



"City of Choice"

City Council Meeting
6:30pm - 10:30pm

Tuesday, April 22, 2025, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 3 hr 45 min

1. Call to Order

2. Roll Call and Excused Absences

2A. Excused Absence

3. Invocation

4. Pledge of Allegiance

5. Presentation of Awards/Recognitions

5A. Presentation of the designation of Certified Municipal Official to Councilman Hicks and Councilwoman Sanchez-Stephens.

6. 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.

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 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.)

7A. Approval of the minutes of the Regular City Council Meeting held on March 11, 2025.

7B. Approval of the minutes of the Regular City Council Meeting held on March 25, 2025.

- 7C. Approval of the minutes of the Strategic Management Workshop held on April 5, 2025.
- 7D. Approval of the minutes of the Special City Council Meeting held on April 8, 2025.
- 7E. Approval of the minutes of the Regular City Council Meeting held on April 8, 2025.
- 7F. Approval of the February 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24/25 fiscal year.
- 7G. Approval of the February 2025 Check Register
- 7H. Approval for the purchase of computer equipment and peripheral devices from GTS Technology Solutions through the Texas Department of Information Resources contract # DIR-CPO-4839, DIR-CPO-5096, DIR-CPO-5225, and DIR-CPO-4751 in an estimated amount of SEVENTY-SIX THOUSAND SEVEN HUNDRED NINETY-TWO DOLLARS AND ZERO CENTS (\$76,792.00).
- 7I. Approval of the Final Plat of Saddle Creek Ranch Unit 9B.

8. Staff Update

8A. Administration

- a. Capital Improvement Program - Updates on Projects *Lower Seguin Road *Dean Road and Bolton Road *Green Valley Road - Low Water Crossing Improvement *Animal Services Facility *Public Safety Facility *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. RFPs, RFQs, RFBs, and ITBs
- Shred Day

8B. Police Department

8C. Fire Department

9. Ordinance

- 9A. Approval/Disapproval of a Ordinance granting a variance to Grampies Pizzeria located at 121 Cibolo Commons, Suite 101 to allow for the sale of beer and wine within 300 feet of a church, public school, or private school. (Ms. Cimics)

10. Resolutions

- 10A. Approval/Disapproval of Resolution of the City of Cibolo, Texas, appointing Ted Gibbs to Canyon Regional Water Authority (CRWA) Board of Trustees for a two-year term of office. (Ms. Cimics)
- 10B. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Councilwoman Donetta Roberts to Canyon Regional Water Authority (CRWA) Board of Trustees for a two-year term of office. (Ms. Cimics)
- 10C. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Jacob Parsons to Canyon Regional Water Authority (CRWA) Board of Managers for a one-year term of office. (Ms. Cimics)

11. Executive Session

11A. Project Rushmore Mountain. (Mr. Hardin)

11B. Project Theo. (Mr. Hardin)

11C. Tolle Road Acquisition. (Mr. Gomez/Mr. Huggins)

11D. City Attorney's appointment, employment, evaluation, and duties of the City Attorney, and/or address an RFP for legal services. (Mr. Reed)

11E. Legal advice on the settlement of EEOC Charge No. 451-2025-00454. (Ms. Rodriguez)

12. Open Session

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

12A. Executive Session Action

13. Discussion/Action

13A. Discussion/Action authorizing the City Manager to execute a Purchase Order from Silsbee Ford for a new Ford F450 in the amount of One Hundred Forty-Seven Thousand, Nine Hundred Fifteen Dollars and Fifty Cents (\$147,915.50). (Mr. Gomez)

13B. Discussion/Action authorizing the City Manager to execute a Purchase Order from Silsbee Ford for a new Ford F450 Super Cab in the amount of One Hundred Six Thousand, Eight Hundred Sixty-Eight Dollars (\$106,868.00). (Mr. Gomez)

13C. Discussion/Action regarding the Final Plat of Venado Crossing Unit 6. (Mr. Spencer)

13D. Discussion/Action regarding the Preliminary Plat of Grace Valley Ranch Phase 4A. (Mr. Spencer)

13E. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Steele Creek Unit 6. (Mr. Otto)

13F. Discussion/Action on exploring potential partnerships for Spring and Fall Clean-up Events. (Councilwoman Cunningham)

13G. Discussion/Action on the Denton Navarro Rodriguez Bernal Santee & Zech, P. C., Engagement Letter for Interim City Attorney Services and authorize the City Manager to execute this Engagement Letter for expenses exceeding \$50,000. (Mr. Reed)

13H. Discussion/Action to honor leases for the Noble Group Event Center. (Mayor Allen)

13I. Discussion/Action to call for a public hearing to determine any express violations to City Charter. (Councilwoman Sanchez-Stephens)

13J. Discussion/Action on the Personnel Policy Section 1.1.12 Telework. (Councilman Hicks)

13K. Discussion on the local CBD shops that sell THC/vape canisters and hemp products with a higher percentage of THC than is allowed by State Law. (Councilman Hicks)

13L. Discussion/Action regarding the interpretation of the City Charter as it relates to the Mayor's authority to vote. (Councilman Hicks) "Item withdrawn by the Mayor pursuant City Council Policy Directive No. 2020-1; Rule 5 as unnecessarily duplicative"

- 13M. Discussion on responding to an allegation concerning council during public comment on March 25, 2025, Council Meeting. (Councilman Roberts)
- 13N. Discussion/Action on the end time of Council meetings. (Councilman Hicks)
- 13O. Discussion on Council meeting staff and vendor presentations. (Councilman Hicks)
- 13P. Discussion on an All Way Stop on Main St. at Santa Clara. (Councilman Hicks)
- 13Q. Discussion from Councilmembers that have attended seminars, events, or meetings. (Council)
- 13R. Discussion on items the City Council would like to see on future agendas. (Council)
- 13S. 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)

14. Adjournment

14A. 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 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: April 17, 2025



City Council Regular Meeting Staff Report

A. Approval of the minutes of the Regular City Council Meeting held on March 11, 2025.

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7A.
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

[031125 Council Minutes F.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
March 11, 2025
6:30 p.m. to 10:30 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 – Members Present: Mayor Allen, Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks.
3. Invocation – Mayor Allen gave the invocation.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Citizens to be Heard

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The following individuals signed up to speak during this item. Ms. Patterson stated she was a resident of Cibolo and lives in Place two. She spoke about disrespect at the dais. Ms. Patterson stated that the City has core values and you as a council need to hold yourself accountable to those values. As a council you need to do better. Ms. Latimer spoke about the water retention pond near Saddle Creek Ranch. In 2015 there was no water in the pond. Some time in 2008 water started to go into the pond. Now, in 2025 the water flows down Tolle road. Ms. Latimer said correct the tank – retention pond or build another. Don't fix the problem by taking people's land. Mr. Roberson spoke on the double strip on Lower Seguin Road. He wanted to know if there was a way to correct the striping. He also spoke on the speeding on this road. Ms. Titterington Stated that the Chamber meeting will be the State of the Chamber. Ms. Titterington gave information

on upcoming ribbon cuttings and openings. Shred Day in Schertz is scheduled for March 29th from 9 to 12. Mr. Cowan spoke on Tolle Road. He wanted to know what was going on. He stated that he had asked about this last year and never received an answer. Ms. Lambert passed out a flyer on events going on in the area for the Spring season. Councilman Hicks read an email sent in by Mr. Benson. Mr. Benson spoke about the CRWA and the removal of a board member. He wondered if the removal was so that Mr. Fousse would be appointed to this board. He also wondered if this may have something to do with an email he received when he inquired about what Mr. Fousse contract provides that the city Public Works Department could not do. Mr. Benson stated that this situation gives the impression that we are more interested in maintaining financial benefits for certain individuals rather than prioritizing genuine service to the community. The City Secretary's office read an email sent in by Mr. Thompson. Mr. Thompson stated that he was troubled by the manner in which council members interact with each other, city staff, the City Manager, and the City Attorney. He states the public display of personal animosity and argumentative exchange is unacceptable and undermines the effective functioning of our local government. Mr. Thompson would like council to focus on addressing the needs of the community rather than engaging in personal conflicts, exercise fiscal responsibility, ensuring that taxpayer dollars are used wisely and effectively.

6. 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 Regular Council Meeting held on February 11, 2025.
- B. Approval of the minutes of the Special City Council Meeting held on February 25, 2025.
- C. Approval of the minutes of the Regular Council Meeting held on February 25, 2025.

Councilman Hicks made the motion to approve the consent agenda with corrections. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

7. Staff Update

A. Administration.

a. Capital Improvement Program – Updates on Projects

Lower Seguin Road

Pavement Markings have been completed. Staff have submitted an RFI to LAN to determine why the striping plan called for double yellow instead of dashed yellow for passing,

Dean Road and Bolton Road

City staff and D&D are working on a fair cost for repairs.

Green Valley Road – Low Water Crossing Improvement

Final Walk-Through was completed on March 10, 2025. Punch list provided to contractor.

Animal Services Facility

Modular building – Certificate of Occupancy has been issued. Portable Kennels have been delivered. Certificate of Occupancy has been issued. Parking lot pavement markings/signage will be completed within the next two weeks.

Public Safety Facility

No new information.

Haeckerville Road and Town Creek Drainage

No update

FY25 Street Rehabilitation Package 1

No update

FY25 Street Rehabilitation Package 2

No update

Town Creek Trail

TxDOT and AAMPO are working with city staff to identify twelve (12) crosswalks that were included in the original application to AAMPO. Project surveying has begun. City Staff, Colliers, and TxDOT along with AAMPO to hold milestone meetings.

Tolle Road

No new update

FM 1103 Phase 1 and Phase II

b. RFP's, RFQ's, and RFB's

Old Town – City Council awarded a contract to Lionheart on February 25, 2025.

Solid Waste Franchise - City staff will bring to Council the proposals during the Strategic Management Workshop on April 5th. Council will be asked to award a new Franchise Agreement on April 8th.

c. Strategic Management Workshop – Scheduled for April 8th from 9am to 4pm.

B. Police Department – Report in the council packet.

C. Hear a presentation on the status of grant opportunities.

Ms. Miranda gave a presentation on the Grant Program. She went over the grants received and pending grants. Ms. Miranda also went over grants in development, grant requirements and sources of funding.

8. Resolution

A. Approval/Disapproval of a resolution declaring a public purpose for 53 pet carriers to be issued to citizens with adoptions from ZuGoPet to the Cibolo Animal Shelter.

Councilman Hicks made the motion to approve a resolution declaring a public purpose for 53 pet carriers to be issued to citizens with adoptions from ZuGoPet to the Cibolo Animal Shelter. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

9. Ordinances

A. Approval/Disapproval of an Ordinance for a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) in a Retail/Office (C-3) District for certain real property located at 1636 FM 1103, legally described as Cibolo Creek Center, Block 1, Lot 1.

Councilman Hicks made the motion to approve an Ordinance for a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) in a Retail/Office (C-3) District for certain real property located at 1636 FM 1103,

legally described as Cibolo Creek Center, Block 1, Lot 1. The motion was seconded by Councilman Roberts. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks; Against: Councilwoman Cunningham. The motion carried 6 to 1.

- B. Approval/Disapproval of an Ordinance to amend Chapter 70 of the Code of Ordinances and Impose the City HOT Tax in the City's Extraterritorial Area (ETJ) of the City of Cibolo.

Councilman Hicks made the motion to approve an Ordinance to amend Chapter 70 of the Code of Ordinances and Impose the City HOT Tax in the City's Extraterritorial Area (ETJ) of the City of Cibolo. The motion was seconded by Councilman McGlothin. For: All; Against: None. The motion carried 7 to 0.

10. Discussion/Action

- A. Discussion/Action on purchasing a new Camera Van for the Utility Department in the amount of \$258,485 Dollars.

Councilman Hicks made the motion to approved purchasing a new Camera Van for the Utility Department in the amount of \$258,485 Dollars. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

- B. Discussion/Action on the Transition of the Noble Group Event Center to City Use.

Mr. Reed gave the presentation on the Noble Group Event Center. He informed the council on renovations of the interior and asked council if they had any questions or concerns. Questions were asked about the Senior Program use of the facility and if there would be enough space and storage. Mr. Reed informed the council that members of the Senior Program did participate in the walk thru of the facility and were satisfied of the space and storage. There will be a room for Stephanie in the facility. Mr. Reed was asked about the furniture. Most of the furniture was removed by Mr. Jackson. The tables would not be something the city would like to keep as they are not in very good shape. Council did ask about a possible space for the Chamber. Mr. Reed stated that there could be possible space available. A crosswalk from City Hall to the Noble was discussed. Mr. Reed stated that that has already been forecast and will be completed before the Senior Program occupies the building.

- C. Discussion/Presentation on the update of the 2024 Racial Profiling Report.

Chief Andres presented the Racial Profiling Report for 2024. He went over the number of traffic stops and it was broken down into gender, reason for the stop and if a search was conducted. Chief Andres also went over if contraband was discovered during the stop. During the stop was an arrest made and what was the arrest based on. Council had the opportunity to ask questions during the presentation.

- D. Discussion/Action regarding the appointment of a Board of Trustees member to the Canyon Regional Water Authority (CRWA) and bring back a resolution to the next meeting appointing that person to the Board.

Councilwoman Cunningham stated that at the last meeting the Mayor had stated that Canyon Regional Wate Authority had changed their requirements, and we had to have a member of the council appointed to the Board. Councilwoman Cunningham had checked into this and found that the appointment did not have to be a councilmember, and she would like to have Mr. Gibbs re-appointed to this board. He has done a great job for the city, and he has one more term to serve. The mayor stated that this change has not occurred yet and if the council

wanted to appoint Mr. Gibbs, he had no objection to it. Councilman Mahoney stated that he had no problem stepping aside and reappointing Mr. Gibbs. Councilman Hicks made the motion to rescind the appointment of Councilman Mahoney for the CRWA Board of Trustees. Councilman Mahoney seconded the motion. For: All; Against: None. The motion carried 7 to 0. Councilman Hicks made the motion to appoint Mr. Gibbs to the CRWA Board of Trustees and to bring a resolution at an April meeting for council to make that appointment. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

E. Discussion/Action to update the Non-Smoking Ordinance to include Vaping.

This was briefly discussed due to the time. Councilwoman D. Roberts made the motion to send this ordinance to the Ordinance Sub Committee to look at and bring back to council at a later date. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

F. Discussion/Action regarding the interpretation of the City Charter as it relates to the mayor's authority to vote.

At this time Attorney Hyde stated that during the agenda review he was under the impression that item 10F & 10G related to 11D & 11F and they would be discussed after the executive session. Both Councilwoman Sanchez-Stephens and Councilwoman Cunningham both stated they never ask for their items to be in executive session. Mayor Allen stated they would be going into executive session. Councilwoman Sanchez-Stephens again wanted her item discussed prior to the executive session. She did not feel that they would have enough time after the executive session to discuss her item. Attorney Hyde stated that to discuss it they would have to have a vote to waive the Attorney Client Privilege concerning TOMA. Councilwoman D. Roberts made the motion to waive the Attorney Client Privilege concerning 11G discuss TOMA assumption. The motion was seconded by Councilwoman Cunningham. For: Councilman Hicks, Councilwoman D. Roberts, Councilwoman Sanchez-Stephens, Councilwoman Cunningham, and Councilman McGlothin; Against: Councilman R. Roberts and Councilman Mahoney. The motion carried 5 to 2. At this time item 11G was discussed. Councilwoman Sanchez-Stephens read from the email that was sent stating that after the last council meeting Mr. Hyde heard city business being discussed by Councilman Hicks, Councilwoman Cunningham, Councilwoman D. Robert, and Councilwoman Sanchez-Stephens. Councilwoman Sanchez-Stephens said the perception that we were talking about city business was unfounded and intimidating. When the meeting was over, I was gathering my items, and I heard Councilwomen D. Roberts say something personal, and I ask her if she was ok. Councilwoman Cunningham also ask Councilwoman D. Roberts if she was ok and the two of them had a very brief discussion on the attorney fees for the Charter Review if the fee was a separate fee or a flat fee. Councilman Hicks stated that he did ask Councilwoman D. Roberts if she was ok, he than gathered up his items and left. Councilman Hicks did state that he took the letter as a threat. Councilwoman D. Roberts did state that all three ask if she was ok and the only conversation which was very brief was with Councilwoman Cunningham. That brief conversation involved fees. Mr. Hyde wanted to know if any other councilmember overheard any conversation. Councilman McGlothin said that he only heard the word fees and that was between Councilwoman D. Robert and Cunningham. He never heard Councilwoman Sanchez-Stephens or Councilman Hicks in a conversation. Councilman Mahoney stated that he heard talking but did not know what was being said. He also did not understand why anyone would be upset over the letter as he just took it as a warning. Councilman Mahoney also said he might have felt different if his name was mentioned. Councilwoman Cunningham did talk a little more about the letter and other

emails including one received from Mr. Hyde threatening to remove her from the council. At this time Mayor Allen moved to item 11.

G. Discussion on the ending time limit set for City Council Meetings.

This item was discussed after returning from Executive Session. Councilwoman Cunningham stated that with placing an ending time on the meetings council is rushed to get to all the items. She also stated that this has been an ongoing issue for months. Councilwoman Cunningham stated that yes council needs to strive to end at 10:30 p.m. but we need to finish city business. The mayor stated that it was duly noted. The City Attorney Mr. Hyde made a statement to the Mayor that he may want to get a third-party legal opinion to find out if the mayor has control over the meeting and if also includes the length of the meeting.

H. Discussion from Councilmembers who have attended seminars, events, or meetings.

This item will be added to the next agenda.

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

The item will be placed on the next agenda for discussion.

J. Discussion 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.

This item will be placed on the next agenda for discussion.

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, and 551.074 Personnel Matters to discuss the following:

A. Long-term Water Resources

B. Zunker Litigation Settlement Offer.

C. Tolle Road Acquisition.

D. City Charter Interpretation.

E. City Attorney's appointment, employment, evaluation, duties, discipline, or dismissal of the City Attorney, and/or address an RFP for legal services and/or appointment of an interim or new City Attorney. (Mr. Reed)

F. Discussion on Mayor's delegation of authority.

G. Discussion/Action on Council dais comments and clarification of email sent to all of council regarding attorney's TOMA assumption.

This item was discussed in pen session

H. Discussion/Action on hiring a new Legal Firm for the City of Cibolo to include all Special Projects.

Council convened into Executive Session at 9:05 p.m. to discuss the above items.

12. Open Session

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

Council reconvened into Regular Session at 10:20 p.m. Councilman Hicks made a motion on item 11E but before a seconded and a vote he rescinded his motion. Councilwoman Sanchez-Stephens started to read the letter on the City Charter Interpretation. Mr. Hyde the City Attorney stated that that would require a vote to waive the Attorney Client Privilege. Councilwoman Cunningham made the motion to waive the Attorney Client Privilege concerning item 11D. The motion was seconded by Councilman Hicks. For: Councilmembers: Councilman McGlothlin, Cunningham, Sanchez-Stephens, D. Roberts, and Hicks; Against: Councilmembers R. Roberts, and Mahoney. The motion carried 5 to 2, Councilwoman Sanchez-Stephens read the letter. Councilwoman Cunningham made the motion to adopt the interpretation of the Messer-Fort Law Firm. The motion was seconded by Councilman Hicks. For: Councilman McGlothlin, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks; Against: Councilman R. Roberts and Councilman Mahoney. The motion carried 5 to 2. Councilman Hicks made the motion on item 11E to move forward with the resolution to release the law firm of Hyde Kelley as the City Attorney and provide a 30-day notice which a copy of the letter will be provided tonight. The motion was seconded by Councilwoman D. Roberts. For: Councilmembers: Cunningham, Sanchez-Stephens, D. Roberts, and Hicks; Against: Councilmembers McGlothlin, R. Roberts, and Mahoney. The motion carried 4 to 3. Item 11 H - Councilwoman Cunningham made the motion to appoint the Law Firm of Denton Navarro as interim City Attorneys for the City of Cibola. The motion was seconded by Councilwoman Sanchez-Stephens. For: Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks; Against: Councilman McGlothlin, Councilman R. Roberts, and Councilman Mahoney. The motion carried 4 to 3. Councilwoman gave direct for staff to drop a timeline for and RFP Attorney Services.

13. Adjournment

Councilwoman Cunningham made the motion to adjourn the meeting at 10:29 p.m. The motion was seconded by Councilman Roberts. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 22ND DAY OF APRIL 2025.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

B. Approval of the minutes of the Regular City Council Meeting held on March 25, 2025.

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7B.
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

[032525 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
March 25, 2025
6:30 p.m. to 10:30 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 – Members Present: Mayor Allen, Councilman McGlothlin, Councilman Roberts, Councilman Mahoney, Councilwoman Cunningham (arrived at 6:37 p.m.), Councilwoman Sanchez-Stephens, Councilwoman Roberts, and Councilman Hicks.
3. Invocation – Councilman Mahoney gave the invocation.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Proclamation

A. Proclamation for J. Washington #191, PHA F&AM (Mr. Lindquist)

Councilman McGlothlin read the proclamation. The proclamation was given to members of J. Washington #191, PHA F&AM.

6. Citizens to be Heard

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The following individuals spoke during this time:

Wesley Jeffords spoke about the Youth Council discussing the need for activities for teenagers such as fishing tournaments to be considered for our parks. One email was read by the City Secretary's Office on behalf of Atticus Ables concerning police being understaffed at the patrol

level. One email was read by Councilman Hicks on behalf of TG Benson regarding police being understaffed, a possible conflict of interest with the contractor that executed the sign outside of City Hall, and the process for choosing the City Attorney.

7. Public Hearing

A. Conduct a Public Hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC. (Mr. Spencer)

The Mayor opened the Public Hearing at 6:46 p.m. Mr. Dan Cosner (the owner of the property) spoke about the buffer provided by the drainage ditch between the property and the neighboring community since nothing can be built into the drainage ditch. The Mayor closed the Public Hearing at 6:50 p.m.

B. Conduct a Public Hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service – Restrictive Alcohol Sales (C-2R) for certain real property located south of the intersection of West Borgfeld and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050. (Mr. Spencer)

The Mayor opened the Public Hearing at 6:55 p.m. The following people spoke in person in favor of the change in zoning: Jim Sturge, Tammy Boyd, Alex Hartman, Leiah Wyckoff, Jennifer Hackworth, Sarah Dietz, Sandra Callaghan, Linda McCoy, Theresa Hale, Leticia Cameron, Lori Wilberham, Kaitlin Tanke, Lorenzo Martinez, Cheyenne, Jessica Gamez, Gregory Tavernier, Christina Rosas, Jocelyn, Stosh Boyle, and Tiesha Hartman. The following people wrote emails that were read by City Secretary's Office in favor of the change in zoning: Elvira Garcia, John Morris, Rebecca Carney, Raven Santos, Angela Day, Kirsi Kupp, Kelsey Dean, Joseph Nath, Andrea Burleson-Burgos, Samantha Harris, Jessica Byrd, Connie Ann Roussel, Meaghan Chupa, Jessica Ayers, Paul Boomhower, Donald Rothkow, Nina Bookout, Meredith King, Claire Boomhower, Jacqueline C Smart, and Stacey Garbelotti. The Mayor closed the Public Hearing at 8:26 p.m.

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 requests, in which case the item will be removed from the consent agenda.)

A. Approval of the Quarterly Investment Report ending December 31, 2024.

B. Approval of the December 2024 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24/25 fiscal year..

C. Approval of the December 2024 Check Register.

D. Approval of the Final Plat of Cibolo Farms Unit 3.

E. Approval of the Final Plat of Grace Valley Ranch Unit 3 Street Extension.

Councilwoman Cunningham made the motion to approve the Consent Agenda. Motion was seconded by Councilwoman Roberts. For: Councilmembers McGlothlin, R. Roberts, Mahoney, Cunningham, Sanchez-Stephens, D. Roberts; Against: Councilman Hicks. Motion carried 6 to 1.

9. Staff Update

A. Administration.

Mr. Reed stated that he drafted an email going over the below items and that if Council had any questions, they could give him a call.

a. Capital Improvement Program – Updates on Projects

Lower Seguin Road
Dean Road and Bolton Road
Green Valley Road – Low Water Crossing Improvement
Animal Services Facility
Public Safety Facility
Haeckerville Road and Town Creek Drainage
FY25 Street Rehabilitation Package 1
FY25 Street Rehabilitation Package 2
Town Creek Trail
Tolle Road
FM 1103 Phase 1 and Phase II

b. RFP's, RFQ's, RFB's, and ITB's

Old Town
Solid Waste Franchise
Legal Services
Water/Wastewater Rate Study

c. Strategic Management Workshop

B. Fire Department – report in packet

C. Municipal Court – report in packet

10. Resolution

- A. Approval/Disapproval of a Resolution regarding the application of CenterPoint to increase rates under the Gas Reliability Infrastructure Program; suspending the effective date of this rate application for forty-five days; authorizing the City to continue to participate in a coalition of cities now known as the “Alliance of CenterPoint Municipalities-South Texas”. (Ms. Miranda)

Councilman Hicks made the motion to approve the Resolution suspending the increase. Motion was seconded by Councilman McGlothlin. For: All; Against: None. Motion carried 7 to 0.

11. Discussion/Action

- A. Discussion/Action on the FY26 budget timeline, setting dates for budget workshops and special meetings. (Ms. Miranda)

Councilwoman Cunningham would like general details ahead of the workshop as to what will be on the agenda. Councilman Hicks made the motion to approve the following dates for the workshops: June 17, July 15, July 31, and August 5. Motion was seconded by Councilwoman Roberts. For: All; Against: None. Motion carried 7 to 0.

- B. Discussion/Presentation on the five (5) year Parks Improvement Plan. (Mr. Howard)

Mr. Howard gave a presentation on the Improvement Plan. Council gave direction to bring this item back at the Strategic Management Workshop for discussion.

C. Discussion/Presentation of 5-year CIP Update. (Mr. Gomez)

Mr. Gomez gave a presentation on the 5-year CIP Update. Council gave direction to bring this item back at the Strategic Management Workshop for discussion.

D. Discussion/Presentation regarding FY25 Special Events. (Ms. Gonzalez/Mr. Howard)

Item D was not discussed due to meeting time constraints.

E. Discussion/Presentation of the 5-Year Strategic Technology Master Plan. (Mr. Beekman)

Mr. Steven Graves with Sciens gave a presentation on the 5-year Strategic Technology Master Plan.

F. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3A. (Mr. Spencer)

No motion was made. Item failed due to no action.

G. Discussion/Action regarding the Land Study for the Neill Tract Subdivision. (Mr. Spencer)

Councilwoman Cunningham made the motion to deny the Land Study based on conditions that staff raised. Motion was seconded by Councilman Hicks. For: All; Against: None. Motion carried 7 to 0.

H. Discussion/Action regarding the First Amendment to the Public Improvements Agreement for Steele Creek Subdivision. (Mr. Vasquez/Mr. Spencer)

This item was pulled prior to the meeting.

I. Discussion/Action regarding an Amendment to the Land Study for Steele Creek Subdivision. (Mr. Spencer)

Councilwoman Cunningham made the motion to table this item. Motion was seconded by Councilman Mahoney. For: All; Against: None. Motion carried 7 to 0.

J. Discussion/Action regarding the Final Acceptance of Public Infrastructure for Red River Ranch Unit 6. (Mr. Otto)

Councilwoman Roberts made the motion to approve item 11J. Motion was seconded by Councilwoman Sanchez-Stephens. For: Councilmembers McGlothin, R. Roberts, Mahoney, Cunningham, Sanchez-Stephens, and D. Roberts; Against: Councilman Hicks. Motion carried 6 to 1.

K. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Knights Crossing. (Mr. Otto)

Councilwoman Cunningham made the motion to approve item 11K. Motion was seconded by Councilman Mahoney. For: Councilmembers McGlothin, R. Roberts, Mahoney, Cunningham, Sanchez-Stephens, and D. Roberts; Against: Councilman Hicks. Motion carried 6 to 1.

L. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo crossing II Unit 5. (Mr. Otto)

Councilwoman Cunningham made the motion to approve item 11L. Motion was seconded by Councilman Mahoney. For: Councilmembers McGlothin, R. Roberts, Mahoney, Cunningham, Sanchez-Stephens, and D. Roberts; Against: Councilman Hicks. Motion carried 6 to 1.

M. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Unit 6. (Mr. Otto)

Councilwoman Cunningham made the motion to deny item 11M. Motion was seconded by Councilwoman Roberts. For: Councilmembers McGlothin, Mahoney, Cunningham, Sanchez-Stephens, D. Roberts, Hicks; Against: Councilman Roberts. Motion carried 6 to 1.

- N. Discussion/Action of the Motor Vehicle Crimes Prevention Authority (MVCPA) Grant for the FY25 SB 224 Catalytic Converter Grant Program authorizing approval of two (2) police officers, one (1) Crime Analyst position and forty-one (41) Flock Safety Automated License Reader (ALPR) Technology cameras to assist the department in its endeavor to reduce crime. (Chief Andres)

Councilman Hicks made the motion to approve item 11N. Motion was seconded by Councilman Roberts. For: All; Against: None. Motion carried 7 to 0.

- O. Discussion/Presentation on the Semi-Annual update of the Schertz Cibolo Universal City Independent School District (SCUCISD) Interlocal Agreement for the Cibolo Police Department, School Resource Officer (SRO) Program. (Chief Andres)

Item O was not discussed due to meeting time constraints.

- P. Discussion/Action on directing the City Manager to go out for a RFP for Legal Services. (Councilman Roberts)

No action needed for this item.

- Q. Discussion/Action on hiring a Legal Firm for all Cibolo Special Projects. (Councilwoman Cunningham)

Councilwoman Cunningham made the motion to move special projects to the newly appointed legal firm. Motion was seconded by Councilman Hicks. For: All; Against: None. Motion carried 7 to 0.

- R. Discussion/Action to ratify the waiver of attorney/client privilege concerning the legal opinions on the charter interpretation regarding the Mayor's right to vote and authorizing the release of the Messer Fort and Hyde-Kelley memos. (Mr. Reed)

Councilwoman Cunningham made the motion in accordance with the City of Cibolo's Code of Ordinances Section 2-42(a)(1), I move to a) waive attorney/client privilege regarding the Messer Fort law firm memo titled "Whether the Mayor may vote under the City Charter on the removal of the City Attorney absent a tie vote of the City Council?" dated March 4, 2025; b) waive attorney/client privilege regarding the Hyde-Kelley memos titled "Legal Opinion on the Voting Rights of the Mayor for the Positions of City Manager, City Secretary, City Attorney and Municipal Judge as provided by the current City Charter," dated February 19, 2025, and "Rebuttal Opinion to Messer Fort Opinion," dated March 4, 2025; and c) authorize the release of the Messer Fort and Hyde-Kelley memos. Motion was seconded by Councilman Hicks. For: All; Against: None. Motion carried 7 to 0.

- S. Discussion/Action regarding the interpretation of the City Charter as it relates to the Mayor's authority to vote. (Councilman Hicks)

Item 11S was not discussed due to meeting time constraints.

- T. Discussion on the local CBD shops that sell THC/vape canisters and hemp product with higher percentage of THC than allowable by State Law. (Councilman Hicks)

Item 11T was not discussed due to meeting time constraints.

- U. Discussion on the Personnel Policy Section 1.1.12 Telework. (Councilman Hicks)

Item 11U was not discussed due to meeting time constraints.

- V. Discussion on the ending time limit set for the City Council Meetings. (Councilwoman Cunningham)

Item 11V was not discussed due to meeting time constraints.

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

Item 11W was not discussed due to meeting time constraints.

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

Item 11X was not discussed due to meeting time constraints.

Y. 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)

Calendars included in Council packet. No further discussion.

12. Executive Session

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

A. Project Freeze

B. Discussion/Action regarding possible violations of the City Charter, Mayor's Delegation of Duties and Authority, including consideration of initiating a Forfeiture Hearing. (Councilwoman Sanchez-Stephens)

Council did not meet in Executive Session.

13. Open Session

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

No Executive Session, therefore, no actions taken.

14. Adjournment – Councilman Roberts made the motion to adjourn the meeting at 10:33 p.m. Motion was seconded by Councilwoman Cunningham. For: Councilmembers McGlothlin, R. Roberts, Mahoney, Cunningham, Sanchez-Stephens, and D. Roberts; Against: Councilman Hicks. Motion carried 6 to 1.

PASSED AND APPROVED THIS 22ND DAY OF APRIL 2025.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

C. Approval of the minutes of the Strategic Management Workshop held on April 5, 2025.

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7C.
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

[040525 Council Strategic Management Workshop Minutes.pdf](#)



CITY COUNCIL STRATEGIC MANAGEMENT WORKSHOP

CIBOLO MUNICIPAL BUILDING

200 S. Main

Cibolo, Texas 78108

April 5, 2025

9:00 a.m. to 4:00 p.m.

MINUTES

1. Call to Order – The Workshop was called to order by Mayor Allen at 9:11 a.m.
2. Roll Call and Excused Absences – Members in attendance: Mayor Allen, Councilman McGlothin, Councilwoman Cunningham arrived at 9:15 a.m., Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks; Members Absent: Councilman R. Roberts and Councilman Mahoney. Councilman Hicks made the motion to excuse the absence of Councilman R. Roberts. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 4 to 0. Councilman Hicks made the motion to excuse the absence of Councilman Mahoney. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 4 to 0.
3. Workshop Overview – A brief overview by City Manager Reed.
4. Performance Management Program (PMP) Evolution
 - A. Process Improvement and Lean Training Overview

Mr. Morris from the People and Performance Department gave a presentation on the Program Management Program. He explained what the program was about and how staff is earning their green belt. Council had the opportunity to ask questions during the presentation.

Mayor Allen called a recess at 9:50 a.m. so City Council could attend the opening of the City Easter Egg Hunt. The meeting will resume back to order at 10:10 a.m.
5. Strategic Plan Accomplishments
 - A. Update on Strategic Initiatives and Progress

Staff Members were able to present to council there Strategic Initiative and Progress. Council had the opportunity to ask question during each presentation.
6. Alignment with Council's Strategic
 - A. Connecting Existing Plans to Council Goals

B. Coordination and Integration of Plans

This item was not discussed and will be covered at a later date.

7. Operational Matters

A. Warming Centers Discussion

Mr. Reed opened up this item with a brief overview. Councilwoman Sanchez-Stephens spoke on why she thought this might be something the city would want to look at. During the recent weather event some of the cities did open up either a place in a city facility or another facility in the community (church, etc.). It was also discussed that this did not just need to be for a weather event, it could be for any type of emergency. Chief Troncoso briefly went over the City's Emergency Mgmt. Plan. Council had several ideals about this item and it will be discussed again in the future.

8. Lunch Break – (11:45 a.m. – 12:45 p.m.)

Councilman Hicks made the motion to adjourn the meeting for lunch at 11:45 a.m. Some members of council will be going to the Car Show at Cibolo Crossing sponsored by the Cibolo Police Academy alumni during the lunch break. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 5 to 0.

Mayor Allen called the Workshop back to order at 12:45 p.m.

9. Operational Matters

A. 5-Year CIP Discussion

Mr. Gomez, the Public Works Director, went over the CIP with the City Council. Council had the opportunity to ask questions during the presentation.

B. Solid Waste Franchise Update (W. Reed)

Mr. Reed and Ms. Miranda went over the Solid Waste Franchise RFP. Mr. Reed did explain that staff did receive several bids for this project. The Staff scored each RFP than took the top four and they were interviewed. The four companies were Waste Connections, Republic, Frontier, and Waste Management. The score during the RFP and score for the interviews did not change the order of the scoring. The council did want to see if Mr. Reed could negotiate a different price on a couple items brought up by council. This item will be discussed at the Council Meeting scheduled for April 8, 2025, at 6:30 p.m.

10. SWOT Trend Analysis

A. Reflect on Council's Vision Statement

B. Using the Past, Present, and Future Trend Analysis

The council had the opportunity to reflect on their Vision Statement. Using the past, present, and future see what has been accomplished, what they are working on, and what they see for the future of Cibolo.

11. Plus/Delta Exercise (W. Reed) – 15 mins

A. Feedback and Improvement Discussion

Mayor Allen had to leave at this time to attend another event in Seguin. (3:40 p.m.)

City Council was able to let the City Manager know what they liked about this workshop and what the staff could do to make it a better event in the future.

12. Adjournment

Councilwoman Cunningham made the motion to adjourn the workshop at 3:56 p.m. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 5 to 0.

PASS AND APPROVED THIS 22ND DAY OF APRIL 2025.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

D. Approval of the minutes of the Special City Council Meeting held on April 8, 2025.

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7D.
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

[040825 Special Council Minutes.pdf](#)



CITY COUNCIL SPECIAL MEETING

Cibolo City Hall
200 S. Main St.
Cibolo, Texas 78108
April 8, 2025
6:00 p.m. to 6:25 p.m.

MINUTES

1. Call to Order – The meeting was called to order by Mayor Allen at 6:05 p.m.
2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks.
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.**

No individuals signed up to speak during this item.

6. Discussion/Action

A. Discussion/Action to appoint members to boards, committees, commissions, and corporation.

There were eight applications for council to consider at this meeting. There was some discussion on why we were still interviewing for the Charter Review Committee when 10 individuals have already appointed, and everyone was already supposed to have their applications into the City Secretary's office. This was discussed but after a short time council continued with the interviews.

Mr. Boyle was interviewed for the Charter Review Committee. Mr. Boyle was asked about his attendance, and he stated that he would be able to attend the meetings. Councilman McGlothlin made the motion to appoint Mr. Boyle to the Charter Review committee. The motion was seconded by Councilman R. Roberts. For: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, and Councilwoman Cunningham; Against: Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks. The motion carried 4 to 3.

Mr. Hinze was interviewed for the Charter Review Committee. He did state that he was appointed to the Capital Improvement Committee in March but would like to serve on the Charter Committee instead. Mr. Hines stated that the Planning & Zoning Commission already had a couple of members on the CIP. Councilwoman D. Roberts made the motion to appoint Mr. Hinze to the Charter Review Committee. The motion was seconded by Councilman McGlothin. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, and Councilwoman D. Roberts; Against: Councilwoman Sanchez-Stephens and Councilman Hicks. The motion carried 5 to 2.

Mr. MacLauchlan was interviewed for the Charter Review Committee. Councilman McGlothin made the motion to appoint Mr. MacLauchlan to the Charter Review Committee. The motion was seconded by Councilwoman D. Roberts. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, and Councilwoman D. Roberts; Against: Councilwoman Sanchez-Stephens and Councilman Hicks. The motion carried 5 to 2.

Ms. Hubbard was interviewed for the Charter Review Committee. Motion was made by Councilwoman D. Roberts to appoint Ms. Hubbard to the Charter Review Committee. The motion was seconded by Councilman Mahoney. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, and Councilwoman D. Roberts; Against: Councilwoman Sanchez-Stephens and Councilman Hicks. The motion carried 5 to 2.

Mr. Roberson was interviewed previously back in March for the CIP. At that time there was some concern as he was a member of the GVSUD. Mr. Roberson did state that he did check with his attorney and was told that it would not be an issue. There were still a few council members that still felt that this could be a problem. Councilman McGlothin made the motion to appoint Mr. Roberson to the CIP. The motion was seconded by Councilman R. Roberts. For: Councilman McGlothin, Councilman R. Roberts, and Councilman Mahoney; Against: Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks. Motion failed 3 to 4.

Mr. Schupp was interviewed for the CIP Committee. Councilman Hicks made the motion to appoint Mr. Schupp to the CIP. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

There were two applicants that did not show up to be interviewed.

7. Adjournment

Councilwoman Cunningham made the motion to adjourn the meeting at 6:23 p.m. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 22ND DAY OF APRIL 2025.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

E. Approval of the minutes of the Regular City Council Meeting held on April 8, 2025.

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7E.
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

[040825 Council Minutes.pdf](#)



CIBOLO CITY COUNCIL
CIBOLO MUNICIPAL BUILDING
200 S. Main
Cibolo, Texas 78108
April 8, 2025
6:30 p.m. to 11:00 p.m.

MINUTES

1. Call to Order – The meeting was called to order by Mayor Allen at 6:31 p.m.
2. Roll Call and Excused Absences – Members Present: Mayor Allen, Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks.
3. Invocation – Councilman Hicks gave the Invocation.
4. Pledge of Allegiance – All in attendance recited the Pledge of Allegiance.
5. Proclamations
 - A. Proclamation for Animal Control Appreciation Week.

The proclamation was read by Councilwoman D. Roberts and received by the Animal Shelter personnel.
 - B. Proclamation for Month of the Military Child

Councilman Hicks read the proclamation. There were several children of military members in the audience that accepted the proclamation.
 - C. Proclamation for Child Abuse Prevention Month.

Councilwoman Cunningham read the proclamation and presented the proclamation to Ms. Meehan and members CASA.
 - D. Proclamation for National Crime Victims' Rights Week.

Councilman Mahoney read the proclamation and presented the proclamation to Ms. Meehan and members CASA.
 - E. Proclamation for National Sexual Assault Awareness and Prevention Month.

Councilwoman Sanchez-Stephens read this proclamation.
 - F. Proclamation for National Sexual Assault Awareness Month.

Councilwoman D. Roberts read this proclamation. After reading this proclamation both Ms. Meehan and Ms. Vasquez representing both Guadalupe County and Comal County received a copy of the proclamation.

6. Committee Appointments – Appointments were completed at the 6:00 p.m. meeting.
7. 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 signed up to speak during this item:

Mr. Hinze spoke on the car show this past Saturday. He thanked the mayor and council members that were able to get away from their meeting and come out and enjoy an hour with the Police Alumni of both Cibolo and Schertz. Ms. Titterington from the Chamber spoke in favor of rezoning for the Hartman's and for the variance for Grampie's Pizzeria. Mr. Armstrong from Republic Services spoke on the contract for trash pickup. He stated is it worth changing for a small amount of money. If it's not broken why change. Mr. Armstrong said transition is a risk. Mr. Roberson spoke about an upcoming meeting for GVSUD covering process for developers. Meeting will be in Marion at the GVSUD office building. Mr. Williams, the Mayor of New Berlin, spoke to council on the amount of taxes cities are paying to Guadalupe Co. He stated that citizens are paying 90% of the county taxes and what are cities getting in return. He also stated that Cibolo was supposed to receive two police vehicles, but the county decided to keep one of them. Mr. Butzirus spoke about Cibolo Tolle Road. He wanted to know when this area got re-zoned as there is a paving company that has a business on this road. He also stated that cars and truck speed on this road all the time and asked if the police department could patrol this area. Councilman Hicks read an email that was sent in by Mr. Benson. Mr. Benson spoke on police staffing. He said we have a police sergeant making nearly six figures whose primary job is posting on social media. Mr. Benson also said that there are at least three licensed peace officers who are not on patrol. These officers are an Admin. Sergeant, Professional Dev. Sergeant, and a Recruiter. All-important but could be filled by civilians for less money. Officers take an oath of office to protect and serve not to push papers. Councilman McGlothlin read an email from the Ms. Popham's. She wrote in support of the rezoning from SF2 to C2R for the Burn Boot Camp. She wrote that this is not just a gym, it is also a place of healing and peace. The following citizens were present at the meeting and signed up to speak in favor of the rezoning. The Hartman's, Mr. Storch, Ms. Torres, Ms. Barbeloffi, Ms. Tanke, Ms. Dietz, Mr. Hampton, and Ms. Boyd. Each of these individuals were in support of the rezoning from SF2 to CR2 for the Burn Boot Camp. Many of them had a story on how this business helped them though a tough time in their life. The following email was read by Ms. Chapman from Mr. Thompson. Mr. Thompson wrote to

express his strong objection to recent taxpayers' funds for unnecessary expenditures such as golf tournaments and numerous out of town and out of state conferences. Mr. Thompson was also concerned about recent discussions regarding potential cuts to staff salaries and professional development opportunities. He stated that council needs to lead by example. The council needs to explore cost effective alternatives for their training. The City Secretary's office read emails from the following individuals that were also in favor of the Burn Boot Camp. All of the individuals spoke on how this business is not just a gym but a family-friendly business. Many that wrote in stated that the owners have an unwavering sense of community. They create an atmosphere of encouragement that keeps you going. The Burn Boot Camp is a place where connections are built, goals are shared, and every victory is celebrated. Emails were from: Ms. Rose, Ms. Santos, Ms. Day, Ms. Figueroa, Ms. McConnell, Ms. Dixon, Ms. Kupp, Ms. Cameron, Ms. Caroon, Ms. Popham, Ms. Boomhower, Ms. Barbee, Ms. Harris, Ms. Konrad, Ms. Lewis, Ms. Martinez, Ms. Lockwood, Ms. Fine, Ms. Sinha, Mr. Bonnell, Mr. Etheridge, Ms. Le, Mr. Robbins, Ms. Tarrant, Mr. Martinez, Ms. Callahan, Ms. Sanchez, Ms. Contreras, Mr. Roussel, Ms. Watkins, Mr. Morris, Ms. Cooper, Ms. Gonzalez, Ms. Morgan, Mr. Andabaker, and Ms. Torres,

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 requests, in which case the item will be removed from the consent agenda.)

- A. Approval of the January 2025 Revenue & Expense Report pending final acceptance of the City's financial audit for the 24/25 fiscal year.
- B. Approval of the January 2025 Check Register.
- C. GVEC Easement Approval.

Councilwoman Cunningham made the motion to approve the consent agenda. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0.

9. Staff Update

A. Administration.

a. Capital Improvement Program – Updates on Projects

Lower Seguin Road

No new update.

Dean Road and Bolton Road

No new update. Working with D&D on fair cost for repairs.

Green Valley Road – Low Water Crossing Improvement

40% under construction

Animal Services Facility

100% project completed.

Haeckerville Road and Town Creek Drainage

FY25 Street Rehabilitation Package 1

Package is expected to take 6-8 months to complete

FY25 Street Rehabilitation Package 2

Will advertise by end of April 2025. Under Construction by July 2025

Town Creek Trail

No new update – In Design.

Tolle Road

No new update – In Design

FM 1103 Phase 1 and Phase II

No update.

b. RFP's, RFQ's, RFB's, and ITB's

Legal Services – Release RFP (April 11, 2025). Earliest award by City June 24, 2025.

Water/Wastewater Rate Study – RFP issued 3/14/& proposals due 4/14.

10. Ordinances

- A. Approval/Disapproval of an Ordinance for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

Councilwoman Cunningham made the motion to approve an Ordinance for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC. The motion was seconded by Councilman McGlothlin. For: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilwoman D. Roberts; Abstain: Councilman Hicks.

- B. Approval/Disapproval of an Ordinance for a change in Zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service – Restrictive Alcohol Sales (C-2R) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

Councilwoman D. Roberts made the motion to approve an Ordinance for a change in Zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service – Restrictive Alcohol Sales (C-2R) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050. The motion was seconded by Councilwoman Sanchez-Stephens. For: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, Councilwoman Sanchez-Stephens, and Councilwoman D. Roberts; Abstain: Councilman Hicks.

11. Discussion/Action

- A. Discussion/Action on approving a Solid Waste and Recycling Franchise Agreement between {insert company name} and the City of Cibolo for a 5-year term and one 5-year extension term and authorizing the City Manager to negotiate the Agreement.

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 above item at 8:36 p.m. Council reconvened into regular session at 8:59 p.m. Councilwoman D. Roberts made the motion to approve 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 authorizing the City Manager to negotiate the Agreement. The motion was seconded by Councilman Mahoney. For: Councilman McGlothlin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Sanchez-Stephens, Councilwoman D. Roberts, and Councilman Hicks; Against: Councilwoman Cunningham. Motion carried 6 to 1.

- B. Discussion/Action on the Annual Comprehensive Financial Report for fiscal year ended September 30, 2024.

Councilman Hicks made the motion to approve the Annual Comprehensive Financial Report for fiscal year ended September 30, 2024. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- C. Discussion/Action/Presentation on Film Friendly process and seek direction on pursuing an application to become a Texas Film Friendly City.

Councilman Hicks made the motion to approve pursuing an application to become a Texas Film Friendly City. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- D. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Unit 6.

Councilwoman Cunningham made the motion to accept the Preliminary Acceptance of Public Infrastructure for Buffalo Crossing II Unit 6 to include Water: 2,983 LF with a total valuation of \$321,136; Sanitary Sewer: 1,571 LF total valuation of \$266,863.25; Drainage: Drains A & B with a total valuation of \$85,498.00; Street: 2,886 LF with a total valuation of \$626,514.25; Other: SW3P, Conduits, Geogrid with a total evaluation of \$51,817.50. Total Valuation of accepted Public Improvements dedicated to the City of Cibolo: \$1,395,740.00. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

- E. Discussion/Action regarding the First Amendment to the Public Improvement Agreement for Steele Creek Subdivision.

Councilwoman Cunningham made the motion to approve the First Amendment to the Public Improvement Agreement for Steele Creek Subdivision. The motion was seconded by Councilman Mahoney. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, and Councilwoman Sanchez Stephens; Against: Councilman Hicks. Councilwoman D. Roberts was not present at the dais during this item. The motion carried 5 to 1.

- F. Discussion/Action regarding an Amendment to the Land Study for Steele Creek Subdivision.

Councilman McGlothin made the motion to approve an Amendment to the Land Study for Steele Creek Subdivision. The motion was seconded by Councilman McGlothin. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, and Councilwoman Sanchez Stephens; Against: Councilman Hicks. Councilwoman D. Roberts was not present at the dais during this item. The motion carried 5 to 1.

- G. Discussion/Presentation on the Economic Development Department Business Retention and Expansion program. (Mr. Hardin)

Mr. Hardin briefed the Council on EDC Business and Expansion program. Mr. Hardin did explain to council what the program was and how important it is for any economic development organization. The presentation covered on how they track and report utilizing key performance indicators. Challenges and moving into the future were also discussed.

- H. Discussion/Presentation on the Semi-Annual update of the Schertz Cibolo Universal City Independent School District (SCUCISD) Interlocal Agreement for the Cibolo Police Department, School Resource Officer (SRO) Program.

Chief Andres briefed the Council on the Semi-Annual Update on the SRO Program. The presentation included: City of Cibolo and SCUCISD ILA Semi-Annual, SRO Program Comp Time Accrual Balances, SRO Program Expenditures / Tru-ups, and SRO Assignment / Responsibilities. The Council had the opportunity to ask questions during the presentation.

- I. Discussion/Presentation regarding FY25 Special Events. (Ms. Gonzalez/Mr. Howard)

Ms. Gonzalez briefed the Council on City Sponsored Events for 2025. The Council was asked if they supported combining Market Days with Cibolo Summer Nights to be held on Friday night. They were also asked if they support combining the Holiday Parade and Tree Lighting events. The Council had the opportunity to ask questions during the presentation.

- J. Discussion on the Drought Contingency Plan Review.

This item was not discussed as the time for the meeting had expired.

- K. Discussion on the local CBD shops that sell THC/vape canisters and hemp products with a higher percentage of THC than is allowed by State Law.

Not discussed will be added to the next agenda.

- L. Discussion on the Personnel Policy Section 1.1.12 Telework.

Not discussed will be added to the next agenda.

- M. Discussion on the ending time limit set for the City Council Meetings.

Not discussed will be added to the next agenda.

- N. Discussion/Action regarding the interpretation of the City Charter as it relates to the Mayor's authority to vote. "Item withdrawn by the Mayor pursuant City Council Policy Directive No. 2024-1; Rule 5 as unnecessarily duplicative"

Not discussed will be added to the next agenda.

- O. Discussion on responding to an allegation concerning council during public comment on March 25, 2025, Council Meeting.

Not discussed will be added to the next agenda.

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

Not discussed will be added to the next agenda.

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

Not discussed will be added to the next agenda.

- R. 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.

Not discussed will be added to the next agenda.

12. Executive Session

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

- A. Negotiations between Guadalupe County and the City of Cibolo regarding annexation road rights-of-way.
- B. Litigation on Special Projects/Appointment of an Interim City Attorney and Assistant City Attorneys.
- C. Legal Advice on the settlement of EEOC Charge No. 451-2024-01843, Trimm v City of Cibolo, Texas.
- D. Discussion/Action regarding possible violations of the City Charter, Mayor's Delegation of Duties and Authority, including consideration of initiating a Forfeiture Hearing.

The Council adjourned into Executive Session at 9:53 p.m. to discuss the above items.

13. 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.

The Council reconvened into Regular Session at 10:35 p.m. Councilwoman Cunningham made the motion for item 12C to approve settlement and release agreement of EEOC Charge No. 451-2024-01843. The motion was seconded by Councilman Hicks. For: All; Against: None. The motion carried 7 to 0.

14.. Public Hearing

- A. Conduct a Public Hearing regarding a request for a variance for Grampie's Pizzeria to sell alcoholic beverages within the city where the place of business is within 300 feet of a public school.

This item heard b after item 10B. Mayor opened the public hearing at 8:29 p.m. Mr. Graft the business owner spoke during this item. He stated why he would like to have this variance for his business. Ms. Titterington spoke in favor of the variance. The public hearing was closed by Mayor Allen at 8:35 p.m. This item was re-opened by Mayor Allen at 9:00 p.m. after the first Executive Session to give the City Secretary the opportunity to inform the Council of the information that was required to be posted and what the Council needs to know about before approving an ordinance at the next meeting. Mr. Graft was given the opportunity to speak again. The public hearing was closed at 9:06 p.m.

15. Resolution

- A. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Denton Navarro Rodriguez Santee & Zech, P.C., to provide interim legal services as City Attorney, Designating a City Attorney and Assistant City Attorneys.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo, Texas, appointing Denton Navarro Rodriquez Santee & Zech, P.C., to provide interim legal services as City Attorney, Designating a City Attorney and Assistant City Attorneys. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

- B. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, authorizing the City Attorney to represent former Chief Bryan Huggins, Lieutenant Brian Nipper, Corporal Van Rosendael and Mr. Arnulfo Cortez, Jr.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo, Texas, authorizing the City Attorney to represent former Chief Bryan Huggins, Lieutenant Brian Nipper, Corporal VanRosendael and Mr. Arnulfo Cortez, Jr. The motion was seconded by Councilwoman D. Roberts. For: All; Against: None. The motion carried 7 to 0.

- C. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, approving and directing the City Attorney to represent the City of Cibolo, Texas, as an intervening co-plaintiff joining fifteen other cities as plaintiff in the City of Grand Prairie v. the State of Texas, pending in the 261st Judicial District of Travis County, Texas, challenging Senate Bill 2038 as invalid, unconstitutional.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo, Texas, approving and directing the City Attorney to represent the City of Cibolo, Texas, as an intervening co-plaintiff joining fifteen other cities as plaintiff in the City of Grand Prairie v. the State of Texas, pending in the 261st Judicial District of Travis County, Texas, challenging Senate Bill 2038 as invalid, unconstitutional. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- D. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, assigning the City Attorney's Office to represent the City of Cibolo, Texas, in the special project of filing the CCN transfer of 3,2000 acres of wastewater Utility Service Area with the Public Utility Commission in accordance with the settlement agreement with Green Valley Special Utility District.

Councilman Hicks made the motion to approve a Resolution of the City of Cibolo, Texas, assigning the City Attorney's Office to represent the City of Cibolo, Texas, in the special project of filing the CCN transfer of 3,2000 acres of wastewater Utility Service Area with the Public Utility Commission in accordance with the settlement agreement with the Green Valley Special Utility District. The motion was seconded by Councilwoman Cunningham. For: All; Against: None. The motion carried 7 to 0.

- E. Approval/Disapproval of a Resolution authorizing the submission of a grant application to the Criminal Justice Division of the Governor's Office for the FY2026 Rifle Resistant Body Armor Grant Program and agree to designate an official to administer the grant.

Councilwoman Cunningham made the motion to approve a Resolution authorizing the submission of a grant application to the Criminal Justice Division of the Governor's Office for the FY2026 Rifle Resistant Body Armor Grant Program and agree to designate an official to administer the grant. The motion was seconded by Councilman McGlothlin. For: All; Against: None. The motion carried 7 to 0.

- F. Approval/Disapproval of a Resolution authorizing the submission of a grant application to the Criminal Justice Division of the Governor's Office for sixteen (16) ballistic shields utilizing the Bullet Resistant Shields Grant.

Councilman Hicks made the motion to approve a Resolution authorizing the submission of a grant application to the Criminal Justice Division of the Governor's Office for sixteen (16) ballistic shields utilizing the Bullet Resistant Shields Grant. The motion was seconded by Councilwoman Sanchez-Stephens. For: All; Against: None. The motion carried 7 to 0.

16. Adjournment

Councilman McGlothin made the motion adjourn the meeting at 11:15 p.m. The motion was seconded by Councilman R. Roberts. For: Councilman McGlothin, Councilman R. Roberts, Councilman Mahoney, Councilwoman Cunningham, and Councilwoman D. Roberts. Against: Councilwoman Sanchez-Stephens and Councilman Hicks. Motion carried 5 to 2.

PASSED AND APPROVED THIS 22ND DAY OF APRIL 2025.

Mark Allen
Mayor

ATTEST

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

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

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7F.
From	
Jessica Donoho, Accounting Manager	
Staff Contact(s)	
Anna Miranda,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Revenue Expense Report-2025.02.28.pdf](#)



" City of Choice"

Revenue and Expense Report

February 28, 2025

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>GENERAL FUND</u>							
	Beginning Fund Balance	5,963,175	7,130,427		7,130,427		
	General and franchise taxes	18,698,200	18,698,200	1,110,353	13,902,693	4,795,507	74.4%
	Permits and fees	181,000	181,000	16,364	61,887	119,113	34.2%
	Animal Control	33,750	33,750	3,138	21,005	12,745	62.2%
	Court and Alarm Permits	255,450	255,450	21,914	82,506	172,944	32.3%
	Interest and Miscellaneous	439,164	439,164	48,266	200,840	238,324	45.7%
	Parks and Grants	98,500	98,500	11,734	75,436	23,064	76.6%
	Intergovernmental and Transfers	2,972,115	2,972,115	199,176	1,018,037	1,954,078	34.3%
	Other Financing Sources	245,500	245,500	21,858	122,378	123,122	49.8%
	Revenue Subtotal	22,923,679	22,923,679	1,432,804	15,484,781	7,438,898	67.5%
10151	Salaries and Benefits	15,810,191	15,893,437	1,254,769	6,282,073	9,611,365	39.5%
10152	Services, Utilities & Training	3,379,239	3,504,902	231,048	1,536,841	1,968,061	43.8%
10153	General Supplies and Repairs	1,355,863	1,431,637	127,701	605,476	826,160	42.3%
10154	Capital and NonCapital	46,002	787,659	19,169	50,649	737,010	6.4%
10155	Other Expenses	1,744,228	1,464,228	87,276	514,646	949,582	35.1%
10156	Transfers	40,000	40,000	-	-	40,000	0.0%
10159	Debt Service	849,300	849,300	53,941	272,916	576,384	32.1%
	Expenditure Subtotal	23,224,823	23,971,162	1,773,903	9,262,601	14,708,561	38.6%
2/28/2025	Net Change	(301,144)	(1,047,483)	(341,099)	6,222,179	(7,269,663)	
	GENERAL FUND (Unaudited)	5,662,031	6,082,944		13,352,606		
<u>Expenditures by Department:</u>							
	CITY MANAGER	645,666	665,943	52,477	280,184	385,759	42.1%
	PUBLIC RELATIONS	144,708	148,492	11,697	53,868	94,624	36.3%
	CITY COUNCIL	64,295	64,295	4,907	20,426	43,869	31.8%
	CITY SECRETARY	422,661	476,367	30,933	268,912	207,455	56.5%
	POLICE DEPARTMENT	6,935,233	6,984,035	464,256	2,359,977	4,624,058	33.8%
	MUNICIPAL COURT	185,973	189,386	12,345	65,130	124,256	34.4%
	CODE ENFORCEMENT	180,371	214,479	13,734	71,903	142,576	33.5%
	PUBLIC WORKS - STREETS	1,385,392	1,485,199	122,535	604,595	880,604	40.7%
	PUBLIC WORKS - ADMIN	945,660	962,728	67,748	446,388	516,340	46.4%
	ANIMAL SERVICES	530,921	539,682	36,088	182,606	357,076	33.8%
	PARKS & FACILITY MAINTENANCE	1,199,442	1,274,688	109,310	488,158	786,530	38.3%
	ECONOMIC DEVELOPMENT	262,245	264,891	21,119	89,449	175,442	33.8%
	FINANCE DEPARTMENT	637,999	654,492	46,203	256,616	397,876	39.2%
	INFORMATION TECHNOLOGY DEPT	1,490,257	1,555,692	86,739	766,606	789,086	49.3%
	HUMAN RESOURCES	590,221	601,579	57,430	266,469	335,110	44.3%
	FIRE DEPARTMENT	5,331,544	6,430,944	536,702	2,385,792	4,045,152	37.1%
	NON-DEPARTMENTAL	2,272,235	1,458,270	99,679	655,520	802,750	45.0%
	Expenditure Subtotal	23,224,823	23,971,162	1,773,903	9,262,601	14,708,561	38.6%

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>UTILITY FUND</u>							
	Beginning Fund Balance	8,563,061	7,648,688		7,648,688		
	Utility Services	18,810,000	18,810,000	1,347,247	7,318,132	11,491,868	38.9%
	Meter connections	59,000	59,000	2,777	6,435	52,565	10.9%
	Credit card fees	154,000	154,000	12,457	66,129	87,871	42.9%
	Interest Transfers and Misc	417,500	417,500	36,439	206,593	210,907	49.5%
	Revenue Subtotal	19,440,500	19,440,500	1,398,920	7,597,289	11,843,211	39.1%
50251	Salaries and Benefits	1,659,909	1,725,759	119,447	681,740	1,044,019	39.5%
50252	Services, Utilities & Training	737,055	947,545	92,258	213,107	734,438	22.5%
50253	General Supplies and Repairs	395,100	394,900	18,999	109,220	285,680	27.7%
50254	Capital and NonCapital	381,000	381,000	14,168	58,985	322,015	15.5%
50255	Other Expenses	7,467,250	7,417,250	681,871	3,010,988	4,406,262	40.6%
50256	Contracted Water Costs	6,768,000	6,768,000	356,881	1,854,519	4,913,481	27.4%
50258	Transfers	1,278,215	1,278,215	99,915	517,654	760,561	40.5%
50259	Debt Service	1,034,520	1,034,520	3,782	530,954	503,566	51.3%
	Expenditure Subtotal	19,721,049	19,947,189	1,387,320	6,977,168	12,970,022	35.0%
	Net Change	(280,549)	(506,689)	11,600	620,121	(1,126,811)	
2/28/2025	WATER & SEWER FUND (Unaudited)	8,282,512	7,141,999		8,268,809		
<u>Expenditures by Department:</u>							
	UTILITIES ADMINISTRATION	5,029,065	5,035,782	441,597	1,927,217	3,108,565	38.3%
	UTILITY OPERATIONS-GENERAL	2,525,039	2,694,172	190,523	959,259	1,734,913	35.6%
	UTILITY OPERATIONS-WASTEWATER	4,129,225	4,232,225	374,480	1,629,588	2,602,637	38.5%
	UTILITY OPERATIONS-WATER	7,002,000	7,019,290	380,720	1,948,871	5,070,419	27.8%
	UTILITIES - DEBT/NON-DEPARTMENTAL	1,035,720	965,720	-	512,232	453,488	53.0%
	Expenditure Subtotal	19,721,049	19,947,189	1,387,320	6,977,168	12,970,022	35.0%

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DRAINAGE UTILITY DISTRICT</u>							
	Beginning Fund Balance (Unaudited)	844,855	922,460		922,460		
	Utility Services	1,450,000	1,450,000	131,983	643,356	806,644	44.4%
	Interest Transfers and Misc	35,000	35,000	6,648	27,126	7,874	77.5%
	Revenue Subtotal	1,485,000	1,485,000	138,631	670,482	814,518	45.2%
50151	Salaries and Benefits	927,010	959,767	53,700	306,350	653,417	31.9%
50152	Services, Utilities & Training	309,040	311,469	3,979	18,165	293,304	5.8%
50153	General Supplies and Repairs	140,350	140,350	6,435	44,970	95,380	32.0%
50154	Capital and NonCapital	226,550	226,550	-	3,542	223,008	1.6%
50155	Other Expenses	44,550	44,550	-	-	44,550	0.0%
50158	Transfers	214,000	214,000	21,989	109,266	104,734	51.1%
50159	Debt Service	30,000	30,000	3,228	14,772	15,228	49.2%
	Expenditure Subtotal	1,891,500	1,926,686	89,331	497,065	1,429,620	25.8%
	Net Change	(406,500)	(441,686)	49,300	173,416	(615,102)	
	DRAINAGE UTILITY DISTRICT (Unaudited)	438,355	480,774		1,095,876		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DEVELOPMENT SERVICES FUND</u>							
	Beginning Fund Balance (Unaudited)	-	-		-		
	Permits and Fees	3,263,900	3,263,900	136,755	569,606	2,694,294	17.5%
	Interest Transfers and Misc	5,500	5,500	4,274	17,945	(12,445)	326.3%
	Revenue Subtotal	3,269,400	3,269,400	141,030	587,552	2,681,848	18.0%
50051	Salaries and Benefits	727,120	723,596	43,947	238,133	485,463	32.9%
50052	Services, Utilities & Training	2,015,800	2,039,800	70,599	356,607	1,683,193	17.5%
50053	General Supplies and Repairs	34,300	32,300	12,098	13,869	18,431	42.9%
50054	Capital and NonCapital	-	-	-	-	-	
50055	Other Expenses	100,000	100,000	4,940	24,549	75,451	24.5%
50058	Transfers	178,500	178,500	14,870	74,352	104,148	41.7%
50059	Debt Service	-	-	-	-	-	
	Expenditure Subtotal	3,055,720	3,074,196	146,456	707,510	2,366,686	23.0%
	Net Change	213,680	195,204	(5,426)	(119,959)	315,163	
2/28/2025	DEVELOPMENT SERVICES FUND (Unaudited)	213,680	195,204		(119,959)		
<u>Expenditures by Department:</u>							
	PLANNING SERVICES	1,134,570	1,171,046	72,911	429,981	741,065	36.7%
	BUILDING SERVICES	1,848,000	1,848,000	61,110	262,473	1,585,527	14.2%
	NON-DEPARTMENTAL	73,150	55,150	12,435	15,057	40,093	27.3%
	Expenditure Subtotal	3,055,720	3,074,196	146,456	707,510	2,366,686	23.0%

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>ECONOMIC DEVELOPMENT CORPORATION</u>							
	Beginning Fund Balance (Unaudited)	1,916,159	2,719,652		2,719,652		
	Sales Tax	1,340,000	1,340,000	95,114	471,490	868,510	35.2%
	Interest Transfers and Misc	80,000	80,000	9,553	51,351	28,649	64.2%
	Revenue Subtotal	1,420,000	1,420,000	104,667	522,840	897,160	36.8%
80551	Salaries and Benefits	-	-	-	-	-	
80552	Services, Utilities & Training	279,608	439,608	1,954	34,325	405,283	7.8%
80553	General Supplies and Repairs	21,550	21,550	137	983	20,567	4.6%
80554	Capital and NonCapital	7,000	7,000	975	5,475	1,525	78.2%
80555	Other Expenses	115,500	575,500	-	6,764	568,736	1.2%
80558	Transfers	155,275	155,275	3,962	123,779	31,496	79.7%
80559	Debt Service	318,655	318,655	-	286,612	32,043	89.9%
	Expenditure Subtotal	897,588	1,517,588	7,029	457,939	1,059,649	30.2%
	Net Change	522,412	(97,588)	97,638	64,902	(162,490)	
2/28/2025	ECONOMIC DEVELOPMENT FUND (Unaudited)	2,438,571	2,622,064		2,784,554		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>DEBT SERVICE FUND</u>							
	Beginning Fund Balance	1,377,148	1,415,354		1,415,354		
	General and franchise taxes	6,560,000	6,560,000	384,244	6,313,452	246,548	96.2%
	Interest Transfers and Misc	1,109,225	1,109,225	20,155	909,380	199,845	
	Revenue Subtotal	7,669,225	7,669,225	404,400	7,222,832	446,393	94.2%
	DEBT SERVICE FUND	7,747,644	7,747,644	(1,866)	6,059,647	1,687,997	78.2%
	Expenditure Subtotal	7,747,644	7,747,644	(1,866)	6,059,647	1,687,997	78.2%
	Net Change	(78,419)	(78,419)	406,266	1,163,185	(1,241,604)	
	DEBT SERVICE FUND (unaudited)	1,298,729	1,336,935		2,578,540		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>CIBOLO PUBLIC FACILITY CORPORATION</u>							
	Beginning Fund Balance	2,256,163	2,797,163		2,797,163		
81032	Permits and fees	14,000	14,000	1,231	6,155	7,845	44.0%
81035	Interest and Miscellaneous	100,000	100,000	9,194	51,927	48,073	51.9%
81038	Transfers	-	-	-	-	-	
	Revenue Subtotal	114,000	114,000	10,425	58,082	55,918	50.9%
81052	Services, Utilities & Training	-	213,835	-	182,304	31,531	85.3%
81054	Capital and NonCapital	-	250,000	-	-	250,000	0.0%
81055	Other Expenses	-	-	-	-	-	
81057	Construction	-	18,500	-	-	18,500	
81058	Transfers	14,000	14,000	-	-	14,000	0.0%
	Expenditure Subtotal	14,000	496,335	-	182,304	314,031	36.7%
	Net Change	100,000	(382,335)	10,425	(124,222)	(258,113)	
	CIBOLO PUBLIC FACILITY CORP (Unaudited)	2,356,163	2,414,828		2,672,941		

SPECIAL EVENTS

	Beginning Fund Balance	(11,064)	(9,367)		(9,367)		
20134	Fees	-	-	-	69	(69)	
20135	Interest and Miscellaneous	-	-	-	-	-	
20136	Event income	77,000	77,000	-	20,682	56,318	26.9%
20138	Transfers	40,000	40,000	-	-	40,000	0.0%
	Revenue Subtotal	117,000	117,000	-	20,751	96,249	17.7%
20152	Services, Utilities & Training	77,500	77,500	-	60,498	17,002	78.1%
20153	General supplies and Repairs	28,000	28,000	-	8,429	19,571	30.1%
20154	Capital and NonCapital	-	-	-	-	-	
20155	Other Expenses	200	200	-	403	(203)	201.5%
20158	Transfers	-	-	-	-	-	
	Expenditure Subtotal	105,700	105,700	-	69,330	36,370	65.6%
	Net Change	11,300	11,300	-	(48,579)	59,879	
	SPECIAL EVENTS (Unaudited)	236	1,933		(57,946)		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>WATER IMPACT FEES</u>							
	Beginning Fund Balance	5,615,737	5,914,174		5,914,174		
52232	Permits and Fees	700,000	700,000	-	21,570	678,430	3.1%
52235	Interest and Miscellaneous	225,000	225,000	16,551	108,439	116,561	48.2%
	Revenue Subtotal	925,000	925,000	16,551	130,009	794,991	14.1%
52252	Services, Utilities & Training	-	72,500	-	-	72,500	0.0%
52254	Capital and NonCapital	2,225,000	1,655,598	-	-	1,655,598	0.0%
52257	Construction	225,500	907,757	(11,613)	23,810	883,947	2.6%
	Expenditure Subtotal	2,450,500	2,635,854	(11,613)	23,810	2,612,044	0.9%
	Net Change	(1,525,500)	(1,710,854)	28,164	106,199	(1,817,053)	
	WATER IMPACT FEES (unaudited)	4,090,237	4,203,320		6,020,373		
<u>WASTEWATER IMPACT FEES</u>							
	Beginning Fund Balance	3,545,217	3,871,386		3,871,386		
52432	Permits and Fees	300,000	300,000	6,620	44,495	255,506	14.8%
52435	Interest and Miscellaneous	100,000	100,000	12,961	70,462	29,538	70.5%
	Revenue Subtotal	400,000	400,000	19,580	114,957	285,043	28.7%
52452	Services, Utilities & Training	-	80,000	-	-	80,000	0.0%
52454	Capital and NonCapital	-	-	-	-	-	
52457	Construction	3,362,500	3,602,852	-	85,761	3,517,091	2.4%
	Expenditure Subtotal	3,362,500	3,682,852	-	85,761	3,597,091	2.3%
	Net Change	(2,962,500)	(3,282,852)	19,580	29,196	(3,312,048)	
	WASTEWATER IMPACT FEES (unaudited)	582,717	588,534		3,900,582		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>TRAFFIC IMPACT FEES</u>							
	Beginning Fund Balance	4,764,162	4,929,355		4,929,355		
32032	Permits and Fees	620,000	620,000	(842)	379,406	240,594	61.2%
32035	Interest and Miscellaneous	120,000	120,000	17,414	91,668	28,332	76.4%
	Revenue Subtotal	740,000	740,000	16,572	471,074	268,926	63.7%
32052	Services, Utilities & Training	-	123,500	-	-	123,500	0.0%
32057	Construction	4,221,900	4,315,362	-	61,962	4,253,400	1.4%
	Expenditure Subtotal	4,221,900	4,438,862	-	61,962	4,376,900	1.4%
	Net Change	(3,481,900)	(3,698,862)	16,572	409,112	(4,107,974)	
	TRAFFIC IMPACT FEES (unaudited)	1,282,262	1,230,493		5,338,467		

