Line 39.	$ 0.3267 /$100
41.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	$ 0.3381 /$100

[25] Tex. Tax Code §26.0442
[26] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	***Disaster Line 41 (D41):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. [27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	$ _____/$100
42.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes, **(2)** are secured by property taxes, **(3)** are scheduled for payment over a period longer than one year, and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [28] Enter debt amount ..... $ 7,998,643 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 300,000 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 1,141,425 **E. Adjusted debt.** Subtract B, C and D from A.	$ 6,557,218
43.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [29]	$ 0
44.	**Adjusted current year debt.** Subtract Line 43 from Line 42E.	$ 6,557,218
45.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [30] ..... 100.00 % **B.** Enter the prior year actual collection rate. ..... 98.46 % **C.** Enter the 2023 actual collection rate. ..... 98.64 % **D.** Enter the 2022 actual collection rate. ..... 98.54 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [31]	100.00 %
46.	**Current year debt adjusted for collections.** Divide Line 44 by Line 45E.	$ 6,557,218
47.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,553,097,609
48.	**Current year debt rate.** Divide Line 46 by Line 47 and multiply by $100.	$ 0.1845 /$100
49.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 41 and 48.	$ 0.5226 /$100
D49.	***Disaster Line 49 (D49):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$ _____/$100

[27] Tex. Tax Code §26.042(a)
[28] Tex. Tax Code §26.012(7)
[29] Tex. Tax Code §26.012(10) and 26.04(b)
[30] Tex. Tax Code §26.04(b)
[31] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.0000 /$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [32] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$
52.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [33] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [34] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$
53.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$
54.	**Sales tax adjustment rate.** Divide Line 52 by Line 53 and multiply by $100.	$ /$100
55.	**Current year NNR tax rate, unadjusted for sales tax.**[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ /$100
56.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	$ /$100
57.	**Current year voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ /$100
58.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 54 from Line 57.	$ /$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [37] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [38]	$
60.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet*.	$
61.	**Additional rate for pollution control.** Divide Line 59 by Line 60 and multiply by $100.	$ /$100

[32] Tex. Tax Code §26.041(d)
[33] Tex. Tax Code §26.041(i)
[34] Tex. Tax Code §26.041(d)
[35] Tex. Tax Code §26.04(c)
[36] Tex. Tax Code §26.04(c)
[37] Tex. Tax Code §26.045(d)
[38] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$ _____/$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [39] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [40] I

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [41]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [42] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [43]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [44]

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.4769 /$100
	B. Unused increment rate (Line 66)	$ 0.0000 /$100
	C. Subtract B from A	$ 0.4769 /$100
	D. Adopted Tax Rate	$ 0.4990 /$100
	E. Subtract D from C	$ -0.0221 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 3,522,321,020
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
64.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.4699 /$100
	B. Unused increment rate (Line 66)	$ 0.0000 /$100
	C. Subtract B from A	$ 0.4699 /$100
	D. Adopted Tax Rate	$ 0.4699 /$100
	E. Subtract D from C	$ 0.0000 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 3,186,290,110
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
65.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.4971 /$100
	B. Unused increment rate (Line 66)	$ 0.0279 /$100
	C. Subtract B from A	$ 0.4692 /$100
	D. Adopted Tax Rate	$ 0.4835 /$100
	E. Subtract D from C	$ -0.0143 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 2,723,027,106
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
66.	**Total Foregone Revenue Amount.** Add Lines 63G, 64G and 65G	$ 0.0000
67.	**2025 Unused Increment Rate.** Divide Line 66 by Line 21 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.0000 /$100
68.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	$ 0.5226 /$100

[39] Tex. Tax Code §26.013(b)
[40] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[41] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[42] Tex. Tax Code §§26.0501(a) and (c)
[43] Tex. Local Gov't Code §120.007(d)
[44] Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [44]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [45]

Line	De Minimis Rate Worksheet	Amount/Rate
69.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet.*	
70.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
71.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 70 and multiply by $100.	$ _____/$100
72.	**Current year debt rate.** Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$ _____/$100
73.	**De minimis rate.** Add Lines 69, 71 and 72.	$ _____/$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[48]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [49]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	**2024 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____/$100
75.	**Adjusted 2024 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [50] Enter the final adjusted 2024 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0.0000 /$100
76.	**Increase in 2024 tax rate due to disaster.** Subtract Line 75 from Line 74.	$ _____/$100
77.	**Adjusted 2024 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
78.	**Emergency revenue.** Multiply Line 76 by Line 77 and divide by $100.	$ _____
79.	**Adjusted 2024 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ _____
80.	**Emergency revenue rate.** Divide Line 78 by Line 79 and multiply by $100. [51]	$ _____/$100

[45] Tex. Tax Code §26.04(c)(2)(B)
[46] Tex. Tax Code §26.012(8-a)
[47] Tex. Tax Code §26.063(a)(1)
[48] Tex. Tax Code §26.042(b)
[49] Tex. Tax Code §26.042(f)
[50] Tex. Tax Code §§26.42(c)
[51] Tex. Tax Code §§26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	$ _____/$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. ..... $ 0.5005 /$100
As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate ..... $ 0.5226 /$100
As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
Indicate the line number used: 68

De minimis rate. ..... $ _____/$100
If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [52]

print here ▶ Daryl John
Printed Name of Taxing Unit Representative

sign here ▶
Taxing Unit Representative

7-28-25
Date

[52] Tex. Tax Code §§26.04(c-2) and (d-2)

Date amended: 07/29/02025

City Council FY26 Budget Presentation

August 12, 2025

Presentation Overview

- Budget Schedule
- Workshops Follow-up
- All Funds Overview
- Tax Rate Discussion
- General Fund Update
- Debt Service Fund
- All Other Operating Funds
  - Development Services Fund
  - Water/Wastewater Utility Fund
  - Drainage Utility District
  - Economic Development Fund
- Special Revenue Funds
- Council Feedback

Budget Process - Major Steps

Budget Schedule - Key Dates

March 25 – Set Preliminary Schedules, CIP update
April 5 - Council Strategic Management Workshop
May 1 - Preliminary Taxable Values available
June 17 – Budget workshop #1
July 15 – Budget Workshop #2
July 25 – Certified Taxable Values
July 31 – Special Meeting to discuss tax rate
August 5 – Budget Workshop #3, if needed
August 12 – Deliver City Manager's Proposed Budget
August 26 – Council feedback on City Manager's Proposed Budget
September 18 – Hold public hearings, adopt budget and tax rate

Council Direction from Prior Budget Workshops

Council Feedback from prior Workshops

City Council was provided an opportunity to ask questions and give feedback at:

June 17th Budget Workshop:

- City Council supported the list of 5-year, bond funded CIP

July 8th Council Workshop:

- City Council expressed support for amending the Fund Balance Reserve Policy to set a minimum reserve of 25%

Council Feedback from prior Workshops

July 15th Budget Workshop:

Economic Development Corporation

- City Council expressed support for the EDC Board's recommended budget items (EDGE/BIG grants, Strategic Plan implementation, Parks Master Plan)

Utility Fund

- Supported 2% increase in wastewater rates and postponement of any other rate adjustments until utility rate study is completed.
- Supported $1M set aside for future water acquisition and $100K for a consultant knowledgeable in water appraisal and acquisition

Council Feedback from prior Workshops

Drainage Utility Fund

- Supported the exploration of modifying drainage fees based on surface material

Special Revenue Funds

- Supported ticket price increase for Cibolofest carnival attraction
- Supported General Fund participation in Cibolofest for $30K
- Supported Street Maintenance program of $750K
- Supported the use of funds from the Cibolo Public Facility Corporations for:
  - Parks and Recreation Commission events
  - Phase 2 renovations of the Cibolo Community Center
  - Federal Grant Consultant

All Funds Overview

City of Cibolo Municipal Corporation (FY 26)

General Fund
$24,893,298

Utility Fund
$19,910,681

Debt Svc Fund
$8,003,143

Dev Svc Fund
$2,631,770

Drainage Fund
$1,840,851

EDC Fund
$1,192,285

Special Revenue Funds
$13,558,057

FY26 Proposed Budget = $72,030,085

- Operating Funds (General + Utility + Dev. Services + Drainage) = $49,276,600
- Debt Service Fund = $8,003,143
- Additional Funds (EDC + Special Revenue Funds) = $14,750,342

Tax Rate Discussion

Certified Tax Values

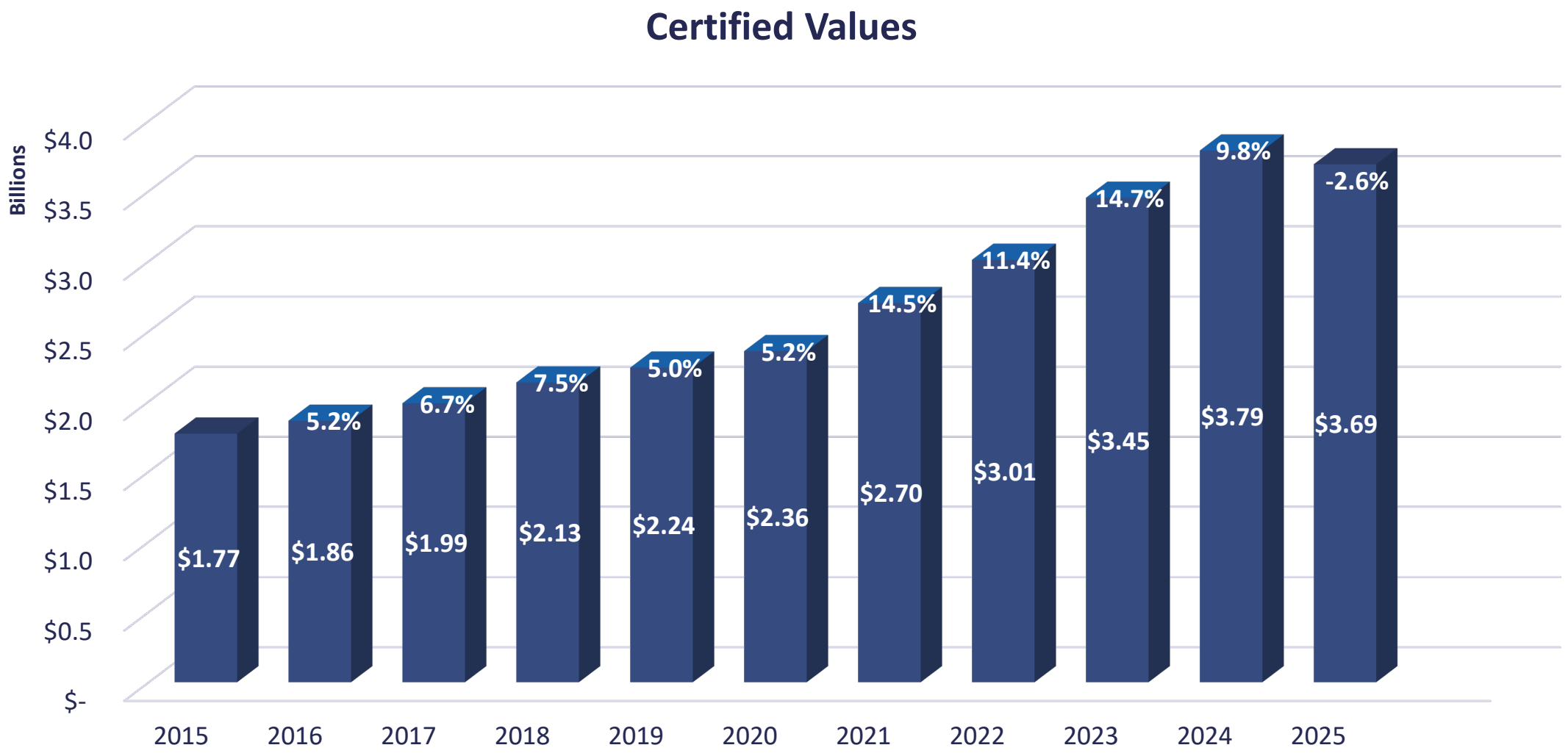
- Certified Net Taxable Value decreased 2.6% from 2024 and is at the lower end of the range provided by the Appraisal District in April.
- An inverse relationship exists between property values and tax rate.
  - A decline in values generally results in an increase in tax rate to generate tax revenues equivalent to the prior year (on the same properties).

Sec. 26.01a	**2025 Certified Net Taxable Value**	:	**$ 3,690,704,859**
Sec. 26.01c	Total Number of Properties Under Protest		578
	Total Net Taxable Value of Property Under Protest	: $	177,667,283
	Estimated taxpayers' opinion of value for those properties still under protest	:	**$ 164,559,342**

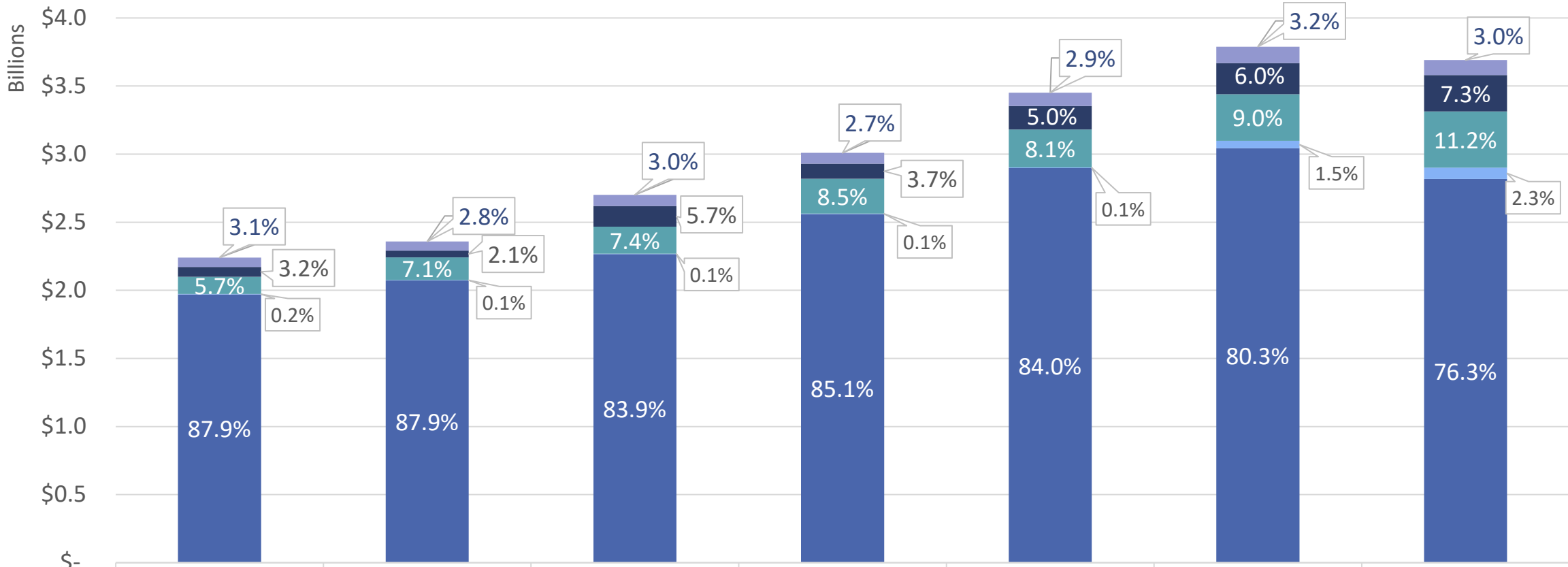
Sec. 26.01a	**2024 Certified Net Taxable Value**	:	**$ 3,789,135,452**
Sec. 26.01c	Total Number of Properties Under Protest		254
	Total Net Taxable Value of Property Under Protest	: $	83,749,353
	Estimated taxpayers' opinion of value for those properties still under protest	:	**$ 75,661,002**

Note: Average taxable home value decreased by 3.8% from $350,621 to $337,425.

Net Taxable Values – 10 Year History



Taxable Assessed Values (net of exemptions)



	2019	2020	2021	2022	2023	2024	2025
Other	68,615,670	66,539,892	81,261,011	79,936,493	98,712,325	121,151,043	109,433,860
Industrial	71,946,705	49,480,742	152,667,166	110,482,257	172,213,037	228,400,785	267,735,405
Commercial	127,250,938	166,970,594	198,545,549	255,933,010	278,618,991	341,849,896	412,218,936
Muti-family	3,417,473	2,474,329	2,614,613	2,734,000	4,323,302	55,100,469	83,761,772
Residential	1,969,700,817	2,072,979,209	2,266,039,843	2,560,239,057	2,897,766,698	3,042,633,259	2,817,554,886

Tax Rate Discussion

- The **no-new-revenue tax rate** is the tax rate which would produce the same amount of tax revenue if applied to the same properties taxed in both years.
- The **voter-approval tax rate** is the maximum rate allowed by law without voter approval.
- The proposed budget is based on the voter-approval tax rate of **$0.5226** and will require a public hearing prior to adoption.
- 1-cent on the tax rate = $350K

Proposed Tax Rate	$0.5226
Preceding Year's Tax Rate	$0.4990
No-New-Revenue Tax Rate	$0.5005
Voter-Approval Tax Rate	$0.5226

Tax Rate Impact on Average Home Value

2024 average home value = $350,621

2025 average home value = $337,425

TAX YEAR	TAX RATE	ANNUAL TAXES	DIFFERENCE FROM NNR	DIFFERENCE FROM PY
2024	$0.4990	$1,749.60		
2025	$0.5005	$1,688.81		($ 60.79)
2025	$0.5226	$1,763.38	$ 74.57	$ 13.78

Tax Rate Impact on General Fund Revenue

2025 NET TAXABLE VALUE = $3,553,097,609

2025 FROZEN LEVY = $863,853

	TOTAL TAX RATE	M&O TAX RATE	M&O LEVY at 98.75% (including Frozen Levy)	DIFFERENCE FROM GENERAL FUND BUDGET
PY RATE	$0.4990	$0.3145	$11,572,457	($842,542)
2025 NNR	$0.5005	$0.3160	$11,626,033	($788,967)
2025 M&O NNR	$0.5112	$0.3267	$12,008,044	($406,956)
2025 VAR*	**$0.5226**	**$0.3381**	**$12,414,750**	**(250)**

*The proposed budget is based on the voter-approval tax rate of **$0.5226** and will require a public hearing prior to adoption.

General Fund Overview

General Fund - Updates

Expenses exceed Revenues by $330K (use of fund balance)

- Adjustments to revenue and expense
  - Adjust miscellaneous park and court fees, increasing revenue by $31,000
  - Reduce PPE and travel expense in Police Department by $46,000
  - Reduce PPE and travel expense in Fire Department by $19,000
  - Reduce IT by $12,000 for printing overages
  - Reduce PW Park supplies and maintenance by $8,500 and added .25 FTE for custodial staff
  - Reduce PW Streets supplies by $11,000
  - Reduce supplies and travel in administrative departments by $10K
- Identified one-time costs = $393K (from fund balance)
  - Cash match for 2026 MVCPA grant of $97,423
  - Litigation costs of $100,000
  - Strategic partnership grants - $12,000
  - Computer replacements - $110,000
  - Special events - $74,600

General Fund Revenues Overview

	FY 25 Adopted Budget	FY 25 YE Estimate	FY 26 Proposed Budget	*Change from FY25 Adopted*
General Taxes and Franchise Fees	$ 18,698,200	$ 18,602,700	$ 20,050,000	7.3%
Permits Licenses and Fees	181,000	140,500	58,000	-68.0%
Animal Services	33,750	41,600	42,000	24.4%
Court and Alarm Fees	255,450	187,600	197,100	-22.8%
Interest and Miscellaneous	439,164	530,164	469,164	-6.8%
Parks and Grants	98,500	117,182	153,182	55.5%
Intergovernmental and Transfers	2,972,115	2,835,115	3,568,806	20.1%
Other Financing Sources	245,500	250,000	25,000	-89.8%
	$ 22,923,679	**$ 22,704,861**	**$ 24,563,252**	**7.2%**

General Fund Expenses Overview

	FY 25 Adopted Budget	FY 25 YE Estimate	FY 26 Proposed Budget	*Change from FY25 Adopted*
Salaries and Benefits	$ 15,810,191	$ 15,610,141	$ 17,066,778	7.9%
Services, Utilities and Training	3,379,239	3,592,597	3,551,903	6.0%
General Supplies and Repairs	1,355,863	1,388,795	1,390,640	4.4%
Capital related	46,002	759,175	118,500	157.6%
Intergovernmental & other contractual expense	1,744,228	1,320,193	1,794,954	2.9%
Transfers and Financing Payments	889,300	790,805	970,523	9.1%
Total Expenses	**$ 23,224,823**	**$ 23,461,706**	**$ 24,893,298**	**7.4%**
Projected Ending Fund Balance	**$ 5,662,031**	**$ 6,214,873**	**$ 5,884,827**	
As a percent of recurring general fund expense	*28.8%*	*31.0%*	*27.4%*	
25% fund balance calculation			*$5,376,765*	

General Fund FY26 Proposed Budget

Highlights:

- Mandatory increases included in FY26 include:
  - ILAs for dispatch and EMS
  - Market compensation and 2% COLA
  - 10-12% increase for health insurance
  - MVCPA Grant match $97K

Department	FY 26 Preliminary Budget	Portion of $1	Increase from PY	% increase
Police	$7,832,894	$0.31	$528,311	7.2%
Fire	6,258,603	0.25	396,249	6.8%
Administration	5,787,272	0.23	528,390	10.0%
Public Works	3,803,349	0.16	163,855	4.5%
Animal Services	549,034	0.02	18,113	3.4%
Code Enforcement/Court	391,822	0.02	25,478	7.0%
Economic Development	270,324	0.01	8,079	3.1%
	$24,893,298	**$1.00**	**$1,668,475**	**7.2%**

Increases in the General Fund for FY26

- Full year of PY COLA and market adjustments $325K (including related benefits)
- Public Safety Overtime $350K (including related benefits)
- Market adjustments / 2%COLA for Non-public safety positions – $271K
- Health Care – 10-12% increase anticipated - $170k
- Elimination of ARPA funds for personnel - $250k
- Interlocal Agreements – increased by $212K over original budget
  - EMS Services - $132k increase
  - 911 Dispatch Services - $25k increase ($280K in ARPA funds were used to offset increase in PY)
  - Guadalupe Appraisal District ($55k increase)
- Utilities, telecommunications, and other contract services $170K
- Technology Replacements - $100K
- MVCPA Grant match - $97.5K
- Increases offset by reductions in EDC Incentives and an increase in salary savings

Debt Service Fund

Debt Service Requirements

Bond Issue	Principal	Interest	Bond Payment
2014 General Obligation Bonds	150,000	28,250	178,250
2015 General Obligation & Refunding Bonds	745,000	119,900	864,900
2016 General Obligation Bonds	165,000	58,125	223,125
2017 Certificates of Obligation	135,000	38,789	173,789
2018 General Obligation Bonds	160,000	61,038	221,038
2019 General Obligation Bonds	425,000	286,725	711,725
2019 Certificates of Obligation	235,000	158,725	393,725
2019 General Obligation Refunding Bonds	445,000	84,525	529,525
2020 Proposed Certificates of Obligation	755,000	110,150	865,150
2021 General Obligation Refunding Bonds	1,345,000	153,750	1,498,750
2022 Tax Note	360,000	18,396	378,396
2023 Certificates of Obligation	115,000	166,525	281,525
2024 Certificates of Obligation	490,000	340,650	830,650
2025 Certificates of Obligation	0	695,273	695,273
2025 General Obligation Bonds	30,000	122,822	152,822
Total Debt Service accounted for in Debt Service Fund	**$ 5,555,000**	**$ 2,443,643**	**$ 7,998,643**

Debt Service Fund

	FY 24 Actual	FY 25 Adopted Budget	FY 25 YE Estimate	FY 26 Proposed Budget
Property Tax Revenue	$ 6,108,474	$ 6,560,000	$ 6,497,725	$ 6,795,000
YMCA Contribution	165,000	165,000	165,000	165,000
Interest and Miscellaneous	93,652	80,000	87,500	70,000
Transfers	823,758	864,225	864,225	976,425
TOTAL REVENUE	**$ 7,190,884**	**$ 7,669,225**	**$ 7,614,450**	**$ 8,006,425**
Services	6,476	3,500	$ 9,500	4,500
Principal	5,329,727	5,715,000	5,615,000	5,555,000
Interest	1,738,117	2,029,144	2,009,719	2,443,643
TOTAL EXPENSES	**$ 7,074,320**	**$ 7,747,644**	**$ 7,634,219**	**$ 8,003,143**
	$ 116,564	**($ 78,419)**	**($ 19,769)**	**$ 3,282**
ENDING FUND BALANCE	**$ 1,415,354**	**$ 1,298,729**	**$ 1,395,885**	**$ 1,398,867**

Development Services Fund

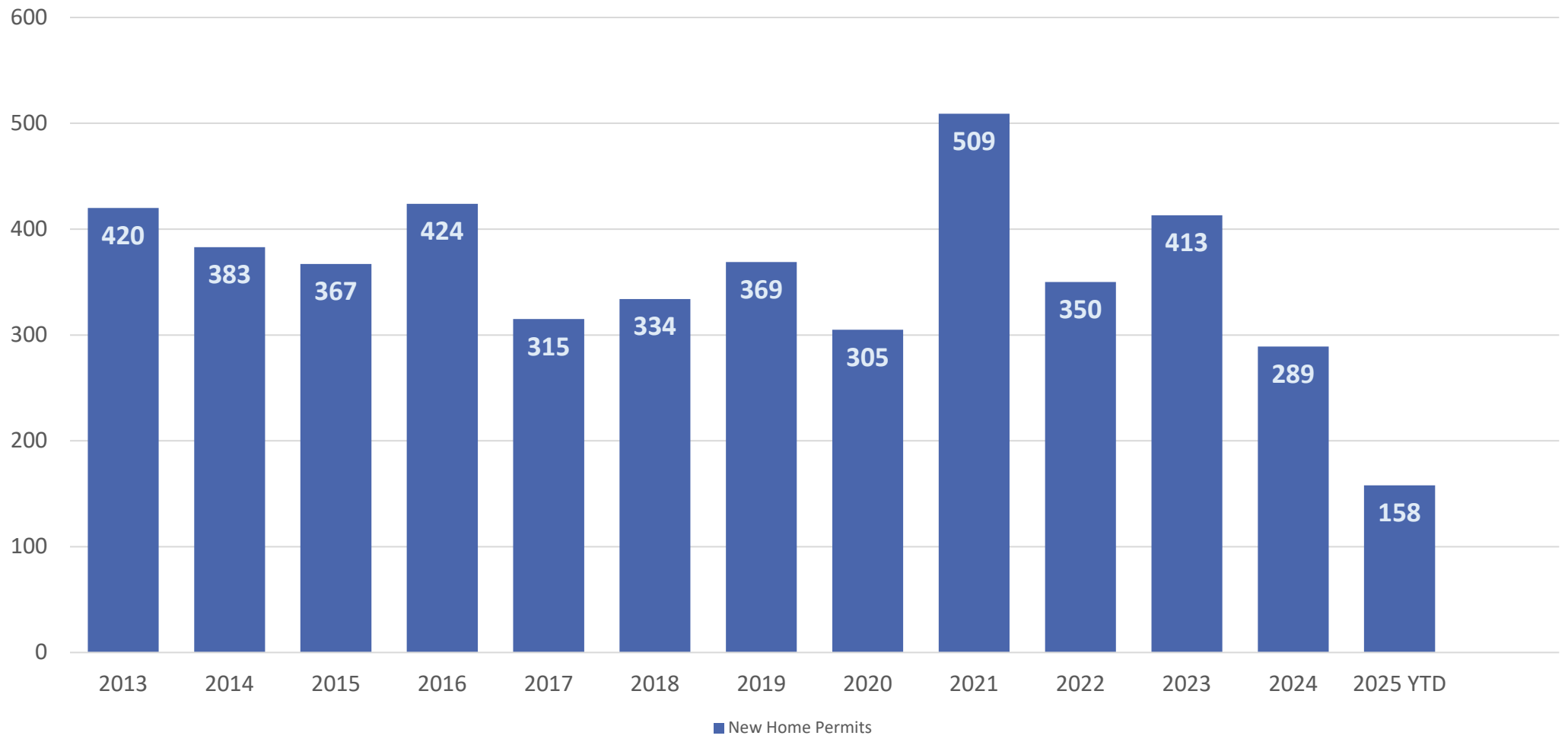
Development Services Fund – FY 26 Budget Highlights

- Created in FY 25 to separate development activities from the General Fund
- Updating workflows in development services software to be improve efficiency and effectiveness between departments
- Subject to economic fluctuations in housing market

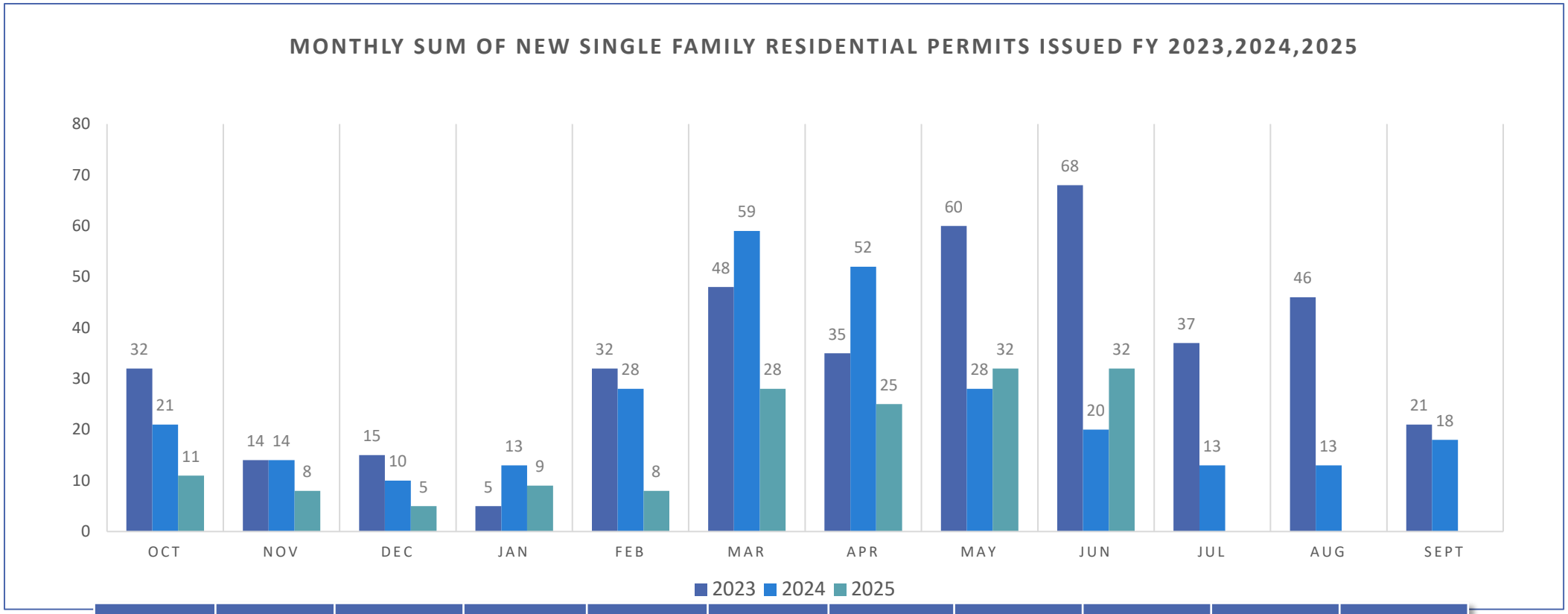
Development Services Fund – Summary

	FY 25 Budget	FY 25 EOY Estimate	FY 26 Proposed
Permits and Fees	3,263,900	2,189,250	2,824,000
Intergovernmental and Transfers	5,500	10,500	15,000
Total Revenue	**3,269,400**	**2,199,750**	**2,839,000**
Personnel Costs	727,120	638,920	773,620
Services, Utilities and Training	2,015,800	1,173,950	1,584,400
Supplies & Equipment	34,300	30,300	30,250
Other Expense	100,000	95,000	100,000
Transfers	178,500	128,850	143,500
Total Expenses	**3,055,720**	**2,067,020**	**2,631,770**
Net Change in Fund Balance	**213,680**	**132,730**	**207,230**
Ending Fund Balance	**$ 213,680**	**$ 132,730**	**$ 339,960**

New Home Permits since 2013



New Home Permits by Month – FY25 Year-to-Date



Aug. 2024	Sept. 2024	Oct. 2024	Nov. 2024	Dec. 2024	Jan. 2025	Feb. 2025	Mar. 2025	Apr. 2025	May 2025	June 2025
Chesmar: 4	Coventry: 6	Scott Felder: 1	Chesmar: 3	Beazer: 3	Beazer: 3	Scott Felder: 2	DR Horton: 11	Perry Homes: 7	Chesmar:10	DR Horton: 21
Coventry: 3	Beazer Homes: 4	Chesmar: 1	Beazer: 2	Bellaire: 1 Coventry: 1	Bellaire: 2	Chesmar: 1	Chesmar: 8	Chesmar: 7	Coventry: 8	Perry Homes: 5

Water / Wastewater Utility Fund

Utility Fund - FY 26 Budget Highlights

- Utility Rate Study is underway. Anticipate having a recommendation to City Council for utility rate changes by September. Rate study will consider future growth and future capital projects in setting rates.
- Current budget does not include a rate increase for water, but does include a 2% increase for wastewater rates to offset the 2% increase passed through by CCMA for FY26.
- Set aside $1 million for future water acquisition to replace Crystal Clear water. The budget also includes $100k for a water consultant to assist in options regarding CVLGC groundwater lease appraisal and negotiations, exploration of raw water development, and negotiation with TCEQ of alternative capacity requirements.
- Increased franchise fee to the General fund from 3% to 4%.
- New solid waste franchise agreement reduces customer service load on UBO for solid waste services. Allows us to shift 10% franchise fee for commercial contracts (billed by WC) to the General Fund like other franchise agreements. Residential billing still managed by UBO, allocating 10% franchise fee in a 60/40 split with General Fund.
- FY 26 budget includes $24K for market adjustment and 2% COLA.