DRAINAGE IMPACT FEES

	Beginning Fund Balance	3,255,042	3,587,058		3,587,058		
52032	Permits and Fees	350,000	350,000	1,882	105,862	244,138	30.2%
52035	Interest and Miscellaneous	120,000	120,000	12,504	65,911	54,089	54.9%
	Revenue Subtotal	470,000	470,000	14,386	171,773	298,227	36.5%
52052	Services, Utilities & Training	-	43,000	-	-	43,000	0.0%
52054	Capital and NonCapital	-	-	-	-	-	
52057	Construction	2,135,006	2,368,665	-	54,330	2,314,335	2.3%
	Expenditure Subtotal	2,135,006	2,411,665	-	54,330	2,357,335	2.3%
	Net Change	(1,665,006)	(1,941,665)	14,386	117,442	(2,059,107)	
	DRAINAGE IMPACT FEES (unaudited)	1,590,036	1,645,393		3,704,500		

PARKLAND FEES

	Beginning Fund Balance	1,025,147	1,512,801		1,512,801		
32236	Permits and Fees	125,000	125,000	35,400	38,400	86,600	0
32235	Interest and Miscellaneous	40,000	40,000	5,041	27,913	12,087	69.8%
	Revenue Subtotal	165,000	165,000	40,441	66,313	98,687	40.2%
32252	Services, Utilities & Training	250,000	250,000	-	-	250,000	-
32254	Capital and NonCapital	13,000	13,000	-	-	13,000	-
32257	Construction	622,000	829,737	41,638	65,929	763,808	7.9%
	Expenditure Subtotal	885,000	1,092,737	41,638	65,929	1,026,808	6.0%
	Net Change	(720,000)	(927,737)	(1,197)	384	(928,121)	
	PARKLAND FEES (unaudited)	305,147	585,064		1,513,185		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>COURT TECHNOLOGY FEES</u>							
	Beginning Fund Balance	3,532	4,837		4,837		
23334	Permits and Fees	4,000	4,000	641	2,575	1,425	64.4%
23335	Interest and Miscellaneous	5	5	5	34	(29)	684.2%
	Revenue Subtotal	4,005	4,005	646	2,610	1,395	65.2%
23352	Services, Utilities & Training	4,000	4,000	-	4,000	-	100.0%
23354	Capital and NonCapital	-	-	-	-	-	
	Expenditure Subtotal	4,000	4,000	-	4,000	-	100.0%
	Net Change	5	5	646	(1,390)	1,395	
	COURT TECHNOLOGY FEES (unaudited)	3,537	4,842		3,447		

COURT SECURITY FEES

	Beginning Fund Balance	32,531	34,522		34,522		
23434	Permits and Fees	5,000	5,000	772	3,117	1,883	62.3%
23435	Interest and Miscellaneous	750	750	95	561	189	74.8%
	Revenue Subtotal	5,750	5,750	867	3,678	2,072	64.0%
23452	Services, Utilities & Training	-	-	-	-	-	
23458	Transfers	6,000	6,000	547	1,491	4,509	
	Expenditure Subtotal	6,000	6,000	547	1,491	4,509	24.8%
	Net Change	(250)	(250)	320	2,187	(2,437)	
	COURT SECURITY FEES (unaudited)	32,281	34,272		36,709		

POLICE SEIZURE FUND

	Beginning Fund Balance	92,677	98,942		98,942		
23534	Permits and Fees	10,000	10,000	-	-	10,000	0.0%
23539	Other Financing Sources	-	-	-	3,425	(3,425)	
23535	Interest and Miscellaneous	2,500	2,500	253	1,588	912	63.5%
	Revenue Subtotal	12,500	12,500	253	5,013	7,487	40.1%
23552	Services, Utilities & Training	30,000	30,000	-	-	30,000	0.0%
23553	General supplies and repairs	6,000	6,000	-	-	6,000	0.0%
23554	Capital and Non Capital	20,000	30,000	-	10,000	20,000	33.3%
	Expenditure Subtotal	56,000	66,000	-	10,000	56,000	15.2%
	Net Change	(43,500)	(53,500)	253	(4,987)	(48,513)	
	POLICE SEIZURE FUND (unaudited)	49,177	45,442		93,955		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>POLICE EDUCATION FUND</u>							
	Beginning Fund Balance	14,228	17,054		17,054		
23634	Grants	2,500	2,500	2,781	2,781	(281)	111.3%
23635	Interest and Miscellaneous	300	300	34	244	56	81.5%
	Revenue Subtotal	2,800	2,800	2,815	3,026	(226)	108.1%
23652	Services, Utilities and Training	16,000	16,000	2,413	7,758	8,242	48.5%
23654	Capital and Non Capital	-	-	-	-	-	
	Expenditure Subtotal	16,000	16,000	2,413	7,758	8,242	48.5%
	Net Change	(13,200)	(13,200)	402	(4,732)	(8,468)	
	POLICE EDUCATION FUND (unaudited)	1,028	3,854		12,322		
<u>SPECIAL DONATIONS FUND</u>							
	Beginning Fund Balance	21,231	26,790		26,790		
20234	Donations and Grants	2,500	2,500	600	2,610	(110)	104.4%
20235	Interest and Miscellaneous	500	500	69	408	92	81.6%
	Revenue Subtotal	3,000	3,000	669	3,018	(18)	100.6%
20252	Services, Utilities and Training	3,000	3,000	-	-	3,000	0.0%
20253	General Supplies and Repairs	2,000	2,000	-	-	2,000	0.0%
	Expenditure Subtotal	5,000	5,000	-	-	5,000	0.0%
	Net Change	(2,000)	(2,000)	669	3,018	(5,018)	
	SPECIAL DONATIONS FUND (unaudited)	19,231	24,790		29,808		
<u>CHILD SAFETY FEES</u>							
	Beginning Fund Balance	12,181	127,479		127,479		
23834	Donations and Grants	40,000	40,000	3,917	17,988	22,012	45.0%
23835	Interest and Miscellaneous	500	500	84	1,174	(674)	234.8%
	Revenue Subtotal	40,500	40,500	4,001	19,162	21,338	47.3%
23853	General Supplies and Repairs	-	800	-	800	0	
23854	Capital & Non-Capital	-	110,250	-	110,250	-	
23856	Transfers	27,850	27,050	2,039	10,250	16,800	37.9%
	Expenditure Subtotal	27,850	138,100	2,039	121,299	16,801	87.8%
	Net Change	12,650	(97,600)	1,963	(102,137)	4,537	
	CHILD SAFETY FEE (unaudited)	24,831	29,879		25,342		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>STREET MAINTENANCE TAX</u>							
	Beginning Fund Balance	951,618	997,114		997,114		
23930	General Taxes	1,340,000	1,340,000	95,114	471,490	868,510	35.2%
23935	Interest and Miscellaneous	60,000	60,000	1,659	15,713	44,287	26.2%
23936	Donations and grants	-	-	-	-	-	
23938	Transfers	-	-	-	-	-	
	Revenue Subtotal	1,400,000	1,400,000	96,773	487,202	912,798	34.8%
23952	Services, Utilities, and Training	750,000	754,456	55	75,270	679,186	10.0%
23953	General Supplies and Repairs	150,000	223,444	1,519	7,928	215,517	3.5%
23954	Capital and NonCapital	-	-	-	-	-	
23957	Construction	-	-	-	-	-	
23958	Transfers	748,950	748,950	-	690,100	58,850	92.1%
	Expenditure Subtotal	1,648,950	1,726,850	1,574	773,297	953,553	44.8%
	Net Change	(248,950)	(326,850)	95,199	(286,095)	(40,755)	
	STREET MAINTENACE TAX (unaudited)	702,668	670,264		711,019		

GRANTS FUND

	Beginning Fund Balance	8,759	52,680		52,680		
23035	Interest and Miscellaneous	-	-	7,775	59,799	(59,799)	
23036	Donations and grants	250,000	3,092,222	-	20,000	3,072,222	0.6%
	Revenue Subtotal	250,000	3,092,222	7,775	79,799	3,012,424	2.6%
23051	Salaries and Benefits	250,000	270,943	-	250,745	20,198	92.5%
23052	Services, Utilities, and Training	-	529,568	19,259	180,382	349,185	34.1%
23053	General Supplies and Repairs	-	42,500	-	601	41,899	1.4%
23054	Capital and NonCapital	-	358,205	-	206,060	152,145	57.5%
23055	Other Expenses	-	280,000	28,000	84,000	196,000	30.0%
23057	Construction	-	1,655,555	380,234	991,437	664,118	59.9%
	Expenditure Subtotal	250,000	3,136,770	427,493	1,713,225	1,423,545	54.6%
	Net Change	-	(44,548)	(419,718)	(1,633,427)	1,588,879	
	GRANTS FUND (unaudited)	8,759	8,132		(1,580,747)		

CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY

FISCAL YEAR 2025

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>IT REPLACEMENT FUND</u>							
	Beginning Fund Balance	119,978	140,761		140,761		
30135	Interest and Miscellaneous	5,000	5,000	456	2,773	2,227	55.5%
30138	Transfers	-	-	-	-	-	
	Revenue Subtotal	5,000	5,000	456	2,773	2,227	55.5%
30152	Services, Utilities, and Training	-	-	-	-	-	
30154	Capital and NonCapital	91,900	91,900	-	2,855	89,046	3.1%
	Expenditure Subtotal	91,900	91,900	-	2,855	89,046	3.1%
	Net Change	(86,900)	(86,900)	456	(82)	(86,818)	
	IT REPLACEMENT (unaudited)	33,078	53,861		140,679		
<u>HOTEL OCCUPANCY TAX</u>							
	Beginning Fund Balance	12,052	19,493		19,493		
23130	General Taxes	3,600	3,600	401	477	3,123	13.2%
23135	Interest and Miscellaneous	-	-	81	395	(395)	
	Revenue Subtotal	3,600	3,600	482	871	2,729	24.2%
23152	Services, Utilities, and Training	-	-	-	-	-	
23154	Capital and NonCapital	-	-	-	-	-	
	Expenditure Subtotal	-	-	-	-	-	
	Net Change	3,600	3,600	482	871	2,729	
	HOTEL OCCUPANCY TAX (unaudited)	15,652	23,093		20,364		

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
PEG FUNDS							
	Beginning Fund Balance	8,724	106,527		106,527		
23230	General Taxes	30,000	30,000	6,744	14,677	15,323	48.9%
23235	Interest and Miscellaneous	-	-	442	2,139	(2,139)	
	Revenue Subtotal	30,000	30,000	7,186	16,816	13,184	56.1%
23252	Services, Utilities, and Training	-	-	-	-	-	
23254	Capital and NonCapital	-	-	-	-	-	
	Expenditure Subtotal	-	-	-	-	-	
	Net Change	30,000	30,000	7,186	16,816	13,184	
	PEG FUNDS(unaudited)	38,724	136,527		123,343		

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2011 GO BONDS - TOWN CREEK DET		14	15	16
	BEGINNING FUND BALANCE	-	10,209	-
354-35100-000-000-0000	INTEREST	363,965	205	364,170
354-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	228	-	228
354-35250-000-000-0000	NET BOND PROCEEDS	5,350,000	-	5,350,000
	TOTAL REVENUES	5,714,193	205	5,714,398
354-57400-000-000-4041	LAND ACQUISITION	1,351,749	-	1,351,749
354-57500-000-000-4041	ENGINEERING SERVICES	1,693,647	-	1,693,647
354-57600-000-000-4041	CONSTRUCTION COSTS	2,658,588	4,527	2,663,115
	TOTAL EXPENDITURES	5,703,984	4,527	5,708,511
Fund number: 354	2011 GO BONDS - TOWN CREEK DET	10,209	(4,322)	5,887
	ENDING FUND BALANCE	10,209	5,887	5,887
Outstanding Encumbrances:				
354-57600-000-000-4041	Texas Sterling	PO 22139		615
354-57500-000-000-4041	Vickrey & Associates, Inc	PO 22166		44
354-57600-000-000-4041	Alamo Fence Company	PO 957315		-
	Total Encumbrances			660
	Remaining funds			5,227

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2013 GO BONDS - TOWN CREEK DET		12	13	14
	BEGINNING FUND BALANCE	-	604,494	-
356-35100-000-000-0000	INTEREST	641,596	23,015	664,611
356-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	1,828	-	1,828
356-38357-000-000-0000	TRANSFER FROM 13 GO BONDS	10,147	-	10,147
356-39350-000-000-0000	NET BOND PROCEEDS	3,700,000	-	3,700,000
	TOTAL REVENUES	4,353,571	23,015	4,376,586
356-57500-000-000-4041	ENGINEERING SERVICES	66,307	-	66,307
356-57600-000-000-4041	CONSTRUCTION COSTS	3,682,770	43,566	3,726,336
	TOTAL EXPENDITURES	3,749,077	43,566	3,792,643
				-
Fund number: 356	2013 GO BONDS - TOWN CREEK DET	604,494	(20,551)	583,943
	ENDING FUND BALANCE	604,494	583,943	583,943

Outstanding Encumbrances:

356-57600-000-000-4041	Texas Sterling	PO 22139	318,796
356-57500-000-000-4041	Raba Kistener, Inc	PO 24061	13,303
	Total Encumbrances		332,099
	Remaining funds		251,844

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2016 GO BONDS - BORGFELD RD		9	10	11
	BEGINNING FUND BALANCE	-	944	-
363-35100-000-000-0000	· INTEREST	48,084	19	48,103
363-39350-000-000-0000	· NET BOND PROCEEDS	3,500,000	-	3,500,000
363-37100-000-000-0000	· INTERGOVERNMENTAL PARTICIPATION	450,000	-	450,000
	TOTAL REVENUES	3,998,084	19	3,998,103
363-57400-000-000-5051	· LAND ACQUISITION	303,169	-	303,169
363-57500-000-000-5051	· ENGINEERING SERVICES	296,531	-	296,531
363-57600-000-000-5051	· CONSTRUCTION COSTS	3,339,440	-	3,339,440
363-57600-000-000-5502	· CONSTRUCTION COSTS	58,000	-	58,000
	TOTAL EXPENDITURES	3,997,140	-	3,997,140
Fund number: 363	2016 GO BONDS - BORGFELD RD	944	19	963
	ENDING FUND BALANCE	944	963	963

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2019 GENERAL OBLIGATION BONDS		6	7	8
	BEGINNING FUND BALANCE	-	941,197	-
365-35100-000-000-0000	INTEREST	256,085	18,135	274,220
365-38101-000-000-0000	TRANSFER FROM GENERAL FUND	675,000	-	675,000
365-39350-000-000-0000	NET BOND PROCEEDS	10,750,000	-	10,750,000
	TOTAL REVENUES	11,681,085	18,135	11,699,220
365-54910-000-000-0000	CAPITAL OUTLAY	450,000	-	450,000
365-57500-000-000-1074	ENGINEERING SERVICES <i>CITY HALL ANNEX</i>	250,571	-	250,571
365-57500-000-000-1075	ENGINEERING SERVICES <i>PUBLIC WORKS EXPANSION</i>	93,470	-	93,470
365-57500-160-000-1075	ENGINEERING SERVICES <i>PUBLIC WORKS EXPANSION</i>	-	1,125	1,125
365-57500-000-000-4043	ENGINEERING SERVICES <i>TOLLE ROAD IMPROVEMENTS</i>	375,637	6,205	381,842
365-57500-000-000-6066	ENGINEERING SERVICES <i>TOLLE PARK</i>	67,820	-	67,820
365-57600-000-000-1074	CONSTRUCTION COSTS <i>CITY HALL ANNEX</i>	2,370,488	-	2,370,488
365-57600-000-000-1075	CONSTRUCTION COSTS <i>PUBLIC WORKS EXPANSION</i>	605,072	-	605,072
365-57600-000-000-4043	CONSTRUCTION COSTS <i>TOLLE ROAD IMPROVEMENTS</i>	-	-	-
365-57600-000-000-5055	CONSTRUCTION COSTS <i>FM 1103 ROAD IMPROVEMENTS</i>	6,000,000	-	6,000,000
365-57600-000-000-6062	CONSTRUCTION COSTS <i>MIRACLE FIELD</i>	500,000	-	500,000
365-57600-000-000-6066	CONSTRUCTION COSTS <i>TOLLE PARK</i>	-	-	-
365-57650-000-000-1074	TESTING <i>CITY HALL ANNEX</i>	26,829	-	26,829
	TOTAL EXPENDITURES	10,739,888	7,330	10,747,218
Fund number: 365	2019 GENERAL OBLIGATION BONDS	941,197	10,805	952,002
	ENDING FUND BALANCE	941,197	952,002	952,002
Outstanding Encumbrances:				
365-57500-000-000-4043	Lockwood Andrews	PO 22110		24,819
	Total Encumbrances			24,819
	Remaining funds			927,183

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION		6	7	8
	BEGINNING FUND BALANCE	-	371,994	-
333-35100-000-000-0000	INTEREST	130,091	7,094	137,185
333-39350-000-000-0000	NET BOND PROCEEDS	5,000,000	-	5,000,000
333-37120-000-000-0000	INTERGOVERNMENTAL - GUADALUPE CO	750,000	-	750,000
	TOTAL REVENUES	5,880,091	7,094	5,887,185
333-57400-000-000-5057	LAND ACQUISITION	429,363	-	429,363
333-57500-000-000-5057	ENGINEERING SERVICES	456,961	-	456,961
333-57600-000-000-5057	CONSTRUCTION COSTS	4,612,913	-	4,612,913
333-57650-000-000-5057	TESTING	8,860	-	8,860
	TOTAL EXPENDITURES	5,508,097	-	5,508,097
Fund number: 333	2019 CERTIFICATES OF OBLIGATION	371,994	7,094	379,088
	ENDING FUND BALANCE	371,994	379,088	379,088

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
<u>2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE</u>		5	6	7
	BEGINNING FUND BALANCE	-	714,052	-
369-35100-000-000-0000	INTEREST	476,885	9,158	486,044
369-14101-000-000-0000	TRANSFER FROM GENERAL FUND	2,350,000	-	2,350,000
369-14239-000-000-0000	TRANSFER FROM STREET MAINTENANCE	1,043,763	-	1,043,763
369-39350-000-000-0000	NET BOND PROCEEDS	7,500,000	-	7,500,000
	TOTAL REVENUES	11,370,648	9,158	11,379,807
369-57400-000-000-5500	LAND ACQUISITION	-	-	-
369-57500-000-000-5050	ENGINEERING SERVICES	39,840	-	39,840
369-57500-000-000-5500	ENGINEERING SERVICES	286,005	-	286,005
369-57500-000-000-5502	ENGINEERING SERVICES	160,989	20,783	181,772
369-57500-000-000-5503	ENGINEERING SERVICES	217,968	3,346	221,314
369-57600-000-000-5501	CONSTRUCTION COSTS	8,094,467	-	8,094,467
369-57600-000-000-5502	CONSTRUCTION COSTS	1,857,327	484,784	2,342,111
	TOTAL EXPENDITURES	10,656,596	508,912	11,165,508
Fund number: 369	2020 CERTIFICATES OF OBLIGATION - STREET MAINTENANCE	714,052	(499,754)	214,298
	ENDING FUND BALANCE	714,052	214,298	214,298
<u>Outstanding Encumbrances:</u>				
369-57500-000-000-5502	Lockwood Andrews	PO 23202		4,101
369-57500-000-000-5502	Terracon	PO 24163		8,811
369-57500-000-000-5503	Lockwood Andrews	PO 24098		106,253
369-57600-000-000-5502	D&D Contractors	PO 24083		-
	Total Encumbrances			<u>119,165</u>
	Remaining funds			95,133

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2023 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	136,241	-
371-35100-000-000-0000	INTEREST	206,148	3,222	209,370
371-35350-000-000-0000	BOND PROCEEDS	4,550,000	-	4,550,000
371-35351-000-000-0000	BOND PREMIUM	364,772	-	364,772
	TOTAL REVENUES	5,120,920	3,222	5,124,142
371-55005-000-000-0000	BOND ISSUANCE COST	114,772	-	114,772
371-54910-343-000-0000	CAPITAL OUTLAY	300,468	7,562	308,030
371-54910-353-000-0000	CAPITAL OUTLAY	1,026,843	-	1,026,843
371-57500-199-000-1072	ENGINEERING SERVICES	CITY HALL/HVAC RENOVATION 100,500	-	100,500
371-57500-353-000-7074	ENGINEERING SERVICES	PUBLIC SAFETY FACILITY 756,300	-	756,300
371-57500-353-000-7073	ENGINEERING SERVICES	FIRE ST 1 & 2 BATHROOMS -	2,297	2,297
371-57600-160-000-1075	CONSTRUCTION COSTS	PUBLIC WORKS EXPANSION 765,299	-	765,299
371-57600-199-000-1072	CONSTRUCTION COSTS	CITY HALL/HVAC RENOVATION 1,892,069	-	1,892,069
371-57600-353-000-7072	CONSTRUCTION COSTS	FIRE ST 1 & 2 BATHROOMS 13,931	-	13,931
371-57600-353-000-7073	CONSTRUCTION COSTS	FIRE ST 1 & 2 BATHROOMS 14,496	-	14,496
371-54910-660-000-0000	CAPITAL OUTLAY	-	-	-
	TOTAL EXPENDITURES	4,984,679	9,859	4,994,538
Fund number: 371	2023 CERTIFICATES OF OBLIGATION	136,241	(6,637)	129,604
	ENDING FUND BALANCE	136,241	129,604	129,604
Outstanding Encumbrances:				
371-54910-343-000-0000	LCRA	PO 24094		30,447
371-54910-343-000-0000	Farrwest	PO 957273		-
371-57500-353-000-7074	Eikon Consulting Group	ARCHITECT PO 24055		49,685
	Total Encumbrances			80,132
	Remaining funds			49,471

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2024 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	2,815,305	-
372-35100-000-000-0000	INTEREST	161,720	54,405	216,126
372-35350-000-000-0000	BOND PROCEEDS	8,485,000	-	8,485,000
372-35351-000-000-0000	BOND PREMIUM	723,639	-	723,639
	TOTAL REVENUES	9,370,359	54,405	9,424,764
372-55005-000-000-0000	BOND ISSUANCE COST	208,639	-	208,639
372-54910-146-000-0000	CAPITAL OUTLAY	299,599	50,515	350,115
372-54910-353-000-0000	CAPITAL OUTLAY	2,757,793	-	2,757,793
372-54910-748-000-0000	CAPITAL OUTLAY	-	54,998	54,998
372-57400-748-000-0000	LAND ACQUISITION	855,461	-	855,461
372-57600-000-000-5502	CONSTRUCTION COSTS	2,433,562	1,102,271	3,535,833
		-	-	-
	TOTAL EXPENDITURES	6,555,054	1,207,785	7,762,839
Fund number: 372	2024 CERTIFICATES OF OBLIGATION	2,815,305	(1,153,379)	1,661,926
	ENDING FUND BALANCE	2,815,305	1,661,926	1,661,926
Outstanding Encumbrances:				
372-54910-353-000-0000	SIDDONS MARTIN	<i>LADDER TRUCK AND PUMPER</i>	PO 24079	90,917
372-57600-000-000-5502	D&D CONTRACTORS	<i>BOLTON, DEAN AND LOWER SEGUIN</i>	PO 24083	146,800
372-54910-146-000-0000	PROSTRUCTURES	<i>METAL BUILDING</i>	PO 957321	34,077
372-54910-160-000-0000	AUTOMOTIVE BUSINESS CON	<i>ROLLING JACKS</i>	PO 957308	25,730
372-54910-748-000-0000	DEWINNE EQUIPMENT CO	<i>MOWER EQUIPMENT</i>	PO 957302	-
	Total Encumbrances			297,523
	Remaining funds			1,364,402

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2025 CERTIFICATES OF OBLIGATION		2	3	4
	BEGINNING FUND BALANCE	-	-	-
373-35100-000-000-0000	INTEREST	-	-	-
373-35350-000-000-0000	BOND PROCEEDS	-	-	-
373-35351-000-000-0000	BOND PREMIUM	-	-	-
	TOTAL REVENUES	-	-	-
373-55005-000-000-0000	BOND ISSUANCE COST	-	-	-
373-54910-146-000-0000	CAPITAL OUTLAY <i>STREETS EQUIPMENT</i>	-	311,560	311,560
373-54910-160-000-0000	CAPITAL OUTLAY <i>PW EQUIPMENT</i>	-	-	-
373-54910-353-000-0000	CAPITAL OUTLAY <i>FIRE EQUIPMENT</i>	-	-	-
373-54910-748-000-0000	CAPITAL OUTLAY <i>PARKS EQUIPMENT</i>	-	-	-
373-57500-146-000-5506	PROJECT ENGINEERING <i>25 ROAD IMPROVEMENTS PKG 1</i>	-	-	-
373-57500-146-000-5507	PROJECT ENGINEERING <i>25 ROAD IMPROVEMENTS PKG 2</i>	-	-	-
373-57600-146-000-5506	CONSTRUCTION COSTS <i>25 ROAD IMPROVEMENTS PKG 1</i>	-	-	-
373-57650-000-000-5506	TESTING <i>25 ROAD IMPROVEMENTS PKG 1</i>	-	-	-
	TOTAL EXPENDITURES	-	311,560	311,560
Fund number: 373	2025 CERTIFICATES OF OBLIGATION	-	(311,560)	(311,560)
	ENDING FUND BALANCE	-	(311,560)	(311,560)
Outstanding Encumbrances:				
373-54910-146-000-0000	HOLT TRUCK CENTERS OF TEXAS	PO 957332		151,078
373-54910-353-000-0000	SIDDONS MARTIN EMERGENCY GROUP	PO 957330		375,155
373-54910-353-000-0000	GTS TECHNOLOGY SOLUTIONS	PO 957363		5,873
373-57500-146-000-5506	COLLIERS ENGINEERING	PO 957361		115,000
373-57500-146-000-5507	COLLIERS ENGINEERING	PO 957361		135,000
373-57600-000-000-5506	D&D CONTRACTORS	PO 957368		2,691,158
373-57650-000-000-5506	RABA KISTNER	PO 957360		50,187
	Total Encumbrances			3,523,451
	Remaining funds			(3,835,011)

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2012 REVENUE BONDS		12	13	14
	BEGINNING FUND BALANCE	-	1,324,766	-
531-35100-000-000-0000	INTEREST	496,770	20,710	517,480
531-35150-000-000-0000	UNREALIZED GAIN/LOSS ON INVEST	221	-	221
531-35250-000-000-0000	NET BOND PROCEEDS	8,000,000	-	8,000,000
	TOTAL REVENUES	8,496,991	20,710	8,517,701
531-54916-000-000-2006	WATER LINE PROJECTS	18,500	-	18,500
531-57400-000-000-224B	LAND ACQUISITION	21,900	-	21,900
531-57400-000-000-3033	LAND ACQUISITION	13,779	-	13,779
531-57400-000-000-3036	LAND ACQUISITION	-	7,000	7,000
531-57500-000-000-224A	ENGINEERING SERVICES	25,224	-	25,224
531-57500-000-000-224B	ENGINEERING SERVICES	47,500	-	47,500
531-57500-000-000-225A	ENGINEERING SERVICES	165,000	-	165,000
531-57500-000-000-225B	ENGINEERING SERVICES	58,500	-	58,500
531-57500-000-000-225C	ENGINEERING SERVICES	93,600	-	93,600
531-57500-000-000-2028	ENGINEERING SERVICES	25,066	-	25,066
531-57500-000-000-3034	ENGINEERING SERVICES	24,897	-	24,897
531-57500-000-000-3035	ENGINEERING SERVICES	76,375	-	76,375
531-57500-000-000-3036	ENGINEERING SERVICES	36,120	5,698	41,818
531-57600-000-000-224A	CONSTRUCTION COSTS	433,689	-	433,689
531-57600-000-000-224B	CONSTRUCTION COSTS	31,432	-	31,432
531-57600-000-000-224D	CONSTRUCTION COSTS	170,000	-	170,000
531-57600-000-000-225A	CONSTRUCTION COSTS	2,088,254	-	2,088,254
531-57600-000-000-225B	CONSTRUCTION COSTS	763,800	-	763,800
531-57600-000-000-225C	CONSTRUCTION COSTS	1,127,215	-	1,127,215
531-57600-000-000-2028	CONSTRUCTION COSTS	240,266	-	240,266
531-57600-000-000-3033	CONSTRUCTION COSTS	1,655,648	-	1,655,648
531-57600-000-000-5056	CONSTRUCTION COSTS	55,461	-	55,461
	TOTAL EXPENDITURES	7,172,225	12,698	7,184,923
Fund number: 531	2012 REVENUE BONDS	1,324,766	8,012	1,332,778
	ENDING FUND BALANCE	1,324,766	1,332,778	1,332,778

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
2019 CERTIFICATES OF OBLIGATION - UTILITY		6	7	8
	BEGINNING FUND BALANCE	-	1,656,631	-
532-35100-000-000-0000	INTEREST	167,744	29,741	197,484
532-39350-000-000-0000	NET BOND PROCEEDS	1,500,000	-	1,500,000
532-37000-000-000-0000	INTERGOVERNMENTAL - TXDOT	2,036,873	114,241	2,151,114
	TOTAL REVENUES	3,704,617	143,981	3,848,598
532-57400-000-000-5055	LAND ACQUISITION	154,606	-	154,606
532-57400-000-000-5065	LAND ACQUISITION	9,065	-	9,065
532-54954-000-000-0000	CAPITAL OUTLAY	173,336	-	173,336
532-57500-000-000-5055	ENGINEERING SERVICES	106,184	-	106,184
532-57600-000-000-5055	CONSTRUCTION COSTS	1,604,795	-	1,604,795
	TOTAL EXPENDITURES	2,047,986	-	2,047,986
Fund number: 532	2019 CERTIFICATES OF OBLIGATION - UTILITY	1,656,631	143,981	1,800,612
	ENDING FUND BALANCE	1,656,631	1,800,612	1,800,612
Outstanding Encumbrances:				
532-57500-000-000-5055	Westwood Professional Services	PO 24167		40,373
	Total Encumbrances			40,373
	Remaining funds			1,760,240

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 24	FY 25 2/28/2025	TOTAL PROJECT TO DATE
<u>2021 EDC REVENUE BONDS</u>		4	5	6
	BEGINNING FUND BALANCE	-	418,686	-
870-35100-000-000-0000	INTEREST	46,722	8,074	54,797
870-35350-000-000-0000	BOND PROCEEDS	4,125,000	-	4,125,000
	TOTAL REVENUES	4,171,722	8,074	4,179,797
870-52710-000-000-0000	PROFESSIONAL SERVICES	55,474	12,399	67,874
870-54900-000-000-0000	NON-CAPITAL OUTLAY	1,268	-	1,268
870-54925-000-000-0000	LAND ACQUISITION	3,595,144	-	3,595,144
870-55005-000-000-0000	BOND ISSUANCE COST	101,150	-	101,150
	TOTAL EXPENDITURES	3,753,036	12,399	3,765,436
Fund number: 870	2021 EDC REVENUE BONDS	418,686	(4,325)	414,361
	ENDING FUND BALANCE	418,686	414,361	414,361

Outstanding Encumbrances:

Remaining funds	414,361
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City Council Regular Meeting Staff Report

G. Approval of the February 2025 Check Register

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7G.
From	
Jessica Donoho, Accounting Manager	
Staff Contact(s)	
Anna Miranda,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Detailed Check Register 20250228.pdf](#)



Raw Check Register -February 2025

Check Date: 02/01/2025-02/28/2025

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/3/2025	72370	AJ'S TIRE SHOP, INC	GENERAL FUND	PUBLIC WORKS STREETS	Skid Steer repair - Streets	130.00	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	glove and mug holders - Fire	93.90	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	flight batteries - PD	353.25	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	cardboard pet carrier - ACO	138.92	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	cardboard pet carrier - ACO	45.99	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	ANIMAL SERVICES	broom, hose - ACO	38.79	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	yellow safety vests - Fire	53.96	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Poster Sign Holder - PD	38.60	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Desk calendars - PD	56.85	
2/3/2025	72371	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Poster Sign Holder Credit - PD	(38.60)	
2/3/2025	72372	AT&T	GENERAL FUND	POLICE DEPARTMENT	LEA Tracking numbers - PD	95.00	
2/3/2025	72373	AYERS DISTRIBUTING CO.	GENERAL FUND	PARKS	plastic eggs - Parks	1,490.00	
2/3/2025	72374	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	Building Inspections for December	41,203.46	
2/3/2025	72374	BB INSPECTION SERVICES, LLC	Development Services Fund	BUILDING SERVICES	Health Inspections for December	960.00	
2/3/2025	72375	BFI WASTE SERVICES OF TEXAS LP	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Garbage and Recycle for December	254,541.76	
2/3/2025	72376	BOOT BARN INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Boot Purchases - PW	-	
2/3/2025	72376	BOOT BARN INC	GENERAL FUND	PARKS	Boot Purchases - PW	-	
2/3/2025	72376	BOOT BARN INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Boot Purchases - PW	998.95	
2/3/2025	72376	BOOT BARN INC	GENERAL FUND	PUBLIC WORKS STREETS	Boot Purchases - PW	180.00	
2/3/2025	72376	BOOT BARN INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Boot Purchases - PW	409.47	
2/3/2025	72377	BRANDON WILSON	GENERAL FUND	FIRE DEPARTMENT	Amazon purchase laminating sheets	27.99	
2/3/2025	72378	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Grade A2 Base - Streets	235.07	
2/3/2025	72378	BRAUNTEX MATERIALS, INC.	WATER & SEWER FUND	WATER OPERATIONS	manufactured sand - Utilities	445.88	
2/3/2025	72378	BRAUNTEX MATERIALS, INC.	WATER & SEWER FUND	WASTEWATER OPERATIONS	Grade 5 washed rock - Utilities	328.80	
2/3/2025	72378	BRAUNTEX MATERIALS, INC.	GENERAL FUND	PUBLIC WORKS STREETS	grade 5 washed rock - Streets	1,165.72	
2/3/2025	72378	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	1/2" to dust - Streets	51.77	
2/3/2025	72379	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix - Streets	728.06	
2/3/2025	72380	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix - Streets	240.13	
2/3/2025	72381	BRYAN HUGHSHINS	GENERAL FUND	CITY MANAGER	2 USB Thumb-drives	17.88	
2/3/2025	72382	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	street sign	120.00	
2/3/2025	72383	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	flat tire repair - Patrol 21-06	20.00	
2/3/2025	72384	CIBOLO CREEK MUN.AUTHORITY	WATER & SEWER FUND	WASTEWATER OPERATIONS	Sewer Svcs for December	308,757.74	
2/3/2025	72385	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	Water Svc for Cibolo Crossing	3,120.24	
2/3/2025	72385	CITY OF SCHERTZ	WATER & SEWER FUND	WATER OPERATIONS	DEC Water Svc for Cibolo Subdivision	1,602.68	
2/3/2025	72386	CIVICPLUS, LLC	GENERAL FUND	CITY SECRETARY	Online Code Hosting Dec'24 to Nov'25	945.00	
2/3/2025	72387	CLINTON RAY JACOBS	GENERAL FUND	POLICE DEPARTMENT	Non Law Enforcement Investigation	350.00	
2/3/2025	72387	CLINTON RAY JACOBS	GENERAL FUND	POLICE DEPARTMENT	Law Enforcement Investigation	475.00	
2/3/2025	72388	CMC STEEL FABRICATORS, INC	GENERAL FUND	PUBLIC WORKS STREETS	chapin sprayer, Streets	353.67	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	6,523.75	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	11,970.07	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	NO DEPARTMENT	687-01-01 Cibolo Plat/Plan Review	542.50	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	195.00	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	641.25	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-01-03 On-Call Engineering Svcs	4,420.00	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-01-02 FY23 City Engineering Svc	3,801.55	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	NO DEPARTMENT	687-01-01 Cibolo Plat/Plan Review	406.25	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-01-03 On-Call Engineering Svcs	700.00	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	NO DEPARTMENT	687-01-01 Cibolo Plat/Plan Review	910.00	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	NO DEPARTMENT	687-01-01 Cibolo Plat/Plan Review	251.25	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	NO DEPARTMENT	687-01-01 Cibolo Plat/Plan Review	681.25	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	17,847.31	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-01-03 On-Call Engineering Svcs	4,105.00	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 Cibolo City Plat/Plan Review	4,708.72	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-01-03 On-Call Engineering Svcs	4,138.75	
2/3/2025	72389	COLLIERS ENGINEERING & DESIGN	GRANT FUND	NON-DEPARTMENTAL	687-32-01 Lift Station @ Country Vale	221.49	
2/3/2025	72390	EQUIPMENTSHARE.COM, INC.	GENERAL FUND	PUBLIC WORKS STREETS	Towable Boom Lift - Streets	330.83	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/3/2025	72391	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	boots - Fire	392.60	
2/3/2025	72392	FEDERAL EXPRESS CORP	GENERAL FUND	NON-DEPARTMENTAL	Recipient: Hyde Kelley	9.78	
2/3/2025	72393	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	janitorial supplies - Fire	1,089.36	
2/3/2025	72394	G&F AUTO GLASS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	glass replacement - Utilities	375.00	
2/3/2025	72395	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing - Fire	50.70	
2/3/2025	72395	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing - Fire	54.77	
2/3/2025	72395	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing - Fire	73.67	
2/3/2025	72395	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing - Fire	74.44	
2/3/2025	72395	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing - Fire	74.87	
2/3/2025	72395	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing - Fire	74.40	
2/3/2025	72396	GREGORY CROUCH	WATER & SEWER FUND	UTILITIES ADMINISTRATION	door hangers - UB	297.00	
2/3/2025	72397	GREGORY CROUCH	WATER & SEWER FUND	UTILITIES ADMINISTRATION	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	GENERAL FUND	MUNICIPAL COURT	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	GENERAL FUND	CITY MANAGER	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	GENERAL FUND	POLICE DEPARTMENT	parking warning cards - PD	159.00	
2/3/2025	72397	GREGORY CROUCH	GENERAL FUND	PUBLIC WORKS STREETS	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	GENERAL FUND	PARKS	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	GENERAL FUND	FINANCE DEPARTMENT	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	Development Services Fund	PLANNING	parking warning cards - PD	-	
2/3/2025	72397	GREGORY CROUCH	GENERAL FUND	CODE ENFORCEMENT	parking warning cards - PD	-	
2/3/2025	72398	HAJOCA CORPORATION	GENERAL FUND	PARKS	service charge - Parks	14.94	
2/3/2025	72399	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	clipboard holers - Utilities	148.14	
2/3/2025	72400	HESELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PARKS	carlisle turf trac - Parks	394.00	
2/3/2025	72401	IJEFF, LLC	GENERAL FUND	PARKS	Business Cards - David Howard	28.82	
2/3/2025	72402	JAMES PERRY WHETSTONE	GENERAL FUND	CITY SECRETARY	Billboards for January	400.00	
2/3/2025	72403	JMO MOBILE MODULAR LLC	GRANT FUND	NON-DEPARTMENTAL	Modular Building 80% Pmt	128,133.12	
2/3/2025	72404	LADD'S GOLF & TURF, LLC	GENERAL FUND	PARKS	blades - Parks	735.78	
2/3/2025	72405	LOU'S GLOVES, INC.	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	latex gloves - Utilities	264.00	
2/3/2025	72406	LOWER COLORADO RIVER AUTHORITY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	4 lapel mics, 4 earpieces - Utilities	717.60	
2/3/2025	72407	MARK ALLEN	GENERAL FUND	COUNCIL	clothing reimbursement	298.43	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	ANIMAL SERVICES		-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change, coolant tank - Unit 21-06	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change, coolant tank - Unit 21-06	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change, coolant tank - Unit 21-06	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change unit 24.02	97.18	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT		-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	ANIMAL SERVICES	oil change unit 24.02	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT		-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change unit 24.02	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change unit 24.02	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT		658.63	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change, coolant tank - Unit 21-06	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT		-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	ANIMAL SERVICES	oil change, coolant tank - Unit 21-06	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT		-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT		-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change unit 24.02	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change, coolant tank - Unit 21-06	339.52	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change unit 24.02	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change unit 24.02	-	
2/3/2025	72408	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change, coolant tank - Unit 21-06	-	
2/3/2025	72409	MEDICAL AIR SERVICES ASSOCIATES	GENERAL FUND	NO DEPARTMENT	February Coverage	206.00	
2/3/2025	72410	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	FIRE DEPARTMENT	AC repairs - Fire	1,024.50	
2/3/2025	72411	MVBA, LLC	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Collection fee due	18.05	
2/3/2025	72412	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	MUNICIPAL COURT	office supplies - Court	40.48	
2/3/2025	72412	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	POLICE DEPARTMENT	office supplies	45.66	
2/3/2025	72412	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	copy paper - PW Adm	110.89	
2/3/2025	72413	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Battery - Utilities	198.14	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/3/2025	72413	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	RainX Pro - Fire	19.48	
2/3/2025	72414	PATHMARK TRAFFIC PRODUCTS OF	GENERAL FUND	PUBLIC WORKS STREETS	12"x72" flood gauge - Streets	227.50	
2/3/2025	72415	POLLUTION CONTROL SERVICES,INC	WATER & SEWER FUND	WATER OPERATIONS	coliform/E.coli - Utilities	600.00	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svc - PW	26.41	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform/clothing - Parks	113.26	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, CPD, Annex mats	45.00	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svc - PW	26.41	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svc - PW	26.42	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform/clothing - Drainage	89.95	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform/clothing - Streets	176.42	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svc - PW	26.41	
2/3/2025	72416	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform/clothing - Water	165.57	
2/3/2025	72417	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	thermal sweatshirt - Streets	104.99	
2/3/2025	72418	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	half clamp - Drainage	26.16	
2/3/2025	72419	SITEONE LANDSCAPE SUPPLY, LLC	GENERAL FUND	PARKS	hardwood mulch - Parks	320.00	
2/3/2025	72419	SITEONE LANDSCAPE SUPPLY, LLC	GENERAL FUND	PARKS	hardwood mulch - Parks	320.00	
2/3/2025	72419	SITEONE LANDSCAPE SUPPLY, LLC	GENERAL FUND	PARKS	hardwood mulch - Parks	320.00	
2/3/2025	72420	TCMA	GENERAL FUND	CITY MANAGER	Full membership class: Reed, Wayne	720.00	
2/3/2025	72420	TCMA	GENERAL FUND	CITY MANAGER	Associate membership - Huggins, Bryan	352.00	
2/3/2025	72421	TEXAS WATER UTILITIES ASSOC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Chris Sierra, Chris Hubbard	80.00	
2/3/2025	72421	TEXAS WATER UTILITIES ASSOC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Water Distribution Jerry Ortiz	405.00	
2/3/2025	72421	TEXAS WATER UTILITIES ASSOC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Resiliency - Sadoc Rivera Jr	40.00	
2/3/2025	72421	TEXAS WATER UTILITIES ASSOC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Basic Water - Sadoc Rivera Jr.	405.00	
2/3/2025	72421	TEXAS WATER UTILITIES ASSOC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Jerry Ortiz, Edgar Estrada	80.00	
2/3/2025	72422	THE CHAMBER	GENERAL FUND	COUNCIL	Luncheon seats- Roberts, Mahoney, Sanchez	800.00	
2/3/2025	72423	THE GREATER SAN ANTONIO	GENERAL FUND	ECONOMIC DEVELOPMENT	Annual Membership Dues	2,000.00	
2/3/2025	72424	ULINE	GENERAL FUND	PUBLIC WORKS STREETS	liquid ice - Streets	563.28	
2/3/2025	72425	VERTOSOFT LLC	GRANT FUND	NON-DEPARTMENTAL	OpenGov Project & Asset Management Software	129,420.06	
2/3/2025	72426	WILLIAMS SUPPLY COMPANY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	brass bush - Streets	11.99	
2/3/2025	72426	WILLIAMS SUPPLY COMPANY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	pipes -Streets	15.37	
2/3/2025	72427	WINZER FRANCHISE COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	heavy absorb roll - PW	188.99	
2/3/2025	72427	WINZER FRANCHISE COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	heavy absorb roll - PW	188.99	
2/3/2025	72427	WINZER FRANCHISE COMPANY	GENERAL FUND	PARKS	heavy absorb roll - PW	188.99	
2/3/2025	72427	WINZER FRANCHISE COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	heavy absorb roll - PW	188.99	
2/10/2025	72432	A-1 ENTERPRISE INC	GENERAL FUND	POLICE DEPARTMENT	Fire ext. annual maintenance - PD	150.00	
2/10/2025	72433	ACCONCIA, MICHAEL	WATER & SEWER FUND	NO DEPARTMENT	014_0003116_002 UB Refund	27.76	
2/10/2025	72434	AJ'S TIRE SHOP, INC	GENERAL FUND	PUBLIC WORKS STREETS	Loader repair - PW	222.50	
2/10/2025	72435	ALAMO CHAPTER TMCA	GENERAL FUND	CITY SECRETARY	Annual membership dues - Valerie Chapman	50.00	
2/10/2025	72435	ALAMO CHAPTER TMCA	GENERAL FUND	CITY SECRETARY	Annual memberships dues - Peggy Cimics	50.00	
2/10/2025	72436	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	":A Little Story About Awesome Power!"; - PD	133.11	
2/10/2025	72436	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	Refridgerator filters - Fire	105.77	
2/10/2025	72436	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	foam cups - PD	53.23	
2/10/2025	72436	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	foam cups - PD	9.95	
2/10/2025	72436	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	Calendar - Fire	21.60	
2/10/2025	72436	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	charger, wall mount - PD	96.10	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	CITY SECRETARY	Wireless Svc for January	86.23	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	Wireless Svc for January	276.28	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS STREETS	Wireless Svc for January	309.79	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	PARKS	Wireless Svc for January	130.58	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Wireless Svc for January	260.64	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	FIRE DEPARTMENT	Wireless Svc for January	619.93	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	HUMAN RESOURCES	Wireless Svc for January	39.35	
2/10/2025	72437	AT&T MOBILITY,LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Wireless Svc for January	128.05	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	ANIMAL SERVICES	Wireless Svc for January	343.31	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Wireless Svc for January	346.22	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	COUNCIL	Wireless Svc for January	44.35	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	ECONOMIC DEVELOPMENT	Wireless Svc for January	41.88	
2/10/2025	72437	AT&T MOBILITY,LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Wireless Svc for January	430.51	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	POLICE DEPARTMENT	Wireless Svc for January	1,870.82	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	FINANCE DEPARTMENT	Wireless Svc for January	30.00	
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	CITY MANAGER	Wireless Svc for January	195.58	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/10/2025	72437	AT&T MOBILITY,LLC	GENERAL FUND	PARKS	Wireless Svc for January	71.88	
2/10/2025	72438	AXON ENTERPRISE, INC.	GENERAL FUND	POLICE DEPARTMENT	Bundle - Taser 7 Certification - PD	0.80	
2/10/2025	72438	AXON ENTERPRISE, INC.	GENERAL FUND	POLICE DEPARTMENT	Bundle - Taser 7 Certification - PD	12,088.00	
2/10/2025	72439	BD HOLT CO	GENERAL FUND	PUBLIC WORKS STREETS	keys, filter - Streets	69.45	
2/10/2025	72440	BFI WASTE SERVICES OF TEXAS LP	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Garbage and Recycle for January '25	254,903.43	
2/10/2025	72441	BOOT BARN INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Boots - PW	1,588.46	
2/10/2025	72441	BOOT BARN INC	GENERAL FUND	PARKS	Boots - PW	1,493.94	
2/10/2025	72441	BOOT BARN INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Boots - PW	521.99	
2/10/2025	72441	BOOT BARN INC	GENERAL FUND	PUBLIC WORKS STREETS	Boots - PW	2,218.43	
2/10/2025	72441	BOOT BARN INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Boots - PW	359.99	
2/10/2025	72442	CASTILLO, JUSTIN	WATER & SEWER FUND	NO DEPARTMENT	009_0033121_000 UB Refund	60.11	
2/10/2025	72443	CAT5 COMMERCE, LLC	GENERAL FUND	FIRE DEPARTMENT		195.00	
2/10/2025	72444	CENTURY COMMUNITIES	WATER & SEWER FUND	NO DEPARTMENT	030_0000243_000 UB Refund	25.59	
2/10/2025	72445	CHAPMAN REFRIGERATION, INC	GENERAL FUND	FIRE DEPARTMENT	ice maker repairs - FS3	160.00	
2/10/2025	72446	CHESMAR HOMES	WATER & SEWER FUND	NO DEPARTMENT	032_0006532_000 UB Refund	66.91	
2/10/2025	72447	CIBOLO CREEK MUN.AUTHORITY	WATER & SEWER FUND	WASTEWATER OPERATIONS	Sewer Svcs for January '25	308,115.09	
2/10/2025	72448	CIBOLO GRANGE #1541	GENERAL FUND	PARKS	Reimbursement for construction costs	6,000.00	
2/10/2025	72449	CIBOLO GRANGE #1541	GENERAL FUND	PARKS	Reimbursement for engineering costs	2,400.00	
2/10/2025	72450	CIBOLO GRANGE #1541	GENERAL FUND	PARKS	February Seniors Program	1,200.00	
2/10/2025	72451	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	HBC Cat	90.00	
2/10/2025	72451	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Tank (Dean)	68.00	
2/10/2025	72451	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Dutton (Minnow)	116.00	
2/10/2025	72451	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Lala	103.00	
2/10/2025	72451	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Tommy Boy, Hillshire, Dorothy	625.53	
2/10/2025	72451	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Bea	70.00	
2/10/2025	72451	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	Oliver Twist A	83.00	
2/10/2025	72452	CINTAS FIRST AID & SAFETY	Development Services Fund	NON-DEPARTMENTAL	First Aid supply kit - City Annex	239.05	
2/10/2025	72452	CINTAS FIRST AID & SAFETY	GENERAL FUND	NON-DEPARTMENTAL	first aid supplies - City Hall	150.29	
2/10/2025	72453	CMC STEEL FABRICATORS, INC	GENERAL FUND	PUBLIC WORKS STREETS	white sand bags - Streets	320.00	
2/10/2025	72454	COLLIERS ENGINEERING & DESIGN	GENERAL FUND	PUBLIC WORKS STREETS	687-29-01 Borgfeld & Cibolo Valley Dr Traffic	262.50	
2/10/2025	72455	CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	HUMAN RESOURCES	custom plaques - HR	772.00	
2/10/2025	72456	D&D CONTRACTORS, INC	GRANT FUND	NON-DEPARTMENTAL	Green Valley Low Water Crossing	-	
2/10/2025	72456	D&D CONTRACTORS, INC	GRANT FUND	NON-DEPARTMENTAL	Green Valley Low Water Crossing	121,230.00	
2/10/2025	72456	D&D CONTRACTORS, INC	GRANT FUND	NON-DEPARTMENTAL	Green Valley Low Water Crossing	243,729.06	
2/10/2025	72456	D&D CONTRACTORS, INC	GRANT FUND	NON-DEPARTMENTAL	Green Valley Low Water Crossing	-	
2/10/2025	72456	D&D CONTRACTORS, INC	GRANT FUND	NO DEPARTMENT	Green Valley Low Water Crossing	(6,061.50)	
2/10/2025	72456	D&D CONTRACTORS, INC	GRANT FUND	NO DEPARTMENT	Green Valley Low Water Crossing	(12,186.46)	
2/10/2025	72456	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstr Pkg 1	(34,530.34)	
2/10/2025	72456	D&D CONTRACTORS, INC	24 CERTIFICATES OF OBLIGATION	NO DEPARTMENT	Cibolo Street Reconstr Pkg 1	690,606.85	
2/10/2025	72457	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0021217_000 UB Refund	66.91	
2/10/2025	72458	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0022308_000 UB Refund	97.50	
2/10/2025	72459	DR HORTON	WATER & SEWER FUND	NO DEPARTMENT	021_0024817_000 UB Refund	78.05	
2/10/2025	72460	E. PHILLIPS LEGAL, P.C.	GENERAL FUND	MUNICIPAL COURT	Municipal Court Judge Svcs	2,300.00	
2/10/2025	72461	ENCODE PLUS LLC	GRANT FUND	NON-DEPARTMENTAL	Unified Development Code Rewrite:Phase 01	1,550.00	YES
2/10/2025	72461	ENCODE PLUS LLC	GRANT FUND	NON-DEPARTMENTAL	Unified Development Code Rewrite:Phase 01	14,301.45	YES
2/10/2025	72462	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	boots - Fire	392.60	
2/10/2025	72463	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	gate vlv - Utilities	2,046.26	
2/10/2025	72463	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	coil - Utilities	263.34	
2/10/2025	72463	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	gelpacs - Fire	67.96	
2/10/2025	72464	FLEMONS, LINDA	WATER & SEWER FUND	NO DEPARTMENT	014_0000335_007 UB Refund	90.18	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing - Fire	80.95	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	onesize cap - Fire	4.30	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants - Fire	56.28	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants - Fire	150.48	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	POLICE DEPARTMENT	polo - PD	98.19	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants - Fire	50.15	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants - Fire	95.57	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	rain coat - Fire	24.45	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants - Fire	168.54	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants - Fire	86.70	
2/10/2025	72465	GALLS, LLC	GENERAL FUND	POLICE DEPARTMENT	batteries - PD	35.45	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/10/2025	72466	GEAR CLEANING SOLUTIONS LLC	GENERAL FUND	FIRE DEPARTMENT	PPE Care and Maintenance - Fire	6,344.56	
2/10/2025	72466	GEAR CLEANING SOLUTIONS LLC	GENERAL FUND	FIRE DEPARTMENT	PPE Care and Maintenance - Fire	1,958.88	
2/10/2025	72467	GRIMES, TIFFANY	WATER & SEWER FUND	NO DEPARTMENT	009_0002448_002 UB Refund	29.10	
2/10/2025	72468	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	safety equipment - PD	708.73	
2/10/2025	72468	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	polo - PD	34.30	
2/10/2025	72469	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	PUBLIC WORKS STREETS	Vehicle Regist. VIN086	7.50	
2/10/2025	72469	GUADALUPE CNTY TAX ASSESSOR-C	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Vehicle Regist. VIN180	7.50	
2/10/2025	72469	GUADALUPE CNTY TAX ASSESSOR-C	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Vehicle Regist. VIN530	7.50	
2/10/2025	72470	HARMON'S BARBEQUE	GENERAL FUND	FIRE DEPARTMENT	GuadaComa Emergency Meeting	147.00	
2/10/2025	72471	HAROLD MELTON	GENERAL FUND	FIRE DEPARTMENT	CERTIFICATION FEES	87.17	
2/10/2025	72472	HD SUPPLY, INC	WATER & SEWER FUND	WATER OPERATIONS	hach samples - Water	506.48	
2/10/2025	72472	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	fleece jacket - Water	105.80	
2/10/2025	72472	HD SUPPLY, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	inverted paint - Water	172.37	
2/10/2025	72473	HIGHLAND HOMES	WATER & SEWER FUND	NO DEPARTMENT	032_0000305_000 UB Refund	54.53	
2/10/2025	72474	HIGHLAND HOMES	WATER & SEWER FUND	NO DEPARTMENT	032_0000457_000 UB Refund	56.39	
2/10/2025	72475	HORIZON STRUCTURES LLC	GRANT FUND	NON-DEPARTMENTAL	Construction - ACO	71,091.48	
2/10/2025	72475	HORIZON STRUCTURES LLC	GRANT FUND	NON-DEPARTMENTAL	Construction - ACO	-	
2/10/2025	72476	INDUSTRIAL DISPOSAL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	gutter broom - Drainage	891.00	
2/10/2025	72477	INVESTORS PROPERTY MANAGEMEN	WATER & SEWER FUND	NO DEPARTMENT	013_0000750_004 UB Refund	41.40	
2/10/2025	72478	JAMES, LAUREN	WATER & SEWER FUND	NO DEPARTMENT	009_0003420_003 UB Refund	30.74	
2/10/2025	72479	JT RENOVATORS LLC	WATER & SEWER FUND	NO DEPARTMENT	004_0001160_002 UB Refund	51.37	
2/10/2025	72480	KDW ENTERPRISES WILLIAMS/POZZI	GENERAL FUND	POLICE DEPARTMENT	service call, IC core rekey - PD	234.00	
2/10/2025	72481	LAUDENSLAGER, MEGAN	WATER & SEWER FUND	NO DEPARTMENT	009_0002910_008 UB Refund	35.91	
2/10/2025	72482	LIM, KHUN	WATER & SEWER FUND	NO DEPARTMENT	010_0003313_002 UB Refund	39.15	
2/10/2025	72483	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	ANIMAL SERVICES	Radio Svcs - PD	72.00	
2/10/2025	72483	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs - PD	1,134.00	
2/10/2025	72483	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	FIRE DEPARTMENT	December radio svcs - Fire	900.00	
2/10/2025	72483	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs - PD	18.00	
2/10/2025	72483	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs - PD	140.00	
2/10/2025	72483	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs - PD	180.00	
2/10/2025	72483	LOWER COLORADO RIVER AUTHORIT	GENERAL FUND	FIRE DEPARTMENT	Radio Svc for November	900.00	
2/10/2025	72484	MCCAIN, TONYA	WATER & SEWER FUND	NO DEPARTMENT	010_0000859_007 UB Refund	6.57	
2/10/2025	72485	MCCOY'S BUILDING SUPPLY	GENERAL FUND	PARKS	sealant - Parks	223.26	
2/10/2025	72486	NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	swing coats, pants - Fire	11,893.00	
2/10/2025	72486	NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	swing coats, pants - Fire	17,992.00	
2/10/2025	72487	OKLAHOMA STATE UNIVERSITY	GENERAL FUND	FIRE DEPARTMENT	Fire11425	255.00	
2/10/2025	72488	O'REILLY AUTO PARTS	GENERAL FUND	CODE ENFORCEMENT	motor oil - Code Enforcement	43.41	
2/10/2025	72489	PARASCAN, BOGDAN C	WATER & SEWER FUND	NO DEPARTMENT	015_0001817_005 UB Refund	33.17	
2/10/2025	72490	PLACE, SCOTT	WATER & SEWER FUND	NO DEPARTMENT	015_0000417_000 UB Refund	4,806.99	
2/10/2025	72491	PORTIS, PATTI	WATER & SEWER FUND	NO DEPARTMENT	015_0002920_003 UB Refund	18.77	
2/10/2025	72492	PRESIDIO CONTRACTING, LLC	PARK LAND FEES	PARKS	Town Creek Walking Trail	6,000.00	
2/10/2025	72492	PRESIDIO CONTRACTING, LLC	PARK LAND FEES	NO DEPARTMENT	Town Creek Walking Trail	(600.00)	
2/10/2025	72493	PROPERTY MANAGEMENT SERVICES	WATER & SEWER FUND	NO DEPARTMENT	006_0002740_009 UB Refund	40.14	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	uniform - Drainage	90.27	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, towel, mops - PW	26.41	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	uniform - Water	165.57	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform - Streets	176.42	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, towel, mops - PW	26.42	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, towel, mops - PW	26.41	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, towel, mops - PW	26.41	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	uniform - Parks	113.26	
2/10/2025	72494	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, PD mats	80.06	
2/10/2025	72495	RABA KISTNER INC.	GRANT FUND	NON-DEPARTMENTAL	Construction Materials Engineering & Testing	1,843.00	
2/10/2025	72496	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	filter head - Drainage	566.87	
2/10/2025	72496	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	gloves - Drainage	125.24	
2/10/2025	72496	RDO EQUIPMENT CO	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	pilot control valve - Utilities	1,667.05	
2/10/2025	72496	RDO EQUIPMENT CO	GENERAL FUND	PUBLIC WORKS STREETS	Pilot control Valve	3,677.91	
2/10/2025	72497	REHLER VAUGHN & KOONE, INC	23 CERTIFICATES OF OBLIGATION	FIRE DEPARTMENT	Architectural & Engineering FS3	2,297.25	
2/10/2025	72498	SHRED-IT US JV LLC	GENERAL FUND	POLICE DEPARTMENT	Standard Shredding Svcs	239.17	
2/10/2025	72498	SHRED-IT US JV LLC	GENERAL FUND	CITY SECRETARY	Standard Shredding Svcs	239.17	
2/10/2025	72499	SITEONE LANDSCAPE SUPPLY, LLC	WATER & SEWER FUND	WATER OPERATIONS	top soil - Utilities	162.00	

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2/10/2025	72499	SITEONE LANDSCAPE SUPPLY, LLC	WATER & SEWER FUND	WATER OPERATIONS	top soil - Utilities	162.00	
2/10/2025	72500	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	fire alarm monitoring renewal - FS2	360.00	
2/10/2025	72501	SPRINGER, KRISTIN	WATER & SEWER FUND	NO DEPARTMENT	031_0001330_001 UB Refund	93.51	
2/10/2025	72502	STRAHLER, ERIKA	WATER & SEWER FUND	NO DEPARTMENT	004_0001237_004 UB Refund	13.23	
2/10/2025	72503	STRAHLER, ERIKA	WATER & SEWER FUND	NO DEPARTMENT	009_0000783_002 UB Refund	94.26	
2/10/2025	72504	STRAHLER, ERIKA	WATER & SEWER FUND	NO DEPARTMENT	012_0000305_007 UB Refund	39.15	
2/10/2025	72505	SUN COAST RESOURCES, LLC	GENERAL FUND	POLICE DEPARTMENT	cancelled billing #97696570 - PD	(1,520.07)	
2/10/2025	72505	SUN COAST RESOURCES, LLC	GENERAL FUND	FIRE DEPARTMENT	BOL 221.50 gallons - Fire	1,137.01	
2/10/2025	72505	SUN COAST RESOURCES, LLC	GENERAL FUND	POLICE DEPARTMENT	306.50 gal. fuel - PD	1,467.27	
2/10/2025	72505	SUN COAST RESOURCES, LLC	GENERAL FUND	FIRE DEPARTMENT	221.50 gal fuel - Fire	1,099.43	
2/10/2025	72505	SUN COAST RESOURCES, LLC	GENERAL FUND	FIRE DEPARTMENT	cancelled billing #97709043 - Fire	(1,137.01)	
2/10/2025	72506	SUNBELT RENTALS, INC.	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	heater infrared - PW	128.08	
2/10/2025	72506	SUNBELT RENTALS, INC.	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	heater infrared - PW	128.08	
2/10/2025	72506	SUNBELT RENTALS, INC.	GENERAL FUND	PARKS	heater infrared - PW	128.08	
2/10/2025	72506	SUNBELT RENTALS, INC.	GENERAL FUND	PUBLIC WORKS STREETS	heater infrared - PW	128.09	
2/10/2025	72507	TEXAS EXCAVATION SAFETY SYSTEM	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Message Fees for Dec. '24	303.60	
2/10/2025	72508	THOMAS A TOBIN	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	oil change - Utilities	137.50	
2/10/2025	72509	WALMART STORES, INC.	GENERAL FUND	NO DEPARTMENT	RE: Ch 380 ED Agreement	218,285.09	
2/10/2025	72510	WILSON COMPANY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	487 hose size 4-16 / Utilities	182.57	
2/10/2025	72517	KENDIG KEAST COLLABORATIVE	GRANT FUND	NON-DEPARTMENTAL	Unified Development Code Rewrite:Phase 01	14,301.45	
2/10/2025	72517	KENDIG KEAST COLLABORATIVE	GRANT FUND	NON-DEPARTMENTAL	Unified Development Code Rewrite:Phase 01	1,550.00	
2/18/2025	72518	AJ'S TIRE SHOP, INC	GENERAL FUND	PUBLIC WORKS STREETS	skid steer	8.50	
2/18/2025	72519	ALAMO FENCE COMPANY OF SAN ANTONIO	2011 GO BDS-TOWN CREEK REG D	NO DEPARTMENT	Chainlink Fence - Streets	2,632.00	
2/18/2025	72520	ALAMO RESTORATION LLC	GENERAL FUND	FIRE DEPARTMENT	Hollick., Thomas #1 kit remodel	424.00	
2/18/2025	72520	ALAMO RESTORATION LLC	GENERAL FUND	FIRE DEPARTMENT	Hollick., Thomas #1 kit remodel	3,898.37	
2/18/2025	72521	ALERE ESCREEN	GENERAL FUND	HUMAN RESOURCES	DOT FMCSA Standalone Pool	300.00	
2/18/2025	72522	AMAZON CAPITAL SERVICES, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Trimmer	431.20	
2/18/2025	72522	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS STREETS	replacement lighter	14.99	
2/18/2025	72522	AMAZON CAPITAL SERVICES, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	office supplies - PW	71.56	
2/18/2025	72522	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	office supplies - PW	311.05	
2/18/2025	72522	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	Crime Prevention	90.27	
2/18/2025	72522	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	COUNCIL	office supplies - PW	52.99	
2/18/2025	72522	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	foot warmer	124.98	
2/18/2025	72522	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	garden hose	3.99	
2/18/2025	72523	AMERICAN ASSOCIATION OF NOTARIES	GENERAL FUND	POLICE DEPARTMENT	Notary Renewal - Llanez, Matthew	104.90	
2/18/2025	72524	ASPHALT PATCH ENTERPRISES, INC	GENERAL FUND	PUBLIC WORKS STREETS	7.06 tons asphalt	1,058.01	
2/18/2025	72525	ASPHALT ZIPPER, INC.	25 CERTIFICATES OF OBLIGATION	PUBLIC WORKS STREETS	2024 Reclaimer/Stabilizer - PW	311,560.00	
2/18/2025	72526	AT&T	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#831-000-9744-144	3,215.67	
2/18/2025	72527	BRAUNTEX MATERIALS, INC.	WATER & SEWER FUND	WATER OPERATIONS	sand - Utilities	142.07	
2/18/2025	72527	BRAUNTEX MATERIALS, INC.	WATER & SEWER FUND	WASTEWATER OPERATIONS	sand - utilities	259.33	
2/18/2025	72528	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix	189.39	
2/18/2025	72529	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D hotmix	179.36	
2/18/2025	72530	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	Type D Hotmix PG 64-22	239.54	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid cities - SAWS/Cibolo	2,190.28	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid cities - SAWS/Cibolo	4,770.28	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid cities - SAWS/Cibolo	10,414.42	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	21,286.63	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	49,571.85	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	19,128.69	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	13,802.54	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	2,539.45	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	15,540.12	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	40,560.90	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	20,958.24	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	10,679.96	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	18,225.24	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	20,699.17	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	28,023.11	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	1,011.90	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	LD Exempt	10,595.23	
2/18/2025	72531	CANYON REGIONAL WATER AUTHORITY	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	11,994.09	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/18/2025	72531	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Wells Ranch	31,816.72	
2/18/2025	72531	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	8,347.99	
2/18/2025	72531	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid Cities	3,832.99	
2/18/2025	72531	CANYON REGIONAL WATER AUTHOR	WATER & SEWER FUND	WATER OPERATIONS	Mid cities - SAWS/Cibolo	12,163.79	
2/18/2025	72532	CENTERLINE SUPPLY, LTD	GENERAL FUND	PUBLIC WORKS STREETS	post mount - Streets	138.00	
2/18/2025	72533	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	Gas Svc Acct#10766336-1	474.86	
2/18/2025	72533	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	Gas Svc Acct#11639787-8	696.01	
2/18/2025	72533	CENTERPOINT ENERGY	GENERAL FUND	FIRE DEPARTMENT	Gas Svc Acct#8649860-7	396.18	
2/18/2025	72534	CESAR AMAYA	GENERAL FUND	PUBLIC WORKS STREETS	sensor	65.00	
2/18/2025	72534	CESAR AMAYA	GENERAL FUND	POLICE DEPARTMENT	tire repair	20.00	
2/18/2025	72535	CHAPMAN REFRIGERATION, INC	GENERAL FUND	PARKS	water system repair - PW	208.32	
2/18/2025	72535	CHAPMAN REFRIGERATION, INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	water system repair - PW	208.31	
2/18/2025	72535	CHAPMAN REFRIGERATION, INC	GENERAL FUND	PUBLIC WORKS STREETS	water system repair - PW	208.31	
2/18/2025	72535	CHAPMAN REFRIGERATION, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	water system repair - PW	208.31	
2/18/2025	72536	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	75.60	
2/18/2025	72536	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	93.75	
2/18/2025	72536	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	158.00	
2/18/2025	72536	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	71.40	
2/18/2025	72536	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	264.00	
2/18/2025	72536	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	555.15	
2/18/2025	72536	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	66.15	
2/18/2025	72537	CINTAS FIRST AID & SAFETY	GENERAL FUND	PUBLIC WORKS STREETS	first aid kit	50.54	
2/18/2025	72537	CINTAS FIRST AID & SAFETY	GENERAL FUND	PARKS	first aid kit	50.54	
2/18/2025	72537	CINTAS FIRST AID & SAFETY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	first aid kit	50.54	
2/18/2025	72537	CINTAS FIRST AID & SAFETY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	first aid kit	50.54	
2/18/2025	72538	CLOSNER EQUIPMENT CO., INC.	GENERAL FUND	PUBLIC WORKS STREETS	nozzle spraying	129.90	
2/18/2025	72539	CMC STEEL FABRICATORS, INC	GENERAL FUND	PUBLIC WORKS STREETS	slab	24.00	YES
2/18/2025	72539	CMC STEEL FABRICATORS, INC	GENERAL FUND	PUBLIC WORKS STREETS	slab	1,423.52	YES
2/18/2025	72539	CMC STEEL FABRICATORS, INC	GENERAL FUND	PUBLIC WORKS STREETS	slab	174.16	YES
2/18/2025	72539	CMC STEEL FABRICATORS, INC	GENERAL FUND	PUBLIC WORKS STREETS	slab	751.15	YES
2/18/2025	72539	CMC STEEL FABRICATORS, INC	GENERAL FUND	PUBLIC WORKS STREETS	slab	4,113.80	YES
2/18/2025	72540	COLLIERS ENGINEERING & DESIGN	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	687-33-01 2024 MS4 Gen. Perm. Renewal	1,302.50	
2/18/2025	72540	COLLIERS ENGINEERING & DESIGN	WASTEWATER IMPACT FEES	NO DEPARTMENT	687-31-01 Venado W. Sanitary Sewer Ext.	5,775.00	
2/18/2025	72540	COLLIERS ENGINEERING & DESIGN	GRANT FUND	NON-DEPARTMENTAL	687-21-01 Cibolo Animal Shelter Expansion	2,240.00	
2/18/2025	72541	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Loopnet Looplink April '24 Svcs	395.00	
2/18/2025	72541	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	Loopnet Looplink April '24 Svcs	-	
2/18/2025	72541	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Loopnet Looplink April '24 Svcs	-	
2/18/2025	72542	DAVIDSON TROILO REAM & GARZA	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Legal Svcs _ EDC	540.50	
2/18/2025	72543	DEWINNE EQUIPMENT CO. INC.	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Kawasaki	14,543.10	
2/18/2025	72544	DISA GLOBAL SOLUTIONS INC	GENERAL FUND	HUMAN RESOURCES	new hire background checks	92.35	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS STREETS	Monthly Lease for February	3,815.18	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	Monthly Lease for February	3,017.86	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	FIRE DEPARTMENT	Monthly Lease for February	4,215.76	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	PARKS	Monthly Lease for February	2,807.95	
2/18/2025	72545	ENTERPRISE FM TRUST	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Monthly Lease for February	3,227.77	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	ECONOMIC DEVELOPMENT	Monthly Lease for February	518.01	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	NON-DEPARTMENTAL	Monthly Lease for February	506.08	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	POLICE DEPARTMENT	Monthly Lease for February	31,848.60	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	ANIMAL SERVICES	Monthly Lease for February	2,698.69	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	CODE ENFORCEMENT	Monthly Lease for February	886.66	
2/18/2025	72545	ENTERPRISE FM TRUST	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Monthly Lease for February	3,781.61	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	NO DEPARTMENT	Monthly Lease for February	(21,848.00)	
2/18/2025	72545	ENTERPRISE FM TRUST	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Monthly Lease for February	3,625.82	
2/18/2025	72546	EQUIPMENTSHARE.COM, INC.	GENERAL FUND	PUBLIC WORKS STREETS	Towable Boom Lift 50'	446.56	
2/18/2025	72547	EWING	GENERAL FUND	PARKS	commercial valve - Parks	147.94	
2/18/2025	72548	FARRWEST ENVIRON SUPPLY, INC	GENERAL FUND	FIRE DEPARTMENT	boots - Fire	351.90	
2/18/2025	72549	FARRWEST SPECIALTY VEHICLES,LL	GENERAL FUND	FIRE DEPARTMENT	Install Lind Power Supply - Fire	60.00	
2/18/2025	72550	FERGUSON WATERWORKS #1106	WATER & SEWER FUND	WATER OPERATIONS	gaskets	519.04	
2/18/2025	72551	FISERV, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	BOSS-DS, ELECT REMIT MO MAINT FEE	117.68	
2/18/2025	72551	FISERV, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	BOSS-DS, ELECT REMIT MO MAINT FEE	125.12	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	rapelling belt	63.17	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing	72.79	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing	214.38	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing	127.22	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	credit on pants	(170.46)	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants	175.45	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants	86.78	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing	63.03	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing	74.55	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	apex pants	86.76	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing	74.55	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	pants	86.71	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	clothing	74.52	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	shirt	60.85	
2/18/2025	72552	GALLS, LLC	GENERAL FUND	FIRE DEPARTMENT	raincoat	22.47	
2/18/2025	72553	GLOCK PROFESSIONAL, INC.	GENERAL FUND	POLICE DEPARTMENT	Armorer's Course - Kershaw, Richard	300.00	
2/18/2025	72554	GRAINGER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	truck box	515.60	
2/18/2025	72554	GRAINGER	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	protective gloves	22.16	
2/18/2025	72555	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	9mm	668.59	
2/18/2025	72555	GT DISTRIBUTORS	GENERAL FUND	POLICE DEPARTMENT	duty belt	63.59	
2/18/2025	72556	GUADALUPE CNTY TAX ASSESSOR-C	GENERAL FUND	FIRE DEPARTMENT	Vehicle Regist. Renew. VIN930	7.50	
2/18/2025	72557	GUADALUPE COUNTY ELECTIONS	GENERAL FUND	CITY SECRETARY	9 early/38 vote centers	29,523.76	
2/18/2025	72557	GUADALUPE COUNTY ELECTIONS	GENERAL FUND	CITY SECRETARY	2 early/1 vote center	16,660.38	
2/18/2025	72558	GUARDIAN ALLIANCE TECHNOLOGIE	GENERAL FUND	POLICE DEPARTMENT	Monthly PSA - PD	330.00	
2/18/2025	72559	HD SUPPLY, INC	GENERAL FUND	PUBLIC WORKS STREETS	gloves	175.00	
2/18/2025	72559	HD SUPPLY, INC	GENERAL FUND	PUBLIC WORKS STREETS	gloves	59.80	
2/18/2025	72560	HELPING HAND HARDWARE	GENERAL FUND	PARKS	chains	53.98	
2/18/2025	72560	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	sheeting tape	7.79	
2/18/2025	72560	HELPING HAND HARDWARE	GENERAL FUND	FIRE DEPARTMENT	hose	14.99	
2/18/2025	72560	HELPING HAND HARDWARE	GENERAL FUND	PUBLIC WORKS STREETS	coupler	26.97	
2/18/2025	72560	HELPING HAND HARDWARE	WATER & SEWER FUND	WASTEWATER OPERATIONS	elbows, plugs	106.92	
2/18/2025	72560	HELPING HAND HARDWARE	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	parts	64.95	
2/18/2025	72561	HELSELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PUBLIC WORKS STREETS	Firestone Tires - Streets	305.92	
2/18/2025	72562	HPS, LLC	WATER & SEWER FUND	WATER OPERATIONS	METERS	10,555.92	
2/18/2025	72563	HPS, LLC	WATER & SEWER FUND	NO DEPARTMENT	METERS	8,757.41	
2/18/2025	72564	HPS, LLC	WATER & SEWER FUND	NO DEPARTMENT	METERS	5,380.84	
2/18/2025	72565	INDUSTRIAL DISPOSAL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	coolant tank - Drainage	431.20	
2/18/2025	72566	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Data Processing & Postage Fees - UB	6,507.00	
2/18/2025	72566	INFOSEND, INC.	WATER & SEWER FUND	UTILITIES ADMINISTRATION	Data Processing & Postage Fees - UB	1,749.23	
2/18/2025	72567	INTER.ASSOC.OF CHIEF OF POLICE	GENERAL FUND	POLICE DEPARTMENT	Associate Membership Dues 2025	220.00	
2/18/2025	72568	JOEL HICKS	GENERAL FUND	COUNCIL	TML Executive meeting	103.18	
2/18/2025	72569	JORDAN FORD LTD	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	motor asy - Utilities	26.05	
2/18/2025	72570	KAHLIG ENTERPRISES LTD	GENERAL FUND	POLICE DEPARTMENT	light diminish unit 24-08	108.97	
2/18/2025	72570	KAHLIG ENTERPRISES LTD	GENERAL FUND	POLICE DEPARTMENT	Light Diminish unit 24-07 / SRO	108.97	
2/18/2025	72570	KAHLIG ENTERPRISES LTD	GENERAL FUND	POLICE DEPARTMENT	Vehicle Repair Unit 19-03 PD	32.23	
2/18/2025	72570	KAHLIG ENTERPRISES LTD	GENERAL FUND	POLICE DEPARTMENT	light diminish unit 23-05	108.97	
2/18/2025	72570	KAHLIG ENTERPRISES LTD	GENERAL FUND	POLICE DEPARTMENT	support svcs - PD	108.97	
2/18/2025	72571	KENNETH SCHULMEIER	GENERAL FUND	INFORMATION TECHNOLOGY	pump repair at FS3	995.00	
2/18/2025	72572	KLINGSPOR ABRASIVES, INC	GENERAL FUND	PUBLIC WORKS STREETS	Diamond Cut - Streets	347.91	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	PARKS	radio svcs for Nov. - PW	87.96	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	radio svcs for Nov. - PW	238.54	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	radio svcs for Nov. - PW	133.06	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs for Nov. - PD	180.00	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	December radio svcs - PW	133.06	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs for Nov. - PD	18.00	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	December radio svcs - PW	238.54	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	PARKS	December radio svcs - PW	87.96	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs for Nov. - PD	140.00	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	INFORMATION TECHNOLOGY	Beon - IT	10.00	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	POLICE DEPARTMENT	Radio Svcs for Nov. - PD	1,134.00	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	ANIMAL SERVICES	Radio Svcs for Nov. - PD	72.00	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORI	GENERAL FUND	PUBLIC WORKS STREETS	radio svcs for Nov. - PW	193.38	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/18/2025	72573	LOWER COLORADO RIVER AUTHORITY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	radio svcs for Nov. - PW	123.06	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	INFORMATION TECHNOLOGY	Beon - IT	10.00	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORITY	GENERAL FUND	PUBLIC WORKS STREETS	December radio svcs - PW	193.38	
2/18/2025	72573	LOWER COLORADO RIVER AUTHORITY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	December radio svcs - PW	123.06	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Unit 23-06 Patrol	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Unit 23-06 Patrol	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Unit 23-06 Patrol	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol Unit 24-06	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Tire Light labor - SRO 16-01	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Tire Light labor - SRO 16-01	67.28	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	ANIMAL SERVICES	Tire Light labor - SRO 16-01	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Tire Light labor - SRO 16-01	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol Unit 24-06	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol Unit 24-06	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	driver headlamp unit 21-07	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	driver headlamp unit 21-07	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol Unit 24-06	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol Unit 24-06	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol Unit 24-06	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol Unit 24-06	140.17	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Unit 23-06 Patrol	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Unit 23-06 Patrol	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	ANIMAL SERVICES	oil change - Unit 23-06 Patrol	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol Unit 24-06	98.73	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Tire Light labor - SRO 16-01	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Tire Light labor - SRO 16-01	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	Tire Light labor - SRO 16-01	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	driver headlamp unit 21-07	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	driver headlamp unit 21-07	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	driver headlamp unit 21-07	-	
2/18/2025	72574	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	driver headlamp unit 21-07	1,600.52	
2/18/2025	72575	MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	rebar - Streets	138.10	
2/18/2025	72576	MWI ANIMAL HEALTH	GENERAL FUND	ANIMAL SERVICES	rescue pump - ACO	147.58	
2/18/2025	72577	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	Jan Occ Med Visits - City	220.00	
2/18/2025	72577	NLUC, PLLC	GENERAL FUND	HUMAN RESOURCES	Jan Occ Med Visits - City	45.00	
2/18/2025	72578	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	foam cups - city Hall	118.78	
2/18/2025	72578	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	copy paper - city hall	237.43	
2/18/2025	72579	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	braided loom	102.93	
2/18/2025	72579	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	battery - Drainage	228.88	
2/18/2025	72579	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	lube	41.95	
2/18/2025	72579	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	light	12.38	
2/18/2025	72579	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	air tube	0.77	
2/18/2025	72579	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	wipers	75.98	
2/18/2025	72579	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	battery	166.19	
2/18/2025	72579	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	lube - Utilities	17.98	
2/18/2025	72579	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	relay	28.98	
2/18/2025	72580	PMGR DEVELOPMENT GROUP CORP	GRANT FUND	NON-DEPARTMENTAL	Animal Care Facility Site Work	-	
2/18/2025	72580	PMGR DEVELOPMENT GROUP CORP	GRANT FUND	NO DEPARTMENT	Animal Care Facility Site Work	(3,035.30)	
2/18/2025	72580	PMGR DEVELOPMENT GROUP CORP	GRANT FUND	NON-DEPARTMENTAL	Animal Care Facility Site Work	30,353.05	
2/18/2025	72580	PMGR DEVELOPMENT GROUP CORP	GRANT FUND	NON-DEPARTMENTAL	Animal Care Facility Site Work	-	
2/18/2025	72580	PMGR DEVELOPMENT GROUP CORP	GRANT FUND	NON-DEPARTMENTAL	Animal Care Facility Site Work	-	
2/18/2025	72581	PROFESSIONAL TURF PRODUCTS	GENERAL FUND	PARKS	spark plugs and labor - Parks	348.18	
2/18/2025	72582	PROFICIENT BENEFIT SOLUTIONS	GENERAL FUND	HUMAN RESOURCES	FSA, HSA and Cobra fees	327.30	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform - Streets	176.42	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	Uniform - Streets	176.42	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform - Water	161.53	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, mops, towel svcs PW	26.42	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform - Drainage	90.27	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Uniform - Water	161.53	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	PW mops, mats, towels	26.41	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Uniform - Drainage	90.27	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, mops, towel svcs PW	26.41	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, mops, towel svcs PW	26.41	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	PW mops, mats, towels	26.42	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	PW mops, mats, towels	26.41	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, mops, towel svcs PW	26.41	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, PD mats	80.06	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	PW mops, mats, towels	26.41	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform - Parks	112.37	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, PD mats	45.00	
2/18/2025	72583	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	Uniform - Parks	112.37	
2/18/2025	72584	RDO EQUIPMENT CO	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	gloves	193.95	
2/18/2025	72585	RDO TRUST #80-5800	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	gloves	193.95	YES
2/18/2025	72586	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	embroidery - PD	20.00	
2/18/2025	72586	SCHERTZ EMBROIDERY, LLC	GENERAL FUND	POLICE DEPARTMENT	embroidery - PD	40.00	
2/18/2025	72587	SCIENS LLC	GENERAL FUND	INFORMATION TECHNOLOGY	IT Strategic Plan	17,680.00	
2/18/2025	72588	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Azure for December	704.48	
2/18/2025	72589	SOUTH TEXAS AUTO PARTS COMPANY	GENERAL FUND	FIRE DEPARTMENT	connector - fire	1.89	YES
2/18/2025	72590	SUNBELT RENTALS, INC.	GENERAL FUND	PUBLIC WORKS STREETS	concrete power - Streets	425.60	
2/18/2025	72591	TEMPLAR RESOURCES LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	dump fee	520.00	
2/18/2025	72592	TERRACON CONSULTANTS, INC.	2020 CERT OF OBLIGATION BONDS	NO DEPARTMENT	Dec. Svcs: Earthwork Observation and Testing	3,167.50	
2/18/2025	72593	TEXAS DOWNTOWN ASSOCIATION	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Traveling Banner Program Ad - EDC	550.00	
2/18/2025	72594	TEXAS HIGHWAY PRODUCTS LTD	GENERAL FUND	PUBLIC WORKS STREETS	Button Borg @ Cibolo - Streets	800.00	
2/18/2025	72594	TEXAS HIGHWAY PRODUCTS LTD	GENERAL FUND	PUBLIC WORKS STREETS	SPI Module - Streets	2,400.00	
2/18/2025	72595	TOLTEC STEEL PRODUCTS, LTD.	GENERAL FUND	PUBLIC WORKS STREETS	metal - Streets	70.40	
2/18/2025	72596	TX COMMISSION-LAW ENFORCEMENT	GENERAL FUND	POLICE DEPARTMENT	Fire Arms Instructor Course	35.00	
2/18/2025	72597	WESTERN READY MIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	limestone - Streets	407.85	
2/18/2025	72598	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WATER OPERATIONS	couplings - Water	248.27	
2/18/2025	72598	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WATER OPERATIONS	nipples - Utilities	44.40	
2/18/2025	72598	WILLIAMS SUPPLY COMPANY, LTD	WATER & SEWER FUND	WATER OPERATIONS	Tee, nipples - Utilities	88.41	
2/18/2025	72599	YMCA OF GREATER SAN ANTONIO	GENERAL FUND	NO DEPARTMENT	January YMCA	976.00	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	November Purchases	167.44	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	FIRE DEPARTMENT	November Purchases	48.86	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	POLICE DEPARTMENT	November Purchases	90.86	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	November Purchases	66.83	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	November Purchases	114.00	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	November Purchases	102.10	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	NON-DEPARTMENTAL	November Purchases	123.41	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	November Purchases	884.04	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	November Purchases	137.54	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PUBLIC WORKS STREETS	November Purchases	104.36	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	November Purchases	64.06	
2/5/2025	72601	HOME DEPOT CREDIT SERVICES	GENERAL FUND	PARKS	November Purchases	173.42	
2/25/2025	72602	A-1 ENTERPRISE INC	GENERAL FUND	NON-DEPARTMENTAL	fire ext annual maintenance - City Hall	150.00	
2/25/2025	72602	A-1 ENTERPRISE INC	GENERAL FUND	FIRE DEPARTMENT	Oxygen Hydrotest - Fire	360.80	
2/25/2025	72603	ADP, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Tax Reporting W-2's	1,723.60	
2/25/2025	72603	ADP, INC	GENERAL FUND	INFORMATION TECHNOLOGY	ADP Workforce Manager	6,630.50	
2/25/2025	72604	AETNA SIGN GROUP, LTD	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	repalcement map inserts - ED	975.00	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	desk calendar - PW	48.99	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	doorbell - PW	13.67	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	The Book of Search - Fire	169.27	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	The Book of Search - Fire	168.84	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	extension cables - PD	26.37	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	uniform badges - Fire	44.70	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	office supplies - Fire	89.96	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	FIRE DEPARTMENT	office supplies - Fire	14.99	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	Otter Box - IT	53.97	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	IT REPLACEMENT FUND	NO DEPARTMENT	burner - IT	366.20	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	INFORMATION TECHNOLOGY	flash drive - IT	31.58	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	""O Great One""; book - PD	16.99	
2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	CHILD SAFETY PROGRAM	NO DEPARTMENT	Stop Paddles - PD	799.52	

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2/25/2025	72605	AMAZON CAPITAL SERVICES, INC	GENERAL FUND	POLICE DEPARTMENT	tv - PD	139.99	
2/25/2025	72606	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	bluedef - Fire	83.94	
2/25/2025	72606	AUTOZONE STORES, INC.	GENERAL FUND	FIRE DEPARTMENT	wash brush - Fire	29.08	
2/25/2025	72607	BENJAMIN VELEZ	GENERAL FUND	FIRE DEPARTMENT	Driver Operator Pumper	87.17	
2/25/2025	72608	BRAUNTEX MATERIALS, INC.	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	washed rock - Drainage	192.08	
2/25/2025	72608	BRAUNTEX MATERIALS, INC.	STREET/DRAIN MAINT TAX	NO DEPARTMENT	1/2" to dust - Streets	55.08	
2/25/2025	72609	CBRE,INC-VALUATION & ADVISORY	2021 EDC REVENUE BONDS	NO DEPARTMENT	Hotel Market Analysis Cibolo Tx	2,824.69	
2/25/2025	72610	CENTERPOINT ENERGY	GENERAL FUND	POLICE DEPARTMENT	acct#8649867-2 / PD	154.03	
2/25/2025	72611	CHARTER COMMUN. HOLDINGS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Acct#248599001 - City Hall	161.27	
2/25/2025	72612	CHRIS NARANJO	TRAFFIC IMPACT FEES	NO DEPARTMENT	Impact Fees Refund Proj#2023-548	10,332.00	
2/25/2025	72612	CHRIS NARANJO	Development Services Fund	NO DEPARTMENT	Impact Fees Refund Proj#2023-548	1,800.00	
2/25/2025	72612	CHRIS NARANJO	WASTEWATER IMPACT FEES	NO DEPARTMENT	Impact Fees Refund Proj#2023-548	2,182.50	
2/25/2025	72612	CHRIS NARANJO	DRAINAGE IMPACT FEES	NO DEPARTMENT	Impact Fees Refund Proj#2023-548	11,891.88	
2/25/2025	72612	CHRIS NARANJO	Development Services Fund	NO DEPARTMENT	Impact Fees Refund Proj#2023-548	3,330.00	
2/25/2025	72613	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	271.95	
2/25/2025	72613	CIBOLO SMALL ANIMAL HOSPITAL	GENERAL FUND	ANIMAL SERVICES	medical svcs - ACO	70.00	
2/25/2025	72614	CINTAS FIRST AID & SAFETY	Development Services Fund	NON-DEPARTMENTAL	first aid - Annex	211.53	
2/25/2025	72614	CINTAS FIRST AID & SAFETY	GENERAL FUND	NON-DEPARTMENTAL	first aid - City Hall	138.76	
2/25/2025	72615	CLOSNER EQUIPMENT CO., INC.	GENERAL FUND	PUBLIC WORKS STREETS	spayers - Streets	45.04	
2/25/2025	72616	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-01-03 On Call Engineering Svc	5,432.50	
2/25/2025	72616	COLLIERS ENGINEERING & DESIGN	2021 EDC REVENUE BONDS	NO DEPARTMENT	687-27-01 Cibolo Market Study - EDC	2,824.69	
2/25/2025	72616	COLLIERS ENGINEERING & DESIGN	Development Services Fund	PLANNING	687-19-01 City Plat/Plan Review	5,252.50	
2/25/2025	72616	COLLIERS ENGINEERING & DESIGN	PARK LAND FEES	PARKS	687-10-01 Town Creek Walking Trails	2,222.50	
2/25/2025	72617	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CoStar Suite Svc Period February	-	
2/25/2025	72617	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	CoStar Suite Svc Period February	-	
2/25/2025	72617	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	CoStar Suite Svc Period February	445.50	
2/25/2025	72618	COSTAR REALTY INFORMATION INC.	GENERAL FUND	ECONOMIC DEVELOPMENT	LoopNet LoopLink Svc Period Jan to Feb	496.00	
2/25/2025	72618	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	LoopNet LoopLink Svc Period Jan to Feb	294.00	
2/25/2025	72618	COSTAR REALTY INFORMATION INC.	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	LoopNet LoopLink Svc Period Jan to Feb	-	
2/25/2025	72619	CPS ENERGY	GENERAL FUND	PUBLIC WORKS STREETS	PVT Street LTS/CIBOLO	1,041.17	
2/25/2025	72620	CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	COUNCIL	name badges - Council	56.00	
2/25/2025	72620	CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	HUMAN RESOURCES	black marble - HR	110.00	
2/25/2025	72620	CREATIVE TROPHIES AND GIFTS,LL	GENERAL FUND	COUNCIL	badges - Council	40.00	
2/25/2025	72621	DETECTACHEM, INC	GENERAL FUND	POLICE DEPARTMENT	Mobile Detect Pouch - PD	236.74	
2/25/2025	72622	DEWINNE EQUIPMENT CO. INC.	24 CERTIFICATES OF OBLIGATION	PARKS	Kawasaki Lawn Mowers - PW	54,998.20	
2/25/2025	72623	ESP ASSOCIATES INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	WO#1 MS4 Annual Reporting	1,546.82	
2/25/2025	72623	ESP ASSOCIATES INC	WATER IMPACT FEES	NO DEPARTMENT	Cibolo WO#2 Water Main Extension	11,613.30	
2/25/2025	72624	FARRWEST SPECIALTY VEHICLES,LL	GENERAL FUND	POLICE DEPARTMENT	vehicle repair to unit 16-02 / SRO	960.00	
2/25/2025	72625	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	cleaning supplies - Fire	544.86	
2/25/2025	72625	FERGUSON WATERWORKS #1106	GENERAL FUND	FIRE DEPARTMENT	car wash - Fire	106.08	
2/25/2025	72626	FREESE AND NICHOLS	WATER & SEWER FUND	WATER OPERATIONS	Water System Evaluation	4,951.75	YES
2/25/2025	72627	INTERDIRECT USA, LTD	GRANT FUND	NON-DEPARTMENTAL	Cibolo Retail Study	7,000.00	
2/25/2025	72628	INTERNAT'L ECON DEV. COUNCIL	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	membership renewal	740.00	
2/25/2025	72629	JAMES PERRY WHETSTONE	GENERAL FUND	CITY SECRETARY	Billboards for February	400.00	
2/25/2025	72630	JJ KELLER AND ASSOCIATES INC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Essential 1 yr online sub - PW	199.00	
2/25/2025	72630	JJ KELLER AND ASSOCIATES INC	GENERAL FUND	PUBLIC WORKS STREETS	Essential 1 yr online sub - PW	298.50	
2/25/2025	72630	JJ KELLER AND ASSOCIATES INC	GENERAL FUND	PARKS	Essential 1 yr online sub - PW	99.50	
2/25/2025	72630	JJ KELLER AND ASSOCIATES INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Essential 1 yr online sub - PW	99.50	
2/25/2025	72630	JJ KELLER AND ASSOCIATES INC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	Essential 1 yr online sub - PW	298.50	
2/25/2025	72631	LEILI SAMUELSON	GENERAL FUND	FINANCE DEPARTMENT	Certified TX Contractor Developer	289.74	
2/25/2025	72632	LOCKWOOD ANDREWS & NEWNAM	DRAINAGE IMPACT FEES	NO DEPARTMENT	22-01 Tolle Rd Final Design	41,747.92	
2/25/2025	72633	LOCKWOOD ANDREWS & NEWNAM	2019 GENERAL OBLIGATION BONDS	NO DEPARTMENT	Cibolo Tolle Rd WW Improvements 03	6,204.80	
2/25/2025	72634	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	FIRE DEPARTMENT	FS2 repairs	1,858.18	
2/25/2025	72634	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	POLICE DEPARTMENT	hvac svc 2nd floor - PD	990.00	
2/25/2025	72634	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	ANIMAL SERVICES	ac repair kennel - ACO	260.00	
2/25/2025	72634	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	INFORMATION TECHNOLOGY	FS2 drain line - IT	395.00	
2/25/2025	72635	O'REILLY AUTO PARTS	GENERAL FUND	PARKS	wipers, gauge - Parks	63.58	
2/25/2025	72636	PROFICIENT BENEFIT SOLUTIONS	GENERAL FUND	HUMAN RESOURCES	Admin Fees for FSA, HSA and Cobra October	667.87	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	clothing - Utilities	77.35	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	box beam - Drainage	142.41	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	1/2 inch grinder - Utilities	99.99	

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2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	WATER OPERATIONS	irrigation - Water	509.97	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	20v Dewalt Batteries - Streets	848.99	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	Dewalt hand tools - Drainage	669.41	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mns duck - Drainage	229.98	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	chains - Utilities	689.90	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	safety clothing - Streets	99.99	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	hoody - Streets	309.97	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	GENERAL FUND	PUBLIC WORKS STREETS	5/8 D-Rings - Streets/Trailer	51.96	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	flashlight - Utilities	199.98	
2/25/2025	72637	RANCH AND HOME SUPPLY, LLC	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	cordless ratchet - Utilities	324.99	
2/25/2025	72638	SCIENS LLC	GENERAL FUND	INFORMATION TECHNOLOGY	Draft 5 yr IT Strategic Plan	24,000.00	
2/25/2025	72639	UNION PACIFIC RAILROAD CO.	2012 REVENUE BONDS	NO DEPARTMENT	Project Ref#0798820 - UPRR Row Permit	7,000.00	
2/25/2025	72647	CITIBANK	GENERAL FUND	NO DEPARTMENT	JANUARY PCARD STATEMENT 2/3/2025	12,381.02	
2/25/2025	72647	CITIBANK	WATER & SEWER FUND	NO DEPARTMENT	JANUARY PCARD STATEMENT 2/3/2025	1,121.49	
2/25/2025	72647	CITIBANK	DRAINAGE UTILITY DISTRICT	NO DEPARTMENT	JANUARY PCARD STATEMENT 2/3/2025	29.94	
2/25/2025	72647	CITIBANK	POLICE EDUCATION FUNDS	NO DEPARTMENT	JANUARY PCARD STATEMENT 2/3/2025	520.00	
2/25/2025	72647	CITIBANK	ECONOMIC DEVELOPMENT FUND	NO DEPARTMENT	JANUARY PCARD STATEMENT 2/3/2025	866.00	
2/25/2025	72647	CITIBANK	Development Services Fund	NO DEPARTMENT	JANUARY PCARD STATEMENT 2/3/2025	320.58	
2/25/2025	72648	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical Coverage	1,182.81	
2/25/2025	72648	HEALTH CARE SERVICE CORP	GENERAL FUND	NO DEPARTMENT	Employee Medical Coverage	111,254.35	
2/28/2025	72649	ALAN MCCLINTOCK	GENERAL FUND	INFORMATION TECHNOLOGY	NetMotion renewal	7,056.00	
2/28/2025	72650	H&H DIESEL SERVICES	GENERAL FUND	FIRE DEPARTMENT	E11 repairs - fire	518.40	
2/28/2025	72650	H&H DIESEL SERVICES	GENERAL FUND	FIRE DEPARTMENT	replace fuel actuator - Fire	794.31	
2/28/2025	72650	H&H DIESEL SERVICES	GENERAL FUND	FIRE DEPARTMENT	replaced turbo - E20 Fire	2,200.65	
2/28/2025	72651	HCOP, LLC - DBA PARTSTREE.COM	GENERAL FUND	PUBLIC WORKS STREETS	belt - Streets	144.40	YES
2/28/2025	72652	HD SUPPLY, INC	GENERAL FUND	PUBLIC WORKS STREETS	hard hats - Streets	148.40	
2/28/2025	72653	HESELBEIN TIRE SOUTHWEST, INC	GENERAL FUND	PUBLIC WORKS STREETS	tires - Streets	851.83	
2/28/2025	72654	IAPE	POLICE EDUCATION FUNDS	POLICE DEPARTMENT	New Membership ID C696351	425.00	
2/28/2025	72655	IJEFF, LLC	Development Services Fund	PLANNING	business cards - Planning	15.85	
2/28/2025	72656	ISAAC L CURTIS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	CDL Renewal	85.00	
2/28/2025	72657	JORDAN FORD LTD	GENERAL FUND	PUBLIC WORKS STREETS	parts for VIN6019 - Streets	102.26	
2/28/2025	72657	JORDAN FORD LTD	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	seat pads, cover for VIN1387 - Utilities	464.24	
2/28/2025	72657	JORDAN FORD LTD	GENERAL FUND	PUBLIC WORKS STREETS	diesel diagnosis VIN4086 - Streets	1,472.92	
2/28/2025	72658	KLINGSPOR ABRASIVES, INC	GENERAL FUND	PUBLIC WORKS STREETS	diamond cuts - Streets	347.91	
2/28/2025	72659	LEXISNEXIS RISK DATA MGMT, INC	GENERAL FUND	POLICE DEPARTMENT	January '25 contract fee - PD	208.70	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 23-07	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 23-07	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	ANIMAL SERVICES	oil change - Patrol 23-07	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 23-07	112.70	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 24-04	97.18	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	ANIMAL SERVICES	oil change - Patrol 24-04	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 24-04	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 24-04	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 23-07	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 23-07	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 23-07	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 24-04	-	
2/28/2025	72660	MAYRA MAGANA	GENERAL FUND	POLICE DEPARTMENT	oil change - Patrol 24-04	-	
2/28/2025	72661	MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	pine, wire ties - Streets	123.22	
2/28/2025	72661	MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	wire ties - Streets	64.36	
2/28/2025	72661	MCCOY'S BUILDING SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	remesh mats - Streets	457.85	
2/28/2025	72662	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	POLICE DEPARTMENT	2nd floor conference rm @PD	3,800.00	
2/28/2025	72662	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	POLICE DEPARTMENT	fan power box repairs - PD	1,757.50	
2/28/2025	72662	MISSION PLUMBING, HEATING, A/C	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	a/c repair - PW	455.00	
2/28/2025	72663	NAFECO, INC	GENERAL FUND	FIRE DEPARTMENT	tempest repair - Fire	784.94	
2/28/2025	72664	NEW BRAUNFELS WELDERS SUPPLY	GENERAL FUND	FIRE DEPARTMENT	med oxy rental	117.00	
2/28/2025	72665	NLEFIA, LLC	POLICE EDUCATION FUNDS	POLICE DEPARTMENT	Rangemaster Development - Kershaw, Richard	600.00	
2/28/2025	72666	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	toner - IT	240.32	
2/28/2025	72666	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	sugar, creamer - city hall	43.14	
2/28/2025	72666	ODP BUSINESS SOLUTIONS, LLC	GENERAL FUND	NON-DEPARTMENTAL	breakroom supplies - Annex	159.40	

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/28/2025	72667	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	core return - Drainage	(22.00)	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	v belt - Streets	7.97	
2/28/2025	72667	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	battery - Drainage	151.60	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	PARKS	headlite clean	12.99	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	v belt	28.06	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	antifreeze	125.94	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	FIRE DEPARTMENT	motor oil	104.85	
2/28/2025	72667	OREILLY AUTO PARTS	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	motor oil	69.91	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	valves	11.74	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	colormax, sponge	22.74	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	wash brush	24.98	
2/28/2025	72667	OREILLY AUTO PARTS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	wiper blades	25.58	
2/28/2025	72667	OREILLY AUTO PARTS	GENERAL FUND	PUBLIC WORKS STREETS	v-belt exchange - Streets	7.97	
2/28/2025	72668	PAGEFREEZER SOFTWARE, INC.	GENERAL FUND	INFORMATION TECHNOLOGY	Annual Renewal	1,112.36	
2/28/2025	72669	PITNEY BOWES GLOBAL FINANCIAL	GENERAL FUND	NON-DEPARTMENTAL	Postage Meter Rental	719.61	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	mats, towels - PW	26.41	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	mats, towels - PW	26.41	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	mats, towels - PW	26.41	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PARKS	uniform - Parks	111.87	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	NON-DEPARTMENTAL	City Hall, Annex, CPD mats	45.00	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	uniform - Drainage	90.78	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	mats, towels - PW	26.42	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	WATER & SEWER FUND	GENERAL UTILITIES OPERATIONS	uniform - water	165.57	
2/28/2025	72670	PRUDENTIAL OVERALL SUPPLY	GENERAL FUND	PUBLIC WORKS STREETS	uniform - Streets	165.82	
2/28/2025	72671	RDO EQUIPMENT CO	GENERAL FUND	PARKS	cushion - Parks	611.82	
2/28/2025	72671	RDO EQUIPMENT CO	GENERAL FUND	PARKS	filters - Parks	116.06	
2/28/2025	72672	RICK VASQUEZ	GENERAL FUND	ECONOMIC DEVELOPMENT	parking reimbursement @ ICSC	97.44	
2/28/2025	72673	SHI GOVERNMENT SOLUTIONS, INC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	Adobe Renewal	43.22	
2/28/2025	72674	SKELTON ENTERPRISES, INC.	GENERAL FUND	FIRE DEPARTMENT	renewal - FS2	360.00	
2/28/2025	72675	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	proposals for Proj#25-547-14	274.40	
2/28/2025	72675	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	CUP for convenience store	122.29	
2/28/2025	72675	SOUTHERN NEWSPAPERS, INC	GENERAL FUND	CITY SECRETARY	ordinance 1482	129.81	
2/28/2025	72676	TEXAS CORRUGATORS	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	repair - Drainage	992.00	
2/28/2025	72677	TEXAS DEPT. OF LICENSING AND R	GENERAL FUND	POLICE DEPARTMENT	Elevator at CPD	20.00	
2/28/2025	72678	TEXAS WATER UTILITIES ASSOC	GENERAL FUND	PUBLIC WORKS - ADMINISTRATION	groundwater production - Lucas Agesen	405.00	
2/28/2025	72679	TML INTERGOVERNMENTAL RISKPO	GENERAL FUND	NON-DEPARTMENTAL	Liability dedcutible	505.35	
2/28/2025	72680	TRAFFIC GRAFFICS	GENERAL FUND	PARKS	22 decals - PW	34.30	
2/28/2025	72680	TRAFFIC GRAFFICS	GENERAL FUND	PUBLIC WORKS STREETS	22 decals - PW	34.29	
2/28/2025	72681	VERCARA, LLC	GENERAL FUND	INFORMATION TECHNOLOGY	usage for January	54.30	
2/28/2025	72682	WESTERN READY MIX, LLC	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	flowable fill	1,052.50	
2/28/2025	72682	WESTERN READY MIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	limestone	480.00	
2/28/2025	72683	WESTERN READY MIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	limestone	2,175.20	
2/28/2025	72683	WESTERN READY MIX, LLC	GENERAL FUND	PUBLIC WORKS STREETS	limestone	16,993.75	
2/28/2025	72684	WILSON COMPANY	DRAINAGE UTILITY DISTRICT	DRAINAGE UTILITY DISTRICT	hose	55.00	
2/28/2025	72684	WILSON COMPANY	GENERAL FUND	PUBLIC WORKS STREETS	hose	34.32	
2/28/2025	72685	XEROX FINANCIAL SERVICES	GENERAL FUND	INFORMATION TECHNOLOGY	billing period 01/20 - 02/19	70.47	
2/28/2025	72686	YOLANDA AVILA	GENERAL FUND	MUNICIPAL COURT	TMCEC handbook for Judge	10.00	
2/28/2025	72821	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for December	36.51	
2/28/2025	72821	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for December	403.78	
2/28/2025	72821	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	FIRE DEPARTMENT	Water Consumption for December	182.54	
2/28/2025	72821	GREEN VALLEY SPECIAL UTILITY	GENERAL FUND	PARKS	Water Consumption for December	92.61	
2/28/2025	72822	GUADALUPE VALLEY ELECTRIC	GENERAL FUND	ANIMAL SERVICES	Acct#0036032067 new meter ACO	445.00	
2/28/2025	72953	THE GUARDIAN LIFE INSURANCE CO	GENERAL FUND	HUMAN RESOURCES	Feb. premiums	19,451.24	
						Total	4,305,383.70

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
February							
02/07/2025	Net Payroll		GENERAL FUND		550,277.68	442,728.39	
02/07/2025	Net Payroll		WATER & SEWER FUND			57,107.54	
02/07/2025	Net Payroll		DRAINAGE UTILITY DISTRICT			28,536.09	
02/07/2025	Net Payroll		DEVELOPMENT SERVICES FUND			21,905.66	
02/07/2025	Taxes IRS/TWC					142,784.24	
02/07/2025	Deductions CHILD SUPPORT, GARNISHMENTS					1,603.18	
02/21/2025	Net Payroll		GENERAL FUND		497,321.15	393,925.54	
02/21/2025	Net Payroll		WATER & SEWER FUND			57,391.83	
02/21/2025	Net Payroll		DRAINAGE UTILITY DISTRICT			24,112.36	
02/21/2025	Net Payroll		DEVELOPMENT SERVICES FUND			21,891.42	
02/21/2025	Taxes IRS/TWC					124,550.26	
02/21/2025	Deductions CHILD SUPPORT, GARNISHMENTS					1,917.03	
Total						1,318,453.54	
						5,623,837.24	Total



City Council Regular Meeting Staff Report

H. Approval for the purchase of computer equipment and peripheral devices from GTS Technology Solutions through the Texas Department of Information Resources contract # DIR-CPO-4839, DIR-CPO-5096, DIR-CPO-5225, and DIR-CPO-4751 in an estimated amount of SEVENTY-SIX THOUSAND SEVEN HUNDRED NINETY-TWO DOLLARS AND ZERO CENTS (\$76,792.00).

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7H.
From	
Tracy Beekman, Information Services Director	

PRIOR CITY COUNCIL ACTION:

On August 19, 2024, City Council approved an ordinance adopting the City of Cibolo's Annual Budget for the fiscal year beginning October 1, 2024, and ending in September 30, 2025.

BACKGROUND:

City of Cibolo Information Services Department purchases desktop and laptop computers, along with monitors, keyboards, mice, and docking stations from GTS Technology Solutions for municipal operations. This equipment is on a five-year replacement cycle.

Due to declining reliability and cost-effectiveness of the previous manufacturer, Lenovo (for general staff) and Panasonic (for Police and Fire MDTs) have been selected as preferred manufacturers. GTS, a key reseller, offers these products through pre-negotiated contracts via the Texas Department of Information Resources cooperative purchasing program.

In FY25, 12 MDTs will be replaced with Panasonic devices and 15 staff computers with Lenovo products. Total purchases with GTS in FY25 will exceed the \$50,000 threshold, necessitating City Council approval. Tariff-related price changes may affect costs. Manufacturers have paused quotes until May to reassess these impacts. The attached quotes are representative of pricing before tariff-related price changes may take effect.

This agenda item seeks timely Council approval to expedite the purchase upon receipt of quotes. If prices exceed budgetary limits or legal thresholds, additional Council approval will be sought.

STAFF RECOMMENDATION:

Staff recommends Approval for the purchase of computer equipment and peripheral devices from GTS Technology Solutions through the Texas Department of Information Resources contract# DIR-CPO-4839, DIR-CPO-5096, DIR-CPO-5225, and DIR-CPO-4751 in an estimated amount of \$76,792.00; and authorizing the City Manager to complete the purchase order process.

FINANCIAL IMPACT:

Funds will be expended from the FY25 IT Replacement fund approved by Council during their August 19, 2024 regular meeting.

MOTION(S):

Motion to approve the purchase of computer equipment and peripheral devices from GTS Technology Solutions through the Texas Department of Information Resources contract# DIR-CPO-4839, DIR-CPO-5096, DIR-CPO-5225, and DIR-CPO-4751 in an estimated amount of \$76,792.00

Attachments

[Panasonic Equipment](#)

[Lenovo Equipment](#)

[DIR-CPO-4839-Contract.pdf](#)

[DIR-CPO-5096-Contract.pdf](#)

[DIR-CPO-5225-Contract.pdf](#)

[DIR-CPO-4751-Contract.pdf](#)



TECHNOLOGY SOLUTIONS

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd Suite 275
Austin, Texas 78758
Phone: 512.452.0651

QUOTE

Quote Number: **Q-13061**
Quoted Date: 03/25/2025
Expiration Date: 04/21/2025
Account Exec: Ashley Ambroso
Inside Sales Rep: Austin Whitlow
austin.whitlow@gts-ts.com
(512) 681-6214
NET 30

Terms:

QUOTE FOR:

City of Cibolo

Panasonic

LINE	ITEM	DESCRIPTION	SPECIFICATIONS	CONTRACT	QTY	PRICE	EXTENDED PRICE
1	FZ-55JV-38BM	Panasonic Win11 Pro Intel Core i7-1370P vPro	MSRP: \$4988.20 BSKU, Win11 Pro, Intel Core i7-1370P vPro (up to 5.2GHz), AMT, 14.0" FHD 1000 nit Gloved Multi Touch, 32GB(16+16), Intel Iris Xe, 512GB OPAL SSD, Intel Wi-Fi 6E, Bluetooth, 4G EM7595, GPS, COM Splitter, Dual Pass (Ch1:GPS/Ch2:WWAN), Mic and Infrared 2MP Webcam, Standard Battery, TPM 2.0, Emissive Backlit Keyboard, Flat, CF-SVCLTNF3YR - 3 Year Protection Plus Warranty, CF-SVC512SSD3Y - 3 Year No Return of Defective Drive, CF-SVCPDEP3Y - 3 Year Premier Deployment, FZ-SVCFESGEN10 - Field Engineering Support	DIR-CPO-5225	10	\$ 3,530.38	\$ 35,303.80

Quote Number:

Q-13061

2	CF-SVCPSY5	Panasonic 4th and 5th years Public Safety Service Bundle Add on (Year 4 & 5 only). Must be purchased in conjunction with PS bundle base unit. Includ	MSRP: \$645.00	DIR-CPO-5225	10	\$ 570.25	\$ 5,702.50
3	FZ-VNF552MIS	Panasonic Smart Card Reader preinstalled	MSRP: \$212.00	DIR-CPO-5225	10	\$ 152.43	\$ 1,524.30

Havis Equipment

LINE	ITEM	DESCRIPTION	SPECIFICATIONS	CONTRACT	QTY	PRICE	EXTENDED PRICE
4	DS-PAN-435	Havis Docking Station For The Panasonic Toughbook 55 Laptop With Standard Port Replication & External Power Supply	MSRP: \$1209.00	DIR-CPO-4751	10	\$ 743.76	\$ 7,437.60
5	FREIGHT CHARGE	Freight Charge	MSRP: \$32.53	NO CONTRACT	1	\$ 0.00	\$ 0.00

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability. Dell maintains a strict zero-return policy. Therefore, purchases of incorrect quantity, specifications, items, or configurations are non-refundable and non-returnable. Please ensure that you have reviewed your quote thoroughly.

****This quote does not include the applicable sales tax for our commercial customers****

Sales Total: \$ 49,968.20
Freight & Misc: \$ 0.00
Tax Total: \$ 0.00
Total (USD): \$ 49,968.20



TECHNOLOGY SOLUTIONS

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd Suite 275
Austin, Texas 78758
Phone: 512.452.0651

QUOTE

Quote Number: **Q-12946**
Quoted Date: 04/08/2025
Expiration Date: 04/28/2025
Account Exec: Ashley Ambroso
Inside Sales Rep: Austin Whitlow
austin.whitlow@gts-ts.com
(512) 681-6214
Terms: NET 30

QUOTE FOR:

City of Cibolo

Group1

LINE	ITEM	DESCRIPTION	SPECIFICATIONS	CONTRACT	QTY	PRICE	EXTENDED PRICE
1	21G3S65100	Notebook ThinkPad P14s Gen5 21G3CTO1WW	ThinkPad P14s G5, Intel® Core™ Ultra 9 185H vPro® (E-cores up to 3.80GHz, 24MB), 14.5" WUXGA Non-Touch, W11P64 ENG, 32.0GB, 1x1TB SSD M.2 2280 PCIe Gen4 Performance TLC Opal, Intel® Arc™ Graphics, Intel®AX211vPro,BT5.1 or BT5.3, Wired Ethernet, FPR, 5MP RGB, 3 Cell Li- Pol 75Wh, 100W, 5YR Premier Support Plus, Backlit, Black-English (US) WARRANTY 5Y Premier Support Plus Fingerprint Reader No Endpoint Management	DIR-CPO-4839	4	\$ 2,250.00	\$ 9,000.00

14.5" WUXGA (1920 x 1200), IPS,
Anti-Glare,
Non-Touch, 45%NTSC, 300 nits,
60Hz, 5MP
RGB with Dual Microphone, Black
No Factory Color Calibration
32 GB DDR5-5600MT/s (SODIMM) -
(2 x 16
GB)
Premier Support Asset Tag
Standard Image (Preload)
Publication -
Polish/Portuguese/English
3 Year On-site
1 TB SSD M.2 2280 PCIe Gen4
Performance
TLC Opal
No Microsoft Office
No Graphics Dongle
Backlit, Black - English (US)
Windows 11 Pro 64
P14sG5 ULT9 185HVP IG+AX211 PL
14.5" WUXGA (1920 x 1200), IPS,
Anti-Glare,
Non-Touch, 45%NTSC, 300 nits,
60Hz
Relationship Model
Windows GML
Intel® Wi-Fi 6E AX211 2x2 AX vPro®
&
Bluetooth® 5.1 (Windows 10) or
Bluetooth®
5.3 (Windows 11)
No NFC
Intel® Core™ Ultra 9 185H vPro®

Processor
(E-cores up to 3.80 GHz P-cores up to 5.10 GHz)
No ePrivacy Filter
3 Cell Li-Polymer 75Wh
No Security Software
USA
No Adobe Elements
Rapid Charge
No Adobe Acrobat
No Wireless WAN
No CO2 Offset Label
Windows 11 Pro
ROW
No WWAN SIM Card
No Keyboard Patch
No Smart Card Reader
No Digital Learning Horus
ICPS Enabled
Black
Integrated Intel® Arc™ Graphics
NA
Wired Ethernet
W11 Pro High End
No Cloud Security Software
100W USB-C Slim 90% PCC 3pin AC Adapter -
US
Windows 11 Pro 64 English
PUB POL/POR/BUL/BRL/SPA/ENG
No WWAN
Single Standard Packaging
No Graphics Dongle
D Cover NWW AL BK

			Enabled Discrete TPM2.0 vPro Enterprise 5MP RGB with Microphone No Ethernet Dongle BIOS Absolute Enabled No Adobe Creative Cloud Core vPro Enterprise No Endpoint Management No Human Presence Detection KBL_ID_ENG_KBLANG_409 No Transparent Supply Chain No Netfilter				
2	4X41M69795	Lenovo Carrying Case (Briefcase) for 16" Lenovo Notebook, Accessories, Workstation, Chromebook - Black	DIR-CPO-4839	4	\$ 60.19		\$ 240.76
3	920-008671	Logitech Mk540 Wireless Combo	DIR-CPO-5096	5	\$ 47.49		\$ 237.45
4	40AY0135US	TP USBC Dock 135W Adapter	DIR-CPO-4839	4	\$ 214.99		\$ 859.96
5	63D8MAR3US	Lenovo T24V 30 23.8" Monitor HDMI	DIR-CPO-4839	19	\$ 281.19		\$ 5,342.61
6	12SKS2ME00	Lenovo M90a Gen5, 23.8" AIO Non Touch, Win11, i5-14500, 16 GB DDR5-4800MHz(2 x 8 GB), 512GB SSD, WiFi 6E, 5MP RGB+IR Wired Keyboard/Mouse, 5Y Premier Support Plus	ThinkCentre M90a Gen 5, Intel® Core™ i5-14500 vPro® (E-cores up to 3.70GHz, 24MB), W11P64 ENG, 16.0GB, 1x512GB SSD M.2 2280 PCIe Gen4 Performance TLC Opal, Intel® UHD Graphics 770,Intel®AX211vPro,BT 5.3, 180W, 5YR Premier Support Plus,	DIR-CPO-4839	1	\$ 1,308.81	\$ 1,308.81

USB,
Calliope, Black-English (US), USB
Calliope
Mouse (Black)
WARRANTY 5Y Premier Support Plus
No CO2 Neutral Label
No Adobe
3 Year On-site
USB Calliope Mouse (Black)
USA
W11 Pro DPK WW
No TUV Low Noise Certificate
HDMI In Out Port
Windows 11 Pro 64
Windows 11 Pro 64 English
Mexico NOM Mark
No Recovery USB
No Graphics Dongle
No Cloud Security Software
No Security Software
Standard Image (Preload)
14th Generation Intel® Core™ i5-
14500
vPro® Processor (E-cores up to 3.70
GHz Pcores
up to 5.00 GHz)
No Education Sticker
Intel® Wi-Fi 6E AX211 2x2 AX vPro®
&
Bluetooth® 5.3
PKG AIO W/UltraFlex Stand WW
No Third Security Software
23.8" All In One Non-Touch, 180W
90% Power
Supply

Energy Star
 Publication -
 Polish/Portuguese/English
 UltraFlex V Stand
 Integrated Ethernet
 3 x Side USB, 4 x Rear USB
 No Healthcare Edition
 USB Calliope KB BK
 No Media Card Reader
 Integrated Graphics
 2x3W Internal Speaker
 No Third Hard Drive Bracket
 No Conference Call Base
 Integrated Thermal Module
 Modern Standby Disabled
 Premier Support Asset Tag
 No Microsoft Office
 No Chassis Intrusion Switch
 No Adobe Acrobat
 5MP RGBIR with Dual Microphone
 BIOS Absolute Disabled
 16 GB DDR5-4800MT/s (SODIMM) -
 (2 x 8 GB)
 USB, Calliope, Black - English (US)
 No Optical Drive
 No Human Detection
 No Rear Com Port
 512 GB SSD M.2 2280 PCIe Gen4
 Performance TLC Opal
 No Second Security Software

7	12TD001RUS	Lenovo ThinkCentre M70q Gen 5 12TD001RUS Desktop Computer - Intel Core i5 14th Gen i5-14400T - 16 GB - 512 GB	USA	DIR-CPO-4839	10	\$ 949.00	\$ 9,490.00
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SSD - Tiny - Black

Standard Image

Windows 11 Pro 64

W11 P64-ENG

Tiny 1L RPL Q670 WW

Core i5-14400T 1.5G 10C 16T

16GB DDR5 4800 SODIMM

512GB SSD M.2 2280 G4 TLC OPAL

No Second Storage Selection

No RAID

No Optical Drive

Integrated Graphics

No Graphic Dongle

No Second Graphic Dongle

Integrated Ethernet

No Second Ethernet

Internal Speaker Tiny

No Cable Lock

No External Adapter Cage

Vertical stand

USB TRDTNL KB BK ENG

USB Calliope Mouse BK

USB-C+Frontx2+Rearx4 USB Ports

No USB-C Port

Optional DP Port

No Second DP Port

No VGA Port

No Second VGA Port

No Rear Com Port

No Second Rear Com Port

AX211 2x2ax 6E+BT vPro WW

90W 89% Adapter BK

No VESA Mount

No Tool-less for Open Chassis

No HDMI Port

No Second HDMI Port

No TUV Low Noise Certificate

No Dust Shield

No EPEAT Gold Certificate

No Recovery USB

No CO2 Neutral Label

PUB POL/POR/ENG

No Bulk Package

No Microsoft Office

No Adobe

No Adobe Acrobat

No Security Software

No Second Security Software

No Third Security Software

No Cloud Security Software

No Endpoint Management

BIOS Absolute Enabled

D06 3Y Onsite

Mexico NOM
Mark

Modern Standby
Disabled

DT&AIO_GT 8G & LT E to 16G

GT 256G LT&E 512G SSD

Pro Other CPU

M.2 SSD 2280 Card

None

No RDVD Type

None

CORE I5 14Gen

USB Traditional KB BK

TINY

Thermal Kit 35W Tiny

PKG Tiny w/o ODD-WW

W11 Pro DPK WW

Win11 Pro DPK

8	920-002714	Logitech Wired Media Combo MK200 - keyboard and mouse set - English	DIR-CPO-5096	10	\$ 16.13	\$ 161.30
9	4XF0N03161	Lenovo Tiny Vesa Mount li - System Mounting Bracket	DIR-CPO-4839	10	\$ 18.23	\$ 182.30

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability. Dell maintains a strict zero-return policy. Therefore, purchases of incorrect quantity, specifications, items, or configurations are non-refundable and non-returnable. Please ensure that you have reviewed your quote thoroughly.

This quote does not include the applicable sales tax for our commercial customers

Sales Total:	\$ 26,823.19
Freight & Misc:	\$ 0.00
Tax Total:	\$ 0.00
Total (USD):	\$ 26,823.19

STATE OF TEXAS
DEPARTMENT OF INFORMATION RESOURCES
CONTRACT FOR PRODUCT, SERVICES, AND RELATED SERVICES
Lenovo (United States) Inc.

1 Introduction

1.1 Parties

This contract for Lenovo Branded Products and Related Services (this “Contract”) is entered into between the State of Texas, acting by and through the Department of Information Resources (hereinafter “DIR”) with its principal place of business at 300 West 15th Street, Suite 1300, Austin, Texas 78701, and Lenovo (United States) Inc., a Delaware corporation (hereinafter “Successful Respondent”), with its principal place of business at 8001 Development Dr., Morrisville, NC 27560.

1.2 Compliance with Procurement Laws

This Contract is the result of compliance with applicable procurement laws of the State of Texas. DIR issued a solicitation on the Comptroller of Public Accounts’ Electronic State Business Daily, Request for Offer (RFO) DIR-CPO-TMP-554, on 6/4/2021, for Lenovo Branded Products and Related Services (the “RFO”). Upon execution of all Contracts, a notice of award for DIR-CPO-TMP-554 shall be posted by DIR on the Electronic State Business Daily.

1.3 Order of Precedence

- a) For transactions under this Contract, the order of precedence shall be as follows:
 - i. this Contract;
 - ii. Appendix A, Standard Terms and Conditions;
 - iii. Appendix B, Successful Respondent’s Historically Underutilized Businesses Subcontracting Plan;
 - iv. Appendix C, Pricing Index;
 - v. Appendix D, Service Agreement;
 - vi. Exhibit 1, RFO DIR-CPO-TMP-554, including all Addenda; and
 - vii. Exhibit 2, Successful Respondent’s Response to RFO DIR-CPO-TMP-554, including all Addenda.
- b) Each of the foregoing documents is hereby incorporated by reference and together constitute the entire agreement between DIR and Successful Respondent governing purchase transactions.

1.4 Definitions

Capitalized terms used but not defined herein have the meanings given to them in Appendix A, Standard Terms and Conditions.

2 Term of Contract

The initial term of this Contract shall be up to two (2) years commencing on the date of the last signature hereto (the “Initial Term”), with one (1) optional two-year renewal and one (1) optional one-year renewal (each, a “Renewal Term”). Prior to expiration of the Initial Term and each Renewal Term, this Contract will renew automatically under the same terms and conditions unless either party provides written notice to the other party at least sixty (60) days in advance of the renewal date stating that the party wishes to discuss amendment or non-renewal.

3 Option to Extend

Successful Respondent agrees that DIR may require continued performance under this Contract at the rates specified in this Contract following the expiration of the Initial Term or any Renewal Term. This option may be exercised more than once, but the total extension of performance hereunder shall not exceed four (4) calendar months. Such extension of services shall be subject to the requirements of this Contract, with the sole and limited exception that the term shall be extended pursuant to this provision. DIR may exercise this option upon thirty (30) calendar days written notice to Successful Respondent.

4 Product and Service Offerings

Products and services available under this Contract are limited to the technology categories defined in Request for Offer DIR-CPO-TMP-554 for Lenovo Branded Products and Related Services. At DIR’s sole discretion, Successful Respondent may incorporate changes or make additions to its service offering, provided that any changes or additions must be within the scope of the RFO.

5 Pricing

5.1 Pricing Index

Pricing to Customers shall be as set forth in **Appendix C, Pricing Index**, and shall include the DIR Administrative Fee (as defined below).

5.2 Customer Discount

- a) The minimum Customer discount for all products and services will be the percentage off List Price (as defined below) or MSRP (as defined below), as applicable, as specified in **Appendix C, Pricing Index**. Successful Respondent shall not establish a List Price or

MSRP for a particular solicitation. For purposes of this Section, “List Price” is the price for a product or service published in Successful Respondent’s price catalog (or similar document) before any discounts or price allowances are applied. For purposes of this Section, “MSRP,” or manufacturer’s suggested retail price, is the price list published by the manufacturer or publisher of a product and available to and recognized by the trade.

- b) Customers purchasing products or services under this Contract may negotiate additional discounts with Successful Respondent. Successful Respondent and Customer shall provide the details of such additional discounts to DIR upon request.
- c) If products or services available under this Contract are provided at a lower price to: (i) an eligible Customer who is not purchasing those products or services under this Contract, or (ii) to any other customer under the same terms and conditions provided for the State for the same products and services under this contract, then the price of such products and services under this Contract shall be adjusted to that lower price. This requirement applies to products or services quoted by Successful Respondent for a quantity of one (1), but does not apply to volume or special pricing purchases. Successful Respondent shall notify DIR within ten (10) days of providing a lower price as described in this Section, and this Contract shall be amended within ten (10) days to reflect such lower price.

5.3 Changes to Prices

- a) Subject to the requirements of this section, Successful Respondent may change the price of any product or service upon changes to the List Price or MSRP, as applicable. Discount levels shall not be subject to such changes, and will remain consistent with the discount levels specified in this Contract.
- b) Successful Respondent may revise its pricing by publishing a revised pricing list, subject to review and approval by DIR. If DIR, in its sole discretion, finds that the price of a product or service has been increased unreasonably, DIR may request that Successful Respondent reduce the pricing for the product or service to the level published before such revision. Upon such request, Successful Respondent shall either reduce the pricing as requested, or shall remove the product or service from the pricing list for this Contract. Failure to do so will constitute an act of default by Successful Respondent.

5.4 Shipping and Handling

Prices to Customers shall include all shipping and handling fees. Shipments will be Free On Board Customer’s Destination. No additional fees may be charged to Customers for standard shipping and handling. If a Customer requests expedited or special delivery, Customer will be responsible for any additional charges for expedited or special delivery.

6 DIR Administrative Fee

- a) Successful Respondent shall pay an administrative fee to DIR based on the dollar value of all sales to Customers pursuant to this Contract (the “DIR Administrative Fee”). The amount of the DIR Administrative Fee shall be seventy-five hundredths of a percent (0.75%) of all sales, net of returns and credits. For example, the administrative fee for sales totaling \$100,000 shall be \$750.
- b) All prices quoted to Customers shall include the DIR Administrative Fee. DIR reserves the right to increase or decrease the DIR Administrative Fee during the term of this Contract, upon written notice to Successful Respondent without amending this Contract. Any increase or decrease in the DIR Administrative Fee shall be incorporated in the price to Customers.

7 Internet Access to Contract and Pricing Information

In addition to the requirements listed in Appendix A, Section 7.2, Internet Access to Contract and Pricing Information, Successful Respondent shall include the following with their webpage:

- a) A current price list or mechanism to obtain specific contract pricing;
- b) MSRP/list price or DIR Customer price;
- c) Discount percentage (%) off MSRP or List Price;
- d) Warranty policies; and
- e) Return policies.

8 Use of Order Fulfillers

8.1 Authorization to Use Order Fulfillers

Subject to the conditions in this Section 8, DIR agrees to permit Successful Respondent to utilize designated order fulfillers to provide products, services, and support resources to Customers under this Contract (“Order Fulfillers”).

8.2 Designation of Order Fulfillers

- a) Successful Respondent may designate Order Fulfillers to act as the distributors for products and services available under this Contract. In designating Order Fulfillers, Successful Respondent must be in compliance with the State’s Policy on Utilization of Historically Underutilized Businesses. DIR and Successful Respondent will agree on the number of Order Fulfillers that are Historically Underutilized Businesses as defined by the CPA.
- b) In addition to the required Subcontracting Plan, Successful Respondent shall provide DIR with the following Order Fulfller information: Order Fulfller name, Order Fulfller

business address, Order Fulfiller CPA Identification Number, Order Fulfiller contact person email address and phone number.

- c) DIR reserves the right to require Successful Respondent to rescind any Order Fulfiller participation or request that Successful Respondent name additional Order Fulfillers should DIR determine it is in the best interest of the State.
- d) Successful Respondent shall be fully liable for its Order Fulfillers' performance under and compliance with the terms and conditions of this Contract. Successful Respondent shall enter into contracts with Order Fulfillers and use terms and conditions that are consistent with the terms and conditions of this Contract.
- e) Successful Respondent may qualify Order Fulfillers and their participation under the Contract provided that: i) any criteria is uniformly applied to all potential Order Fulfillers based upon Successful Respondent's established, neutrally applied criteria, ii) the criteria is not based on a particular procurement, and iii) all Customers are supported under the criteria.
- f) Successful Respondent shall not prohibit any Order Fulfiller from participating in other procurement opportunities offered through DIR.

8.3 Changes in Order Fulfiller

Successful Respondent may add or remove Order Fulfillers throughout the term of this Contract upon written authorization by DIR. Prior to adding or removing Order Fulfillers, Successful Respondent must make a good faith effort to revise its Subcontracting Plan in accordance with the State's Policy on Utilization of Historically Underutilized Businesses. Successful Respondent shall provide DIR with its updated Subcontracting Plan and the Order Fulfillers information listed above.

8.4 Order Fulfiller Pricing to Customer

Order Fulfiller pricing to the Customer shall be in accordance with Section 5.

9 Notification

All notices under this Contract shall be sent to a party at the respective address indicated below.

If sent to the State:

Hershel Becker or Successor in Office
Chief Procurement Officer
Department of Information Resources
300 W. 15th St., Suite 1300
Austin, Texas 78701
Phone: (512) 475-4700
Email: hershel.becker@dir.texas.gov

If sent to Successful Respondent:

Solomon Surles
Lenovo (United States), Inc.
8001 Development Dr.
Morrisville, NC 27560
Phone: (832) 343-3295
Email: ssurles@lenovo.com

10 Service Agreements**10.1 Service Agreement**

Services provided under this Contract shall be in accordance with the Service Agreement as set forth in **Appendix D** of this Contract. No changes to the Service Agreement terms and conditions may be made unless previously agreed to by Successful Respondent and DIR. Successful Respondent and Customer may agree to terms and conditions that do not diminish or lessen the rights or protections of the Customer or the responsibilities or liabilities of Successful Respondent.

11 Conflicting or Additional Terms

- a) The terms and conditions of this Contract shall supersede any additional conflicting or additional terms in any additional service agreements, statement of work, and any other provisions, terms, conditions, and license agreements, including those which may be affixed to or accompany software upon delivery (sometimes called shrink-wrap or click-wrap agreements), and any linked or supplemental documents, which may be proposed, issued, or accepted by Successful Respondent and Customer in addition to this Contract (such additional agreements, “Additional Agreements”), regardless of when such Additional Agreements are proposed, issued, or accepted by Customer. Notwithstanding the foregoing, it is Customer’s responsibility to review any Additional Agreements to determine if Customer accepts such Additional Agreement. If Customer does not accept such Additional Agreement, Customer shall be responsible for negotiating any changes thereto.
- b) Any update or amendment to an Additional Agreement shall only apply to Purchase Orders for the associated product or service offering after the effective date of such update or amendment; provided that, if Successful Respondent has responded to a Customer’s solicitation or request for pricing, any subsequent update or amendment to an Additional Agreement may only apply to a resulting Purchase Order if Successful Respondent directly informs such Customer of such update or amendment before the Purchase Order is executed.

- c) Successful Respondent shall not require any Additional Agreement that: i) diminishes the rights, benefits, or protections of Customer, or that alters the definitions, measurements, or method for determining any authorized rights, benefits, or protections of Customer; or ii) imposes additional costs, burdens, or obligations upon Customer, or that alters the definitions, measurements, or method for determining any authorized costs, burdens, or obligations upon Customer.
- d) If Successful Respondent attempts to do any of the foregoing, the prohibited documents will be void and inapplicable to this Contract or the Purchase Order between Successful Respondent and Customer, and Successful Respondent will nonetheless be obligated to perform such Purchase Order without regard to the prohibited documents, unless Customer elects instead to terminate such Purchase Order, which in such case may be identified as a termination for cause against Successful Respondent.

12 Authorized Exceptions to Appendix A, Standard Terms and Conditions

Section 4.2 *Modification of Contract Terms and/or Amendments (B.)* is hereby deleted in its entirety.

Section 4.2 *Modification of Contract Terms and/or Amendments (D.)* is hereby deleted and replaced in its entirety with the following:

- D.) Customers and Successful Respondent will negotiate and enter into written agreements regarding statements of work, service level agreements, remedies, acceptance criteria, information confidentiality and security requirements, price (subject to the minimum Customer discount set forth in Appendix C), and other terms specific to their Purchase Orders under the Contract with Successful Respondent.

Section 4.5 *Survival* is hereby deleted and replaced in its entirety with the following:

All applicable Statements of Work that were entered into between Successful Respondent and a Customer under the terms and conditions of the Contract shall survive the expiration or termination of the Contract. All Purchase Orders issued and accepted by Successful Respondent shall survive expiration or termination of the Contract for the term of the Purchase Order, unless the Customer terminates the Purchase Order sooner. However, regardless of the term of the Purchase Order, no Purchase Order shall survive the expiration or termination of the Contract for more than three (3) years. In all instances of termination or expiration and no later than thirty (30) days after termination or expiration or upon DIR request, Successful Respondent shall provide a list, in accordance with the format requested by DIR (i.e., Excel, Word, etc.), of all surviving Statements of Work and Purchase Orders to the DIR Contract Manager and shall continue to report sales and pay the DIR Administrative Fees for the duration of all such surviving

Statements of Work and Purchase Orders. Rights and obligations under the Contract which by their nature should survive, including, but not limited to the DIR Administrative Fee and any and all payment obligations invoiced prior to the termination or expiration hereof, obligations of confidentiality; and indemnification will remain in effect.

Section 4.9 *Data Location* is hereby deleted and replaced in its entirety with the following:

Regardless of any other provision of the Contract or its incorporated or referenced documents, all of the data, excluding contact information used in the ordinary course of business for accepting and fulfilling orders for products and services, for State of Texas Customers identified by the State as requiring their data to remain in the contiguous United States shall remain, and be stored, processed, accessed, viewed, transmitted, and received, always and exclusively within the contiguous United States. A State of Texas Customer can specifically request otherwise. For all local governments and education customers within the State of Texas, as well as Customers outside the State of Texas, jurisdiction, the question of data location shall be at the discretion of such Customers. NOTE: CUSTOMERS SHOULD CONSIDER WHETHER THEY REQUIRE CONTIGUOUS US-ONLY DATA LOCATION AND HANDLING AND MAKE SUCCESSFUL RESPONDENT AWARE OF THEIR REQUIREMENTS.

(Remainder of this page intentionally left blank.)

This Contract is executed to be effective as of the date of last signature.

Lenovo (United States) Inc.

Authorized By: Signature on File

Name: Darren Estridge

Title: Executive Director – Government

Date: 12/16/2021

The State of Texas, acting by and through the Department of Information Resources

Authorized By: Signature on File

Name: Hershel Becker

Title: Chief Procurement Officer

Date: 12/30/2021

Office of General Counsel: Signature on File

Date: 12/30/2021

STATE OF TEXAS
DEPARTMENT OF INFORMATION RESOURCES
CONTRACT FOR PRODUCT, SERVICES, AND RELATED SERVICES
TD SYNnex Corporation

1 Introduction

1.1 Parties

This contract for Miscellaneous Information Technology (IT) Hardware Peripherals, Components, and Related Services (this “Contract”) is entered into between the State of Texas, acting by and through the Department of Information Resources (hereinafter “DIR”) with its principal place of business at 300 West 15th Street, Suite 1300, Austin, Texas 78701, and TD Synnex Corporation, a Delaware For-Profit Corporation (hereinafter “Successful Respondent”), with its principal place of business at 44201 Nobel Drive, Fremont, California 94538.

1.2 Compliance with Procurement Laws

This Contract is the result of compliance with applicable procurement laws of the State of Texas. DIR issued a solicitation on the Comptroller of Public Accounts’ Electronic State Business Daily, Request for Offer (RFO) DIR-CPO-TMP-558, on 10/20/2021, for Miscellaneous Information Technology (IT) Hardware Peripherals, Components, and Related Services (the “RFO”). Upon execution of all Contracts, a notice of award for DIR-CPO-TMP-558 shall be posted by DIR on the Electronic State Business Daily.

1.3 Order of Precedence

- a) For transactions under this Contract, the order of precedence shall be as follows:
 - i. this Contract;
 - ii. Appendix A, Standard Terms and Conditions;
 - iii. Appendix B, Successful Respondent’s Historically Underutilized Businesses Subcontracting Plan;
 - iv. Appendix C, Pricing Index;
 - v. Exhibit 1, RFO DIR-CPO-TMP-558, including all Addenda; and
 - vi. Exhibit 2, Successful Respondent’s Response to RFO DIR-CPO-TMP-558, including all Addenda.
- b) Each of the foregoing documents is hereby incorporated by reference and together constitute the entire agreement between DIR and Successful Respondent.

1.4 Definitions

Capitalized terms used but not defined herein have the meanings given to them in Appendix A, Standard Terms and Conditions.

2 Term of Contract

The initial term of this Contract shall be up to two (2) years commencing on the date of the last signature hereto (the “Initial Term”), with one (1) optional two-year renewal and one (1) optional one-year renewal (each, a “Renewal Term”). Prior to expiration of the Initial Term and each Renewal Term, this Contract will renew automatically under the same terms and conditions unless either party provides written notice to the other party at least sixty (60) days in advance of the renewal date stating that the party wishes to discuss amendment or non-renewal.

3 Option to Extend

Successful Respondent agrees that DIR may require continued performance under this Contract at the rates specified in this Contract following the expiration of the Initial Term or any Renewal Term. This option may be exercised more than once, but the total extension of performance hereunder shall not exceed ninety (90) calendar days. Such extension of services shall be subject to the requirements of this Contract, with the sole and limited exception that the term shall be extended pursuant to this provision. DIR may exercise this option upon thirty (30) calendar days written notice to Successful Respondent.

4 Product and Service Offerings

Products and services available under this Contract are limited to the technology categories defined in Request for Offer DIR-CPO-TMP-558 for Miscellaneous Information Technology (IT) Hardware Peripherals, Components, and Related Services. At DIR’s sole discretion, Successful Respondent may incorporate changes or make additions to its product and service offerings, provided that any changes or additions must be within the scope of the RFO.

5 Pricing

5.1 Pricing Index

Pricing to Customers shall be as set forth in **Appendix C, Pricing Index**, and shall include the DIR Administrative Fee (as defined below).

5.2 Customer Discount

- a) The minimum Customer discount for all products and services will be the percentage off List Price (as defined below) or MSRP (as defined below), as applicable, as specified in **Appendix C, Pricing Index**. Successful Respondent shall not establish a List Price or

MSRP for a particular solicitation. For purposes of this Section, "List Price" is the price for a product or service published in Successful Respondent's price catalog (or similar document) before any discounts or price allowances are applied. For purposes of this Section, "MSRP," or manufacturer's suggested retail price, is the price list published by the manufacturer or publisher of a product and available to and recognized by the trade.

- b) Customers purchasing products or services under this Contract may negotiate additional discounts with Successful Respondent. Successful Respondent and Customer shall provide the details of such additional discounts to DIR upon request.
- c) If products or services available under this Contract are provided at a lower price to: (i) an eligible Customer who is not purchasing those products or services under this Contract, or (ii) to any other customer under the same terms and conditions provided for the State for the same products and services under this contract, then the price of such products and services under this Contract shall be adjusted to that lower price. This requirement applies to products or services quoted by Successful Respondent for a quantity of one (1), but does not apply to volume or special pricing purchases. Successful Respondent shall notify DIR within ten (10) days of providing a lower price as described in this Section, and this Contract shall be amended within ten (10) days to reflect such lower price.

5.3 Changes to Prices

- a) Subject to the requirements of this section, Successful Respondent may change the price of any product or service upon changes to the List Price or MSRP, as applicable. Discount levels shall not be subject to such changes, and will remain consistent with the discount levels specified in this Contract.
- b) Successful Respondent may revise its pricing by publishing a revised pricing list, subject to review and approval by DIR. If DIR, in its sole discretion, finds that the price of a product or service has been increased unreasonably, DIR may request that Successful Respondent reduce the pricing for the product or service to the level published before such revision. Upon such request, Successful Respondent shall either reduce the pricing as requested, or shall remove the product or service from the pricing list for this Contract. Failure to do so will constitute an act of default by Successful Respondent.

5.4 Shipping and Handling

Prices to Customers shall include all shipping and handling fees. Shipments will be Free On Board Customer's Destination. No additional fees may be charged to Customers for standard shipping and handling. If a Customer requests expedited or special delivery, Customer will be responsible for any additional charges for expedited or special delivery.

6 DIR Administrative Fee

- a) Successful Respondent shall pay an administrative fee to DIR based on the dollar value of all sales to Customers pursuant to this Contract (the “DIR Administrative Fee”). The amount of the DIR Administrative Fee shall be seventy-five hundredths of a percent (0.75%) of all sales, net of returns and credits. For example, the administrative fee for sales totaling \$100,000 shall be \$750.
- b) All prices quoted to Customers shall include the DIR Administrative Fee. DIR reserves the right to increase or decrease the DIR Administrative Fee during the term of this Contract, upon written notice to Successful Respondent without amending this Contract. Any increase or decrease in the DIR Administrative Fee shall be incorporated in the price to Customers.

7 Internet Access to Contract and Pricing Information

In addition to the requirements listed in Appendix A, Section 7.2, Internet Access to Contract and Pricing Information, Successful Respondent shall include the following with its webpage:

- a) A current price list or mechanism to obtain specific contract pricing;
- b) MSRP/list price or DIR Customer price;
- c) Discount percentage (%) off MSRP or List Price;
- d) Warranty policies; and
- e) Return policies.

8 Use of Order Fulfillers

8.1 Authorization to Use Order Fulfillers

Subject to the conditions in this Section 8, DIR agrees to permit Successful Respondent to utilize designated order fulfillers to provide products, services, and support resources to Customers under this Contract (“Order Fulfillers”).

8.2 Designation of Order Fulfillers

- a) Successful Respondent may designate Order Fulfillers to act as the distributors for products and services available under this Contract. In designating Order Fulfillers, Successful Respondent must be in compliance with the State’s Policy on Utilization of Historically Underutilized Businesses. DIR and Successful Respondent will agree on the number of Order Fulfillers that are Historically Underutilized Businesses as defined by the CPA.
- b) In addition to the required Subcontracting Plan, Successful Respondent shall provide DIR with the following Order Filler information: Order Filler name, Order Filler

business address, Order Fulfiller CPA Identification Number, Order Fulfiller contact person email address and phone number.

- c) DIR reserves the right to require Successful Respondent to rescind any Order Fulfiller participation or request that Successful Respondent name additional Order Fulfillers should DIR determine it is in the best interest of the State.
- d) Successful Respondent shall be fully liable for its Order Fulfillers' performance under and compliance with the terms and conditions of this Contract. Successful Respondent shall enter into contracts with Order Fulfillers and use terms and conditions that are consistent with the terms and conditions of this Contract.
- e) Successful Respondent may qualify Order Fulfillers and their participation under the Contract provided that: i) any criteria is uniformly applied to all potential Order Fulfillers based upon Successful Respondent's established, neutrally applied criteria, ii) the criteria is not based on a particular procurement, and iii) all Customers are supported under the criteria.
- f) Successful Respondent shall not prohibit any Order Fulfiller from participating in other procurement opportunities offered through DIR.