Water / Wastewater Utility Fund – Summary

	FY 24 Actual	FY 25 Budget	FY 25 EOY Estimate	FY 26 Proposed	Change
Charges for Services	17,409,602	18,810,000	18,250,680	18,504,850	-1.6%
Interest and other fees	688,359	630,500	658,750	628,000	-0.4%
Total Revenue	**18,097,960**	**19,440,500**	**18,909,430**	**19,132,850**	**-1.6%**
Personnel Costs	1,532,644	1,659,909	1,622,972	1,747,678	5.3%
Services, Utilities & Training	391,013	737,055	895,922	1,098,497	49.0%
Supplies & Equipment	418,369	776,100	769,196	500,438	-35.5%
Other Contractual Expense	11,220,581	14,235,250	11,946,300	13,962,737	-1.9%
Transfers and Debt Service	2,243,888	2,312,735	2,340,167	2,601,331	12.5%
Total Expenses	**15,806,494**	**19,721,049**	**17,573,857**	**19,910,681**	**1.0%**
Net Change	**2,291,466**	**(280,549)**	**1,335,573**	**(785,831)**	
Ending Fund Balance	**$ 8,668,010**	**$ 8,282,512**	**$ 10,003,583**	**$ 9,225,752**	

Wastewater Rate Changes

		LUE = Normal Max Flow X 0.8 X $21.00 (1.5" to 10")				Approved	Proposed		
Wastewater Rates						FY 25 Rates	FY 26 Rates		Change
Residential:		First 3,000 gallons of water used				$18.65	$19.03		2.0%
		3,001 + gallons of water used	*additional*			$5.44	$5.55	*Per Tgal*	2.0%
Commercial:		First 3,000 gallons of water used				$23.19	$23.65		2.0%
		3,001 + gallons of water used	*additional*			$5.44	$5.55	*Per Tgal*	2.0%
Multi-family:		First 3,000 gallons of water used	x LUE			$23.19	$23.65	*x LUE*	2.0%
		(3,001+ x LUE) gal of water used	*additional*			$5.44	$5.55	*Per Tgal*	2.0%
							Tgal = 1,000 gallons		

Residential customer bill increase by consumption (residential wastewater is based on winter average consumption)

Consumption	FY 25 Rates	FY 26 Rates	$ Difference	% Difference
4,000	$ 24.09	$ 24.58	$ 0.49	2.0%
6,000	$ 34.97	$ 35.68	$ 0.71	2.0%
8,000	$ 45.85	$ 46.78	$ 0.93	2.0%
15,000	$ 83.93	$ 85.63	$ 1.70	2.0%

Canyon Regional Water Authority (CRWA)

- CRWA has submitted their initial budget for FY 26 to the member entities. Our contractual costs, based on the draft budget, are set to increase by over 21%. The budget includes:
  - a 5% increase in raw water costs ($184 to $193/ac-ft - set by the Guadalupe Blanco River Authority),
  - a 3% merit and 3% COLA increase in personnel costs
  - 3 new administrative positions
  - 3% increase in chemicals and utilities
  - 10-17% increase in property and liability insurance costs
  - 121% increase in repair and replacement funds
- CRWA is anticipated to complete their budget process, setting all new fees and rates at their August 11th Board of Trustees meeting (final adoption of the FY 26 budget).

Cibolo Creek Municipal Authority (CCMA)

New debt obligation for expansion of the South Wastewater Treatment Plant

- Highest annual debt service cost occurs in FY28-46 for an average annual cost of $2.565 million.
- Current count of wastewater customers is 11,556. Annual cost to each customer to cover the debt would approximate $221.88, or $18.49 monthly.
- Current wastewater "consumption" totals 77,875,800 gallons each month. Allocating debt service cost per Tgal, would increase fees by $2.74 per Tgal. A customer at an average 6 Tgal charge would be impacted by $197.64 annually, or $16.47 monthly.

Cibolo Creek Municipal Authority
South WWTP Expansion
City of Cibolo Project
Option 2
May 22, 2025

(9/30)	$5,060,000 Contract Rev Bonds, S-2025 [1]	$33,750,000 Contract Rev. Bonds, S-2027 [2]	Total Debt Service
2025			
2026	$ 200,292		$ 200,292
2027	391,669	$ 1,125,000	1,516,669
2028	394,069	2,170,125	2,564,194
2029	391,113	2,174,625	2,565,738
2030	392,800	2,172,750	2,565,550
2031	394,013	2,174,500	2,568,513
2032	389,869	2,169,875	2,559,744
2033	390,369	2,173,750	2,564,119
2034	390,394	2,171,000	2,561,394
2035	389,944	2,171,625	2,561,569
2036	393,900	2,170,500	2,564,400
2037	392,263	2,172,500	2,564,763
2038	390,150	2,172,500	2,562,650
2039	392,444	2,170,500	2,562,944
2040	394,025	2,171,375	2,565,400
2041	390,013	2,170,000	2,560,013
2042	390,406	2,171,250	2,561,656
2043	390,088	2,170,000	2,560,088
2044	393,938	2,171,125	2,565,063
2045	391,956	2,174,375	2,566,331
2046	394,144	2,174,625	2,568,769
2047	-	2,171,875	2,171,875
2048	-	2,171,000	2,171,000
2049	-	2,171,750	2,171,750
2050	-	2,173,875	2,173,875
2052	-	2,171,750	2,171,750
2053	-	2,172,125	2,172,125
2054	-	2,173,125	2,173,125
2055	-	2,169,625	2,169,625
2056	-	2,171,375	2,171,375
2057	-	2,173,000	2,173,000
Total	$ 8,037,854	$ 66,283,750	$ 74,321,604

[1] *Assumes 11-1-25 Dated date and 4.75% interest rate*

Drainage Utility District

Drainage Utility District - FY 26 Budget Highlights

- No fee changes are proposed.
- FY 26 budget includes $12K for 2% COLA.
- Increased franchise fee to the General fund from 3% to 4%.
- Includes additional funding for engineering services to evaluate drainage flow to detention pond at the PW facility.
- Includes a draw down of fund balance for capital equipment
  - TYMCO Model 435 Street Sweeper

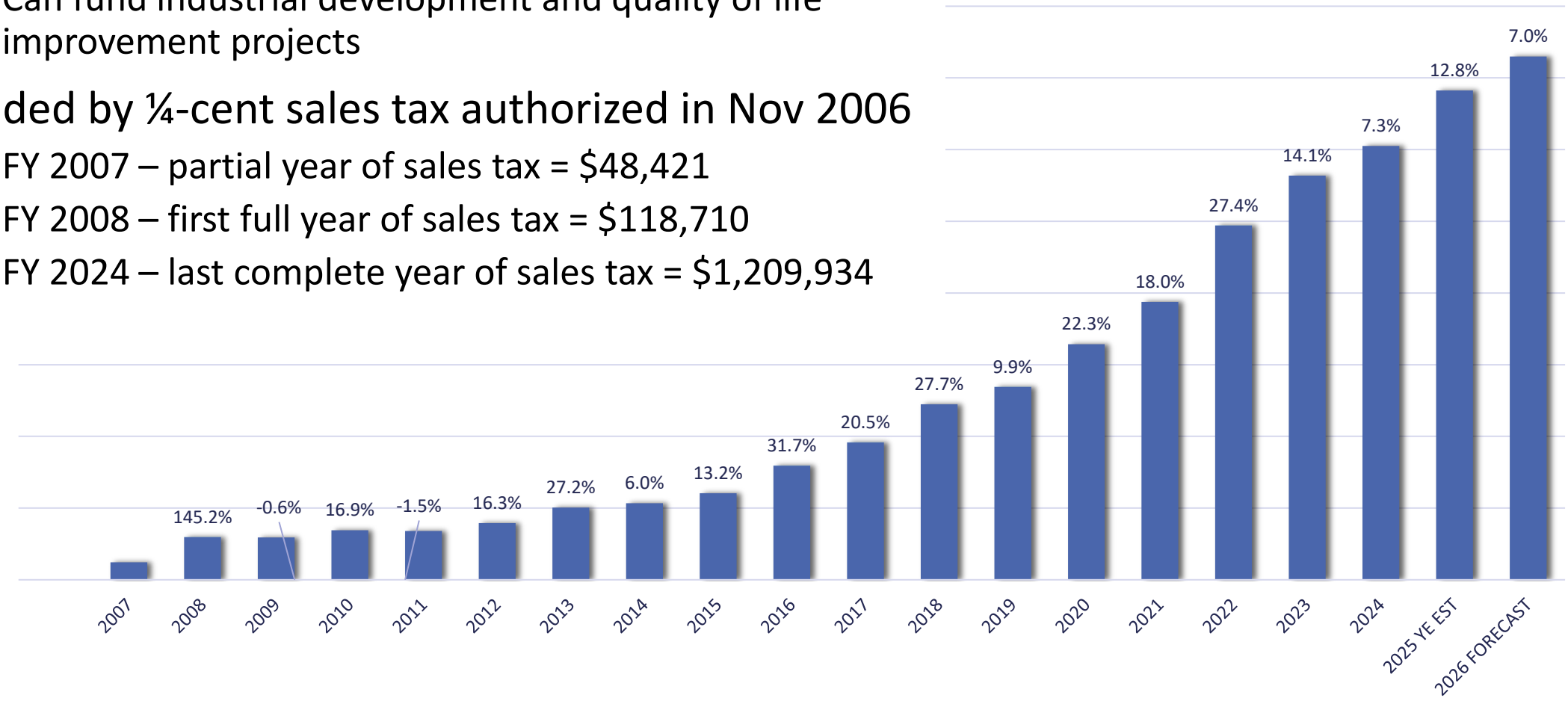
Drainage Utility District – Summary

	FY 24 Actual	FY 25 Budget	FY 25 EOY Estimate	FY 26 Proposed	Change
Charges for Services	1,229,468	1,450,000	1,570,000	1,638,000	12.9%
Interest and Other	45,032	35,000	47,640	35,000	0.0%
Total Revenue	**1,274,500**	**1,485,000**	**1,617,640**	**1,673,000**	**12.7%**
Personnel Costs	677,052	927,010	834,700	963,946	4.0%
Services, Utilities & Training	47,777	309,040	141,973	136,255	-55.9%
Supplies and Repairs	148,514	140,350	130,350	137,000	-2.4%
Capital Outlay	167,981	226,550	207,050	249,650	10.2%
Transfers and Debt Service	171,093	288,550	320,050	354,000	22.7%
Total Expenses	**1,212,417**	**1,891,500**	**1,634,123**	**1,835,851**	**-2.7%**
Net Change	**000**	**(406,500)**	**(16,483)**	**(167,851)**	
Ending Fund Balance	**$ 922,460**	**$ 438,355**	**$ 905,977**	**$ 738,126**	

Economic Development Corporation

Economic Development Corporation

- 4B Corporation
  - Primary jobs requirement
  - Can fund industrial development and quality of life improvement projects
- Funded by ¼-cent sales tax authorized in Nov 2006
  - FY 2007 – partial year of sales tax = $48,421
  - FY 2008 – first full year of sales tax = $118,710
  - FY 2024 – last complete year of sales tax = $1,209,934



EDC - FY 26 Budget Highlights

- Sales Tax - projected conservatively at 7% over FY25
- EDGE Grant opportunities to complement BIG Grant - $100,000
  - Economic Development for Growth and Enhancement
    - Façade upgrades, signage, exterior construction, parking improvements
    - And adding the ability to cover permits/fees or special circumstances
    - Reimbursement based, matching grant up to $15K
- Strategic plan implementation $100,000
  - Master Service Agreements are in place
- Parks Master Plan $250,000

Economic Development Fund – Summary

	FY 24 Actual	FY 25 Budget	FY 25 EOY Estimate	FY 26 Proposed
Sales Tax	1,209,934	1,340,000	1,365,000	1,460,000
Interest	124,253	80,000	105,000	85,000
Total Revenue	**1,334,187**	**1,420,000**	**1,470,000**	**1,545,000**
Services, Utilities & Training	151,505	279,608	408,085	567,255
Supplies & Equipment	4,692	28,550	22,225	20,300
Grants and Lease	61,567	115,500	555,500	114,000
Transfers	145,356	155,275	172,275	171,275
Debt Service	318,742	318,655	318,655	319,455
Total Expenses	**683,219**	**897,588**	**1,476,740**	**1,192,285**
Net Change in Fund Balance	**650,968**	**522,412**	**16,760**	**352,715**
Ending Fund Balance	**$ 2,719,653**	**$ 2,438,571**	**$ 2,736,413**	**$ 3,089,128**

Special Revenue Funds

Special Revenue Funds

FY26 Summary	Beginning Fund Balance	Revenues	Expenditures	Ending Fund Balance
Cibolofest/Special Events	$ 100	$ 102,500	$ 100,000	$ 2,600
Special Donations	$ 25,359	3,250	10,000	$ 18,609
Grants Fund – ARPA	$ 9,636	584,542	584,542	$ 9,636
PEG Fund	$ 91,926	32,000	50,000	$ 73,926
Hotel Occupancy Tax Fund	$ 22,893	2,600	-	$ 25,493
Court Technology Fees	$ 5,942	5,075	6,000	$ 5,017
Court Security Fees	$ 37,941	7,000	6,000	$ 38,941
Police Seizure Fund	$ 47,443	12,500	30,000	$ 29,943
Police Education Fund	$ 7,699	2,800	5,000	$ 5,499
Child Safety Fees	$ 35,429	46,250	30,000	$ 51,679
Street Maintenance Tax	$ 923,720	1,490,000	1,615,150	$ 798,570
Traffic Impact Fees	$ 5,549,023	740,000	4,840,225	$ 1,448,798
Drainage Impact Fees	$ 3,819,246	470,000	2,045,640	$ 2,243,606
Water Impact Fees	$ 5,529,075	400,000	15,000	$ 5,914,075
Wastewater Impact Fees	$ 3,941,034	370,000	3,198,500	$ 1,112,534
Park Development Fees	$ 1,106,350	140,000	650,000	$ 596,350
IT Replacement	$ 55,000	-	55,000	$ -
Cibolo Public Facility Corp	$ 2,426,227	114,000	317,000	$ 2,223,227
	$ 23,634,043	**$ 4,522,517**	**$ 13,558,057**	**$ 14,598,503**

Street Maintenance Fund

- **Revenues**
  - FY25 estimated sales tax $1,365,000 *(expected to be within 2% of adopted budget)*
  - FY26 Projected revenues $1,460,000 *(7% increase forecasted based on trend analysis)*
- **Expenses**
  - Debt Service – 2020 Certificates of Obligation - $865,150 *(increasing to $1.1M in FY29 and FY30 for final payments)*
  - Street Maintenance - $750,000
- **Fund Balance** anticipated to be $798,570 at 9/30/2026

Note: *Sales tax growth of 5% will support an average of $650K in street maintenance over the next 5 years. This will increase to over $1.5 million after debt is retired in FY30.*

Impact Fee Funds – FY26 Projects

- **Transportation*** - *$5.5M available*
  - Tolle Road commitment - $4.8M including land acquisition ($1M Developer paid)
- **Drainage*** - *$3.8M available*
  - Tolle Rd commitment - $2.0M including land acquisition ($200K Developer paid)
- **Water*** - *$5.5M available*
- **Wastewater*** - *$3.9M available*
  - WW extension – Venado lift station to Haeckerville Road - $2M
  - Tolle Road commitment - $1.2M
- **Parks** - *$1.1M available*
  - Trail system – $650K

* *Impact fee study is currently in process by Freese and Nichols, Inc.*

Cibolo Public Facility Corporation

- In 2024 and 2025:
  - City Council authorized the appropriation of $2.28M of CPFC funds to finance acquisition/renovation of property for facility expansion
  - City Council authorized a construction contract for $142.7K for the first phase of renovations for a portion of the facility for use as a Senior Center
- FY 25 year-end estimate includes:
  - $3.6K for Parks and Recreation Commission events
  - $100K for equipping and furnishing the Senior Center and making continued improvements
- FY 26 budget includes:
  - $250K for phase 2 renovations of the facility to serve as additional staff offices
  - $3K for Parks and Recreation Commission events
  - $50K for a Federal Grants Consultant
- **Fund Balance** anticipated to be $2.2M at 9/30/2026

Council Feedback and Direction

City of Cibolo

City Council Regular Meeting Staff Report

K. Discussion/Action on approving an Order of a Special Election to be held on November 4, 2025, for the purpose of voting on Charter Amendments, Propositions A thru V. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10K.

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Order of Special Election SOS form 1-8.pdf
Atch 1Propositions Nov 2025.pdf

1-8
Prescribed by Secretary of State
Sections 3.004, 3.006, 85.004, 85.007, 201.054 Texas Election Code
9/2023

ORDER OF SPECIAL ELECTION FOR MUNICIPALITIES
(ORDEN DE ELECCIÓN ESPECIAL PARA MUNICIPIOS)

An election is hereby ordered to be held on 11 / 04 / 2025 for the purpose of voting on:
(date)
(Por la presente se ordena celebrar una elección el 11 / 04 / 2025 *con el propósito de votar sobre.)*
(fecha)

Applications for a place on the ballot shall be filed by: 08 / 18 / 2025 at 5:00 p.m.
A deadline is required to be stated in the order for a special election.
(Solicitudes para un lugar en la boleta serán presentadas por: 08 / 18 / 2025 *a las* 5:00 *p.m.)*
(De acuerdo con la orden de elección especial se requiere una fecha límite)

List Offices/Propositions/Measures on the ballot *(Enúmere los puestos/proposiciones/medidas oficiales en la boleta)*

Propositions A-V (Charter Amendments-see attachment)

Early voting by personal appearance will be conducted each weekday at:
(La votación adelantada en persona se llevará a cabo de lunes a viernes en:)

The Main Early Voting Location *(sitio principal de votación adelantada)*

Location *(sitio)*	Hours *(horas)*
3251 State Hwy 123, Seguin, TX 78155	7:00a.m. to 7:00p.m.

Branch Early Voting Locations *(sucursal sitios de votación adelantada)*

Location *(sitio)*	Hours *(horas)*
2189 FM 758, New Braunfels, TX	7:00a.m. to 7:00p.m.
3864 Cibolo Valley Dr., Cibolo, TX	7:00a.m. to 7:00p.m.
2240 FM 725, New Braunfels, TX	7:00a.m. to 7:00p.m.
3305 Church Rd., Seguin, TX	7:00a.m. to 7:00p.m.
1101 Elbel, Schertz, TX	7:00a.m. to 7:00p.m.
500 Bulldog Lane, Marion, TX	7:00a.m. to 7:00p.m.
1221 E. Kingsbury St., Seguin, TX	7:00a.m. to 7:00p.m.

Early voting by personal appearance will be conducted each weekend at:
(La votación adelantada en persona se llevará a cabo en el fin de semana en:)

The Main Early Voting Location *(sitio principal de votación adelantada)*

Location *(sitio)*	Hours *(horas)*
3251 State Hwy 123, Seguin, TX 78155	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.

Branch Early Voting Locations *(sucursal sitios de votación adelantada)*

Location *(sitio)*	Hours *(horas)*
2189 FM 758, New Braunfels, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
3864 Cibolo Valley Dr., Cibolo, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
2240 FM 725, New Braunfels, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
3305 Church Rd., Seguin, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
1101 Elbel, Schertz, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
500 Building Lane, Marion, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
1221 E. Kingsbury St., Seguin, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.

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

Lisa Hayes
Name of Early Voting Clerk
(Nombre del Secretario/a de la Votación Adelantada)

3251 State Hwy 123
Address *(Dirección)*

Seguin
City *(Ciudad)* Zip Code *(Código Postal)*

(830) 303-6363
Telephone Number *(Número de teléfono)*

earlyvotingclerk@guadalupetx.gov
Email Address *(Dirección de Correo Electrónico)*

https://www.guadalupetx.gov/page/elections.early_voting
Early Voting Clerk's Website *(Sitio web del Secretario/a de Votación Adelantada)*

Applications for Ballots by Mail (ABBMs) 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:)

10/24/2025.
(date)*(fecha)*

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)
10/24/2025.
(date)*(fecha)*

Issued this 12 (day) day of 08 (month), 20 25 (year).

(Emitida este día 12 (día) de 08 (mes), 20 25 (año).)

Signature of Mayor (Firma del Alcalde)

Signature of Councilperson *(Firma del Concejal)*

Signature of Councilperson *(Firma del Concejal)*

Signature of Councilperson *(Firma del Concejal)*

Signature of Councilperson *(Firma del Concejal)*

Signature of Councilperson *(Firma de Concejal)*

Signature of Councilperson *(Firma del Concejal)*

Signature of Councilperson *(Firma del Concejal)*

Signature of Councilperson *(Firma del Concejal)*

Signature of Councilperson *(Firma de Concejal)*

Print Reset

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before election day.
Nota de Instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de elección.

Proposition A

Amendments to the City of Cibolo Charter revising and deleting any provisions which are repetitive of state law, repetitive of other sections of the Charter or otherwise unnecessary to be in the Charter.

FOR _____ AGAINST _____

Proposition B

Amendments to the City of Cibolo Charter for compliance with state law.

FOR _____ AGAINST _____

Proposition C

Amendments to the City of Cibolo Charter changing the term “districts” to “places” and provide for additional clarifying language as to qualifications for office mayor and council member.

FOR _____ AGAINST _____

Proposition D

Amendments to the City of Cibolo Charter increasing pay for the mayor from $100.00 per month to $250.00 per regular meeting attended and for council members from $150.00 per month to $275.00 per regular meeting attended.

FOR _____ AGAINST _____

Proposition E

Amendments to the City of Cibolo Charter revising the prohibitions on the mayor and council members to include prohibitions on directly or indirectly coercing, influencing or interfering in the city managers judgement on personnel issues, directing or intervening in the administrative management of City personnel, requiring all concerns related to employees and administrative personnel be submitted in writing or formally presented during a duly called meeting of the City Council, and requiring the City Manager to address or investigate the concerns in accordance with the applicable City personnel policies and procedures.

FOR _____ AGAINST _____

Proposition F

Amendments to the City of Cibolo Charter requiring the City Council to meet in a sufficient number of monthly meetings as necessary to efficiently conduct the business of the City.

FOR _____ AGAINST _____

Proposition G

Amendments to the City of Cibolo Charter requiring all board and commission adopted rules and regulations be posted on the city's website.

FOR _____ AGAINST _____

Proposition H

Amendments to the City of Cibolo Charter authorizing any member of the City Council to place an item on the agenda for any regular or special City Council meeting by timely submission to the City Secretary in accordance with the City's rules of procedure and prohibiting the mayor from removing, altering, or vetoing any agenda item properly placed by a Council Member.

FOR _____ AGAINST _____

Proposition I

Amendments to the City of Cibolo Charter to requiring that ordinances imposing any penalty, fine or forfeiture become effective only after having been published once in a newspaper, rather than twice and include the requirement that it be posted on the city's website for ten (10) days.

FOR _____ AGAINST _____

Proposition J

Amendments to the City of Cibolo Charter requiring the City Manager to adopt an appropriate policy to ensure required documents are provided to the City Secretary for record keeping compliance.

FOR _____ AGAINST _____

Proposition K

Amendments to the City of Cibolo Charter requiring the City Council to conduct annual performance evaluations of the City Manager, City Secretary, Municipal Judge, and the City Attorney No later than May 31st of each year.

FOR _____ AGAINST _____

Proposition L

Amendments to the City of Cibolo Charter deleting the requirement that all sample ballots be published in the newspaper.

FOR _____ AGAINST _____

Proposition M

Amendments to the City of Cibolo Charter requiring City Council to, prior to each newly elected person taking office, hold such meetings as necessary to address any unfinished business from the previous three (3) City Council meetings to the extent it's expedient to do so.

FOR _____ AGAINST _____

Proposition N

Amendments to the City of Cibolo Charter clarifying that the newly elected persons to the city council shall take the oath of office and assume the duties of their office at the earlier of, either any specially called City Council meeting or the first regular City Council meeting following the canvass of the election.

FOR _____ AGAINST _____

Proposition O

Amendments to the City of Cibolo Charter subjecting council members serving at large to the same petition signature requirements as the mayor for purposes of recall.

FOR _____ AGAINST _____

Proposition P

Amendments to the City of Cibolo Charter to equalize the petition signature requirements for the mayor with the same percentage of petition signature requirements for district councilmembers.

FOR _____ AGAINST _____

Proposition Q

Amendments to the City of Cibolo Charter changing the obligation of the City Secretary to certify the signatures for a recall, initiative and referendum petition and present it to city council from twenty-one (21) days to forty-five (45) after the date of the filing of a petition with the City Secretary.

FOR _____ AGAINST _____

Proposition R

Amendments to the City of Cibolo Charter changing the restrictions on filing a recall petition against any officer of the City from within three (3) months after the officer's election or within three (3) months after an election for such officer's recall to within six (6) months after the officer's election or within six (6) months after an election for such officer's recall.

FOR _____ AGAINST _____

Proposition S

Amendments to the City of Cibolo Charter to requiring that a proposed or referred ordinance or resolution be published once in a newspaper, rather than twice and include the requirement that it be posted on the city’s website for ten (10) days.

Proposition T

An Amendment to the City of Cibolo Charter authorizing the City Council to amend or change the budget to reduce unnecessary expenses.

FOR _____ AGAINST _____

Proposition U

An Amendment to the City of Cibolo Charter requiring the City Council to adopt appropriate policies and procedures for each respective board, commission and committee, established by the City and ensure that ample opportunity for training is provided to include reasonable budget allocations for training expenses.

FOR _____ AGAINST _____

Proposition V

An Amendment to the City of Cibolo Charter to provide for gender neutral pronouns.

FOR _____ AGAINST _____

City of Cibolo

City Council Regular Meeting Staff Report

L. Discussion/Action on approving the Order of the General Election scheduled for November 4, 2025, for the purpose of voting for Mayor, Council Place 2, Council Place 3, and Council At Large Place 7. (Ms. Chapman)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10L.

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Order of Election SOS form 1-2.pdf

1-2
Prescribed by Secretary of State
Sections 3.004, 3.005, 3.006, 85.004, 85.006, 85.007 Texas Election Code
9/2023

ORDER OF GENERAL ELECTION FOR MUNICIPALITIES
ORDEN DE ELECCIÓN GENERAL PARA MUNICIPOS

An election is hereby ordered to be held on 11/04/2025 (date) for the purpose of voting on:

(Por la presente se ordena celebrar una elección el 11/04/2025 *(fecha) con el propósito de votar sobre.)*

List Offices/Propositions/Measures on the ballot *(Enúmere los puestos/proposiciones/medidas oficiales en la boleta)*

Mayor
Council Place 2
Council Place 3
Council At Large Place 7

Early voting by personal appearance will be conducted each weekday at:
(La votación adelantada en persona se llevará a cabo de lunes a viernes en:)

The Main Early Voting Location *(sitio principal de votación adelantada)*

Location *(sitio)*	Hours *(horas)*
3251 State Hwy 123, Seguin, TX 78155	7:00a.m. to 7:00p.m.