8.3 Changes in Order Fulfiller

Successful Respondent may add or remove Order Fulfillers throughout the term of this Contract upon written authorization by DIR. Prior to adding or removing Order Fulfillers, Successful Respondent must make a good faith effort to revise its Subcontracting Plan in accordance with the State's Policy on Utilization of Historically Underutilized Businesses. Successful Respondent shall provide DIR with its updated Subcontracting Plan and the Order Fulfillers information listed above.

8.4 Order Fulfiller Pricing to Customer

Order Fulfiller pricing to the Customer shall be in accordance with Section 5.

9 Notification

All notices under this Contract shall be sent to a party at the respective address indicated below.

If sent to the State:

Hershel Becker or Successor in Office
Chief Procurement Officer
Department of Information Resources
300 W. 15th St., Suite 1300
Austin, Texas 78701
Phone: (512) 475-4700
Email: hershel.becker@dir.texas.gov

If sent to Successful Respondent:

Edward W. Somers Jr.
Vice President, Public Sector
TD SYNnex Corporation
39 Pelham Ridge Drive
Greenville, SC 29615
Phone: (864) 349-4374
Email: Ed.somers@tdsynnex.com

10 Conflicting or Additional Terms

- a) The terms and conditions of this Contract shall supersede any additional conflicting or additional terms in any additional service agreements, statement of work, and any other provisions, terms, conditions, and license agreements, including those which may be affixed to or accompany software upon delivery (sometimes called shrink-wrap or click-wrap agreements), and any linked or supplemental documents, which may be proposed, issued, or accepted by Successful Respondent and Customer in addition to this Contract (such additional agreements, "Additional Agreements"), regardless of when such Additional Agreements are proposed, issued, or accepted by Customer. Notwithstanding the foregoing, it is Customer's responsibility to review any Additional Agreements to determine if Customer accepts such Additional Agreement. If Customer does not accept such Additional Agreement, Customer shall be responsible for negotiating any changes thereto.
- b) Any update or amendment to an Additional Agreement shall only apply to Purchase Orders for the associated product or service offering after the effective date of such update or amendment; provided that, if Successful Respondent has responded to a Customer's solicitation or request for pricing, any subsequent update or amendment to an Additional Agreement may only apply to a resulting Purchase Order if Successful Respondent directly informs such Customer of such update or amendment before the Purchase Order is executed.
- c) Successful Respondent shall not require any Additional Agreement that: i) diminishes the rights, benefits, or protections of Customer, or that alters the definitions, measurements, or method for determining any authorized rights, benefits, or protections of Customer; or ii) imposes additional costs, burdens, or obligations upon Customer, or that alters the definitions, measurements, or method for determining any authorized costs, burdens, or obligations upon Customer.
- d) If Successful Respondent attempts to do any of the foregoing, the prohibited documents will be void and inapplicable to this Contract or the Purchase Order between Successful

Respondent and Customer, and Successful Respondent will nonetheless be obligated to perform such Purchase Order without regard to the prohibited documents, unless Customer elects instead to terminate such Purchase Order, which in such case may be identified as a termination for cause against Successful Respondent.

11 Authorized Exceptions to Appendix A, Standard Terms and Conditions

No exceptions have been agreed to by DIR and Successful Respondent.

(Remainder of this page intentionally left blank.)

This Contract is executed to be effective as of the date of last signature.

TD Synnex Corporation

Authorized By: Signature on File

Name: Edward W. Somers Jr.

Title: Vice President Sales

Date: 12/14/2022

The State of Texas, acting by and through the Department of Information Resources

Authorized By: Signature on File

Name: Hershel Becker

Title: Chief Procurement Officer

Date: 12/21/2022

Office of General Counsel: Signature on File

Date: 12/20/2022

STATE OF TEXAS
DEPARTMENT OF INFORMATION RESOURCES
CONTRACT FOR PRODUCTS, SERVICES, AND RELATED SERVICES
Panasonic Corporation of North America

1 INTRODUCTION

1.1 Parties

This contract for IBM, Panasonic & Fujitsu Branded Products, Related Services, and Cloud Services (this “Contract”) is entered into between the State of Texas, acting by and through the Department of Information Resources (hereinafter “DIR”) with its principal place of business at 300 West 15th Street, Suite 1300, Austin, Texas 78701, and Panasonic Corporation of North America, a Delaware Corporation (hereinafter “Successful Respondent”), with its principal place of business at 2 Riverfront Plaza, 9th Floor Newark, NJ 07102-5490.

1.2 Compliance with Procurement Laws

This Contract is the result of compliance with applicable procurement laws of the State of Texas. DIR issued a solicitation on the Comptroller of Public Accounts’ Electronic State Business Daily, Request for Offer (RFO) DIR-CPO-TMP-565, on 1/20/2023, for IBM, Panasonic & Fujitsu Branded Products, Related Services, and Cloud Services (the “RFO”). Upon execution of all Contracts, a notice of award for DIR-CPO-TMP-565, shall be posted by DIR on the Electronic State Business Daily.

1.3 Order of Precedence

- A. For transactions under this Contract, the order of precedence shall be as follows:
1. this Contract;
 2. **Appendix A, Standard Terms and Conditions;**
 3. **Appendix B, Successful Respondent’s Historically Underutilized Businesses Subcontracting Plan;**
 4. **Appendix C, Pricing Index;**
 5. **Appendix D, Service Agreement template;**
 6. **Exhibit 1, RFO DIR-CPO-TMP-565, including all Addenda; and**

7. **Exhibit 2, Successful Respondent's Response to RFO DIR-CPO-TMP-565**, including all Addenda.
- B. Each of the foregoing documents is hereby incorporated by reference and together constitute the entire agreement between DIR and Successful Respondent.

1.4 Definitions

Capitalized terms used but not defined herein have the meanings given to them in **Appendix A, Standard Terms and Conditions**.

2 TERM OF CONTRACT

The initial term of this Contract shall be up to two (2) years commencing on the date of the last signature hereto (the "Initial Term"), with one (1) optional two-year renewal and one (1) optional one-year renewal (each, a "Renewal Term"). Prior to expiration of the Initial Term and each Renewal Term, this Contract will renew automatically under the same terms and conditions unless either party provides written notice to the other party at least sixty (60) days in advance of the renewal date stating that the party wishes to discuss amendment or non-renewal.

3 OPTION TO EXTEND

Successful Respondent agrees that DIR may require continued performance under this Contract at the rates specified in this Contract following the expiration of the Initial Term or any Renewal Term. This option may be exercised more than once, but the total extension of performance hereunder shall not exceed ninety (90) calendar days. Such extension of services shall be subject to the requirements of the Contract, with the sole and limited exception that the original date of termination shall be extended pursuant to this provision. DIR may exercise this option upon thirty (30) calendar days written notice to the Successful Respondent.

4 PRODUCT AND SERVICE OFFERINGS

Products and services available under this Contract are limited to the technology categories defined in Request for Offer DIR-CPO-TMP-565 for IBM, Panasonic & Fujitsu Branded Products, Related Services, and Cloud Services. At DIR's sole discretion, Successful Respondent may incorporate changes or make additions to its product and

service offerings, provided that any changes or additions must be within the scope of the RFO.

5 PRICING

5.1 Pricing Index

Pricing to Customers shall be as set forth in **Appendix C, Pricing Index**, and shall include the DIR Administrative Fee (as defined below).

5.2 Customer Discount

- A. The minimum Customer discount for all products and services will be the percentage off List Price (as defined below) or MSRP (as defined below), as applicable, as specified in **Appendix C, Pricing Index**. Successful Respondent shall not establish a List Price or MSRP for a particular solicitation. For purposes of this Section, "List Price" is the price for a product or service published in Successful Respondent's price catalog (or similar document) before any discounts or price allowances are applied. For purposes of this Section, "MSRP," or manufacturer's suggested retail price, is the price list published by the manufacturer or publisher of a product and available to and recognized by the trade.
- B. Customers purchasing products or services under this Contract may negotiate additional discounts with Successful Respondent. Successful Respondent and Customer shall provide the details of such additional discounts to DIR upon request.
- C. If products or services available under this Contract are provided at a lower price to: (i) an eligible Customer who is not purchasing those products or services under this Contract, or (ii) to any other customer under the same terms and conditions provided for the State for the same products and services under this contract, then the price of such products and services under this Contract shall be adjusted to that lower price. This requirement applies to products or services quoted by Successful Respondent for a quantity of one (1), but does not apply to volume or special pricing purchases. Successful Respondent shall notify DIR within ten (10) days of providing a lower price as described in this Section, and this Contract shall be amended within ten (10) days to reflect such lower price.

5.3 Changes to Prices

- A. Subject to the requirements of this section, Successful Respondent may change the price of any product or service upon changes to the List Price or MSRP, as applicable. Discount levels shall not be subject to such changes, and will remain consistent with the discount levels specified in this Contract.
- B. Successful Respondent may revise its pricing by publishing a revised pricing list, subject to review and approval by DIR. If DIR, in its sole discretion, finds that the price of a product or service has been increased unreasonably, DIR may request that Successful Respondent reduce the pricing for the product or service to the level published before such revision. Upon such request, Successful Respondent shall either reduce the pricing as requested, or shall remove the product or service from the pricing list for this Contract. Failure to do so will constitute an act of default by Successful Respondent.

5.4 Shipping and Handling

Prices to Customers shall include all shipping and handling fees. Shipments will be Free On Board Customer's Destination. No additional fees may be charged to Customers for standard shipping and handling. If a Customer requests expedited or special delivery, Customer will be responsible for any additional charges for expedited or special delivery.

6 DIR ADMINISTRATIVE FEE

- A. Successful Respondent shall pay an administrative fee to DIR based on the dollar value of all sales to Customers pursuant to this Contract (the "DIR Administrative Fee"). The amount of the DIR Administrative Fee shall be seventy-five hundredths of a percent (0.75%) of all sales, net of returns and credits. For example, the administrative fee for sales totaling \$100,000 shall be \$750.
- B. All prices quoted to Customers shall include the DIR Administrative Fee. DIR reserves the right to increase or decrease the DIR Administrative Fee during the term of this Contract, upon written notice to Successful Respondent without amending this Contract. Any increase or decrease in the DIR Administrative Fee shall be incorporated in the price to Customers.

7 INTERNET ACCESS TO CONTRACT AND PRICING INFORMATION

In addition to the requirements listed in **Appendix A, Section 7.2, Internet Access to Contract and Pricing Information**, Successful Respondent shall include the following with its webpage:

- A. A current price list or mechanism to obtain specific contract pricing;
- B. MSRP/list price or DIR Customer price;
- C. Discount percentage (%) off MSRP or List Price;
- D. Warranty policies; and
- E. Return policies.

8 USE OF ORDER FULFILLERS

8.1 Authorization to Use Order Fulfillers

Subject to the conditions in this Section 8, DIR agrees to permit Successful Respondent to utilize designated order fulfillers to provide products, services, and support resources to Customers under this Contract ("Order Fulfillers").

8.2 Designation of Order Fulfillers

- A. Successful Respondent may designate Order Fulfillers to act as the distributors for products and services available under this Contract. In designating Order Fulfillers, Successful Respondent must be in compliance with the State's Policy on Utilization of Historically Underutilized Businesses. DIR and Successful Respondent will agree on the number of Order Fulfillers that are Historically Underutilized Businesses as defined by the CPA.
- B. In addition to the required Subcontracting Plan, Successful Respondent shall provide DIR with the following Order Fulfiller information: Order Fulfiller name, Order Fulfiller business address, Order Fulfiller CPA Identification Number, Order Fulfiller contact person email address and phone number.
- C. DIR reserves the right to require Successful Respondent to rescind any Order Fulfiller participation or request that Successful Respondent name additional Order Fulfillers should DIR determine it is in the best interest of the State.
- D. Successful Respondent shall be fully liable for its Order Fulfillers' performance under and compliance with the terms and conditions of this Contract. Successful

Respondent shall enter into contracts with Order Fulfillers and use terms and conditions that are consistent with the terms and conditions of this Contract.

- E. Successful Respondent may qualify Order Fulfillers and their participation under the Contract provided that: i) any criteria is uniformly applied to all potential Order Fulfillers based upon Successful Respondent's established, neutrally applied criteria, ii) the criteria is not based on a particular procurement, and iii) all Customers are supported under the criteria.
- F. Successful Respondent shall not prohibit any Order Fulfiller from participating in other procurement opportunities offered through DIR.

8.3 Changes in Order Fulfiller

Successful Respondent may add or remove Order Fulfillers throughout the term of this Contract upon written authorization by DIR. Prior to adding or removing Order Fulfillers, Successful Respondent must make a good faith effort to revise its Subcontracting Plan in accordance with the State's Policy on Utilization of Historically Underutilized Businesses. Successful Respondent shall provide DIR with its updated Subcontracting Plan and the Order Fulfillers information listed above.

8.4 Order Fulfiller Pricing to Customer

Order Fulfiller pricing to the Customer shall be in accordance with Section 5.

9 NOTIFICATION

All notices under this Contract shall be sent to a party at the respective address indicated below.

If sent to the State:

Lisa Massock or Successor in Office
Chief Procurement Officer
Department of Information Resources
300 W. 15th St., Suite 1300
Austin, Texas 78701
Phone: (512) 475-4700

If sent to Successful Respondent:

Solomon Surles III

Panasonic Corporation of North America
2 Riverfront Plaza, 9th Floor Newark, NJ 07102-5490
Phone: (775) 895-2401
Solomon.surlesIII@us.panasonic.com

10 SOFTWARE LICENSE, LEASE, AND SERVICE AGREEMENTS

10.1 Service Agreement

Services provided under this Contract shall be in accordance with the Service Agreement as set forth in **Appendix D** of this Contract. No changes to the Service Agreement terms and conditions may be made unless previously agreed to by Successful Respondent and DIR. Successful Respondent and Customer may agree to terms and conditions that do not diminish or lessen the rights or protections of the Customer or the responsibilities or liabilities of Successful Respondent.

11 CONFLICTING OR ADDITIONAL TERMS

- A. The terms and conditions of this Contract shall supersede any additional conflicting or additional terms in any additional service agreements, statement of work, and any other provisions, terms, conditions, and license agreements, including those which may be affixed to or accompany software upon delivery (sometimes called shrink-wrap or click-wrap agreements), and any linked or supplemental documents, which may be proposed, issued, or accepted by Successful Respondent and Customer in addition to this Contract (such additional agreements, "Additional Agreements"), regardless of when such Additional Agreements are proposed, issued, or accepted by Customer. Notwithstanding the foregoing, it is Customer's responsibility to review any Additional Agreements to determine if Customer accepts such Additional Agreement. If Customer does not accept such Additional Agreement, Customer shall be responsible for negotiating any changes thereto.
- B. Any update or amendment to an Additional Agreement shall only apply to Purchase Orders for the associated product or service offering after the effective date of such update or amendment; provided that, if Successful Respondent has responded to a Customer's solicitation or request for pricing, any subsequent update or amendment to an Additional Agreement may only apply to a resulting

Purchase Order if Successful Respondent directly informs such Customer of such update or amendment before the Purchase Order is executed.

- C. Successful Respondent shall not require any Additional Agreement that: i) diminishes the rights, benefits, or protections of Customer, or that alters the definitions, measurements, or method for determining any authorized rights, benefits, or protections of Customer; or ii) imposes additional costs, burdens, or obligations upon Customer, or that alters the definitions, measurements, or method for determining any authorized costs, burdens, or obligations upon Customer.
- D. If Successful Respondent attempts to do any of the foregoing, the prohibited documents will be void and inapplicable to this Contract or the Purchase Order between Successful Respondent and Customer, and Successful Respondent will nonetheless be obligated to perform such Purchase Order without regard to the prohibited documents, unless Customer elects instead to terminate such Purchase Order, which in such case may be identified as a termination for cause against Successful Respondent.

12 AUTHORIZED EXCEPTIONS TO APPENDIX A, STANDARD TERMS AND CONDITIONS

Appendix A, Section 10.15.1, is hereby deleted and replaced in its entirety with the following language:

10.15.1 Commercial General Liability

Commercial General Liability must include \$1,000,000.00 per occurrence for Bodily Injury and Property Damage with a separate aggregate limit of \$2,000,000.00; Medical Expenses per person of \$5,000.00; Personal Injury and Advertising Liability of \$1,000,000.00; Products/Completed Operations aggregate Limit of \$2,000,000.00 and Damage to Premises Rented: \$50,000.00. Agencies may require additional Umbrella/Excess Liability insurance. The policy shall contain the following provisions:

- A. Blanket contractual liability coverage for liability assumed under the Contract;
- B. Independent Contractor coverage;

C. State of Texas, DIR, and Customer included as an additional insured by a blanket endorsement; and

D. Waiver of Subrogation.

(Remainder of this page intentionally left blank.)

This Contract is executed to be effective as of the date of last signature.

Panasonic Corporation of North America

Authorized By: Signature on File

Name: Richard Elliot

Title: President

Date: 12/13/2023 | 9:41 AM PST

The State of Texas, acting by and through the Department of Information Resources

Authorized By: Signature on File

Name: Lisa Massock

Title: Chief Procurement Officer

Date: 1/3/2024 | 9:39 AM CST

Office of General Counsel: Initials on File

Date: 1/3/2024 | 9:24 AM CST

STATE OF TEXAS
DEPARTMENT OF INFORMATION RESOURCES
CONTRACT FOR PRODUCTS AND RELATED SERVICES
GTS Technology Solutions, Inc.

1. Introduction

A. Parties

This Contract for products and related services is entered into between the State of Texas, acting by and through the Department of Information Resources (hereinafter "DIR") with its principal place of business at 300 West 15th Street, Suite 1300, Austin, Texas 78701, and GTS Technology Solutions, Inc. (hereinafter "Vendor"), with its principal place of business at 9211 Waterford Centre Blvd, Suite 125, Austin, TX 78758.

B. Compliance with Procurement Laws

This Contract is the result of compliance with applicable procurement laws of the State of Texas. DIR issued a solicitation on the Comptroller of Public Accounts' Electronic State Business Daily, Request for Offer (RFO) DIR-CPO-TMP-443, on 10/28/2019, for Law Enforcement, Surveillance and Security Monitoring, Emergency Preparedness, Disaster Recovery Technology Products and Related Services. Upon execution of this Contract, a notice of award for RFO DIR-CPO-TMP-443 shall be posted by DIR on the Electronic State Business Daily.

C. Order of Precedence

For purchase transactions under this Contract, the order of precedence shall be as follows: this Contract; Appendix A, Standard Terms and Conditions For Products and Related Services Contracts; Appendix B, Vendor's Historically Underutilized Businesses Subcontracting Plan; Appendix C, Pricing Index; Appendix D, Customer Service Agreement Template; Exhibit 1, Vendor's Response to RFO DIR-CPO-TMP-443, including all addenda; and Exhibit 2, DIR-CPO-TMP-443, including all addenda; are incorporated by reference and constitute the entire agreement between DIR and Vendor governing purchase transactions. In the event of a conflict between the documents listed in this paragraph related to purchases, the controlling document shall be this Contract, then Appendix A, then Appendix B, then Appendix C, then Appendix D, then Exhibit 1, and finally Exhibit 2. In the event and to the extent any provisions contained in multiple documents address the same or substantially the same subject matter but do not actually conflict, the more recent provisions shall be deemed to have superseded earlier provisions.

2. Term of Contract

The initial term of this Contract shall be two (2) years commencing on the last date of approval by DIR and Vendor, with one (1) optional two-year renewal and one (1) optional one-year renewal. Prior to expiration of each term, the contract will renew automatically under the same terms and conditions unless either party provides notice to the other party 60 days in advance of the renewal date stating that the party wishes to discuss modification of terms or not renew. Additionally, the parties by mutual agreement may extend the term for up to ninety (90) additional calendar days.

3. **Product and Service Offerings**

A. Products

Products available under this Contract are limited to law enforcement, surveillance and security monitoring, emergency preparedness, disaster recovery technology products and related services as specified in Appendix C, Pricing Index. Vendor may incorporate changes to their product offering; however, any changes must be within the scope of products awarded based on the posting described in Section 1.B above. Vendor may not add a manufacturer's product line which was not included in the Vendor's response to the solicitation described in Section 1.B above.

B. Services

Services available under this Contract are limited to law enforcement, surveillance and security monitoring, emergency preparedness, disaster recovery technology products and related services as specified in Appendix C, Pricing Index. Vendor may incorporate changes to their service offering; however, any changes must be within the scope of services awarded based on the posting described in Section 1.B above.

4. **Pricing**

Pricing to the DIR Customer shall be as set forth in Appendix A, Section 8, Pricing, Purchase Orders, Invoices and Payment, and as set forth in Appendix C, Pricing Index, and shall include the DIR Administrative Fee.

5. **DIR Administrative Fee**

A) The administrative fee to be paid by the Vendor to DIR based on the dollar value of all sales to Customers pursuant to this Contract three-quarters of one percent (0.75%). Payment will be calculated for all sales, net of returns and credits. For example, the administrative fee for sales totaling \$100,000.00 shall be \$750.00.

B) All prices quoted to Customers shall include the administrative fee. DIR reserves the right to change this fee upwards or downwards during the term of this Contract, upon written notice to Vendor without further requirement for a formal contract amendment. Any change in the administrative fee shall be incorporated in the price to the Customer.

6. **Notification**

All notices under this Contract shall be sent to a party at the respective address indicated below.

If sent to the State:

Hershel Becker or Successor in Office
Department of Information Resources
300 W. 15th St., Suite 1300
Austin, Texas 78701
Phone: (512) 475-4700

If sent to the Vendor:

Sue Hawk
GTS Technology Solutions, Inc.

9211 Waterford Centre Blvd, Suite 125
 Austin, TX 78758
 Phone: (512) 897-8339
 Email: sue.hawk@gts-ts.com

7. Shrink/Click-wrap License and Service Agreements

A. Shrink/Click-wrap License Agreement

Regardless of any other provision or other license terms which may be issued by Vendor after the effective date of this Contract, and irrespective of whether any such provisions have been proposed prior to or after the issuance of a Purchase Order for products licensed under this Contract, or the fact that such other agreement may be affixed to or accompany software upon delivery (shrink-wrap), the terms and conditions set forth in this Contract shall supersede. **It is the Customer's responsibility to read the Shrink/Click-wrap License Agreement and determine if the Customer accepts the license terms as amended by this Contract. If the Customer does not agree with the license terms, Customer shall be responsible for negotiating with the reseller to obtain additional changes in the Shrink/Click-wrap License Agreement language from the software publisher.**

B. Service Agreement

Services provided under this Contract shall be in accordance with the Service Agreement/Service Agreement Template as set forth in Appendix D of this Contract. No changes to the Service Agreement terms and conditions may be made unless previously agreed to by Vendor and Customer. If utilizing the Service Agreement Template, the Vendor and Customer may agree to terms and conditions that do not diminish or lessen the rights or protections of the Customer or the responsibilities or liabilities of the Vendor.

C. Conflicting or Additional Terms

1. In the event that conflicting or additional terms in Vendor Software License Agreements, Shrink/Click Wrap License Agreements, Service Agreements or linked or supplemental documents amend or diminish the rights of DIR Customers or the State, such conflicting or additional terms shall not take precedence over the terms of this Contract.
2. In the event of a conflict, any linked documents may not take precedence over the printed or referenced documents comprising this contract; provided further that any update to such linked documents shall only apply to purchases or leases of the associated Vendor product or service offering after the effective date of the update; and, provided further, that, if Vendor has responded to a solicitation or request for pricing, no update of such linked documents on or after the initial date of Vendor's initial response shall apply to that purchase unless Vendor directly informs Customer of the update before the purchase is consummated.
3. In the event that different or additional terms or conditions would otherwise result from accessing a linked document, agreement to said linked document shall not be effective until reviewed and approved in writing by Customer's authorized signatory.
4. Vendor shall not [without prior written agreement from Customer's authorized signatory,] require any document that: 1) diminishes the rights, benefits, or protections

of the Customer, or that alters the definitions, measurements, or method for determining any authorized rights, benefits, or protections of the Customer; or 2) imposes additional costs, burdens, or obligations upon Customer, or that alters the definitions, measurements, or method for determining any authorized costs, burdens, or obligations upon Customer.

5. If Vendor attempts to do any of the foregoing, the prohibited documents will be void and inapplicable to the contract between DIR and Vendor or Vendor and Customer, and Vendor will nonetheless be obligated to perform the contract without regard to the prohibited documents, unless Customer elects instead to terminate the contract, which in such case may be identified as a termination for cause against Vendor.
 6. The foregoing requirements apply to all contracts, including, but not limited to, contracts between Customer and a reseller who attempts to pass through documents and obligations from its Manufacturer or Publisher.
8. **Authorized Exceptions to Appendix A, Standard Terms and Conditions for Product and Related Services Contracts.**

No exceptions have been agreed to by DIR and Vendor.

(Remainder of this page intentionally left blank.)

This Contract is executed to be effective as of the date of last signature.

GTS Technology Solutions, Inc.

Authorized By: Signature on File

Name: Britta Butler

Title: VP of Sales

Date: 3/11/2021

The State of Texas, acting by and through the Department of Information Resources

Authorized By: Signature on File

Name: Hershel Becker

Title: Chief Procurement Officer

Date: 3/14/2021

Office of General Counsel: Signature on File



City Council Regular Meeting Staff Report

I. Approval of the Final Plat of Saddle Creek Ranch Unit 9B.

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Consent Agenda - Consent Items (General Items) Item: 7I.
From	
Eron Spencer, Assistant Planning Director	

PROPERTY INFORMATION:

Project Name: PC-25-14-FP

Owner: 5GB-1 LLC

Representative: Christopher Garza, Bluesite Engineering, LLC

Area: 8.623 acres

Location: Near the intersection of Coy Lane and FM 1103

Council Place: 3

Future Land Use: Compact Residential

Zoning ([map](#)): High Density Single-Family Residential, SF-6 (2013 UDC SF-3)

Proposed Use: 36 Residential Lots, 2 Open Space Lots

Utility Providers: Water – GVSUD, Sewer – City of Cibolo, Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

In accordance with Section 20.3.5 of the Unified Development Code (UDC), 'Final Plat' is defined as: "The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references."

The Land Study for Saddle Creek Ranch Units 5-9 was approved on June 25, 2013. The Preliminary Plat for Unit 9 followed on November 16, 2021, with construction plans approved in November of 2022. Initially, Unit 9 was designed as a single-phase subdivision comprising 82 lots over 19.36 acres. The Planning & Zoning Commission recommended approval of the Final Plat, and City Council subsequently approved it in August of 2023. However, the plat has not been recorded.

In March of 2024, the applicant informed staff of a utility conflict: the existing GVSUD water line along Coy Lane was found to be outside of the designated utility easement, interfering with 12 proposed lots. To resolve the issue, the applicant proposed subdividing Unit 9 into two phases—Unit 9A and 9B. A minor amendment to the Land Study reflecting the new phasing was submitted in March of 2024 and administratively approved by staff and the City Engineer. The Final Plat for Unit 9A was recommended for approval by the Planning & Zoning Commission on September 11, 2024, and approved by City Council on September 24, 2024.

This submittal is for Unit 9B, the second and final unit of the Saddle Creek Ranch subdivision. Unit 9B proposes 36 residential lots (typically 60' x 110') and two open space lots—Lot 906 (0.42 acres) and Lot 907 (0.07 acres).

STREETS/MASTER THOROUGHFARE PLAN (MTP):

The plat proposes approximately 1,336 linear feet of internal roadway, with fifty (50) feet of right-of-way dedicated for Saddle Park, Cowboy Peak, and Cowboy Valley. Additionally, sixty (60) feet of right-of-way will be dedicated along the southern boundary for the extension of Coy Lane, which is classified as a collector on the City's Master Thoroughfare Plan.

A Traffic Impact Analysis (TIA) Report, dated June 11, 2020, was reviewed and approved by the City Engineer as part of the review process for Units 9A and 9B.

UTILITIES:

Green Valley Special Utility District (GVSUD) will provide water services as the subject property lies within its Certificate of Convenience and Necessity (CCN). Sewer service will be provided by the City of Cibola, using an eight (8) inch sanitary sewer main that runs through Unit 7. Electricity will be provided by Guadalupe Valley Electric Cooperative (GVEC).

Letters of Certification (LOCs) from both GVSUD and GVEC, recommending approval of Unit 9B, have been submitted.

DRAINAGE:

The Stormwater Management Plan (SWMP) for Saddle Creek Ranch Unit 9B, dated March 7, 2025, has been reviewed and approved by the City Engineer. No portion of the property is located within the FEMA floodplain. According to the SWMP, "the site primarily drains to the north, onto the existing drainage infrastructure in Saddle Creek Ranch Unit 9A, at slopes ranging between 1% and 5%. None of the drainage areas were altered from the overall drainage plan for the subdivision and the proposed design does not deviate from the previous approved plans associated with downstream drainage infrastructure."

PARKLAND:

Unit 9B is not required to dedicate parkland, as the overall Saddle Creek Ranch subdivision previously satisfied its parkland dedication requirement.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its April 9, 2025, regular meeting, the Planning & Zoning Commission voted (6-0) to recommend denial of the Final Plat of Saddle Creek Ranch Unit 9B. The denial was based on one outstanding comment: the construction plans had not yet been approved at the time of the meeting.

STAFF RECOMMENDATION:

Following the Commission's consideration of the plat, the City Engineer reviewed and approved the construction plans for Saddle Creek Ranch Unit 9B on April 11, 2025, which addressed the final outstanding comment. The City Engineer's approval letters for both the construction plans and final plat are attached herein.

The Final Plat now complies with the subdivision regulations set forth in the City's UDC as well as Section 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code. Therefore, Staff recommends **APPROVAL** of the Final Plat.

Attachments

[Application.pdf](#)

[Plat.pdf](#)

[City Engineer Letter - Plat.pdf](#)

[City Engineer Letter - Construction Plans.pdf](#)

[Property Information Map.pdf](#)

Cibolo
Final Plat Application

Online Request #: 2672084

Project #: PC-25-14-FP

Submitted by:
Christopher Garza
cgarza@bluesiteengineering.com
(512) 538-8374

Location: **Coy Lane**

City: **Cibolo** State: **TX** Zip: **78108**

Contact Information

Applicant's Contact Information

Title: First Name: **Christopher** Last Name: **Garza** Suffix:

Business Name: **Bluesite Engineering LLC**

Mailing Address: **13750 San Pedro Ave.**

City: **San Antonio** State: **TX** Zip: **78232**

Email Address: **cgarza@bluesiteengineering.com**

Cell Phone: Work Phone: Home Phone: **(512) 538-8374**

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: _ Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:



You can complete this application and view updates online at [MGO Connect](#)

Representative's Contact Information

Title: _____ First Name: _ Last Name: _____ Suffix: _____
Business Name: _____
Mailing Address: _____
City: _____ State: _ Zip: _____
Email Address: _____
Cell Phone: _____ Work Phone: _____ Home Phone: _____

Application Questionnaire (* denotes required question)

Final Plat

Project Name * Saddle Creek Unit 9B

Total Acres * 8.62

Survey Name * F DE LA GARZA

Abstract No. * G A0143

Current Zoning * SF6

Proposed Zoning * SF6

Overlay * None

of Lots * 36



You can complete this application and view updates online at [MGO Connect](#)

of Units *

36

Work Type *

Single-Family

Specify *

Total Proposed Square Footage *

Total Proposed Square Footage *

Current Use *

Single-Family

Proposed Use *

Single-Family

By typing my name below, I do hereby attest that the information contained in this application is true, accurate, and complete. *

Christopher Garza

Acknowledgement *

I, the undersigned, do hereby acknowledge that the information contained in this application is true, accurate, and complete. I further acknowledge that I am the owner of the property described herein and that I am the person who has the authority to execute this application. (I am the owner of the property described herein and I am the person who has the authority to execute this application.)

Enter Signature: *

Christopher Garza



You can complete this application and view updates online at [MGO Connect](#)

Documents Uploaded

The following documents are attached to the Application.

Copy of a Final Tree Survey	tree letter.pdf
Copy of the Final Plat Encompassing All Land Owned by the Subdivider	250306_saddle_u9b_plat.pdf
Copy of the Final Traffic Impact Analysis Report	tia saddle creek ranch , 2020.pdf
Copy of the Final Utility and Final Storm Water Management Report	1.0.pdf gvec- saddle creek unit 9- approved for construction- 8-18-2023.pdf saddle creek ranch unit 9b- signed loc.pdf saddle creek ranch unit 9b-signed generic loc.pdf saddle creek u9b - swmp.pdf saddle creek 98_2502226.zip
Narrative of Application Request	250224_engineering summary.pdf
Project Applicable LOC Approvals	saddle creek ranch unit 9b- signed loc.pdf saddle creek ranch unit 9b-signed generic loc.pdf gvec- saddle creek unit 9- approved for construction- 8-18-2023.pdf
Proof of Tax Certification	tax certs.pdf
Signed Deposit Agreement	cd deposit agreement_signed.pdf



You can complete this application and view updates online at [MGO Connect](#)

Signed Notarized Authorization Form

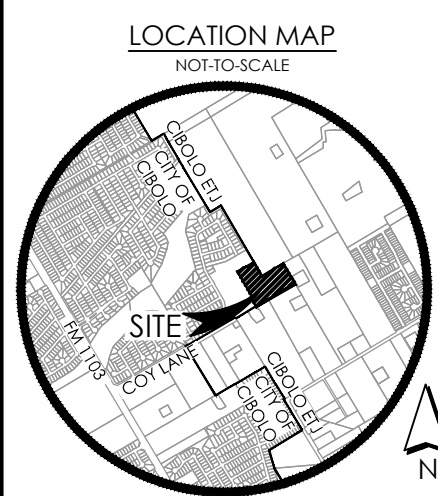
fp access_signed.pdf

Statement of the intent of the developer to provide parkland dedication in accordance with the requirements of this UDC or to pay fees in lieu of parkland dedication.

statement of intent_signed.pdf



You can complete this application and view updates online at [MGO Connect](#)



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.

GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.

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

ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.

ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVING, UPGRADE, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.

ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.

THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF SADDLE CREEK RANCH SUBDIVISION UNIT 9B HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (CCMA) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY.

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, 508-1, L.L.C., ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE F.D.E.LA GARZA NO.253, ABSTRACT 143 CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 4192, PAGE 801 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 8.623 ACRES OF LAND, INCLUSIVE OF 0.223 ACRE R.O.W. DEDICATION, OUT OF 60.2012 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 8192, PAGE 801, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___DAY OF ____, A.D._____

NOTARY PUBLIC GUADALUPE COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___DAY OF __A.D.____

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___DAY OF __A.D. ____

NOTARY PUBLIC, STATE OF TEXAS

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 ASSIGNEES, 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 S.U.D. 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.

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.

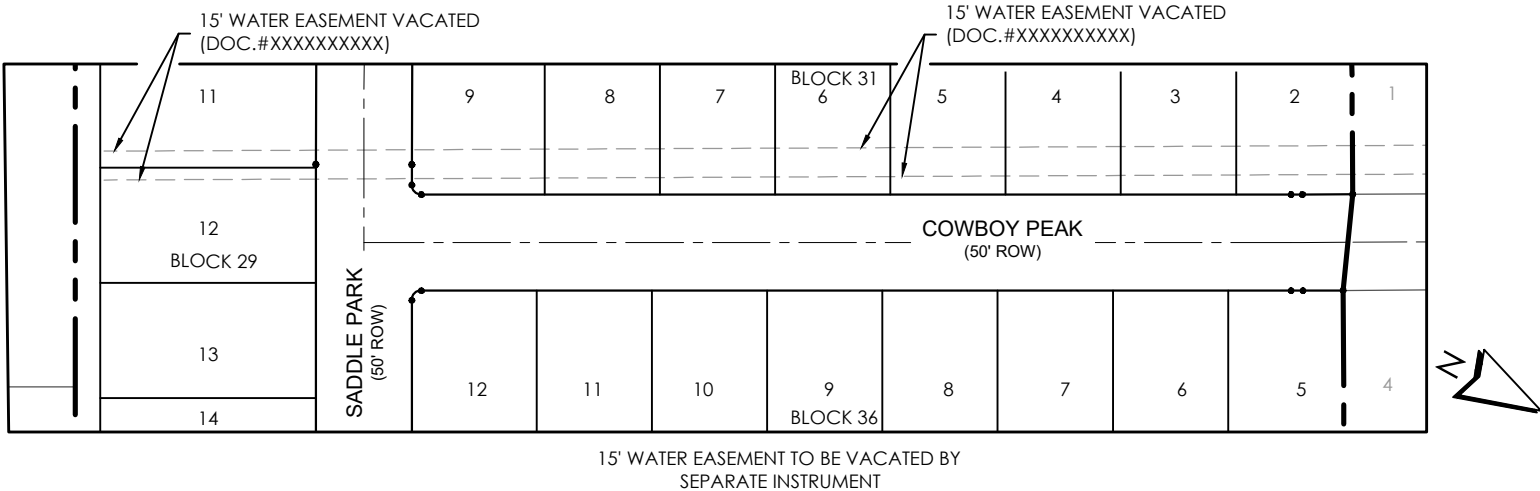
AGENT FOR GREEN VALLEY SPECIAL UTILITY DISTRICT.

NOTES:

- 1.)THE PROPERTY SHOWN HEREON IS LOCATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY AND IS ZONED SF-3, (PRE 2018 UDC UPDATE AND NOW IT IS SF6)
- 2.)UTILITIES WILL BE PROVIDED BY THE FOLLOWING:
WATER - GREEN VALLEY SPECIAL UTILITY DISTRICT
SEWER - CITY OF CIBOLO
ELECTRICITY - GUADALUPE VALLEY ELECTRIC COOPERATIVE.
- 3.)ALL WORKMANSHIP AND MATERIALS FOR THE WATER SYSTEM SHALL CONFORM TO THE CONSTRUCTION STANDARDS OF THE CITY OF CIBOLO.
- 4.)THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 5.)THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 6.)SADDLE CREEK RANCH UNIT-9B IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL DISTRICT.
- 7.)CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. AND E.T.CATV. EASEMENTS.
- 8.)ALL PROPOSED STREETS UNLESS SPECIFIED AS PRIVATE, WILL BE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- 9.)ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 10.)5.0' WIDE ELECTRIC EASEMENTS ARE LOCATED ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
- 11.)CONTROL MONUMENTS AS SHOWN:
IT IS THE PRACTICE OF "CAESAR A. GARCIA R.P.L.S." TO MONUMENT ALL CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "C GARCIA RPLS 5904" PLASTIC CAP. (*)INDICATED A FOUND 1/2" REBAR WITH A "C GARCIA RPLS 5904" PLASTIC CAP.
- 12.)STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
COMBINED SCALE FACTOR 0.999983802
STATE PLANE COORDINATES ARE NAD 83 (NAD83)
- 13.)MINIMUM BUILDING SETBACK LINES SHALL BE 25 FT FROM FRONT PROPERTY LINE, 10 FT FROM THE SIDE PROPERTY LINE, AND 10 FT FROM THE REAR PROPERTY LINE UNLESS OTHERWISE NOTED.
- 14.)GUADALUPE VALLEY ELECTRIC COOPERATIVE (G.V.E.C) WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.
- 15.)G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.
- 16.)FLOOD NOTE: ACCORDING TO FEMA 1% ANNUAL CHANCE (100-YEAR) FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF GUADALUPE COUNTY, TEXAS, MAP NO. 48187C0230-F DATED NOV. 02, 2007, NO PORTION OF THE PROPERTY LIES ADJACENT TO THE 100-YR FLOODPLAIN.
- 17.)FINISHED FLOOR ELEVATIONS SHALL BE A MIN. 8" ABOVE EXISTING GROUND.
- 18.)THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME AND/OR NUMBER LAYOUT, FOR EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.

CURVE TAG TABLE

CURVE TAG	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	6.18	1025.00	0.35	N29° 53' 46"W	6.18
C2	7.85	5.00	90.00	N74° 43' 24"W	7.07
C3	7.85	5.00	90.00	N15° 16' 36"E	7.07
C4	7.40	5.00	84.78	N72° 06' 55"W	6.74
C5	152.53	50.00	174.78	N27° 06' 55"W	99.90
C6	3.70	5.00	42.41	N50° 55' 47"W	3.62
C7	152.56	50.00	174.83	N15° 16' 36"E	99.90
C8	3.70	5.00	42.41	N81° 29' 00"E	3.62
C9	0.38	125.00	0.18	N60° 21' 54"E	0.38
C10	0.14	75.00	0.10	N60° 24' 04"E	0.14
C11	0.23	125.00	0.10	N60° 24' 04"E	0.23
C12	0.23	75.00	0.18	N60° 21' 54"E	0.23
C13	7.85	5.00	90.00	N15° 16' 36"E	7.07
C14	5.88	975.00	0.35	N29° 53' 46"W	5.88



FINAL PLAT ESTABLISHING SADDLE CREEK RANCH SUBDIVISION UNIT 9B

BEING 8.623 ACRES OF LAND, INCLUSIVE OF 0.223 ACRE R.O.W. DEDICATION, OUT OF 60.2012 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 8192, PAGE 801, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

OWNER/DEVELOPER:

508-1, L.L.C.
3619 PAESANOS PARKWAY, SUITE 312
SAN ANTONIO, TX - 78231
PHONE: (210) 824-3180



CAESAR A. GARCIA

REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM REGISTRATION NO. 10194785
14384 HUBER ROAD
SEGUIN, TEXAS 78155
PH: (512) 470-4669

DATE PREPARED: MARCH 2025

STATE OF TEXAS
COUNTY OF GUADALUPE

APPROVED ON THIS THE ___DAY OF ____, 20___, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

THIS PLAT OF SADDLE CREEK RANCH SUBDIVISION UNIT 9B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS ___ DAY OF ____, A.D. _____.

BY: _____
MAYOR

BY: _____
CITY SECRETARY

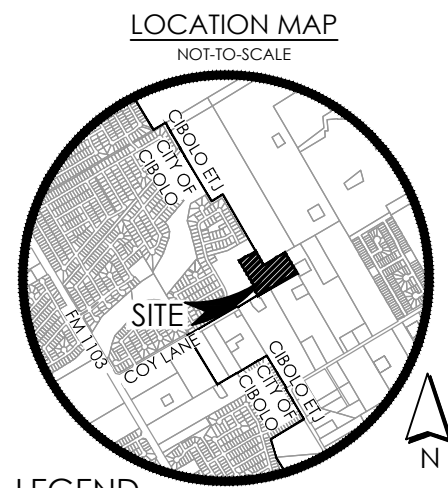
APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF SADDLE CREEK RANCH SUBDIVISION UNIT 9B HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____
CHAIR

BY: _____
VICE CHAIR



LEGEND

- SET $\frac{1}{2}$ " IRON ROD
- FOUND $\frac{1}{2}$ " IRON ROD
- FOUND METAL SPIKE
- 1" FOUND IRON PIPE
- $\frac{1}{2}$ " SET IRON ROD
- ROW RIGHT OF WAY
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DOC. NO DOCUMENT NUMBER

(N XX° XX' XX" E XXX.XX') PER RECORD DATA
--- EXISTING MINOR CONTOUR
--- EXISTING MAJOR CONTOUR
--- PROPOSED MINOR CONTOUR
--- PROPOSED MAJOR CONTOUR

KEY NOTES

- 2' ELECTRIC GAS AND CABLE T.V. EASEMENT
- 10' X 20' GVEC EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- 5' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- 25' BUILDING SETBACK LINE
- 15' BUILDING SETBACK LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- 10' X 30' GUADALUPE VALLEY ELECTRIC COOPERATIVE EASEMENT
- 33' ROW DEDICATION (0.295 AC.)
- 13' ROW DEDICATION (0.223 AC.)
- 20' WATER EASEMENT
- 10' X 20' GVEC EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT
- 10' BUILDING SETBACK LINE
- 25' BUILDING SETBACK LINE
- 2' ELECTRIC GAS AND CABLE TV EASEMENT
- 13' ROW DEDICATION
- 15' OVERHANG AERIAL UTILITY EASEMENT
- 1' VEHICULAR NON-ACCESS EASEMENT
- 60' INGRESS/EGRESS & WATER LINE EASEMENT (VOL. 4192, PG. 807, O.P.R.)
- 15' WATER EASEMENT (VOL. 365, PG. 158, O.P.R.)

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, A.D. ___

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION REGULATIONS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, A.D. ___

NOTARY PUBLIC, STATE OF TEXAS

SADDLE CREEK RANCH
SUBDIVISION UNIT 9A
(VOL. XX, PGS. XX D.P.R.)

SEE DETAIL "A"
SEE THIS PAGE

CITY OF
CIBOLO CITY
LIMITS LINE

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION LTD

CITY OF
CIBOLO CITY
LIMITS LINE

SCALE: 1" = 100

SEILER KERMIT J
155 WAXWOOD LN
SAN ANTONIO TX 78216
24.592 ACRES
(VOL. 2618, PG. 503 P.D.)

FINAL PLAT ESTABLISHING SADDLE CREEK RANCH SUBDIVISION UNIT 9B

BEING 8.623 ACRES OF LAND, INCLUSIVE OF 0.223 ACRE R.O.W.
DEDICATION, OUT OF 60.2012 ACRE TRACT OF LAND, DESCRIBED IN
VOLUME 8192, PAGE 801, OFFICIAL PUBLIC RECORDS OF
GUADALUPE COUNTY, TEXAS.

OWNER/DEVELOPER:
SG&L, L.L.C.
3619 PAESANOS PARKWAY,
SUITE 312
SAN ANTONIO, TX - 78231.
PHONE: (210) 824-3180

BLUESITE
ENGINEERING
FIRM REGISTRATION F-22528

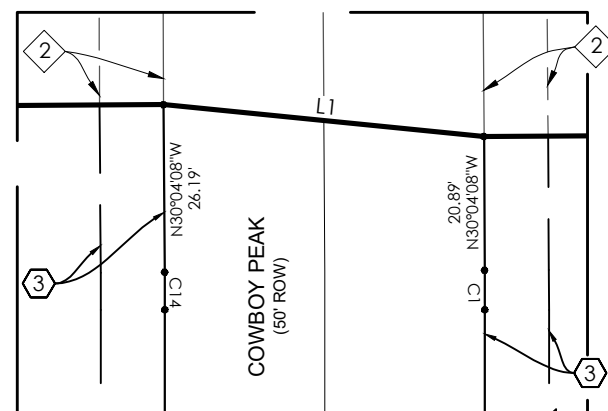
CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
FIRM REGISTRATION NO. 10194785
14384 HUBER ROAD
SEGUIN, TEXAS 78155
PH: (512) 470-4669

DATE PREPARED: MARCH 2025

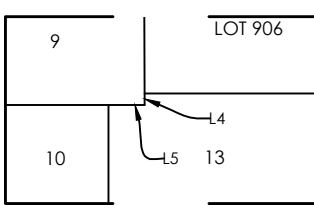
SADDLE CREEK RANCH
SUBDIVISION UNIT 9A
(VOL. XX, PGS. XX D.P.R.)

LONG HOWARD W & THEANNE L PO BOX 762
CIBOLO, TX 78108
21.243 ACRES
(VOL. 2693, PG. 601 WD)

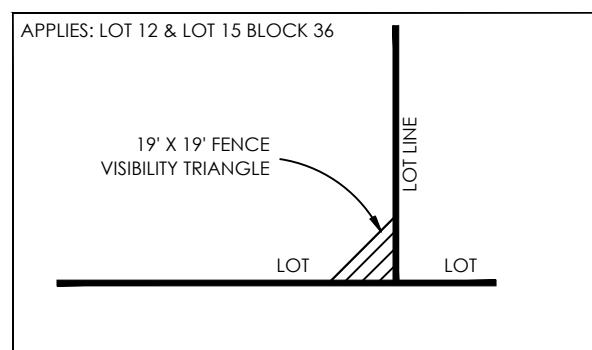
JOHNSTON LARRY & CANDICE L
1315 WEIL RD MARION, TX 78124
15.973 ACRES
(VOL. 982, PG. 266 OT)



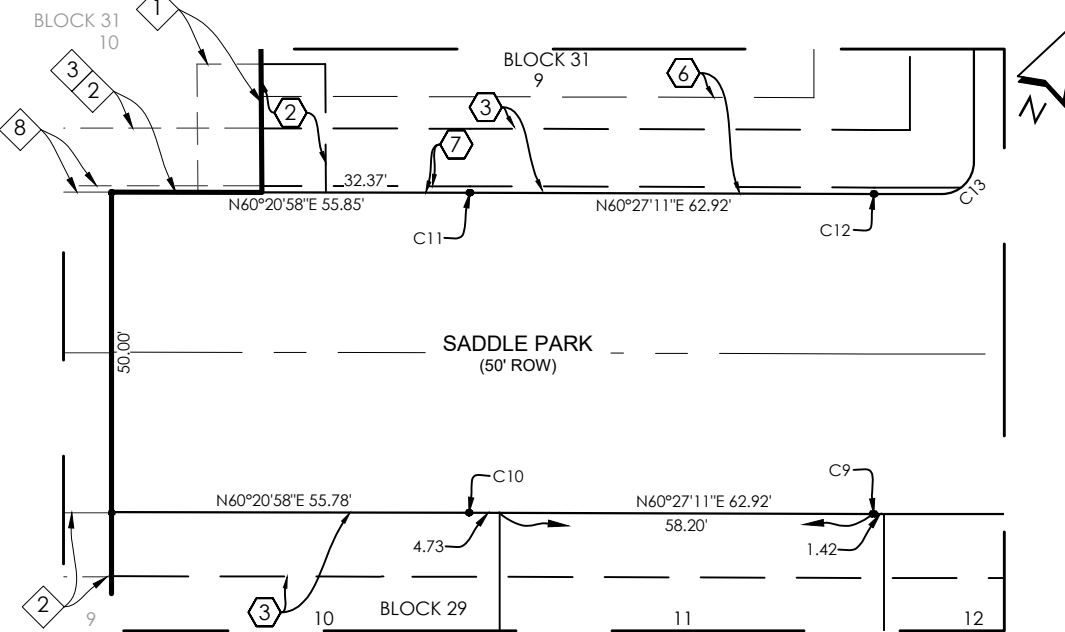
DETAIL "A"
SCALE 1"= 30'



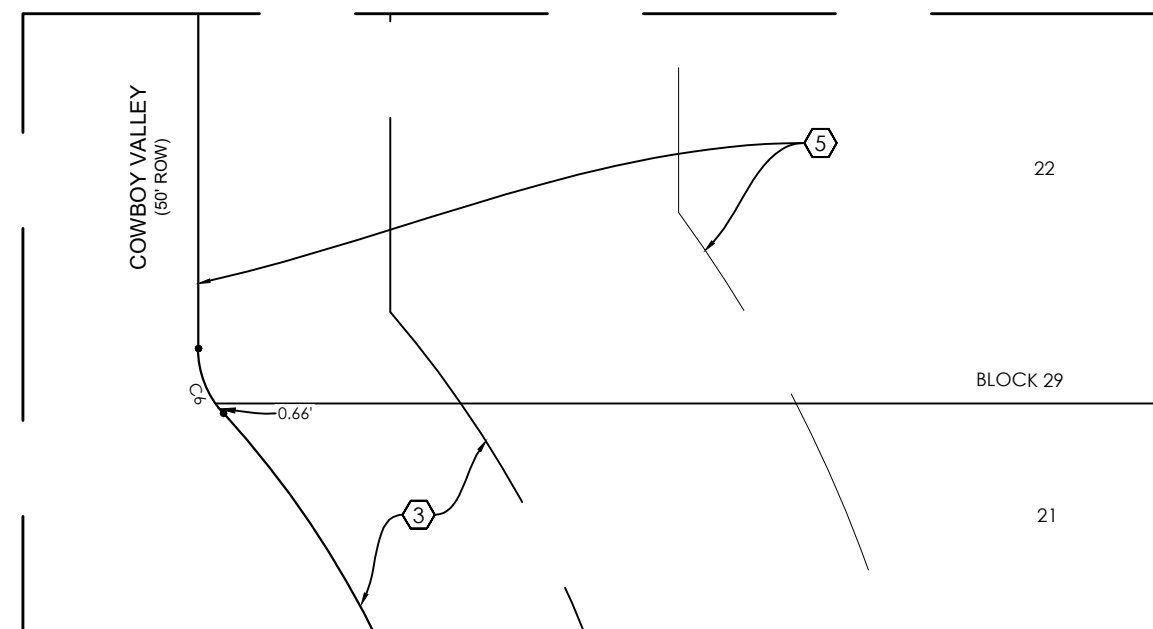
DETAIL "C"
SCALE 1"= 30'



VISIBILITY TRIANGLE DETAIL
NOT TO SCALE



DETAIL "B"
SCALE 1"= 30'



DETAIL "D"
SCALE 1"= 10'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTI SHEET PLAT

36 SINGLE FAMILY LOTS, 2 OPEN SPACE, 3 BLOCKS

SHEET 2 OF 2

April 3, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108



Re: Final Plat Review
Saddle Creek Ranch Unit 9B (PC-25-14-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the City of Cibolo Unified Development Code and flood ordinances. We have no further comments.

At this time we recommend a **Conditional Approval** pending the review and approval of the construction plans.

Our review of the project 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,

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo

April 11, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108



Re: Plans Review
Saddle Creek Unit 9B (CP-25-04)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced project. We find that the development is in conformance with the city of Cibolo Unified Development Code and Flood ordinances. We have no further comments.

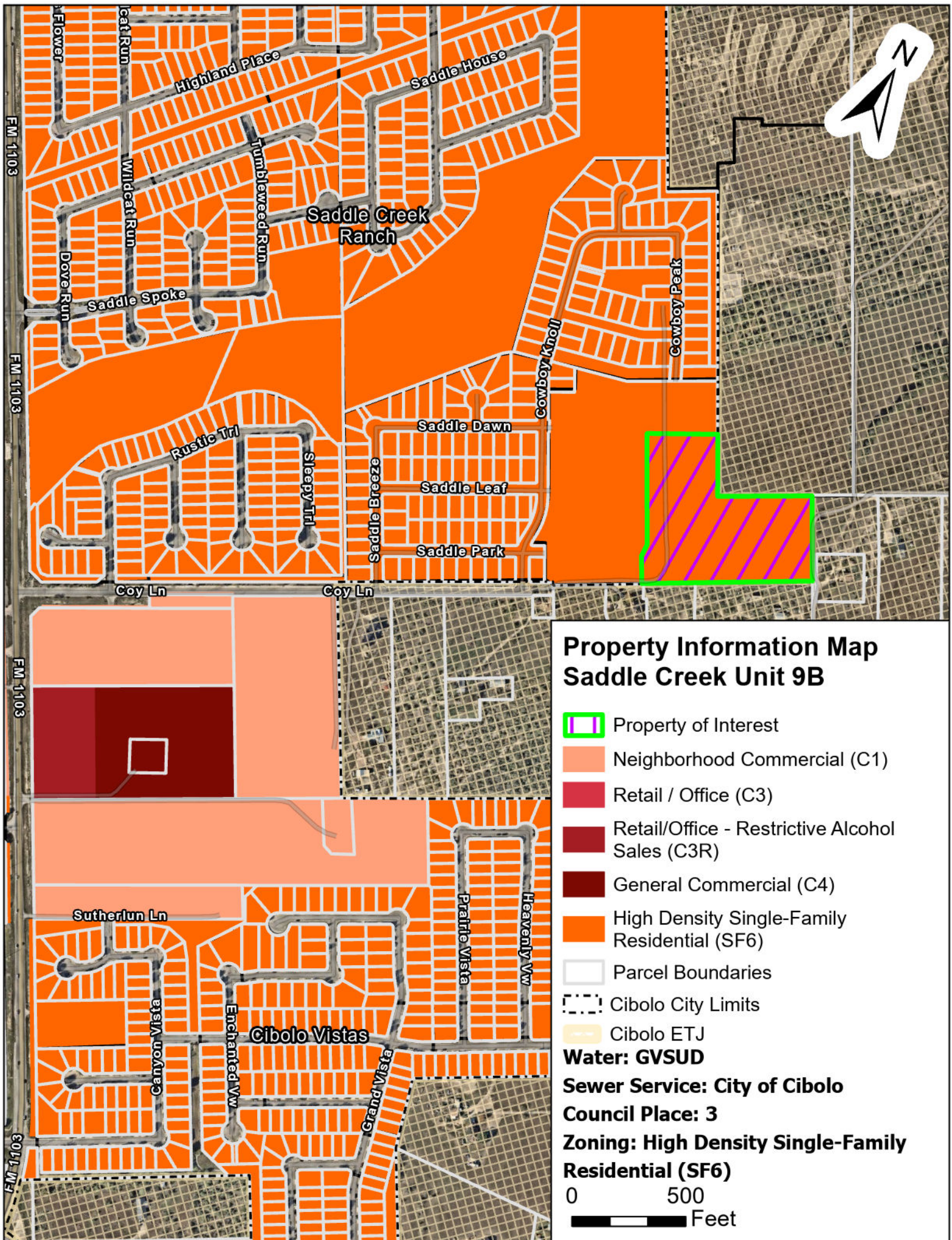
Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andy Carruth", is written over a light blue rectangular background.

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo





City Council Regular Meeting Staff Report

B. Police Department

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Staff Update Item: 8B.
From	
Leigh Ann Rogers, Executive Assistant to the Chief of Police	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[CPD Report Call Summary Mar 1-15, 2025.pdf](#)
[CPD Report Call Summary Mar 16-31, 2025.pdf](#)
[3.2025.pdf](#)

3/17/2025

Cibolo Police Department

Report Call Summary

March 1-15, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
ACCIDENT, FLEET				
ACCIDENT, FLEET	25-00451	Saturday, March 8, 2025	1400	FM 465
1 ACCIDENT, FLEET				
ACCIDENT, HIT & RUN				
ACCIDENT, HIT & RUN	25-00457	Sunday, March 9, 2025	4000	CIBOLO VALLEY DRIVE
ACCIDENT, HIT & RUN	25-00487	Thursday, March 13, 2025	1300	FM 1103
ACCIDENT, HIT & RUN	25-00499	Saturday, March 15, 2025	18100	I-35
ACCIDENT, HIT & RUN	25-00414	Sunday, March 2, 2025		STEER LANE
4 ACCIDENT, HIT & RUN				
ACCIDENT, MOTOR VEHICLE				
ACCIDENT, MOTOR VEHICLE	25-00489	Thursday, March 13, 2025	9300	IH-10 WEST
1 ACCIDENT, MOTOR VEHICLE				
ANIMAL BITE/SCRATCH				
ANIMAL BITE/SCRATCH	25-00460	Sunday, March 9, 2025	200	EAGLE FLIGHT
ANIMAL BITE/SCRATCH	25-00427	Monday, March 3, 2025	100	GATEWOOD BAY
ANIMAL BITE/SCRATCH	25-00413	Sunday, March 2, 2025	100	NIEMIETZ CV
3 ANIMAL BITE/SCRATCH				
ANIMAL INJURED/DESTROYED				
ANIMAL INJURED/DESTROYED	25-00412	Sunday, March 2, 2025	900	FM 1103
1 ANIMAL INJURED/DESTROYED				
ASSAULT				
ASSAULT	25-00449	Friday, March 7, 2025	400	CARLOW
ASSAULT	25-00484	Thursday, March 13, 2025	600	CIBOLO VALLEY DRIVE
ASSAULT	25-00419	Monday, March 3, 2025	700	FM 1103
ASSAULT	25-00432	Tuesday, March 4, 2025	100	LANDMARK PARK
ASSAULT	25-00445	Thursday, March 6, 2025	200	RATTLESNAKE WAY
ASSAULT	25-00486	Thursday, March 13, 2025	400	SADDLEHORN WAY
ASSAULT	25-00403	Saturday, March 1, 2025	200	SOMERSET AVE
ASSAULT	25-00421	Monday, March 3, 2025	500	THISTLE CREEK DRIVE
ASSAULT	25-00474	Tuesday, March 11, 2025	800	TOWN CREEK
9 ASSAULT				
ASSAULT, BODILY INJURY				
ASSAULT, BODILY INJURY	25-00459	Sunday, March 9, 2025	200	ANTRIM
ASSAULT, BODILY INJURY	25-00452	Saturday, March 8, 2025	100	FALCON DR

3/17/2025

Cibolo Police Department

Report Call Summary

March 1-15, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
ASSAULT, BODILY INJURY	25-00497	Friday, March 14, 2025	300	VALIANT VALLEY
<hr/>				
3 ASSAULT, BODILY INJURY				
<hr/>				
ASSAULT, SEXUAL				
ASSAULT, SEXUAL	25-00424	Monday, March 3, 2025	500	WAGON WHEEL WAY
<hr/>				
1 ASSAULT, SEXUAL				
<hr/>				
ASSIST, OUTSIDE AGENCY				
ASSIST, OUTSIDE AGENCY	25-00416	Sunday, March 2, 2025	600	CIBOLO VALLEY DRIVE
ASSIST, OUTSIDE AGENCY	25-00402	Saturday, March 1, 2025	5300	FM 1103
ASSIST, OUTSIDE AGENCY	25-00456	Saturday, March 8, 2025	200	GRAND RAPIDS
ASSIST, OUTSIDE AGENCY	25-00435	Tuesday, March 4, 2025	15300	IH-35 N
<hr/>				
4 ASSIST, OUTSIDE AGENCY				
<hr/>				
BURGLARY, BUILDING				
BURGLARY, BUILDING	25-00465	Monday, March 10, 2025	100	BUFFALO PLACE
<hr/>				
1 BURGLARY, BUILDING				
<hr/>				
BURGLARY, VEHICLE				
BURGLARY, VEHICLE	25-00406	Saturday, March 1, 2025	100	VERBENA GAP
<hr/>				
1 BURGLARY, VEHICLE				
<hr/>				
CHILD PROTECTIVE SERVICES REFER				
CHILD PROTECTIVE SERVICES REFERRAL	25-00422	Monday, March 3, 2025	4000	GREEN VALLEY
CHILD PROTECTIVE SERVICES REFERRAL	25-00448	Friday, March 7, 2025	4000	GREEN VALLEY RD
CHILD PROTECTIVE SERVICES REFERRAL	25-00485	Thursday, March 13, 2025	4000	GREEN VALLEY RD
<hr/>				
3 CHILD PROTECTIVE SERVICES REFERRAI				
<hr/>				
CITY CODE VIO (ANIMAL @ LARGE)				
CITY CODE VIO (ANIMAL @ LARGE)	25-00483	Thursday, March 13, 2025	000	EAGLE FLIGHT
<hr/>				
1 CITY CODE VIO (ANIMAL @ LARGE)				
<hr/>				
CITY CODE VIOLATION				
CITY CODE VIOLATION	25-00411	Saturday, March 1, 2025	500	WEST SCHLATHER STREET
<hr/>				
1 CITY CODE VIOLATION				
<hr/>				
CIVIL INFORMATION				
CIVIL INFORMATION	25-00480	Thursday, March 13, 2025	2400	FM 1103
CIVIL INFORMATION	25-00404	Saturday, March 1, 2025	2200	FM 3009

3/17/2025

Cibolo Police Department

Report Call Summary

March 1-15, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
CIVIL INFORMATION	25-00471	Tuesday, March 11, 2025	2200	FM 3009
CIVIL INFORMATION	25-00491	Thursday, March 13, 2025	100	LOOP 539 E
CIVIL INFORMATION	25-00493	Friday, March 14, 2025	300	TOWN CREEK WAY
CIVIL INFORMATION	25-00466	Monday, March 10, 2025	100	WINTER FROST

6 CIVIL INFORMATION

CRIMINAL MISCHIEF

CRIMINAL MISCHIEF	25-00455	Saturday, March 8, 2025	200	BROAD OAK DR
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1 CRIMINAL MISCHIEF

CRUELTY TO ANIMAL

CRUELTY TO ANIMAL	25-00482	Thursday, March 13, 2025	200	WILLOW BLUFF
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1 CRUELTY TO ANIMAL

DEADLY CONDUCT

DEADLY CONDUCT	25-00495	Friday, March 14, 2025	200	SASSMAN
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1 DEADLY CONDUCT

DEATH INVESTIGATION

DEATH INVESTIGATION	25-00450	Friday, March 7, 2025	100	SPRINGTREE GATE
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1 DEATH INVESTIGATION

DISTURBANCE, FAMILY

DISTURBANCE, FAMILY	25-00458	Sunday, March 9, 2025	100	DOBIE BLVD
DISTURBANCE, FAMILY	25-00500	Saturday, March 15, 2025	800	GOLDEN SHORE
DISTURBANCE, FAMILY	25-00470	Tuesday, March 11, 2025	100	HINGE CHASE
DISTURBANCE, FAMILY	25-00496	Friday, March 14, 2025	300	LANDMARK WAY
DISTURBANCE, FAMILY	25-00428	Monday, March 3, 2025	300	LONGHORN WAY
DISTURBANCE, FAMILY	25-00488	Thursday, March 13, 2025	300	MATTHEW ST
DISTURBANCE, FAMILY	25-00436	Tuesday, March 4, 2025	400	NICKEL BROOK
DISTURBANCE, FAMILY	25-00410	Saturday, March 1, 2025	100	STILL BROOK

8 DISTURBANCE, FAMILY

DRIVE WHILE LIC INVALID

DRIVE WHILE LIC INVALID	25-00437	Tuesday, March 4, 2025	2700	FM 1103
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1 DRIVE WHILE LIC INVALID

DRUG VIOLATION

DRUG VIOLATION	25-00409	Saturday, March 1, 2025	3800	CIBOLO VALLEY DRIVE
DRUG VIOLATION	25-00430	Tuesday, March 4, 2025	1300	FM 1103

Cibolo Police Department

Report Call Summary

March 1-15, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
DRUG VIOLATION	25-00434	Tuesday, March 4, 2025	1300	FM 1103
DRUG VIOLATION	25-00442	Wednesday, March 5, 2025	700	TOLLE
<hr/>				
4 DRUG VIOLATION				
<hr/>				
EMERGENCY DETENTION				
EMERGENCY DETENTION	25-00440	Wednesday, March 5, 2025	100	ENCHANTED
EMERGENCY DETENTION	25-00439	Wednesday, March 5, 2025	100	FRITZ
EMERGENCY DETENTION	25-00492	Friday, March 14, 2025	200	GRAND AVE
EMERGENCY DETENTION	25-00478	Wednesday, March 12, 2025	100	LOOKOUT VIEW
<hr/>				
4 EMERGENCY DETENTION				
<hr/>				
FLOCK ALERT				
FLOCK ALERT	25-00415	Sunday, March 2, 2025	200	CIBOLO VALLEY DRIVE
<hr/>				
1 FLOCK ALERT				
<hr/>				
FRAUD				
FRAUD	25-00420	Monday, March 3, 2025	200	DEER MESA
FRAUD	25-00481	Thursday, March 13, 2025	100	VALONA DR
<hr/>				
2 FRAUD				
<hr/>				
HARASSMENT, VERBAL				
HARASSMENT, VERBAL	25-00418	Monday, March 3, 2025	200	ELAINE S SCHLATHER
HARASSMENT, VERBAL	25-00464	Monday, March 10, 2025	4000	GREEN VALLEY RD
HARASSMENT, VERBAL	25-00431	Wednesday, March 5, 2025	500	THISTLE CREEK DRIVE
<hr/>				
3 HARASSMENT, VERBAL				
<hr/>				
HOSPICE				
HOSPICE	25-00408	Saturday, March 1, 2025	200	BRUSH TRAIL BEND
HOSPICE	25-00454	Saturday, March 8, 2025	800	EVERYDAY WAY
HOSPICE	25-00498	Saturday, March 15, 2025	200	VALONA
HOSPICE	25-00433	Tuesday, March 4, 2025	200	WILLOW VIEW
<hr/>				
4 HOSPICE				
<hr/>				
IMPOUND, ABANDONED				
IMPOUND, ABANDONED	25-00443	Thursday, March 6, 2025	100	PINTO PLACE
<hr/>				
1 IMPOUND, ABANDONED				
<hr/>				
IMPOUND, OTHER				
IMPOUND, OTHER	25-00441	Wednesday, March 5, 2025	600	CIBOLO VALLEY DRIVE
IMPOUND, OTHER	25-00417	Monday, March 3, 2025	3700	CIBOLO VALLEY DRIVE

3/17/2025

Cibolo Police Department

Report Call Summary

March 1-15, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
<hr/>				
2 IMPOUND, OTHER				
<hr/>				
MINOR IN POSSESSION				
MINOR IN POSSESSION	25-00447	Friday, March 7, 2025	300	BORGFELD ROAD WEST
<hr/>				
1 MINOR IN POSSESSION				
<hr/>				
MINOR IN POSSESSION OF TOBACCO PRO				
MINOR IN POSSESSION OF TOBACCO PRO	25-00425	Monday, March 3, 2025	500	THISTLE CREEK DRIVE
<hr/>				
1 MINOR IN POSSESSION OF TOBACCO PRO				
<hr/>				
RUNAWAY/MISSING				
RUNAWAY/MISSING	25-00477	Wednesday, March 12, 2025	200	DOUGLAS STREET
RUNAWAY/MISSING	25-00472	Tuesday, March 11, 2025	1300	FM 1103
RUNAWAY/MISSING	25-00463	Monday, March 10, 2025	1300	FM 1103
RUNAWAY/MISSING	25-00444	Thursday, March 6, 2025	800	SILVER FOX
RUNAWAY/MISSING	25-00400	Saturday, March 1, 2025	200	VALONA DRIVE
<hr/>				
5 RUNAWAY/MISSING				
<hr/>				
TERRORISTIC THREAT				
TERRORISTIC THREAT	25-00423	Monday, March 3, 2025	200	ELAINE S SCHLATHER
<hr/>				
1 TERRORISTIC THREAT				
<hr/>				
THEFT				
THEFT	25-00438	Wednesday, March 5, 2025	300	BUCKBOARD LANE
THEFT	25-00468	Monday, March 10, 2025	600	CIBOLO VALLEY DRIVE
THEFT	25-00473	Tuesday, March 11, 2025	800	FM 1103
THEFT	25-00401	Saturday, March 1, 2025	400	GLENWOOD RANCH
THEFT	25-00467	Monday, March 10, 2025	17700	IH 35
THEFT	25-00462	Monday, March 10, 2025	700	MULE DEER GROVE
THEFT	25-00407	Saturday, March 1, 2025	600	TOWN FORK
<hr/>				
7 THEFT				
<hr/>				
WARRANT SERVICE				
WARRANT SERVICE	25-00469	Tuesday, March 11, 2025	400	GULF STREET
<hr/>				
1 WARRANT SERVICE				
<hr/>				
Grand Total:	90			

Cibolo Police Department

Report Call Summary

March 16-31, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
ACCIDENT, FLEET				
ACCIDENT, FLEET	25-00574	Thursday, March 27, 2025	2000	FM 1103
1 ACCIDENT, FLEET				
ACCIDENT, HIT & RUN				
ACCIDENT, HIT & RUN	25-00596	Sunday, March 30, 2025	600	CIBOLO VALLEY DRIVE
ACCIDENT, HIT & RUN	25-00510	Monday, March 17, 2025	500	COTORRA SPRINGS
ACCIDENT, HIT & RUN	25-00514	Tuesday, March 18, 2025	100	LINDY HILLS
3 ACCIDENT, HIT & RUN				
ANIMAL BITE/SCRATCH				
ANIMAL BITE/SCRATCH	25-00563	Monday, March 24, 2025	100	BELLA ROSE
1 ANIMAL BITE/SCRATCH				
ANIMAL COMPLAINT				
ANIMAL COMPLAINT	25-00562	Monday, March 24, 2025	300	SCOTCH ROSE LN
1 ANIMAL COMPLAINT				
ASSAULT				
ASSAULT	25-00508	Monday, March 17, 2025	200	ELAINE S SCHLATHER
ASSAULT	25-00534	Thursday, March 20, 2025	200	NANDINA
2 ASSAULT				
ASSAULT, AGGRAVATED				
ASSAULT, AGGRAVATED	25-00509	Monday, March 17, 2025	300	BLAZE MOON
1 ASSAULT, AGGRAVATED				
ASSAULT, BODILY INJURY				
ASSAULT, BODILY INJURY	25-00533	Thursday, March 20, 2025	500	BOLTON ROAD
ASSAULT, BODILY INJURY	25-00600	Monday, March 31, 2025	500	THISTLE CREEK DRIVE
ASSAULT, BODILY INJURY	25-00536	Friday, March 21, 2025	300	WAGON WHEEL WAY
3 ASSAULT, BODILY INJURY				
ASSAULT, INTIMIDATION				
ASSAULT, INTIMIDATION	25-00597	Sunday, March 30, 2025	300	LONGHORN WAY
1 ASSAULT, INTIMIDATION				
ASSAULT, SEXUAL				

Cibolo Police Department

Report Call Summary

March 16-31, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
ASSAULT, SEXUAL	25-00566	Tuesday, March 25, 2025	500	THISTLE CREEK DRIVE

1 ASSAULT, SEXUAL

ASSIST, OUTSIDE AGENCY

ASSIST, OUTSIDE AGENCY	25-00560	Sunday, March 23, 2025	100	KAYLEE CHASE
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1 ASSIST, OUTSIDE AGENCY

CHILD PROTECTIVE SERVICES REFER

CHILD PROTECTIVE SERVICES REFERRAL	25-00570	Wednesday, March 26, 2025	100	BORGFELD ROAD
CHILD PROTECTIVE SERVICES REFERRAL	25-00528	Wednesday, March 19, 2025	100	BUFFALO TRAIL
CHILD PROTECTIVE SERVICES REFERRAL	25-00502	Sunday, March 16, 2025	200	LONGHORN WAY
CHILD PROTECTIVE SERVICES REFERRAL	25-00548	Friday, March 21, 2025	100	WOODSTONE WAY

4 CHILD PROTECTIVE SERVICES REFERRAI

CIVIL INFORMATION

CIVIL INFORMATION	25-00558	Sunday, March 23, 2025	100	FALCON PARK
CIVIL INFORMATION	25-00506	Sunday, March 16, 2025	600	FM 78
CIVIL INFORMATION	25-00512	Tuesday, March 18, 2025	13000	IH 10 ACCESS RD
CIVIL INFORMATION	25-00578	Thursday, March 27, 2025	100	WOODSTONE LOOP

4 CIVIL INFORMATION

CREDIT CARD ABUSE

CREDIT CARD ABUSE	25-00556	Saturday, March 22, 2025	300	BRUSH TRAIL BEND
CREDIT CARD ABUSE	25-00504	Sunday, March 16, 2025	100	BUFFALO PLACE

2 CREDIT CARD ABUSE

CRIMINAL MISCHIEF

CRIMINAL MISCHIEF	25-00554	Saturday, March 22, 2025	200	BLK CORDERO DR
CRIMINAL MISCHIEF	25-00549	Saturday, March 22, 2025	500	BLK DEER CREEK
CRIMINAL MISCHIEF	25-00550	Saturday, March 22, 2025	100	BLK KITTY HAWK RUN
CRIMINAL MISCHIEF	25-00555	Saturday, March 22, 2025	200	CORDERO DRIVE
CRIMINAL MISCHIEF	25-00569	Wednesday, March 26, 2025	100	HINGE IRON
CRIMINAL MISCHIEF	25-00516	Wednesday, March 19, 2025	300	KAYLEE CHASE
CRIMINAL MISCHIEF	25-00519	Wednesday, March 19, 2025	100	STILL BROOK LANE
CRIMINAL MISCHIEF	25-00518	Wednesday, March 19, 2025		TOWER BLUFF
CRIMINAL MISCHIEF	25-00517	Wednesday, March 19, 2025	100	VERBANA GAP
CRIMINAL MISCHIEF	25-00515	Wednesday, March 19, 2025	200	WILLOW VIEW
CRIMINAL MISCHIEF	25-00571	Thursday, March 27, 2025	300	WILLOW VIEW

11 CRIMINAL MISCHIEF

Cibolo Police Department

Report Call Summary

March 16-31, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
CRUELTY TO ANIMAL				
CRUELTY TO ANIMAL	25-00530	Thursday, March 20, 2025	100	POINTE LOOP
1 CRUELTY TO ANIMAL				
DEATH INVESTIGATION				
DEATH INVESTIGATION	25-00599	Monday, March 31, 2025	100	CARNOUSTY DRIVE
DEATH INVESTIGATION	25-00546	Friday, March 21, 2025	100	HAECKERVILLE RD
DEATH INVESTIGATION	25-00545	Friday, March 21, 2025	100	ROBIN DRIVE
3 DEATH INVESTIGATION				
DISORDERLY CONDUCT				
DISORDERLY CONDUCT	25-00592	Sunday, March 30, 2025	600	RED RIVER
1 DISORDERLY CONDUCT				
DISTURBANCE, FAMILY				
DISTURBANCE, FAMILY	25-00594	Sunday, March 30, 2025	200	ANTRIUM
DISTURBANCE, FAMILY	25-00543	Sunday, March 23, 2025	200	BEE CAVES CV
DISTURBANCE, FAMILY	25-00559	Sunday, March 23, 2025	100	FRITZ WAY
DISTURBANCE, FAMILY	25-00565	Monday, March 24, 2025	400	GATEWOOD CHASE
DISTURBANCE, FAMILY	25-00537	Friday, March 21, 2025	800	GOLDEN SHORE
DISTURBANCE, FAMILY	25-00591	Sunday, March 30, 2025	200	NADINA CT
DISTURBANCE, FAMILY	25-00501	Sunday, March 16, 2025	200	NANDINA
DISTURBANCE, FAMILY	25-00595	Sunday, March 30, 2025	100	SPRINGTREE RUN
DISTURBANCE, FAMILY	25-00579	Friday, March 28, 2025	100	STEER LN
9 DISTURBANCE, FAMILY				
DRUG VIOLATION				
DRUG VIOLATION	25-00581	Friday, March 28, 2025	300	BORGFELD ROAD WEST
1 DRUG VIOLATION				
EMERGENCY DETENTION				
EMERGENCY DETENTION	25-00564	Monday, March 24, 2025	100	BAY WILLOW
EMERGENCY DETENTION	25-00513	Tuesday, March 18, 2025	500	CALIBAN
EMERGENCY DETENTION	25-00507	Sunday, March 16, 2025	200	CANTERBURY HILL
EMERGENCY DETENTION	25-00561	Monday, March 24, 2025	2900	CIBOLO VALLEY DR
EMERGENCY DETENTION	25-00601	Monday, March 31, 2025	200	FAZIO DR
EMERGENCY DETENTION	25-00505	Sunday, March 16, 2025	1900	FM 1103
EMERGENCY DETENTION	25-00598	Sunday, March 30, 2025	100	LITTLE WICHITA
7 EMERGENCY DETENTION				

Cibolo Police Department

Report Call Summary

March 16-31, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
FRAUD				
FRAUD	25-00527	Wednesday, March 19, 2025	100	CARNOUSTY DRIVE
FRAUD	25-00576	Thursday, March 27, 2025	300	CORTIJO
FRAUD	25-00526	Wednesday, March 19, 2025	400	PRICKLY PEAR DRIVE
FRAUD	25-00582	Friday, March 28, 2025	500	SLIPPERY ROCK
<hr/>				
4 FRAUD				
HARASSMENT, SEXUAL				
HARASSMENT, SEXUAL	25-00589	Saturday, March 29, 2025	300	BROOK WAY
<hr/>				
1 HARASSMENT, SEXUAL				
HOSPICE				
HOSPICE	25-00511	Tuesday, March 18, 2025	200	FAWN RIDGE
HOSPICE	25-00535	Thursday, March 20, 2025	200	LONG COVE DRIVE
HOSPICE	25-00590	Sunday, March 30, 2025	100	MESQUITE CIR
<hr/>				
3 HOSPICE				
MISSING/ENDANGERED				
MISSING/ENDANGERED	25-00577	Thursday, March 27, 2025	400	CORWIN SPRINGS
MISSING/ENDANGERED	25-00588	Saturday, March 29, 2025	500	SADDLE BACK
<hr/>				
2 MISSING/ENDANGERED				
PROPERTY, FOUND				
PROPERTY, FOUND	25-00587	Saturday, March 29, 2025	18100	IH-35N
PROPERTY, FOUND	25-00580	Friday, March 28, 2025	200	SADDLEWOOD BAY
<hr/>				
2 PROPERTY, FOUND				
SUSPICIOUS, SITUATION				
SUSPICIOUS, SITUATION	25-00532	Thursday, March 20, 2025	300	TOWN CREEK
<hr/>				
1 SUSPICIOUS, SITUATION				
TERRORISTIC THREAT				
TERRORISTIC THREAT	25-00525	Wednesday, March 19, 2025	200	SOUTH MAIN STREET
<hr/>				
1 TERRORISTIC THREAT				
THEFT				
THEFT	25-00551	Saturday, March 22, 2025	100	BOEING CORNER
THEFT	25-00538	Friday, March 21, 2025	300	BRUSH TRAIL BEND
THEFT	25-00539	Friday, March 21, 2025	100	BRUSH TRAIL LANE

Cibolo Police Department
Report Call Summary
March 16-31, 2025

<u>Description</u>	<u>Incident</u>	<u>Rep Date</u>	<u>Loc Block</u>	<u>Loc Street</u>
THEFT	25-00575	Thursday, March 27, 2025	600	CIBOLO VALLEY DR
THEFT	25-00529	Wednesday, March 19, 2025	600	CIBOLO VALLEY DRIVE
THEFT	25-00557	Saturday, March 22, 2025	200	CORDERO DRIVE
THEFT	25-00541	Friday, March 21, 2025	200	DEER CREEK BLVD
THEFT	25-00542	Friday, March 21, 2025	800	DEER CREEK BLVD
THEFT	25-00553	Saturday, March 22, 2025	100	KITTY HAWK RUN
THEFT	25-00552	Saturday, March 22, 2025	100	KITTY HAWK RUN

10 THEFT

TRAFFIC COMPLAINT

TRAFFIC COMPLAINT	25-00544	Friday, March 21, 2025	1800	FM 1103
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1 TRAFFIC COMPLAINT

WARRANT SERVICE

WARRANT SERVICE	25-00583	Friday, March 28, 2025	4700	FM 3009
WARRANT SERVICE	25-00531	Thursday, March 20, 2025	300	HAECKERVILLE ROAD

2 WARRANT SERVICE

WELFARE CONCERN

WELFARE CONCERN	25-00593	Sunday, March 30, 2025	300	BRUSH TRAIL BEND
WELFARE CONCERN	25-00503	Sunday, March 16, 2025	200	PUDU TRAIL
WELFARE CONCERN	25-00547	Friday, March 21, 2025	100	SPRING FAWN

3 WELFARE CONCERN

Grand Total:	88
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CIBOLO ANIMAL SERVICES

MONTHLY REPORT

March 2025

TOTALS

INTAKES

Return/Owner Surrender	1
Seized/Custody	8
Stray	45
Transfer in	2
Wildlife In	7
TOTAL	63

OUTCOMES

Adoption	28
Missing	1 (Feral cat escaped on property)
Died in Shelter/upon arrival	12
Return to Owner	21
Transfer Out	1
Euthanasia	1 (Severe injury)
Wildlife Out	1
TOTAL	65

Transfer Out - Locations

Wildlife Rescue	1
Live Oak AC	0
Kirby Animal Services	1
Alamo City House Rabbits	0
The Animal Defense League	0
TOTAL	2

BITE CASES

Currently in Foster 6
15 (nursing puppies/kittens)

TOTAL NEW LICENSES ISSUED 4 (Does not count renewals)

VOLUNTEER HOURS 88 (including community service)

LIVE RELEASE RATE FOR NOV. 100%





City Council Regular Meeting Staff Report

C. Fire Department

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Staff Update Item: 8C.
From	
Mario Troncoso, Fire Chief	
Staff Contact(s)	
Mario Troncoso,	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[March 25.pdf](#)

Filters

Cibolo Fire Department



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

Start Date
3/1/2025

End Date
3/31/2025

Date Level
☐ Day
☐ Week
☒ Month
☐ Quarter
☐ Year

City
☒ Cibolo
☒ CIBOLO
☒ CONVERSE
☒ LIVE OAK
☒ Schertz
☒ SCHERTZ

Shift
☒ A
☒ B
☒ C

Mutual Aid Type
☒ Automatic
☒ Mutual
☒ None

456 Incidents Selected based on Filter Settings

Date Range Selected: 3/1/2025 - 3/31/2025

Report Date: April 5, 2025 14:45

Incident Measures per *Month*

456 Incidents	456 Average	456 Median	456 Minimum	456 Maximum
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Incidents per *Month*



Station Volume

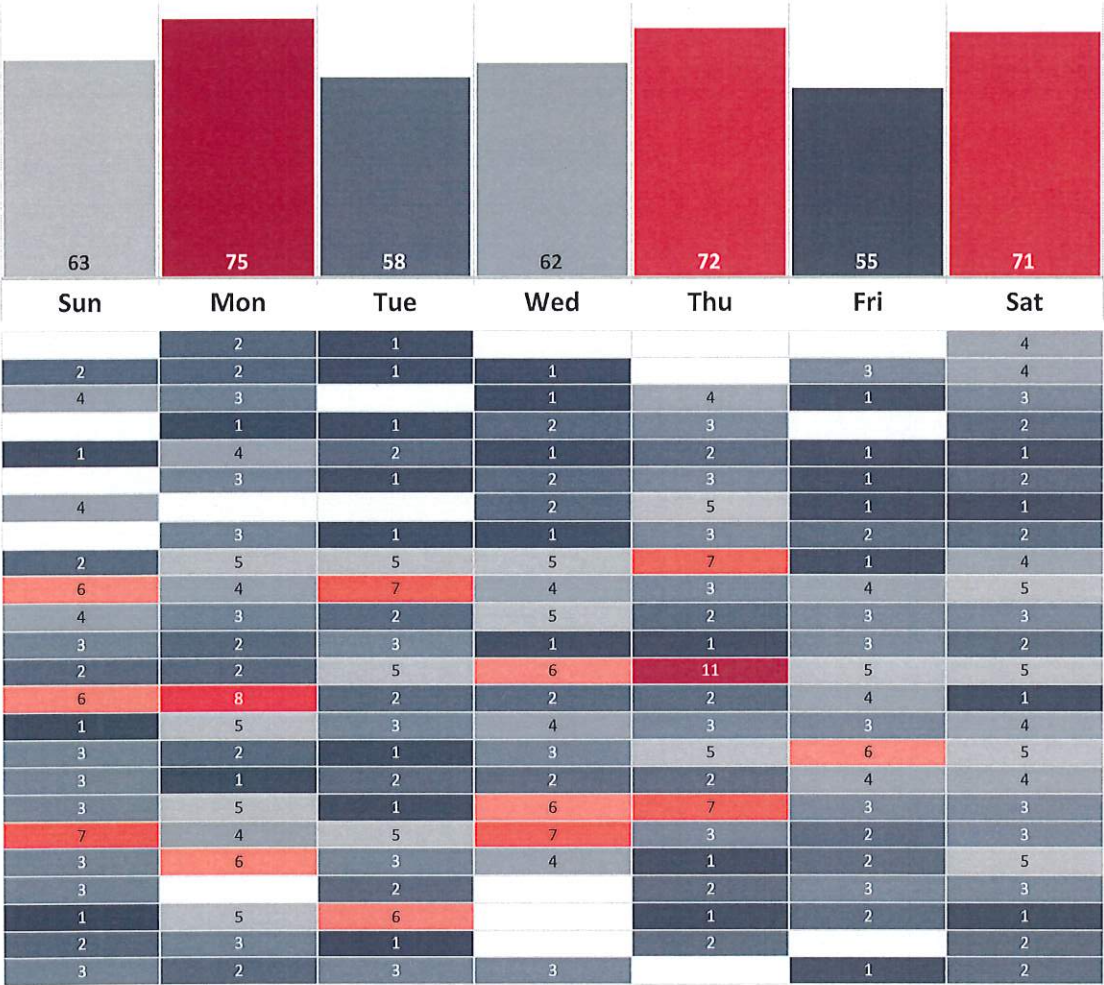
Cibolo Fire Department



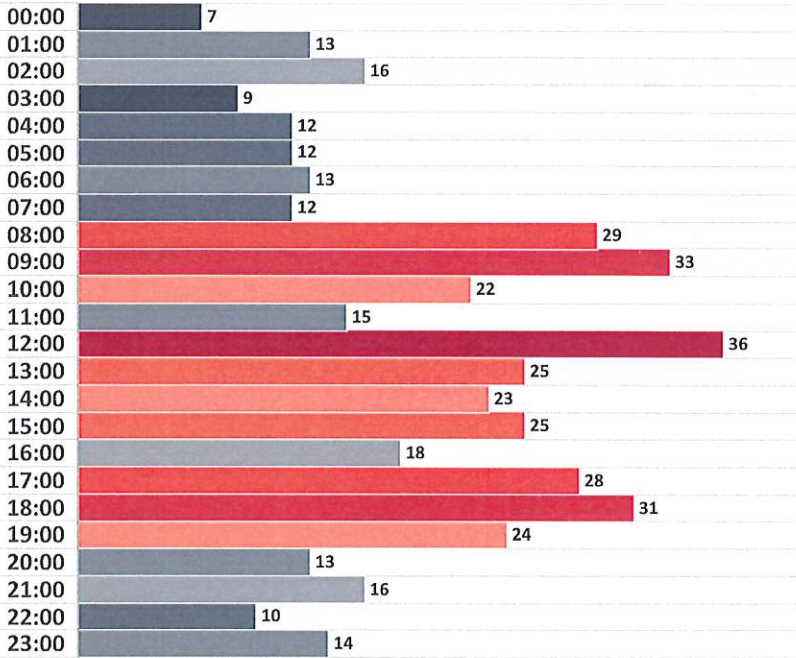
Incidents per Station		Incidents per <i>Month</i>			
		Average	Median	Minimum	Maximum
ST1	<div><div></div><div>40% 181</div></div>	181	181	181	181
ST2	<div><div></div><div>38% 174</div></div>	174	174	174	174
ST3	<div><div></div><div>22% 101</div></div>	101	101	101	101

Department Incidents by Day & Hour

Cibolo Fire Department

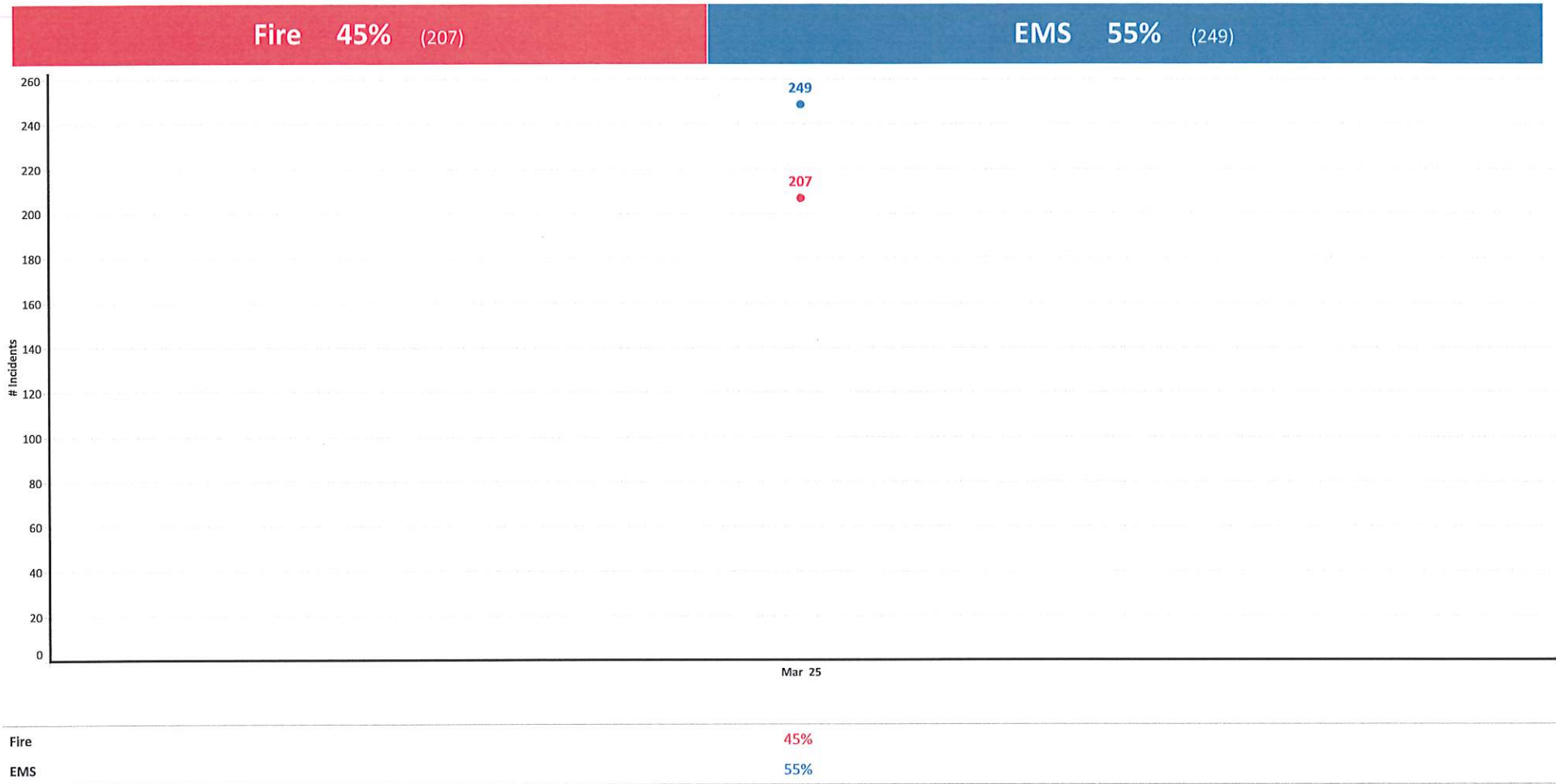


456
Incidents





Fire / EMS Incidents by NFIRS Report Incident Type



Station Fire/EMS %

Click to highlight Fire or EMS

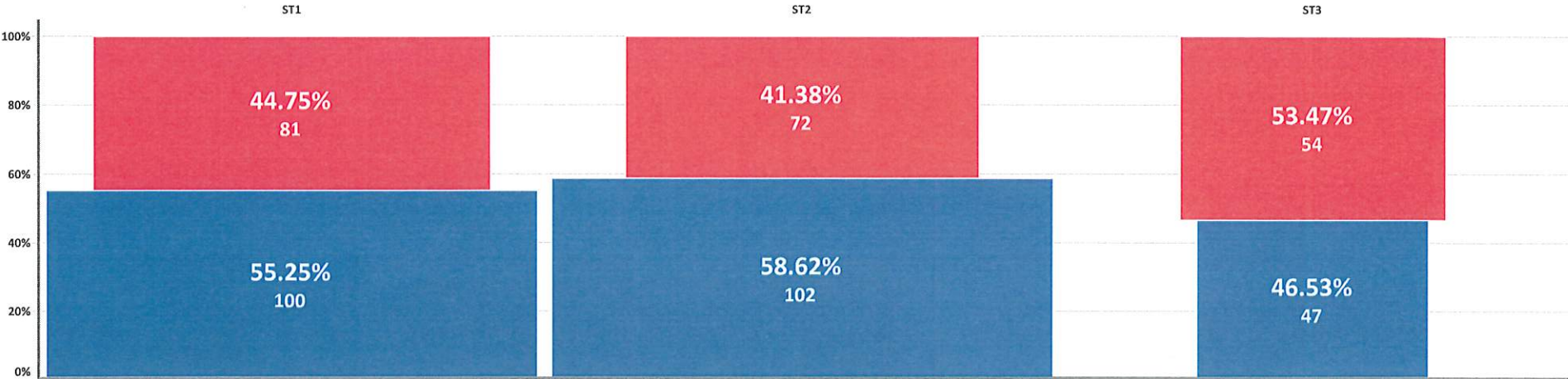
Fire

EMS

Cibolo Fire Department



Fire / EMS Incidents by NFIRS Report Incident Type



Bar WIDTH indicates number of incidents

Station % of Fire / EMS Incident Types per Month

		Mar 25
ST1	Fire	45%
	EMS	55%
ST2	Fire	41%
	EMS	59%
ST3	Fire	53%
	EMS	47%

Department Response Time

Incidents with valid Response Times

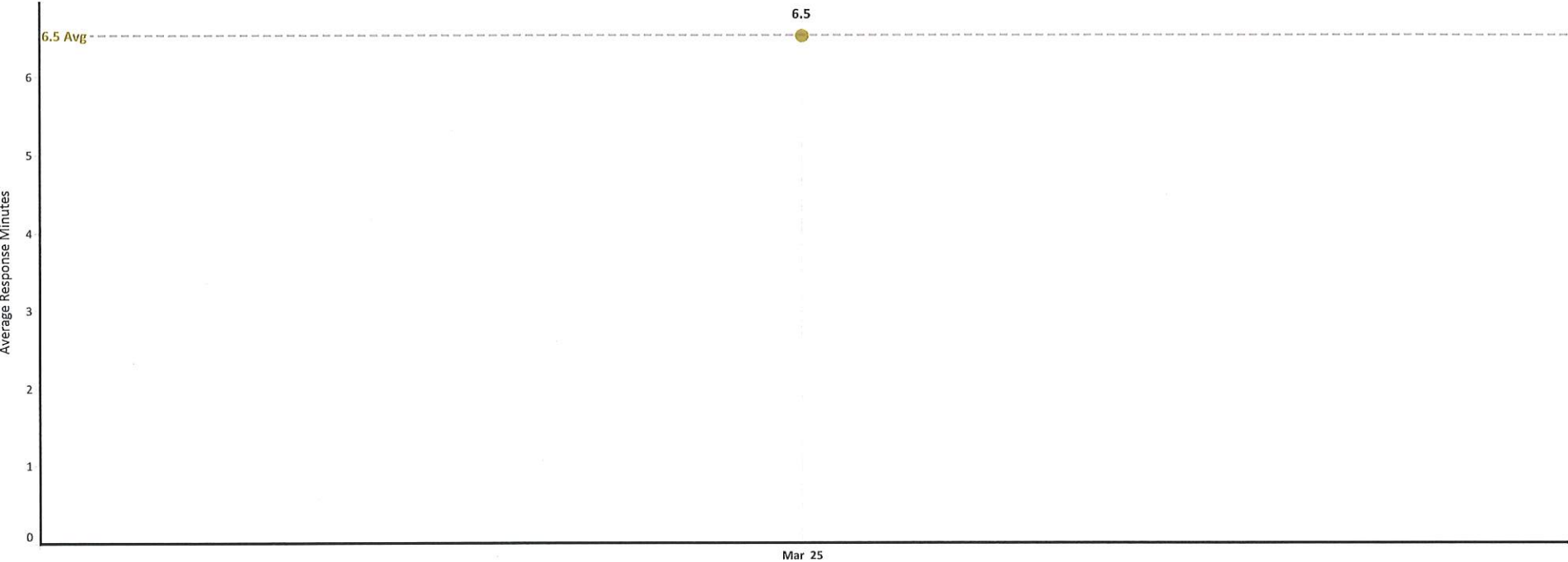
Cibolo Fire Department



Response Time Minutes

6.5 Average	6.0 Median	10.3 90th Percentile	0.1 Minimum	24.9 Maximum	421 Incidents
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Response Time - Average Minutes per *Month*



Station Response Time Minutes

Click to highlight a Station

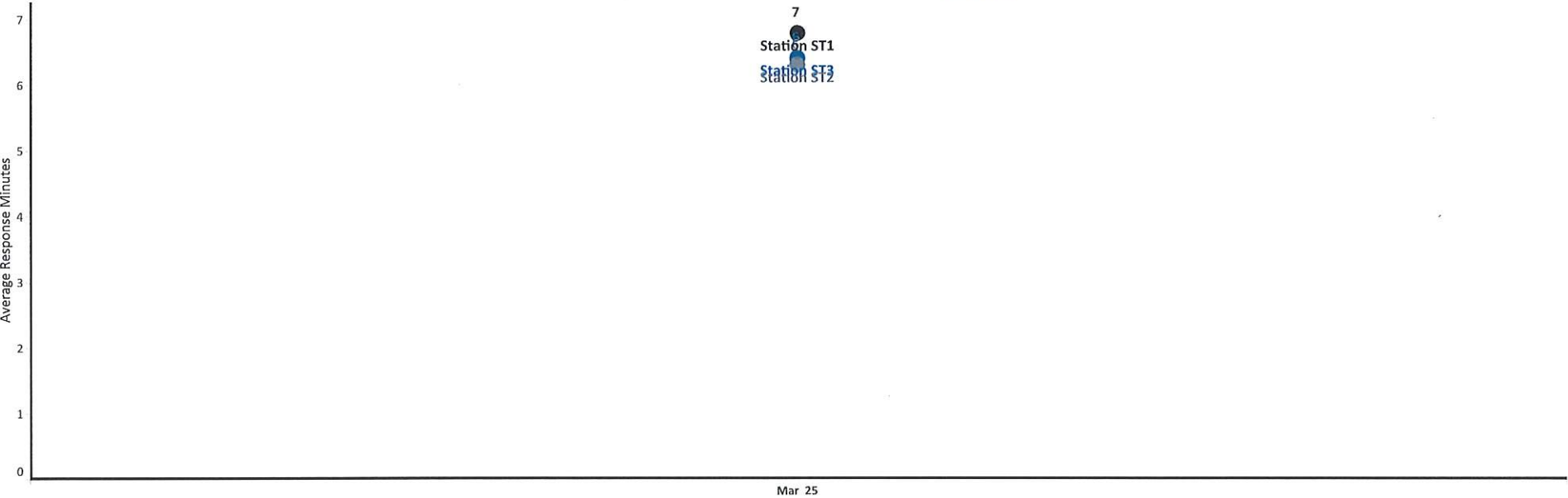
Incidents with
valid Response
Times

Cibolo Fire Department

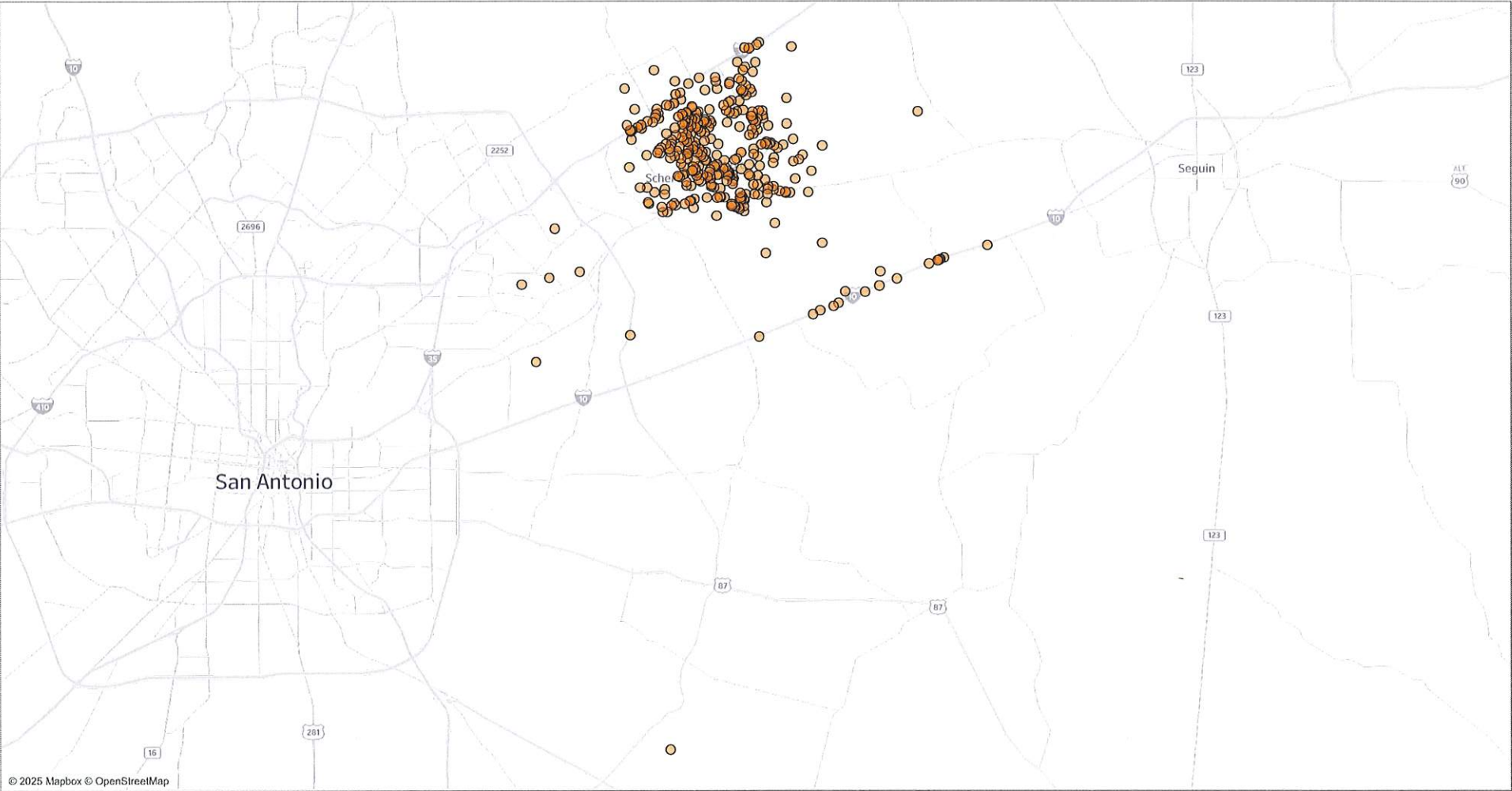


Station ..	ST1			ST2			ST3		
	Average	Median	90th Percentile	Minimum	Maximum	Incidents	Average	Median	90th Percentile
ST1	6.8	6.0	11.3	0.1	22.4	165	6.3	5.9	9.4
ST2	6.3	5.9	9.4	0.1	24.9	163	6.4	6.0	10.2
ST3	6.4	6.0	10.2	0.1	22.5	93			

Response Time Station - Average Minutes per Month



Incident Locations



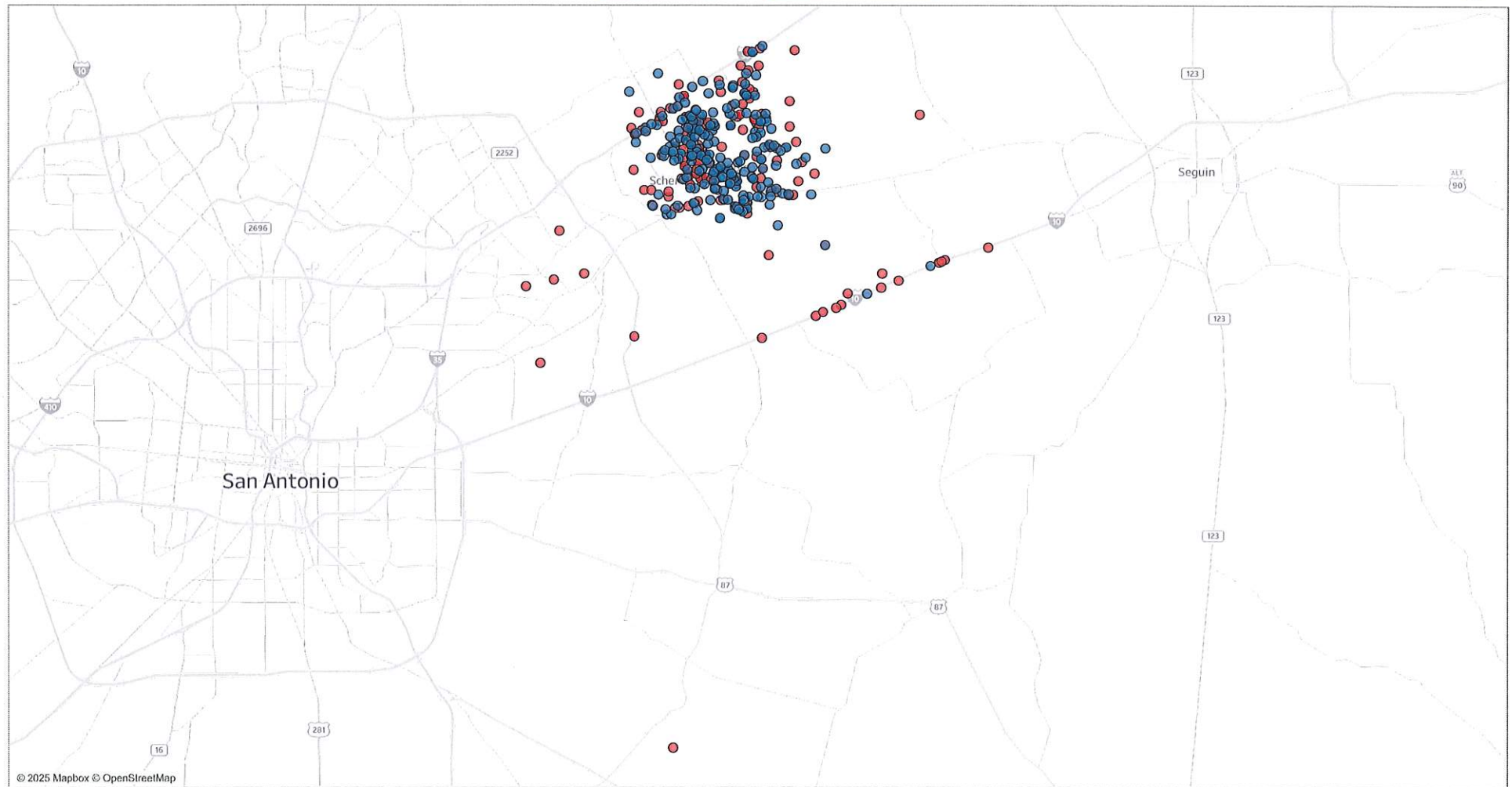
Incident Locations by Type

Click to highlight Fire or EMS

Fire

EMS

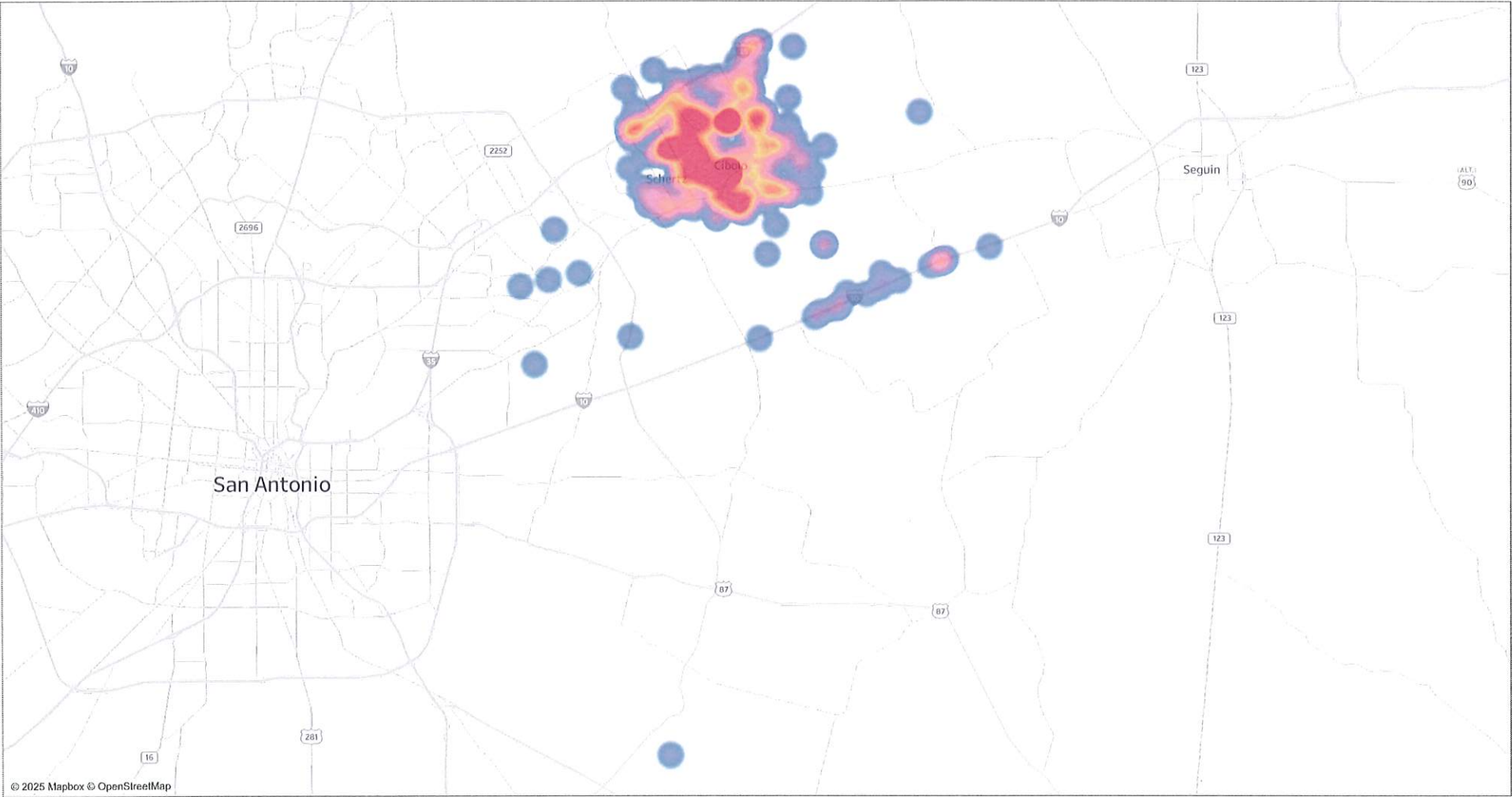
Cibolo Fire Department



Incident Location Heat Map



Cibola Fire Department





City Council Regular Meeting Staff Report

A. Approval/Disapproval of a Ordinance granting a variance to Grampies Pizzeria located at 121 Cibolo Commons, Suite 101 to allow for the sale of beer and wine within 300 feet of a church, public school, or private school. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Ordinance Item: 9A.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

BACKGROUND:

As authorized by Texas Alcoholic Beverage Code Section 109.33(e), city council may consider applications for variances to the prohibition against the sale of alcoholic beverages within 300 feet of any church, private school or public school only if city council first conducts a public hearing on the manner and before the thirtieth day before the date of the public hearing notice is given by publication in the city's official newspaper. **After the public hearing at least 3/4 of the total city council find all of the following:**

1. The proposed sale of alcoholic beverages would constitute no more than 30 percent of the establishment's annual gross revenues;
2. Prior to the date of the public hearing an authorized representative of the affected church, public school, or private school has provided the city manager with written confirmation that the affected church, public school, or private school has no objection to the granting of the variance;
3. The granting of the variance will not have a negative effect on the health, safety or welfare of the public;
4. On or before March 15 of the year following the granting of a variance, and every March 15 thereafter, the owner of the establishment for which the variance was granted shall submit to the city secretary all necessary documentation to verify that during the preceding calendar year no more than 30 percent of the establishment's annual gross revenues were generated by the sale of alcoholic beverages; and
5. Violations of the conditions on the variance are punishable by criminal fine and any and all remedies available at law and or equity including but not limited to revocation of the variance.

Notice was publish in the Seguin Gazette on February 26, 2025. If the variance is approved by council the applicant is required to complete the necessary application paper work and have the city secretary sign off on the document. The applicant will pay any fees that may be required when the city secretary signs the application. The applicant will be required to display both the certificate allowing the sale of beer and wine from TABC and the certificate given by the Cibolo City Secretary. Display will be a place where those entering the establishment have the ability to see the certificates.

STAFF RECOMMENDATION:

Staff has no recommendation.

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[Grampie's Pizzeria.pdf](#)

[ORd. Grampie Pizzeria.pdf](#)

Aaron Grafft

Grampie's Pizzeria

121 Cibolo Commons, Ste 101

Cibolo, TX 78108

akgrafft@grampiespizza.com

210.265.5701

02/11/2025

City Council of Cibolo, TX

200 South Main Street

Cibolo, TX 78108

Subject: Request for Variance – Beer and Wine Sales at Grampie's Pizzeria

Dear Members of the City Council,

I am writing to formally request a variance regarding the current regulations that restrict beer and wine sales for businesses in close proximity to schools. At Grampie's Pizzeria, we take great pride in being a family-friendly establishment that has served this community with quality food and hospitality. In light of ongoing economic challenges, we are seeking to introduce a limited beer and wine menu as an additional avenue of revenue while remaining fully committed to maintaining a safe and welcoming environment for all our patrons.

We understand the concerns that come with alcohol sales near schools, and we want to assure the council that our business model does not align with those of late-night establishments. Our latest closing time is 9:00 PM, and we have no intention of operating with late-night hours. Our goal is simply to offer an enhanced dining experience for our adult customers, similar to many other family-oriented restaurants in the area. Additionally, we expect food sales to continue making up at least 95% of our overall revenue, reinforcing our identity as a restaurant first and foremost.

Grampie's Pizzeria has always been dedicated to upholding community values, and we would implement all necessary safeguards to ensure responsible beer and wine service. This includes strict ID verification, staff training in responsible beverage service, and policies that prioritize a family-friendly atmosphere.

We respectfully ask the council to consider this variance as a means to support a local business that has been longing to support its community. Like many small businesses, we are navigating

difficult economic conditions, and this adjustment would provide us with an opportunity to sustain operations and continue serving our neighbors.

Thank you for your time and consideration. I would be happy to meet with the council or provide any additional information needed to address any concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Grafft'.

Aaron Grafft

Grampie's Pizzeria



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF CIBOLO, TEXAS GRANTING A VARIANCE TO GRAMPIE’S PIZZERIA LOCATED AT 121 CIBOLO COMMONS, SUITE 101, TO ALLOW FOR THE SALE OF BEER AND WINE WITHIN 300 FEET OF A CHURCH, PUBLIC SCHOOL OR PRIVATE SCHOOL; IMPOSING CONDITIONS ON SUCH VARIANCE; DECLARING COMPLIANCE WITH APPLICABLE STATE AND LOCAL LAWS; PROVIDING FOR SAVINGS, REPEAL, SEVERABILITY, PUBLICATION AND CODIFICATION; DECLARING CONDUCT OF MEETING IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT.

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, Texas Alcoholic Beverage Code authorizes the City to enact regulations restricting the sale of alcohol within the City; and

WHEREAS, the City has adopted regulations regarding the sale of alcohol within the City, codified in Chapter 6 of the City’s Code of Ordinances; and

WHEREAS, Section 6-11 of the City’s Code of Ordinances (hereinafter, “Section 6-11”) prohibits the sale of alcoholic beverages within 300 feet of a church, public school or private school pursuant to authority granted in Section 109.33 of the Texas Alcoholic Beverages Code; and

WHEREAS, Aaron Grafft (hereinafter, the “Owner”) is the owner of Grampie’s Pizzeria (hereinafter, the “Business”) which is located at 121 Cibolo Commons, Suite 101, Cibolo, Texas 78108; and

WHEREAS, the Business is located within 300 feet of Byron P. Steele High School as measured in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections as required by the Texas Alcoholic Beverage Code § 109.33(b)(1); and

WHEREAS, the City Council finds that Owner has submitted a request for a variance on the City's alcoholic beverages prohibition in compliance with the requirements of Section 6-11; and

WHEREAS, the City Council finds that a public hearing was held for the purpose of providing all interested persons the opportunity to be heard concerning the proposed variance to allow for the sale of beer and wine within 300 feet of a church, public school, or private school, in accordance with state and local law; and

WHEREAS, the City Council finds that legal notice of the public hearing on the consideration of the requested variance was posted on the City's official website and published in the *Seguin Gazette*, a newspaper of general circulation in the City, in accordance with state and local law; and

WHEREAS, at least three-quarters of the total membership of City Council finds that 1) the proposed sale of alcoholic beverages would constitute no more than 30 percent of the establishment's annual gross revenues, 2) prior to the date of the public hearing an authorized representative of the affected public school provided the city manager with written confirmation that the affected school has no objection to the granting of the variance, 3) the granting of the variance will not have a negative effect on the health, safety, or welfare of the public, 4) on or before March 15 of the year following the granting of a variance, and every March 15 thereafter, the owner of the establishment for which the variance was granted shall submit to the city secretary all necessary documentation to verify that during the preceding calendar year no more than 30 percent of the establishment's annual gross revenue was generated by the sale of alcoholic beverages, and 5) violation of the conditions of the variance are punishable by criminal fines and any and all remedies available at law or equity including but not limited to revocation of the variance; and

WHEREAS, the City Council, having duly considered the request for variance, desires to approve the variance to allow for beer and wine sales within 300 feet of a church, public school or private school.

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

SECTION 1. Incorporation of Recitals. The City Council finds the recitals in the preamble of this Ordinance are true and correct and incorporates them as findings of fact.

SECTION 2. Description of Property. The Property to which this Ordinance applies is identified as Grampie's Pizzeria located at 121 Cibolo Commons, Suite 101, Cibolo, Texas.

SECTION 3. Variance Granted. A variance to allow for the sale of beer and wine within 300 feet of Byron P. Steele High School is hereby granted to Owner. Such variance is subject to all applicable federal, state or local laws or regulations, including the alcohol beverages regulations set forth in the Texas Alcoholic Beverages Code and the City's Code of Ordinances, and on the following condition:

- a. On or before March 15 of the year following the granting of the variance, and every March 15 thereafter, Owner shall submit to the city secretary all necessary documentation to verify

that during the preceding calendar year no more than 30 percent of the Business's annual gross revenue was generated by the sale of alcohol beverages.

SECTION 4. Declaration of Compliance. The City Council finds that all required public notices for consideration of the variance have been properly issued and all required public hearings have been properly conducted.

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 Cibolo Code 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. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance. Violation of any condition of this Ordinance may result in revocation of the variance. Any person or responsible party that violates any provision of this chapter may be charged with a misdemeanor and shall, upon conviction, be punished by a fine not to exceed \$500.00. Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day on which any violation of this Ordinance occurs shall constitute a separate offense.

SECTION 11. Effective Date. This Ordinance will become effective within the corporate city limits of the City of Cibolo upon the required newspaper publication.

PASSED, APPROVED, and ADOPTED on this the 22 day of April 2025.

Mark Allen, Mayor

ATTEST:

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

A. Approval/Disapproval of Resolution of the City of Cibolo, Texas, appointing Ted Gibbs to Canyon Regional Water Authority (CRWA) Board of Trustees for a two-year term of office. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Resolutions Item: 10A.
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

[10A Res. CRWA BofTrustees T. Gibbs.pdf](#)



RESOLUTION NO: 1713

CITY OF CIBOLO

Resolution of the governing Body of the City of Cibolo appointing to the Canyon Regional Water Authority one member to the Board of Trustees for a two-year term of office.

ADOPTED: April 22, 2025

RESOLVED, that the Governing Body of the City of Cibolo, Texas has appointed Ted Gibbs to serve as their representative to the Board of Trustees of Canyon Regional Water Authority.

RESOLVED FURTHER, that the above-named representative is authorized to represent, and act in behalf of, in the best interest of the above named entity in the process of maintaining and conducting of business of the Canyon Regional Water Authority, and to cast its vote on all issues related to the Canyon Regional Water Authority.

Mark Allen
Mayor

* * * * *

CERTIFICATE OF SECRETARY

I, Peggy Cimics, do hereby certify that I am the Secretary of the above named entity and that the above and foregoing is a true, full and correct copy of a resolution duly adopted by the Governing Body of the above named entity at its meeting held April 22 2025, and entered into the Minutes of the above named entity; that the meeting was duly and regularly held in accordance with the City Charter and or laws governing the above named entity; and that such resolution has not been rescinded or modified.

To certify which, witness my hand and seal of said above named entity this 22nd day of April 2025.

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

B. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Councilwoman Donetta Roberts to Canyon Regional Water Authority (CRWA) Board of Trustees for a two-year term of office. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Resolutions Item: 10B.
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

[10B Res. CRWA BofTrustee D. Roberts.pdf](#)



RESOLUTION NO: 1714

CITY OF CIBOLO

Resolution of the governing Body of the City of Cibolo appointing to the Canyon Regional Water Authority one member to the Board of Trustees for a two year term of office.

ADOPTED: April 22, 2025

RESOLVED, that the Governing Body of the City of Cibolo, Texas has appointed Councilwoman Donetta Roberts to serve as their representative to the Board of Trustees of Canyon Regional Water Authority.

RESOLVED FURTHER, that the above named representative is authorized to represent, and act in behalf of, in the best interest of the above named entity in the process of maintaining and conducting of business of the Canyon Regional Water Authority, and to cast its vote on all issues related to the Canyon Regional Water Authority.

Mark Allen
Mayor

* * * * *

CERTIFICATE OF SECRETARY

I, Peggy Cimics, do hereby certify that I am the Secretary of the above named entity and that the above and foregoing is a true, full and correct copy of a resolution duly adopted by the Governing Body of the above named entity at its meeting held April 22 2025, and entered into the Minutes of the above named entity; that the meeting was duly and regularly held in accordance with the City Charter and or laws governing the above named entity; and that such resolution has not been rescinded or modified.

To certify which, witness my hand and seal of said above named entity this 22nd day of April 2025.

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

C. Approval/Disapproval of a Resolution of the City of Cibolo, Texas, appointing Jacob Parsons to Canyon Regional Water Authority (CRWA) Board of Managers for a one-year term of office. (Ms. Cimics)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Resolutions Item: 10C.
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

[10CC Res. CRWA Bof Managers Parsons.pdf](#)



RESOLUTION NO: 1715

CITY OF CIBOLO

Resolution of the governing Body of the City of Cibolo appointing to the Canyon Regional Water Authority one member to the Board of Managers for a one-year term of office.

ADOPTED: April 22, 2025

RESOLVED, that the Governing Body of the City of Cibolo, Texas has appointed Jacob Parsons to serve as their representative to the Board of Managers of Canyon Regional Water Authority.

RESOLVED FURTHER, that the above named representative is authorized to represent, and act in behalf of, in the best interest of the above named entity in the process of maintaining and conducting of business of the Canyon Regional Water Authority, and to cast its vote on all issues related to the Canyon Regional Water Authority.

Mark Allen
Mayor

* * * * *

CERTIFICATE OF SECRETARY

I, Peggy Cimics, do hereby certify that I am the Secretary of the above named entity and that the above and foregoing is a true, full and correct copy of a resolution duly adopted by the Governing Body of the above named entity at its meeting held April 11, 2023, and entered into the Minutes of the above named entity; that the meeting was duly and regularly held in accordance with the City Charter and or laws governing the above named entity; and that such resolution has not been rescinded or modified.

To certify which, witness my hand and seal of said above named entity this 22nd day of April 2025 .

Peggy Cimics, TRMC
City Secretary



City Council Regular Meeting Staff Report

A. Discussion/Action authorizing the City Manager to execute a Purchase Order from Silsbee Ford for a new Ford F450 in the amount of One Hundred Forty-Seven Thousand, Nine Hundred Fifteen Dollars and Fifty Cents (\$147,915.50). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13A.
From	
Shannon Hall, Executive Assistant	

PRIOR CITY COUNCIL ACTION:

City Council Adoption of the FY25 Budget

BACKGROUND:

As part of the FY25 Budget, the Public Works Department, Utilities Division, requested the purchase of a new 2025 Ford F450 Utility Truck to replace the current 2016 Ford F350. This item was included in the approved FY25 Budget.

STAFF RECOMMENDATION:

Allow the City Manager to execute the Purchase Order with Silsbee Ford for the purchase of a Ford F450 Utility Truck.

FINANCIAL IMPACT:

This item will be funded using FY19 Certificate of Obligation Bonds in the amount of One Hundred Forty-Seven Thousand, Nine Hundred Fifteen Dollars and Fifty Cents (\$147,915.50).

MOTION(S):

N/A

Attachments

[Ford F450 Utility Truck Quote.pdf](#)

[Ford F450 Utility Truck.pdf](#)

[Ford F350 Utility Truck.pdf](#)

[Ford F350 Utility Truck2.pdf](#)

[Ford F350 Utility Truck3.pdf](#)

[Ford F350 Utility Truck4.pdf](#)



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PRODUCT PRICING SUMMARY

TIPS 240901 Transportation Vehicles

VENDOR--Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: CITY OF CIBOLO

Prepared by: SETH GAMBLIN

Contact: _____

Phone: 512.436.1313

Email: _____

Email: SGAMBLIN.SILSBEEFLEET@GMA

Product Description: FORD F450 CHASSIS

Date: April 10, 2025

A. Bid Item: _____

A. Base Price: \$ 58,975.00

B. Factory Options

Code	Options	Bid Price	Code	Options	Bid Price
W4H	2025 F-450 CHASSIS DRW CREW CAB	\$ -	67A	350 DUAL ALTERNATORS	\$ 100.00
99T	ENGINE- 6.7L V8 Turbo Diesel B20	\$ 10,495.00	872	REAR VIEW CAMERA PREP KIT	\$ 415.00
90L	POWER EQUIPMENT GROUP	INC	512	SPARE TIRE, WHEEL, CARRIER W/ JACK	\$ 350.00
				UPFITTER SWITCHES	\$ -
TGK	Tires: 225/70Rx19.5G BSW Traction (TGK)	\$ 215.00	650A	ORDER CODE XL	
52B	TRAILER BRAKE CONTROLLER	\$ 300.00	44G	TRANSMISSION	
				203WB 84CA	
43C	110V/400W OUTLET	\$ 175.00	4WD	4WD UPGRADE	\$ 3,175.00

Total of B. Published Options: \$ 15,225.00

Published Option Discount (5%) \$ (662.00)

C. Additional Options

\$= 98.8 %

Options	Bid Price	Options	Bid Price
		EXTERIOR COLOR- WHITE (Z1)	
		INTERIOR- HD VINYL 40/20/40 (AS)	
TRUX INSTALL 2978	\$ 73,327.50		

Total of C. Unpublished Options: \$ 73,327.50

D. Floor Plan Interest (for in-stock and/or equipped vehicles):

\$ 450.00

E. Lot Insurance (for in-stock and/or equipped vehicles):

\$ -

F. Contract Price Adjustment: _____

G. Additional Delivery Charge: 300 miles

\$ 600.00

H. Subtotal:

\$ 147,915.50

I. Quantity Ordered 1 x K =

\$ 147,915.50

J. Trade in: _____

\$ -

K. _____

L. Total Purchase Price

\$ 147,915.50

TRUX Service Body & Rigging
 1550 East Cardinal
 Beaumont, TX 77705 US
 +14098328407
 rlowrance@truxsbr.com

Estimate



ADDRESS
SILSBEE FORD 1211 US HIGHWAY 96 N SILSBEE, TX 77656

SHIP TO
SILSBEE FORD 1211 US HIGHWAY 96 N SILSBEE, TX 77656

ESTIMATE #	DATE	EXPIRATION DATE
2978	04/02/2025	05/02/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	READING	***READING RM-25 CRANE BODY 11*** - 11' BODY FOR 84" CA - C62 RAISED FRONT COMPARTMENT CURBSIDE 60" H - CRANE REINFORCEMENT RATED TO 18,000 LBS - FULL LENGTH HD UNDERSTRUCTURE - TIE DOWNS IN FLOOR - EXTERNAL LIGHTBOX WITH LED LIGHTING - STROBE LIGHTING, DUAL REAR AMBER - MASTER LOCKS ***OUTRIGGERS U70 READING - 4K - MANUAL OUT - MANUAL DOWN ***WORKBENCH BUMPER 10508358*** - 18K 21" WORKBENCH BUMPER - DUAL STEPS - VISE PLATE - THRU-COMPARTMENT WITH LOCKING STORAGE KEYED TO MATCH BODY **8 DRAWER UNIT - INSTALLED FRONT COMPARTMENT DRIVER SIDE **CTECH FULL WIDTH 2 DRAWER UNIT RHC ***WORK/FLOOD LIGHTS WX2*** - SET OF 4 - MOUNTED TO FRONT AND REAR COMPARTMENT BOXES ***READING STANDARD HEIGHT HEADACHE RACK 10508328***	1	38,237.00	38,237.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	BEDLINER	- WHITE STEEL HEADACHE RACK HIGH PRESSURE SPRAY IN BEDLINER IN CARGO AREA	1	850.00	850.00
	*LIFTMOORE	LIFTMOORE 39456 - LIFTMOORE CRANE 3612X-9-15 - UNLIMITED POWER ROTATION - POWER EXTENSION 9' - 15' - 12,000 FT. - LB. MOMENT RATING - 3,600 LB. MAX CAPACITY - WIRELESS PROPORTIONAL CONTROL	1	25,824.00	25,824.00
	SuperSprings	***SUPER SPRINGS SSA46*** - HELPER LEVELING SPRING - 3500 # LOAD CAPACITY	1	931.00	931.00
	LADDER RACK	***WEATHERGUARD 1425-3*** - 200# CAPACITY - SINGLE SIDE - ADJUSTABLE HEIGHT - GOAL POST SHAPE - POWDER COATED WHITE INSTALLED ON DRIVERS SIDE	1	1,289.00	1,289.00
	FABRICATION	***FABRICATED VISE MOUNT**	1	395.00	395.00
	WILTON VISE	***WILTON 28811*** - MECHANICS PRO VISE - 5" JAW OPENING - 5 -1/2" JAW WIDTH - 3 - 5/8" THROAT DEPTH - 360 DEGREE SWIVEL BASE	1	681.00	681.00
	LIGHTBAR	BUYERS 8893048 - 48" AMBER LED LIGHT BAR - WIRELESS REMOTE CONTROL INSTALLED ON HEADACHE RACK	1	1,173.00	1,173.00
	MUDFLAPS	BRACKETS, MUDFLAPS AND ANTI SAIL INSTALLED	2	167.00	334.00
	CAMERA RELOCATION	RELOCATE FACTORY CAMERA	1	195.00	195.00
	WEIGHT SLIP	CERTIFIED WEIGHT SLIP.	1	17.50	17.50
	CRANE INSPECTION	CERTIFIED 3RD PARTY CRANE INSPECTION	1	600.00	600.00
	STROBE LIGHTS	AMBER/BLEU 5" STROBE LIGHTS - 4 INSTALLED REAR OF SERVICE BODY - 2 ON DRIVER SIDE OF BODY - 2 ON PASSENGER SIDE OF BODY - 4 ON FRONT GRILLE OF TRUCK	12	153.00	1,836.00
	LED WORK LIGHTS	ULTRA BRIGHT 4.5" WIDE SQUARE LED FLOOD LIGHT - 4320 LUMENS - STUD MOUNT SWIVEL - 1 DRIVERS SIDE AND 1 PASSENGER SIDE ON H/R FACING OUT	5	193.00	965.00

DATE		DESCRIPTION	QTY	RATE	AMOUNT
		- 1 CENTER OF H/R - 2 MOUNTED EACH SIDE REAR OF BED ATTN : SETH GAMBLIN CITY OF CIBOLO **UPDATED QUOTE PER END USER** **BODY QUOTED WITH 2 DRAWER SLIDE OUT UNIT OVER WHEEL WELL ON DRIVERS SIDE MADE FOR BODY INSTEAD OF SLIDE OUT SHELF**			

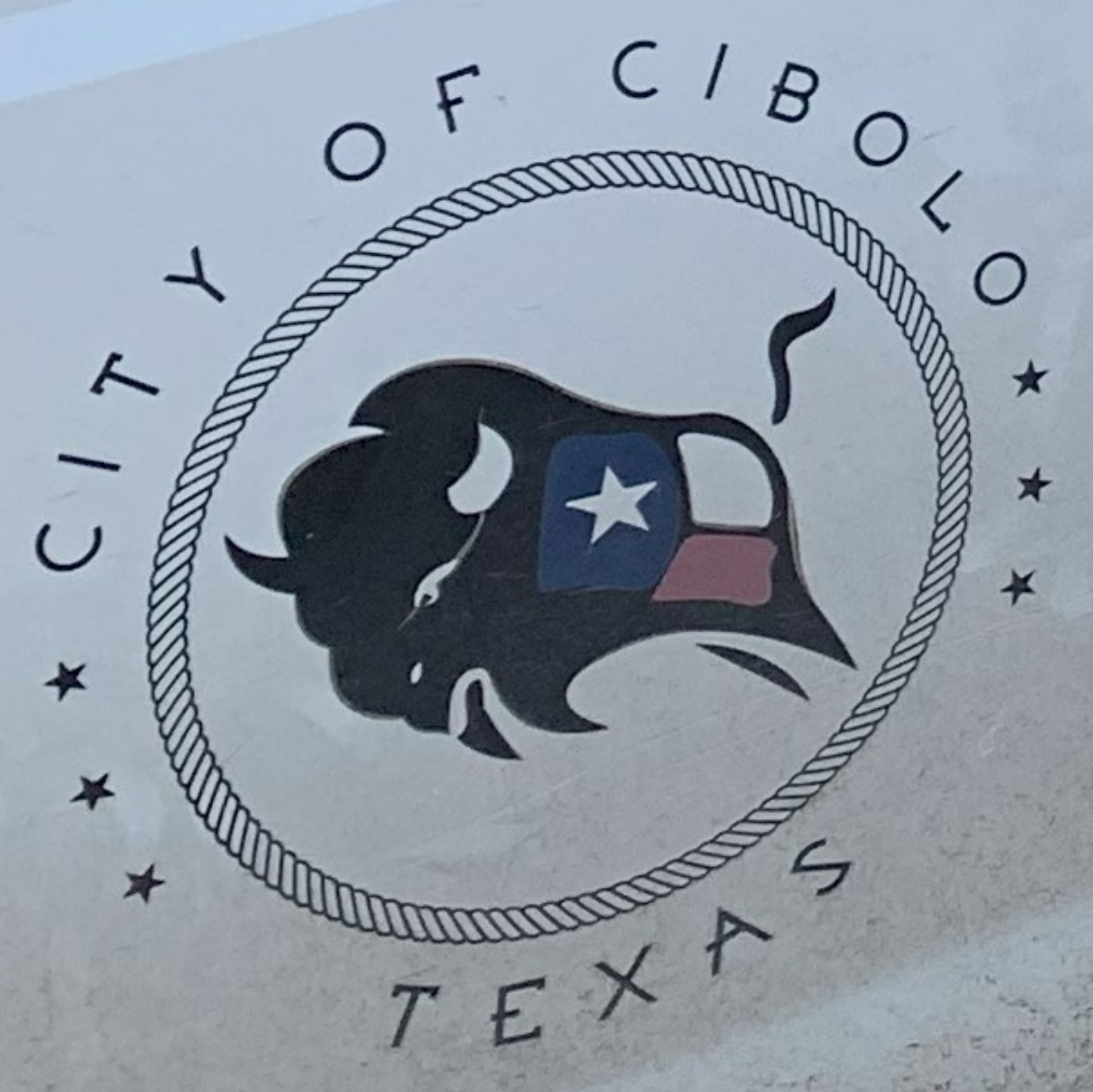
A 3% CREDIT CARD FEE WILL BE CHARGED TO ANY INVOICE PAID WITH CREDIT CARD

SUBTOTAL	73,327.50
TAX	0.00
TOTAL	\$73,327.50

Accepted By

Accepted Date





"City of Choice"

UTILITIES
DEPARTMENT

UTILITIES 103





UTILITIES 103





City Council Regular Meeting Staff Report

B. Discussion/Action authorizing the City Manager to execute a Purchase Order from Silsbee Ford for a new Ford F450 Super Cab in the amount of One Hundred Six Thousand, Eight Hundred Sixty-Eight Dollars (\$106,868.00). (Mr. Gomez)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13B.
From	
Shannon Hall, Executive Assistant	

PRIOR CITY COUNCIL ACTION:

City Council Adoption of the FY25 Budget

BACKGROUND:

As part of the FY25 Budget, the Public Works Department, Streets Division, requested the purchase of a new 2025 Ford F450 Super Cab to replace the current 2017 Ford F450. This item was included in the approved FY25 Budget.

STAFF RECOMMENDATION:

Allow the City Manager to execute the Purchase Order with Silsbee Ford for the purchase of a Ford F450 Super Cab.

FINANCIAL IMPACT:

This item will be funded using FY25 Certificate of Obligation Bonds in the amount of One Hundred Six Thousand, Eight Hundred Sixty-Eight Dollars (\$106,868.00).

Attachments

[Streets Ford F450 Super Cab Quote.pdf](#)

[Streets Ford F450 Super Cab.pdf](#)

[Streets Old Ford F450 Super Cab.pdf](#)

[Streets Old Ford F450 Super Cab1.pdf](#)

[Streets Old Ford F450 Super Cab2.pdf](#)



PRODUCT PRICING SUMMARY

TIPS 240901 Transportation Vehicles

VENDOR- Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: CITY OF CIBOLO

Prepared by: SETH GAMBLIN

Contact: _____

Phone: 512.436.1313

Email: _____

Email: SGAMBLIN.SILSBEEFLEET@GM/

Product Description: FORD F450 CREW CAB CHASSIS

Date: April 10, 2025

A. Bid Item: 48

A. Base Price: \$ 57,390.00

B. Factory Options

Code	Description	Bid Price	Code	Description	Bid Price
X4H	25 FORD F450 4WD SUPER CAB/CHAS	\$ -			
99T	6.7L V8 Turbo Diesel B20	\$ 10,495.00	872	REARVIEW CAMERA KIT	\$ 415.00
	DRW	\$ 1,195.00			
TGM	Tires: 225/70Rx19.5G BSW Traction	\$ 190.00	4WD	4X4 UPGRADE	\$ 3,195.00
90L	POWER EQUIPMENT GROUP	INC			
43C	120/400W OUTLET	\$ 175.00	650A	ORDER CODE	
512	SPARE TIRE /	\$ 350.00		192 WB / 84CA	
18B	RUNNING BOARDS	\$ 445.00			

Total of B. Published Options: \$ 16,460.00

Published Option Discount (5%) \$ (823.00)

C. Unpublished Options

Description	Bid Price	Options	Bid Price
		EXTERIOR- WHITE Z1	
TRUX INSTALL 2973	\$ 32,778.50	INTERIOR- 40/20/40 AS VINYL	
		NEED TO ORDER, ORDER BANK IS OPEN	

Total of C. Unpublished Options: \$ 32,778.50

D. Floor Plan Interest (for in-stock and/or equipped vehicles):

\$ 450.00

E. Lot Insurance (for in-stock and/or equipped vehicles):

\$ -

F. Contract Price Adjustment:

\$ -

G. Additional Delivery Charge: 350 miles

\$ 612.50

H. Subtotal:

\$ 106,868.00

I. Quantity Ordered 1 x H =

\$ 106,868.00

J. Trade in:

\$ -

K. Total Purchase Price

\$ 106,868.00

ESTIMATE

TRUX Service Body & Rigging
1550 East Cardinal
Beaumont, TX 77705

rlowrance@truxsbr.com
+1 (409) 832-8407
www.truxsbr.com



Bill to
SILSBEE FORD
1211 US HIGHWAY 96 N
SILSBEE, TX 77656

Ship to
SILSBEE FORD
1211 US HIGHWAY 96 N
SILSBEE, TX 77656

Estimate details

Estimate no.: 2973

Estimate date: 04/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	2-3 YARD DUMP	3/4 YARD DUMP BODY, SUBFRAME AND DOUBLE ACTING ELECTRIC OVER HYDRAULIC HOIST, INSTALLED ON 84" CA DRW FORD SUPER DUTY	1	\$18,937.00	\$18,937.00
2.	DUMP BODY TARP	DUMP BODY TARP SYSTEM WITH BLACK MESH TARP INSTALLED	1	\$2,163.00	\$2,163.00
3.	HITCH & 7 WAY	CLASS V HITCH & 7 WAY INSTALLED	1	\$1,462.00	\$1,462.00
4.	MUDFLAPS	BRACKETS, MUDFLAPS AND ANTI SAIL INSTALLED	2	\$157.00	\$314.00
5.	CAMERA RELOCATION	RELOCATE FACTORY CAMERA	1	\$195.00	\$195.00
6.	WEIGHT SLIP	CERTIFIED WEIGHT SLIP	1	\$17.50	\$17.50
7.	LIFTGATE	TOMMYGATE G2-92-1650 LD33 - DUMP BODY LIFTGATE - 1600# LIFTING CAPACITY - LOAD AREA PLATFORM 83"L x 33"D	1	\$5,133.00	\$5,133.00
8.	TOOL BOX	RKI H361818 - BLACK STEEL UNDER BODY BOX - 36"L x 18"W x 18"H - MOUNTING KIT TO FRAME - DRIVER & PASSENGER SIDE	2	\$720.00	\$1,440.00
9.	STROBE LIGHTS	BUYERS 8892208 - ULTRA THIN 5" STROBE - AMBER/BLUE LED - 4 STROBES FRONT, 2 STROBES SIDE, 2 STROBES REAR	8	\$243.00	\$1,944.00

10. LED LIGHTING	BUYERS 8893048	1	\$1,173.00	\$1,173.00
	- 48" AMBER LED LIGHT BAR			
	- WIRELESS REMOTE CONTROL			

11.	ATTN : SETH GAMBLIN
	CITY OF CIBOLO

Total	\$32,778.50
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Accepted date

Accepted by





STREET 205





STREET 205

NORthern



City Council Regular Meeting Staff Report

C. Discussion/Action regarding the Final Plat of Venado Crossing Unit 6. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13C.
From	
Eron Spencer, Assistant Planning Director	

CITY COUNCIL ACTION: Discussion/Action regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: PC-25-13-FP

Owner: HDC Venado Crossing, LLC

Representative: Wayne Flores, P.E., Collier's Engineering & Design

Area: 23.44 acres

Location: South of FM 78, West of Meadowview Estates

Council Place: 4

Future Land Use: Compact Residential

Zoning ([map](#)): Planned Unit Development (PUD), Ord. 1118 and amended Ord. 1197

Proposed Use: 76 Residential Lots, 3 Drainage Lots

Utility Providers: Sewer – City of Cibolo, Water – GVSUD, and Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

In accordance with Section 20.3.5 of the Unified Development Code (UDC), 'Final Plat' is defined as: "The one official and authentic map of any given subdivision of land prepared from the actual field measurement and staking of all identifiable point by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references."

In 2014, City Council approved a Planned Unit Development (PUD) for the Venado Crossing subdivision under Ordinance 1118. In 2017, a Land Study, Public Improvements Agreement (PIA), and amendment to the PUD (Ordinance 1197) were also approved by City Council. As such, Venado Crossing is vested under the development regulations that were in effect at the time of those approvals.