Branch Early Voting Locations *(sucursal sitios de votación adelantada)*

Location *(sitio)*	Hours *(horas)*
2189 FM 758, New Braunfels, TX	7:00a.m. to 7:00p.m.
3864 Cibolo Valley Dr., Cibolo, TX	7:00a.m. to 7:00p.m.
2240 FM 725, New Braunfels, TX	7:00a.m. to 7:00p.m.
3305 Church Rd., Seguin, TX	7:00a.m. to 7:00p.m.
1101 Elbel, Schertz, TX	7:00a.m. to 7:00p.m.
500 Bulldog Lane, Marion, TX	7:00a.m. to 7:00p.m.
1221 E. Kingsbury St., Seguin, TX	7:00a.m. to 7:00p.m.

Early voting by personal appearance will be conducted each weekend at:
(La votación adelantada en persona se llevará a cabo en el fin de semana en:)

The Main Early Voting Location *(sitio principal de votación adelantada)*

Location *(sitio)*	Hours *(horas)*
3251 State Hwy 123, Seguin, TX 78155	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.

Branch Early Voting Locations *(sucursal sitios de votación adelantada)*

Location *(sitio)*	Hours *(horas)*
2189 FM 758, New Braunfels, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
3864 Cibolo Valley Dr., Cibolo, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
2240 FM 725, New Braunfels, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
3305 Church Rd., Seguin, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
1101 Elbel, Schertz, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
500 Building Lane, Marion, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.
1221 E. Kingsbury St., Seguin, TX	Sat. 7:00a.m.-7:00p.m. Sun. 12:00p.m.-6:00p.m.

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

Lisa Hayes
Name of Early Voting Clerk
(Nombre del Secretario/a de la Votación Adelantada)

3251 State Hwy 123
Address *(Dirección)*

Seguin
City *(Ciudad)* Zip Code *(Código Postal)*

(830) 303-6363
Telephone Number *(Número de teléfono)*

earlyvotingclerk@guadalupetx.gov
Email Address *(Dirección de Correo Electrónico)*

https://www.guadalupetx.gov/page/elections.early_voting
Early Voting Clerk's Website *(Sitio web del Secretario/a de Votación Adelantada)*

Applications for Ballots by Mail (ABBMs) 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:)

10/24/2025.
(date)*(fecha)*

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:)
10/24/2025.
(date)*(fecha)*

Issued this 12 (day) day of 08 (month), 20 25 (year).

(Emitida este día 12 (día) de 08 (mes), 20 25 (año).)

Signature of Mayor (Firma del Alcalde)

Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*
Signature of Councilperson *(Firma del Concejal)*

Print Reset

Instruction Note: A copy of this election order must be delivered to the County Clerk/Elections Administrator and Voter Registrar not later than 60 days before election day.
Nota de Instrucción: Se deberá entregar una copia de esta orden de elección al/a la Secretario(a) del Condado/Administrador(a) de Elecciones y el/la Registrador(a) de Votantes a más tardar 60 días antes del día de elección.

City of Cibolo

City Council Regular Meeting Staff Report

P. Discussion/Action on the review and confirmation of all upcoming special meetings and workshops and scheduling the time, date and place of additional special meetings or workshops. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Discussion/Action Item: 10P.

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Aug Sept 2025.pdf

August

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6 Parks Meeting 6:30pm	7	8	9
10	11	12 City Council Meeting 6:30pm	13 P&Z Meeting 6:30pm Municipal Court	14 NEP Luncheon 11:30am Historic Meeting 6:30pm	15	16
17	18 Last Day to file for Place on the Ballot	19 Chamber Luncheon 11:15am	20	21 EDC Meeting 6:30pm	22	23
24	25	26 City Council 6:30pm	27 Municipal Court	28	29	30
31						

September 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	City Offices Closed 1	2	3 Parks Meeting 6:30pm	4	5	6
7	8	9 City Council 6:30pm	10 Municipal Court P&Z Meeting 6:30pm	11 NEP Luncheon 11:30am Historical Meeting 6:30pm	12	13
14	15	16 Chamber Luncheon 11:15am	17	18 Special City Council Meeting 6:30pm EDC Meeting 6:30pm	19	20
21	22	23 City Council 6:30pm	24 Municipal Court	25	26	27
28	29	30				

City of Cibolo

City Council Regular Meeting Staff Report

A. Approval/Disapproval of an Ordinance of the City of Cibolo providing Order and Notice of a Special Election for adoption or rejection of proposed amendments to the existing Cibolo City Charter. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Ordinances Item: 11A.

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Ord 2025 Special Election.pdf

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS PROVIDING ORDER AND NOTICE OF A SPECIAL ELECTION TO BE HELD ON NOVEMBER 4th, 2025, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS, FOR ADOPTION OR REJECTION, PROPOSED AMENDMENTS TO THE EXISTING CHARTER OF THE CITY OF CIBOLO, TEXAS.

WHEREAS, the City Council of the City of Cibolo, Texas, in the exercise of the discretion reposed in it by the laws of this State, and in accordance with the provisions of Chapter 9 of the Texas Local Government Code, has determined to submit the following proposed amendments to the existing Charter of the City of Cibolo at a special election to be held on November 4, 2025, and

WHEREAS, the laws of the State of Texas further provide that Section 3.001 of the Election Code of the State of Texas is applicable to said elections, and in order to comply with said Code, an Order should be passed ordering said election and establishing the procedure to be followed in said election, and designating the voting place for said election; and

WHEREAS, the City Council appointed persons to a Charter Review Committee ("CRC"), and charged the CRC with reviewing and proposing amendments to the Cibolo Charter; and

WHEREAS, following a series of public meetings, held pursuant to and in compliance with the Texas Open Meetings Act, the CRC presented its Report of proposed Charter amendments to City Council in a public meeting; and

WHEREAS, the Council reviewed the Report and after considering the CRC's proposed amendments, the Council now believes that Cibolo voters should vote on the following proposed measures, in the form of propositions; and

WHEREAS, Texas Local Government Code Section 9.004 governs the amendments to a City's Home Rule Charter; and

WHEREAS, the City Council of the City of Cibolo, Texas, finds it in public interest to order a special election, to be held on November 4, 2025, for a vote of the electors as to the proposed

amendments to the Cibolo Charter.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION ONE. ELECTION ORDER

1. In compliance with the Texas Election Codes, Texas Local Government Code, Cibolo Home Rule Charter, and Constitution of the State of Texas, a Special Election is hereby called and ordered for the first Tuesday in November, 2025, the same being the 4th day of said month, at which election all qualified voters may vote on proposed amendments to the City's Home Rule Charter; and

2. As soon as practical after the election and the declaration by the Council that the votes have been canvassed, the City Secretary shall certify to the Secretary of State an authenticated copy showing the results of the Special Election.

3. The election ordered herein shall be held as prescribed by law, at the attached locations (subject to change) between the hours of 7:00 am and 7:00pm (See Attachment A).

4. Voting at said election shall be done as determined by the County Elections Officer of Guadalupe County, Texas. The equipment necessary for voting shall be available at the voting sites for the purpose of conducting early voting by personal appearance and at the Election Day voting site established for the purpose of voting by personal appearance on Election Day, Tuesday, November 4, 2025. The County Elections Officer of Guadalupe County, Texas is authorized and charged to perform the functions provided by law in the casting of early ballots and shall hold such elections, and ballots shall be cast commencing on October 20, 2025 and ending on October 31, 2025; all in the method, manner and time made and provided by the Statutes of the State of Texas on this subject. Early voting by personal appearance will be conducted at the attached locations (subject to change) at the specified dates and times (See Attachment B).

5. The Mayor and City Council shall contract with Guadalupe County through the Guadalupe County Clerk's Election's Office for the conduct of this election. The Guadalupe County Clerk's Election Department shall appoint the election officers to hold said election, in accordance with State Election Law, including an Early Balloting Board, Signature Verification Committee and the Central Counting Station representatives which shall count and canvass the early ballots cast at said election.

6. Notice of said election shall be given by publishing a substantial copy of this ordinance in a daily newspaper of general circulation published in the City not less than 30 days before the first date of the election.

7. In addition to the notice required in Sub-section 6 the City Council of the City of Cibolo, Texas, hereby directs City staff to publish in a newspaper of general circulation in the city on the same day in each of two successive weeks, the date of the first publication to be not less than fourteen days prior to the date of the November 4, 2025 Special Election a substantial copy of the proposed amendments and an estimate of the anticipated fiscal impact to the City.

SECTION TWO. MEASURES

The following measures will be submitted to the qualified voters of the City at the Special Election in the form of propositions in accordance with Section 9.004 of the Texas Local Government Code and other applicable laws:

Measure A

SHALL THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 3.15. - Authentication, recording, codification printing and distribution.

(2) The City Council shall plan and budget for the codification of ordinances of the City. This codification shall be known and cited as "The Cibolo Code" and shall be in full force and effect without the necessity of such code or any part thereof being published in any newspaper. The caption, descriptive clause and other formal parts of the ordinances of the City may be omitted without affecting the validity of such ordinances when codified. Every general ordinance, enacted subsequent to such codification, shall be enacted as an amendment to the code. For the purpose of this section, general ordinances shall be deemed to be those ordinances of a permanent or continuing nature which affect the residents of the City at large. Copies of the code shall be furnished to City Officers, placed in the City offices and made available for purchase by the public at a reasonable price to be fixed by the City Council. ~~The initial codification shall be completed within two years of the adoption of this Charter.~~

Sec. 7.13. - Borrowing.

~~(4) Emergency Funding: In any budget year, the City Council may, by affirmative vote of a majority of the Council Members, authorize the borrowing of money. Notes may be issued which are repayable not later than the end of the current fiscal year.~~

Measure B

SHALL THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 4.03. - Municipal court.

(1) The City Council shall establish and ~~cause to be~~ maintain~~ed~~ a Municipal Court. ~~The Court shall have all the powers and duties as are now, or as may be, prescribed by the laws of the State of Texas.~~

(2) The City Council shall appoint, by the affirmative vote of a majority of the membership of the City Council, such Municipal Judges of the Municipal Court, as may be necessary, all of whom shall be competent, duly qualified attorneys licensed and practicing for at least two (2) years in the State of Texas. ~~In the event a duly qualified attorney is not available, the City Council shall then select a qualified person to be the Municipal Judge. The Municipal Judge(s) of~~

~~the Municipal Court(s) shall be appointed to a term of two (2) years which shall coincide with the terms of the Mayor and may be appointed to additional consecutive terms upon completion of their term(s) of office.~~ The appointment of the Municipal Judge(s) may be terminated, without cause, at any time by the affirmative vote of a three fourths majority of the City Council. The Municipal Judge(s) shall receive compensation as may be determined by the City Council.

~~(3) In the event of failure of any Municipal Judge to perform their duties, the Mayor shall act in the Municipal Judge's place and stead (and in the event of a vacancy, until a Municipal Judge is appointed by the City Council to fill the vacancy). If the Mayor acts as Municipal Judge, the Mayor shall be compensated at the same salary, if any, as the Municipal Judge for whom the Mayor is acting.~~

~~(4) The Clerk and Deputy Clerks of the Municipal Court(s) shall have the power to administer oaths, certify affidavits, make certificates, affix the seal of the Court and perform all usual and necessary clerical acts in conducting the business of the Court(s), including but not limited to, the keeping of records and accounts of the Municipal Court(s).~~

~~(5) All special expenses and fines imposed by the Municipal Court(s) shall be paid into the City Treasury for the use and benefit of the City, as may be consistent with present and future laws.~~

Sec. 7.06. - Proceeding on adoption of budget.

After public hearing, the City Council shall analyze the budget, making any additions or deletions which they feel appropriate, and shall, at least ten (10) days prior to the beginning of the next fiscal year, adopt the budget by the affirmative vote of a majority of the City Council. ~~Should the City Council take no final action on or prior to such day, the current budget shall be in force on a month-to-month basis until a new budget is adopted and the new budget must be approved within thirty (30) days of the start of the new fiscal year.~~

Measure C

SHALL THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 3.01. - Composition.

(1) The "City Council" shall be composed of a "Mayor" and seven (7) "Council Members" who shall meet the qualifications provided for in this Chapter and ~~who~~ shall serve for a term of three (3) years and until their successor has been elected and duly qualified. .

The Mayor and City Council Members may serve two (2) consecutive terms. At the commencement of the second consecutive term, the Mayor or City Council Member shall not be eligible to hold another office on City Council for a period of one (1) year from the date of the previous election.

(2) The City shall by ordinance be divided into four (4) ~~districts~~ Places, designated as Places 1, 2, 3, and 4. Each of these ~~districts~~ Places shall, to the extent reasonably possible, be equally populated and the City Council shall maintain such equality of population, as from time to time deemed necessary, by ordinance.

~~The districts shall be designated Places 1, 2, 3, and 4.~~ The qualified voters of each ~~district~~ Place shall elect one (1) Council Member for each of the (4) ~~districts~~ Places who shall meet the qualifications provided for in this Charter.

(3) The Mayor and three (3) of the City Council Members shall be elected at large. ~~by the qualified voters of the city and shall meet the qualifications provided for in this Chapter.~~ The at-large council ~~districts~~ Places shall be designated Places 5, 6, and 7.

The qualified voters of the city shall elect a Mayor and one (1) Council Member for each of the (3) at large Places who shall meet the qualifications provided for in this Charter. ~~The Mayor and City Council can serve two (2) consecutive terms. After the second consecutive term, the Mayor or City Council Member shall not be eligible to hold another office on City Council for a period of one (1) year from the date of the previous election.~~

Sec. 6.02. - Petitions for recall.

Before the question of recall of such officer shall be submitted to the qualified voters of the City, a petition demanding such question to be so submitted shall first be filed with the person performing the duties of City Secretary. As to the Mayor said petition must contain the number of valid signatures totaling at least five percent (05%) of the qualified voters registered to vote at the last general city election. As to the councilpersons elected by Place ~~District~~, said petition shall be signed by qualified voters in such Place ~~District~~ equal in number to at least ten percent (10%) of the qualified voters registered to vote within their respective Place ~~District~~ at the last general city election. Each signer of such recall petition shall personally sign their name thereto in ink or indelible pencil and shall write after their name, their place of residence, giving the name of the street and the number, and shall also write thereon the day, the month and the year their signature was affixed.

Measure D

SHALL SECTION 3.03 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 3.03. - Compensation.

(1) Each member of the Council shall receive as compensation for their services ~~$100 per month~~ $250.00 per regular meeting attended and the Mayor shall receive as compensation for services ~~$150 per month~~ $275.00 per regular meeting attended beginning on the first day after current

members are re-elected to their position or upon newly elected members at the next general election.

~~(2) Any subsequent increases of the compensation of the City Council and the Mayor, shall be determined and approved by a vote of the citizens at a regular election. No increase in such compensation shall take effect until commencement of the terms of Mayor and/or Council Members elected at the next general election.~~ The City Council and Mayor shall ~~also~~ be entitled to reimbursement, consistent with a policy approved by City Council, for actual expenses incurred in the performance of official duties

Measure E

SHALL SECTION 3.07 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 3.07. - Prohibitions.

(1) Except where authorized by law or by this Charter, no Mayor or Council Member shall hold any other City office or City employment during their term as Mayor or Council Member. No former Mayor or Council Member shall hold any compensated appointive office or City employment until two (2) years after the expiration of the term for which they were elected or appointed to the City Council.

(2) Members of the City Council, including the Mayor, shall not interfere with, direct, or attempt to direct the City Manager or any subordinate of the City Manager in matters related to the appointment, removal, or daily supervision of City administrative officers or employees under the City Manager Authority. ~~Shall not in any way dictate the appointment or removal of the City administrative officers or employees whom the City Manager or any of the City Manager's subordinates are empowered to appoint. The City Council, at a meeting called for that purpose, may express its views and fully and freely discuss with the City Manager anything pertaining to appointment and removal of such officers and employees.~~

No member of the City Council, including the Mayor, shall attempt either directly or indirectly to coerce, influence, or interfere with the City Manager's judgment in personnel matters. This includes, but is not limited to, decisions involving hiring, promotion, evaluation, disciplinary action, or termination of any City employee.

While the City Council and the Mayor are prohibited from directing or intervening in the administrative management of City personnel, nothing in this Charter prevents the Council, as a body, or individual Council Members from submitting concerns regarding the performance, conduct, or behavior of the City employees to the City Manager.

All such concerns shall be submitted in writing or formally presented during a duly called meeting of the City Council. The City Manager shall address or investigate the matter in accordance with the applicable City personnel policies and procedures.

(3) Except for the purpose of inquiries and investigations as provided by this Charter, the City Council shall deal with City officers and employees, who are subject to the direction and supervision of the City Manager, solely through the City Manager. The City Council shall not give orders to any such officer or employee, either publicly or privately, except as otherwise provided in this Charter.

(4) Neither the City Council, individual Council Members, nor the Mayor shall dictate to the City Manager the appointment of any person to office or employment except those positions otherwise provided for by in the Charter. The City Council or its members will not interfere in any manner with the City Manager in the performance of the duties of that office or prevent him/her from exercising professional judgment in the appointment of officers and employees whose employment, appointment, and supervision are reserved by this Charter for the City Manager. Except for the purpose of inquiry, the City Council and its members shall deal with the City Staff solely through the City Manager, and neither the Council nor any member not having administrative or executive functions under this Charter shall give orders to any of the subordinates of the City Manager, either publicly or privately.

Measure F

SHALL SECTION 3.08 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 3.08. - Meeting of the city council.

(1) ~~Except for the months of November and December when only one (1) regular City Council meeting is necessary,~~ The City Council shall hold ~~at least two (2)~~ a sufficient number of monthly meetings as necessary to efficiently conduct the business of the City ~~each month and as many additional meetings as it deems necessary to transact the business of the City~~. The City Council shall fix, by ordinance, the date and time of the regular meetings.

Measure G

SHALL SECTION 3.12 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 3.12. - Rules of procedure.

(1) The City Council and all Commissions and Boards shall conduct business in accordance with adopted rules and regulations to conduct business, which shall be posted on the city's website. The City Council shall provide that the citizens of the City shall have a reasonable opportunity to clearly hear and be heard at all regular meetings and public hearings with regard to specific matters under consideration. The City Council shall provide for minutes to be taken and recorded for all public meetings as required by law. Such minutes shall be a public record and shall be kept and maintained by the City Secretary.

Measure H

SHALL SECTION 3.12 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 3.12. - Rules of procedure.

(2) The Mayor or Council members individually or by motion may place items on the agenda prior to the agenda being posted. Any member of the City Council may place an item on the agenda for any regular or special City Council meeting by timely submission to the City Secretary in accordance with the City's rules of procedure. The mayor shall have no authority to remove, alter, or veto any agenda item properly placed by a Council Member.

Measure I

SHALL SECTION 3.13 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 3.13. - Passage of ordinances in general.

(3) Every ordinance shall become effective upon adoption or at any later time(s) specified in the ordinance, except that every ordinance imposing any penalty, fine or forfeiture shall become effective only after having been published ~~twice~~ once in its entirety, summary form or the caption thereof after adoption, in a newspaper designated as the official newspaper of the City and on the city's website for ten (10) days

Measure J

SHALL SECTION 4.01 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 4.01. - City Manager.

(5) The City Manager shall:
(K) Ensure adoption of an appropriate policy to ensure required documents are provided to the City Secretary for record keeping compliance.

Measure K

SHALL SECTION 4.06 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 4.06. - Personnel system.

(2) The adopted rules shall provide for the following requirements:
(E) ~~A plan for annual, oral and written evaluation based on a job description for all City employees by their immediate supervisor, including evaluation of the City Manager, City Secretary, Municipal Judge and City Attorney by the City Council.~~ The City Council shall conduct annual performance evaluations of the City Manager, City Secretary, Municipal Judge, and the City Attorney. These evaluations shall be completed no later than May 31st of each year to ensure that any recommended changes in compensation and duties are property considered and included in the preparation of the upcoming fiscal year budget.

Measure L

SHALL SECTION 5.01 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 5.01. - City elections.

(1) All City elections shall be conducted in accordance with the Texas Election Code and other applicable law.
~~(2) A sample ballot shall be published twice in the official newspaper of the City prior to the date of the election.~~

Measure M

SHALL SECTION 5.05 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 5.05. - Taking of office.

(1) Each newly elected person to the City Council shall be inducted into office ~~-~~at the earlier of, either any specially called City Council meeting or the first regular City Council meeting following the canvass of the election. Prior to each newly elected person taking office, the City Council shall hold such meetings as necessary to address any unfinished business from the previous three (3) City Council meetings to the extent it's expedient to do so.

Measure N

SHALL SECTION 5.05 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 5.05. - Taking of office.

(1) Each newly elected person to the City Council shall take the oath of office and assume the duties of their office ~~be inducted into office~~ at the earlier of, either any specially called City Council meeting or the first regular City Council meeting following the canvass of the election.

~~(2) At such meeting, the oath shall be administered in accordance with the City Charter.~~

Measure O

SHALL SECTION 6.02 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 6.02. - Petitions for recall.

Before the question of recall of such officer shall be submitted to the qualified voters of the City, a petition demanding such question ~~to~~ be ~~so~~ submitted shall first be filed with the person performing the duties of City Secretary. As to the Mayor and council members serving at large, said petition must contain the number of valid signatures totaling at least five percent (~~0~~5%) of the qualified voters registered to vote at the last general city election. As to the councilpersons elected by District, said petition shall be signed by qualified voters in such District equal in number to at least ten (10) percent (10%) of the qualified voters registered to vote within their respective District at the last general city election. Each signer of such recall petition shall personally sign their name thereto in ink or indelible pencil and shall write after their name, their place of residence, giving the name of the street and the number, and shall also write thereon the day, the month and the year their signature was affixed.

Measure P

SHALL SECTION 6.02 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 6.02. - Petitions for recall.

Before the question of recall of such officer shall be submitted to the qualified voters of the City, a petition demanding such question ~~to~~ be ~~so~~ submitted shall first be filed with the person performing the duties of City Secretary. As to the Mayor said petition must contain the number of valid signatures totaling at least ~~five percent (05%)~~ ten (10) percent of the qualified voters registered to vote at the last general city election. As to the councilpersons elected by District, said petition shall be signed by qualified voters in such District equal in number to at least ten (10) percent ~~(10%)~~ of the qualified voters registered to vote within their respective District at the last general city election. Each signer of such recall petition shall personally sign their name thereto in ink or indelible pencil and shall write after their name, their place of residence, giving the name of the street and the number, and shall also write thereon the day, the month and the year their signature was affixed.

Measure Q

SHALL THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 6.05. - Presentation of petition to the city council.

Within forty-five (45) ~~twenty-one (21)~~ days after the date of the filing of the papers constituting the recall petition, the person performing the duties of City Secretary shall present such petition to the City Council.

Sec. 6.13. - Initiative.

(2) Within forty-five (45) ~~twenty-one (21)~~ days after the filing of such petition, the person

performing the duties of City Secretary shall present said petition and proposed ordinance or resolution to the City Council. Upon presentation to the City Council, it shall become the duty of the City Council, within two (2) regularly scheduled City Council meetings after the receipt thereof, to pass and adopt such ordinance or resolution without alteration as to meaning or effect, in the opinion of the persons filing the petition, or to call a special election, to be held on a date allowed under the Texas Election Code, at which the qualified voters of the City shall vote on the question of adopting or rejecting the proposed legislation. Any election order so issued shall comply with the Texas Election Code. Unless otherwise provided by law, any election for an initiative under this Charter shall be held on the first authorized uniform election date that occurs after the sixty-fifth (65 th) day after the petition was presented to the City Council.

Sec. 6.14. - Referendum.

Qualified voters of the City may require that any ordinance, with the exception of ordinances appropriating money, levying taxes, fixing rates and changes for utilities, and ordinances authorizing the issuance of bonds that have been authorized by a vote of the people, passed by the City Council be submitted to the voters of the City for approval or disapproval, by submitting a petition for this purpose within thirty (30) days after final passage of said ordinance, or within thirty (30) days after its publication. Said petition shall be addressed, signed and verified as required for initiative petitions in this Article and shall be submitted to the person performing the duties of City Secretary. Within forty-five (45) ~~twenty-one (21)~~ days after the filing of such petition, the person performing the duties of City Secretary shall present said petition to the City Council. Upon presentation to the City Council, it shall become the duty of the City Council, within two (2) regularly scheduled City Council meetings after the receipt thereof, to reconsider such ordinance and, if the City Council does not entirely repeal the same, shall submit it to popular vote as provided in Section 6.13 of this Charter. Pending the holding of such election, each ordinance shall be suspended from taking effect and shall not later take effect unless a majority of the qualified voters voting thereon at such election shall vote in favor thereof. Unless otherwise provided by law, any election for a referendum under this Charter shall be held on the first authorized uniform election date that occurs after the sixty-fifth (65^{th}) day after the petition was presented to the City Council.

Measure R

SHALL SECTION 6.10 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 6.10. - Recall, restrictions thereon.

No recall petition shall be filed against any officer of the City within ~~three (3)~~ six (6) months after the officer's election, nor within ~~three (3)~~ six (6) months after an election for such officer's recall.

Measure S

SHALL SECTION 6.17 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 6.17. - Publication of proposed and referred ordinances.

The person performing the duties of City Secretary of the City shall publish at least ~~twice~~ once in the official newspaper of the City and on the City's website for at least ten days the proposed or referred ordinance or resolution within fifteen (15) days before the date of the election and shall give such other notices and do such other things relative to such election as are required by law in municipal elections and by the ordinance or resolution calling said election.

Measure T

SHALL SECTION 7.08 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 7.08. - Amending the budget.

Under conditions which may arise and which could not reasonably have been foreseen in the normal process of planning the budget, the City Council may, by the affirmative vote of a majority of the City Council, amend or change the budget to provide for any additional expense in which the general welfare of the citizenry is involved or for the reduction in unnecessary expenses. These amendments shall be by ordinance and shall become an attachment to the original budget.

Measure U

SHALL SECTION 8.01 OF THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

Sec. 8.01. - Authority, composition and procedures.

(1) The City Council shall create, establish or appoint, as may be required by the laws of the State of Texas or this Charter, or deemed desirable by the City Council, such boards, commissions and committees as it deems necessary to carry out the functions and obligations of the City. The City Council shall, by ordinance or resolution, adopt appropriate policies and procedures for each respective board, commission and committee, prescribe the mission, purpose, composition, function, duties, accountability and tenure of each board, commission and committee where such are not prescribed by law or this Charter. In addition, City Council shall ensure that ample opportunity for training is provided to include reasonable budget allocations for training expenses.

Measure V

SHALL THE CITY'S CHARTER BE AMENDED AS FOLLOWS:

SECTION 3.05 Vacancies, Forfeiture and Filling of Vacancies

(1) Vacancies. The office of a Council Member or the Mayor shall become vacant upon ~~his/her~~ their death, resignation, forfeiture of, or removal from office by any manner authorized by law.

(2) Forfeiture. A Council Member or the Mayor shall forfeit they're ~~his/her~~ office if they ~~person he/she~~:

(B) Ceases to possess the required qualifications for office or who is convicted of a felony or of a misdemeanor involving moral turpitude or is convicted of violating any state laws regulating conflicts of interest of municipal officers shall forfeit ~~his/her~~ their office.

SECTION 3.07 Prohibitions

(1) Except where authorized by law or by this Charter, no Mayor or Council Member shall hold any other City office or City employment during ~~his/her~~ their term as Mayor or Council Member. No former Mayor or Council Member shall hold any compensated appointive office or City employment until two (2) years after the expiration of the term for which they were elected or appointed to the City Council.

SECTION 3.10 Conflict of Interest

Should any member of the City Council have a conflict of interest, pursuant to any state laws and/or City ordinances regulating conflicts of interest of municipal officers, with an agenda item then before the City Council, ~~he/she~~ member shall openly declare same before discussion proceeds, and ~~he/she~~ is thereby prohibited from discussing the item or voting on the question and is not considered as present and voting for the purposes of the tally.

SECTION 4.01 City Manager

(1) The City Council shall appoint, upon the affirmative vote of a majority of the full membership of the City Council, a City Manager who shall serve as Chief Administrative Officer of the City. The City Manager shall be responsible to the City Council for administration of all the affairs of the City, with only those exceptions that are named in this Charter. The City Manager shall be appointed solely upon the City Manager's executive, administrative and educational qualifications and shall have previous city manager or administrator or assistant city manager experience and/or a degree in a field related to city government. The City Manager need not be a resident of the City when appointed, but shall, within a reasonable time (no more than one year), after such appointment, reside within the City during the balance of the tenure of ~~his/her~~ their appointment. No Mayor or member of the City Council shall, during the term to which ~~he/she is~~ they are elected and for two years thereafter, be appointed City Manager.

3) The City Manager shall be appointed, by, and may be removed at the

discretion of the City Council by the affirmative vote of a majority of the full membership of the City Council.

(A) The City Manager shall, from the date of suspension, continue to receive ~~his/her~~ their salary pending the final decision of the City Council.

SECTION 4.02 City Secretary

3) The City Secretary or ~~his/her~~ their designee shall:

SECTION 4.03 Municipal Court

3) In the event of failure of any Municipal Judge to perform ~~his/her~~ their duties, the Mayor shall act in the Municipal Judge's place and stead (and in the event of a vacancy, until a Municipal Judge is appointed by the City Council to fill the vacancy). If the Mayor acts as Municipal Judge, the Mayor shall be compensated at the same salary, if any, as the Municipal Judge for whom the Mayor is acting.

SECTION 6.02 Petitions for Recall

Before the question of recall of such officer shall be submitted to the qualified voters of the City, a petition demanding such question to be so submitted shall first be filed with the person performing the duties of City Secretary. As to the Mayor said petition must contain the number of valid signatures totaling at least five percent (05%) of the qualified voters registered to vote at the last general city election. As to the councilpersons elected by District, said petition shall be signed by qualified voters in such District equal in number to at least ten percent (10%) of the qualified voters registered to vote within their respective District at the last general city election. Each signer of such recall petition shall personally sign ~~his/her~~ their name thereto in ink or indelible pencil and after the name, provide a place of residence, including the ~~shall write after his/her the name his/her place of residence, giving the name of the~~ street and the number, and shall also write thereon the day, the month and the year ~~his/her~~ the signature was affixed.

SECTION 6.07 Calling of Recall Election

If the officer whose removal is sought does not resign, then the City Council shall order an election and set the date for holding such recall election. The date selected for the recall election shall be in accordance with the Texas Election Code. If after the recall election date is established, the officer vacates their ~~his/her~~ position, the election shall be cancelled.

SECTION 6.09 Result of Recall Election

If a majority of the votes cast at a recall election shall be "No", that is against the recall of the person named on the ballot, the officer shall continue in office for the remainder of ~~his/her~~ their unexpired term, subject to recall as before. If a majority of the votes cast at such election

be "Yes", that is for the recall of the person named on the ballot, the officer shall, regardless of any technical defects in the recall petition, be deemed removed from office, and the vacancy shall be filled by the City Council as provided in this Charter and/or Texas State Law.

SECTION 8.01 Authority, Composition and Procedures

4) Unless specified otherwise by a previous ordinance, any member of a board, commission or committee who is absent from three (3) consecutive regular meetings, or twenty-five percent (25%) of regularly scheduled meetings during the twelve- month (12 month) period immediately preceding and including the absence in question, without explanation acceptable to a majority of the other members, shall forfeit ~~his/her~~ their position on the board, commission or committee.

SECTION 14.03 Wrongful Influence

No person, who seeks appointment or promotion with respect to any City position, shall, directly or indirectly, give, render or pay any money, service, or other valuable thing to any person for, or in connection with, ~~his/her~~ their test, appointment or promotion.

SECTION 14.05 Employee's Political Activities

No person, who holds any compensated non-elective City position, shall make, solicit or receive any contribution for any candidate for public office in the City, or take part in the management, affairs or political campaign of such candidate. Such person may exercise his/her their rights as a citizen to express his/her their opinion and cast ~~his/her~~ their vote.

SECTION 14.06 Penalties

Any person, who willfully engages in and is found in violation of any of the activities prohibited in sections 14.02, 14.03, 14.04 or 14.05 or violates section 14.07 of this Article, shall be ineligible for appointment or election to a position in the City for a period of five (5) years from that time. If the person is an officer or employee of the City at the time of the violation, ~~he/she~~ they shall immediately forfeit ~~his/her~~ their office or position, if found in violation.

SECTION THREE. PROPOSITIONS

The ballots for the City election shall comply with the Texas Election Code, and shall have the measures described in Section 2 of this Ordinance stated as Propositions as follows:

MEASURE A SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION A

FOR/AGAINST Amendments to the City of Cibolo Charter revising and deleting any provisions which are repetitive of state law, repetitive of other sections of the Charter or otherwise unnecessary to be in the Charter.

MEASURE B SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION B

FOR/AGAINST Amendments to the City of Cibolo Charter for compliance with state law.

MEASURE C SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION C

FOR/AGAINST Amendments to the City of Cibolo Charter changing the term "districts" to "places" and provide for additional clarifying language as to qualifications for office mayor and council member.

MEASURE D SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION D

FOR/AGAINST Amendments to the City of Cibolo Charter increasing pay for the mayor from $100.00 per month to $250.00 per regular meeting attended and for council members from $150.00 per month to $275.00 per regular meeting attended.

MEASURE E SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION E

FOR/AGAINST Amendments to the City of Cibolo Charter revising the prohibitions on the mayor and council members to include prohibitions on directly or indirectly coercing, influencing or interfering in the city managers judgement on personnel issues, directing or intervening in the administrative management of City personnel, requiring all concerns related to employees and administrative personnel be submitted in writing or formally presented during a duly called meeting of the City Council, and requiring the City Manager to address or investigate the concerns in accordance with the applicable City personnel policies and procedures.

MEASURE F SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION F

FOR/AGAINST Amendments to the City of Cibolo Charter requiring the City Council to meet in a sufficient number of monthly meetings as necessary to efficiently conduct the business of the City.

MEASURE G SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION G

FOR/AGAINST Amendments to the City of Cibolo Charter requiring all board and commission adopted rules and regulations be posted on the city's website.

MEASURE H SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION H

FOR/AGAINST Amendments to the City of Cibolo Charter authorizing any member of the City Council to place an item on the agenda for any regular or special City Council meeting by timely submission to the City Secretary in accordance with the City's rules of procedure and prohibiting the mayor from removing, altering, or vetoing any agenda item properly placed by a Council Member.

MEASURE I SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION I

FOR/AGAINST Amendments to the City of Cibolo Charter to requiring that ordinances imposing any penalty, fine or forfeiture become effective only after having been published once in a newspaper, rather than twice and include the requirement that it be posted on the city's website for ten (10) days.

MEASURE J SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION J

FOR/AGAINST Amendments to the City of Cibolo Charter requiring the City Manager to adopt an appropriate policy to ensure required documents are provided to the City Secretary for record keeping compliance.

MEASURE K SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION K

FOR/AGAINST Amendments to the City of Cibolo Charter requiring the City Council to conduct annual performance evaluations of the City Manager, City Secretary, Municipal Judge, and the City Attorney No later than May 31st of each year.

MEASURE L SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION L

FOR/AGAINST Amendments to the City of Cibolo Charter deleting the requirement that all sample ballots be published in the newspaper.

MEASURE M SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION M

FOR/AGAINST Amendments to the City of Cibolo Charter requiring City Council to, prior to each newly elected person taking office, hold such meetings as necessary to address any unfinished business from the previous three (3) City Council meetings to the extent it's expedient to do so.

MEASURE N SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION N

FOR/AGAINST Amendments to the City of Cibolo Charter clarifying that the newly elected persons to the city council shall take the oath of office and assume the duties of their office at the earlier of, either any specially called City Council meeting or the first regular City Council meeting following the canvass of the election.

MEASURE O SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION O

FOR/AGAINST Amendments to the City of Cibolo Charter subjecting council members serving at large to the same petition signature requirements as the mayor for purposes of recall.

MEASURE P SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION P

FOR/AGAINST Amendments to the City of Cibolo Charter to equalize the petition signature requirements for the mayor with the same percentage of petition signature requirements for district councilmembers.

MEASURE Q SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION Q

FOR/AGAINST Amendments to the City of Cibolo Charter changing the obligation of the City Secretary to certify the signatures for a recall, initiative and referendum petition and present it to city council from twenty-one (21) days to forty-five (45) after the date of the filing of a petition with the City Secretary.

MEASURE R SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION R

FOR/AGAINST Amendments to the City of Cibolo Charter changing the restrictions on filing a recall petition against any officer of the City from within three (3) months after the officer's election or within three (3) months after an election for such officer's recall to within six (6) months after the officer's election or within six (6) months after an election for such officer's recall.

MEASURE S SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION S

FOR/AGAINST Amendments to the City of Cibolo Charter to requiring that a proposed or referred ordinance or resolution be published once in a newspaper, rather than twice and include the requirement that it be posted on the city's website for ten (10) days.

MEASURE T SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION T

FOR/AGAINST An Amendment to the City of Cibolo Charter authorizing the City Council to amend or change the budget to reduce unnecessary expenses.

MEASURE U SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION U

FOR/AGAINST An Amendment to the City of Cibolo Charter requiring the City Council to adopt appropriate policies and procedures for each respective board, commission and committee, established by the City and ensure that ample opportunity for training is provided to include reasonable budget allocations for training expenses.

MEASURE V SHALL BE PLACED ON THE BALLOT IN THE FORM OF THE FOLLOWING PROPOSITION:

PROPOSITION V

FOR/AGAINST An Amendment to the City of Cibolo Charter to provide for gender neutral pronouns.

SECTION FOUR. This ordinance shall be effective on passage.

PASSED AND APPROVED this 12th day of August, 2025.

APPROVED:

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC, City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

B. Approval/Disapproval of an Ordinance of the City of Cibolo ordering a General Election for the purpose of the Election of Mayor, and Council Members to Place 2, 3, and At Large Place 7. (Ms. Chapman)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Ordinances Item: 11B.

From
Peggy Cimics, City Secretary

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Ord Aug 12 2025 November General Election.pdf

"City of Choice"

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ORDERING A MUNICIPAL GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 4, 2025, FOR THE PURPOSE OF THE ELECTION OF MAYOR AND COUNCIL MEMBERS TO PLACE 2, 3, AND AT LARGE PLACE 7 AS PROVIDED BY THE CITY CHARTER, THE TERM OF SUCH OFFICES TO BE FOR THREE (3) YEARS TERMINATING WHEN THEIR SUCCESSORS ARE ELECTED AND QUALIFIED; PROVIDING THE DETAILS THEREFOR AND PROVIDING FOR A PROCLAMATION AND NOTICE OF SUCH GENERAL ELECTION.

WHEREAS, the City of Cibolo, Texas, regular municipal election for Mayor and Council Members Place 2, 3, and At Large Place 7 are scheduled for November 4, 2025; and

WHEREAS, the Texas Constitution, the *Texas Election Code* (the "Code"), and the City Charter are applicable to said General Election (hereinafter referred to as the "election"), and in order to comply with applicable laws, an ordinance is required to call the elections and establish procedures consistent with the Constitution, the Code, and the Charter; and

WHEREAS, the election will be held jointly with Guadalupe County on November 4, 2025, pursuant to Section 271.002(a) of the Texas Election Code; and

WHEREAS, Guadalupe County and entities desire that a joint election be held in order to provide a convenient, simple, and cost-saving election to the voters in their respective jurisdictions; and

WHEREAS, the City will enter into an agreement with setting out respective duties and responsibilities for the November 4, 2025, election;

NOW THEREFORE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS…

SECTION 1. A municipal election is hereby ordered to be held on the authorized uniform election date of Tuesday, the 4th of November 2025 at which time shall be submitted to the qualified voters of the City the following Mayor and Council Member Place elections;

MAYOR
VOTE FOR ONE OR NONE

For Mayor:

□ _____
□ _____
□ _____

PLACE TWO
VOTE FOR ONE OR NONE

For Council Member, Place No. 2:

□ _____
□ _____
□ _____

PLACE THREE
VOTE FOR ONE OR NONE

For Council Member, Place No. 3:

□ _____
□ _____
□ _____

AT LARGE PLACE SEVEN
VOTE FOR ONE OR NONE

For Council Member, At Large Place No. 7:

□ _____
□ _____
□ _____

SECTION 2. The Mayoral and Council candidate for elective office receiving a majority, meaning more than fifty (50) percent of the votes cast, shall be elected to said office when the City Council has canvassed the election results and enters an order stating the same. Only registered voters from council member places may vote in place elections.

SECTION 3. As soon as practicable after the election and the declaration by the Council that the votes have been canvassed, the City Secretary shall certify to the Secretary of State an authenticated copy showing the results of the mayor and council places' election by the voters of the elected Mayor and Council Members.

SECTION 4. The foregoing municipal election is hereby ordered to be held on Tuesday, the 4th of November 2025 in accordance with the laws of Texas, and the provisions of the

Charter of the City of Cibolo, and the official ballots for said election shall be prepared in accordance with the Texas Election Code for the election.

SECTION 5. The election ordered herein shall be held as prescribed by law, at the following locations and times listed in Attachment A.

SECTION 6. Voting at said election shall be conducted as determined by the County Elections Officer of Guadalupe County, Texas. The equipment necessary for voting shall be available at the voting sites for the purpose of conducting early voting by personal appearance and at the Election Day voting sites established for the purpose of voting by personal appearance on Election Day, Tuesday, November 4, 2025. The County Elections Officer of Guadalupe County, Texas is authorized and charged to perform the functions provided by law in the casting of early ballots cast commencing on October 20, 2025, and ending on October 31, 2025, all in the method, manner and time made and provided by the Statutes of the State of Texas on this subject. Lisa Hayes, Elections Administrator will be appointed as early voting clerk in compliance Section 271.006 of the Texas Election Code. Other deputy early voting clerks will be appointed as needed to process early voting mail and to conduct early voting at the main location and branch locations. Any qualified voter for the Joint Election may vote early by personal appearance at either the main early voting location, branch locations, or temporary branch locations.

SECTION 7. The Mayor and City Council shall contract with Guadalupe County through the Guadalupe County Clerk's Elections Office for the conduct of this election. The Guadalupe County Clerk's Elections Department shall appoint the election officers to hold said election, in accordance with State Election Law, including an Early Balloting Board, Signature Verification Committee and the Central Counting Station representatives which shall count and canvass the early ballots cast at said election.

SECTION 8. Notice of said election shall be given by publishing a substantial copy of this ordinance in a daily newspaper of general circulation published in the City not earlier than the 30th day or later than the 10th day before the election.

SECTION 9. This ordinance shall be effective upon passage.

PASSED AND APPROVED this 12th day of August 2025.

APPROVED:

_____
Mark Allen
Mayor

ATTEST:

_____
Peggy Cimics, TRMC
City Secretary

City of Cibolo

City Council Regular Meeting Staff Report

C. Approval/Disapproval of an Ordinance to amend the 2024 City of Cibolo Unified Development Code (UDC), Article 19, General Subdivision Standards, Section 19.9, Drainage and Flood Hazards, Subsection C, General Provisions; and Article 20, Subdivision Regulations, Section 20.1.9, Platting Not Required; and Article 10, Parking and Loading Spaces, Section 10.2.1, Off-Street Parking, and Section 10.6.5, Surfacing and Maintenance. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Ordinances Item: 11C.

From
Eron Spencer, Assistant Planning Director

Staff Contact(s)
Eron Spencer,

PRIOR CITY COUNCIL ACTION:

City Council held a public hearing on July 22, 2025.

BACKGROUND:

On July 9, 2025, the Planning and Zoning Commission unanimously recommended approval of the proposed ordinance.

The proposed ordinance will amend the City of Cibolo's 2024 Unified Development Code to implement the following changes:

1. **Platting Exemptions for Historical Tracts and Parcels**
    - Establish a new exemption from the platting requirements for properties whose boundaries were legally established prior to 1965.
    - To qualify for the exemption, such properties must have:
        - Public access via a dedicated street, easement, or right-of-way; and
        - Existing utility services, including electrical, water, and sewer connections.
    - The exemption is intended to preserve the integrity of historically configured tracts and reduce regulatory burdens on properties that are already developed and served by public infrastructure.
2. **Old Town District Regulations**
    - **Parking Requirements:** Eliminate the minimum number of off-street parking spaces required for development within the Old Town District to encourage adaptive reuse, infill development, and pedestrian-oriented design.
    - **Parking Area Materials:** Allow property owners and developers within the Old Town District to utilize alternative materials for parking surfaces, such as permeable pavers, crushed granite, gravel, or other materials approved by the Planning Director and City Engineer, to promote flexibility in design and environmental sustainability.

- **Drainage Study Requirements:** Remove the requirement for formal drainage studies for development projects in the Old Town District. This change aims to facilitate small-scale redevelopment and reduce costs for property owners seeking to improve or repurpose existing structures.

These amendments are designed to support historic preservation, encourage investment and revitalization in the Old Town District, and reduce regulatory obstacles for property owners while maintaining public health, safety, and welfare.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

Motion to approve the ordinance amending the 2024 Unified Development Code.

Attachments

Ordinance - Old Town Amendment.pdf
Presentation.pdf

"City of Choice"

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS, AMENDING THE CITY OF CIBOLO UNIFIED DEVELOPMENT CODE (UDC), 2024 EDITION, ARTICLE 19 – GENERAL SUBDIVISION STANDARDS, SECTION 19.9 "DRAINAGE AND FLOOD HAZARDS," SUBSECTION C "GENERAL PROVISIONS," SUBSECTION 1 "LAND TO WHICH THIS SECTION APPLIES," TO CLARIFY EXEMPTIONS FOR HISTORICAL TRACTS WITHIN THE CITY AND ITS EXTRATERRITORIAL JURISDICTION; AND, AMENDING ARTICLE 20 – SUBDIVISON REGULATIONS, SECTION 20.1.9 "PLATTING NOT REQUIRED," ADDING A HISTORICAL TRACT EXEMPTION; AND, REVISING ARTICLE 10 – PARKING AND LOADING SPACES, SECTION 10.2.1 "OFF-STREET PARKING" AND SECTION 10.6.5 "SURFACING AND MAINTENANCE," ADDING EXCEPTIONS FOR PROPERTIES IN THE OLD TOWN MIXED USE OVERLAY DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cibolo ("City Council") finds that the Texas Local Government Code authorizes the City of Cibolo ("City"), as a home-rule municipality, to adopt, repeal or amend laws and regulations in order to promote the public health, safety, and general welfare of the City; and

WHEREAS, the City Council finds that the City has adopted such regulations as codified in the City's Unified Development Code ("UDC"); and

WHEREAS, the Planning and Zoning Commission of the City of Cibolo ("Planning and Zoning Commission") conducted a public hearing on July 9, 2025, regarding amending the UDC to allow historical tracts in the Old Town Mixed Use Overlay District to be exempt from platting, drainage study, and off-street parking requirements, and thereafter moved to recommend to City Council that such amendments be approved; and

WHEREAS, the City Council conducted a public hearing on July 22, 2025, regarding the amendments proposed herein; and

WHEREAS, the City Council and the Planning and Zoning Commission have determined that the proposed amendment to the UDC is better in line with the intent of the Old Town District regulations to allow certain historically established tracts, parcels, and land divisions, recorded

prior to 1965, continue to be served by existing public utilities and should be afforded exemptions from platting, drainage, and parking where appropriate; and

WHEREAS, the City Council has considered the effect of these UDC amendments and has determined them to be appropriate, necessary, and in the public's interest to address these historical tracts.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporation of Recitals. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment to UDC Article 19. From and after the effective date, Section 19.9 Drainage and Flood Hazards, of the 2024 Edition of the City's UDC, shall be amended as set forth herein (additions underlined) and shall hereinafter read as follows:

ARTICLE 19 – GENERAL SUBDIVISION STANDARDS

…

Section 19.9 – Drainage and Flood Hazards

…

C. General Provisions

1. Lands to Which This Section Applies.

These requirements shall apply to all areas within the City and its extraterritorial jurisdiction~~.~~ except for those lands described in Article 20, Subdivision Regulations, Section 20.1.9, "Platting Not Required." This exemption applies exclusively to existing structures. However, if the cumulative square footage of all existing structures is increased by more than thirty (30) percent, this exemption shall no longer apply. A property owner cannot change the natural flow of surface water so as to increase the burden on the lower landowner. If your property naturally drains water

in a certain direction, you generally cannot change your grade or slope to increase runoff onto the neighboring property.

NOTE: All remaining sections in Article 19 of the UDC shall remain unchanged

SECTION 3. Amendment to UDC Article 20. From and after the effective date, Section 20.1.9 Platting Not Required, of the 2024 Edition of the City's UDC, shall be amended as set forth herein (additions underlined) and shall hereinafter read as follows:

ARTICLE 20 – SUBDIVISION REGULATIONS

…

Section 20.1 – General

…

Section 20.1.9 – Platting Not Required.

The provisions of this Article shall not apply to:

…

I. Historical tracts, parcels, portions, or divisions of land having a boundary fully described by one (1) or more title transfer instruments executed before January 1, 1965; and, on or after such date there has been no executions of title transfer instruments such that these instruments could subject such parcel to boundary alterations; and, electrical, water, and wastewater lines shall be directly accessible to the parcel without extension of public infrastructure; and, access to the subject parcel shall be established by a public right-of-way easement that is a minimum of 30 feet wide and is improved to an extent sufficient to allow reasonable usage by typical passenger vehicles; and, all property taxes are current ana all municipal fees are paid. These historical tracts may secure building permits and certificates of occupancy prior to the approval of a subdivision plat by the Planning and Zoning Commission or the City Council. Recording of a subdivision plat in the Guadalupe County Clerk's Office shall not be required for such tracts to obtain building permits or certificates of occupancy. Within the Old Town Mixed Use Overlay District, this exemption shall include an exception to the requirements for Maximum Lot/Impervious Coverage described in Article 4, Zoning Regulations, Section 4.7.4.4.2.F.

NOTE: All remaining sections in Article 20 of the UDC shall remain unchanged

SECTION 4. Amendment to UDC Article 10. From and after the effective date, Section 10.2.1 Off-Street Parking, and Section 10.6.5 Surfacing and Maintenance, of the 2024 Edition of the City's UDC, shall be amended as set forth herein (additions underlined) and shall hereinafter read as follows:

ARTICLE 10 – PARKING AND LOADING SPACES

…

Section 10.2 – PARKING REQUIREMENTS

10.2.1 – Off-Street Parking

The following table lists minimum off-street parking requirements by use. In instances in which the listed use differs from the uses established in Table 1: Off-Street Parking Requirements, the City Manager or designee shall determine the appropriate classification for this table. The area designated as "Old Town" shall be exempt from required parking established in Article 10. Should parking be provided on a property located within Old Town the parking design regulations in Section 10.6, Parking Space and Parking Lot Design, shall apply.

…

Section 10.6 – Parking Space and Parking Lot Design

…

10.6.5 – Surfacing and Maintenance

A. All off-street parking areas, drive aisles, internal roadways, and loading areas for uses shall always be paved and kept in a dust-free condition. The use of pervious and/or semi-pervious materials is permitted provided the areas are always kept in a dust free condition.

B. Parking lot pavement shall be designed in accordance with the Pavement Specification requirements of the Cibolo Design and Construction Manual for a Type A street, without bus traffic. The City Engineer reserves the right to increase the pavement standards to a higher classification if the specific use of the site warrants a greater pavement structure reliability level.

C. Off-street parking areas, drive aisles, internal roadways, and loading areas within the Old Town Mixed Use Overlay District shall comply with the paving material standards established in this Section. However, where a site is properly graded and engineered to direct surface drainage away from the public right-of-way, alternative paving materials may be permitted as an exception to the standard requirement. Examples of alternative paving materials are: permeable/porous paving systems, gravel, crushed stone, grass pavers, turf reinforcement, recycled materials (aggregate or plastic pavers filled with gravel), clay brick pavers, resin-bound aggregate, compacted soil with stabilizers. Such alternative materials must demonstrate durability and dust control. Approval of alternative paving materials is subject to review and authorization by the Planning Director and City Engineer.

NOTE: All remaining sections in Article 10 of the UDC shall remain unchanged

SECTION 5. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether

pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 7. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 8. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the UDC in the next appropriate update.

SECTION 9. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 10. Effective Date. This Ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2025.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC, City Secretary

APPROVED AS TO FORM:

_____
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC, City Attorney

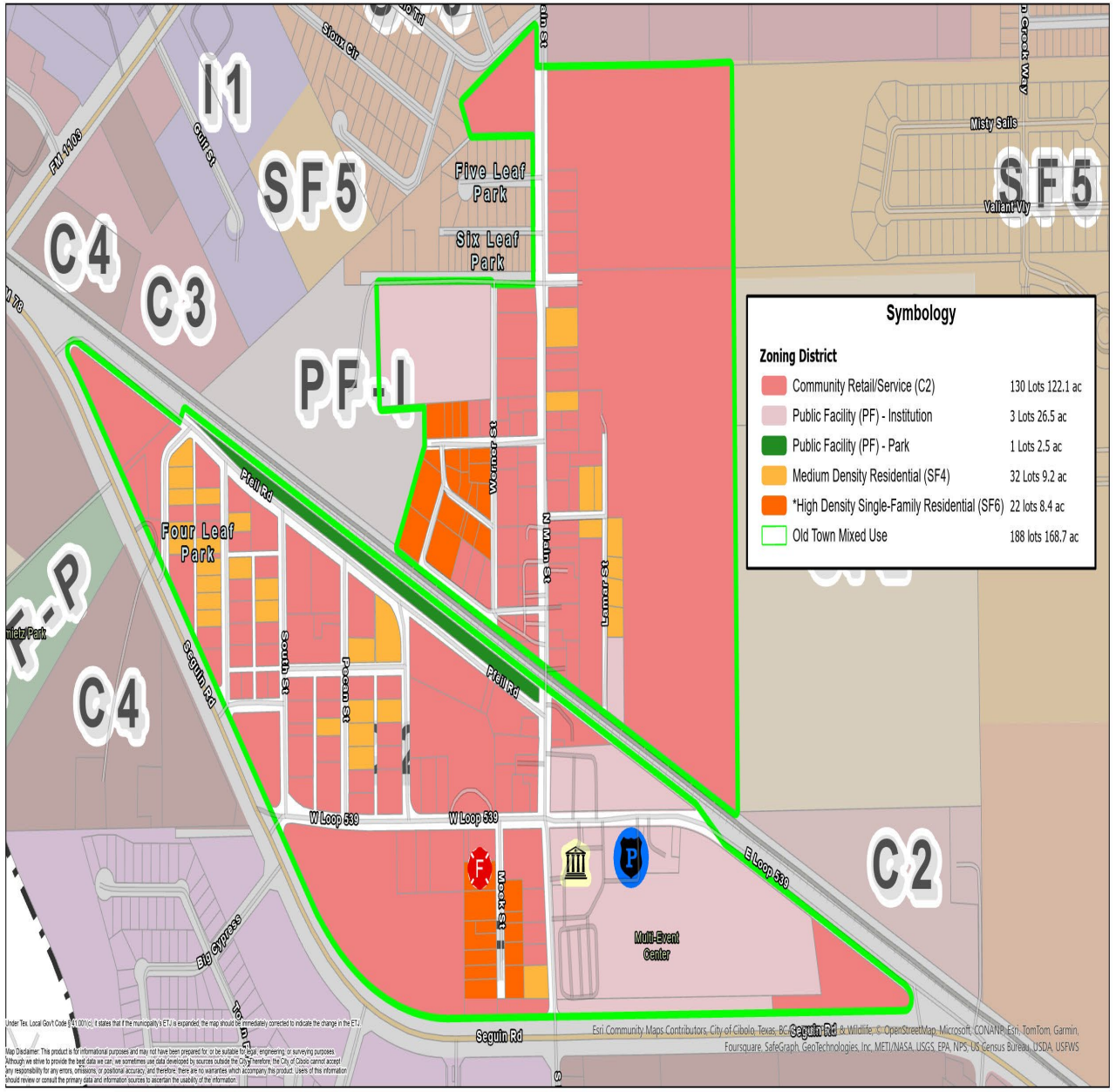
Ordinance: Old Town Unified Development Code (UDC) Amendment

August 12, 2025

Presented By: Eron Spencer

Overview

This proposed Unified Development Code (UDC) amendment would exempt properties in the Old Town District from platting (Sec. 20.1.9), drainage study (Sec. 19.9.C.1), and parking requirements (Sec. 10.2.1 and Sec. 10.6.5).



Public Hearings

Planning & Zoning Commission – July 9, 2025

- Recommendation: Approval, subject to recommended revisions
  - Add a list of approved alternative paving materials
    - "*Examples of alternative paving materials are: permeable/porous paving systems, gravel, crushed stone, grass pavers, turf reinforcement, recycled materials (aggregate or plastic pavers filled with gravel), clay brick pavers, resin-bound aggregate, compacted soil with stabilizers.*"
  - Remove the phrase "*or their designee*"
  - Add language requiring drainage to remain internal to the property rather than flow onto adjacent properties or public streets
    - "*A property owner cannot change the natural flow of surface water so as to increase the burden on the lower landowner. If the property naturally drains water in a certain direction, you generally cannot change your grade or slope to increase runoff onto the neighboring property.*"
  - Clarify that an increase in building square footage wouldn't require a variance to the max. impervious cover allowed
    - "*Within the Old Town Mixed Use Overlay District, this exemption shall include an exception to the requirement for Maximum Lot/Impervious Coverage described in Article 4, Zoning Regulations, Section 4.7.4.4.2.F.*"

City Council – July 22, 2025

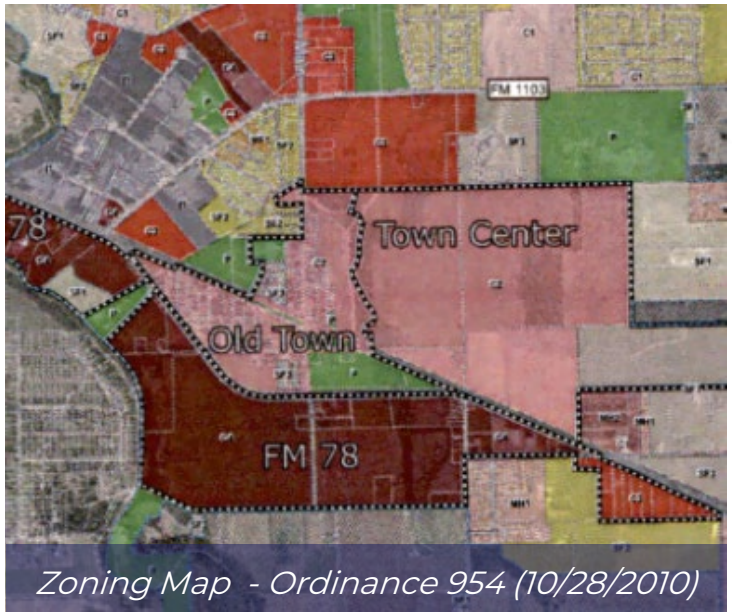
Old Town Overlay District – Background

- **Ordinance 934** – Adopted in July 2010, creating the Old Town Mixed Use Overlay District in the UDC.

  Section 4.7.4.4 Old Town Mixed Use Overlay District Regulations

  The Old Town Mixed Use Overlay District (OT) is intended to provide performance standards that direct the redevelopment of properties within the district. The focus of the performance standards is to limit specific impacts to adjacent properties, while enabling flexibility in planning to the developing owner. Transition of use, buffering, and internal circulation are emphasized. Where these standards conflict with other standards or regulations of this or other City Ordinances, or with private restrictive covenants, the more flexible standard(s) may apply.

  - However, several amendments to the UDC have been made to accommodate the area's historic nature, smaller lot sizes, and unique character.



Zoning Map - Ordinance 954 (10/28/2010)

Old Town Overlay District – UDC Exceptions

- The following UDC exceptions for Old Town were adopted amendments:

	Current UDC	Proposed UDC
Zoning Regulations (Article 4)	☑	☑
Parking and Loading Spaces (Article 10)		☑
Landscaping, Buffering and Protected Trees (Article 17)	☑	☑
Transportation (Article 18)	☑	☑
General Subdivision Standards (Article 19)		☑
Subdivision Regulations (Article 20)		☑

Section 4.7.4.4 – Old Town Overlay Regulations

- Ordinance 1400 (6/27/2023): Added provisions for **Nonconforming Residential Structures & Lots**

Section 17.1.J – Parking Lot Landscaping

- Ordinance 1423 (12/12/2023): Reduced **landscape buffer** from 15ft to 5ft

Section 18.13 – Traffic Impact Analysis (TIA)

- Ordinance 1048 (2/26/2013): **TIA** exception for properties in Old Town

Section 18.17 – Sidewalk Requirements

- Ordinance 1441 (4/9/2024): Exempted Old Town from **sidewalk requirements**

Old Town Overlay District – UDC Exceptions

- The following UDC exceptions for Old Town are proposed under this ordinance:

	Current UDC	Proposed UDC
Subdivision Regulations	Plat required	Historic tracts exempt from platting
Drainage	Drainage study required	Old Town District exempt – regional drainage approach
Parking Lot Design	Parking material limited to concrete and asphalt	Parking areas alternative material permitted
Off-Street Parking	Off-street parking required	Off-street parking optional

- These proposed amendments aim to reduce regulatory barriers, promote historic preservation, and support revitalization efforts in the Old Town District while maintaining public health, safety, and welfare.