The proposed Final Plat for Venado Crossing Unit 6 is located directly south of Unit 5. The plat establishes 76 residential lots that are typically 60 feet in width, and three drainage lots, specifically: Lot 94, Block 12 (3.06 acres), Lot 904, Block 13 (1.66 acres), and Lot 905, Block 13 (0.08 acres).

STREETS/MASTER THOROUGHFARE PLAN (MTP):

Unit 6 includes approximately 3,120 linear feet of internal roadway. Fifty (50) feet of right-of-way will be dedicated for Eland Park, Okapi Trail, Veld Sunrise, and Oryx Valley. A portion of Victoria Falls will include a wider right-of-way dedication of sixty (60) feet.

A Traffic Impact Analysis (TIA) Report, dated February 2023, was reviewed and approved by the City Engineer as part of the Final Plat review for this unit.

UTILITIES:

Construction plans for the utility and roadway improvements have been approved. Water will be served by Guadalupe Valley Special Utility District (GVSUD), with new mains extended through Unit 6. The City of Cibola will provide sewer service, with a sanitary sewer main extending to an existing manhole located north of the City-owned lift station. Additionally, Guadalupe Valley Electric Cooperative (GVEC) will serve as the electric provider.

Letters of Certification (LOCs) from both GVSUD and GVEC, recommending approval of Unit 6, have been submitted.

DRAINAGE:

The Stormwater Management Plan (SWMP) for Venado Crossing Unit 6, dated March 3, 2025, was reviewed by the City Engineer. No portion of the property is located within the FEMA floodplain. According to the SWMP, "Unit 6 will ultimately drain to a detention basin that was designed and constructed with Unit 2, which is located east of the Unit 6 site. The existing Unit 2 basin was sized to mitigate for the increased runoff from Unit 2, and Units 4-8."

PARKLAND:

Parkland dedication is not proposed with this plat, as the requirement was met with the dedication provided in Unit 1.

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its April 9, 2025, regular meeting, the Planning & Zoning Commission voted (6-0) to recommend denial of the Final Plat of Venado Crossing Unit 6 due to several outstanding comments, which included: omission of the building setback line on Lot 36, missing right-of-way dimensions for Hunters Lodge, square footage not shown for Lot 904, inconsistent easement references in the keynotes, and minor errors and formatting issues.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and its associated documents. As outlined in the City Engineer's letter, which is attached herein, outstanding comments remain unresolved at this time.

Therefore, Staff recommends **DENIAL** of the Final Plat of Venado Crossing Unit 6 as it does not conform with the subdivision regulations in Articles 19 and 20 of the City's UDC and Section 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code due to outstanding deficiencies including the absence of required setback and easement information, missing lot details, and unresolved formatting issues.

Attachments

[Application.pdf](#)

[Narrative.pdf](#)

[Plat.pdf](#)

[City Engineer Letter.pdf](#)

[Property Information Map.pdf](#)

640 N. Walnut Ave. Suite 1101
New Braunfels, Texas 78130
Main: 877 627 3772

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



March 10, 2025

City of Cibolo
Attn: Planning Department
201 W Loop 539
Cibolo, Texas 78108

Re: Venado Crossing Subdivision, Unit 6
Final Plat Project Letter (24008544A)

To Whom It May Concern,

The Venado Crossing Unit 6 subdivision is part of the overall Venado Crossing Planned Unit Development. It is zoned SF-2 PUD and is planned for 76-lots that are typically 60'x120'. The total area of Unit 6 is 23.44-acres and is located just south of Unit 5. In accordance with the master plan, park land was dedicated with Unit 1. This plat is dedicating Lot 901, Block 12 (3.07-ac) and Lot 901, Block 13 (1.66-ac) as Open Space for drainage. Storm water detention mitigation was done with Units 1 and 2 that account for this unit being developed. Also, a sanitary sewer main is proposed to extend to the existing manhole just upstream of the city-owned lift station. The site is served water by GVSUD, and new mains will be extended throughout the unit. There are no waivers requested for this unit.

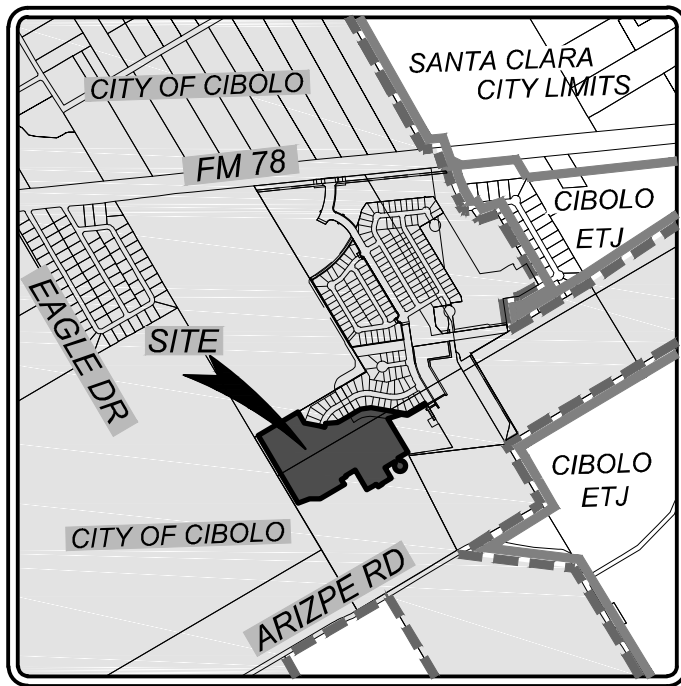
If you have any questions, please call our office.

Sincerely,

Colliers Engineering & Design, Inc.

A handwritten signature in black ink, appearing to read "Wayne Flores", written over a light gray rectangular background.

Wayne Flores, P.E.
Senior Project Manager | Civil Site



LOCATION MAP
SCALE : 1" = 2000'

PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE
PLAT.

SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000158.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID 09)

THIS PLAT OF VENADO CROSSING SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS.

DATED THIS _____ DAY OF _____, _____.

BY: _____
(MAYOR)

BY: _____
(CITY SECRETARY)

THIS PLAT OF VENADO CROSSING SUBDIVISION UNIT 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, _____.

BY: _____
(CHAIR)

BY: _____
(VICE CHAIR)

STATE OF TEXAS §
COUNTY OF GUADALUPE §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-5444
FAX: 210-979-0499

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF GUADALUPE §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 SUBDIVISION REGULATIONS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO AND GUADALUPE COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
- 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.
- PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 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.
- APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED 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.
- ALL RESPONSIBILITY FOR THE ADEQUACY 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.
- 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.
- A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT.
- ALL PROPOSED STREETS WILL BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CIBOLO.
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING:
WATER - GVUSD
SEWER - CITY OF CIBOLO
ELECTRICITY - G.V.E.C.
- NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C 0230F AND 240F, REVISED NOVEMBER 2, 2007.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE.
- THE CITY OF CIBOLO RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBER DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- LOTS IN THIS SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND GREENBELTS. LOTS 904, BLOCK 12 & LOTS 904 & 905 BLOCK 13 ARE DELINEATED AS A DRAINAGE EASEMENT.
- THIS PLAT CONTAINS APPROXIMATELY 3,120 L.F. OF ROADWAY.
- AREAS WITHIN THIS PLAT ARE ZONED PLANNED UNIT DEVELOPMENT (PUD) PER ORDINANCE # 1118 AND AMENDING ORDINANCE # 1197.
- IN ACCORDANCE WITH THE CIBOLO UDC, APPROXIMATELY 11.77 ACRES OF PARKLAND DEDICATION IS REQUIRED FOR THE OVERSAIL VENADO CROSSING SUBDIVISION. LOT 901, BLOCK 12 WILL BE DEDICATED AS PARKLAND AREA. FUTURE UNITS WILL INCLUDE PARKLAND DEDICATION WITH LINEAR PARKS AND IMPROVEMENTS TO SATISFY THE TOTAL PARKLAND REQUIREMENTS.
- FIVE (5) BLOCKS WITH 76 RESIDENTIAL LOTS, THREE (3) OPEN SPACE, DRAINAGE LOTS (LOT 904 BLOCK 12 & LOTS 904 & 905 BLOCK 13).

DRAINAGE AND FLOODWAY EASEMENT NOTE

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS (CALLED "OWNERS") AND APPROVED BY THE CITY OF CIBOLO, (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS, AND ASSIGNS: THE DRAINAGE AND FLOODWAY EASEMENT AS SHOWN AND DESCRIBED BY BEARINGS AND DISTANCES ON LOT 901, BLOCK 13, OF THE PLAT IS CALLED "DRAINAGE AND FLOODWAY EASEMENT." THE DRAINAGE AND FLOODWAY EASEMENT IS HEREBY RESERVED FOR THE PUBLIC'S USE FOREVER, BUT INCLUDING THE FOLLOWING COVENANTS WITH REGARD TO MAINTENANCE RESPONSIBILITIES. THE EXISTING CREEK OR CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND FLOODWAY EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO CHANNELIZE OR CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY THE CITY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS AND CREEKS TRAVERSING THE DRAINAGE AND FLOODWAY EASEMENT ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OF CIBOLO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE CHANNELS AND CREEKS THROUGH THE DRAINAGE AND FLOODWAY EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, NOR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS, AND THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

OWNER

GVEC NOTES:

- 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.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 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.
- ALL LOTS ADJOINING UTILITY OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X30' GUY WIRE EASEMENT ALONG SIDE AND REAL LOT LINES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF VENADO CROSSING UNIT 6 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (C.C.M.A.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

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 DEVELOPER.

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT

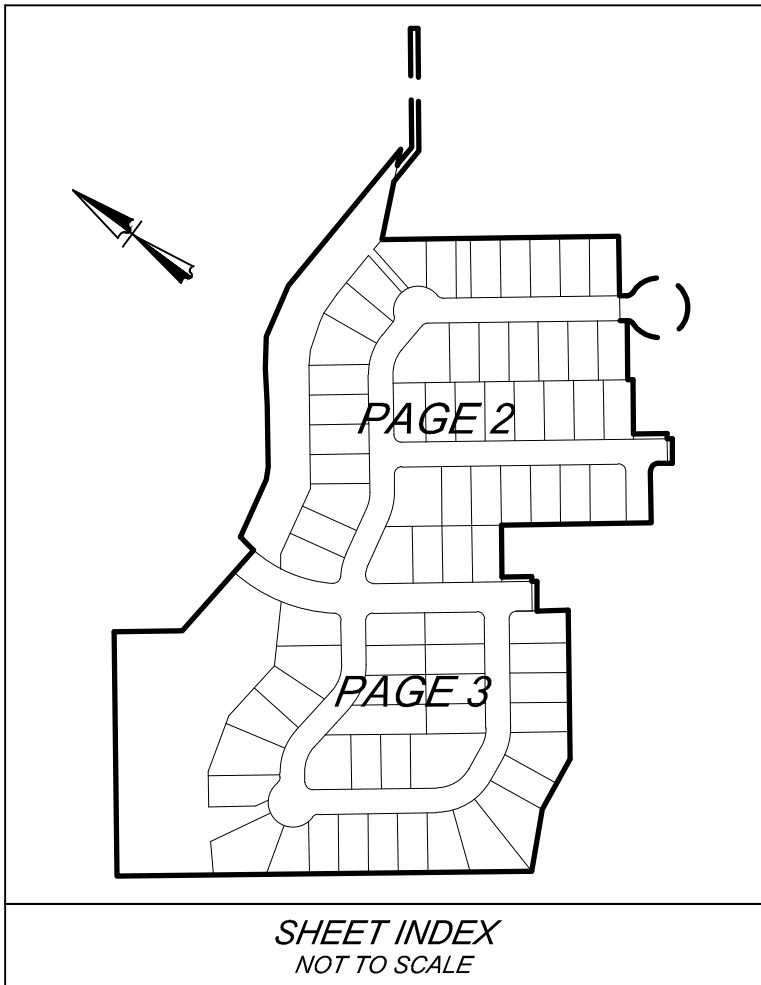
DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT _____, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS _____, AN ADDITION TO THE CITY OF CIBOLO, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS AND PUBLIC PARKLAND SHOWN THEREON. THE STREETS, ALLEYS AND PARKLAND ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, OR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF CIBOLO. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES. SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CIBOLO'S USE THEREOF. THE CITY OF CIBOLO AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CIBOLO AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

LEGEND

- S.I.R. = SET 1/4" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/4" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT - OF - WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- 657 — = CENTERLINE
- 657 — = EXISTING CONTOURS



76 RESIDENTIAL LOTS
3 DRAINAGE EASEMENT LOTS

FINAL SUBDIVISION PLAT ESTABLISHING
VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, HDC VENADO CROSSING, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85 ABSTRACT 210

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2003, PAGE 641 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING 23.39 ACRES TRACT OF LAND, OUT OF THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT 210, AND THE JOSEPH DE LOS CORTINAS SURVEY NO. 64, ABSTRACT 90, BOTH OF GUADALUPE COUNTY, TEXAS, AND A CALLED 177.3 ACRE TRACT OF LAND AS CONVEYED TO HDC VENADO CROSSING, LLC, OF RECORD IN DOC NO. 2017030298, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550
www.colliersengineering.com

Colliers
Engineering
& Design

STATE OF TEXAS §
COUNTY OF GUADALUPE §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
HDC VENADO CROSSING, LLC
100 NE LOOP 410, SUITE 1080
SAN ANTONIO, TX 78216
PHONE: (210) 838-6784

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

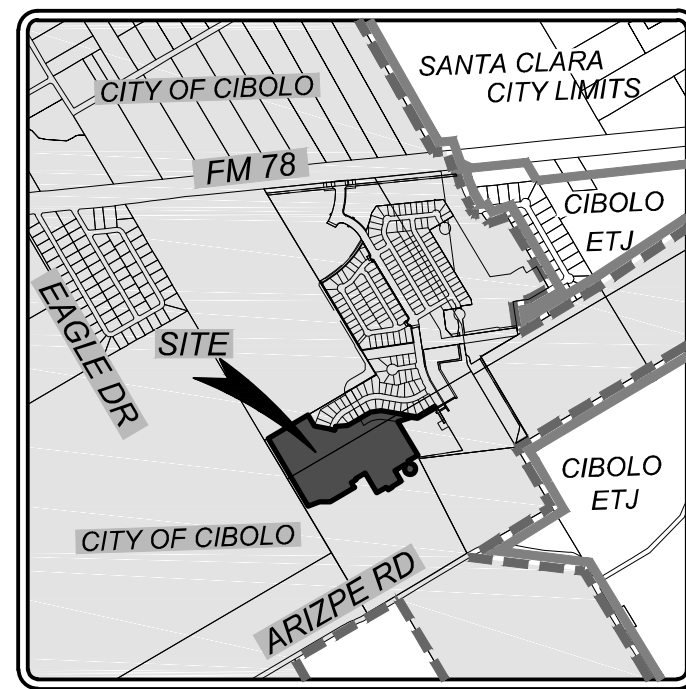
THIS _____ DAY OF _____, A.D. _____.

NOTARY PUBLIC STATE OF TEXAS

CERTIFICATE OF APPROVAL BY CITY ENGINEER

APPROVED ON THIS THE _____ DAY OF _____, 20____, BY THE CITY ENGINEER, CITY OF CIBOLO, TEXAS.

CITY ENGINEER, CITY OF CIBOLO

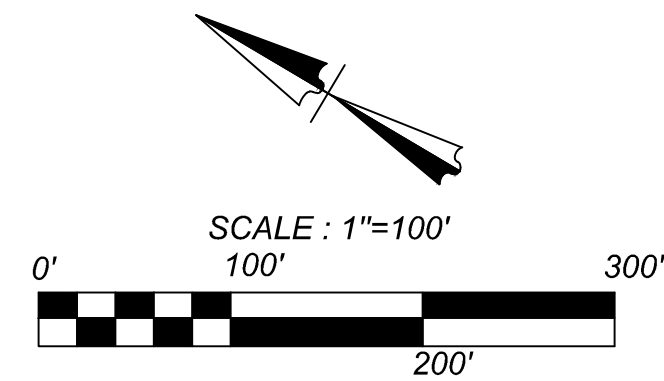


LOCATION MAP
SCALE : 1" = 2000'

KEYNOTES

- | | |
|--|--|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
| ② 25' BUILDING SETBACK LINE | ② VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS EASEMENT (VENADO CROSSING SUBDIVISION UNIT 2 DOC.# 202399009558 O.P.R.) |
| ③ 12.5' BUILDING SETBACK LINE | ③ 75' DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
| ④ 1' VEHICULAR NON-ACCESS EASEMENT | ④ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
| ⑤ 60' X 10' ELEC., GAS, TELE., CATV., WATER, SAN., SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑤ 15' SANITARY EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑥ 50' X 10' ELEC., GAS, TELE., CATV., WATER, SAN., SEWER & DRAINAGE EASEMENT, (TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.) | ⑥ OFF-LOT 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 1 DOC.# 201999024583 O.P.R.) |
| ⑦ VARIABLE WIDTH SANITARY SEWER EASEMENT | ⑦ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4) |
| ⑧ 15' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ⑧ VARIABLE WIDTH SANITARY SEWER EASEMENT (VENADO CROSSING SUBDIVISION UNIT 4) |
| ⑨ 30' DRAINAGE EASEMENT | ⑨ VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC.# _____) |
| ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT | |

REFER TO PAGE 3 OF 3 FOR
LINE AND CURVE TABLES



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT.

FINAL SUBDIVISION PLAT ESTABLISHING VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, HDC VENADO CROSSING, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85 ABSTRACT 210

CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 2003, PAGE 641, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

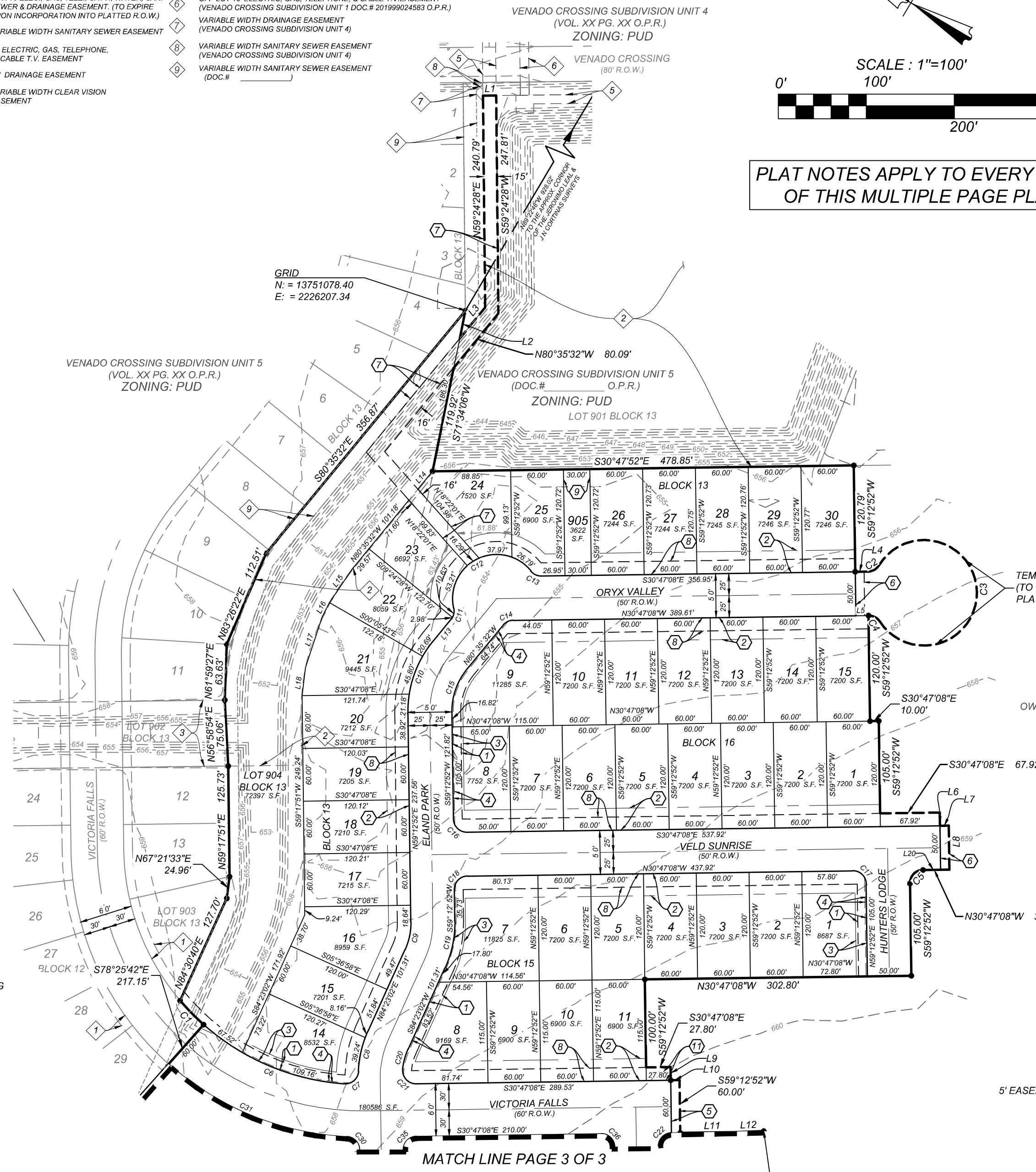
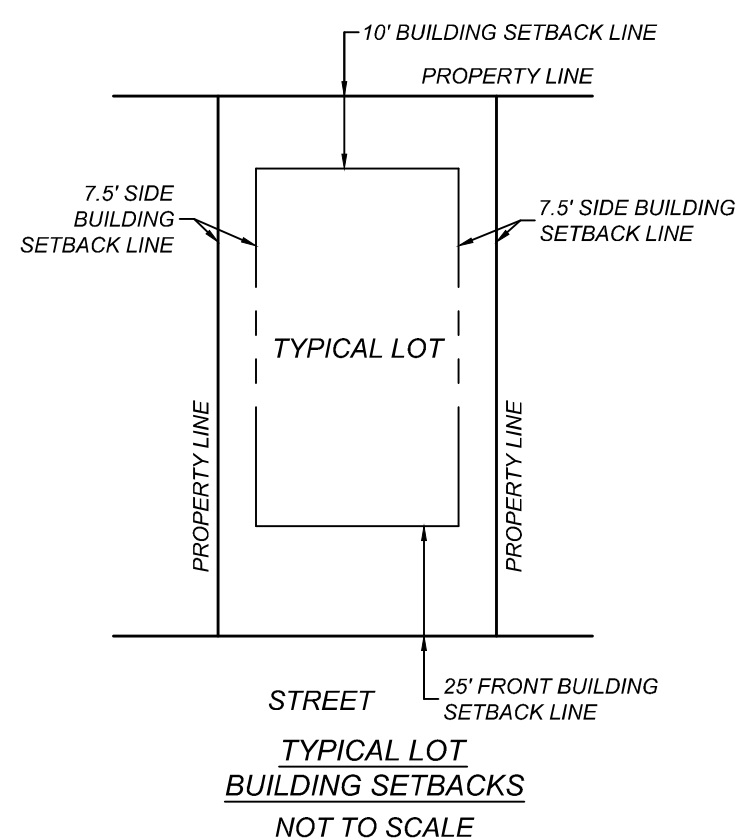
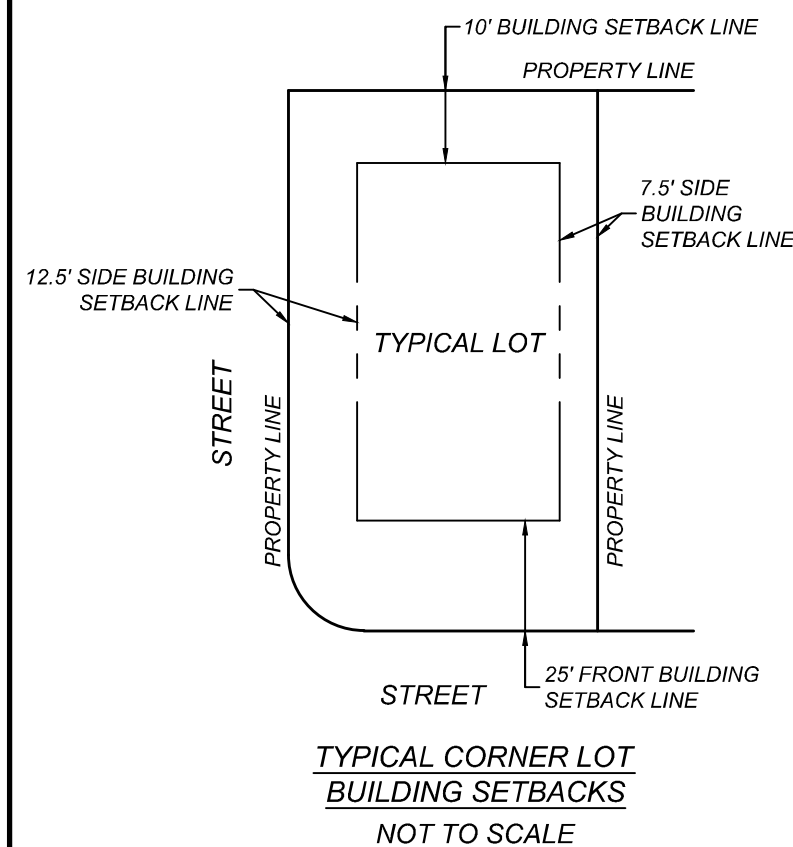
BEING 23.39 ACRES TRACT OF LAND, OUT OF THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT 210, AND THE JOSEPH DE LOS CORTINAS SURVEY NO. 64, ABSTRACT 90, BOTH OF GUADALUPE COUNTY, TEXAS, AND A CALLED 177.3 ACRE TRACT OF LAND AS CONVEYED TO HDC VENADO CROSSING, LLC, OF RECORD IN DOC. NO. 2017030298, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

Colliers
Engineering
& Design

NEW BRAUNFELS
640 North Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBP# F-14909 TBP# S-10194550
www.colliersengineering.com

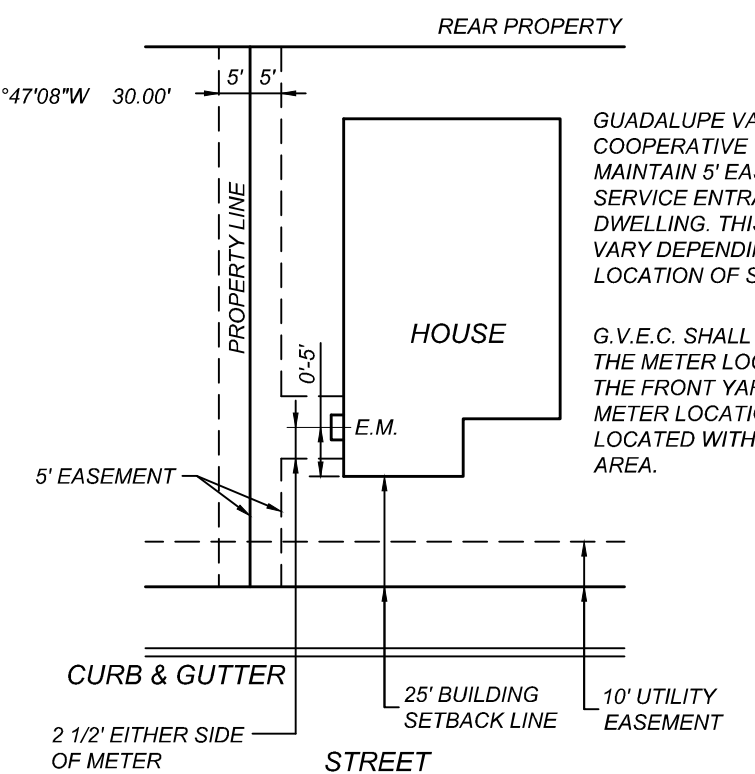
LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- C.B. = COUNTY BLOCK
- 657 — = CENTERLINE
- 657 — = EXISTING CONTOURS



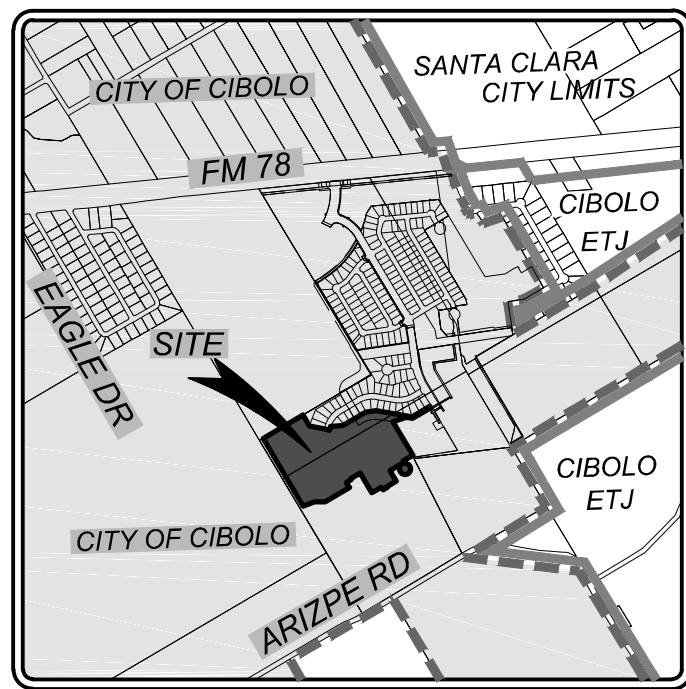
TEMPORARY TURNAROUND
(TO EXPIRE UPON INCORPORATION INTO
PLATTED R.O.W. OF FUTURE UNITS)

ZONING: PUD
UNPLATTED
REMAINDER OF 177.3 ACRES
(DOC. NO. 2017030298 O.P.R.)
OWNER: HDC VENADO CROSSING, LCC.



GUADALUPE VALLEY ELECTRIC COOPERATIVE (G.V.E.C.) WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF SAID DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



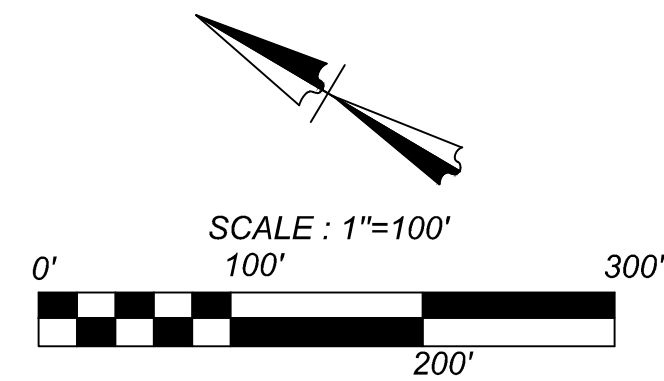
LOCATION MAP
SCALE : 1" = 2000'

KEYNOTES

- | | |
|--|--|
| ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | ① 10' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
| ② 25' BUILDING SETBACK LINE | ② VARIABLE WIDTH DRAINAGE & INGRESS/EGRESS EASEMENT (VENADO CROSSING SUBDIVISION UNIT 2 DOC.# 202399009558 O.P.R.) |
| ③ 12.5' BUILDING SETBACK LINE | ③ 75' DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
| ④ 1' VEHICULAR NON-ACCESS EASEMENT | ④ VARIABLE WIDTH DRAINAGE EASEMENT (VENADO CROSSING SUBDIVISION UNIT 5 DOC.# _____ O.P.R.) |
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| ⑩ VARIABLE WIDTH CLEAR VISION EASEMENT | |

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PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

76 RESIDENTIAL LOTS 3 DRAINAGE EASEMENT LOTS

FINAL SUBDIVISION PLAT ESTABLISHING VENADO CROSSING SUBDIVISION UNIT 6

STATE OF TEXAS
COUNTY OF GUADALUPE

WHEREAS, HDC VENADO CROSSING, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE JERONIMO LEAL SURVEY NO. 85 ABSTRACT 210

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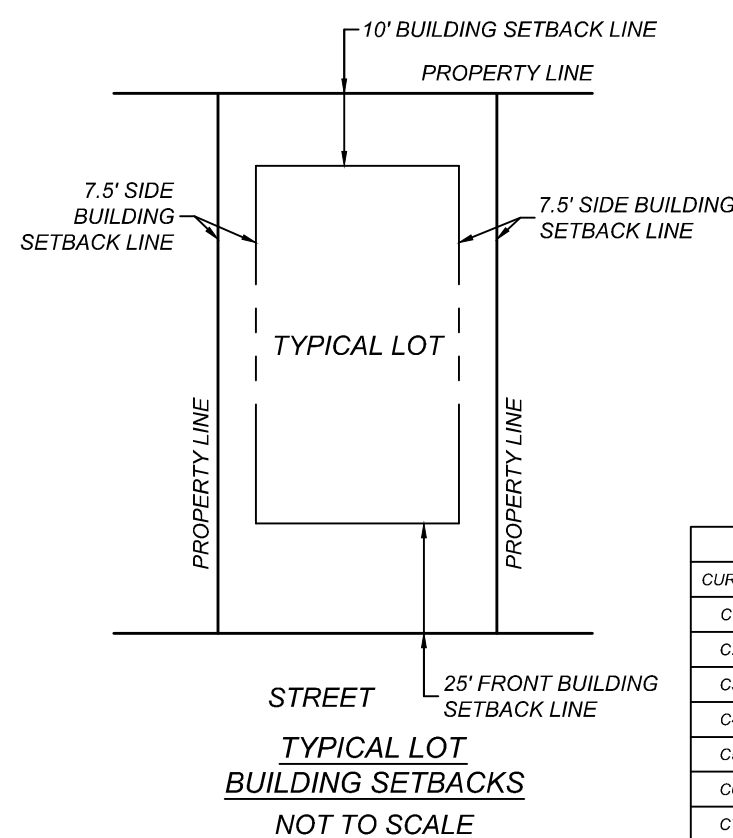
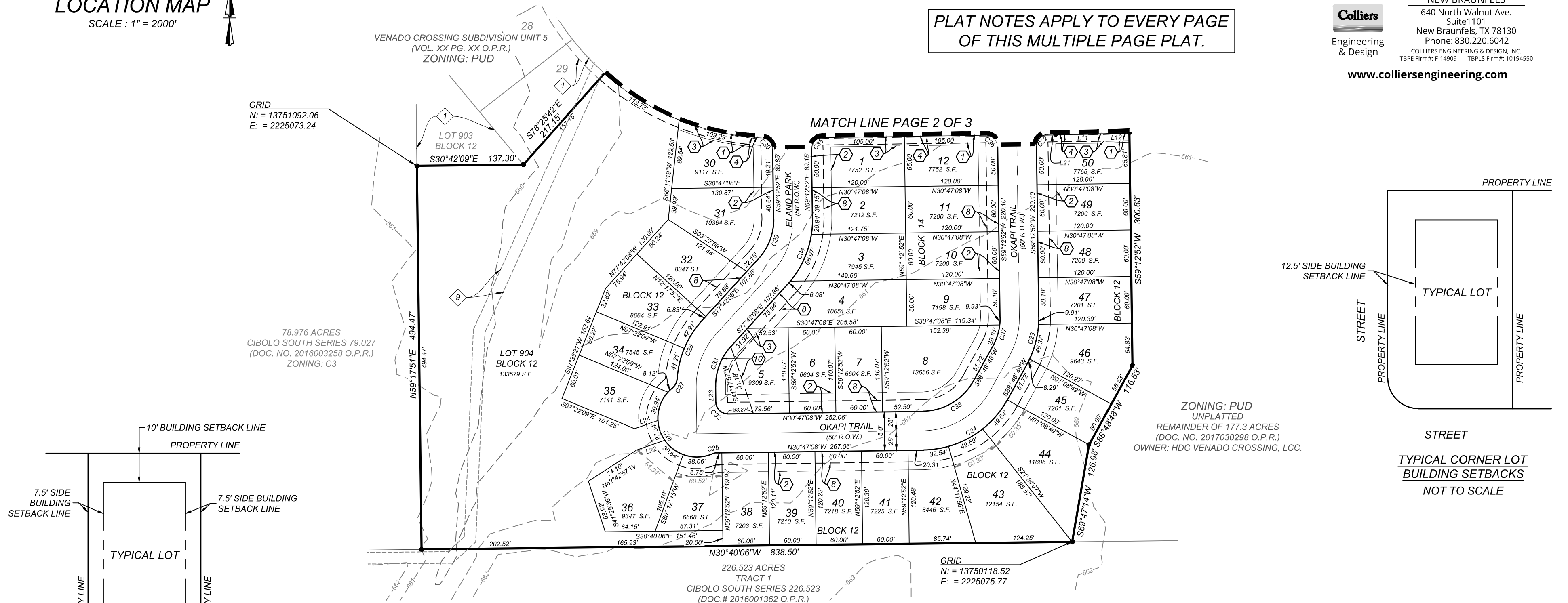
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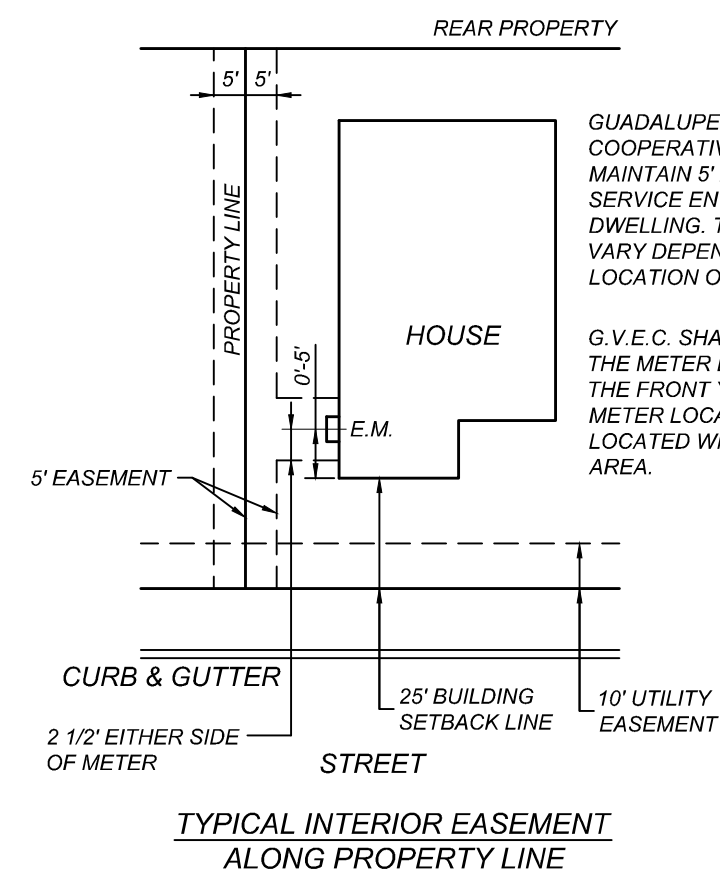
www.colliersengineering.com



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	38.07'	270.00'	19.07'	8°04'44"	38.04'
C2	15.12'	15.00'	8.28'	57°46'09"	14.49'
C3	309.49'	60.00'	37.83'	295°32'17"	64.00'
C4	15.12'	15.00'	8.28'	57°46'09"	14.49'
C5	23.64'	14.83'	15.17'	91°18'01"	21.21'
C6	176.68'	270.00'	91.63'	37°29'30"	173.54'
C7	23.93'	15.00'	15.38'	91°25'27"	21.48'
C8	47.40'	125.00'	23.99'	21°43'41"	47.12'
C9	32.95'	75.00'	16.74'	25°10'11"	32.68'
C10	87.69'	125.00'	45.74'	40°11'36"	85.90'
C11	13.62'	15.00'	7.32'	52°01'12"	13.16'
C12	134.26'	50.00'	215.26'	153°50'49"	97.41'
C13	13.62'	15.00'	7.32'	52°01'12"	13.16'
C14	13.04'	15.00'	6.96'	49°48'24"	12.63'
C15	52.61'	75.00'	27.44'	40°11'36"	51.54'
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'
C19	54.91'	125.00'	27.91'	25°10'11"	54.47'
C20	23.57'	75.00'	11.88'	18°00'11"	23.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C21	25.44'	15.00'	17.00'	97°09'59"	22.50'
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'
C23	64.57'	125.00'	33.03'	29°35'56"	63.86'
C24	131.77'	125.00'	72.75'	60°24'04"	125.76'
C25	5.92'	15.00'	3.00'	22°37'13"	5.88'
C26	144.10'	50.00'	383.06'	165°07'36"	99.16'
C27	12.56'	15.00'	6.68'	47°58'50"	12.20'
C28	84.12'	125.00'	43.72'	38°33'27"	82.54'
C29	56.40'	75.00'	29.61'	43°05'01"	55.08'
C30	22.61'	15.00'	14.08'	86°21'49"	20.53'
C31	223.02'	330.00'	115.96'	38°43'16"	218.80'
C32	23.56'	15.00'	15.00'	90°00'00"	21.21'
C33	56.40'	75.00'	29.61'	43°05'01"	55.08'
C34	93.99'	125.00'	49.34'	43°05'01"	91.79'
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'
C36	23.56'	15.00'	15.00'	90°00'00"	21.21'
C37	38.74'	75.00'	19.82'	29°35'56"	38.32'
C38	79.06'	75.00'	43.65'	60°24'04"	75.45'

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S30°35'32"E
L2	32.12'	S71°34'06"W
L3	45.53'	S80°35'32"E
L4	14.44'	S30°47'08"E
L5	14.44'	N30°47'08"W
L6	15.00'	S59°12'52"W
L7	10.00'	S30°47'08"E
L8	50.00'	S59°12'52"W
L9	15.00'	S59°12'52"W
L10	10.00'	S30°47'08"E
L11	62.38'	S30°47'08"E
L12	32.63'	S32°11'57"E
L13	32.08'	S80°35'32"E
L14	26.15'	N80°35'32"W
L15	46.43'	N85°47'08"W
L16	18.90'	S86°37'24"W
L17	60.00'	S78°10'15"W
L18	31.87'	S66°48'32"W
L20	20.00'	N30°47'08"W
L21	10.00'	N30°47'08"W
L22	38.29'	N49°00'58"W
L23	20.52'	N59°12'52"E
L24	31.85'	N49°00'58"W



PREPARED: MARCH, 2025

PAGE 3 OF 3

March 25, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108



Re: Final Plat Review
Venado Crossing Unit 6 (PC-25-13-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

General Note –

1. Please include as part of your resubmittal a comment response letter addressing all comments.
2. Updated drainage report was provided, please include as part of your next submittal a comment response letter addressing previous drainage comments so the review can continue.
3. Provide recording information for existing easements and adjacent subdivision, Venado Crossing Subdivision Unit 5, when available.

Sheet 2 of 3 –

1. Keynote 4 appears to be not used, verify and update accordingly.
2. This appears to be a 20x20 Electric, Gas, Telephone, & Cable T.V. Easement (Venado Crossing Subdivision Unit 5 keynote #6).
3. This appears to be a 10' Electric, Gas, Telephone, & Cable T.V. Easement (Venado Crossing Subdivision Unit 5 keynote #1).
4. Add all line types used in viewport to legend.
5. Missing centerline symbol, verify if used and update accordingly.
6. Provide interior angles of intersecting tangents on all the street intersections (No intersections less than 85°).
7. Provide ROW dimensions for Hunters Lodge.
8. What does this square footage indicate? Reference marked up plat.
9. Keynote 2 existing easement's recording information conflicts with Venado Crossing Subdivision Unit 5 keynote #5 (UNIT 1 DOC.# 201999024583 O.P.R.), verify and update accordingly.

Sheet 3 of 3 –

1. Provide zoning per the City of Cibolo.
2. No gaps in numbering of line table, update accordingly.
3. Limits of Lot 904 have changed. Update SF to reflect updated area.
4. Show BSL on Lot 36 Block 12.

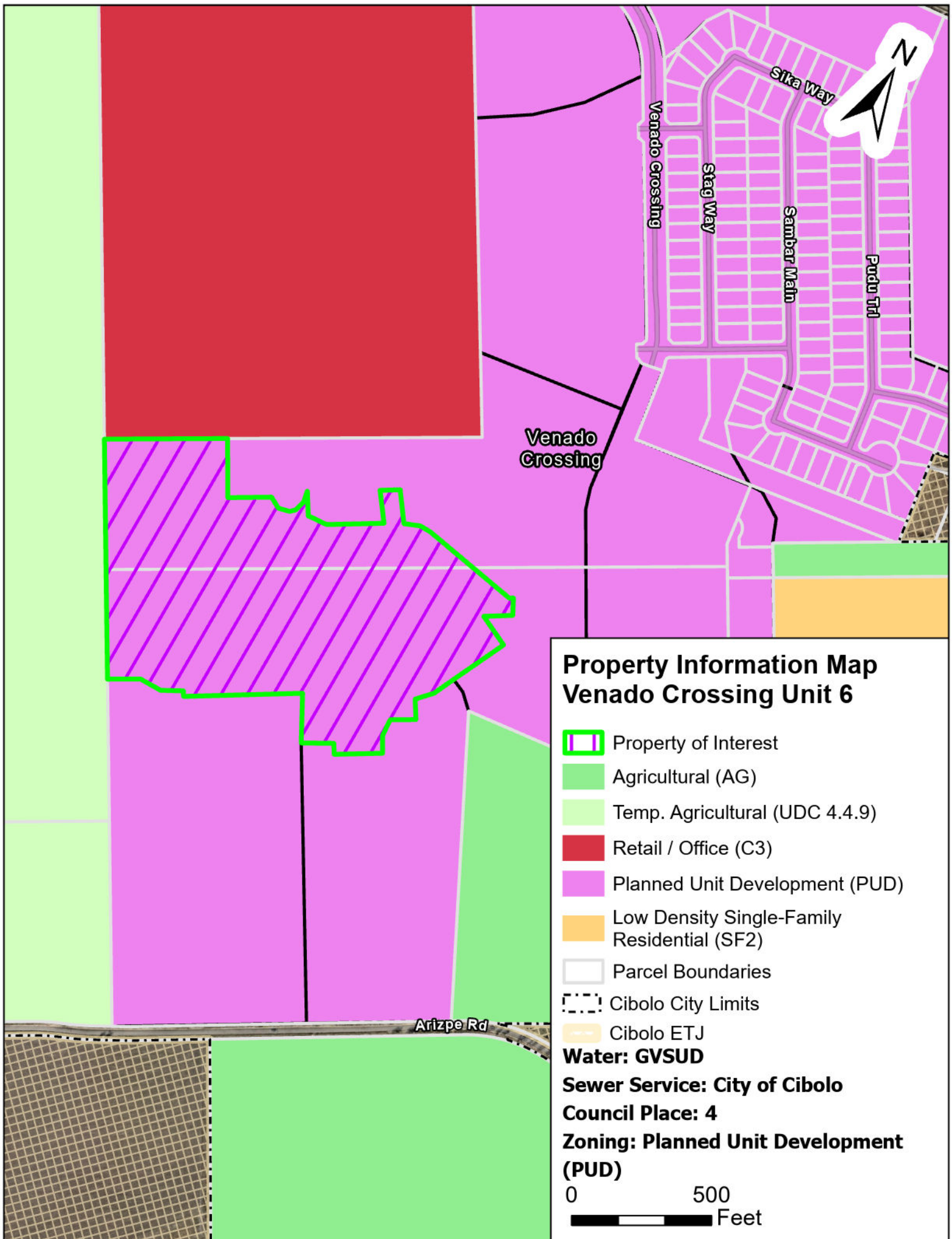
Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Andy Carruth', is displayed on a light gray rectangular background.

Andy Carruth, P.E.

Plan Reviewer for the City of Cibolo





City Council Regular Meeting Staff Report

D. Discussion/Action regarding the Preliminary Plat of Grace Valley Ranch Phase 4A. (Mr. Spencer)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13D.
From	
Eron Spencer, Assistant Planning Director	

CITY COUNCIL ACTION: Discussion/Action regarding the above referenced petition

PROPERTY INFORMATION:

Project Name: PC-25-10-PP

Owner: Lennar Homes of Texas Land and Construction, Ltd.

Representative: Cude Engineers

Area: 16.025 acres

Location: Near Intersection of Weil Road and Lazy Acres Lane

Future Land Use: Compact Residential

Zoning ([map](#)): Extraterritorial Jurisdiction (ETJ)

Proposed Use: 81 Residential Lots, 5 Open Space Lots

Utility Providers: Water, Sewer – GVSUD, Electricity – GVEC

FINDINGS/CURRENT ACTIVITY:

In accordance with Section 20.3.3 of the Unified Development Code (UDC) 'Preliminary Plat' is defined as: "Property required to be platted prior to development of a site within or outside the City Limits." The plat or subdivision of land must comply with the Land Study, if applicable, and meet all requirements of the Unified Development Code and the Design and Construction Manual.

The Grace Valley Ranch Subdivision lies outside the corporate limits of the City of Cibolo. The Preliminary Plat of Grace Valley Ranch Unit 4A proposes 81 residential lots and five (5) open space lots, specifically: Lot 907 (0.35 acres), Lot 908 (0.514 acres), Lot 909 (0.210 acres), Lot 910 (0.062 acres), and Lot 911 (0.071 acres). The Land Study for this subdivision was approved by City Council on April 9, 2019.

STREETS/MASTER THOROUGHFARE PLAN (MTP):

The plat proposes approximately 3,638 linear feet of private roadway for internal circulation and access within Unit 4A. No streets within this unit are identified on the City's Master Thoroughfare Plan (MTP).

A Traffic Impact Analysis (TIA) Report, dated July 2022, was submitted and approved by the City Engineer as part of the review of this plat.

UTILITIES:

Water and sewer for Unit 4A will be provided by Green Valley Special Utility District (GVSUD). Electricity will be provided by Guadalupe Valley Electric Coop (GVEC).

DRAINAGE:

The Stormwater Management Plan (SWMP) for Grace Valley Ranch Phase 4A, dated January 13, 2025, has been reviewed by the City Engineer. However, an updated SWMP has been requested in accordance with FEMA's guidelines and the methodologies in the Cibolo Watershed hydrologic model provided by the San Antonio River Authority (SARA). These revisions should address land use assumptions, soil conditions, runoff impacts, and detention adequacy.

PARKLAND:

Per Section 16.2.2 of the UDC, a minimum of eight (8%) percent of the total tract area must be dedicated for parkland. Based on the total acreage of Unit 4A (16.025 acres), the developer is required to dedicate at least 1.282 acres.

The applicant has submitted a letter and included a plat note identifying 1.21 acres of parkland dedication, located within the "900 series open space lots excluding any pond areas." However, the combined area of the five (5) open space lots amounts to 1.207 acres. As outlined in Section 16.2.3 of the UDC, "the final decision on acceptance of parkland shall be made by the City Council."

PLANNING & ZONING COMMISSION RECOMMENDATION:

At its April 9, 2025, regular meeting, the Planning & Zoning Commission voted (6-0) to recommend denial of the Preliminary Plat of Grace Valley Ranch Unit 4A due to outstanding comments, including formatting issues, an updated drainage report, verification of total acreage, confirmation of parkland dedication, revisions to the layout to show temporary turnarounds on dead end roads, corrections to the curve and line tables, as well as minor errors on the key notes and map legend.

STAFF RECOMMENDATION:

Staff and the City Engineer reviewed the plat and its associated documents. Several outstanding comments remain unaddressed, as detailed in the attached City Engineer's letter.

Therefore, Staff recommends **DENIAL** of the Preliminary Plat of Grace Valley Ranch Unit 4A as it does not conform with the subdivision regulations in Articles 19 and 20 of the City's UDC and Section 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code due to needing an updated drainage report, confirmation and acceptance of parkland dedication, revised layout for temporary turnarounds, corrections to curve and line tables, and correction of formatting and minor errors on the key notes and legend.

Attachments

[Application.pdf](#)

[Narrative.pdf](#)

[Plat.pdf](#)

[City Engineer Letter.pdf](#)

[Property Information Map.pdf](#)



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

UNIVERSAL APPLICATION - PRELIMINARY PLAT

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: Grace Valley Ranch Phase 4A
 Total Acres: 16.025 Survey Name: _____ Abstract No.: _____
 Project Location (address): _____

Current Zoning: N/A Overlay: ☒ None ☐ Old Town ☐ FM 78
 Proposed Zoning: N/A # of Lots: 81 # of Units: _____
 Please Choose One: ☒ Single-Family ☐ Multi-Family ☐ Commercial ☐ Industrial
☐ Other _____
 Current Use: Undeveloped Total Proposed Square Footage: _____
 Proposed Use: Single Family (Commercial/Industrial only)

Applicant Information:

Property Owner Name: Richard Mott
 Address: 100 NE Loop 410, Suite 1155 City: San Antonio
 State: TX Zip Code: 78216 Phone: 210-889-5516
 Email: richard.mott@lennar.com Fax: _____

*Applicant (if different than Owner): Lennar Homes of Texas Land and Construction, LTD (Richard Mott, P.E.)

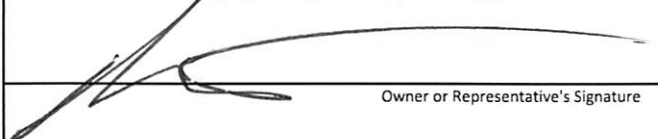
* Letter of Authorization required

Address: 100 NE Loop 410, Suite 1155 City: San Antonio
 State: TX Zip Code: 78216 Phone: 210-403-6200
 Email: richard.mott@lennar.com Fax: _____

Representative: Cude Engineers (Kyle Hudek, P.E.)

Address: 4122 Pond Hill Rd, Suite 100 City: San Antonio
 State: TX Zip Code: 78231 Phone: 210-681-2951
 Email: khudek@cudeengineers.com 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 Texas

County of Bexar

Before me, Tristan Cortez, on this day personally appeared

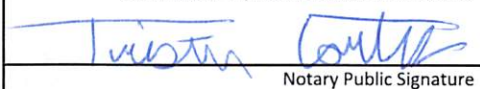
Name of Notary Public

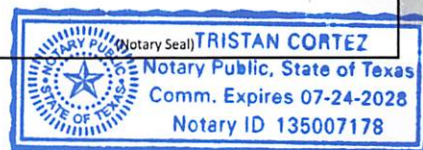
Richard Mott, to be the person(s) who is/are subscribed to the

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 12th day of November 2024


 Notary Public Signature



City of Cibolo
 Use Only

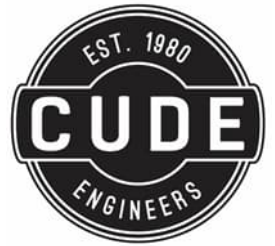
Total Fees

Payment Method

Submittal Date

Accepted by

Case Number



2/03/2025

Mrs. Lindsey Walker
City Planner
P.O. Box 826
200 S. Main St.
Cibolo, TX 78108

Grace Valley Ranch, Phase 4A – Preliminary Plat Application Request

Dear Mrs. Walker,

This letter is regarding the final plat application request for the development project known as Grace Valley Ranch, Phase 4A. This development encompasses 16.025 acres and consists of 81 single-family homes located within the City of Cibolo Extraterritorial Jurisdiction, Guadalupe County, Texas.

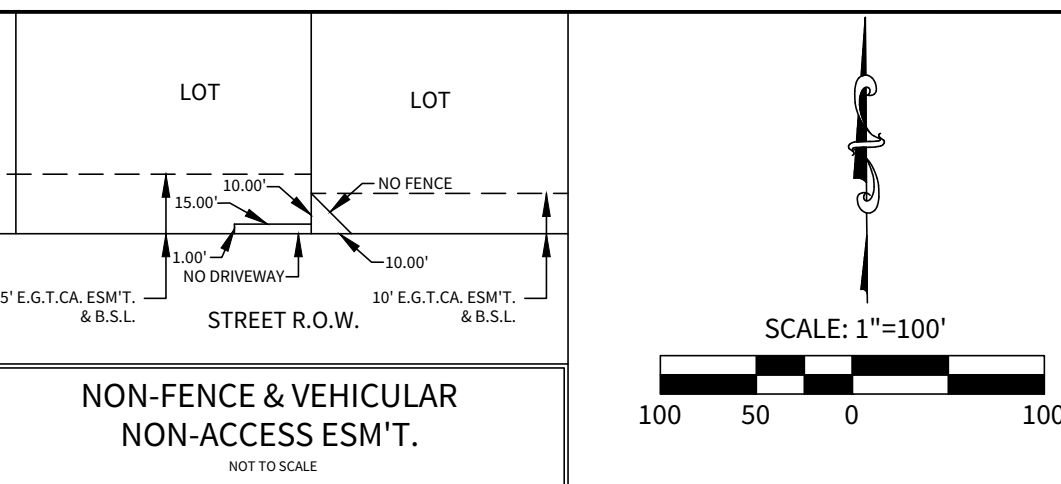
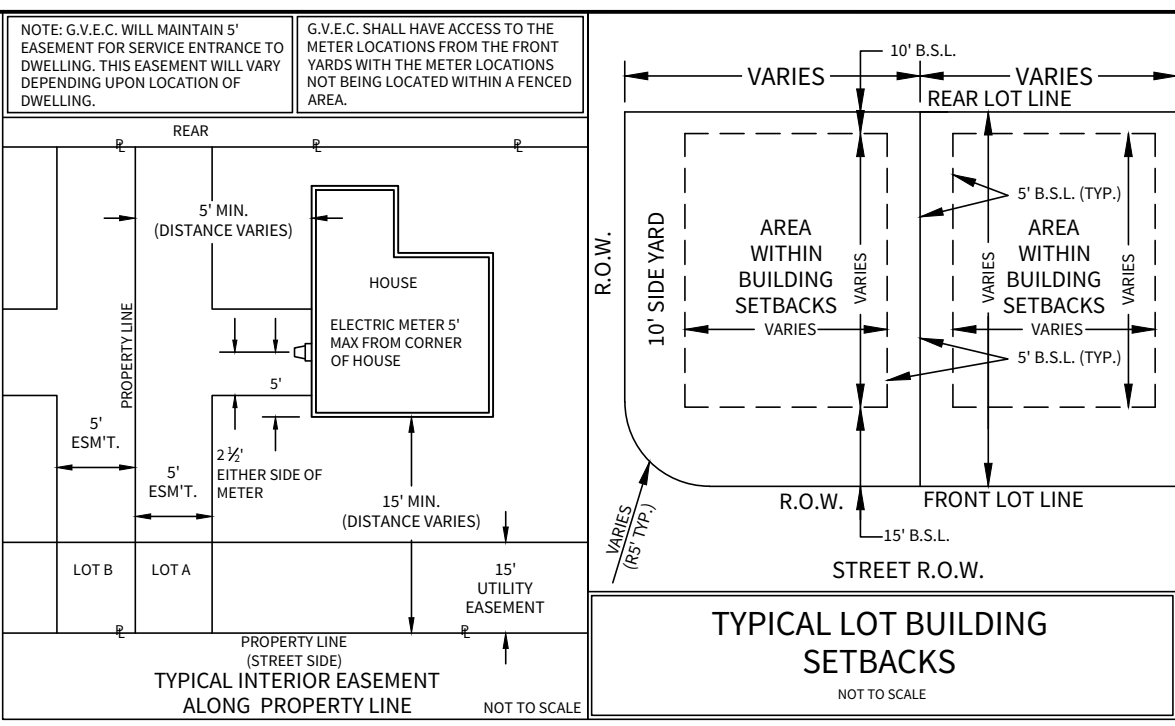
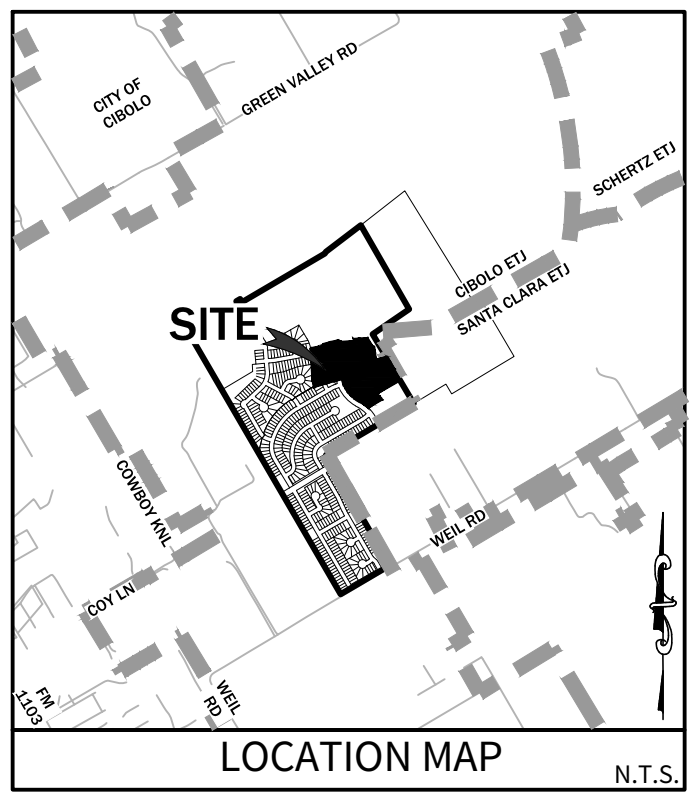
The purpose of this correspondence is to formally request the review of the Grace Valley Ranch, Phase 4A preliminary plat by the City of Cibolo staff, Planning and Zoning Commission and the City Council.

If you have any questions or need any additional information, please call me for further assistance at 210-681-2951.

Sincerely,

A handwritten signature in blue ink, which appears to read "K. Hudek".

Kyle Hudek, P.E.
Senior Project Manager



81 RESIDENTIAL LOTS & 5 OPEN SPACE (NON-RESIDENTIAL), IN 9 BLOCKS

PRELIMINARY PLAT OF GRACE VALLEY RANCH PHASE 4A

16.025 ACRES OF LAND LOCATED IN THE FRILAN DE LA GARZA SURVEY 253, ABSTRACT 143, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

- LEGEND**
- AC. = ACRES
 - BLK. = BLOCK
 - B.S.L. = BUILDING SETBACK LINE
 - CI. = CURVE NUMBER
 - DOC. = DOCUMENT
 - DRN. = DRAINAGE
 - ESMT. = EASEMENT
 - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
 - E.T.J. = EXTRATERRITORIAL JURISDICTION
 - G.V.E.C. = GUADALUPE VALLEY ELECTRIC COOPERATIVE
 - G.V.S.U.D. = GREEN VALLEY SPECIAL UTILITY DISTRICT
 - L. = LINE NUMBER
 - L.F. = LINEAR FEET
 - MAX. = MAXIMUM
 - MIN. = MINIMUM
 - NAD = NORTH AMERICAN DATUM
 - NO. = NUMBER
 - N.T.S. = NOT TO SCALE
 - O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
 - PG. = PAGE
 - PGS. = PAGES
 - P. = PROPERTY LINE
 - R. = RADIUS
 - RD. = ROAD
 - R.O.W. = RIGHT-OF-WAY
 - SAV. SEW. = SAN. SEW.
 - S.U.D. = SPECIAL UTILITY DISTRICT
 - SF. = SQUARE FEET
 - TYP. = TYPICAL
 - UDC. = UNIFIED DEVELOPMENT CODE
 - VAR. = VARIABLE
 - VOL. = VOLUME
 - WAT. = WATER
 - WID. = WIDTH
 - 800 = EXISTING GROUND MAJOR CONTOUR
 - 800 = EXISTING GROUND MINOR CONTOUR
 - 800 = EXISTING PROPERTY LINE
 - 800 = STREET CENTERLINE
 - 800 = CITY LIMIT LINE
 - 800 = B.S.L.
 - 800 = 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

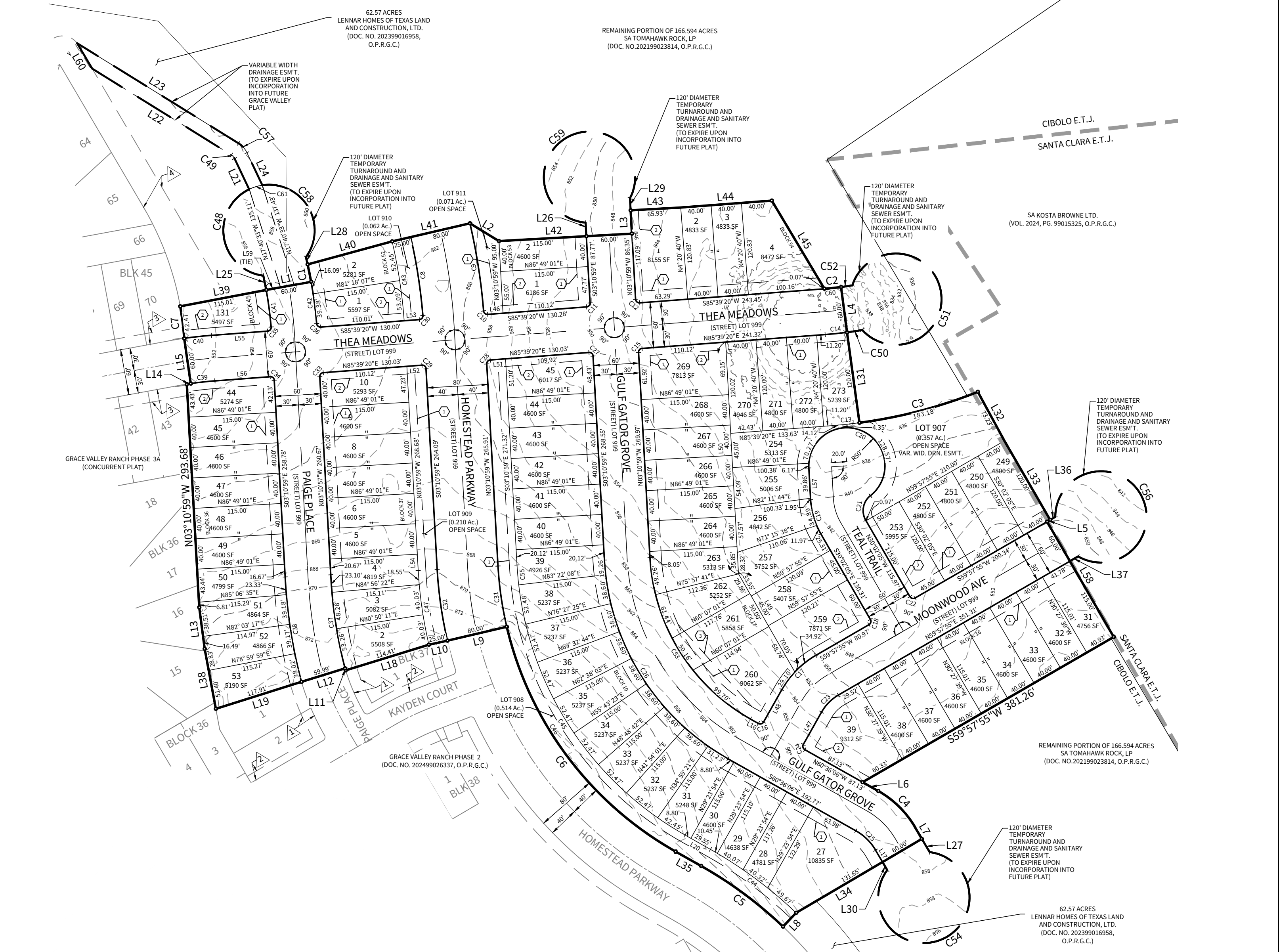
- KEYNOTES**
- 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
 - 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
 - VAR. WID. CLEAR VISION EASEMENT
 - EXISTING 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (DOC. NO. 202499026337, O.P.R.G.C.)
 - EXISTING 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (DOC. NO. 202499026337, O.P.R.G.C.)
 - EXISTING 10' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE (CONCURRENT GRACE VALLEY RANCH PHASE 3A)
 - EXISTING VAR. WID. DRN. ESM'T. (TO EXPIRE UPON INCORPORATION INTO FUTURE GRACE VALLEY PLAT)

OWNER/DEVELOPER:
ESSENTIAL HOUSING ASSET MANAGEMENT, LLC
8585 E HARTFORD DR., SUITE 118
SCOTTSDALE, ARIZONA 85255
PHONE: (210) 403-6282
CONTACT PERSON: STEVEN S. BENSON, MANAGER

- NOTES:
- PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.
 - SEE NOTES AND SIGNATURE BLOCKS ON SHEET 2 OF 2.
 - SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #455
TBPELS #10048500

CONTACT: CHRIS J. CHAFFEE, P.E. PROJECT # R03346.017



February 28, 2025

On behalf of the:

City of Cibolo
Attn: Lindsey Walker
200 S. Main Street
Cibolo, Texas 78108



Re: Final Plat Review
Grace Valley Ranch 4A (PC-25-10-PP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

General Note -

1. Please include as part of your resubmittal a comment response letter addressing all comments.

Sheet 1 of 2 -

1. Please confirm acreages as shown on marked up plat are correct. In the review of the final plat for Phase 3 street extension both 166.594 acres & 167.5 acres were shown in various locations.
2. Area between lots and Homestead Parkway ROW to be labeled as 900 series lot as marked up in the plat.
3. Temporary turn arounds are to be added to dead ends as marked up in the plat.
4. Add Radius and dimension offset for Cul-de-sac for Teal Trail.
5. Update existing block labels for Unit 3A as marked up.
6. Update temporary turn around line work at end of Thea Meadows.
7. Please fix text conflicts as shown on marked up plat.
8. Please add Proposed major and minor contours to the legend and show on streets.
9. Label easement as shown on marked up plat.
10. Show entire limits of Homestead Parkway as shown in marked up plat.
11. Please explain what the gray line marked up in plat is.
12. Update prepared date for 2025.
13. Is clear vision easement needed at intersection of Gulf Gator Grove & Moonwood Ave?

Sheet 2 of 2 –

1. Update line and curve tables to include all callouts shown on plat.
2. Update sheet numbering.
3. Note #35 acreage matches Unit 3A exactly. Confirm this is correct or update as needed.
4. Please confirm note #36 is applicable. It does not appear the key notes #2 would ever be incorporated into future ROW. Key note #5 is not shown on plat.
5. Update prepared date for 2025
6. Update certificates for 2025.

Our review of the subdivision 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,

A handwritten signature in blue ink, appearing to read 'Andy Carruth', with a long horizontal flourish extending to the right.

Andy Carruth, P.E.

Plan Reviewer for the City of Cibola



UNIT 3B

UNIT 5

UNIT 3A

Grace Valley

Stephens Ln



UNIT 4

UNIT 2

Stephens Ln

UNIT 1

Property Information Map Grace Valley Unit 4

-  Property of Interest
-  Cibolo ETJ

Water: GVSUD
Sewer Service: GVSUD
Council Place: ETJ
Zoning: ETJ





City Council Regular Meeting Staff Report

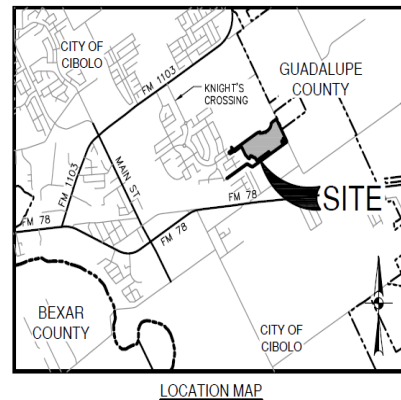
E. Discussion/Action regarding the Preliminary Acceptance of Public Infrastructure for Steele Creek Unit 6. (Mr. Otto)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13E.

From
Chris Otto, City Engineer

ITEM SUMMARY:

Project Name:	Steele Creek Unit 6
Owner/Applicant:	Continental Homes of Texas, L.P.
Representative:	Pape-Dawson Engineers
Contractor:	D&D Contractors, Inc.
Council Place:	4
Vested Rights:	Land Study approved on June 26, 2018
Proposed Use:	111 Residential Lots, 5 Open Space Lots
Plat Recordation:	N/A
Acres:	47.82 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 6 of the Steele Creek Subdivision.

The following units have been recorded:

Unit	Lots	Recordation Date
1	88 Residential Lots, 3 Open Space Lots, 1 Park Lot	04/17/2020
2	93 Residential Lots, 9 Open Space Lots	01/21/2020
3A	129 Residential Lots, 3 Open Space Lots	01/29/2021
3B	103 Residential Lots, 5 Open Space Lots	03/28/2022
5	59 Residential Lots, 3 Open Space Lots	07/28/2022
8	81 Residential Lots, 5 Open Space Lots	07/28/2022
<i>Total lots recorded</i>	582 (553 Residential Lots, 28 Open Space Lots, 1 Park Lot)	

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	8" Pipe = 6,597 LF; 12" Pipe = 952 LF	\$690,756.14
Sanitary Sewer	8" Main = 4,615 LF; 12" Main = 1,818 LF; 6" Lateral = 4,706 LF	\$775,296.08
Drainage		\$214,849.20
Street	~ 6,449 LF	\$1,564,600.30
Other	Earthwork/Clearing/SWPPP/Conduits	\$419,255.39
Other	Basin	\$183,030.99
Other	Lift Station/Force Main	\$1,355,513.43
<i>Total Valuation of Accepted Public Infrastructure Improvements dedicated to the City of Cibola</i>		\$5,203,301.23

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

- IV. 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 Steele Creek Unit 6.

Attachments

[City Engineer Letter.pdf](#)

[Petition.pdf](#)

[Maintenance Bond.pdf](#)

[Approved Final Plat.pdf](#)

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

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



April 9, 2025

City of Cibolo
Public Works
Attn: Rick Vasquez
200 S. Main Street
Cibolo, Texas 78108



Re: Steele Creek Unit 6 - Preliminary Acceptance

Dear Mr. Vasquez,

On April 8, 2025, I conducted a site visit for Steele Creek Unit 6. 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,

A handwritten signature in blue ink, appearing to read "Chris Otto".