Subdivision Regulations – Historical Tracts & Parcels

Proposed Amendment to Section 20.1.9 – Platting Not Required

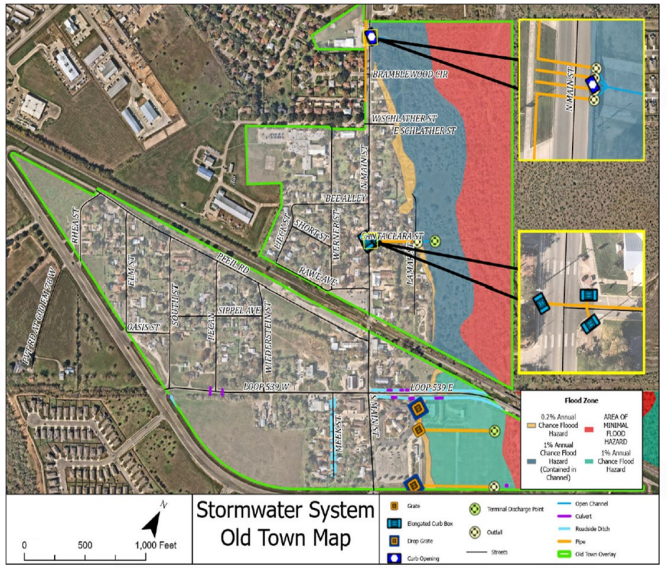
- Establishes a new exemption from the platting requirements for properties whose boundaries were legally established prior to 1965.
- To qualify for the exemption, such properties must have:
  - Public access via a dedicated street, easement, or right-of-way; and
  - Existing utility services, including electrical, water, and sewer connections

Current UDC	Proposed
Plat must be prepared by a registered professional engineer	Existed prior to incorporation (pre-dates subdivision ordinance)
Platting requires technical reports (i.e., drainage study) and additional recorded documents (i.e., easements)	Property boundary recorded by deed with (1) public access and (2) existing utilities
Plat must be approved prior to the issuance of site plan, building permit, utility extension, etc.	Only site plan and permitting processes required

Drainage Study Requirement

Proposed Amendment to Section 19.9 – Drainage and Flood Hazards

- Removes the requirement for formal drainage studies for development projects in the Old Town District.
- This change aims to facilitate small-scale redevelopment and reduce costs for property owners seeking to improve or repurpose existing structures.

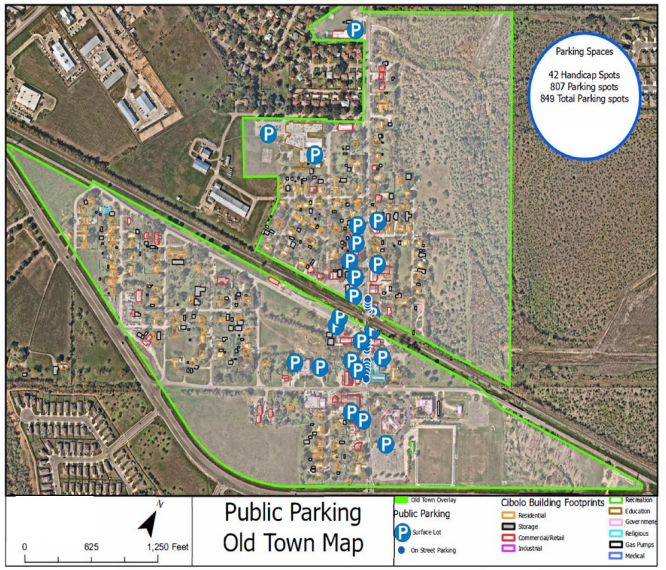


Current UDC	Proposed
Drainage study must be prepared by a registered professional engineer	Areawide drainage approach to understand overall flow and drainage infrastructure needs
Parcel-by-parcel drainage improvements require more infrastructure on each lot	More cost-effective drainage solution over multiple properties
Fragmented solutions won't address areawide drainage issues	Holistic approach reduces risk of individual lot drainage improvements impacting neighboring properties

Parking Requirement

Proposed Amendment to Section 10.2.1 – Off-Street Parking

- Eliminates the minimum number of off-street parking spaces required for development within the Old Town District to encourage adaptive reuse, infill development, and pedestrian-oriented design.



Current UDC	Proposed
Based on national parking surveys from the Institute of Transportation Engineers (suburban parking standards don't fit Old Town)	Local business owner determines level of parking demand appropriate for their business

Parking Materials

Proposed Amendment to Section 10.6.5 – Surfacing and Maintenance

- Allows property owners and developers within the Old Town District to utilize alternative materials for parking surfaces, such as permeable pavers, crushed granite, gravel, or other materials approved by the Planning Director and City Engineer, to promote flexibility in design and environmental sustainability.

Current UDC	Proposed
Parking areas must be all-weather surface materials, limited to concrete and asphalt	Alternative materials for parking surfaces are permitted, subject to administrative approval

City Council Consideration

Unified Development Code Amendments, Criteria for Approval, Section 3.7.D

1. The proposed amendment promotes the health, safety, or general welfare of the City and the safe, orderly, efficient and healthful development of the City;

2. An amendment to the text is consistent with other policies of this UDC and the City;

3. Any proposed amendment is consistent with the goals and objectives of this UDC and the City; and

4. Other criteria which, at the discretion of the Planning and Zoning Commission and the City Council, are deemed relevant and important in the consideration of the amendment.

City of Cibolo

City Council Regular Meeting Staff Report

D. Approval/Disapproval of an ordinance to amend the 2024 City of Cibolo Unified Development Code (UDC), Article 14, Lot Design Standard, Light Industrial Building Height Standards. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Ordinances Item: 11D.

From
Rick Vasquez, Director of Economic Development and Planning

PRIOR CITY COUNCIL ACTION:

City Council held a public hearing on July 22, 2025.

BACKGROUND:

The Planning and Zoning Commission, at their meeting held 7/9/2025, **unanimously** recommended approval of proposed ordinance to amend the UDC.

The proposed ordinance will amend the 2024 Unified Development Code to increase the maximum permitted building height from 45 feet to 150 feet for properties zoned Light Industrial and located along the IH-10 Corridor, south of Bolton Road, on a line parallel to the City limits.

Contemporary fulfillment centers, logistics hubs, and advanced manufacturing facilities increasingly rely on high-bay storage and automated racking systems that can reach heights of 80 to over 140 feet. These systems, such as Automated Storage and Retrieval Systems (AS/RS), enable businesses to maximize vertical space for inventory management, reduce warehouse footprints, and improve operational efficiency.

Modern racking technologies include:

- **Automated Storage and Retrieval Systems (AS/RS):** Often used in e-commerce fulfillment centers, these systems store goods in high-density configurations, with rack heights commonly ranging from 80 to 150 feet.
- **Very Narrow Aisle (VNA) Racking:** Designed for tall warehouses using specialized forklifts, VNA systems can extend up to 100 feet, optimizing storage capacity.
- **Pallet Shuttle Systems:** Semi-automated systems that can operate in high-bay warehouses exceeding 100 feet in height.
- **High-rise Rack-supported Buildings:** In some manufacturing and distribution facilities, the building's structural frame is integrated directly into the racking system itself, allowing heights of up to 150 feet or more.

These technologies are essential for industries handling large product volumes, rapid inventory turnover, or bulk storage of raw materials and finished goods.

Under the City of Cibolo's current Unified Development Code (UDC), the maximum building height for Light Industrial zoning is limited to 45 feet. This restriction does not accommodate modern facility designs and could preclude the development of contemporary industrial buildings required for logistics, distribution, and manufacturing operations. As a result, prospective businesses seeking to construct high-bay facilities may be deterred from considering the City of Cibolo for relocation or expansion, potentially impacting local economic development opportunities.

STAFF RECOMMENDATION:

Fire Department does not have concerns with the proposed increase height. Fire Department stated project must have adequate Fire Flow as required by the International Fire Code 2021, Appendix B and D.

FINANCIAL IMPACT:

N/A

MOTION(S):

Approve amendment of the 2024 UDC.

Attachments

UDC Industrial Height Regulations.pdf
Ordinance - IH 10 Light Industrial Building Heignt (CA draft 7-30-25).pdf
UDC Industrial Height Regulations.pdf

UDC Industrial Height Regulations

Key factors influencing ceiling height in contemporary manufacturing

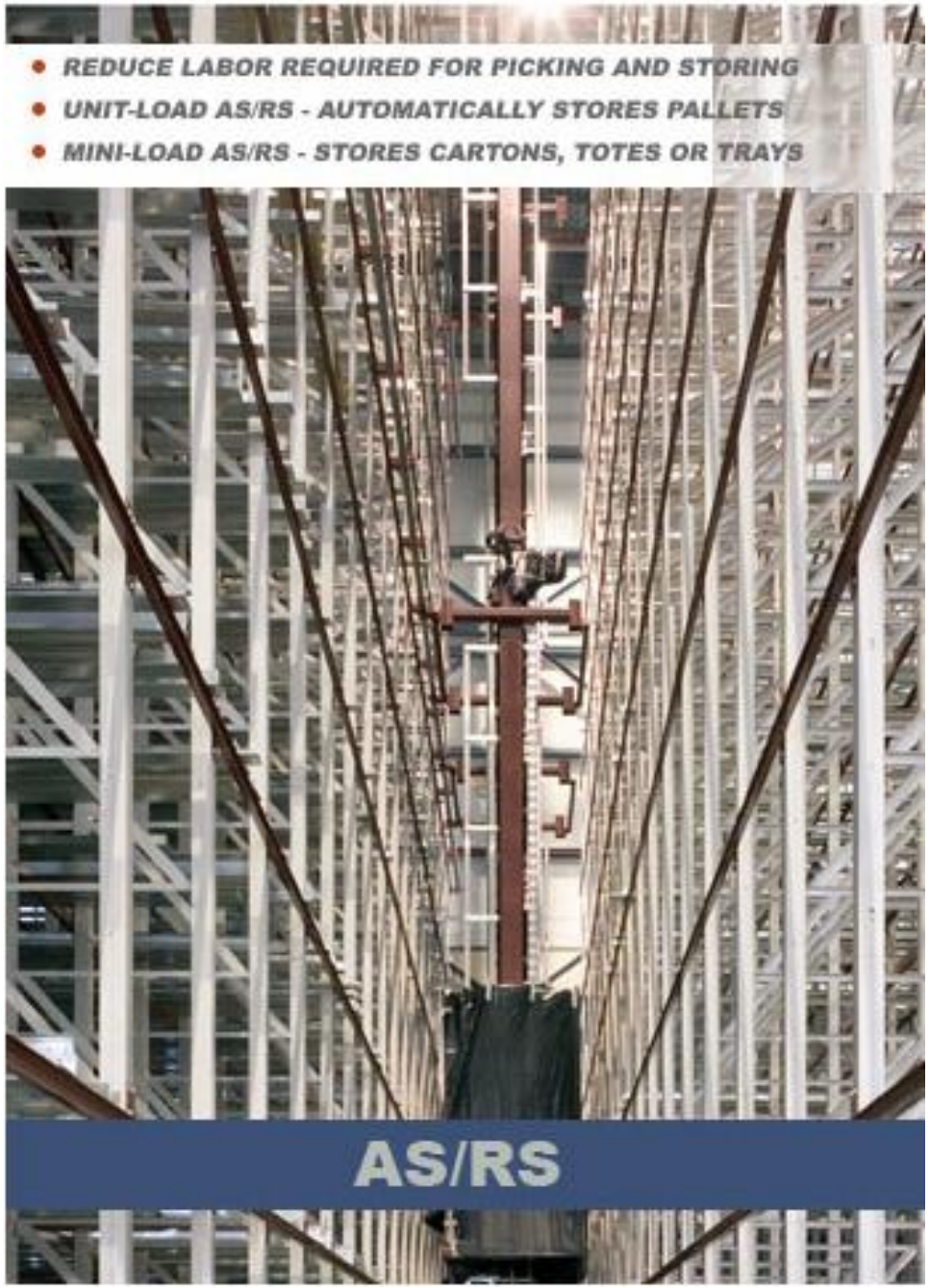
- Contemporary manufacturing facilities are seeing a trend towards higher ceiling heights, driven by several factors, particularly the increasing adoption of automation and the need for efficient storage solutions

- optimized picking and packing operations
- accommodate future technological advancements and operational changes
- Specialized manufacturing equipment, like overhead cranes or certain machinery

Maximum height of Automated Storage and Retrieval Systems (AS/RS) can be customized to exceed 100 feet in height.

AS/RS systems are configured with pallet rack laid out with narrow aisles between. A crane with a tall mast travels through the aisle and moves vertically and horizontally to storage picking positions.

The Unit-Load AS/RS systems are designed for larger loads which are pallets or pallet-sized loads. Some systems are over 100 feet tall.

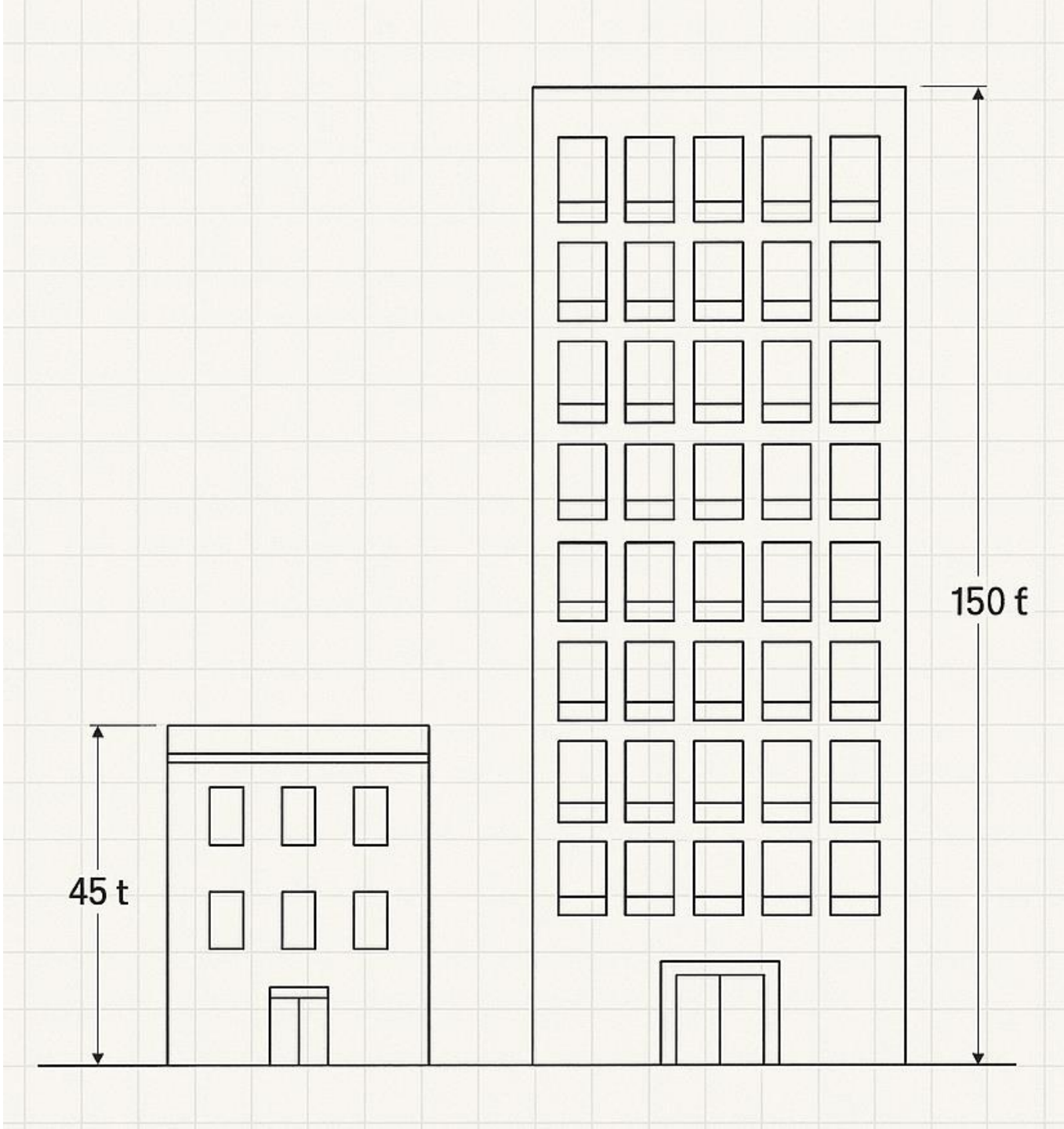

REDUCE LABOR REQUIRED FOR PICKING AND STORING
UNIT-LOAD AS/RS - AUTOMATICALLY STORES PALLETS
MINI-LOAD AS/RS - STORES CARTONS, TOTES OR TRAYS
AS/RS

Austin
Austin

WITOR'S

SUPPLY

Elevation Drawing of a comparison between the current maximum height limits of 45 feet and the proposed maximum height limit of 150 feet



Fire Department Review

- Fire Chief – No concerns with increase in height regulations.

- Must provide adequate fire flow as required by 2021 Fire Code, Appendix B and D

Any Questions?

ORDINANCE NO. _____

AMENDING THE CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE, ARTICLE 14. LOT DESIGN STANDARD, LIGHT INDUSTRIAL BUILDING HEIGHT STANDARDS ON PROPERTIES LOCATED GENERALLY ALONG IH 10

WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, the City of Cibolo City Council held a public hearing to rezone properties from Mixed Use Residential to Light Industrial along the IH 10 Corridor on June 24, 2025; and,

WHEREAS, the City Council determined the Light Industrial Zoning designation aligned with the City's economic development goals; and,

WHEREAS, the City of Cibolo Planning and Zoning Commission recommended approval of the Official Zoning Map amendment at their June 12, 2025 meeting; and

WHEREAS, the City of Cibolo City Council held a public hearing July 22, 2025 and received public testimony regarding the ordinance; and,

WHEREAS, upon approval, the City Council directs the City Manager and City Secretary to take such actions as are necessary and appropriate to effectuate this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporating Recitals. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment to the 2014 Unified Development Code (UDC). The City of Cibolo Unified Development Code is hereby amended as follows:

ARTICLE 14.1 LOT DESIGN STANDARDS

Section 14.2 Lot Design

O. For the Purpose of this UDC, the City is divided into the following nineteen (19), with each corresponding Future Land Use Map classification:

17. Zoning District I-1, Light Industrial

a. Intent – The I-1 district is established to permit most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

b. Permitted uses – most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

c. Specific uses - subject to Site Plan approval, most commercial uses, office park, flex-space, and low impact industrial uses which are compatible with surrounding commercial districts. Limited retail and service uses that serve the industrial development zone are also permitted.

d. Lot Design Requirements

(1) Minimum Lot Area None

(2) Minimum Lot Width 100'F

(3) Minimum Front Setback 50'

(4) Minimum Rear Setback 40'

(5) Minimum Side Setback 25'

(6) Maximum Lot/Impervious Coverage 80%

(7) Maximum Height of Principal Building 45'<u>; properties zoned Light Industrial (LI) District, located along IH 10 Corridor, south of Bolton Road, and south of IH 10, in the general area parallelled to IH10, shall be permitted a maximum building height of one-hundred and fifty feet (150').</u>

~~(8) ETJ Classification Light Industrial~~

SECTION 3. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date

of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 4. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 5. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 6. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 7. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 8. Effective Date. This Ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED this _____ day of _____, 2025.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC
City Secretary

APPROVED AS TO FORM:

_____
Paul Wendland, City Attorney
Denton Navarro Rodriguez Bernal
Santee & Zech, PC

UDC Industrial Height Regulations

Key factors influencing ceiling height in contemporary manufacturing

- Contemporary manufacturing facilities are seeing a trend towards higher ceiling heights, driven by several factors, particularly the increasing adoption of automation and the need for efficient storage solutions

- optimized picking and packing operations
- accommodate future technological advancements and operational changes
- Specialized manufacturing equipment, like overhead cranes or certain machinery

Maximum height of Automated Storage and Retrieval Systems (AS/RS) can be customized to exceed 100 feet in height.

AS/RS systems are configured with pallet rack laid out with narrow aisles between. A crane with a tall mast travels through the aisle and moves vertically and horizontally to storage picking positions.

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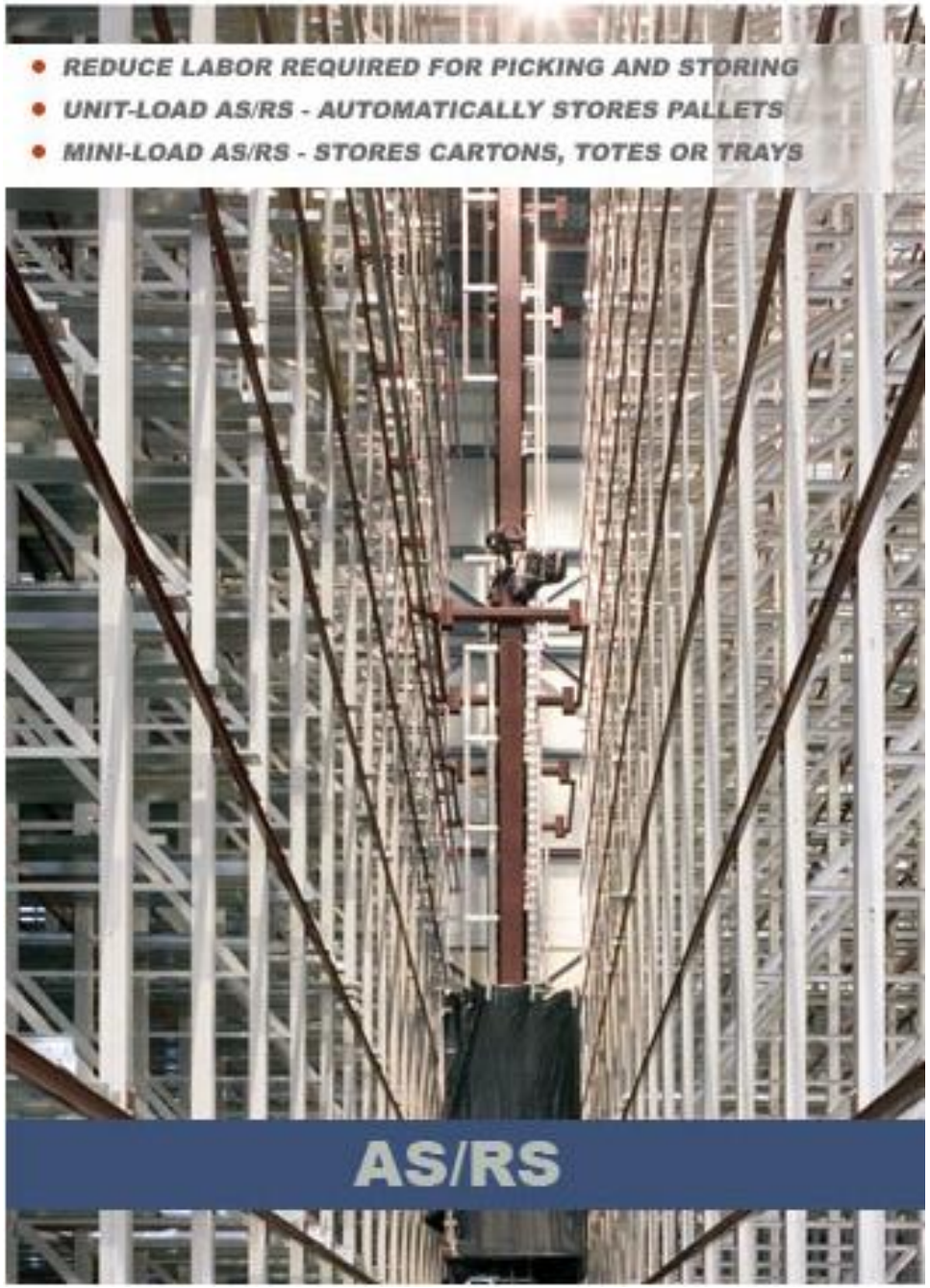
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WITOR'S

SUPPLY

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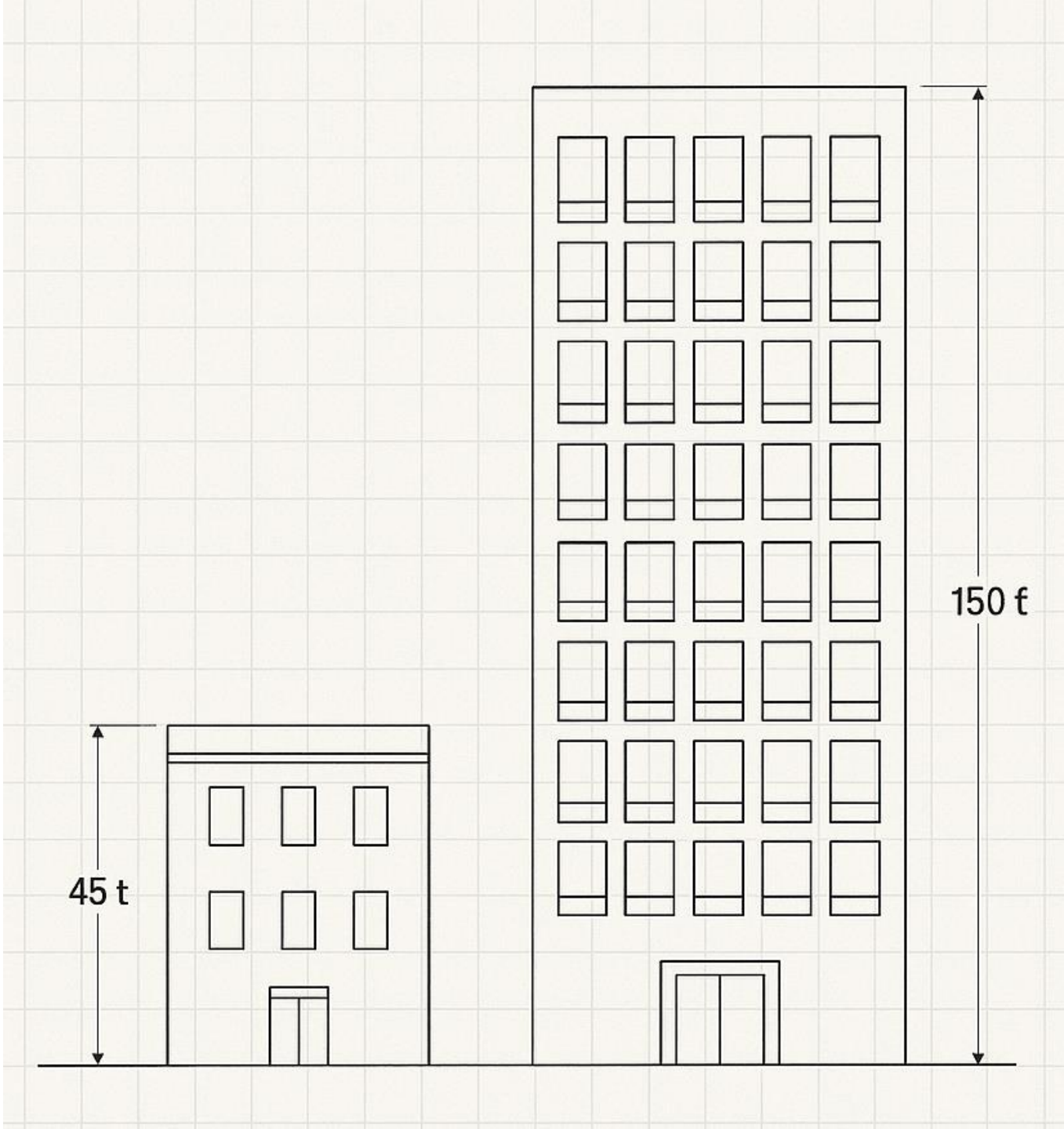


Fire Department Review

- Fire Chief – No concerns with increase in height regulations.

- Must provide adequate fire flow as required by 2021 Fire Code, Appendix B and D

Any Questions?

City of Cibolo

City Council Regular Meeting Staff Report

E. Approval/Disapproval of an Ordinance to voluntarily annex a 2.011-acre tract of land, located northeast intersection of IH 10 and Santa Clara Road, described as Guadalupe Torres Survey, A-313, Guadalupe County. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Ordinances Item: 11E.

From
Rick Vasquez, Director of Economic Development and Planning

PRIOR CITY COUNCIL ACTION:

The City Council held a public hearing on July 22, 2025.

BACKGROUND:

This is a voluntary annexation requested by RT Industrial Holdings, LLC. The annexation is under TLGC Subchapter 43.065, Voluntary Annexations, Service Agreements are optional, the City is incorporating a Service Plan into the annexation ordinance. In addition to the 2.o acre site, the applicant owns the adjacent 126 acre tract, presently located within the City of Cibolo city limits.

STAFF RECOMMENDATION:

Staff recommends approval of the annexation ordinance.

FINANCIAL IMPACT:

N/A

MOTION(S):

Motion to approve annexation ordinance.

Attachments

Project Theo_Annexation Petition 6.30.25.pdf
Ordinance -Theo Annexation (CA draft 7-30-25).pdf
Theo 2 Acre Annex Map.pdf
Theo Service Plan PDF.pdf

City of Cibolo

Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108
Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - ANNEXATION PETITION

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name: Project Theo

Total Acres: 2.011 Survey Name: _____ Abstract No.: G_A0313

Project Location (address): IH 10 W TX

Current Zoning: OCL Overlay: ☒ None ☐ Old Town ☐ FM 78

Proposed Zoning: I-1 # of Lots: 1 # of Units: _____

Please Choose One: ☐ Single-Family ☐ Multi-Family ☐ Commercial ☒ Industrial

☐ Other _____

Current Use: Vacant Total Proposed Square Footage: N/A

Proposed Use: Distribution (Commercial/Industrial only)

Applicant Information:

Property Owner Name: RT Industrial Holdings, LLC (c/o Carlos Fis Menache - Manager)

Address: 16515 Blanco Road City: San Antonio

State: TX Zip Code: 78232 Phone: _____

Email: _____ Fax: _____

**Applicant* *(if different than Owner)*:* _____

* Letter of Authorization required

Address: _____ City: _____

State: _____ Zip Code: _____ Phone: _____

Email: _____ Fax: _____

Representative: Ortiz McKnight, PLLC (c/o Matthew Gilbert)

Address: 112 E. Pecan St. #1350 City: San Antonio

State: TX Zip Code: 78205 Phone: 210-664-0005

Email: mgilbert@ortizmcknight.com Fax: _____

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.

SIGN HERE

Owner or Representative's Signature

CARLOS FIS MENACHE

Typed / Printed Name

State of TEXAS

County of BEXAR

Before me, ALEJANDRO GUTIERREZ, on this day personally appeared

Name of Notary Public

CARLOS FIS MENACHE, to be the person(s) who is/are subscribed to the

Name of signer(s)

foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6th day of JUNE, 2025

Notary Public Signature

(Notary Seal) Alejandro Gutierrez
My Commission Expires
4/9/2027
Notary ID131964392

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

Yes	No	N/A	Checklist
			Annexation Petition
☑	☐	☐	A letter of application form, signed by the property owner(s), requesting the annexation
☑	☐	☐	A copy of the current deed, indicating ownership and authority to file the application
☑	☐	☐	A legal description of the property, whether by lot and block or metes and bounds
☐	☐	☐	One (1) hard copy and one (1) .pdf copy of the Final Traffic Impact Analysis
☑	☐	☐	Any request for annexation shall be accompanied by an application to establish the initial zoning on the property
☐	☐	☐	The application includes a service plan as required by TLGC
☑	☐	☐	A non-refundable check payable to the city in the amount specified within the Fee Schedule of the city, as amended Fees: — Amount Due Voluntary Annexation - Temporary Agriculture Zoning — $0.00 Voluntary Annexation - Permanent Zoning Request — $1,000.00 Public Notification Signage — $65.00 *Sign will be placed on property to announce public hearing.* See Fee Schedule for any other applicable fees

By signing below, I do hereby attest that the information contained in this application is true, accurate and complete.

SIGN HERE

Signature

6/6/2025
Date

Printed Signature

Company

City of Cibolo Use Only

☐ Complete Application ☐ Incomplete Application

Accepted By: _____ Date: _____

City of Cibolo

Deposit Agreement for Development Review

This agreement is made this 6th day of June, 20 25, by the Applicant in favor of the City of Cibolo, Texas ("City").

Applicant: Name and Address

RT Industrial Holdings LLC
(c/o Carlos Fis Menache - Manager)
16515 Blanco Road
San Antonio, TX 78232

Applicant is requesting City approval of a rezoning, subdivision, variance, site plan, preliminary plat, final plat, conditional use permit, or any other development-related application. Under authority granted to it by applicable state and local laws, the City requires the Applicant to execute this Agreement and to provide a cash deposit to the City for the payment of all costs incurred by the City in reviewing the application.

Applicant shall deposit in cash with the City the initial amount identified within the approved Fee Schedule, a current copy of which is attached to this Agreement as Exhibit "A." A copy of the application that is subject to this Agreement is attached hereto as Exhibit "B." If the application is longer than ten (10) pages, a summary may be attached hereto in lieu of the full application, so long as the summary contains sufficient information to accurately identify the subject application.

Applicant acknowledges that the application shall not be deemed complete and accepted for processing, and the City shall not commence to review and process an application, until this Agreement is executed by the Applicant and the Agreement and the full deposit are delivered to the City.

The City will deposit the money in its account and draw upon the deposit to pay the costs it incurs in connection with the application. The City shall determine all of its costs, including both administrative and consulting services, in accordance with the Fee Schedule, as annually adopted by the City. To the extent that any interest accrues on any cash deposit held by the City under this Agreement, such interest shall be deemed to be part of the total review costs incurred by the City; as such, Applicant hereby waives any claim to such interest and acknowledges that the City shall not be responsible for paying any interest on money deposited under this Agreement.

If in the discretion of the City, there is deemed to be an inadequate balance in the Deposit Account to pay for all the fees and costs incurred by the City, the City will notify the Applicant of the need for additional funds and the amount required to be further paid. Applicant shall pay such additional funds within ten (10) calendar days of receipt of such notice. For purposes hereof, receipt of notice shall be deemed made upon written, email notification to the Applicant. If an application is placed upon a meeting agenda for public hearing and/or consideration by City Council or another City board or commission, failure by the Applicant to submit payment in full for any additional funds required under this Agreement may be cited as grounds for recommending disapproval or disapproving of an application, as applicable.

Internal Use: _____ **(Case File#)**

If the application process is completed, withdrawn by the Applicant, or disapproved by the City, any remaining balance in the Deposit Account shall be paid to the Applicant within 60 calendar days of the date on which the application process was completed, withdrawn, or disapproved.

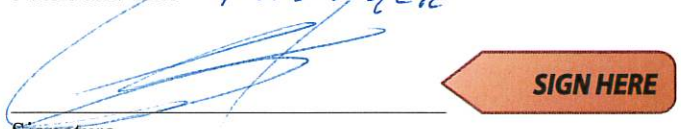
Upon request, the City will provide the Applicant an accounting of all expenses charged against the Deposit Account, but in no event more often than monthly. An accounting will be provided when a notice is made by the City for additional funds.

Applicant shall indemnify and hold the City harmless from any liability, claim, action, or suit or any obligation to the Applicant arising from or in connection with the terms and conditions of this Agreement. The applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City enforcing any terms and conditions of this Agreement.

APPLICANT:

Carlos Fis Mejiche

Name and Title MANAGER



Signature

June 6th, 2025

Date

Internal Use: _____ (Case File#)

City of Cibolo
Planning Department
201 Loop 539 W/P.O. Box 826
Cibolo, TX 78108
Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - ZONING CHANGE

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name: Project Theo

Total Acres: 2.011 Survey Name: Abstract No.: G_A0313

Project Location (address): NE of the Intersection of IH 10 and Santa Clara

Current Zoning: OCL Overlay: ■ None ☐ Old Town ☐ FM 78

Proposed Zoning: I-1 Light Manufacturing # of Lots: 1 # of Units: N/A

Please Choose One: ☐ Single-Family ☐ Multi-Family ☐ Commercial ■ Industrial

☐ Other

Current Use: Vacant Undeveloped Total Proposed Square Footage: N/A

Proposed Use: Distribution (Commercial/Industrial only)

Applicant Information:

Property Owner Name: RT Industrial Holdings LLC (c/o Carlos Fis Menache - Manager)

Address: 16515 Blanco Road City: San Antonio

State: TX Zip Code: 78232 Phone:

Email: Fax:

**Applicant* *(if different than Owner)*:*

* Letter of Authorization required

Address: City:

State: Zip Code: Phone:

Email: Fax:

Representative: Ortiz McKnight, PLLC (c/o Matthew Gilbert)

Address: 112 E. Pecan St. #1350 City: San Antonio

State: TX Zip Code: 78205 Phone: 210-664-0005

Email: mgilbert@ortizmcknight.com Fax:

Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.

SIGN HERE

Owner or Representative's Signature

CARLOS FIS MENACHE

Typed / Printed Name

State of TEXAS

County of BEXAR

Before me, ALEJANDRO GUTIERREZ, on this day personally appeared

CARLOS FIS MENACHE, to be the person(s) who is/are subscribed to the

Name of Notary Public

Name of signer(s)

foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6th day of JUNE, 2025

Notary Public Signature

Alejandro Gutierrez
My Commission Expires
4/9/2027
Notary ID131964392

City of Cibolo Use Only
Total Fees
Payment Method
Submittal Date
Accepted by
Case Number

Yes	No	N/A	Checklist
			*Form and Contents per UDC Article 4, Sections 4.3.1 - **Zoning Regulations***
☑	☐	☐	A letter of application form, signed by the property owner(s), stating the current and requested zoning classifications
☑	☐	☐	A copy of the current deed, indicating ownership and authority to file the application
☑	☐	☐	A legal description of the property, whether by lot and block or metes and bounds
☑	☐	☐	A non-refundable check payable to the city in the amount specified within the Fee Schedule of the city, as amended Fees: — *Input # of acres* (# of acres *) — *Input cost per acre* (Cost per acre) + — *Input Base Fee* (Base fee) — Amount Due * **$750 + $100/acre (Max $3,000)+** <----- $ 0.00 Zoning Verification Letter- City Staff Fee **$150.00** Public Notification Signage **$65.00** *Sign will be placed on property to announce public hearing.* See Fee Schedule for any other applicable fees **Applicant may be responsible to pay additional fees of actual costs for any application associated with review or pre-development conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)*
☑	☐	☐	A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed
☑	☐	☐	Narrative of Application Request
☐	☐	☑	Letter of Authorization, if applicant is not the owner of the subject property

By signing below, I do hereby attest that the information contained in this application is true, accurate and complete.

SIGN HERE

Signature

6/6/2021

Date

Printed Signature

Company

City of Cibolo Use Only

☐ Complete Application ☐ Incomplete Application

Accepted By: _____ Date: _____

If the application process is completed, withdrawn by the Applicant, or disapproved by the City, any remaining balance in the Deposit Account shall be paid to the Applicant within 60 calendar days of the date on which the application process was completed, withdrawn, or disapproved.

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Applicant shall indemnify and hold the City harmless from any liability, claim, action, or suit or any obligation to the Applicant arising from or in connection with the terms and conditions of this Agreement. The applicant shall pay all costs and expenses, including reasonable attorney fees and suit costs, incurred by the City arising from or in connection with the City enforcing any terms and conditions of this Agreement.

APPLICANT:

Carlos Fis MENDOZA
Name and Title MANAGER

SIGN HERE
Signature

June 6th, 2024
Date

Internal Use: _____ **(Case File#)**

City of Cibolo

Deposit Agreement for Development Review

This agreement is made this ____ day of _____, 20____, by the Applicant in favor of the City of Cibolo, Texas ("City").

Applicant: Name and Address

RT Industrial Holdings LLC

(c/o Carlos Fis Menache - Manager)

16515 Blanco Road

San Antonio, TX 78232

Applicant is requesting City approval of a rezoning, subdivision, variance, site plan, preliminary plat, final plat, conditional use permit, or any other development-related application. Under authority granted to it by applicable state and local laws, the City requires the Applicant to execute this Agreement and to provide a cash deposit to the City for the payment of all costs incurred by the City in reviewing the application.

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Internal Use: _____ (Case File#)

EXHIBIT A

PLANNING & ENGINEERING DEPARTMENT REVIEW FEE SCHEDULE

ZONING AND DEVELOPMENT FEES

Application Type

Pre-Application Meeting with City Staff	First	$0.00
Additional Meeting with Staff	Subsequent	$100.00
Discussion Only Agenda Item	City Staff Fee	$200.00
Voluntary Annexation	*(temporary agriculture zoning)*	$0.00
	(permanent zoning request)	$1,000.00
Non-Annexation Agreement **		$200 +

**Applicant may be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Zoning Applications:

Conditional Use Permit (CUP) and Zoning Change **		$750 + $100/acre (Max $3,000) +
Planned Unit Development (PUD) **		$2,000 + $100/acre (Max $5,000) +
CUP/PUD Amendment (per amended acreage)		50% of zoning fee
Vested or Development Rights Petition **	City Attorney and Staff Fees	$750 +
Zoning Verification Letter	City Staff Fee	$150.00

**Applicant may be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Development Applications

Site Plans **	$1,500 + $15/DU and/or $50/acre (Max $5,000) +
Appeal of Denied Site Plan to the P&Z Commission	$1,000.00
Land Study **	$1,250 + $10/acre +
Mixed Use Concept Plan	$1,500.00
Amendment to: Land Study, Master Plan, Mixed Use Concept Plan	$500.00
Tree Deferral - Postponement of tree mitigation to a later phase	$500.00
Tree Removal Permit	$50.00

Tree Removal Permit (UDC 17.2.E.5):

Diameter of Existing Tree (DBH)	Replacement Ratio (inches)	Tree Replacement Fee (Per inch)
8 to 19.99 inches	1.0	$150.00
20 to 23.99 inches	2.0	$300.00
24 inches and larger	3.0	$450.00

Tree Affidavit	$50.00

**Applicant may be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Internal Use: _____ (Case File#)

Variance & Waiver Applications:

Zoning Variance *80% reduced for homestead *Proof of ownership required*	$500 each variance
All other Variance Applications ** *80% reduced for homestead *Proof of ownership required*	$500 +
Variance to Design & Construction Manual **	$1,200 first + $500 each additional +

Variance fee may be reduced 50% for requests that result from actions of previous owners of an affected property, i.e. private access easement.

Waivers/Alternative Compliance **	$750 +
Appeal of Administrative Decision	$500.00

**Applicant may be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

City Plan Amendment:

City Comprehensive Plan ** Future Land Use Map (FLUM) ** Future Thoroughfare Plan (FTP) ** Unified Development Code (UDC) **	$750 + $100/acre (Max $3,000) +

**Applicant may be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Plat Related Applications:

Minor Plat and/or Amended Plat **		$1,000 +
Development Plat **		$1,000 +
	(Administratively reviewed & approved)	
Preliminary Plat, Final Plat **	0 to 5 acres	$1,500 + $30/single family lot or $60/non-single family acreage +
	5+ acres	$1,500 + $30/single family lot or $30/non-single family acreage +
Replat **		$750 + $15/single family lot or $30/non-single family acreage +
Vacating Plat		$750.00

All plats may incur additional fees above the base fees based on review times or 3rd party consultants. These additional charges will be assessed at actual costs.

A replat that requires a public hearing must pre-pay

Internal Use: _____ (Case File#)

Construction Plan Review

The following fee schedule for the processing of engineering or construction plans or for the inspection of improvements for construction of a subdivision or lot or a related improvement required in conjunction with that construction are value-based fees that consider the City's actual cost to review and inspect, including its consultants. The City shall calculate its actual cost by considering (a) the fee charged by a qualified, independent third-party entity for those services; (b) the hourly rate for the estimated actual direct time of the city's employees performing those services; or (c) the actual costs assessed to the city by a third-party entity that provides those services to the city. An applicant submitting construction plans or constructing public infrastructure will be expected to sign an agreement acknowledging that the fees are a deposit and that (a) any funds in excess of the cost will be refunded to the applicant, or (b) any additional cost incurred will incur an additional deposit determined by the City and payment will be required before City review continues.

Subdivision improvement construction plan review for more than one type of infrastructure (includes the entire limits of construction) **		$3,000 +
Subdivision improvement construction plan review for one type of infrastructure (not to exceed the fee for more than one type of infrastructure) **		$1,250 +$5 per linear foot of each infrastructure improvement to be inspected
Subdivision improvement construction cost estimate review **		$700 +
Conveyance Plat or Legal Instrument	Each	$500.00
Plat Recordation - Guadalupe County Recordation Fee		Cost per Guadalupe County
Cibolo Recordation Fee		$150/plat
Floodplain Permit **	Residential	$50 +
	Non-Residential	$150 +
CLOMR/LOMR Review**		$3,500 +
Flood zone verification letter		$50.00
Drainage Analysis Review **		
Single-family residential	0-5 acres	$1,500 +
	5+ acres	$2,500 +$10/lot +
Commercial/Industrial/Multifamily	0-5 acres	$1,700 +
	5+ acres	$2,500 +$10/acre +
Minor TIA Review **		$1,250 +
Major TIA Review **		$2,500 +
TIA Scoping Meeting	$	-
Any review, authorization, approval, incspection, or permit not otherwise provided for.		Actual costs.

**Applicant may be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Internal Use: _____ (Case File#)

Construction Inspections

The following fee schedule for the processing of engineering or construction plans or for the inspection of improvements for construction of a subdivision or lot or a related improvement required in conjunction with that construction are value-based fees that consider the City's actual cost to review and inspect, including its consultants. The City shall calculate its actual cost by considering (a) the fee charged by a qualified, independent third-party entity for those services; (b) the hourly rate for the estimated actual direct time of the city's employees performing those services; or (c) the actual costs assessed to the city by a third-party entity that provides those services to the city. An applicant submitting construction plans or constructing public infrastructure will be expected to sign an agreement acknowledging that the fees are a deposit and that (a) any funds in excess of the cost will be refunded to the applicant, or (b) any additional cost incurred will incur an additional deposit determined by the City and payment will be required before City review continues.

Preliminary and Final Acceptance **	Walkthrough *	$825 +
	*Staff Time	$45 per City Staff Present
Site Inspection	1st Inspection	$ -
i.e. SWPPP, Density, Sewer, Water	2nd Inspection & additional	$100 per inspection
3rd Party Testing or Services	To be determined. If fees accrued, will be back billed to the development representative.	
Site Development Permit **		$75 +

**Applicant may be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Park Land & Improvement Fees

Park Land Fees paid by developer (at platting)	$600 per single or two-family unit or Council approved 8% Park Land dedication
Park Improvement Fee paid by builder (at bldg permit)	$600 per single or two-family unit or Council approved 8% Park Land dedication
Park Land & Improvement Fees by developer/builder of Multi-Family	$400/Dwelling Unit

City Agreements

Public Improvement Agreement, Development Agreement, Other Agreement **	$3,500 + $100/acre +
Amendment to an Agreement	50% of Agreement fee

**Applicant may be responsible to pay additional fees of actual costs for any application associated with review or predevelopment conference requiring consultation with City Consultants (such as contracted engineers, planners, attorneys, architects, plan reviews, inspectors, etc.)

Internal Use: _____ (Case File#)

Legal Fees: City Attorney		
All legal fees incurred by the City in the review, preparation and/or amendment of any legal document associated with a development application i.e. Private Street Agreement or Public Infrastructure Agreement.		Reimbursement due to City based on actual legal fees incurred by the City.

Extension of Time	
Postponement requested by applicant on a posted agenda for which a public hearing was scheduled.	$1,500

FOOD AND BEVERAGE FEES: Annual Health Permit		
Level 3	Restaurants or Retail Establishments with on-site cooking, schools etc.	
	a) Gross Sales of $0.00 to $99,999.99	$195.00
	b) Gross Sales of $100,000.00 or more	$245.00
Level 2	Daycares without on-site cooking, Bars, Nightclubs etc.	$150.00
Level 1	Retail Establishments with pre-packaged foods; to include hot dog rotisseries, and mobile vendors	$95.00
Temporary Permits		$55.00
Event Permit	a) 1 - 3 vendors, per vendor	$45.00
	b) 4 or more vendors, per vendor	$35.00
Follow up Inspection		$65.00

Internal Use: _____ (Case File#)

EXHIBIT B

DEVELOPMENT APPLICATION

Internal Use: _____ (Case File#)

Zoning Map - City of Cibolo

Guadalupe AD Property Search

Property Details

Account		
Property ID:	191022	**Geographic ID:** 2G0313-0000-09822-0-00
Type:	R	**Zoning:** INDUSTRIAL USE
Property Use:		
Location		
Situs Address:	IH 10 W TX	
Map ID:	P-7	**Mapsco:**
Legal Description:	ABS: 313 SUR: G TORRES 2.011 AC.	
Abstract/Subdivision:	G_A0313	
Neighborhood:	(CLA34) Common Land Area - 34	
Owner		
Owner ID:	280741	
Name:	RT INDUSTRIAL HOLDINGS LLC	
Agent:	171690	
Mailing Address:	16515 BLANCO RD SAN ANTONIO, TX 78232	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss:	N/A (-)
Circuit Breaker:	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: RT INDUSTRIAL HOLDINGS LLC **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
GCO	GUADALUPE COUNTY	N/A	N/A	N/A	N/A
LTR	LATERAL ROAD	N/A	N/A	N/A	N/A
MAS	MARION ISD	N/A	N/A	N/A	N/A
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
Complex_03	Industrial	2.01	87,599.16	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	$0	$99,000	$0	$99,000	$0	$99,000
2023	$0	$115,102	$0	$115,102	$0	$115,102

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/15/2022	SWD	SPECIAL WARRANTY DEED	FRIEDERICK FAMILY LIVING TRUST DTD OCT 11, 2013	RT INDUSTRIAL HOLDINGS LLC	2022	99034917	202299034917
10/11/2013	WD	WARRANTY DEED	FRIEDERICK FERDINAND & JOYCE	FRIEDERICK FAMILY LIVING TRUST DTD OCT 11, 2013	4154	0369	13-022452
10/11/2013	WD	WARRANTY DEED	FRIEDERICK JOYCE & FERDINAND C	FRIEDERICK FAMILY LIVING TRUST DTD OCT 11, 2013	4154	0369	13-022452

CHICAGO TITLE GF# 4300112206516-RJ

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF GUADALUPE §

THAT, Ferdinand C. Friederick and Joyce Friederick, as Trustees of The Friederick Family Living Trust ("Grantor"), whose mailing address is 306 Stahl Road, Seguin, Texas 78155, for and in consideration of good and valuable consideration paid by RT Industrial Holdings, LLC, a Texas limited liability company ("Grantee"), whose mailing address is 16515 Blanco Road, San Antonio, Texas 78232, the receipt and sufficiency of which are hereby acknowledged and confessed subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee the Subject Property situated in Bexar County, Texas, and being described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being herein referred to as the "Subject Property").

HOWEVER, this conveyance is made subject to the liens securing standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years (collectively, the "Ad Valorem Taxes"), as well as to all restrictions, covenants, rights-of-way, easements, mineral reservations and royalty reservations of record in Guadalupe County, Texas, and to such other matters as would be revealed by a land title survey, to the extent and only to the extent that any such restrictions, covenants, rights-of-way, easements, mineral reservations and royalty reservations and survey matters validly affect the Property and to the extent that they are in effect and apply to the Subject Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Subject Property, subject to the Permitted Exceptions as aforesaid, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to **WARRANT and FOREVER DEFEND**, all and singular, the Subject Property, subject to the Permitted Exceptions, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

[*SIGNATURE PAGE FOLLOWS*]

Executed to be effective as of the 15th day of November 2022.

GRANTOR:

By: Ferdinand C. Friederick
Ferdinand C. Friederick, Trustee of The
Friederick Family Living Trust

By: Joyce Friederick
Joyce Friederick, Trustee of The
Friederick Family Living Trust

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Wilson §

This instrument was acknowledged before me on this 15th day of November, 2022, by Ferdinand C. Friederick, Trustee of the Friederick Family Living Trust.

NOTARY PUBLIC STATE OF TEXAS
DENEL MARIE STRONG
My Notary ID # 132892672
Expires January 27, 2025

By: Denel Marie Strong
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Wilson §

This instrument was acknowledged before me on this 15th day of November, 2022, by Joyce Friederick, Trustee of the Friederick Family Living Trust.

NOTARY PUBLIC STATE OF TEXAS
DENEL MARIE STRONG
My Notary ID # 132892672
Expires January 27, 2025

By: Denel Marie Strong
Notary Public, State of Texas

Exhibit A

Property Description

Tract 1:

2.011 ACRE (87,629 SQUARE FEET) SITUATED IN THE GUADALUPE TORRES SURVEY, A-313, GUADALUPE COUNTY, TEXAS, OUT OF THE FRIEDERICK FAMILY TRUST 8.138 ACRE TRACT RECORDED IN VOLUME 782, PAGE 540, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a found ½" iron rod on the northwest right of way line of IH 10, the southwest corner of said 8.138-acre tract, found ½" iron rod having Texas State Plane grid coordinates of N=13,738,242.04 and E=2,244,153.33, South Central Zone, said found 1/2" iron being the southwest corner hereof;

THENCE: leaving said right of way line of IH 10 and along the northwest boundary line of said 8.138-acre tract, the southeast boundary line of a 30' road easement recorded in Volume 831, Page 816 Deed Records of Guadalupe County, Texas, North 59°16'57" East (bearings are based on GPS observations, datum is NAD '83) 846.20' to a set ½" iron rod and North 59°17'11" East 359.50' to a set ½" iron rod, north corner hereof;

THENCE: across said 8.138-acre tract South 30°44'53" East 145.34' to a set ½' iron rod on the northwest right of way line of IH 10, the east corner hereof;

THENCE: along the said right of way line of IH 10, South 66°09'24" West 1,214.51', to the POINT OF BEGINNING of this 2.011-acre (87,629 square feet) acre tract in Guadalupe County, Texas.

Tract 2:

0.435 ACRE (18,955 SQUARE FEET) SITUATED IN THE GUADALUPE TORRES SURVEY, A-313, GUADALUPE COUNTY, TEXAS, OUT OF THE FRIEDERICK FAMILY TRUST 8.138 ACRE TRACT RECORDED IN VOLUME 782, PAGE 540, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a set ½" iron rod on the northwest right of way line of IH 10, on the south boundary line of said 8.138 acre tract, said set ½" iron rod being North 66°09'24" East (bearings are based on GPS observations, datum is NAD '83), 386.19' from a found concrete monument having Texas State Plane grid coordinates of N=13,739,075.64 and E=2,246,039.49, South Central Zone, said set 1/2" iron being the south corner hereof;

THENCE: leaving said right of way line of IH 10 and into said 8.138-acre tract, North 54°03'40" West 20350' to a set ½" iron rod, angle point hereof;

THENCE: North 39°07'30" West 107.25' to a ½" iron rod set on the north boundary line of said 8.138 acre tract, the southeast line of a 30' road easement recorded in Volume 831, Page 816 Deed Records of Guadalupe County, Texas, northwest corner hereof;

THENCE: along the north boundary line of said 8.138-acre tract and the southeast boundary line of said 30' road easement North 59°17'11" East 60.65' to a set ½" iron rod at the north corner of said 8.138 acre tract, the west corner of a 29.30 acre tract recorded in Volume 3135, Page 922, the northwest corner of a 20' access easement recorded in Volume 245, Page 77, Deed Records of Guadalupe County, Texas, north corner hereof;

THENCE: along the common boundary line of said 8.138-acre tract, the 20' access easement and the herein described tract the following courses; South 39°07'30" East 90.51' to a set ½"

iron rod, angle point hereof; South 54°03'40" East 230.58' to a set ½" iron rod on the northwest right of way line of IH 10, the east corner of said 8.138 acre tract, the south corner of said 29.30 acre tract and 20' access easement, the east corner hereof;

THENCE: Along the said right of way line of IH 10, South 66°09'24" West 69.43', to the POINT OF BEGINNING of this 0.435 acre (18,955 square feet) acre tract in Guadalupe County, Texas.

After recording, return to:

Robert P. Jordan
Chicago Title Company
15727 Anthem Parkway, Suite 210
San Antonio, Texas 78249

FILED and RECORDED in the OFFICIAL PUBLIC RECORDS

Honorable Teresa Kiel, Guadalupe County Clerk

Document Number:	202299034917
Recorded On:	November 16, 2022 11:16 AM
Total Pages:	7
Total Fees:	$46.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION AND SHALL REMAIN A PART OF THIS INSTRUMENT.

Receipt Number:	20221116000060	**Return To:**
User:	Leah D	CSC
Station:	Production 4	

STATE OF TEXAS
GUADALUPE COUNTY

I hereby certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.

Teresa Kiel
Guadalupe County Clerk
Guadalupe County, TX

Symbology

Public Offices

- Animal Control
- City Hall
- Fire Station
- Police Department
- Public Works
- U.S. Post Office
- City Hall Annex

Thoroughfares (Existing/Planned)

- Collector, Existing
- Minor Arterial, Existing
- Major Arterial, Existing
- Freeway, Existing
- Collector, Planned
- Major Arterial, Planned
- Minor Arterial, Planned
- North South Parkway
- Cibolo City Limits
- Cibolo ETJ

Proposed Future Land Use

- Old Town
- Parks and Open Space
- Rural Residential/ Agriculture
- Estate Residential
- Community Residential
- Compact Residential
- Neighborhood Commercial
- Regional Activity Center
- Mixed-Use Center
- Light Industrial/ Business Park
- Heavy Industrial
- Public Utility/ Institutional
- School
- Potential School
- Flood Hazard
- Floodway

CITY OF CIBOLO TEXAS

1:23,000

DISCLAIMER: All geospatial data products on this page are for informational purposes only and are not suitable for legal, engineering, or surveying purposes. The City of Cibolo cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany these products. Boundaries do not represent an on-the-ground survey conducted by or under the supervision of a registered professional land surveyor and represents only the approximate relative location of property boundaries. These products may not reflect some data otherwise available. These products are not a substitute for obtaining a survey or other professional advice about a specific property, specific question, or situation.

Future Land Use and Thoroughfare Map

City of Cibolo

September 10th 2024

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

0 ½ 1 2 Mile

This is to certify this map as the Official Future Land Use Map/Future Thoroughfare Plan adopted on 10Sept 2024 by the City Council of the City of Cibolo, Texas.