Christopher Otto, PE, CFM
City Engineer's Office

M:\687\01\01\Submittals\Construction Acceptance\250409 - Steele Creek Unit 6 - PA\250409 - Steele Creek Unit 6-PA.docx

April 27, 2021

Preliminary Acceptance

PART I

DEVELOPER PETITION FOR PRELIMINARY ACCEPTANCE OF PUBLIC IMPROVEMENT(S) FOR:

~~(Name/Section of Development)~~

Steele Creek Unit 6

STATE OF TEXAS §

COUNTY OF GUADALUPE §

CITY OF CIBOLO §

WHEREAS, Continental Homes of Texas, L.P.,
By CHTEX of Texas, Inc., hereinafter called Owner, is the owner of the land described
as Steele Creek Unit 6 Subdivision, desires to file this, Petition, with the City Council
of the City of Cibolo. This petition is being filed in accordance with the terms and provisions of the current
Regulations.

Continental Homes of Texas, L.P., By CHTEX of Texas, Inc.

NOW THEREFORE, KNOW ALL MEN BY THOSE PRESENT THAT _____ (Owner) respectfully files this, a
Petition with the City Council of the City of Cibolo for Preliminary Acceptance of the following described public
improvements (list each improvement, the length of each improvement and the valuation of each improvement):

Water: \$690,756.14; 8" Pipe = 6,597 LF; 12" Pipe = 952 LF

Sanitary Sewer: \$775,296.08; 8" Main = 4,615 LF; 12" Main = 1,818 LF; 6" Lateral = 4,706 LF

Drainage: \$214,849.20

Street: \$1,564,600.30

Other: Earthwork/Clearing/SWPPP/Conduits: \$419,255.39; Basin: \$183,030.99; Lift Station/Force Main: \$1,355,513.43

OWNER, in filing this petition, sets forth the following information as required in current Regulations:

- A. Attached hereto as Exhibit "A" is a true and correct copy of the itemized construction costs of the above-described project (s). Construction was accomplished by:

Contractor Name: D&D Contractors, Inc. at a total cost
of \$ 5,203,301.23.

- B. Attached as Exhibit "B" are two (2) true and correct copies of "as built" drawings certified by a registered professional engineer.
- C. Attached as Exhibit "C" are two (2) true and correct copies of field density tests and material source tests, certified by a recognized testing laboratory (Exhibit "C" is required only for street and alley improvements).

OWNER GUARANTEES:

- A. All materials and workmanship to be in accordance with approved plans and specifications prescribed by the City. and
- B. To correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City Engineer and City Council.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal this, the 6th day of February,
2026.

Continental Homes of Texas, L.P., By CHTEX of Texas, Inc.

Louie Oslander

Subdivider and Principal

Surety By: Atlantic Specialty Insurance Company

Noah William Pierce
Attorney in Fact



APPROVED AND ACCEPTED, THIS THE _____ day of _____, 20_____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City

Duplicate - Owner

Triplicate - City



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Noah William Pierce**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

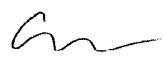
Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

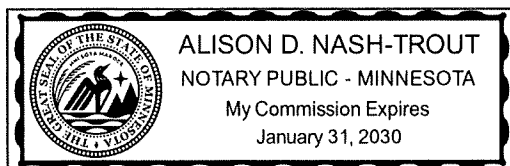
STATE OF MINNESOTA
HENNEPIN COUNTY



By


Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





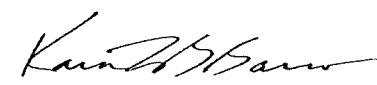
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 6th day of February, 2025

This Power of Attorney expires
January 31, 2030





Kara L.B. Barrow, Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call your Insurance Carrier's toll-free telephone number for information or to make a complaint at:

1-800-321-2721

You may also write to your Insurance Carrier
at

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

Email: surety@intactinsurance.com
Phone: 1-800-662-0156

You may contact the Texas Department of
Insurance to obtain information on
companies, coverages, rights or complaints
at

1-800-252-3439

You may write the Texas Department of
Insurance:

P.O. Box 149104, Austin, TX 78714-9104

Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should
you have a dispute concerning your premium
or about a claim you should contact the agent
first. If the dispute is not resolved, you may
contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does
not become a part or condition of the attached
document.

April 27, 2021

Bond No. 800190354

Maintenance Bond

STATE OF TEXAS §
COUNTY OF GUADALUPE §
CITY OF CIBOLO §

KNOW ALL MEN BY THESE PRESENTS:

Continental Homes of Texas, L.P.,
That we, By CHTEX of Texas, Inc., the undersigned subdivider, as Principal, and
Atlantic Specialty Insurance Company, as Surety, do hereby
acknowledge ourselves to be held and firmly bound unto the City of Cibolo, a municipal corporation of the County
of Guadalupe and State of Texas, in the full and just sum of \$ 1,300,825.31 (being twenty-five [25%] percent of
the estimated cost of the hereinafter enumerated site improvements) for the payment of which well and truly to be
made, we hereby bind ourselves and our respective heirs, administrators, executors and assigns, jointly and
severally, firmly by these presents.

WHEREAS, the Principal has petitioned the City Council of the City of Cibolo for permission to develop a subdivision
within the jurisdiction of the City of Cibolo, more particularly described as follows, to wit: (Legal Description), which
is shown on a subdivision plat, entitled Steele Creek-Unit 6 Subdivision, heretofore
conditionally approved by the Planning and Zoning Commission of The City of Cibolo on
July 23 20²⁴; and

WHEREAS, under the provisions of the City of Cibolo Unified Development Code, the City Council of the City of
Cibolo requires, as a condition precedent to the granting of such petition, that the Principal a guarantee that he will
maintain and cause to be maintained, in good condition according to the requirements of such subdivision
ordinance, and to correct any and all deficiencies not in accordance with the approved plans and specifications as
may be noted, the following site improvements for a period of eighteen (18) months after acceptance of the
construction thereof by the City Council or until such time as such improvements have received Final Acceptance
by the City, whichever is the latter:

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall maintain or correct, and cause
to be maintained or corrected, the above-mentioned improvements in accordance with the requirements of the City
of Cibolo subdivision ordinance, and the amendments thereto, if any, for the period of eighteen (18) months after
the acceptance of the construction thereof by the City Council of the City of Cibolo, or until said improvements have
received Final Acceptance by the City Council of Cibolo, then this obligation shall be void: otherwise, the obligations
made under this bond will remain in full force and effect.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this the 6th Day of February
2025.

Continental Homes of Texas, L.P., By CHTEX of Texas, Inc.



Subdivider and Principal

Surety

By:

Cibolo Unified Development Code

April 27, 2021

Atlantic Specialty Insurance Company



Attorney in Fact Noah William Pierucci

APPROVED AND ACCEPTED, THIS THE ____ DAY OF _____, 20____.

CITY OF CIBOLO

BY: _____

TITLE: _____

Original - City
Duplicate - Owner
Triplicate - City



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Noah William Pierce**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

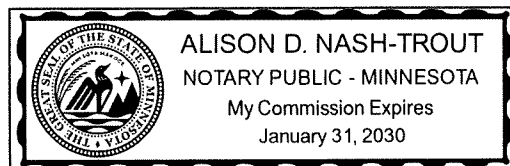
STATE OF MINNESOTA
HENNEPIN COUNTY



By

Sarah A. Kolar, Vice President and General Counsel

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 6th day of February, 2025



This Power of Attorney expires
January 31, 2030

Kara L.B. Barrow, Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your agent.

You may call your Insurance Carrier's toll-free telephone number for information or to make a complaint at:

1-800-321-2721

You may also write to your Insurance Carrier
at

Atlantic Specialty Insurance Company
Paralegal

605 Highway 169 North, Suite 800
Plymouth, MN 55441

Email: surety@intactinsurance.com
Phone: 1-800-662-0156

You may contact the Texas Department of
Insurance to obtain information on
companies, coverages, rights or complaints
at

1-800-252-3439

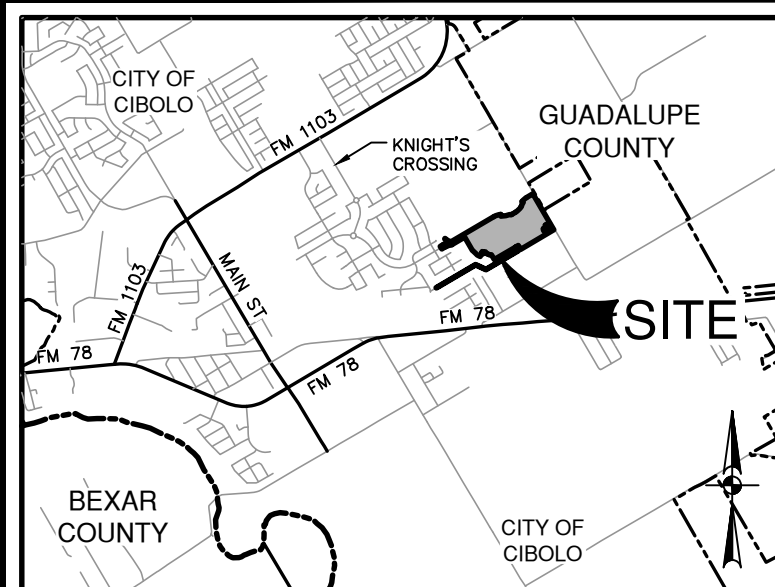
You may write the Texas Department of
Insurance:

P.O. Box 149104, Austin, TX 78714-9104

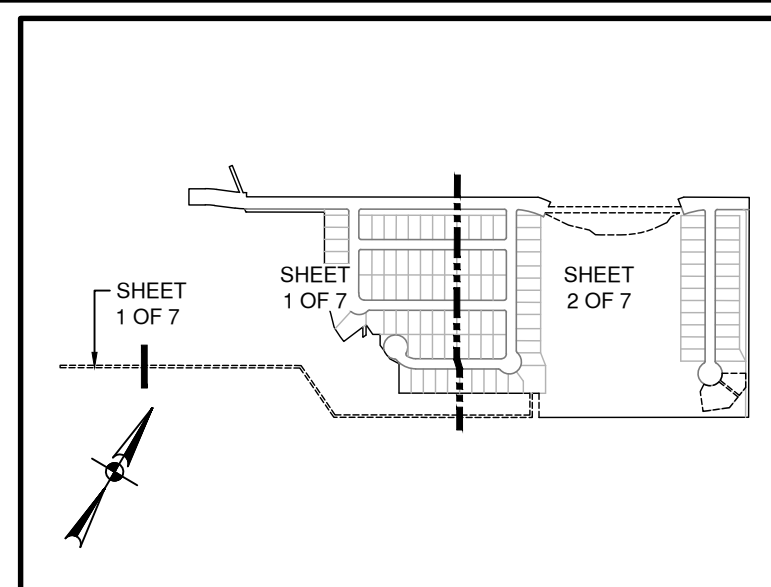
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

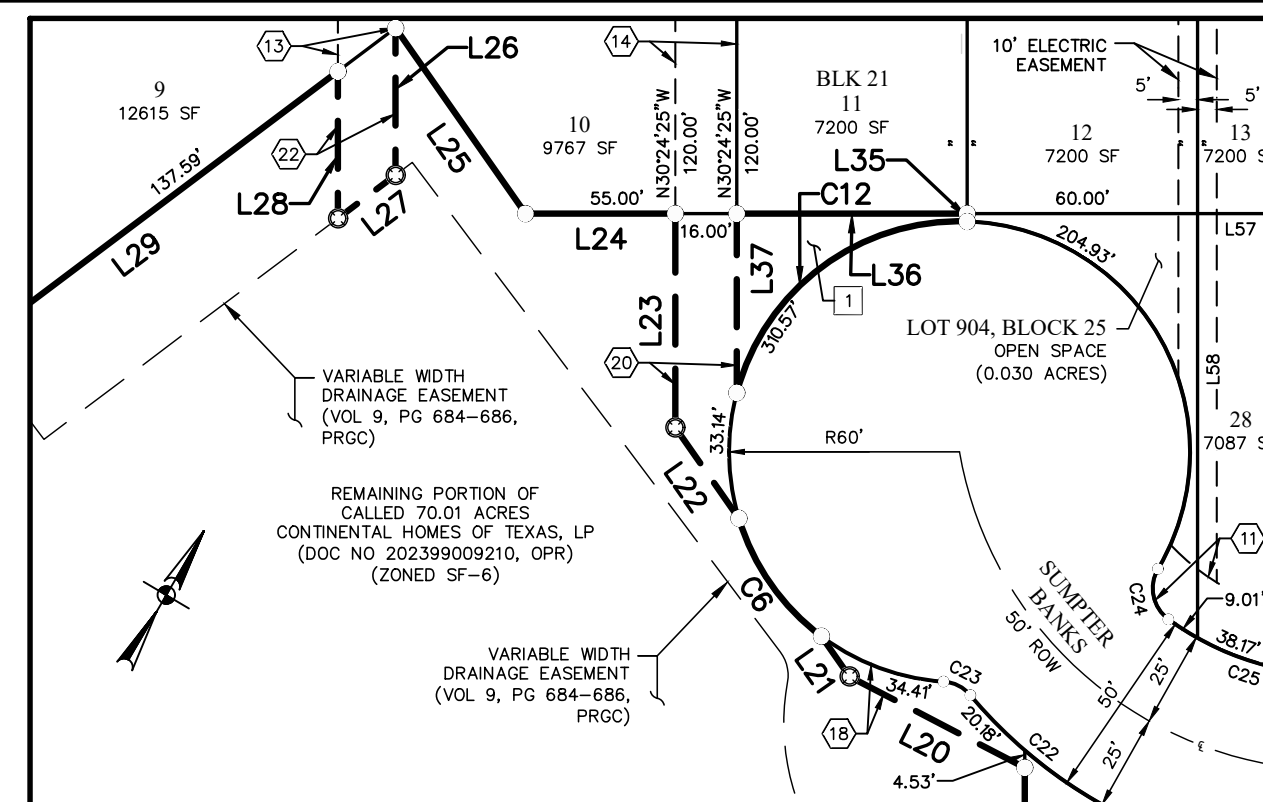
ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.



LOCATION MAP
NOT-TO-SCALE



SHEET INDEX MAP
NOT-TO-SCALE



DETAIL "A"
SEE THIS SHEET
SCALE : 1" = 50'

FINAL PLAT
OF
STEELE CREEK-UNIT 6

BEING A TOTAL OF 47.923 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 17.733 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 2023909009210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAD SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT OF LAND ON LEAD SURVEY NO. 85, ABSTRACT NO. 210, 3B, RECORDED IN VOLUME 9, PAGES 611-614, OF THE PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIPOLO, GUADALUPE COUNTY, TEXAS.

(111 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)


OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245
DATE OF PREPARATION: February 12, 2025



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002880

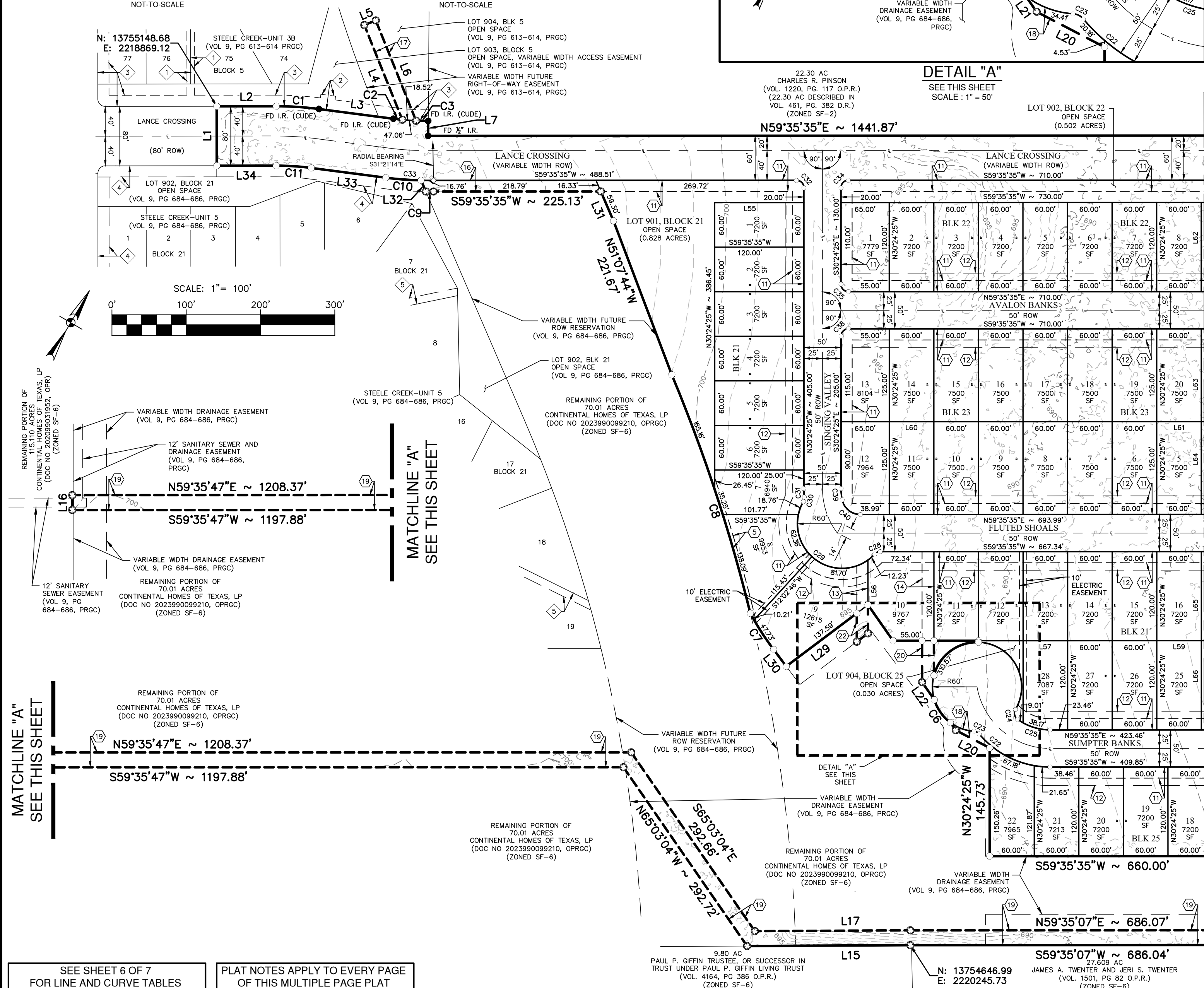
LEGEND

BLK DOC NO DRGC	BLOCK DOCUMENT NUMBER DEED RECORDS OF GUADALUPE COUNTY, TEXAS	PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
GETCTV	GAS, ELECTRIC, TELEVISION, AND CABLE TV	ROW VOL	RIGHT-OF-WAY VOLUME (SURVEYOR)
OPRG	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS	● ○ ○ ⊗	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD) ROW EASEMENT POINT OF INTERSECTION
PG	PAGE		

 — 1140 — EXISTING CONTOURS
 — 1140 — PROPOSED CONTOURS
 — — — EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
 — — — CENTERLINE

5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	21	20' SANITARY SEWER EASEMENT
6	VARIABLE WIDTH CLEAR VISION EASEMENT	22	15' DRAINAGE EASEMENT EASEMENT (TOTAL OF: 0.013 ACRES "OFF-SITE")
11	15' GETCTV EASEMENT	23	VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL OF: 15.546 ACRES "OFF-SITE")
12	25' BUILDING SETBACK	24	12' SANITARY SEWER EASEMENT (TOTAL OF: 0.293 ACRES "OFF-SITE")
13	15' DRAINAGE EASEMENT	4	10' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
14	16' WATER EASEMENT	2	20'X20' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
15	12' SANITARY SEWER EASEMENT	3	15' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
15	15' GETCTV EASEMENT (TOTAL OF: 0.635 ACRES "OFF-SITE")	4	15' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)
17	16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE")	5	10' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)
18	VARIABLE WIDTH WATER EASEMENT (TOTAL OF: 0.148 ACRES "OFF-SITE")	1	REMAINING PORTION OF CALLED 70.01 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC NO 202399009210, OPR (ZONED SF-6)
19	20' SANITARY SEWER EASEMENT (TOTAL OF: 1.192 ACRES "OFF-SITE")		
20	16' WATER EASEMENT (TOTAL OF: 0.504 ACRES "OFF-SITE")		

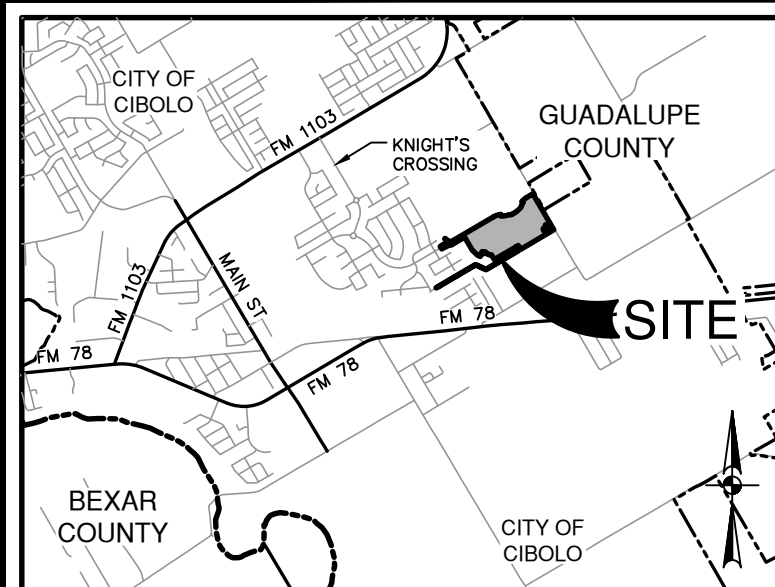
MATCHLINE "B" - SEE SHEET 2 OF 7



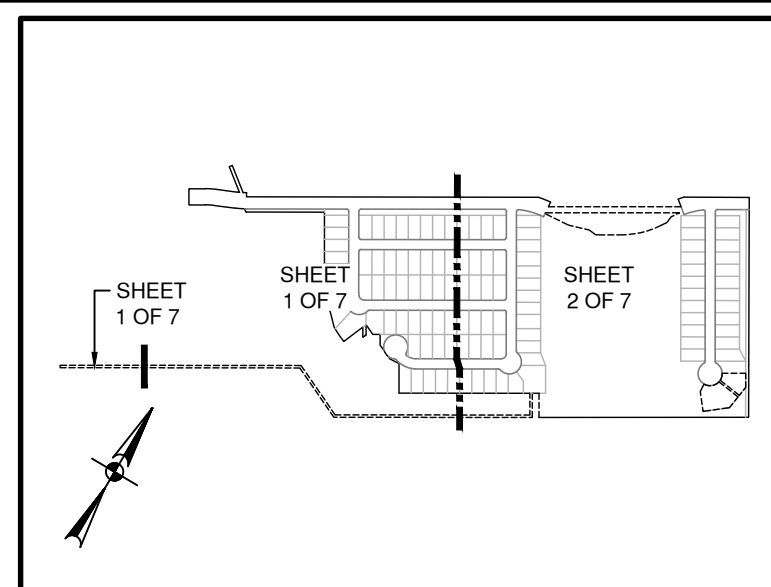
SEE SHEET 6 OF 7
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 7








LOCATION MAP
NOT-TO-SCALE



SHEET INDEX MAP
NOT-TO-SCALE

BLK DOC NO GETCTV	BLOCK DOCUMENT NUMBER GAS, ELECTRIC, TELEVISION AND CABLE TV
PG ROW VOL	PAGE RIGHT-OF-WAY VOLUME
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
6	VARIABLE WIDTH CLEAR VISION EASEMENT
11	15' GETCTV EASEMENT
12	25' BUILDING SETBACK
13	15' DRAINAGE EASEMENT
14	16' WATER EASEMENT
15	12' SANITARY SEWER EASEMENT
16	15' GETCTV EASEMENT (TOTAL OF: 0.635 ACRES "OFF-SITE")

DRGC	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
OPRGC	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS
PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
	16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE")
	VARIABLE WIDTH WATER EASEMENT (TOTAL OF: 0.148 ACRES "OFF-SITE")
	20' SANITARY SEWER EASEMENT (TOTAL OF: 1.192 ACRES "OFF-SITE")
	16' WATER EASEMENT (TOTAL OF: 0.504 ACRES "OFF-SITE")
	20' SANITARY SEWER EASEMENT

LEGEND

FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR)	SET 1/2" IRON ROD (PD) ROW EASEMENT POINT OF INTERSECTION
SET 1/2" IRON ROD (PD)	
40' --- EXISTING CONTOURS	
40' --- PROPOSED CONTOURS	
--- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN	
--- CENTERLINE	
15' DRAINAGE EASEMENT EASEMENT (TOTAL OF: 0.013 ACRES "OFF-SITE")	20'X20' GETCTV EASEMENT (VOL. 9, PG 613-614, PRGC)
VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL OF: 15.546 ACRES "OFF-SITE")	15' GETCTV EASEMENT (VOL. 9, PG 613-614, PRGC)
12' SANITARY SEWER EASEMENT (TOTAL OF: 0.293 ACRES "OFF-SITE")	15' GETCTV EASEMENT (VOL. 9, PG 684-686, PRGC)
10' GETCTV EASEMENT (VOL. 9, PG 613-614, PRGC)	10' GETCTV EASEMENT (VOL. 9, PG 684-686, PRGC)
	REMAINING PORTION OF CALLED 70.01 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC NO 202399009210, OPRP)

FINAL PLAT
OF
STEELE CREEK-UNIT 6

BEING A TOTAL OF 47.923 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 17.733 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. AS DESCRIBED IN DOCUMENT NO. 2023990099210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAD SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OF OFFSITE EASEMENT INTEREST IN LAND OF 90.00 ACRES, UNIT 35, RECORDED IN VOLUME 100, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

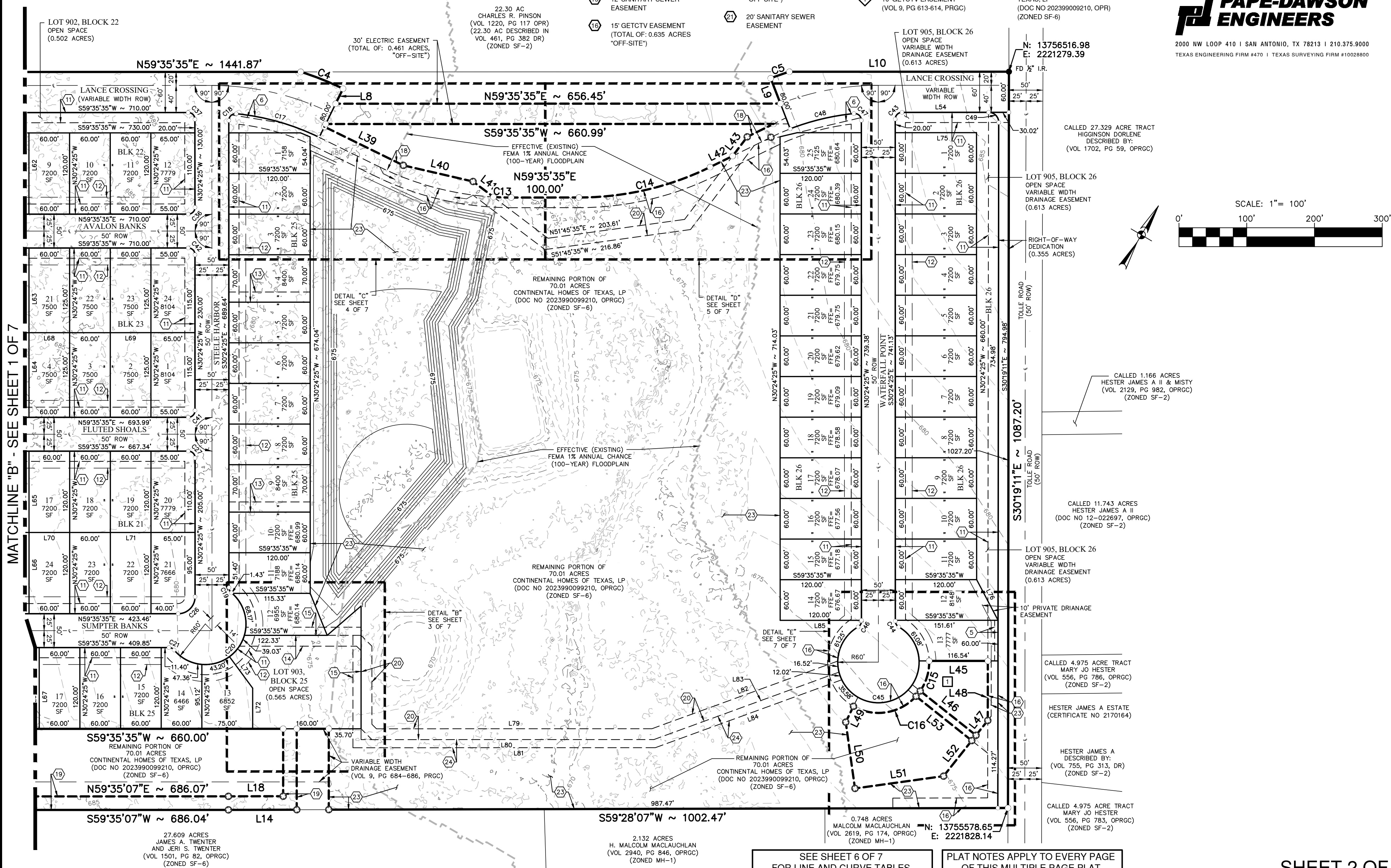
(111 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245
DATE OF PREPARATION: February 12, 2025



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

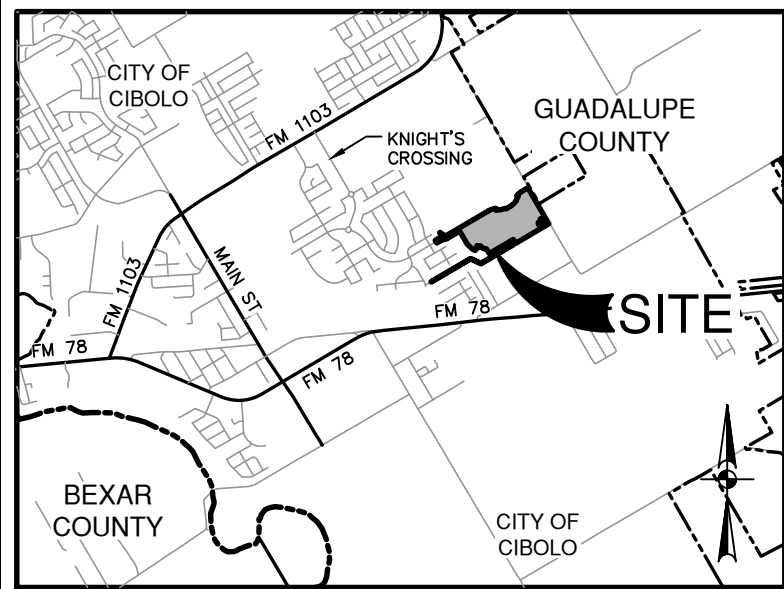


SEE SHEET 6 OF 7
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 7

Date: Feb 12, 2025, 11:33am User ID: jmares



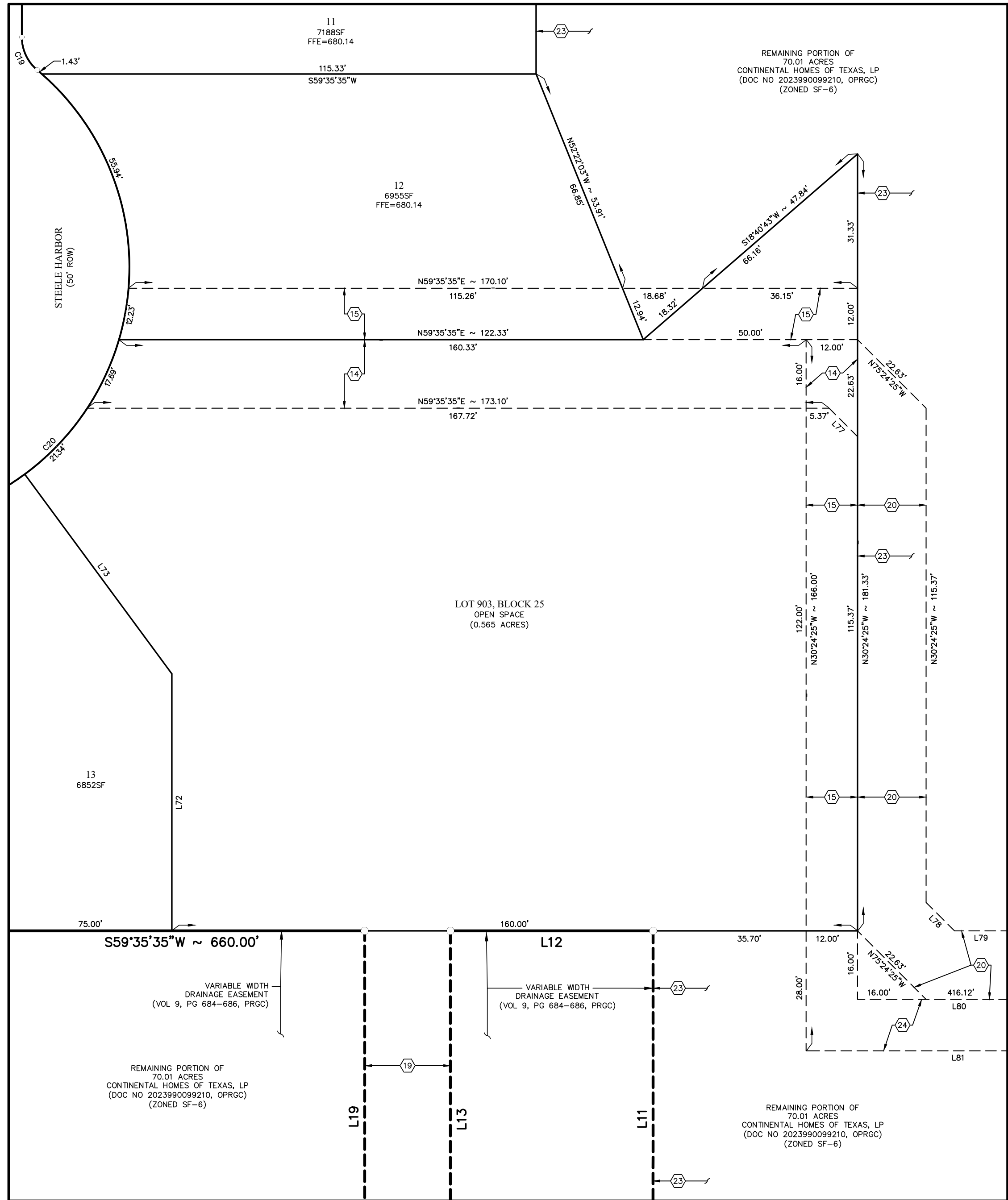
LOCATION MAP
NOT-TO-SCALE

LEGEND

BLK	BLOCK	PRGC	OFFICIAL PLAT RECORDS
DOC NO	DOCUMENT NUMBER		OF GUADALUPE COUNTY,
DRGC	DEED RECORDS OF		TEXAS
GETCTV	GUADALUPE COUNTY, TEXAS	ROW	RIGHT-OF-WAY
	GAS, ELECTRIC, TELEVISION,	VOL	VOLUME
	AND CABLE TV		(SURVEYOR)
OPRGC	OFFICIAL PUBLIC RECORDS	●	FOUND 1/2" IRON ROD (UNLESS
	OF REAL PROPERTY) OF	○	NOTED OTHERWISE)
	GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
PG	PAGE	○	SET 1/2" IRON ROD (PD) ROW
		○	EASEMENT POINT OF
		○	INTERSECTION

==1140==	EXISTING CONTOURS
==1140==	PROPOSED CONTOURS
==1140==	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR)
==1140==	FLOODPLAIN
==1140==	CENTERLINE

5	1" VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	21	20' SANITARY SEWER EASEMENT
6	VARIABLE WIDTH CLEAR VISION EASEMENT	22	15' DRAINAGE EASEMENT EASEMENT (TOTAL OF: 0.013 ACRES "OFF-SITE")
11	15' GETCTV EASEMENT	23	VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL OF: 15.546 ACRES "OFF-SITE")
12	25' BUILDING SETBACK	24	12' SANITARY SEWER EASEMENT (TOTAL OF: 0.293 ACRES "OFF-SITE")
13	15' DRAINAGE EASEMENT	1	10' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
14	16' WATER EASEMENT	2	20'X20' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
15	12' SANITARY SEWER EASEMENT	3	15' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
16	15' GETCTV EASEMENT (TOTAL OF: 0.635 ACRES "OFF-SITE")	4	15' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)
17	16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE")	5	10' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)
18	VARIABLE WIDTH WATER EASEMENT (TOTAL OF: 0.148 ACRES "OFF-SITE")	1	REMAINING PORTION OF CALLED 70.01 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC NO 2023990099210, OPR) (ZONED SF-6)
19	20' SANITARY SEWER EASEMENT (TOTAL OF: 1.192 ACRES "OFF-SITE")		
20	16' WATER EASEMENT (TOTAL OF: 0.504 ACRES "OFF-SITE")		



DETAIL "B"
SEE SHEET 2 OF 7
SCALE: 1" = 20'

FINAL PLAT
OF
STEELE CREEK-UNIT 6

BEING A TOTAL OF 47.823 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 17.733 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 2023990099210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(111 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

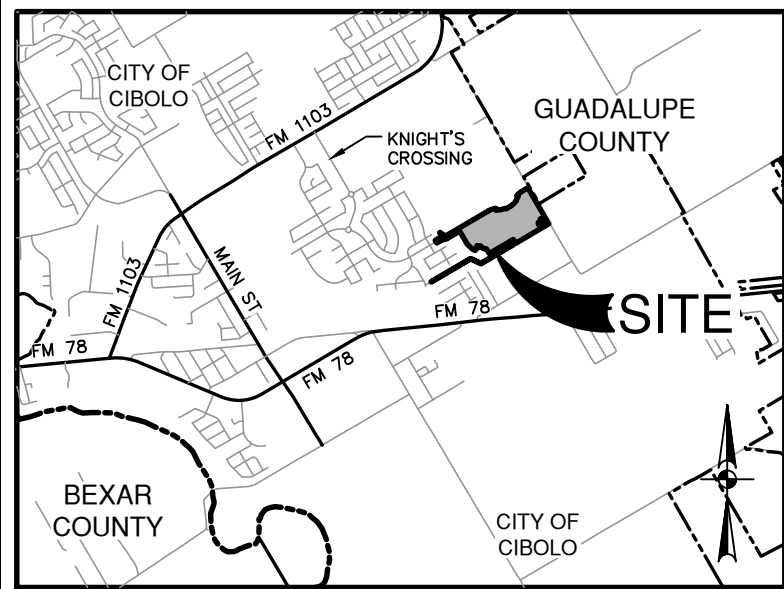
OWNER: CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER
BY: LESLIE OSTRANDER, ASSISTANT SECRETARY
5419 N LOOP 1604 E, SAN ANTONIO, TX 78245
DATE OF PREPARATION: February 12, 2025



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SEE SHEET 6 OF 7
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



LOCATION MAP
NOT-TO-SCALE

FINAL PLAT OF STEELE CREEK-UNIT 6

BEING A TOTAL OF 47.823 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 17.733 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 2023990099210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(111 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP

A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.

A DELAWARE CORPORATION,

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BY: LESLIE OSTRANDER, ASSISTANT SECRETARY

5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: February 12, 2025



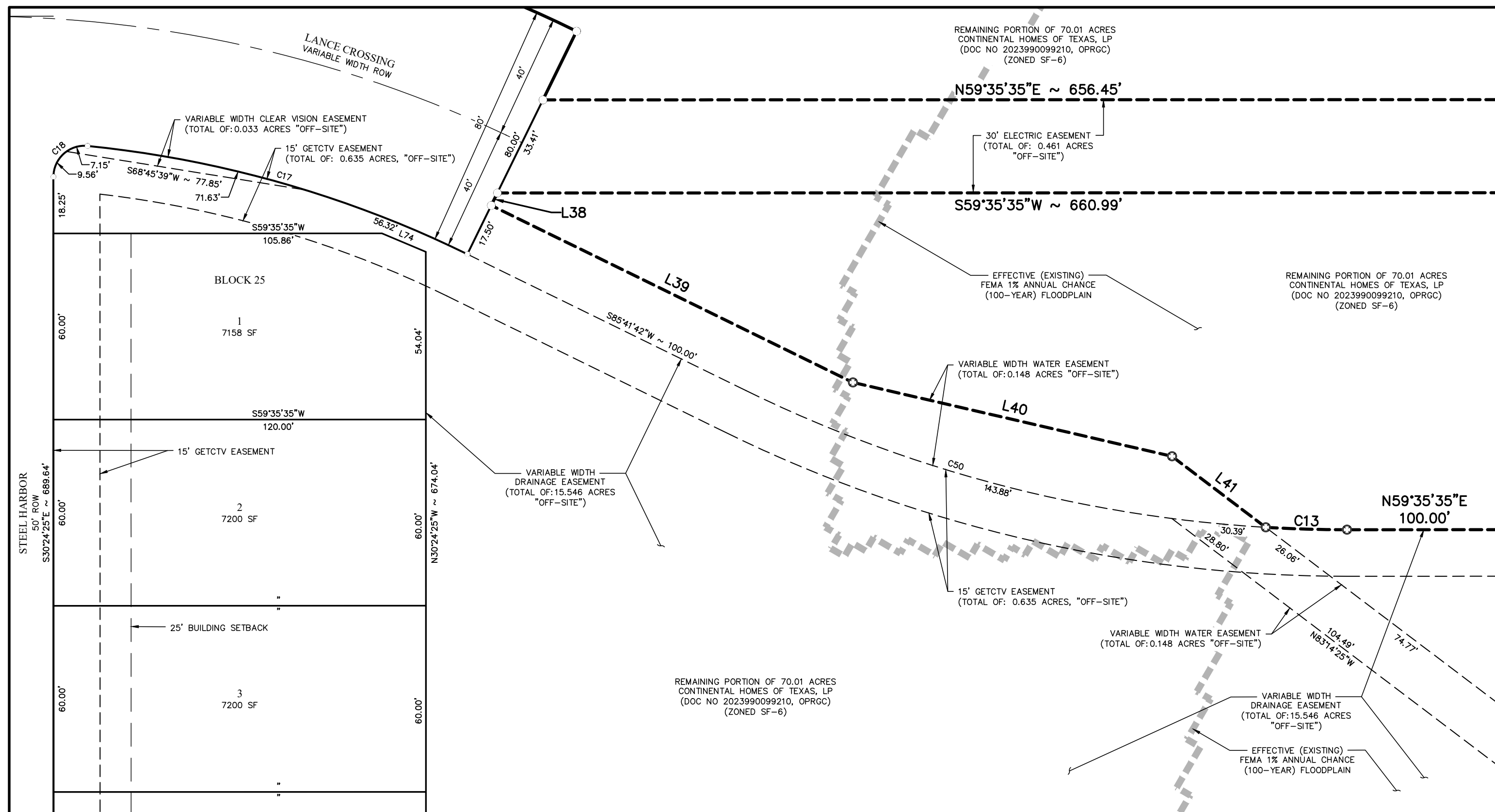
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

BLK	BLOCK	PRGC	OFFICIAL PLAT RECORDS
DOC NO	DOCUMENT NUMBER		OF GUADALUPE COUNTY,
DRGC	DEED RECORDS OF		TEXAS
GETCTV	GAS, ELECTRIC, TELEVISION,	ROW	RIGHT-OF-WAY
	AND CABLE TV	VOL	VOLUME
OPRG	OFFICIAL PUBLIC RECORDS		(SURVEYOR)
	OF REAL PROPERTY) OF		● FOUND 1/2" IRON ROD (UNLESS
	GUADALUPE COUNTY, TEXAS		NOTED OTHERWISE)
PG	PAGE		○ SET 1/2" IRON ROD (PD)
			○ SET 1/2" IRON ROD (PD) ROW
			⊙ EASEMENT POINT OF
			INTERSECTION

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN
---	CENTERLINE

5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	21	20' SANITARY SEWER EASEMENT
6	VARIABLE WIDTH CLEAR VISION EASEMENT	22	15' DRAINAGE EASEMENT (TOTAL OF: 0.013 ACRES "OFF-SITE")
11	15' GETCTV EASEMENT	23	VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL OF: 15.546 ACRES "OFF-SITE")
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16	15' GETCTV EASEMENT (TOTAL OF: 0.635 ACRES "OFF-SITE")	4	15' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)
17	16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE")	5	10' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)
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19	20' SANITARY SEWER EASEMENT (TOTAL OF: 1.192 ACRES "OFF-SITE")		
20	16' WATER EASEMENT (TOTAL OF: 0.504 ACRES "OFF-SITE")		

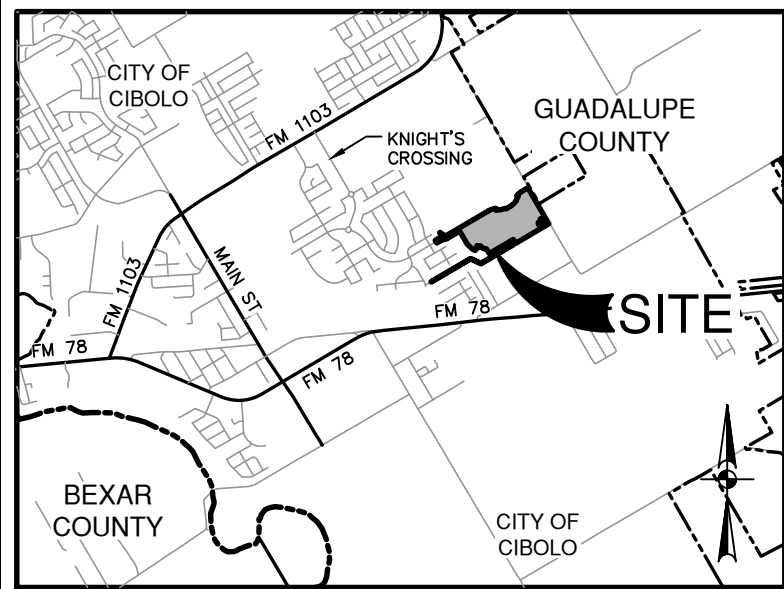


DETAIL "C"
SEE SHEET 2 OF 7
SCALE: 1" = 30'

SEE SHEET 6 OF 7
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 4 OF 7



LOCATION MAP
NOT-TO-SCALE

FINAL PLAT
OF
STEELE CREEK-UNIT 6

BEING A TOTAL OF 47.823 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF RIGHT-OF-WAY DEDICATION, AND 17.733 ACRES OF OFFSITE EASEMENTS, BEING OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 2023990099210, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9, PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(111 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)
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5419 N LOOP 1604 E, SAN ANTONIO, TX 78245
DATE OF PREPARATION: February 12, 2025



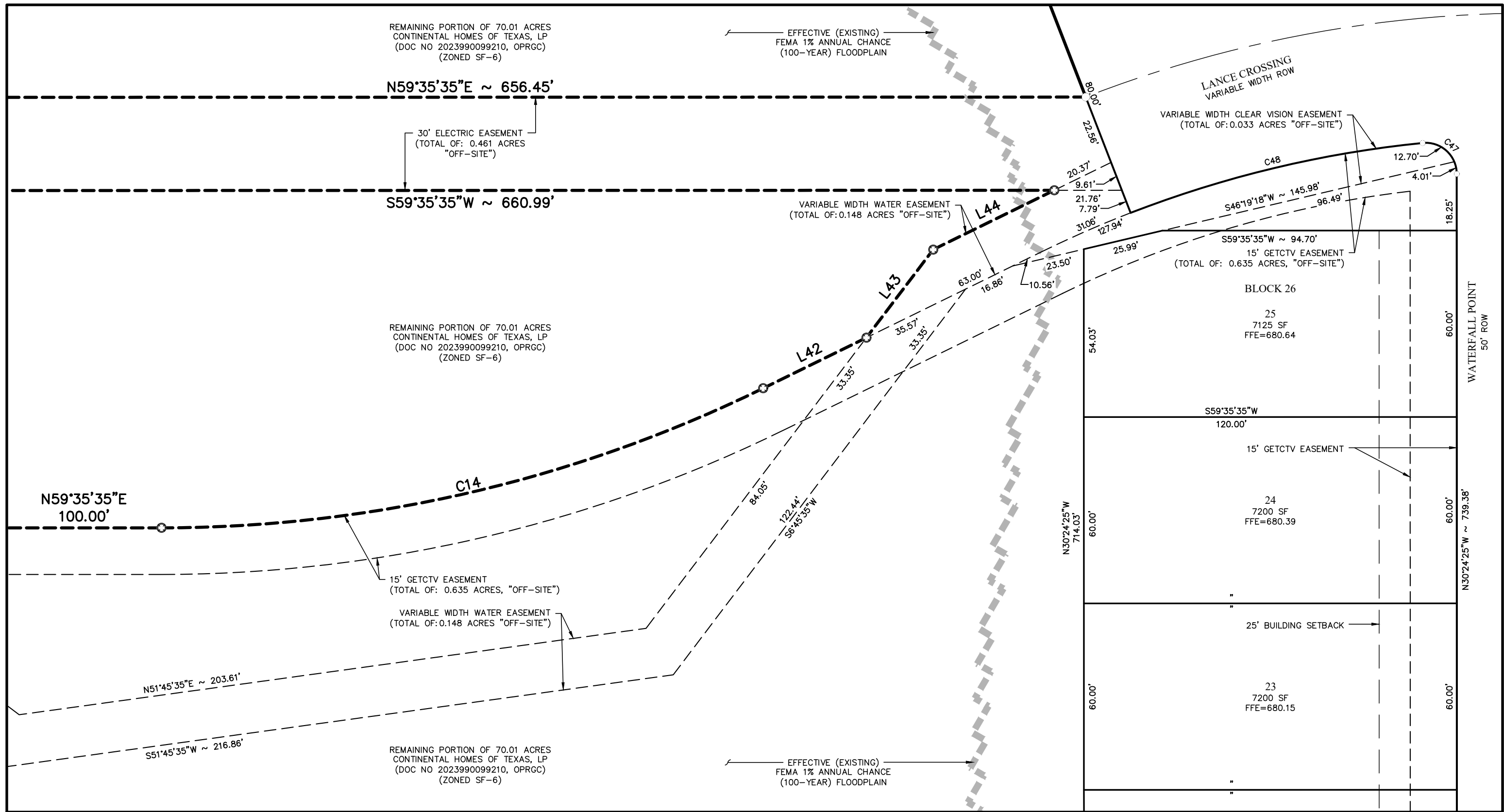
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LEGEND

BLK DOC NO DRGC	BLOCK DOCUMENT NUMBER DEED RECORDS OF GUADALUPE COUNTY, TEXAS GAS, ELECTRIC, TELEVISION, AND CABLE TV OPRG	PRGC	OFFICIAL PLAT RECORDS OF GUADALUPE COUNTY, TEXAS RIGHT-OF-WAY VOLUME (SURVEYOR) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF GUADALUPE COUNTY, TEXAS PAGE
PG		ROW VOL	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD) ROW EASEMENT POINT OF INTERSECTION

---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN CENTERLINE

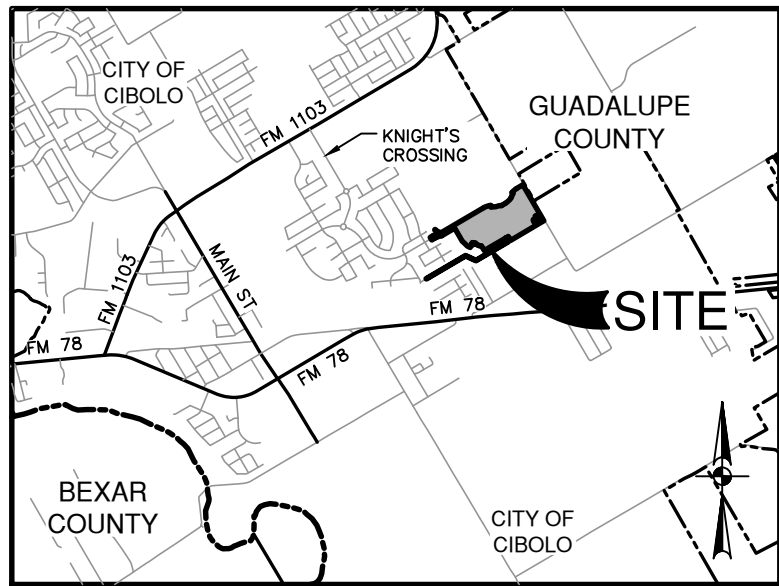
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	21	20' SANITARY SEWER EASEMENT
6	VARIABLE WIDTH CLEAR VISION EASEMENT	22	15' DRAINAGE EASEMENT EASEMENT (TOTAL OF: 0.013 ACRES "OFF-SITE")
11	15' GETCTV EASEMENT	23	VARIABLE WIDTH DRAINAGE EASEMENT (TOTAL OF: 15.546 ACRES "OFF-SITE")
12	25' BUILDING SETBACK	24	12' SANITARY SEWER EASEMENT (TOTAL OF: 0.293 ACRES "OFF-SITE")
13	15' DRAINAGE EASEMENT	1	10' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
14	16' WATER EASEMENT	2	20'x20' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
15	12' SANITARY SEWER EASEMENT	3	15' GETCTV EASEMENT (VOL 9, PG 613-614, PRGC)
16	15' GETCTV EASEMENT (TOTAL OF: 0.635 ACRES "OFF-SITE")	4	15' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)
17	16.6' DRAINAGE EASEMENT (TOTAL OF: 0.054 ACRES "OFF-SITE")	5	10' GETCTV EASEMENT (VOL 9, PG 684-686, PRGC)
18	VARIABLE WIDTH WATER EASEMENT (TOTAL OF: 0.148 ACRES "OFF-SITE")	1	REMAINING PORTION OF CALLED 70.01 ACRES CONTINENTAL HOMES OF TEXAS, LP (DOC NO 2023990099210, OPR) (ZONED SF-6)
19	20' SANITARY SEWER EASEMENT (TOTAL OF: 1.192 ACRES "OFF-SITE")		
20	16' WATER EASEMENT (TOTAL OF: 0.504 ACRES "OFF-SITE")		



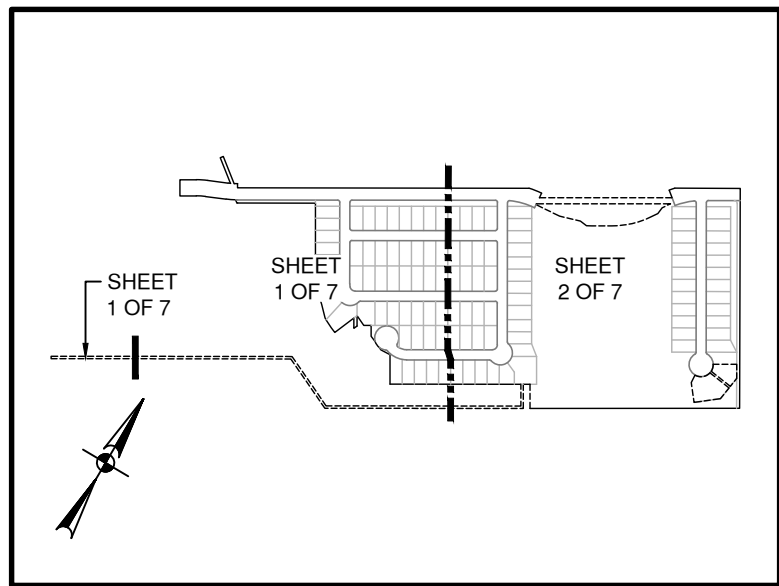
DETAIL "D"
SEE SHEET 2 OF 7
SCALE: 1" = 30'

SEE SHEET 6 OF 7
FOR LINE AND CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT



LOCATION MAP
NOT-TO-SCALE



SHEET INDEX MAP
NOT-TO-SCALE

- BLK BLOCK
DOC NO DOCUMENT NUMBER
GETCTV GAS, ELECTRIC, TELEVISION,
AND CABLE TV
PG PAGE
ROW RIGHT-OF-WAY
VOL VOLUME
- 5 1' VEHICULAR NON-ACCESS
EASEMENT (NOT-TO-SCALE)
- 6 VARIABLE WIDTH CLEAR
VISION EASEMENT
- 11 15' GETCTV EASEMENT
- 12 25' BUILDING SETBACK
- 13 15' DRAINAGE EASEMENT

- DRGC DEED RECORDS OF
GUADALUPE COUNTY, TEXAS
OPRGC OFFICIAL PUBLIC RECORDS
(OFFICIAL PLAT RECORDS
OF REAL PROPERTY) OF
GUADALUPE COUNTY, TEXAS
PRGC OFFICIAL PLAT RECORDS
OF GUADALUPE COUNTY,
TEXAS
- 14 16' WATER EASEMENT
- 15 12' SANITARY SEWER
EASEMENT
- 16 15' GETCTV EASEMENT
(TOTAL OF: 0.635 ACRES
"OFF-SITE")
- 17 16.6' DRAINAGE EASEMENT
(TOTAL OF: 0.054 ACRES
"OFF-SITE")

LEGEND

- FOUND 1/2" IRON ROD (UNLESS
NOTED OTHERWISE)
(SURVEYOR)
- SET 1/2" IRON ROD (PD)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YEAR)
FLOODPLAIN
- CENTERLINE
- 12' SANITARY SEWER
EASEMENT
(TOTAL OF: 0.293 ACRES
"OFF-SITE")
- 10' GETCTV EASEMENT
(VOL 9, PG 613-614, PRGC)
- 20'X20' GETCTV EASEMENT
(VOL 9, PG 613-614, PRGC)
- 15' GETCTV EASEMENT
(VOL 9, PG 613-614, PRGC)
- 15' GETCTV EASEMENT
(VOL 9, PG 684-686, PRGC)
- 10' GETCTV EASEMENT
(VOL 9, PG 684-686, PRGC)
- REMAINING PORTION OF
CALLED 70.01 ACRES
CONTINENTAL HOMES OF
TEXAS, LP
(DOC NO 202399009210, OPR
(ZONED SF-6)

FINAL PLAT OF STEELE CREEK-UNIT 6

BEING A TOTAL OF 47.823 ACRE TRACT OF LAND, INCLUSIVE OF 0.355 ACRES OF
RIGHT-OF-WAY DEDICATION, AND 17.733 ACRES OF OFFSITE EASEMENTS, BEING
OUT OF THAT CERTAIN 70.01 ACRES OF LAND CONVEYED TO CONTINENTAL HOMES
OF TEXAS, LP, AS DESCRIBED IN DOCUMENT NO. 2023990099210, OF THE OFFICIAL
PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, LOCATED IN THE JERONIMO
LEAL SURVEY NO. 85, ABSTRACT NO. 210, 0.054 ACRES OFFSITE EASEMENT
LOCATED ON LOT 904, BLOCK 5, STEELE CREEK-UNIT 3B, RECORDED IN VOLUME 9,
PAGES 613-614, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE
CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS.

(111 SINGLE FAMILY LOTS, 5 OPEN SPACE LOTS, IN 5 BLOCKS)

OWNER: CONTINENTAL HOMES OF TEXAS, LP

BY: CHTX OF TEXAS, INC.

A DELAWARE CORPORATION,
IT'S SOLE GENERAL PARTNER

BY: LESLIE OSTRANDER, ASSISTANT SECRETARY

5419 N LOOP 1604 E, SAN ANTONIO, TX 78245

DATE OF PREPARATION: February 12, 2025

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N30°26'28"W	80.00'
L2	N59°33'32"E	80.23'
L3	N67°03'18"E	101.08'
L4	N52°15'41"W	137.41'
L5	N37°44'19"E	16.66'
L6	S52°15'41"E	145.50'
L7	S30°03'34"E	19.94'
L8	S4°18'18"E	24.64'
L9	N51°33'53"W	40.04'
L10	N59°35'35"E	323.99'
L11	N30°23'33"W	119.37'
L12	S59°35'35"W	47.30'
L13	S30°24'45"E	119.47'
L14	S59°28'07"W	100.84'
L15	S59°17'48"W	219.78'
L16	N30°25'29"W	20.00'
L17	N59°17'48"E	209.27'
L18	N59°28'07"E	80.86'
L19	N30°24'45"W	99.52'
L20	S87°05'35"W	51.42'
L21	N65°24'25"W	12.80'
L22	N65°24'25"W	28.88'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	N30°24'25"W	55.70'
L24	S59°35'35"W	39.00'
L25	N65°24'25"W	58.99'
L26	S30°24'25"E	38.27'
L27	S22°39'29"W	18.77'
L28	N30°24'25"W	38.27'
L29	S22°39'29"W	118.82'
L30	N67°20'31"W	28.34'
L31	N53°42'11"W	42.97'
L32	N53°42'11"W	16.43'
L33	S67°03'18"W	101.08'
L34	S59°33'32"W	80.23'
L35	N30°24'25"W	2.03'
L36	S59°35'35"W	60.00'
L37	S30°24'25"E	46.64'
L38	S4°18'18"E	4.45'
L39	N85°41'42"E	129.75'
L40	N72°38'38"E	105.54'
L41	S83°14'25"E	37.89'
L42	N33°29'28"E	37.01'
L43	N6°45'35"E	35.57'
L44	N33°29'28"E	43.38'

LINE TABLE		
LINE #	BEARING	LENGTH
L45	S59°35'35"W	86.54'
L46	S81°55'54"E	105.17'
L47	N8°04'06"E	27.89'
L48	N30°19'11"W	87.99'
L49	S41°9'35"E	25.93'
L50	S38°19'00"E	98.89'
L51	N51°41'00"E	132.02'
L52	N8°04'06"E	67.02'
L53	N81°55'54"W	105.17'
L54	S59°35'35"W	157.75'
L55	S59°35'35"W	120.00'
L56	N30°24'25"W	60.39'
L57	S59°35'35"W	60.00'
L58	N30°24'25"W	110.49'
L59	S59°35'35"W	60.00'
L60	S59°35'35"W	60.00'
L61	S59°35'35"W	60.00'
L62	N30°24'25"W	120.00'
L63	N30°24'25"W	125.00'
L64	N30°24'25"W	125.00'
L65	N30°24'25"W	120.00'
L66	N30°24'25"W	120.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L67	N30°24'25"W	120.00'
L68	S59°35'35"W	60.00'
L69	S59°35'35"W	60.00'
L70	S59°35'35"W	60.00'
L71	S59°35'35"W	60.00'
L72	N30°24'25"W	60.00'
L73	N66°46'52"W	57.86'
L74	S82°27'44"W	15.34'
L75	S59°35'35"W	120.00'
L76	N58°11'17"W	67.82'
L77	N75°24'25"W	9.37'
L78	N75°24'25"W	9.37'
L79	S59°35'35"W	406.68'
L80	S59°35'35"W	432.12'
L81	S59°35'35"W	446.24'
L82	S39°35'35"W	291.87'
L83	S39°35'35"W	290.82'
L84	S39°35'35"W	292.93'
L85	N59°35'35"E	120.00'
L86	S30°19'11"E	81.69'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	440.00'	7°29'45"	N63°18'25"E	57.52'	57.56'
C2	360.00'	1°55'57"	N66°05'19"E	12.14'	12.14'
C3	360.00'	2°36'35"	N60°52'09"E	16.40'	16.40'
C4	440.00'	8°45'38"	N81°18'53"E	67.21'	67.28'
C5	440.00'	3°48'59"	N40°20'36"E	29.30'	29.31'
C6	60.00'	36°22'29"	N65°24'25"W	37.46'	38.09'
C7	395.00'	8°24'18"	N63°08'22"W	57.89'	57.94'
C8	2168.21'	8°56'42"	N48°37'13"W	338.16'	338.50'
C9	455.00'	1°18'27"	S59°18'56"W	10.38'	10.38'
C10	440.00'	6°13'35"	S63°56'30"W	47.79'	47.82'
C11	360.00'	7°29'45"	S63°18'25"W	47.06'	47.10'
C12	60.00'	77°04'30"	N22°57'56"E	74.76'	80.71'
C13	440.00'	3°24'34"	N61°17'52"E	26.18'	26.18'
C14	440.00'	26°06'07"	N46°32'31"E	198.72'	200.45'
C15	75.00'	35°59'36"	S13°45'03"E	46.34'	47.12'
C16	75.00'	77°08'50"	S50°27'52"W	93.53'	100.99'
C17	360.00'	20°21'46"	S75°30'49"W	127.27'	127.94'
C18	10.00'	95°44'21"	S17°27'45"W	14.83'	16.71'
C19	10.00'	50°06'08"	S55°27'29"E	8.47'	8.74'
C20	60.00'	190°12'15"	S14°35'35"W	119.52'	199.18'
C21	10.00'	50°06'08"	S84°38'39"W	8.47'	8.74'
C22	125.00'	49°58'06"	S84°34'38"W	105.59'	109.01'
C23	10.00'	46°01'01"	S86°33'10"W	7.82'	8.03'
C24	10.00'	84°28'56"	S42°07'16"E	13.45'	14.74'
C25	75.00'	36°02'41"	N77°36'55"E	46.41'	47.18'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	25.00'	90°00'00"	N14°35'35"E	35.36'	39.27'
C27	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C28	10.00'	47°14'36"	S35°58'17"W	8.01'	8.25'
C29	60.00'	167°09'25"	N84°04'19"W	119.25'	175.05'
C30	10.00'	35°15'21"	N18°07'17"W	6.06'	6.15'
C31	125.00'	5°20'33"	N33°04'42"W	11.65'	11.66'
C32	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C33	440.00'	8°24'32"	S62°51'02"W	64.52'	64.58'
C34	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C35	10.00'	90°00'00"	S75°24'25"E	14.14'	15.71'
C36	10.00'	90°00'00"	N14°35'35"E	14.14'	15.71'
C37	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C38	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C39	75.00'	11°32'13"	S36°10'32"E	15.08'	15.10'
C40	25.00'	78°27'47"	S81°10'32"E	31.62'	34.24'
C41	10.00'	90°00'00"	N14°35'35"E	14.14'	15.71'
C42	10.00'	90°00'00"	N75°24'25"W	14.14'	15.71'
C43	10.00'	90°00'00"	S14°35'35"W	14.14'	15.71'
C44	10.00'	60°00'00"	S60°24'25"E	10.00'	10.47'
C45	60.00'	300°00'00"	S59°35'35"W	60.00'	314.16'
C46	10.00'	60°00'00"	N0°24'25"W	10.00'	10.47'
C47	10.00'	95°44'21"	N78°16'36"W	14.83'	16.71'
C48	360.00'	15°25'07"	S46°08'40"W	96.59'	96.88'
C49	15.00'	90°05'12"	N75°21'48"W	21.23'	23.58'
C50	440.00'	22°41'33"	N74°20'55"E	173.13'	174.27'

SEE THIS SHEET FOR LINE AND
CURVE TABLES

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 6 OF 7



City Council Regular Meeting Staff Report

F. Discussion/Action on exploring potential partnerships for Spring and Fall Clean-up Events. (Councilwoman Cunningham)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13F.
From	
Wayne Reed, City Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

This item is to open a discussion about exploring a "way that we could coordinate with a nonprofit to have a truck at our Spring and Fall cleanup events in the future to pull the usable items?" This might be in the form of partnering with a local, non-profit, like Goodwill or Habitat for Humanity, which wants to promote the reuse of furniture and other goods that are in good condition and sell them at their locations in Guadalupe County. As you know, Goodwill has a location in Cibolo. The habitat for Humanity has a store location in Seguin.

City staff has called multiple other cities that hold similar Spring and Fall cleanup events, which provide roll-off dumpsters for residents to discard their unwanted items. Unfortunately, we could not find another city that has partnered with a nonprofit as described in this cover memo.

The feedback from City Council is - If a nonprofit would like to partner with the City of Cibolo, do you support the City staff proceeding with a partnership at no cost to the City?

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

None.

MOTION(S):

This will depend on Council's discussion. The City Council will need to provide general direction for City staff to further explore this idea.



City Council Regular Meeting Staff Report

G. Discussion/Action on the Denton Navarro Rodriguez Bernal Santee & Zech, P. C., Engagement Letter for Interim City Attorney Services and authorize the City Manager to execute this Engagement Letter for expenses exceeding \$50,000. (Mr. Reed)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13G.
From	
Wayne Reed, City Manager	

PRIOR CITY COUNCIL ACTION:

March 11, 2025... City Council directed the city manager to negotiate with Denton Navarro Rodriguez Bernal Santee & Zech, P. C., on Interim Legal Services and to work diligently to execute an engagement letter for said services. City Council also directed the City Manager to initiate a request for proposals for City Attorney and legal services.

BACKGROUND:

On March 20, 2025, Wayne Reed, City Manager, executed an engagement letter with the Denton Navarro Rodriguez Bernal Santee & Zech, P. C., law firm (DNRBS&Z) for Interim City Attorney Services. The city manager's authorization is up to \$50,000. Therefore, the current authorization can not approve expenses above \$50,000.

Wayne Reed sent an update to City Council on Thursday, March 20, 2025, that he had executed an engagement letter with the Denton Navarro Rodriguez Bernal Santee & Zech law firm for **interim city attorney and legal services**. To ensure a smooth transition, several staff members and Mr. Reed held a virtual meeting on Monday, March 17th, with Dan Santee, Clarissa Rodriguez, and Charlie Zech, all three partners with DNRBS&Z, and several staff members of the law firm, including Paul Wendland, attorney. On this call, Dan Santee committed the law firm to provide the City with interim legal services and a city attorney. Paul Wendland has been assigned as our city attorney on an interim basis. Dan Santee will be the partner assigned to oversee the customer engagement. Charlie Zech will be the attorney assigned to the City Charter Review Committee. Clarissa Rodriguez is assigned to handle employment law and other matters.

The following is the tentative timeline for the City Attorney and legal services request for proposals (RFP). The City did issue the RFP on Friday, April 11th and sent it to several law firms known to specialize in providing city attorney and legal services. .

TENTATIVE SCHEDULE OF IMPORTANT DATES (for City Attorney RFP in 2025)

Release RFP April 11, 2025
Newspaper Advertisement DatesApril 13 and 20, 2025
Deadline for Questions and Inquiries11 AM on April 21, 2025
Proposals Closing Date and Time 2:00 PM on May 16, 2025
CITY's Review of Proposals May 2025
Date for Finalist Interviews or Presentations (if any) May - June 2025
Earliest Award by CITY June 24, 2025

STAFF RECOMMENDATION:

The city manager recommends the City Council approve the engagement letter and authorize the City manager to approve expenditures above \$50,000, during the period needed for Interim City Attorney Services.

FINANCIAL IMPACT:

N/A

MOTION(S):

Suggested Motion: I move to approve the with Denton Navarro Rodriguez Bernal Santee & Zech, P. C., Engagement Letter for Interim City Attorney Services and authorize the City Manager to approve this Engagement Letter for expenses exceeding \$50,000.

Attachments

[Engagement Letter - Interim City Attorney Services 2025-03-20.pdf](#)



San Antonio | Austin | Rio Grande Valley | Texas Gulf Coast
2517 N. Main Avenue | San Antonio, Texas 78212-4685
V 210-227-3243 | F 210-225-4481

March 19, 2025

Wayne Reed
City Manager
City of Cibolo
200 South Main Street
Cibolo, Texas 78108

Email: wreed@cibolotx.gov

Re: *Engagement Letter – Interim City Attorney Services*

Dear Mr. Reed:

Thank you for the opportunity to Denton Navarro Rodriguez Bernal Santee & Zech, P.C., to serve the City of Cibolo as Interim City Attorney.

Scope of Work

The Scope of Services shall be to serve as the Interim City Attorney for the City of Cibolo, by working collaboratively with City Staff, the public, appointed officials, and elected officials in performing requested tasks. I, T. Daniel Santee, will serve as the Interim City Attorney to oversee the city's dealings. The Firm designates all other attorneys of the firm as Assistant Interim City Attorneys, with Senior Associate Paul Wendland designated as the lead attorney on behalf of the firm, to attend City Council meetings, and Tate Saunders as the lead prosecutor. Clarissa Rodriguez, a shareholder in the San Antonio office, will be the point of contact for any litigation related matters. This approach will ensure adequate coverage options and allow our collaborative approach to provide the City with the most efficient representation.

Fees and Expenses

Legal services provided shall be charged based on hourly billing rates as specified below. There shall be no requirement to use legal services, and requests for services shall be at the City's discretion.

These rates, terms, and conditions shall apply during the Interim Period unless and until superseded by a subsequent notice of rate change. This Schedule supersedes any prior schedules and rates as to this matter.

Rates & Fees

Below are our rates for attorneys and legal support staff:

City Attorney

Partners	\$220/hour
Associates	\$210/hour
Law Clerk	\$125/hour
Paralegal	\$100/hour

Municipal Court

Associates	\$200/hour
Paralegal	\$100/hour

General Planning Services (if requested by separate engagement)

Principal Planner	\$160/hour
Planner	\$140/hour
Planning Technician	\$100/hour

Texas Public Information Act ("TPIA") Request Rates

Shareholder	\$240/hour
Partner	\$230/hour
Senior Associate	\$220/hour
Associate	\$210/hour
Paralegal	\$125/hour

Charter Review and Administrative Hearings (EEOC Claims, TWC Claims, F-5 Appeals)

Shareholders	\$350/hour
Partners	\$325/hour
Associates	\$315/hour
Law Clerks	\$150/hour
Paralegals	\$125/hour

Litigation (Direct Hire)

Shareholder (Lowell Denton)	\$450/hour
Shareholders	\$395/hour
Partners	\$375/hour
Associates	\$345/hour
Law Clerks	\$150/hour
Paralegals	\$125/hour

Expenses

We do not bill for administrative expenses other than travel, TPIA related expenses, and e-filing. All related travel or other expenses are charged "at cost" with no "markup," all related mileage is charged by multiplying the actual miles traveled by the current IRS rate. We do not charge Westlaw, Lexis, or other online research fees.

Invoices and Statements

Invoices shall cover a calendar month beginning on the first day of that month and ending on the last day. Unless you direct otherwise, all invoices shall be emailed and submitted for payment after the billing month (typically within 15 days). Payment of submitted invoices is due upon receipt, and we request that payment be made within ten days. We can facilitate funds transfer rather than mailed payments if you prefer.

We will send reminder notices on or before 20 days. Unpaid balances are covered by Chapter 2251 of the Government Code, which is applicable in any event to the City's payments to other vendors under its terms, including this agreement. Under the law, additional charges are applicable for late payment. The parties have agreed that invoices paid on or before the 20th day after receipt will be discounted by 2%. We request that your administrative personnel inform us of your billing steps, responsible and authorized personnel, and any special requirements so that we can comply in each billing cycle and have access to decision-makers to resolve any issues that hold up payments. Questions regarding fees and expenses should be directed to any of the Partners as soon as possible after receipt of our invoices to resolve questions and avoid payment delays.

Files and Records

All final work product created shall belong to the City of Cibolo, but any attorney work product utilized by the Firm, such as forms, motions, briefs, or other professional work product of an original nature created by the Firm shall continue to belong to the Firm.

You will be entitled to the return of original papers used or relied upon by the Firm to handle the legal task assigned. The Firm may retain copies for documentation purposes.

Notices

It is understood that the information exchanged between you, your representatives, and the Firm is subject to the lawyer-client relationship and is therefore both privileged and confidential. All communications and information are subject to the confidentiality provisions of Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct and Rule 503 of the Texas Rules of Evidence.

Pursuant to State law, the Firm recognizes that the City of Cibolo may not enter a contract with a company for goods and services unless the contract contains a written verification from the

company that it; (i) does not boycott Israel; and (ii) will not boycott Israel during the term of the contract (Texas Government Code, Chapter 2270.002). As such, the Firm hereby verifies that it does not boycott Israel, and agrees that, during the term of this Agreement, will not boycott Israel as that term is defined in the Texas Government Code, Section 808.001, as amended. Further, the Firm hereby certifies that it is not a company identified under Texas Government Code, Section 2252.152 as a company engaged in business with Iran, Sudan, or Foreign Terrorist Organization.

Non-Boycott of Energy. Pursuant to Texas Senate Bill 13 (2021), Contractor certifies that either (i) it does not boycott Israel and will not boycott energy companies; and (2) will not boycott energy companies during the term of the contract resulting from this solicitation. Contractor shall state any facts that make it exempt from the boycott certification as an attachment to this agreement.

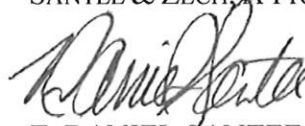
Non-Boycott of Firearm Entity. Pursuant to Texas Senate Bill 19 (2021), Contractor certifies that it: (a) does not have a practice, policy, guidance, or directive that discriminates against firearm entity or firearm trade association; and (b) will not discriminate during the term of the contract against a firearm entity or firearm trade association.

Please execute this letter in the space provided below to acknowledge formal acceptance of the terms and conditions of our engagement on behalf of the City of Cibolo and insert the effective date. Please return the executed letter to our office by email at tdsantee@rampagelaw.com.

We look forward to collaborating with you. If you have any questions or need clarification regarding the above information, please do not hesitate to contact me at (210) 227-3243.

Very truly yours,

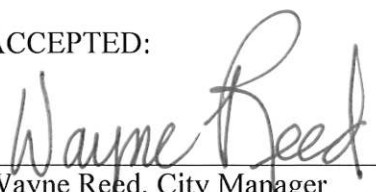
DENTON NAVARRO RODRIGUEZ BERNAL
SANTEE & ZECH, A Professional Corporation



T. DANIEL SANTEE

TDS/ec

ACCEPTED:



Wayne Reed, City Manager
City of Cibolo

3-20-2025
Effective Date



City Council Regular Meeting Staff Report

H. Discussion/Action to honor leases for the Noble Group Event Center. (Mayor Allen)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13H.
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

[13H Noble Gp Event Center.pdf](#)

Buffalo Soldiers Knights of Pythagoras Council #20

M.W.P.H.G.L. of Texas and Its Jurisdiction
Prince Hall Affiliated
District No. 23

Memorandum of Agreement

01 September 2024

Memorandum For: Dr. Donovan Jackson and Noble Group Event Center

Purpose: Memorandum of Agreement with the Buffalo Soldiers Knight of Pythagoras Council No.20 and Noble Business/Event Center. This agreement is to permit the members KOP Council No. 20 to schedule and utilize space for business meetings and community service events in support of the city of Cibola and surrounding communities.

Background: The Buffalo Soldiers Knights of Pythagoras Council No. 20 was established in 2022 with the support of Noble Group Event Center sponsoring a meeting space for this council's membership and support of local communities.

Objective: The Buffalo Soldier KOP No. 20 requests continued utilization of Noble Group Event Center for calendared membership meetings to include community support efforts and initiatives.

Responsibilities: The Buffalo Soldiers KOP No. 20 will submit \$25USD per hour for the use of meeting space. Payments will be submitted no later than the last calendar day of the month supported. The Council will submit funds as required by Noble Group Event Center personnel.

Noble Group Event Center agrees to support Buffalo Soldiers Council No. 20 with planned meeting space, use of public restrooms, tables, chairs, and storage closet space. This includes access to public WiFi and audio/video equipment during scheduled hours. Both parties agree to provide timely notice of meeting cancelations or scheduling conflicts.

Duration of Agreement: 01 September through 28 February 2025. Both parties may discuss expiration/renewals based on assessments and value of this agreement.

SDDGM Anthony Jenkins
Senior Advisor
Buffalo Soldiers KOP Council No. 20

 9/20/2024
Date Signed


Dr. Donovan B. Jackson
Owner/ Agreement Conservator
Noble Group Event Center

9-20-2024
Date Signed



J. Washington Lodge No. 191

District 23

M.W.P.H.G.L. of Texas and Its Jurisdiction

Prince Hall Affiliated

F&AM

1 September 2024

Memorandum For: Donovan Jackson, PhD and The Noble Event Center

From: Worshipful Master, J Washington Lodge #191

Subject: Memorandum of Agreement (MOA)

1. This document serves as a MOA between the Noble Event Center and J Washington Lodge #191. This agreement permits the members of J Washington Lodge #191 to schedule and utilize the space known as the "Bull Pen" and the "Event Center" for membership meetings, ceremonial events, and community service activities.
2. J Washington Lodge #191 agrees to remit \$25.00/hour to utilize the "Bull Pen" as its preferred space and the "Event Center" in case of a scheduling conflict, for all its Masonic activities, which include weekly practices on Wednesday evenings, business meetings on the first Saturday of each month, and ceremonial events on the third Saturday of each month. J Washington agrees to remit these funds no later than the last calendar day of each month the Noble Event Center is utilized. J Washington Lodge #191 will remit funds as required and directed by Noble Event Center personnel. J Washington agrees to remit payment by electronic funds transfer, via payment apps, money orders, or cashier's check.
3. The Noble Event Center agrees to support J Washington Lodge #191 with planned meeting space, use of public restrooms, tables, chairs and storage closet space. This includes access to public WIFI and audio/video equipment during scheduled hours of use. Both parties agree to provide each with timely notice of meeting cancellations and scheduling conflicts.
4. This agreement is effective 1 September, 2024 through 28 February, 2025. Both parties may discuss expiration and renewal terms based on assessments and value of this agreement.

Walter E. Greene Jr.
Worshipful Master
J Washington Lodge #191

Donovan B. Jackson, PhD
Owner/Agreement Conservator
Noble Group Event Center

9-20-2024



Granville C. Coggs No. 668

M.W.P.H.G.L. of Texas and Its Jurisdiction

Prince Hall Affiliated

District No. 23

F&AM

Memorandum of Agreement

01 September 2024

Donovan

Memorandum For: Dr. ~~Donovan~~ Jackson and Noble Group Event Center

Purpose: Memorandum of Agreement with Granville C. Coggs Lodge No. 668 (GCC668) and Noble Business/Event Center. This agreement is to permit the members GCC668 to schedule and utilize space for membership meetings and community service events in support of Cibolo and surrounding communities.

Background: Granville C. Coggs Lodge No. 668 was established in 2021 with the support of Noble Group Event Center sponsoring a meeting space for this lodge's membership and support of local communities. GCC668 has supported the community with initiatives including Back to School Drives, Christmas Toy Drive/Give Aways, Food/clothes Drives to include supporting community events comprising of National Flag set up/recover, Senior Citizens Valentines Soiree, and Cibolo Christmas Parade; this is not an all-inclusive listing.

Objective: Granville C. Coggs Lodge No. 668 invokes for continued support of Noble Group Event Center for established and calendared membership meeting space including community support efforts and initiatives. GCC668 has been and is a continued community partner with Noble Group and intends to cultivate this long-standing alliance.

Responsibilities: Granville C. Coggs Lodge No. 668 will submit \$25USD per hour for meeting space to support its membership and organizational efforts. GCC668 will submit total dollar amount of funds no later than the last calendar day of the month supported. GCC668 will submit funds as required and or directed by Noble Group Event Center personnel. GCC668 agrees to submit payment either by electronic funds transfer using payment apps and or money orders/cashier's check.

Noble Group Event Center agrees to support Granville C. Coggs Lodge No. 668 with planned meeting space, use of public restrooms, tables, chairs, and storage closet space. This includes access to public WiFi and audio/video equipment during scheduled hours. Both parties agree to provide timely notice of meeting cancelations or scheduling conflicts.

Duration of Agreement: 01 September through 28 February 2025. Both parties may discuss expiration/renewals based on assessments and value of this agreement.

PM Victor "Doc" Hendricks
Lodge Recorder
Granville C Coggs Lodge #668

Dr. Donovan B. Jackson
Owner/ Agreement Conservator
Noble Group Event Center

Date Signed

Date Signed

9-18-2024



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE

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ADDENDA & EXHIBITS (check all that apply)

- ☐ Exhibit _____
- ☐ Exhibit _____
- ☐ Commercial Lease Addendum for Broker's Fee (TAR-2102)
- ☐ Commercial Lease Addendum for Expense Reimbursement (TAR-2103)
- ☐ Commercial Lease Addendum for Extension Option (TAR-2104)
- ☐ Commercial Lease Addendum for Percentage Rent (TAR-2106)
- ☐ Commercial Lease Addendum for Parking (TAR-2107)
- ☐ Commercial Landlord's Rules and Regulations (TAR-2108)
- ☐ Commercial Lease Guaranty (TAR-2109)
- ☐ Commercial Lease Addendum for Right of First Refusal (TAR-2105)
- ☐ Commercial Lease Addendum for Optional Space (TAR-2110)
- ☐ Commercial Lease Addendum for Construction (TAR-2111) or (TAR-2112)
- ☐ Commercial Lease Addendum for Contingencies (TAR-2119)
- _____
- _____
- _____
- Information About Brokerage Services (TAR-2501)

(TAR-2101) 4-1-14

Initialed for Identification by Landlord:

DS

, _____, and Tenant:

DS

Page 1 of 15



TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL LEASE

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1. PARTIES: The parties to this lease are:

Landlord: Noble Group Properties, LLC _____; and

Tenant: Center of Redemption & Empowerment _____

2. LEASED PREMISES:

A. Landlord leases to Tenant the following described real property, known as the "leased premises," along with all its improvements (*Check only one box*):

☒ (1) **Multiple-Tenant Property:** Suite or Unit Number Event Center containing approximately 4000 square feet of rentable area in Noble Group Event Center (project name) at 205 S.Main St (address) in Cibolo (city), Guadalupe (county), Texas, which is legally described on attached Exhibit _____ or as follows:

☐ (2) **Single-Tenant Property:** The real property containing approximately _____ square feet of rentable area at: _____ (address) in _____ (city), _____ (county), Texas, which is legally described on attached Exhibit _____ or as follows:

B. If Paragraph 2A(1) applies:

- (1) "Property" means the building or complex in which the leased premises are located, inclusive of any common areas, drives, parking areas, and walks; and
- (2) the parties agree that the rentable area of the leased premises may not equal the actual or useable area within the leased premises and may include an allocation of common areas in the Property. The rentable area ☒ will ☐ will not be adjusted if re-measured.

3. TERM:

A. **Term:** The term of this lease is 12 months and 0 days, commencing on: _____ (Commencement Date) and ending on November 30, 2018 (Expiration Date).

B. **Delay of Occupancy:** If Tenant is unable to occupy the leased premises on the Commencement Date because of construction on the leased premises to be completed by Landlord that is not substantially

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205 S. Main St

Commercial Lease concerning: Cibolo, TX 78108

complete or a prior tenant's holding over of the leased premises, Landlord will not be liable to Tenant for such delay and this lease will remain enforceable. In the event of such a delay, the Commencement Date will automatically be extended to the date Tenant is able to occupy the Property and the Expiration Date will also be extended by a like number of days, so that the length of this lease remains unchanged. If Tenant is unable to occupy the leased premises after the 90th day after the Commencement Date because of construction on the leased premises to be completed by Landlord that is not substantially complete or a prior tenant's holding over of the leased premises, Tenant may terminate this lease by giving written notice to Landlord before the leased premises become available to be occupied by Tenant and Landlord will refund to Tenant any amounts paid to Landlord by Tenant. This Paragraph 3B does not apply to any delay in occupancy caused by cleaning or repairs.

- C. Certificate of Occupancy: Unless the parties agree otherwise, Tenant is responsible for obtaining a certificate of occupancy for the leased premises if required by a governmental body.

4. RENT AND EXPENSES:

- A. Base Monthly Rent: On or before the first day of each month during this lease, Tenant will pay Landlord base monthly rent as described on attached Exhibit _____ or as follows:

Dates		Rate per rentable square foot <i>(optional)</i>		Base Monthly Rent \$
From	To	\$ Monthly Rate	\$ Annual Rate	
11/01/2017	11/30/2018	2,400.00 / rsf / month	28,800.00 / rsf / year	2,400.00
		/ rsf / month	/ rsf / year	
		/ rsf / month	/ rsf / year	
		/ rsf / month	/ rsf / year	
		/ rsf / month	/ rsf / year	

- B. Additional Rent: In addition to the base monthly rent, Tenant will pay Landlord all other amounts, as provided by the attached (*Check all that apply.*):

- ☐ (1) Commercial Lease Addendum for Expense Reimbursement (TAR-2103)
☐ (2) Commercial Lease Addendum for Percentage Rent (TAR-2106)
☐ (3) Commercial Lease Addendum for Parking (TAR-2107)
☐ (4) _____

All amounts payable under the applicable addenda are deemed to be "rent" for the purposes of this lease.

- C. First Full Month's Rent: The first full monthly rent is due on or before November 5, 2017

- D. Prorated Rent: If the Commencement Date is on a day other than the first day of a month, Tenant will pay Landlord as prorated rent, an amount equal to the base monthly rent multiplied by the following fraction: the number of days from the Commencement Date to the first day of the following month divided by the number of days in the month in which this lease commences. The prorated rent is due on or before the Commencement Date.

- E. Place of Payment: Tenant will remit all amounts due to Landlord under this lease to the following person at the place stated or to such other person or place as Landlord may later designate in writing:

Name: Noble Group Properties, LLC

Address: 205 S. Main St, Cibolo TX 78108

- F. Method of Payment: Tenant must pay all rent timely without demand, deduction, or offset, except as permitted by law or this lease. If Tenant fails to timely pay any amounts due under this lease or if any

205 S.Main St

Commercial Lease concerning: Cibolo, TX 78108

check of Tenant is returned to Landlord by the institution on which it was drawn, Landlord after providing written notice to Tenant may require Tenant to pay subsequent amounts that become due under this lease in certified funds. This paragraph does not limit Landlord from seeking other remedies under this lease for Tenant's failure to make timely payments with good funds.

G. Late Charges: If Landlord does not actually receive a rent payment at the designated place of payment within 5 days after the date it is due, Tenant will pay Landlord a late charge equal to 10% of the amount due. In this paragraph, the mailbox is not the agent for receipt for Landlord. The late charge is a cost associated with the collection of rent and Landlord's acceptance of a late charge does not waive Landlord's right to exercise remedies under Paragraph 20.

H. Returned Checks: Tenant will pay \$ 40.00 for each check Tenant tenders to Landlord which is returned by the institution on which it is drawn for any reason, plus any late charges until Landlord receives payment.

5. SECURITY DEPOSIT:

A. Upon execution of this lease, Tenant will pay \$ 2,400.00 to Landlord as a security deposit.

B. Landlord may apply the security deposit to any amounts owed by Tenant under this lease. If Landlord applies any part of the security deposit during any time this lease is in effect to amounts owed by Tenant, Tenant must, within 10 days after receipt of notice from Landlord, restore the security deposit to the amount stated.

C. Within 60 days after Tenant surrenders the leased premises and provides Landlord written notice of Tenant's forwarding address, Landlord will refund the security deposit less any amounts applied toward amounts owed by Tenant or other charges authorized by this lease.

6. **TAXES**: Unless otherwise agreed by the parties, Landlord will pay all real property ad valorem taxes assessed against the leased premises.

7. UTILITIES:

A. The party designated below will pay for the following utility charges to the leased premises and any connection charges for the utilities. (Check all that apply.)

	N/A	Landlord	Tenant
(1) Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Electric	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) Telephone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(6) Internet	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) Cable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(8) Trash	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(9) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(10) All other utilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B. The party responsible for the charges under Paragraph 7A will pay the charges directly to the utility service provider. The responsible party may select the utility service provider except that if Tenant selects the provider, any access or alterations to the Property or leased premises necessary for the utilities may be made only with Landlord's prior consent, which Landlord will not unreasonably withhold. If Landlord incurs any liability for utility or connection charges for which Tenant is responsible to pay

205 S.Main St

Commercial Lease concerning: Cibolo, TX 78108

and Landlord pays such amount, Tenant will immediately upon written notice from Landlord reimburse Landlord such amount.

C. **Notice:** Tenant should determine if all necessary utilities are available to the leased premises and are adequate for Tenant's intended use.

D. **After-Hours HVAC Charges:** "HVAC services" means heating, ventilating, and air conditioning of the leased premises. (Check one box only.)

☒ (1) Landlord is obligated to provide the HVAC services to the leased premises only during the Property's operating hours specified under Paragraph 9C.

☐ (2) Landlord will provide the HVAC services to the leased premises during the operating hours specified under Paragraph 9C for no additional charge and will, at Tenant's request, provide HVAC services to the leased premises during other hours for an additional charge of \$ _____ per hour. Tenant will pay Landlord the charges under this paragraph immediately upon receipt of Landlord's invoice. Hourly charges are charged on a half-hour basis. Any partial hour will be rounded up to the next half hour. Tenant will comply with Landlord's procedures to make a request to provide the additional HVAC services under this paragraph.

☐ (3) Tenant will pay for the HVAC services under this lease.

8. INSURANCE:

A. During all times this lease is in effect, Tenant must, at Tenant's expense, maintain in full force and effect from an insurer authorized to operate in Texas:

(1) public liability insurance naming Landlord as an additional insured with policy limits on an occurrence basis in a minimum amount of: (check only (a) or (b) below)

☒ (a) \$1,000,000; or

☐ (b) \$2,000,000.

If neither box is checked the minimum amount will be \$1,000,000.

(2) personal property damage insurance for the business operations being conducted in the leased premises and contents in the leased premises in an amount sufficient to replace such contents after a casualty loss; and

☐ (3) business interruption insurance sufficient to pay 12 months of rent payments;

B. Before the Commencement Date, Tenant must provide Landlord with a copy of insurance certificates evidencing the required coverage. If the insurance coverage is renewed or changes in any manner or degree at any time this lease is in effect, Tenant must, not later than 10 days after the renewal or change, provide Landlord a copy of an insurance certificate evidencing the renewal or change.

C. If Tenant fails to maintain the required insurance in full force and effect at all times this lease is in effect, Landlord may:

(1) purchase insurance that will provide Landlord the same coverage as the required insurance and Tenant must immediately reimburse Landlord for such expense; or

(2) exercise Landlord's remedies under Paragraph 20.

D. Unless the parties agree otherwise, Landlord will maintain in full force and effect insurance for: (1) fire and extended coverage in an amount to cover the reasonable replacement cost of the improvements of the Property; and (2) any public liability insurance in an amount that Landlord determines reasonable and appropriate.

E. If there is an increase in Landlord's insurance premiums for the leased premises or Property or its contents that is caused by Tenant, Tenant's use of the leased premises, or any improvements made by or for Tenant, Tenant will, for each year this lease is in effect, pay Landlord the increase immediately

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205 S.Main St

Commercial Lease concerning: Cibolo, TX 78108

after Landlord notifies Tenant of the increase. Any charge to Tenant under this Paragraph 8E will be equal to the actual amount of the increase in Landlord's insurance premium.

9. USE AND HOURS:

- A. Tenant may use the leased premises for the following purpose and no other: Sunday: 0900-1400;
Wednesday 1830-2100; other events TBD
- B. Unless otherwise specified in this lease, Tenant will operate and conduct its business in the leased premises during business hours that are typical of the industry in which Tenant represents it operates.
- C. The Property maintains operating hours of *(specify hours, days of week, and if inclusive or exclusive of weekends and holidays)*: _____

10. LEGAL COMPLIANCE:

- A. Tenant may not use or permit any part of the leased premises or the Property to be used for:
- (1) any activity which is a nuisance or is offensive, noisy, or dangerous;
 - (2) any activity that interferes with any other tenant's normal business operations or Landlord's management of the Property;
 - (3) any activity that violates any applicable law, regulation, zoning ordinance, restrictive covenant, governmental order, owners' association rules, tenants' association rules, Landlord's rules or regulations, or this lease;
 - (4) any hazardous activity that would require any insurance premium on the Property or leased premises to increase or that would void any such insurance;
 - (5) any activity that violates any applicable federal, state, or local law, including but not limited to those laws related to air quality, water quality, hazardous materials, wastewater, waste disposal, air emissions, or other environmental matters;
 - (6) the permanent or temporary storage of any hazardous material; or
 - (7) _____
- B. "Hazardous material" means any pollutant, toxic substance, hazardous waste, hazardous material, hazardous substance, solvent, or oil as defined by any federal, state, or local environmental law, regulation, ordinance, or rule existing as of the date of this lease or later enacted.
- C. Landlord does not represent or warrant that the leased premises or Property conform to applicable restrictions, zoning ordinances, setback lines, parking requirements, impervious ground cover ratio requirements, and other matters that may relate to Tenant's intended use. Tenant must satisfy itself that the leased premises may be used as Tenant intends by independently investigating all matters related to the use of the leased premises or Property. Tenant agrees that it is not relying on any warranty or representation made by Landlord, Landlord's agent, or any broker concerning the use of the leased premises or Property.

11. SIGNS:

- A. Tenant may not post or paint any signs or place any decoration outside the leased premises or on the Property without Landlord's written consent. Landlord may remove any unauthorized sign or decorations, and Tenant will promptly reimburse Landlord for its cost to remove any unauthorized sign or decorations.

(TAR-2101) 4-1-14

Initialed for Identification by Landlord

DS


, _____, and Tenant

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Page 6 of 15

205 S.Main St

Commercial Lease concerning: Cibolo, TX 78108

- B. Any authorized sign must comply with all laws, restrictions, zoning ordinances, and any governmental order relating to signs on the leased premises or Property. Landlord may temporarily remove any authorized sign to complete repairs or alterations to the leased premises or the Property.
- C. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all signs or decorations that were placed on the Property or leased premises by or at the request of Tenant. Any signs or decorations that Landlord does not require Tenant to remove and that are fixtures, become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

12. ACCESS BY LANDLORD:

- A. During Tenant's normal business hours Landlord may enter the leased premises for any reasonable purpose, including but not limited to purposes for repairs, maintenance, alterations, and showing the leased premises to prospective tenants or purchasers. Landlord may access the leased premises after Tenant's normal business hours if: (1) entry is made with Tenant's permission; or (2) entry is necessary to complete emergency repairs. Landlord will not unreasonably interfere with Tenant's business operations when accessing the leased premises.
- B. During the last 45 days of this lease, Landlord may place a "For Lease" or similarly worded sign on the leased premises.

13. MOVE-IN CONDITION: Tenant has inspected the leased premises and accepts it in its present (as-is) condition unless expressly noted otherwise in this lease or in an addendum. Landlord and any agent have made no express or implied warranties as to the condition or permitted use of the leased premises or Property.**14. MOVE-OUT CONDITION AND FORFEITURE OF TENANT'S PERSONAL PROPERTY:**

- A. At the time this lease ends, Tenant will surrender the leased premises in the same condition as when received, except for normal wear and tear. Tenant will leave the leased premises in a clean condition free of all trash, debris, personal property, hazardous materials, and environmental contaminants.
- B. If Tenant leaves any personal property in the leased premises after Tenant surrenders possession of the leased premises, Landlord may: (1) require Tenant, at Tenant's expense, to remove the personal property by providing written notice to Tenant; or (2) retain such personal property as forfeited property to Landlord.
- C. "Surrender" means vacating the leased premises and returning all keys and access devices to Landlord. "Normal wear and tear" means deterioration that occurs without negligence, carelessness, accident, or abuse.
- D. By providing written notice to Tenant before this lease ends, Landlord may require Tenant, upon move-out and at Tenant's expense, to remove, without damage to the Property or leased premises, any or all fixtures that were placed on the Property or leased premises by or at the request of Tenant. Any fixtures that Landlord does not require Tenant to remove become the property of the Landlord and must be surrendered to Landlord at the time this lease ends.

15. MAINTENANCE AND REPAIRS:

- A. Cleaning: Tenant must keep the leased premises clean and sanitary and promptly dispose of all garbage in appropriate receptacles. ☐ Landlord ☒ Tenant will provide, at its expense, janitorial services to the leased premises that are customary and ordinary for the property type. Tenant will maintain any grease trap on the Property which Tenant uses, including but not limited to periodic

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205 S.Main St

Commercial Lease concerning: Cibolo, TX 78108

emptying and cleaning, as well as making any modification to the grease trap that may be necessary to comply with any applicable law.

- B. Repairs of Conditions Caused by a Party: Each party must promptly repair a condition in need of repair that is caused, either intentionally or negligently, by that party or that party's guests, patrons, invitees, contractors or permitted subtenants.
- C. Repair and Maintenance Responsibility: Except as otherwise provided by this Paragraph 15, the party designated below, at its expense, is responsible to maintain and repair the following specified items in the leased premises (if any). The specified items must be maintained in clean and good operable condition. If a governmental regulation or order requires a modification to any of the specified items, the party designated to maintain the item must complete and pay the expense of the modification. The specified items include and relate only to real property in the leased premises. Tenant is responsible for the repair and maintenance of its personal property. *(Check all that apply.)*

	N/A	Landlord	Tenant
(1) Foundation, exterior walls, roof, and other structural components	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Glass and windows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Fire protection equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Fire sprinkler systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Exterior & overhead doors, including closure devices, molding, locks, and hardware	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(6) Grounds maintenance, including landscaping and irrigation systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) Interior doors, including closure devices, frames, molding, locks, and hardware	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(8) Parking areas and walks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(9) Plumbing systems, drainage systems and sump pumps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(10) Electrical systems, mechanical systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(11) Ballast and lamp replacement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(12) Heating, Ventilation and Air Conditioning (HVAC) systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(13) HVAC system replacement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(14) Signs and lighting:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(a) Pylon	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Facia	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Monument	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Door/Suite	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Other:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(15) Extermination and pest control, excluding wood-destroying insects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(16) Fences and Gates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(17) Storage yards and storage buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(18) Wood-destroying insect treatment and repairs	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(19) Cranes and related systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(22) All other items and systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- D. Repair Persons: Repairs must be completed by trained, qualified, and insured repair persons.

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- E. HVAC Service Contract: If Tenant maintains the HVAC system under Paragraph 15C(12), Tenant ☐ is ☒ is not required to maintain, at its expense, a regularly scheduled maintenance and service contract for the HVAC system. The maintenance and service contract must be purchased from a HVAC maintenance company that regularly provides such contracts to similar properties. If Tenant fails to maintain a required HVAC maintenance and service contract in effect at all times during this lease, Landlord may do so and Tenant will reimburse Landlord for the expense of such maintenance and service contract or Landlord may exercise Landlord's remedies under Paragraph 20.
- F. Common Areas: Landlord will maintain any common areas in the Property in a manner as Landlord determines to be in the best interest of the Property. Landlord will maintain any elevator and signs in the common area. Landlord may change the size, dimension, and location of any common areas, provided that such change does not materially impair Tenant's use and access to the leased premises. Tenant has the non-exclusive license to use the common areas in compliance with Landlord's rules and regulations. Tenant may not solicit any business in the common areas or interfere with any other person's right to use the common areas. This paragraph does not apply if Paragraph 2A(2) applies.
- G. Notice of Repairs: Tenant must promptly notify Landlord of any item that is in need of repair and that is Landlord's responsibility to repair. All requests for repairs to Landlord must be in writing.
- H. Failure to Repair: Landlord must make a repair for which Landlord is responsible within a reasonable period of time after Tenant provides Landlord written notice of the needed repair. If Tenant fails to repair or maintain an item for which Tenant is responsible within 10 days after Landlord provides Tenant written notice of the needed repair or maintenance, Landlord may: (1) repair or maintain the item, without liability for any damage or loss to Tenant, and Tenant must immediately reimburse Landlord for the cost to repair or maintain; or (2) exercise Landlord's remedies under Paragraph 20.

16. ALTERATIONS:

- A. Tenant may not alter (including making any penetrations to the roof, exterior walls or foundation), improve, or add to the Property or the leased premises without Landlord's written consent. Landlord will not unreasonably withhold consent for the Tenant to make reasonable non-structural alterations, modifications, or improvements to the leased premises.
- B. Tenant may not alter any locks or any security devices on the Property or the leased premises without Landlord's consent. If Landlord authorizes the changing, addition, or rekeying of any locks or other security devices, Tenant must immediately deliver the new keys and access devices to Landlord.
- C. If a governmental order requires alteration or modification to the leased premises, the party obligated to maintain and repair the item to be modified or altered as designated in Paragraph 15 will, at its expense, modify or alter the item in compliance with the order and in compliance with Paragraphs 16A and 17.
- D. Any alterations, improvements, fixtures or additions to the Property or leased premises installed by either party during the term of this lease will become Landlord's property and must be surrendered to Landlord at the time this lease ends, except for those fixtures Landlord requires Tenant to remove under Paragraph 11 or 14 or if the parties agree otherwise in writing.
17. **LIENS**: Tenant may not do anything that will cause the title of the Property or leased premises to be encumbered in any way. If Tenant causes a lien to be filed against the Property or leased premises, Tenant will within 20 days after receipt of Landlord's demand: (1) pay the lien and have the lien released of record; or (2) take action to discharge the lien. Tenant will provide Landlord a copy of any release Tenant obtains pursuant to this paragraph.

18. **LIABILITY**: To the extent permitted by law, Landlord is NOT responsible to Tenant or Tenant's employees, patrons, guests, or invitees for any damages, injuries or losses to person or property caused by:

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- A. an act, omission, or neglect of: Tenant; Tenant's agent; Tenant's guest; Tenant's employees; Tenant's patrons; Tenant's invitees; or any other tenant on the Property;
- B. fire, flood, water leaks, ice, snow, hail, winds, explosion, smoke, riot, strike, interruption of utilities, theft, burglary, robbery, assault, vandalism, other persons, environmental contaminants, or other occurrences or casualty losses.

19. INDEMNITY: Each party will indemnify, defend, and hold the other party harmless from any property damage, personal injury, suits, actions, liabilities, damages, cost of repairs or service to the leased premises or Property, or any other loss caused, negligently or otherwise, by that party or that party's employees, patrons, guests, or invitees.

20. DEFAULT:

- A. If Landlord fails to comply with this lease within 30 days after Tenant notifies Landlord of Landlord's failure to comply, Landlord will be in default and Tenant may seek any remedy provided by law. If, however, Landlord's non-compliance reasonably requires more than 30 days to cure, Landlord will not be in default if the cure is commenced within the 30-day period and is diligently pursued.
- B. If Landlord does not actually receive at the place designated for payment any rent due under this lease within 5 days after it is due, Tenant will be in default. If Tenant fails to comply with this lease for any other reason within 10 days after Landlord notifies Tenant of its failure to comply, Tenant will be in default.
- C. If Tenant is in default, Landlord may, with at least 3 days written notice to Tenant: (i) terminate this lease, or (ii) terminate Tenant's right to occupy the leased premises without terminating this lease and may accelerate all rents which are payable during the remainder of this lease or any renewal period. Landlord will attempt to mitigate any damage or loss caused by Tenant's breach by using commercially reasonable means. If Tenant is in default, Tenant will be liable for:
- (1) any lost rent;
 - (2) Landlord's cost of reletting the leased premises, including brokerage fees, advertising fees, and other fees necessary to relet the leased premises;
 - (3) repairs to the leased premises for use beyond normal wear and tear;
 - (4) all Landlord's costs associated with eviction of Tenant, such as attorney's fees, court costs, and prejudgment interest;
 - (5) all Landlord's costs associated with collection of rent such as collection fees, late charges, and returned check charges;
 - (6) cost of removing any of Tenant's equipment or fixtures left on the leased premises or Property;
 - (7) cost to remove any trash, debris, personal property, hazardous materials, or environmental contaminants left by Tenant or Tenant's employees, patrons, guests, or invitees in the leased premises or Property;
 - (8) cost to replace any unreturned keys or access devices to the leased premises, parking areas, or Property; and
 - (9) any other recovery to which Landlord may be entitled under this lease or under law.

21. ABANDONMENT, INTERRUPTION OF UTILITIES, REMOVAL OF PROPERTY, AND LOCKOUT: Chapter 93 of the Texas Property Code governs the rights and obligations of the parties with regard to: (a) abandonment of the leased premises; (b) interruption of utilities; (c) removal of Tenant's property; and (d) "lock-out" of Tenant.

22. HOLDOVER: If Tenant fails to vacate the leased premises at the time this lease ends, Tenant will become a tenant-at-will and must vacate the leased premises immediately upon receipt of demand from Landlord. No holding over by Tenant, with or without the consent of Landlord, will extend this lease. Tenant will

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indemnify Landlord and any prospective tenants for any and all damages caused by the holdover. Rent for any holdover period will be 150% of the base monthly rent plus any additional rent calculated on a daily basis and will be immediately due and payable daily without notice or demand.

23. LANDLORD'S LIEN AND SECURITY INTEREST: To secure Tenant's performance under this lease, Tenant grants to Landlord a lien and security interest against all of Tenant's nonexempt personal property that is in the leased premises or on the Property. This lease is a security agreement for the purposes of the Uniform Commercial Code. Landlord may file a financing statement to perfect Landlord's security interest under the Uniform Commercial Code.

24. ASSIGNMENT AND SUBLETTING: Landlord may assign this lease to any subsequent owner of the Property. Tenant may not assign this lease or sublet any part of the leased premises without Landlord's written consent. An assignment of this lease or subletting of the leased premises without Landlord's written consent is voidable by Landlord. If Tenant assigns this lease or sublets any part of the leased premises, Tenant will remain liable for all of Tenant's obligations under this lease regardless if the assignment or sublease is made with or without the consent of Landlord.

25. RELOCATION:

- ☒ A. By providing Tenant with not less than 90 days advanced written notice, Landlord may require Tenant to relocate to another location in the Property, provided that the other location is equal in size or larger than the leased premises then occupied by Tenant and contains similar leasehold improvements. Landlord will pay Tenant's reasonable out-of-pocket moving expenses for moving to the other location. "Moving expenses" means reasonable expenses payable to professional movers, utility companies for connection and disconnection fees, wiring companies for connecting and disconnecting Tenant's office equipment required by the relocation, and printing companies for reprinting Tenant's stationary and business cards. A relocation of Tenant will not change or affect any other provision of this lease that is then in effect, including rent and reimbursement amounts, except that the description of the suite or unit number will automatically be amended.
- ☐ B. Landlord may not require Tenant to relocate to another location in the Property without Tenant's prior consent.

26. SUBORDINATION:

- A. This lease and Tenant's leasehold interest are and will be subject, subordinate, and inferior to:
- (1) any lien, encumbrance, or ground lease now or hereafter placed on the leased premises or the Property that Landlord authorizes;
 - (2) all advances made under any such lien, encumbrance, or ground lease;
 - (3) the interest payable on any such lien or encumbrance;
 - (4) any and all renewals and extensions of any such lien, encumbrance, or ground lease;
 - (5) any restrictive covenant affecting the leased premises or the Property; and
 - (6) the rights of any owners' association affecting the leased premises or Property.
- B. Tenant must, on demand, execute a subordination, attornment, and non-disturbance agreement that Landlord may request that Tenant execute, provided that such agreement is made on the condition that this lease and Tenant's rights under this lease are recognized by the lien-holder.

27. ESTOPPEL CERTIFICATES & FINANCIAL INFORMATION:

- A. Within 10 days after receipt of a written request from Landlord, Tenant will execute and deliver to Landlord an estoppel certificate that identifies the terms and conditions of this lease.

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- B. Within 30 days after receipt of a written request from Landlord, Tenant will provide to Landlord Tenant's current financial information (balance sheet and income statement). Landlord may request the financial information no more frequently than once every 12 months.

28. CASUALTY LOSS:

- A. Tenant must immediately notify Landlord of any casualty loss in the leased premises. Within 20 days after receipt of Tenant's notice of a casualty loss, Landlord will notify Tenant if the leased premises are less than or more than 50% unusable, on a per square foot basis, and if Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss.
- B. If the leased premises are less than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord will restore the leased premises to substantially the same condition as before the casualty. If Landlord fails to substantially restore within the time required, Tenant may terminate this lease.
- C. If the leased premises are more than 50% unusable and Landlord can substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty, Landlord may: (1) terminate this lease; or (2) restore the leased premises to substantially the same condition as before the casualty. If Landlord chooses to restore and does not substantially restore the leased premises within the time required, Tenant may terminate this lease.
- D. If Landlord notifies Tenant that Landlord cannot substantially restore the leased premises within 120 days after Tenant notifies Landlord of the casualty loss, Landlord may: (1) choose not to restore and terminate this lease; or (2) choose to restore, notify Tenant of the estimated time to restore, and give Tenant the option to terminate this lease by notifying Landlord within 10 days.
- E. If this lease does not terminate because of a casualty loss, rent will be reduced from the date Tenant notifies Landlord of the casualty loss to the date the leased premises are substantially restored by an amount proportionate to the extent the leased premises are unusable.

29. CONDEMNATION: If after a condemnation or purchase in lieu of condemnation the leased premises are totally unusable for the purposes stated in this lease, this lease will terminate. If after a condemnation or purchase in lieu of condemnation the leased premises or Property are partially unusable for the purposes of this lease, this lease will continue and rent will be reduced in an amount proportionate to the extent the leased premises are unusable. Any condemnation award or proceeds in lieu of condemnation are the property of Landlord and Tenant has no claim to such proceeds or award. Tenant may seek compensation from the condemning authority for its moving expenses and damages to Tenant's personal property.

30. ATTORNEY'S FEES: Any person who is a prevailing party in any legal proceeding brought under or related to the transaction described in this lease is entitled to recover prejudgment interest, reasonable attorney's fees, and all other costs of litigation from the nonprevailing party.

31. REPRESENTATIONS:

- A. Tenant's statements in this lease and any application for rental are material representations relied upon by Landlord. Each party signing this lease represents that he or she is of legal age to enter into a binding contract and is authorized to sign the lease. If Tenant makes any misrepresentation in this lease or in any application for rental, Tenant is in default.
- B. Landlord is not aware of any material defect on the Property that would affect the health and safety of an ordinary person or any environmental hazard on or affecting the Property that would affect the

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health or safety of an ordinary person, except: _____.

- C. Each party and each signatory to this lease represents that: (1) it is not a person named as a Specially Designated National and Blocked Person as defined in Presidential Executive Order 13224; (2) it is not acting, directly or indirectly, for or on behalf of a Specially Designated and Blocked Person; and (3) it is not arranging or facilitating this lease or any transaction related to this lease for a Specially Designated and Blocked Person. Any party or any signatory to this lease who is a Specially Designated and Blocked person will indemnify and hold harmless any other person who relies on this representation and who suffers any claim, damage, loss, liability or expense as a result of this representation.

32. BROKERS:

- A. The brokers to this lease are:

Principal Broker: _____
Donnovan Jackson

Cooperating Broker: _____

Agent: Donnovan Jackson

Agent: _____

Address: 205 S. Main St
Cibolo TX 78108

Address: _____

Phone & Fax: (210)478-2442

Phone & Fax: _____

E-mail: don.noblegroup@gmail.com

E-mail: _____

License No.: 546298

License No.: _____

Principal Broker: *(Check only one box)*

- ☐ represents Landlord only.
☐ represents Tenant only.
☒ is an intermediary between Landlord and Tenant.

Cooperating Broker represents Tenant.

- B. Fees:

- ☐ (1) Principal Broker's fee will be paid according to: *(Check only one box)*.
☐ (a) a separate written commission agreement between Principal Broker and:
☐ Landlord ☐ Tenant.
☐ (b) the attached Commercial Lease Addendum for Broker's Fee (TAR-2102).
☐ (2) Cooperating Broker's fee will be paid according to: *(Check only one box)*.
☐ (a) a separate written commission agreement between Cooperating Broker and:
☐ Principal Broker ☐ Landlord ☐ Tenant.
☐ (b) the attached Commercial Lease Addendum for Broker's Fee (TAR-2102).

33. ADDENDA: Incorporated into this lease are the addenda, exhibits and other information marked in the Addenda and Exhibit section of the Table of Contents. If Landlord's Rules and Regulations are made part of this lease, Tenant agrees to comply with the Rules and Regulations as Landlord may, at its discretion, amend from time to time.

34. NOTICES: All notices under this lease must be in writing and are effective when hand-delivered, sent by mail, or sent by facsimile transmission to:

Landlord at: Noble Group Properties, LLC

Address: 205 S. Main St, Cibolo TX 78108

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Phone: (210)257-6998 Fax: (866)312-4340
and a copy to: _____

Address: _____

Phone: _____ Fax: _____

☒ Landlord also consents to receive notices by e-mail at: don.noblegroup@gmail.com

Tenant at the leased premises,
and a copy to: _____

Address: _____

Phone: _____ Fax: _____

☐ Tenant also consents to receive notices by e-mail at: _____

35. SPECIAL PROVISIONS:

36. AGREEMENT OF PARTIES:

- A. Entire Agreement: This lease contains the entire agreement between Landlord and Tenant and may not be changed except by written agreement.
- B. Binding Effect: This lease is binding upon and inures to the benefit of the parties and their respective heirs, executors, administrators, successors, and permitted assigns.
- C. Joint and Several: All Tenants are jointly and severally liable for all provisions of this lease. Any act or notice to, or refund to, or signature of, any one or more of the Tenants regarding any term of this lease, its renewal, or its termination is binding on all Tenants.
- D. Controlling Law: The laws of the State of Texas govern the interpretation, performance, and enforcement of this lease.
- E. Severable Clauses: If any clause in this lease is found invalid or unenforceable by a court of law, the remainder of this lease will not be affected and all other provisions of this lease will remain valid and enforceable.
- F. Waiver: Landlord's delay, waiver, or non-enforcement of acceleration, contractual or statutory lien, rental due date, or any other right will not be deemed a waiver of any other or subsequent breach by Tenant or any other term in this lease.

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- G. Quiet Enjoyment: Provided that Tenant is not in default of this lease, Landlord covenants that Tenant will enjoy possession and use of the leased premises free from material interference.
- H. Force Majeure: If Landlord's performance of a term in this lease is delayed by strike, lock-out, shortage of material, governmental restriction, riot, flood, or any cause outside Landlord's control, the time for Landlord's performance will be abated until after the delay.
- I. Time: Time is of the essence. The parties require strict compliance with the times for performance.

Brokers are not qualified to render legal advice, property inspections, surveys, engineering studies, environmental assessments, tax advice, or compliance inspections. The parties should seek experts to render such services. READ THIS LEASE CAREFULLY. If you do not understand the effect of this Lease, consult your attorney BEFORE signing.

Landlord: Noble Group Properties, LLC

Tenant: Center of Redemption & Empowerment

By: Noble Group Properties, LLC

By: Center of Redemption & Empowerment

DocuSigned by:
By (signature): Donnovan Jackson
Printed Name: Donnovan Jackson
Title: Broker/Owner Date: 10/31/2017

DocuSigned by:
By (signature): Gerald McGraw
Printed Name: Gerald McGraw
Title: Pastor Date: 11/1/2017

By: _____

By: _____

By (signature): _____
Printed Name: _____
Title: _____ Date: _____

By (signature): _____
Printed Name: _____
Title: _____ Date: _____



City Council Regular Meeting Staff Report

J. Discussion/Action on the Personnel Policy Section 1.1.12 Telework. (Councilman Hicks)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13J.
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

[13J Telework.pdf](#)

1.1.12 Telework

The City of Cibolo (City) seeks to maximize the use of technology, productive work environments, and efficient use of City resources by encouraging telework opportunities within the organization. This formal telework framework arrangement ensures transparency, preserves public trust, and provides guidance for assessing the appropriateness of the work arrangement.

The City of Cibolo's goal is to create flexible work arrangements that will help in recruiting and retention of employees in jobs who can accomplish their work effectively while providing seamless service without disruption to City services.

Under this policy, eligible employees may be authorized by the Department Head to telework up to two (2) days per week.

Telework does not change the duties, obligations, responsibilities, or terms and conditions of City employment. Telework employees must comply with all City rules, policies, practices, and instructions. Telework will only be approved if it maintains or improves existing customer service levels, productivity can be validated, and does not negatively impact the City's ability to serve the community.

A telework employee must be available, accessible, and perform work during regularly scheduled telework hours. Employees may not engage in activities while teleworking that would not be permitted at the regular worksite, such as child, elder, or other dependent care. Telework employees may attend to personal business during unpaid lunch periods, as they would at the regular worksite.

The Telework Policy and program is intended to be cost neutral. The City will work with each telework employee to ensure they are set up for success. This includes providing a City issued computer, ensuring electronic access to tools and software, providing office supplies, and sharing best practices and resources for effective telework. The City will not provide telework employees with office equipment or furniture needed to establish an alternate worksite (e.g. desk, chair, fax, copier, etc.), and assumes no responsibility for set-up or operating costs at an alternate worksite (telephone or internet services, etc.).

While working on City business, employees are required to use a City issued computer to ensure City privacy and security requirements are met.

Eligibility

Eligibility for telework is based on both the position and the employee.

A. Position Eligibility

Eligibility for telework is determined by the City. The City may consider the following factors in determining if an employee and position are suitable for telework:

- Job duties;

- Nature of work and/or supervisory responsibilities performed;
- Access to position specific software packages;
- Efficiency of work processes;
- Effectiveness of existing project teams;
- Productivity of work can be validated;
- Operational needs of the City and/or department; and
- Impact on ability to provide quality customer service.

B. Employee Eligibility

Employees may be suitable for telework when their personal and professional characteristics, as determined by their supervisor, include:

- Demonstrated dependability and responsibility;
- Effective and timely communication with supervisors, coworkers, and clients;
- The ability to work independently with a high level of skill and knowledge of the job;
- A consistently high rate of productivity; and
- The ability to prioritize work effectively through organizational and time management skills.

Telework Agreement

Any employee who wishes to telework must submit a Telework Agreement to their Department Head and supervisor for review; the Department Head will review and approve. The city will provide a standard agreement form. Terms of the agreement are subject to change. Approved Telework Agreements will be kept in the employee's personnel file. It is the responsibility of the employee and supervisor to ensure that the Telework Agreement in the employee's personnel file is accurate.

Cancelling A Telework Agreement

The City may cancel an employee's Telework Agreement if the agreement no longer serves the best interests of the City or if an employee is deemed not to be suitable for this type of work.

Employee Responsibilities

Employees who participate in the Telework Program are responsible for:

- Establishing and maintaining a workspace at their alternate work location.
- Maintaining and returning equipment as outlined in the Telework Agreement.
- Ensuring the alternate location is conducive to working.
- Adhere to and be available during the employee's regularly scheduled work hours.
- Securing reliable internet service prior to entering into a Telework Agreement.
- Observing and adhering to the City's practices for overtime. A Telework Agreement does not amend compensation or time reporting requirements.

- Consistent with the City's Policy Manual, all overtime work must have the approval of the appropriate supervisor prior to actual performance of the work.
- Reporting to the office on a scheduled telework day as directed by Department Head and/or supervisor.
- Using City-owned hardware, software, internet, email, and other forms of City owned communication media in a manner consistent with City policies and standards.
- Adhering to program specific guidelines and requirements to protect confidential or secure information.
- Ensuring dependent care and other personal responsibilities do not adversely affect an employee's normal work duties or professionalism.

Travelling to the Office

Telework employees need to exhibit flexibility and may need to come into the office occasionally on a day they are scheduled to telework. Travel time to and from the employee's alternate work location to the office is not considered work time and is not compensable.

If employees have a need to come into the office on a day that they are scheduled to telework, they are encouraged to work with their immediate supervisor and plan to work in the office for their full scheduled day. An alternate telework day may be scheduled at the discretion of the supervisor.

Compensation

Telework employees are compensated in accordance with all applicable laws, rules, regulations, and policies, including the Fair Labor Standards Act (FLSA).

Liability

The alternate work location is an extension of the department's workspace only when used for work. All existing workplace health and safety rules, as well as employment laws, rules, and policies apply with the same force and effect, and in the same manner, to employees while teleworking as to employees when reporting to the office.

Workers' Compensation benefits will apply only to injuries arising out of and in the course of employment as defined by Workers' Compensation law. Telework employees must report any such work-related injuries to their supervisor immediately. The City is not responsible for any injuries to family members, visitors, or other guests at the employee's alternate work location. The telework employee shall not have any City related business guests at a residence designated as an alternate work location.

Protection of City Equipment

If, through negligence of the employee, City issued equipment is lost, stolen, or damaged, the employee will be responsible for reimbursing the cost of said equipment to the City.

Exceptions

Exceptions to this policy must be approved in writing by the City Manager on a case-by-case basis.

Employee Acknowledgement

Employee Name:

Department:

Instructions

- The employee and his/her supervisor must complete this form together to establish a clear understanding of expectations.
- The Department Head, or designee, must file this agreement with the People & Performance Department
- The supervisor must schedule an initial review with the employee no earlier than 30 days and no later than 90 days after the effective date of this Agreement to evaluate the effectiveness of the arrangement and make modifications where necessary. Thereafter, such review shall be conducted annually, at a minimum.

Employee Acknowledgements

- ☐ I have read and will follow the Telework Policy.
- ☐ I understand that the telework option is for a maximum of 2 days per week.
- ☐ I understand and agree that no employee is guaranteed the ability to telework.
- ☐ I acknowledge that I must account for, document work, and report time spent teleworking the same way I would at my regular worksite.
- ☐ I understand and agree that I am responsible for maintaining the safety and security of City equipment, supplies, and information while teleworking.
- ☐ I understand and agree that I may not disclose confidential or private files, records, materials, or information, and may not allow access to City networks or databases to anyone who is not authorized to have access.
- ☐ I understand and agree that I must come into the office on a scheduled telework day when my department requires me to do so.
- ☐ I understand and agree that my department is not required to provide telework employees with materials or supplies needed to establish an alternate worksite (desk, chair, printer, fax, copier, etc.), and assumes no responsibility for set-up or operating costs at an alternate worksite (e.g., internet services, etc.).
- ☐ I understand I must have suitable, distraction-free space to conduct my work while teleworking.

- ☐ I understand that my telework agreement can be ended or modified at any time.
- ☐ I acknowledge that I must be reachable during normal working hours while teleworking.
- ☐ I understand that if, through negligence, any City issued equipment is lost, stolen, or damaged I will be responsible for reimbursing the City for the cost of that equipment.
- ☐ I have discussed this application and agreement with my supervisor. I agree to comply with all terms and conditions in this telework agreement.

Employee Name (printed)

Employee Name (signed)

Date

Supervisor Acknowledgement

I have read and will follow:

- ☐ I have read and will follow the Telework Policy
- ☐ I understand and agree that no employee is guaranteed the ability to telework.
- ☐ I acknowledge that I have reviewed and identified any confidential, private, or personal information and records to be accessed and ensure appropriate safeguards are used to protect them.
- ☐ I will meet with the employee no earlier than 30 days and no later than 90 days after the effective date of this agreement.
- ☐ I acknowledge that I will evaluate this agreement annually with the employee.
- ☐ I will support the employee by ensuring they have the equipment and tools needed and I commit to regular communication and providing necessary feedback with the teleworking employee.

Approval

- ☐ I have reviewed, support, and approve this telework agreement.

Supervisor Name (printed)

Supervisor Name (signed)

Date



City Council Regular Meeting Staff Report

L. Discussion/Action regarding the interpretation of the City Charter as it relates to the Mayor's authority to vote. (Councilman Hicks) "Item withdrawn by the Mayor pursuant City Council Policy Directive No. 2020-1; Rule 5 as unnecessarily duplicative"

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13L.
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

[13L Policy 2020-001.pdf](#)



City Council Policy Directive No. 2020-001

This Policy is required by the City Charter

CITY OF CIBOLO MEETINGS - COUNCIL/BOARD/COMMISSION/COMMITTEE/CORPORATION RULES AND PROCEDURES

Part I. General Provisions

Rule 1. Scope of Rules. These rules shall govern the conduct of the Council, Boards, Commissions, Committees, and Corporations and shall be interpreted to ensure fair and open deliberation and decision making.

Rule 2. Rulings; Matters Not Covered. The presiding Officer shall rule on all questions of procedure.

Rule 3. Interpretation. These rules are intended to supplement and shall be interpreted to conform to the statutes of the State of Texas and the Ordinances of the City of Cibolo. In general, these rules shall be interpreted to allow the majority to prevail but preserve the Right of the Minority to be heard.

Part II. Time and Place of Meetings

Rule 1. Regular Meetings. The City Council shall meet in regular session on the second and forth Tuesday in each calendar month beginning at 6:30 pm unless postponed or cancelled for valid reason(s), in the Cibolo Council Chambers. All Boards, Commissions, Committees, and Corporations will set a regular date each month to conduct their meeting and meeting times should be at 6:30 pm to allow citizens an opportunity to attend all meetings. The meetings in extraordinary circumstances may be set to start at a different time. Meetings of all Boards, Commissions, Committees, and Corporations may be cancelled if there are no discussion or action items to be presented.

Rule 2. Special Meetings. A Special Meeting is any meeting, other than a regular meeting, where a quorum of members of a specific Council, Board, Commission, Committee or Corporation are present to deliberate public business that the City Council, Board, Commission, Committee, or Corporation has supervision or control over the topic being deliberated.

- A. Special Meetings may be called at the request of the Mayor or a majority of the City Council or the President or Chairman of a Board, Commission, Committee, or Corporation.
Said meetings will be held at the time and place as posted on the meeting agenda but should try and keep the time and place the same as the regular scheduled meetings.
- B. Special Meeting must be posted by the City Secretary's Office 72 hours prior to the scheduled meeting. All rules of a regular meeting apply to a Special Meeting.

Rule 3. Executive Sessions. The City Council, Board, Commission, Committee, and Corporation may meet in executive session in compliance with the Texas Open Meetings Act. Chapter 551, Governance Code is very specific in regard to the limited subjects a governmental body may discuss in closed or executive session. A vote, if needed, or a matter deliberated in an executive session will be made in an open meeting for which the proper notice is provided.

Rule 4. Quorum; Majority Vote. A majority of Council, Board, Commission, Committee, and Corporation shall constitute a quorum at all meetings, unless provided differently by state law, for the transaction of business, and no action of the Council, Board, Commission, Committee, and Corporation shall be of any affect unless it is adopted by the favorable vote of a majority of Council, Board, Commission, Committee or Corporation.

Part III. Regular City Council/ Board/Commission/Committee/Corporation Agenda Packet

Rule 1. Agenda Packet. The Agenda Packet includes the meeting notice ("agenda") and any supporting documentation for agenda items. Supporting documentation will not be handed out the night of the meeting as it does not give Council, Board, Commission, Committee and Corporation the opportunity to review the item prior to discussion of the item. If a document needs to be given out (emergency only) the night of the meeting those documents should be given to the City Secretary for distribution to the Council, Board, Commission, Committee and Corporation. All items requested to be placed on the agenda should be discussed with the City Manager/Chairman/President prior to it being given to the City Secretary to be included on the agenda and all backup material will be required at the time. The City Secretary's Office is responsible for assembling the proposed agenda packet for each meeting a final packet with all items will be required to be given to the Office of the Secretary for file.

Rule 2. Consent Agenda. The Mayor/President/Chairman/City Secretary/City Manager may separately designate items as consent items which shall be placed under Consent Agenda on the agenda. The Consent Agenda shall consist of routine items, which the Mayor/ President/Chairman/City Secretary/City Manager determinations can be appropriately considered as a group (without separate discussion) at the meeting.

Rule 3. Meeting Notice Deadline. All requests to place a subject on the agenda must be in writing with supporting documentation provided to the City Manager/Chairman/President no later than the week preceding the meeting. All items are due to the office of the City Secretary by close of business one week preceding the regular meeting. Items received after this time will be placed on the next agenda. To keep the agenda from going into the late evening the City Manager may ask if an item can be placed on the next agenda.

Rule 4. Meeting Notice; Posting. The City Secretary's Office is responsible for posting the agenda for each meeting. The city's official posting location for the agenda is the bulletin board located at the front of City Hall. The agenda will also be placed on the City's web site.

Rule 5. Withdrawal of Items. The Mayor/President/Chairman may withdraw an item on the meeting notice prior to the meeting, and a Council/Board/Commission/Committee/Corporation member may withdraw a item he or she placed on the agenda meeting but in withdrawing an item that has been posted, shall state the reason therefore which reason shall be posted and transmitted to the Council, Board, Commission, Committee and Corporation.

Part IV. Conduct of Meetings

In accordance with the City of Cibola City Charter Section 3.12 the City Council will adopt rules and regulations to conduct business.

Rule 1. Roll Call. Before proceeding with the business of the Council/Board/Commission/Committee/Corporation the City Secretary determines the presence of a quorum as required by law. When the roll call is taken by either the Mayor/President or Chairman the City Secretary will enter into the minutes all members that were present and all members that were absent from the meeting. The City Secretary will provide the Mayor/President or Chairman any written correspondence received from a member that is not present at the meeting. The Mayor/President or Chairman will inform all other members of the Council, Board, Commission, Committee or Corporation of the absent and the reason the individual could not be present. A vote will be taken to determine if the absence will be recorded as an excused absence. Any member of the Council, Board, Commission, Committee, or Corporation that fails to notify the Office of the City Secretary of the absence at least one hour prior to the start of the meeting will be considered unexcused in the minutes.

Rule 2. Call to Order. The presiding officer shall call the meeting to order.

Rule 3. Presiding Officer. The Mayor, Chairman, President or in the absence of this individual or the inability to perform, the Mayor Pro Tem, Vice Chairman, Vice President, shall be the presiding officer at all Council meetings or meeting of that particular Commission, Committee, Board or Corporation. If both these individuals are absent or unable to perform, the most senior member present shall preside. In the event two or more members equally possess the greatest seniority, then the eldest person among them shall preside. For this purpose, seniority is measured by current, continuous service on the City Council, Commission, Committee, Board or Corporation.

Rule 4. Control of Discussion. The presiding officer shall moderate discussion of the Council, Board, Commission, Committee, or Corporation on each agenda item to assure full participation in accordance with these rules. The presiding officer will preserve order and decorum, preventing the impugning of any member's motives or other personal comment not relative to the orderly conduct of business. The presiding officer shall request all speakers to keep comments brief and relevant to the question before the Council, Board, Commission, Committee, or Corporation. **All persons present in the meeting room should refrain from abusive, rude or inappropriate conduct.** See Chapter 38 of the Texas Penal Code regarding the "hindering" of official proceedings.

Rule 5. Order of Consideration of Agenda. Except as otherwise provided in these rules, each agenda item shall be considered in the numerical order as listed on the meeting notice. Each agenda item shall be introduced by the presiding officer. After an item is introduced, the standard procedure is as follows:

1. Reading of the item by the presiding officer.
2. The Mayor/President/Chairman or other person may present a statement on the item.
3. Discussion with the presenter. A Council, Board, Commission, Committee or Corporation Member may request and receive information, explanations or the opinions of the City Manager or City Employee present.
4. Ask for a motion; if made, ask if there is a second. If seconded, proceed to Rule 5.5. If there is no motion or second, item dies due to lack of motion.
5. Discussion amongst Council, Board, Commission, Committee or Corporation Members on item motion.
6. Unless required by law or Council, Board, Commission, Committee or Corporation Member requests a roll call vote, informal voting shall be used.

Rule 6. Presiding Officer's Right to Enter into Discussion. The presiding officer as a Member of the Council/Board/Commission/Committee/Corporation may enter into any discussion.

Rule 7. Limit on Remarks. Each Council, Board, Commission, Committee or Corporation Member shall limit their relevant remarks to a reasonable length.

Rule 8. Presiding Officer's Right to Speak Last. The presiding officer has the right to speak last on any item.

Rule 9. Closing Discussion. Discussion shall be closed on any item by the presiding officer with the concurrence of a majority of the Council, Board, Commission, Committee or Corporation present.

Part V. Council/Board/Commission/Committee/Corporation Action

Rule 1. Recording Names of Moving Members. The City Secretary shall record the name of the Council, Board, Commission, Committee or Corporation Member making each motion and seconding each motion.

Rule 2. Call for Vote. At the conclusion of the discussion, the presiding officer shall call for a vote by voice, show of hands or roll call. The presiding officer shall announce the results of the vote. Roll call votes are called in either alphabetical order, from left to right or from right to left with each member responding in the affirmative or negative (aye, yes, nay, or no). If a member does not wish to vote, they answer abstain. In case of a tie, the presiding officer votes. If the presiding officer cannot vote, the motion fails. The Mayor, President or Chairman will only vote in a tie.

Rule 3. Voting Required. Each Council, Board, Commission, Committee or Corporation Member present shall vote except the Mayor, unless abstaining, on every action taken by Council, Board, Commission, Committee, Corporation. Any Council, Board, Commission, Committee, Corporation

Member refusing to vote and not excused from voting shall be recorded in the minutes as voting in the affirmative.

When abstaining the member shall state they are abstaining and, if they choose, provide reason as to the abstention. If a member has substantial interest in a business entity or in a real property, the official shall file, before a vote or discussion on any matter involving the business entity or the real property, and affidavit stating the nature and extent of the interest if:

1. In the case of substantial interest in a business entity the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or,
2. In the case of substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the public. Any Council/Board/Commission/Committee/Corporation Member prohibited from voting by personal interest shall announce at the commencement of consideration of the matter and shall not enter into discussion on any such matter.

Rule 4. Separate Consideration. Except as otherwise required by these rules, each agenda item shall be voted upon separately with the vote recorded by the City Secretary.

Rule 5. Action or Consent Agenda. Except as herein provided the "Consent Agenda" shall be considered as a group (without separate discussion on each item). When the Consent Agenda is introduced each Member of Council, Board, Commission, Committee, Corporation has the right to remove any item. After items are removed, the presiding officer shall ask for a motion on the remaining Consent Agenda items. The item removed will be considered immediately after the consent agenda is completed.

Rule 6. Consideration Out of Order. At the request of the Mayor/President/Chairman or a Council, Board, Commission, Committee, Corporation member and with the consent of the rest of Council, Board, Commission, Committee. Corporation any agenda item may be considered out of order.

Rule 7. Council Action to Withdraw or Defer.

A Council, Board, Commission, Committee, Corporation Member wishing to withdraw or defer an item may make motion to that effect.

Part VI. Citizen Participation

Rule 1. Recording Names of Moving Members. Comments and suggestions by the public are highly valued and encouraged during those parts of a meeting designated for public participation. Speakers must register in advance and limit their presentations to no more than three minutes. If a member has signed up to speak and wants to give their time to someone else this can only be done once as no speaker will be allowed to speak more than six minutes. A Councilmember may read a letter submitted to them by a member of their district who was unable to attend, as long as the letter is no longer than three minutes. Speakers should direct all remarks and questions to the Council, Board, Commission, Committee, or Corporation. The presiding officer may refer a matter for investigation, response or other action. The "Texas Open Meetings Act" requires the City to post a notice, in advance, listing every topic or subject to be considered by the Council, Board, Commission, Committee, or Corporation. This Law

may prevent the Council, Board, Commission, Committee, or Corporation from considering a subject raised by a member of the public. **Citizens will only speak during the public hearing or citizen to be heard area of the agenda. At no other time should the public get involved in the discussion of an agenda item.**

Rule 2. Manner of Addressing Council/Board/Commission/Committee/Corporation. A person desiring to address the Council/Board/Commission/Committee/Corporation shall sign in prior to the commencement of the meeting. When called forth, the person wishing to comment shall step to the lectern, state their name and address for the record, and then address the Council, Board, Commission, Committee, Corporation. If a person has an item to be given to the Council, Board, Commission, Committee, Corporation, it will be given to the City Secretary for distribution to Council, Board, Commission, Committee, Corporation. No person should approach the dais unless directed by the presiding officer. The City Secretary will keep one item for entry into the packet that is kept on file.

Rule 3. Total Time Limits. Total time for public comment on any subject or multiple subjects under Council, Board, Commission, Committee, Corporation consideration is limited to three minutes. One person may give their time to someone else if that person has signed up. No more than six minutes will be allowed.

Rule 4. Remarks to be Germane. Public comments at a Public Hearing must be kept relevant to the subject before the Council, Board, Commission, Committee, Corporation. The presiding officer shall rule on the relevance of comments. Persons making irrelevant, personal, impertinent, or slanderous remarks may be barred by the presiding officer from further comment before the Council, Board, Commission, Committee, Corporation during the meeting.

Rule 5. Matters Not on the Agenda. Discussion of matters not on the agenda is usually governed by Section 551.042 of the Texas Government Code, which provides:

- A. If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:
 - 1. A statement of specific factual information given in response to the inquiry; or
 - 2. Recitation of existing policy in response to the inquiry.
- B. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

PASSED AND APPROVED THIS 23RD DAY OF JUNE 2020

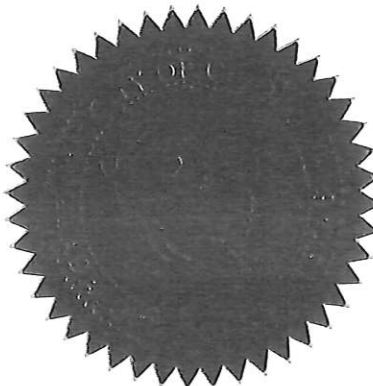


Stosh Boyle
Mayor

ATTEST



Peggy Cimics, TRMC
City Secretary





City Council Regular Meeting Staff Report

P. Discussion on an All Way Stop on Main St. at Santa Clara. (Councilman Hicks)

Meeting	Agenda Group
Tuesday, April 22, 2025, 6:30 PM	Discussion/Action Item: 13P.
From	
Peggy Cimics, City Secretary	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

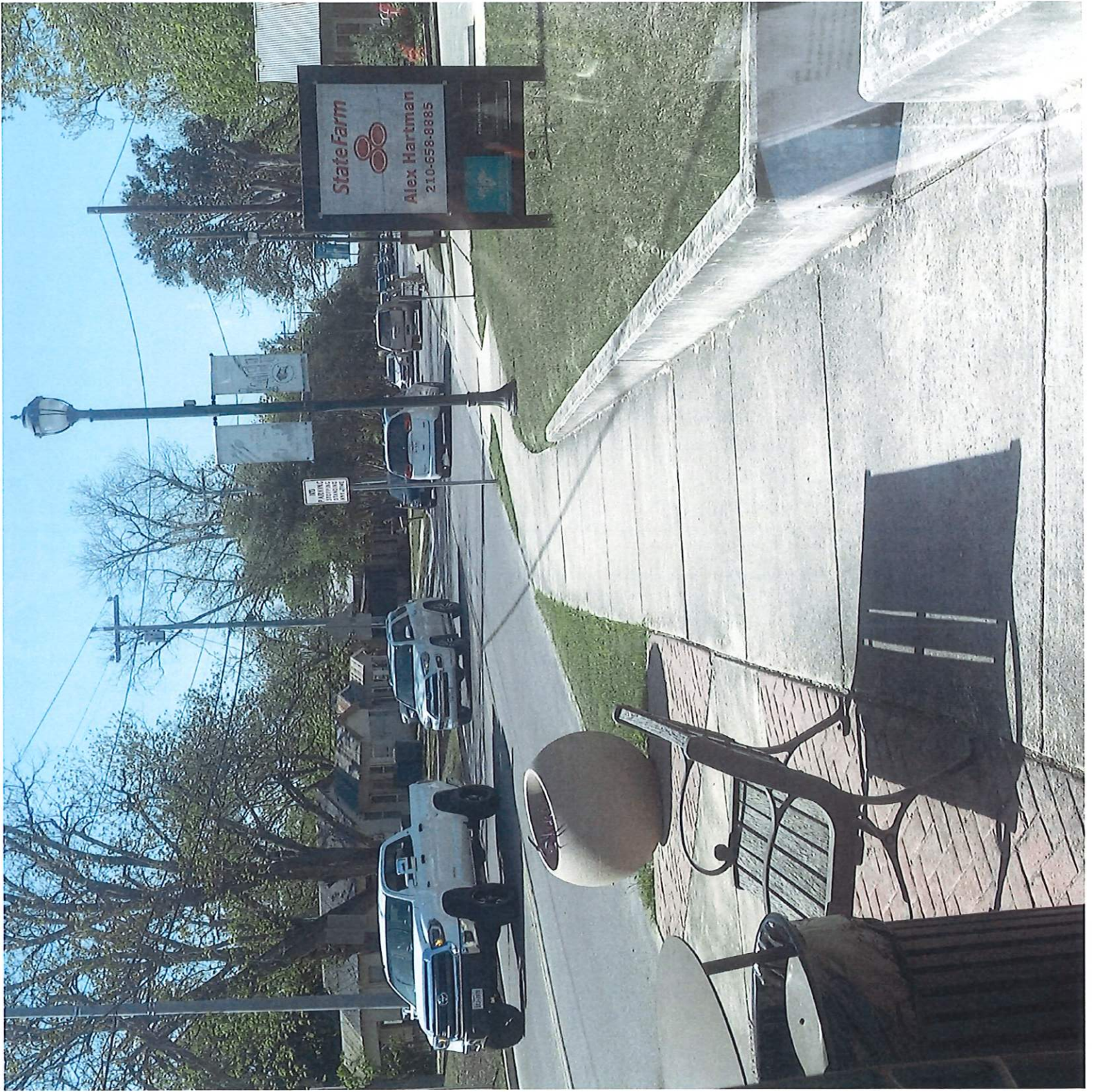
MOTION(S):

N/A

Attachments

[13P All Way Stop.pdf](#)









City Council Regular Meeting Staff Report

S. 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, April 22, 2025, 6:30 PM	Discussion/Action Item: 13S.
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

[April May 2025.pdf](#)

April




2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Charter Review 6:30pm	2 Parks Meeting 6:30pm	3 Youth Council 6:30pm	4	5 Easter Egg Hunt Strategic Workshop 9am-4pm
6	7	8 Tri-County Luncheon 11:30am City Council Meeting 6:30pm	9 Municipal Court P&Z Meeting 6:30pm	10 NEP Meeting 11:30am Historic Meeting 6:30pm Charter Review 6:30pm	11	12 Shred Day 8am-12pm
13	14	15 Charter Review 6:30pm	16	17 EDC Meeting 6:30pm	18 City Offices Closed 	19
20	21	22 City Council Meeting 6:30pm	23 Municipal Court	24 Volunteer Banquet 6pm	25	26
27	28 Animal Shelter Meeting 6:30pm	29	30			

May



2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Youth Council 6:30pm	2 TML Region 7 Meeting Pleasanton 7pm	3
4	5 The Chamber Golf Tournament	6	7 Parks Meeting 6:30pm	8 NEP Luncheon 11:30am	9	10
11	12	13 Council Meeting 6:30pm	14 Municipal Court P&Z Meeting 6:30pm Charter Review 6:30pm	15 EDC Meeting 6:30pm	16	17
18	19	20 Charter Review 6:30pm	21	22 Historic Committee 6:30pm	23	24
25	26 City Offices Closed 	27 Council Meeting 6:30pm	28 Municipal Court	29 Charter Review 6:30pm	30	31