SIGNED: _____
Mark Allen, Mayor

ATTEST: Peggy Cimics
Peggy Cimics, City Secretary

LEGEND

- FUEL TANK PAD
- DOLLY PAD
- GRAVEL
- LIGHT DUTY PAVING
- HEAVY DUTY PAVING
- SIDEWALK

SITE DATA TABLE

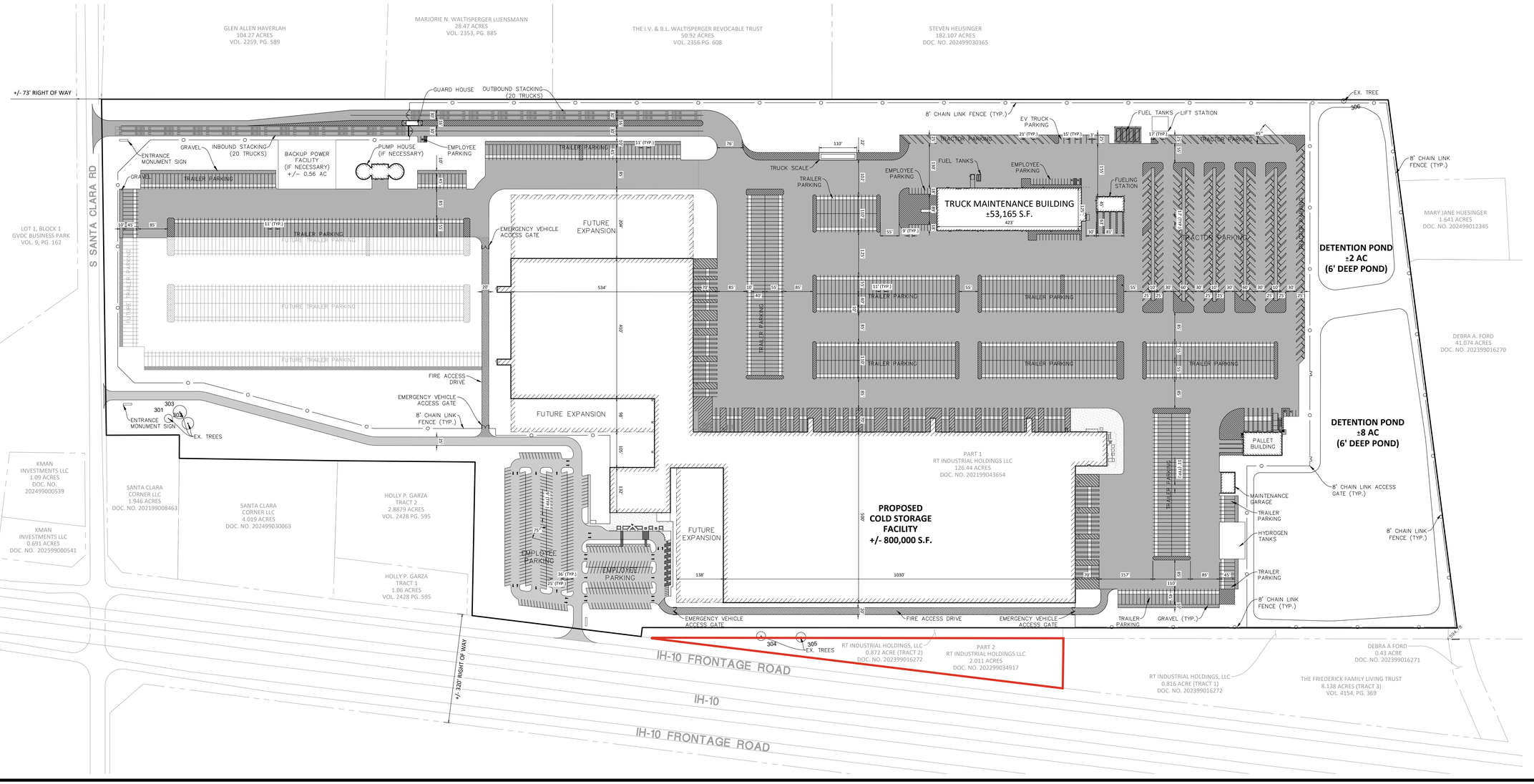
EXISTING ZONING	MIXED USE REGIONAL EMPLOYMENT CENTER (MURE)
PROPOSED USE	DISTRIBUTION
SITE AREA	+/- 126.44 ACRES
BUILDING AREA	
COLD STORAGE FACILITY	+/- 800,000 SF
GUARD HOUSE	+/- 500 SF
PUMP HOUSE (IF NECESSARY)	+/- 5,000 SF
MAINTENANCE GARAGE	+/- 2,500 SF
PALLET BUILDING	+/- 7,500 SF
FUELING STATION	+/- 3,500 SF
TRUCK MAINTENANCE BUILDING	+/- 50,000 SF
BUILDING HEIGHT	+/- 125' *MAXIMUM HEIGHT OF 65' PER COB UDC
% OF LOT COVERAGE	
BUILDING	15.7%
TOTAL	67.5%

PARKING PROVIDED	
EMPLOYEE	412 (8 ACCESSIBLE)
TRUCK MAINTENANCE BUILDING	45 (2 ACCESSIBLE)
PALLET BUILDING	4 (2 ACCESSIBLE)
GUARD HOUSE	2 (1 ACCESSIBLE)
TRAILER	794
FUTURE TRAILER	349
TRACTOR	269
EV TRUCK	9
MOTORCYCLE	6

N

0 75 150 300

SCALE: 1"=150'



Manhard CONSULTING
1120 S Capital of TX Hwy, Building 1, Suite 210, Austin, TX 78746 ph: 737.377.0500 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Wastewater Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers and Land Surveyors Registration No. F-22053

DRAWN BY | REVISIONS | DATE

PROJECT THEO
CIBOLO, TX
CONCEPT SITE PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT ISSUED FOR CONSTRUCTION OR PERMITTING PURPOSES
ALEXANDER M. POOL, P.E.
TEXAS P.E. NO. 152727
ISSUED THIS DATE: 2/3/2025

PROJ. MGR.:	AMP
PROJ. ASSOC.:	RAW
DRAWN BY:	BJJ
DATE:	2/3/2025

SHEET
A

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MUNICIPAL SERVICE PLAN[1]

FIRE

Existing Services: None

Services to be Provided: Fire suppression will be available to the area upon annexation. Primary fire response will be provided by Fire Station No. __, located at _____. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshall's office as needed.

POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the _____ County Sheriff's Office. However, upon annexation, the City of _____ Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of _____.

PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of _____ Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of _____ Subdivision Ordinance. These services can be provided within the department's current budget.

LIBRARY

[1] This Service Plan is oversimplified for most cities and is intended only as an example. Also, under §43.056(e), a service plan should also include a capital improvements plan.

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The _____ County Health Department will implement the enforcement of the City of _____'s health ordinances and regulations on the effective date of the annexation. Such services can be provided with current Health Department Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers at time of completions. The City will then maintain the drainage upon approval.

STREET LIGHTING

Existing Services: None

Services to be Provided: The City of _____ will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Traffic Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of _____'s established policies governing extension of municipal services to newly annexed areas.

"City of Choice"

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF CIBOLO, TEXAS, BY THE ANNEXATION OF A TRACT OF LAND CONTAINING APPROXIMATELY 2.011 ACRES LOCATED NORTHEAST OF THE NTERSECTION OF IH 10 WEST AND SANTA CLARA ROAD, AND APPROVING A SERVICE PLAN FOR SUCH AREA.

WHEREAS, the City of Cibolo, Texas, has received petitions requesting voluntary annexation from the owners of land that is one-half mile or less in width, contiguous to the City of Cibolo, Texas, and vacant and without residents or on which fewer than three qualified voters reside; and

WHEREAS, Texas Local Government Code Section 43.067 authorizes the City of Cibolo, Texas, to voluntarily annex sparsely occupied areas on petition of the area's landowners; and,

WHEREAS, in accordance with state law, the above-described petitions were filed with the City of Cibolo, Texas, on June 6th 2025; and

WHEREAS, the City Council of the City of Cibolo, believing that the above-described petitions were properly filed pursuant to Texas Local Government Code Section 43.067, and believing that it is in the best interests of the City of Cibolo, accepted said petition on June 6th 2025; and

WHEREAS, on the 22 day of July, 2025, the City Council of the City of Cibolo, Texas, held a public hearing on the proposed annexation of a tract of land containing approximately 2.011 acres, situated outside of but immediately adjacent to the current corporate limits of the City of Cibolo, Texas, and such public hearings gave all interested persons the right to appear and be heard on the proposed annexation of such land; and

WHEREAS, notice of the above-mentioned public hearings was published in the Seguin Gazette on July 9th 2025, a newspaper having general circulation in the City of Cibolo, Texas, and within the territory to be annexed, in accordance with law; and

WHEREAS, the aforementioned public hearing were conducted not more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the population of the City of Cibolo, Texas, is in excess of 35,000 inhabitants, and the area to be annexed lies within the extraterritorial jurisdiction of the City of Cibolo, Texas, and lies adjacent to and adjoins the City of Cibolo, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, THAT:

SECTION 1. Annexation. The hereinafter described tract of land, being 2.011 acres of land located northeast of the intersection of IH 10 and Santa Clara Road, and more particularly described in **EXHIBIT A** attached hereto and incorporated herein for all purposes, is hereby annexed into the corporate limits of the City of Cibolo, Texas, and the corporate limits of the City of Cibolo, Texas, are hereby extended to include said tract of land within the city limits, and the same shall hereafter be included within the corporate limits of the City of Cibolo, Texas, and subject to all ordinances, resolutions, rules, and regulations of the City of Cibolo, Texas.

SECTION 2. Service Plan. The City Council hereby adopts the Service Plan attached hereto as **EXHIBIT B**, which sets forth the municipal services to be provided to the area annexed, and which shall be implemented in accordance with Chapter 43 of the Texas Local Government Code.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Open Meeting Compliance. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given as required by the Texas Open Meetings Act.

SECTION 5. Effective Date. This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND APPROVED on this _____ day of _____**, 2025**.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC
City Secretary

AS TO FORM:

_____
Paul Wendland, City Attorney
Denton Navarro Rodriquez Bernal Santee & Zech

Exhibit A

Property Description

Tract 1:

2.011 ACRE (87,629 SQUARE FEET) SITUATED IN THE GUADALUPE TORRES SURVEY, A-313, GUADALUPE COUNTY, TEXAS, OUT OF THE FRIEDERICK FAMILY TRUST 8.138 ACRE TRACT RECORDED IN VOLUME 782, PAGE 540, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a found ½" iron rod on the northwest right of way line of IH 10, the southwest corner of said 8.138-acre tract, found ½" iron rod having Texas State Plane grid coordinates of N=13,738,242.04 and E=2,244,153.33, South Central Zone, said found 1/2" iron being the southwest corner hereof;

THENCE: leaving said right of way line of IH 10 and along the northwest boundary line of said 8.138-acre tract, the southeast boundary line of a 30' road easement recorded in Volume 831, Page 816 Deed Records of Guadalupe County, Texas, North 59°16'57" East (bearings are based on GPS observations, datum is NAD '83) 846.20' to a set ½" iron rod and North 59°17'11" East 359.50' to a set ½" iron rod, north corner hereof;

THENCE: across said 8.138-acre tract South 30°44'53" East 145.34' to a set ½' iron rod on the northwest right of way line of IH 10, the east corner hereof;

THENCE: along the said right of way line of IH 10, South 66°09'24" West 1,214.51', to the POINT OF BEGINNING of this 2.011-acre (87,629 square feet) acre tract in Guadalupe County, Texas.

Tract 2:

0.435 ACRE (18,955 SQUARE FEET) SITUATED IN THE GUADALUPE TORRES SURVEY, A-313, GUADALUPE COUNTY, TEXAS, OUT OF THE FRIEDERICK FAMILY TRUST 8.138 ACRE TRACT RECORDED IN VOLUME 782, PAGE 540, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE: leaving said right of way line of IH 10 and into said 8.138-acre tract, North 54°03'40" West 203.50' to a set ½" iron rod, angle point hereof;

THENCE: North 39°07'30" West 107.25' to a ½" iron rod set on the north boundary line of said 8.138 acre tract, the southeast line of a 30' road easement recorded in Volume 831, Page 816 Deed Records of Guadalupe County, Texas, northwest corner hereof;

THENCE: along the north boundary line of said 8.138-acre tract and the southeast boundary line of said 30' road easement North 59°17'11" East 60.65' to a set ½" iron rod at the north corner of said 8.138 acre tract, the west corner of a 29.30 acre tract recorded in Volume 3135, Page 922, the northwest corner of a 20' access easement recorded in Volume 245, Page 77, Deed Records of Guadalupe County, Texas, north corner hereof;

THENCE: along the common boundary line of said 8.138-acre tract, the 20' access easement and the herein described tract the following courses; South 39°07'30" East 90.51' to a set ½"

iron rod, angle point hereof; South 54°03'40" East 230.58' to a set ½" iron rod on the northwest right of way line of IH 10, the east corner of said 8.138 acre tract, the south corner of said 29.30 acre tract and 20' access easement, the east corner hereof;

THENCE: Along the said right of way line of IH 10, South 66°09'24" West 69.43', to the POINT OF BEGINNING of this 0.435 acre (18,955 square feet) acre tract in Guadalupe County, Texas.

EXHIBIT B

CITY OF CIBOLO

ANNEXATION SERVICE PLAN

SECTION 1. SERVICE PLAN

Pursuant to the provisions of Texas Local Government Code Section 43.056, the following service plan is hereby adopted for the proposed annexation area:

A. Services to be Provided on the Effective Date of Annexation

Unless otherwise specified, the following services shall be provided in the annexed area on the effective date of annexation:

1. **Police Protection**
   - Patrolling, response to calls for service, enforcement of laws, and other routine police services by existing City of Cibolo Police Department personnel and equipment. Additional personnel will be assigned as population warrants.
2. **Fire Protection**
   - Fire suppression, rescue services, and other fire protection services by existing City of Cibolo Fire Department personnel and equipment, subject to available water supply and access limitations.
3. **Emergency Medical Services**
   - Emergency medical response and transport services through City resources or contracted providers.
4. **Code Compliance and Environmental Health Services**
   - Enforcement of health, safety, and environmental codes, including nuisance abatement, weed control, illegal dumping, regulation of on-site sewage facilities, and other public health-related ordinances.
5. **Solid Waste Collection**
   - Collection of residential solid waste at the same level of service and cost provided to other similarly situated areas within the City of Cibolo. Brush and bulky waste collection will occur as scheduled by City services.
   - The City will not prohibit solid waste collection by a privately owned solid waste management service provider or impose a fee on residents who choose to continue using an existing private service provider before the second anniversary of the effective date of annexation.
6. **Operation and Maintenance of Public Water and Wastewater Facilities**
   - Routine maintenance and operation of existing City-owned water and wastewater facilities not within the service area of another utility provider. New connections will follow City policies and ordinances.
7. **Operation and Maintenance of Public Roads and Streets**

- Routine maintenance of public roads and streets on the same basis as services provided throughout the City, including pothole repair, grading of unpaved streets to meet City standards, and maintenance of traffic control devices on public streets.
- Maintenance of private streets and streets on private easements shall remain the responsibility of property owners.

8. **Street Lighting**
   - Maintenance and payment for electricity for street lights on public streets shall commence on the effective date of annexation. Maintenance and electricity costs for street lights on private streets shall remain the responsibility of property owners.
9. **Operation and Maintenance of Parks and Recreation Facilities**
   - Operation and maintenance of any existing publicly owned parks, playgrounds, or recreational facilities within the annexed area.
10. **Other Public Facilities and Services**
    - Maintenance of publicly owned drainage facilities and other infrastructure as necessary and as determined by the City Engineer.

B. Capital Improvements to be Undertaken

Pursuant to Texas Local Government Code Section 43.056, the City shall initiate acquisition or construction of capital improvements necessary for providing full municipal services within 2 ½ years after the effective date of annexation and substantially complete them within 4 ½ years after the effective date of annexation. The level of services, infrastructure, and maintenance shall be comparable to that provided in other areas of the City with similar topography, land use, and population density.

The City is not required to provide a uniform level of services to each area if variations in topography, land use, and population density justify different levels of service.

Capital improvements anticipated, if any, include:

1. **Police Protection**
   - None anticipated at this time.
2. **Fire Protection**
   - None anticipated at this time.
3. **Emergency Medical Services**
   - None anticipated at this time.
4. **Solid Waste Collection**
   - None anticipated at this time.
5. **Public Water and Wastewater Facilities**
   - Water and wastewater service will be made available at City rates from existing lines where available and not within the service area of another utility provider.

- Extension of new water and wastewater lines shall be accomplished by developers as land is subdivided, consistent with City ordinances and policies.
- Landowners will not be required to fund capital improvements for water or wastewater services in a manner inconsistent with Chapter 395 of the Texas Local Government Code, unless otherwise agreed.

6. **Public Roads and Streets**
   - Reconstruction, resurfacing, storm drainage installation, and other major improvements shall occur as needed under established City policies, based on traffic and development demands.
   - Street lighting along new streets shall be installed by developers in accordance with City ordinances when land is subdivided.
   - Installation of traffic control devices shall be determined by engineering studies and traffic standards.
7. **Parks and Recreation Facilities**
   - None anticipated at this time.
8. **Other Public Facilities or Buildings**
   - None anticipated at this time.

IH 10 W
IH 10 W
Weber-Hoose Ln
IH 10 W
IH 10 W Access Rd
10
IH 10 W
IH 10 W Ramp
S Santa Clara Rd

Exhibit B

CITY OF CIBOLO

ANNEXATION SERVICE PLAN

SECTION 1. SERVICE PLAN

Pursuant to the provisions of Texas Local Government Code Section 43.056, the following service plan is hereby adopted for the proposed annexation area:

A. Services to be Provided on the Effective Date of Annexation

Unless otherwise specified, the following services shall be provided in the annexed area on the effective date of annexation:

1. **Police Protection**
    - Patrolling, response to calls for service, enforcement of laws, and other routine police services by existing City of Cibolo Police Department personnel and equipment. Additional personnel will be assigned as population warrants.
2. **Fire Protection**
    - Fire suppression, rescue services, and other fire protection services by existing City of Cibolo Fire Department personnel and equipment, subject to available water supply and access limitations.
3. **Emergency Medical Services**
    - Emergency medical response and transport services through City resources or contracted providers.
4. **Code Compliance and Environmental Health Services**
    - Enforcement of health, safety, and environmental codes, including nuisance abatement, weed control, illegal dumping, regulation of on-site sewage facilities, and other public health-related ordinances.
5. **Solid Waste Collection**
    - Collection of residential solid waste at the same level of service and cost provided to other similarly situated areas within the City of Cibolo. Brush and bulky waste collection will occur as scheduled by City services.
    - The City will not prohibit solid waste collection by a privately owned solid waste management service provider or impose a fee on residents who choose to continue using an existing private service provider before the second anniversary of the effective date of annexation.

6. **Operation and Maintenance of Public Water and Wastewater Facilities**
    - Routine maintenance and operation of existing City-owned water and wastewater facilities not within the service area of another utility provider. New connections will follow City policies and ordinances.
7. **Operation and Maintenance of Public Roads and Streets**
    - Routine maintenance of public roads and streets on the same basis as services provided throughout the City, including pothole repair, grading of unpaved streets to meet City standards, and maintenance of traffic control devices on public streets.
    - Maintenance of private streets and streets on private easements shall remain the responsibility of property owners.
8. **Street Lighting**
    - Maintenance and payment for electricity for street lights on public streets shall commence on the effective date of annexation. Maintenance and electricity costs for street lights on private streets shall remain the responsibility of property owners.
9. **Operation and Maintenance of Parks and Recreation Facilities**
    - Operation and maintenance of any existing publicly owned parks, playgrounds, or recreational facilities within the annexed area.
10. **Other Public Facilities and Services**
    - Maintenance of publicly owned drainage facilities and other infrastructure as necessary and as determined by the City Engineer.

B. Capital Improvements to be Undertaken

Pursuant to Texas Local Government Code Section 43.056, the City shall initiate acquisition or construction of capital improvements necessary for providing full municipal services within 2 ½ years after the effective date of annexation and substantially complete them within 4 ½ years after the effective date of annexation. The level of services, infrastructure, and maintenance shall be comparable to that provided in other areas of the City with similar topography, land use, and population density.

The City is not required to provide a uniform level of services to each area if variations in topography, land use, and population density justify different levels of service.

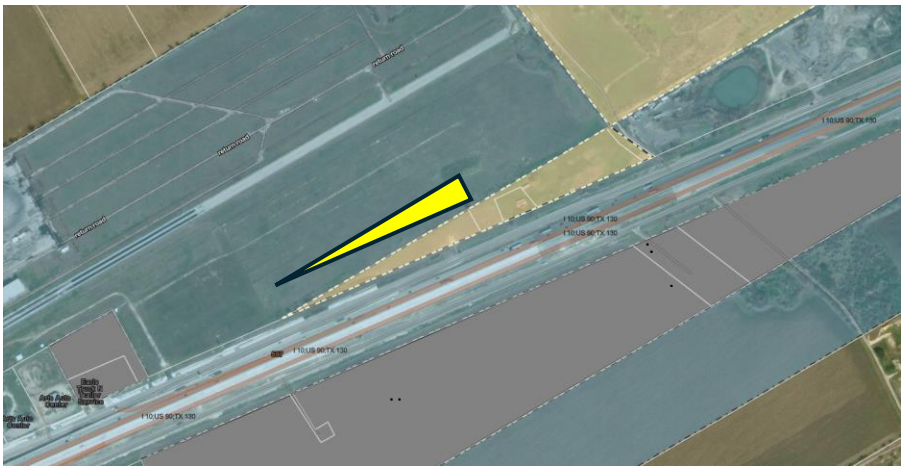
Capital improvements anticipated, if any, include:

1. **Police Protection**
    - None anticipated at this time.
2. **Fire Protection**
    - None anticipated at this time.
3. **Emergency Medical Services**
    - None anticipated at this time.
4. **Solid Waste Collection**

- None anticipated at this time.

5. **Public Water and Wastewater Facilities**
   - Water and wastewater service will be made available at City rates from existing lines where available and not within the service area of another utility provider.
   - Extension of new water and wastewater lines shall be accomplished by developers as land is subdivided, consistent with City ordinances and policies.
   - Landowners will not be required to fund capital improvements for water or wastewater services in a manner inconsistent with Chapter 395 of the Texas Local Government Code, unless otherwise agreed.
6. **Public Roads and Streets**
   - Reconstruction, resurfacing, storm drainage installation, and other major improvements shall occur as needed under established City policies, based on traffic and development demands.
   - Street lighting along new streets shall be installed by developers in accordance with City ordinances when land is subdivided.
   - Installation of traffic control devices shall be determined by engineering studies and traffic standards.
7. **Parks and Recreation Facilities**
   - None anticipated at this time.
8. **Other Public Facilities or Buildings**
   - None anticipated at this time.

Exhibit "A"



Two acres out of ABS: 313 SUR: G TORRES 126.443 AC.

Exhibit A

Property Description

Tract 1:

2.011 ACRE (87,629 SQUARE FEET) SITUATED IN THE GUADALUPE TORRES SURVEY, A-313, GUADALUPE COUNTY, TEXAS, OUT OF THE FRIEDERICK FAMILY TRUST 8.138 ACRE TRACT RECORDED IN VOLUME 782, PAGE 540, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a found ½" iron rod on the northwest right of way line of IH 10, the southwest corner of said 8.138-acre tract, found ½" iron rod having Texas State Plane grid coordinates of N=13,738,242.04 and E=2,244,153.33, South Central Zone, said found 1/2" iron being the southwest corner hereof;

THENCE: leaving said right of way line of IH 10 and along the northwest boundary line of said 8.138-acre tract, the southeast boundary line of a 30' road easement recorded in Volume 831, Page 816 Deed Records of Guadalupe County, Texas, North 59°16'57" East (bearings are based on GPS observations, datum is NAD '83) 846.20' to a set ½" iron rod and North 59°17'11" East 359.50' to a set ½" iron rod, north corner hereof;

THENCE: across said 8.138-acre tract South 30°44'53" East 145.34' to a set ½' iron rod on the northwest right of way line of IH 10, the east corner hereof;

THENCE: along the said right of way line of IH 10, South 66°09'24" West 1,214.51', to the POINT OF BEGINNING of this 2.011-acre (87,629 square feet) acre tract in Guadalupe County, Texas.

Tract 2:

0.435 ACRE (18,955 SQUARE FEET) SITUATED IN THE GUADALUPE TORRES SURVEY, A-313, GUADALUPE COUNTY, TEXAS, OUT OF THE FRIEDERICK FAMILY TRUST 8.138 ACRE TRACT RECORDED IN VOLUME 782, PAGE 540, DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a set ½" iron rod on the northwest right of way line of IH 10, on the south boundary line of said 8.138 acre tract, said set ½" iron rod being North 66°09'24" East (bearings are based on GPS observations, datum is NAD '83), 386.19' from a found concrete monument having Texas State Plane grid coordinates of N=13,739,075.64 and E=2,246,039.48, South Central Zone, said set 1/2" iron being the south corner hereof;

THENCE: leaving said right of way line of IH 10 and into said 8.138-acre tract, North 54°03'40" West 20350' to a set ½" iron rod, angle point hereof;

THENCE: North 39°07'30" West 107.25' to a ½" iron rod set on the north boundary line of said 8.138 acre tract, the southeast line of a 30' road easement recorded in Volume 831, Page 816 Deed Records of Guadalupe County, Texas, northwest corner hereof;

THENCE: along the north boundary line of said 8.138-acre tract and the southeast boundary line of said 30' road easement North 59°17'11" East 60.65' to a set ½" iron rod at the north corner of said 8.138 acre tract, the west corner of a 29.30 acre tract recorded in Volume 3135, Page 922, the northwest corner of a 20' access easement recorded in Volume 245, Page 77, Deed Records of Guadalupe County, Texas, north corner hereof;

THENCE: along the common boundary line of said 8.138-acre tract, the 20' access easement and the herein described tract the following courses; South 39°07'30" East 90.51' to a set ½"

915408.1

iron rod, angle point hereof; South 54°03'40" East 230.58' to a set ½" iron rod on the northwest right of way line of IH 10, the east corner of said 8.138 acre tract, the south corner of said 29.30 acre tract and 20' access easement, the east corner hereof;

THENCE: Along the said right of way line of IH 10, South 66°09'24" West 89.43', to the POINT OF BEGINNING of this 0.435 acre (18,955 square feet) acre tract in Guadalupe County, Texas.

City of Cibolo

City Council Regular Meeting Staff Report

F. Approval/Disapproval of an Ordinance to amend the 2024 Unified Development Code, Article 13, Use Tables; and Article 20.1.9 Platting Not Required; and Article 20.3.17 Development Plats; and Section 14.1 Lot Design. (Mr. Vasquez)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Ordinances Item: 11F.

From
Rick Vasquez, Director of Economic Development and Planning

PRIOR CITY COUNCIL ACTION:

The City Council directed the City Manager to prepare an ordinance amending the 2024 Unified Development Code (UDC) to reclassify manufactured homes in the Agricultural (AG) zoning district from a land use requiring a Conditional Use Permit to a land use permitted by right.

BACKGROUND:

The Planning and Zoning Commission held a public hearing during a special called P&Z meeting on 7/31/25 to develop a recommendation to amend the Unified Development Code (UDC) and the regulations governing Manufactured Home land use and subdivision platting exemption requirements.

The Planning and Zoning Commission recommended denial of the proposal to amend the UDC and recommended to maintain the exiting manufactured home use regulations and subdivision platting exemption regulations.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

Ordinance - Amend UDC, Ag Use, Plat, Manufactured Home (CA edit).pdf

"City of Choice"

ORDINANCE NO. _____

AMENDING THE CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE, SECTION 13.1 RESIDENTIAL USES, REMOVING THE REQUIREMENT FOR A CONDITIONAL USE PERMIT FOR MANUFACTURED HOMES IN THE AGRICULTURAL ZONING DISTRICT AND PERMITTING MANUFACTURED HOMES IN THE AGRICULTURAL DISTRICT BY-RIGHT; AMENDING SECTION 14.1 LOT DESIGN STANDARDS (RESIDENTIAL); AMENDING SECTION 20.1.9 PLATTING NOT REQUIRED, AND SECTION 20.3.17 DEVELOPMENT PLATS, REDUCING PLAT EXEMPTION FROM 5 ACRES TO 3 ACRES; AND PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, PUBLICATION AND CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, the City Council finds the City of Cibolo, Texas ("the City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

WHEREAS, the City of Cibolo Planning and Zoning Commission made a recommendation regarding amendment of the 2024 City of Cibolo Unified Development Code at their July 30, 2025 meeting; and,

WHEREAS, the City of Cibolo City Council held a public hearing on August 12, 2025; and,

WHEREAS, the City Council of the City of Cibolo, after recommendation from the Planning and Zoning Commission, deems it necessary and in the best interest of the public to amend the City of Cibolo 2024 Unified Development Code; and,

WHEREAS, upon approval, the City Council directs the City Manager and City Secretary to take such actions as are necessary and appropriate to effectuate this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

SECTION 1. Incorporating Recitals. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

DRAFT

SECTION 2. **Amendment** of City of Cibolo Unified Development Code, Article 13. Use Tables, Section 13.1 Residential Uses, Manufactured Home Residential, Conditional Use Permit Conditional Use Permit "C" to Permitted-by-Right "P", shall be amended as follows:

Use	SF1	SF2	SF3	SF4	TF-1	MF1	MF2	MH1	MH2	AG
Home Occupation.	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S	P-S
A Home Occupation is that accessory use of a dwelling that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling. The Home Occupation shall be clearly incidental to the residential use of the home and cannot change the residential character of the home or adversely affect the surrounding neighborhood and is conducted in accordance with the requirements of Article 6 of this UDC.										
Kennel/Breeder.	C	C								P
The domicile of a person or persons who own or breed five (5) or more dogs and/or cats but less than eleven (11) dogs and/or cats over six (6) months of age, primarily for personal recreational use or sale. Uses include but are not limited to: participation in recognized conformation shows, field or obedience trials, racing, scenting, puling, specialized hunting or working trials, and water trials, search and rescue, tracking and for the purpose of improving the physical soundness, temperament, and conformation of a given breed to a standard.										
Manufactured Home Residential.	C							P	P	C
The residential occupancy of manufactured homes built after July 15, 1976, on small lots owned by residents and are typically meant for more permanent habitation than the below mobile home use.										
Manufactured Modular Housing.	P	P	P	P				P	P	P
Structures that are constructed in one (1) or more modules or modular components built at a location other than the permanent site, are transported to the permanent site, and are erected or installed on a permanent foundation system.										

Use	SF1	SF2	SF3	SF4	TF-1	MF1	MF2	MH1	MH2	AG
Manufactured Home Residential.	C							P	P	~~C~~ P
The residential occupancy of manufactured homes built after July 15, 1976, on small lots										

owned by residents and are typically meant for more permanent habitation than the below mobile home use

***Maximum number of Dwelling Units (Including manufactured homes) Per Lot, Tract or Parcel.** The maximum density permitted in the AG Agricultural District is three dwelling units.

This manufactured home regulation does authorize the use of property zoned Agricultural District for a mobile home park, manufactured home subdivision, or recreational vehicle park.

SECTION 3. Amendment of City of Cibolo Unified Development Code, Article 14.1 Lot Design Standards, shall be amended as follows:

	Article 14.1 Lot Design Standards (Residential)								
District Code	Zoning District (for setbacks in Overlay Districts reference UDC Article 4)	Maximum Develop. Density (units/ac)	Minimum Lot Area (ft^2) / *Maximum Lot Area (ac)	Minimum Lot Width	SETBACKS: Minimum Front BSL	SETBACKS: Minimum Rear BSL	SETBACKS: Minimum Side BSL	Maximum Building Height (in feet) [11]	Maximum Lot/Impervious Coverage (%)
	RESIDENTIAL								
AG	Agricultural - Homestead	~~None~~ [1]	~~None~~ [1]	None	35	10	10	35 [8]	35 [2]
SF-1 [10,13]	Estate Residential	1.00	43560 [1]	100	40	25	25 [7]	35	35 [2]
SF-2 [13]	Low Density Residential	2.00	21000 [1]	85	35	25	15 [7]	35	35 [2]
SF-3 [10,13]	Low-Medium Density Residential	3.00	12,000	80	25	25 [9]	10 [6,7]	35	40 [5]
SF-4 [10, 13]	Medium Density Residential	4.00	9,200	70	25	10 [9]	10 [6,7]	35	50 [5]
TF-1	Two-Family Residential	12.00	9,000	75	25	10	10	35	60
MF1 [12]	Multi-Family Residential	18.00	*20	100	25 [4]	10	10	45	75
MF2 [12]	Multi-Family Residential	24.00	*30	100	25 [4]	10	10	45	80
MH1	Manufactured Home	5.50	6,600	75	25	20	10	35	40
MH2	Manufactured Housing Park	12.00	43,560	55	25 [4]	10	5	35	50

Notes:

1. Lots for which an on-site sewage facility is proposed are subject to Title 30, Texas Administrative Code, Chapter 285. The application of Chapter 285 may require larger minimum lot sizes than the City of Cibolo UDC. In such cases, the more restrictive shall apply.
2. Maximum lot coverage is 35%, not to exceed 15,000 square feet.
3. Minimum 18' front yard setback for garage, if not served from rear alley. (Pertains to vested SF-3 lots prior to Feb. 26, 2013)
4. May be reduced to 15' if parking provided at side or rear of building.
5. The maximum lot coverage for this district shall not restrict the placement of one (1) accessory structure of less than 100 square feet, provided such structure is placed on skids and complies with the requirements of Article 15, and does not interfere with the use of any easement present.
6. Minimum 15 feet between homes, but not less than 5 feet on either side of the common side lot line for lots vested prior to Feb. 26, 2013.
7. Corner lots: Any garage or carport facing the side street must be set back not less than 20 feet.
8. The maximum height pertains only to the height of a home. The height of accessory agricultural structures, such as barns, windmills and silos; is not restricted.
9. A side yard setback of 5.0' feet shall be permitted for any SF-2 and SF-3 lot vested prior to Feb. 26, 2013.
10. Requires two (2) side yards to have a combined total of 15 feet, with a 5' minimum on one side and a 10' minimum on the other side.
11. Reference Appendix B for Height Exhibit
12. Reference Section 14.3 for suplemental standards involving modified setbacks adjacent to zoning
13. If the property line abuts a non-buildable lot (900 or open space) equal to or greater than required setback, building setback may be reduced to 5 feet

SECTION 4. Amendment of City of Cibolo Unified Development Code, Article 20 Subdivision Regulations, Section 20.1.9 Platting not required, shall be amended as follows:

The provisions of this Article shall not apply to:

G. A division of land within the corporate limits of the City into parts greater than ~~five (5)~~ **three-acres**, where each part has at least sixty (60) feet of frontage on a public street and no public

improvement is being dedicated; provided, however, dedication of a public improvement pursuant to a development plat will not be deemed to require that the owner/developer obtain a subdivision plat.

SECTION 5. Amendment of City of Cibolo Unified Development Code, Article 20 Subdivision Regulations, Section 20.3.17 Development Plats, shall be amended as follows:

D. Exceptions.

No development plat shall be required where:

3. The tract to be developed:

(i) Is at least ~~five (5)~~ **three-acres**; and

SECTION 7. Savings. All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 9. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

SECTION 10. Publication and Codification. The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

SECTION 11. Open Meeting Compliance. The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 12. Effective Date. This Ordinance shall take effect immediately upon its passage and publication as required by law.

DRAFT

PASSED AND APPROVED this _____ day of _____, 2025.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, TRMC, City Secretary

APPROVED AS TO FORM:

_____
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC, City Attorney

DRAFT

City of Cibolo

City Council Regular Meeting Staff Report

G. Approval/Disapproval of an Ordinance amending Ordinance 1493, Exhibit A and Exhibit B, to the Franchise Agreement between the City of Cibolo, Texas, and Waste Connections of Texas, LLC, dba Vaquero, Regarding Base Rates, City Facilities Service at No Charge, Terms of Collection, Transportation, and Disposal of Municipal Solid Waste and Recyclable Materials in the City of Cibolo, Texas. (Mr. Reed)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Ordinances Item: 11G.

From
Wayne Reed, City Manager

PRIOR CITY COUNCIL ACTION:
November 14, 2006... adopted Ordinance 768 to enter into a 20 year franchise agreement with Bexar Waste.

November 13, 2008... adopted Ordinance 879 amending Ordinance 768 granting a franchise agreement for solid waste to Bexar Waste.

December 14, 2010... adopted Ordinance 958 amending Ordinance 879 granting a franchise agreement for solid waste to Bexar Waste.

July 28, 2015... adopted Ordinance 1134 amending Ordinance 958 granting a franchise agreement for solid waste to Bexar Waste. This included new rates for 2017 through 2020. Based on this ordinance, the franchise term is readjusted and is for ten (10) years and is set to expire on July 28, 2025.

June 27, 2017... approved by motion the assignment of the contract from Bexar Waste to BFI Waste (Republic Services of San Antonio).

January 14, 2025... City Council received a presentation on the solid waste franchise agreement and the need to seek competitive proposals, **because the current agreement will expire prior to Monday, July 28, 2025**. The City Council gave staff direction to proceed with a competitive process using the recommended scoring criteria.

April 5, 2025... During the Strategic Management Workshop, the City Council was briefed on the top three (3) proposals in advance of the April 8th City Council meeting.

April 8, 2025... City Council made a motion to proceed with a Solid Waste and Recycling Franchise Agreement between Waste Connections and the City of Cibolo for a 5-year term and one 5-year extension term and authorized the City Manager to negotiate the Agreement.

May 13, 2025... City Council adopted Ordinance 1493, approving a Solid Waste and Recycling Franchise Agreement between Waste Connections and the City of Cibolo, effective July 28, 2025.

July 8, 2025... City Council discuss an amendment to Exhibit A to amend the base rate schedule based on input from local businesses. The revised fee schedule added 95-gallon recycling cart with one, two, or three times a week pick-up, a front load 10-yard solid waste container, and 2, 3, 4, 8, and 10-yard recycling containers. The City Council supported the additional fees to provide more options for businesses and directed City staff to return with an amendment to Exhibit A to the franchise agreement.

BACKGROUND:
The new franchise agreement with Waste Connections of Texas became effective on Monday, July 28, 2025.

Tonight, the City Council is considering an ordinance to amend Exhibit A (Base Rate Schedule) as discussed on July 8th as well as Exhibit B (City Facility Service at No Charge) to increase the capacity of garbage at each fire station at no cost to the City. There are no other changes to the franchise agreement.

Following the July 8th City Council meeting, City staff approached Waste Connection to ask if they would be open to providing a 4-yard container for garbage at all 4 fire stations (3 existing stations and one future station), rather than the two 95-gallon carts per Exhibit B (see image below). Each fire station will also receive one 95-gallon cart for recycling. This change to a 4-yard container for solid waste will be beneficial to the City and increase the capacity of garbage at each fire station. **Waste Connections has agreed to this increased level of service at the fire stations.** City staff has included this change to Exhibit B.

Exhibit B has been revised to show the four fire stations will receive the following:

Cibolo Fire Station #1	204 Loop 539	~~2 - 95 Gallon Toter - Garbage~~ 4-yard Garbage Front Load 95 Gallon Toter - Recycle	Once Weekly
Cibolo Fire Station #2	3864 Cibolo Valley Dr	~~2 - 95 Gallon Toter - Garbage~~ 4-yard Garbage Front Load 95 Gallon Toter - Recycle	Once Weekly
Cibolo Fire Station #3	1842 Wiedner Road	~~2 - 95 Gallon Toter - Garbage~~ 4-yard Garbage Front Load 95 Gallon Toter - Recycle	Once Weekly
Cibolo Fire Station #4	1805 Bolton Road	~~2 - 95 Gallon Toter - Garbage~~ 4-yard Garbage Front Load 95 Gallon Toter - Recycle	Once Weekly

STAFF RECOMMENDATION:
Staff recommends the City Council adopt the attached Ordinance amending the Franchise Agreement with Waste Connections of Texas, LLC, to amend Exhibit A (Base Rate Schedule) and Exhibit B (City Facilities at No Cost) as described in this cover memo and authorize the City Manager to execute the amendment to the Franchise Agreement.

FINANCIAL IMPACT:
The changes to the commercial recycling and solid waste base rate schedule will not be a material change to the forecasted revenue.

MOTION(S):
Move to adopt an Ordinance amending Ordinance 1493, Exhibit A and Exhibit B, to the Franchise Agreement between the City of Cibolo, Texas, and Waste Connections of Texas, LLC, dba Vaquero, Regarding Base Rates, Terms of Collection, Transportation, and Disposal of Municipal Solid Waste and Recyclable Materials in the City of Cibolo, Texas.

The City Council may decide not to adopt the ordinance, which would leave the exhibits as adopted by Ordinance 1493.

Attachments

Ord - 1st Amend of Ord 1493 - Solid Waste Franchise Agmt 2025-08-12.pdf

CC Cover Memo - Solid Waste Franchise Agmt New Fees Exhibit A 2025-07-08.pdf

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, AMENDING ORDINANCE 1493, EXHIBIT "A" AND EXHIBIT "B," TO THE FRANCHISE AGREEMENT BETWEEN THE CITY OF CIBOLO AND WASTE CONNECTIONS OF TEXAS, LLC, DBA VAQUERO, TO INCLUDE ADDITIONAL BASE RATES, REVISED CITY FACILITIES SERVICE AT NO CHARGE, TERMS OF COLLECTION SERVICES, AND CONTAINERS FOR THE COLLECTION, TRANSPORTATION, AND DISPOSAL OF MUNICIPAL SOLID WASTE AND RECYCLABLE MATERIALS IN THE CITY OF CIBOLO; PROVIDING FOR SEVERABILITY; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Cibolo, Texas, is a Home Rule Municipality located in Guadalupe County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to its adopted City Charter and all applicable laws and enabling legislation of the State of Texas; and

WHEREAS, the City of Cibolo, Texas, Section 10.01 of the Home Rule Charter authorizes the City Council to establish franchises for public services and utilities and Section 10.02 permits franchises to be granted by ordinance for a term of up to ten (10) years from the date of the grant, renewal, or extension; and

WHEREAS, Texas Health and Safety Code Chapters 361 and 363 provides for the regulation and disposal of municipal solid waste and authorizes a municipality to contract for the operation of a solid waste management system to ensure public health, safety, and welfare; and,

WHEREAS, having completed the competitive proposal process and conducted a public meeting to consider the matter, on May 13, 2025, the City of Cibolo passed, approved, and adopted Ordinance 1493 granting Waste Connections of Texas, LLC, DBA Vaquero, an exclusive Franchise Agreement for the collection, transportation, and disposal of municipal solid waste and recyclable materials in the City of Cibolo, prescribing the terms, conditions, fees, obligations, and limitations by which the franchise shall be exercised; and

WHEREAS, the City of Cibolo and Waste Connections have determined, negotiated, and agreed to amend certain terms of the Franchise Agreement, described on Exhibit A thereto,

regarding Base Rates for collection services of solid waste and recyclable materials, per frequency of collection services provided, per size and capacity of solid waste and recyclable material containers and on Exhibit B thereto, regarding the collection of solid waste at City fire stations.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS, THAT:

SECTION 1. The recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as part of the judgment and findings of the City Council.

SECTION 2. Amendment of Exhibit A and Exhibit B of the Exclusive Franchise Agreement. Exhibit A and Exhibit B of the Exclusive Franchise Agreement for the Collection, Transportation, and Disposal of Municipal Solid Waste and Recyclable Materials in the City of Cibolo, Texas (the "Agreement"), attached hereto and incorporated herein for all purposes, is hereby approved and hereby amends the Agreement.

SECTION 3. Repeal. This Ordinance shall be cumulative of all provisions of ordinances of the City of Cibolo, Texas, except where the provisions of the Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. Any renumbering shall be made in the City's Code of Ordinances as necessary.

SECTION 4. Severability. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5. Open Meeting Compliance. 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.

(*signatures on following page*)

SECTION 6. Effective Date. This Ordinance shall take effect immediately from and after its passage and completion of any publication requirements.

PASSED, APPROVED and ADOPTED ON this ___ day of _____, 2025.

_____
Mark Allen, Mayor

ATTEST:

_____
Peggy Cimics, City Secretary

APPROVED AS TO FORM:

_____
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH, PC, City Attorney

Exhibit A (Revised August 12, 2025)

Base Rates for July 28, 2025 – July 31, 2026 – Per Section 3.1

Residential Service

Single Cart Service Service Includes: 1 - 95 gallon Solid Waste Cart (Serviced Weekly), 1 - 95 gallon Recycle Cart (Serviced Every Other Week) 3 Cubic Yard Bulk Pickup (Serviced Every Other Week)	$	17.77
Weekly Recycle Service (Optional)	$	0.63
Household Hazardous Waste at home pickup (Optional)	$	1.50
Additional 95 gallon Solid Waste Cart	$	7.45
Additional 95 gallon Recycle Cart	$	3.00
Holiday Special Collection	$	0.00
Unusual Accumulation Waste Collection	TBD	
To be calculated using 0.05% of homes - at 15 minutes each and 3yds/collection, to be determined by estimated time not portal to portal.		
Rate per hour for vehicle (any type) and Crew	$	200.00
Disposal fee per yard collected (not per ton)	$	50.00

Small Commercial

One 95-gallon Solid Waste Cart 1 x week	$	28.00
One 95-gallon Solid Waste Cart 2 x week	$	40.00
One 95-gallon Solid Waste Cart 3 x week	$	56.00
One 95-gallon Recycling Cart 1 x week (per cart)	$	23.00
One 95-gallon Recycling Cart 2 x week (per cart)	$	35.00
One 95-gallon Recycling Cart 3 x week (per cart)	$	51.00

Due to potential safety concerns related to a commercial site or concerns for security of provider's equipment/property, provider may provide multiple Solid Waste carts in lieu of a front load container. Customer will be charged for the front load equivalent (2 carts equal 1 yard) rather than for each individual cart, if lower.

Exhibit A (Revised August 12, 2025)

Base Rates for July 28, 2025 – July 31, 2026 – Per Section 3.1

Commercial Front Load	Times serviced weekly						
Solid Waste	1x	2x	3x	4x	5x	6x	xpu
2 yard	$91.10	$129.73	$168.36	$206.98	$245.65	$284.34	$55.00
3 yard	$102.54	$147.87	$193.20	$238.53	$283.85	$329.18	$65.00
4 yard	$116.16	$168.19	$220.21	$272.24	$324.25	$376.28	$75.00
6 yard	$139.29	$204.71	$270.13	$335.54	$400.96	$466.37	$85.00
8 yard	$165.12	$244.07	$322.73	$401.54	$480.35	$559.17	$85.00
10 yard	$198.14	$292.89	$387.28	$481.86	$576.43	$671.00	$85.00
Recycle 2 yard	$86.46	$123.13	$159.80	$196.46	$233.13	$269.89	$55.00
Recycle 3 yard	$97.33	$140.35	$183.38	$226.40	$269.42	$312.45	$65.00
Recycle 4 yard	$110.25	$159.63	$209.01	$258.40	$307.76	$357.15	$75.00
Recycle 6 Yard	$132.20	$194.30	$256.39	$318.48	$380.58	$442.40	$85.00
Recycle 8 yard	$156.72	$231.66	$306.32	$381.12	$455.93	$530.73	$85.00
Recycle 10 yard	$188.06	$278.00	$367.59	$457.36	$547.12	$636.88	$85.00

Casters (per month, per container)	$15.00
Locks (per collection, per container)	$10.00
Enclosures (per collections, per container)	$5.00
Overage (per yard)	$35.00

Emergency or Disaster Management

Rate per hour for Roll Off truck and Container	$200.00
Rate per hour for Grapple Truck	$200.00
Rate per hour for Rear Load Truck and Crew	$250.00
Disposal Fee per ton collected	$60.00

VPAC Commercial Front Load	Times serviced weekly						
Solid Waste	1x	2x	3x	4x	5x	6x	xpu
VPAC 4 yard	$180.30	$360.60	$540.90	$721.20	$901.51	$1,081.81	$100.00

Exhibit A (Revised August 12, 2025)

Base Rates for July 28, 2025 – July 31, 2026 – Per Section 3.1

ROLL-OFF CONTAINERS

Temporary - Roll-Off

Relocate/Block Fee $ 75.00

	Delivery	Daily Rental	Haul Rate	Disposal /ton
20 yard	$ 121.00	$ 5.00	$ 355.00	$ 55.00
30 yard	$ 122.00	$ 5.00	$ 375.00	$ 55.00
40 yard	$ 123.00	$ 5.00	$ 395.00	$ 55.00

Permanent - Roll-Off

Relocate/Block Fee $ 75.00

	Delivery	Daily Rental	Haul Rate	Disposal /ton
20 yard	$ 121.00	$ 5.00	$ 355.00	$ 55.00
30 yard	$ 122.00	$ 5.00	$ 375.00	$ 55.00
40 yard	$ 123.00	$ 5.00	$ 395.00	$ 55.00

Roll-Off - Compactor

Wash Out Fee $ 250.00

	Monthly Rental	Haul Rate	Disposal /ton
30 yd SC**	$ 550.00	$ 525.00	$ 55.00
35 yd SC**	$ 550.00	$ 535.00	$ 55.00
40yd Receiving Container***	$ 250.00	$ 545.00	$ 55.00

Overage (per ton) $ 80.00

Exhibit B (Revised August 12, 2025)

City Facility Service at No Charge

Per Section 8.5, the Contractor shall provide containers and weekly collection of Municipal Solid Waste and recyclable Materials from the following municipal facilities.

Building	Address	Service	Frequency
City Municipal Complex	200 S. Main Street	10-yard Garbage Front Load	Twice Weekly
		8- yard Recycle Front Load	
Noble Group Complex	203 S. Main Street	10-yard Garbage Front Load	Twice Weekly
		8- yard Recycle Front Load	
Cibolo Animal Services	108 Cibolo Drive, #300	2-yard Garbage Front Load	Twice Weekly
		1 Twenty-yard Roll Off	As Needed
Future Cibolo Animal Services	Haeckerville Road	4-yard Garbage Front Load	Twice Weekly
City Hall Annex	201 Loop 539	2 - 95 Gallon Toter - Garbage	Once Weekly
		95 Gallon Toter - Recycle	
Cibolo Fire Station #1	204 Loop 539	4-yard Garbage Front Load	Once Weekly
		95 Gallon Toter - Recycle	
Cibolo Fire Station #2	3864 Cibolo Valley Dr	4-yard Garbage Front Load	Once Weekly
		95 Gallon Toter - Recycle	
Cibolo Fire Station #3	1842 Wiedner Road	4-yard Garbage Front Load	Once Weekly
		95 Gallon Toter - Recycle	
Cibolo Fire Station #4	1805 Bolton Road	4-yard Garbage Front Load	Once Weekly
		95 Gallon Toter - Recycle	
Cibolo Public Works	108 Cibolo Drive, #100	6- Yard Garbage Front Load	Twice Weekly
		6-Yard Recycle Front Load	
Cibolo Public Works - Drainage Crew		2 Forty-yard Rolloff Dumpsters	As Needed
Cibolo Public Works		4 Twenty Yard Rolloff Dumpsters	3 times monthly
Niemietz Park	618 FM 78	4 Yard Garbage Front Load	Twice Weekly
		6 Yard Garbage Front Load	
Cibolo Event Center	203 S. Main Street	6 Yard Garbage Front Load	Twice Weekly
		6-Yard Recycle Front Load	Twice Weekly
Cibolofest	200 S Main Street	30 Yard Rolloff Dumpster	Once A Year

City of Cibolo

City Council Regular Meeting Staff Report

O. Discussion/Action on Amending the Base Rates Schedule (Exhibit A) in the City's Solid Waste Franchise Agreement (Mr. Reed)

Meeting	Agenda Group
Tuesday, July 8, 2025, 6:30 PM	Discussion/Action Item: 13O.

From
Wayne Reed, City Manager

PRIOR CITY COUNCIL ACTION:

On May 13, 2025, City Council approved a new Solid Waste Franchise Agreement with Waste Connections, Inc.

BACKGROUND:

Waste Connections is proposing to add new Base Rate fees based on input from local businesses, which they have been visiting over the past weeks. Based on these discussions, Waste Connections recognized the need to add Base Rate fees for a commercial recycling cart and for other front load containers not just the 6 cubic yard size. No fee that was listed in the approved franchise agreement from may 13, 2025, is being changed; they are remaining the same.

The new fees are shown in red below:

Small Commercial

One 95-gallon Solid Waste Cart 1 x week	$	28.00
One 95-gallon Solid Waste Cart 2 x week	$	40.00
One 95-gallon Solid Waste Cart 3 x week	$	56.00
One 95-gallon Recycling Cart 1 x week (per cart)	$	23.00
One 95-gallon Recycling Cart 2 x week (per cart)	$	35.00
One 95-gallon Recycling Cart 3 x week (per cart)	$	51.00

Commercial Front Load Times serviced weekly

Solid Waste	1x	2x	3x	4x	5x	6x	xpu
2 yard	$91.10	$129.73	$168.36	$206.98	$245.65	$284.34	$55.00
3 yard	$102.54	$147.87	$193.20	$238.53	$283.85	$329.18	$65.00
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Recycle - 6 Yard	$132.20	$194.30	$256.39	$318.48	$380.58	$442.40	$85.00
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Recycle 10 yard	$188.06	$278.00	$367.59	$457.36	$547.12	$636.88	$85.00

STAFF RECOMMENDATION:

Staff recommends amending the fee schedule as presented.

FINANCIAL IMPACT:

This will provide commercial customers with commercial recycling carts and other front load containers not just the 6 cubic yard size which will better meet their needs.

MOTION(S):

I move to direct the City Manager to bring an ordinance modifying Exhibit A of the Solid Waste Franchise Agreement as presented.

Attachments

Exhibit A - Revised with New Front Load Rates 2025-07-08.pdf

City of Cibolo

City Council Regular Meeting Staff Report

A. Approval/Disapproval of a Resolution authorizing the use of public resources in support of the 5th Annual Cibolo Crossing Stampede and Charity BBQ Cook-off. (Mr. Hugghins)

Meeting	Agenda Group
Tuesday, August 12, 2025, 6:30 PM	Resolutions Item: 12A.

From
Bryan Hugghins, Executive Director - Safety and Infrastructure

PRIOR CITY COUNCIL ACTION:

City Council approved the use of traffic barriers last year for the 4th Annual Cibolo Crossing Stampeded 5K and Charity BBQ Cook-Off on Saturday, April 23, 2024.

BACKGROUND:

The 5th Annual Cibolo Crossing Stampede 5K and Charity BBQ Cook-Off is scheduled for Saturday, October 11, 2025. Que for the Blue is a 501(c)(3) committed to raising funds benefiting injured first responders in the Alamo Area, Bexar County and all neighboring counties. 50% of sponsorships brought in by the 5K will go directly to Que for the Blue, the remaining 50% will go a charity in the Cibolo area that supports children. If you have any recommendations they should consider, they would greatly appreciate the recommendation. The City of Cibolo has provided traffic barriers and police officers for traffic control during this event in years past and have been asked to provide support this year. This support would include the following:

1. Request for traffic barriers for event traffic control
2. Police Department security detail, road closure and signage (Officers at the event to be paid for by the event sponsors, not funded by the City)
3. Animal Services for pet adoptions (If Animal Services is available to bring the adoption trailer the day of the event)

Council's Strategic Plan identifies Partnerships/Relations as a core Strategy. This is an opportunity for Council to strengthen its relationship with a local non-profit that benefits our residents and families;

Strategic Initiative 3.1 – Build strong connections and relationships with community partners, residents, and employees

Goal 3.1.3 – Continue relationships with other entities

Action – Engage nonprofits and faith-based organizations to increase community engagement

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

The request for traffic barriers is a nominal cost.

MOTION(S):

Motion to approve/disapprove a resolution authorizing the use of public resources in support of the 5th Annual Cibolo Crossing Stampede and Charity BBQ Cook-off.

Attachments

Resolution - Cibolo Crossing Stampede (CA edit 7-31-25).pdf

cones & barricades.pdf

"City of Choice"

RESOLUTION NO._____

RESOLUTION BY THE CITY OF CIBOLO, TEXAS AUTHORIZING THE USE OF PUBLIC RESOURCES IN SUPPORT OF THE CIBOLO CROSSING STAMPEDE; FINDING THE USE OF PUBLIC RESOURCES IS FOR A PUBLIC PURPOSE; AUTHORIZING THE CITY MANAGER TO ARRANGE FOR THE USE OF PUBLIC RESOURCES; PROVIDING FOR REPEAL AND SEVERABILITY; DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS CONDUCTED IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Cibolo, Texas finds the Cibolo Crossing Stampede 5k Event (the Stampede) is a weekend event designated to benefit charities that enrich the lives of under-privileged or high-risk children; and

WHEREAS, the City Council finds that allowing the use of traffic barriers to support the Stampede benefits local charities that enrich the lives of under-privileged or high-risk children; and

WHEREAS, the City Council finds Fasken Oil and Ranch, ltd. will use traffic barriers to provide for the health, safety, and welfare of citizens and participants who attend the Stampede and ensure a safe and welcoming event; and

WHEREAS, the City Council finds that allowing the use of traffic barriers will incur nominal costs on the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CIBOLO,TEXAS THAT:

1) The recitals are hereby found to be true and correct and are hereby incorporated as part of this Resolution.

2) This Resolution is an appropriate use traffic barriers as it supports the public purposes stated herein.

3) The City of Cibolo allows the use of traffic barriers to Fasken Oil and Ranch, ltd. for its use in conducting the Stampede event scheduled on October 11, 2025, in Cibolo, Texas.

4) The City Manager is authorized to arrange for the delivery and return of the traffic barriers provided by this Resolution.

5) This Resolution shall be and is hereby cumulative of all other resolutions of the City of Cibolo, Texas, and this resolution shall not operate to repeal or affect any of such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Resolution, in which event such conflicting provisions, if any, in such other resolutions are hereby repealed.

6) If any section, paragraph, sentence, clause, or phrase of this Resolution shall for any reason be held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

7) The City Council hereby finds and determines that the meeting at which this Resolution was passed was conducted in accordance with the Texas Open Meetings Act.

8) This Resolution shall become effective and be in full force and effect from and after the date of passage and adoption by the City Council of the City of Cibolo, Texas.

PASSED AND APPROVED THIS ____ DAY OF _____, 2025.

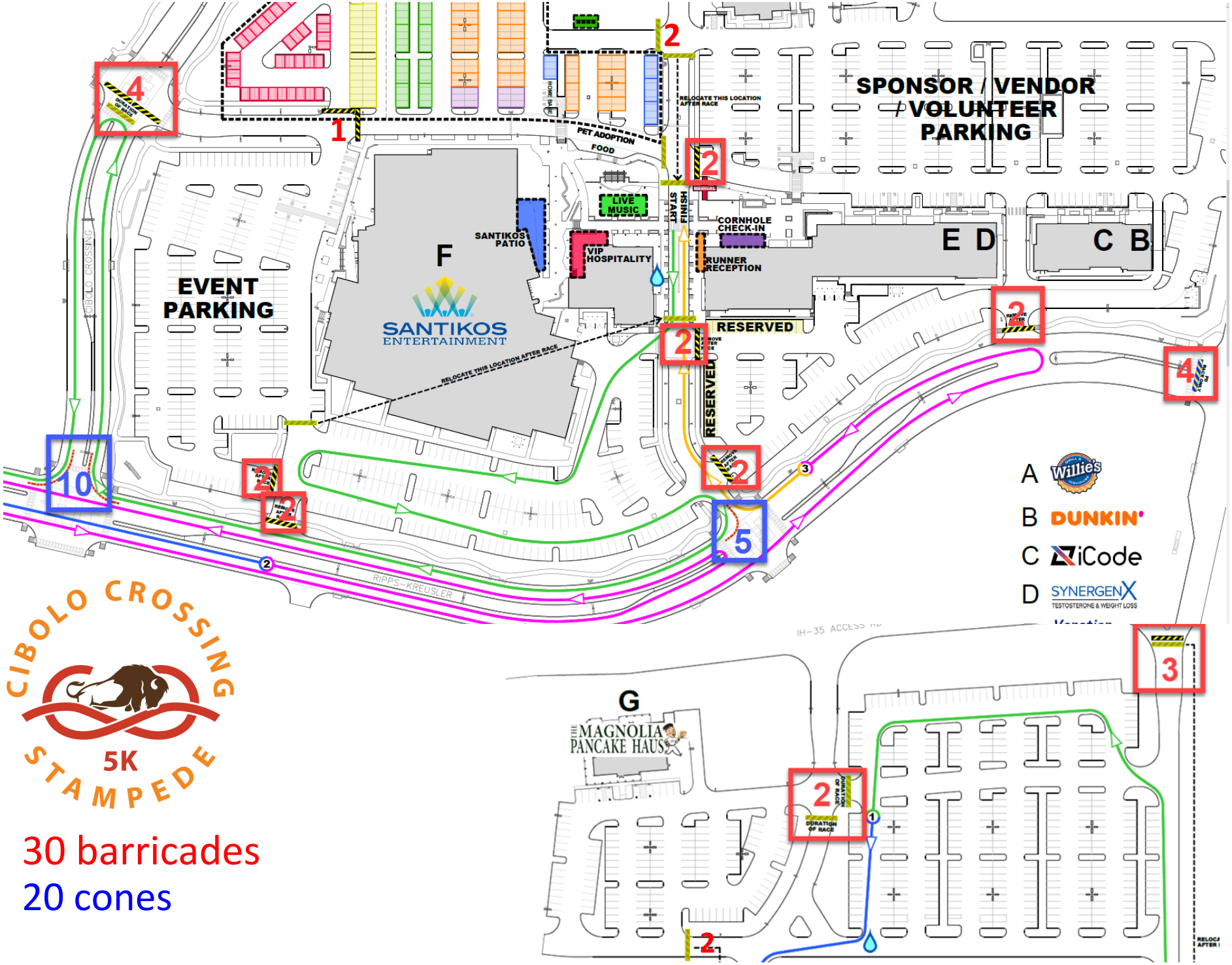
By:_____
MARK ALLEN
Mayor

ATTEST:

_____
PEGGY CIMICS, TRMC
City Secretary

APPROVED AS TO FORM:

_____
Paul Wendland, City Attorney
Denton Navarro Rodriguez Bernal Santee & Zech, P.C.



CIBOLO CROSSING 5K STAMPEDE

30 barricades

20 cones